DEVELOPMENT APPLICATION FOR PARRAMATTA EARLY LEARNING CENTRE



29/03/2021 DA APPLICATION



21/06/2021 DA AMENDMENTS





ARQUERO ARCHITECTS PTY LTD 406 / 56 BOWMAN STREET, PYRMONT NSW, 2009 T 02 9552 1921 W arquero.com.au E admin@arquero.com. Member Level 1 Australian Institute of Architects 2019 NOMINATED ARCHITECT RAMY TAWADROS

Reg No. 9209 (NSW)



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DRAWING LIST

SHEET NO.	SHEET NAME	REV.	SHEET NO.	SHEET NAME	REV.
A99	DRAWING LIST	С	A402	SECTIONS	С
A100	PLAN – CONTEXT	В	A450	SECTION - BALUSTRADING	E
A101	PLAN – SITE	С	A451	SECTIONS - DETAILS OF VOIDS	D
A200	PLAN – BASEMENT 2	D	A452	SECTIONS – PLANTER BOX	Е
A201	PLAN – BASEMENT 1	D	A700	DETAILS – BOTTLE PREP	С
A202	PLAN – GROUND FLOOR	D	A901	DIAGRAM – GFA CALCULATION	С
A203	PLAN – LEVEL 1	D	A902	DIAGRAM – UNENCUMBERED AREA	С
A204	PLAN – LEVEL 2	D		CALCULATION	
A205	PLAN – LEVEL 3	D	A904	DIAGRAM – SHADOW STUDY	С
A206	PLAN – LEVEL 4	D	A910	SOLAR ACCESS – JUNE 21ST – 9 AM	В
A207	PLAN – LEVEL 5	D	A911	SOLAR ACCESS – JUNE 21ST – 12 PM	В
A208	PLAN – LEVEL 6	D	A912	SOLAR ACCESS – JUNE 21ST – 3 PM	В
A209	PLAN – ROOF	D	A913	SOLAR ACCESS – TABLES	В
A300	ELEVATION - WEST	D	A914	SOLAR ACCESS – TABLE	В
A301	ELEVATION – NORTH & SOUTH	D	A915	SOLAR ACCESS – TABLES	В
A302	ELEVATION - EAST	В	A919	RECEPTION ACCESSIBLE DESIGN	В
A310	EXTERNAL FINISHES	С	A920	STAFF ROOM ACCESSIBLE DESIGN	Α
A320	ELEVATION - SOUTH - DETAILS	С	V001	3D VIEW – PALMER ST & PALMER LN. CORNER	В
A321	ELEVATION - SOUTH - DETAILS	В	V002	3D VIEW – ENTRANCE	В
A322	ELEVATION - SOUTH - DETAIL	В	V003	3D VIEW – PALMER LANE / WEST	В
A323	ELEVATION - WEST - DETAILS	В	V004	3D VIEW – PALMER ST	В
A324	ELEVATION - WEST - DETAIL	В	V010	PHOTOMONTAGE – CHURCH ST.	В
A325	ELEVATION - WEST - DETAIL	В	V011	PHOTOMONTAGE – CHURCH ST 2	В
A326	ELEVATION - NORTH - DETAIL	В	V012	PHOTOMONTAGE – CHURCH ST 3	В
A350	ELEVATIONS - CONTEXT	В	V013	PHOTOMONTAGE – PALMER ST.	В
A351	ELEVATION - CONTEXT	В	V014	PHOTO MONTAGE – PALMER ST	В
A352	ELEVATION - CONTEXT	В	V050	INTERIOR VISUALIZATION	В
A360	WEST ELEVATION - CLIMBERS	В	V051	INTERIOR VISUALIZATION	В
A400	SECTIONS	С	V052	INTERIOR VISUALIZATION	В
A401	SECTIONS	С	V053	INTERIOR VISUALIZATION	В
			V054	INTERIOR VISUALIZATION	В
			V055	INTERIOR VISUALIZATION	В
			Z 01	COMPLIANCE TABLE	G



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NOMINATED ARCHITECT RAMY TAWADROS

REV DATE NOTES A 25/02/2021 DEVELOPMENT APPLICATION

- B 26/11/2021 DA AMENDMENTS
- C 28/03/2022 DA AMENDMENTS

AWING LIST

					3/31/2022 3:20:42 PM
DEVELOPMENT APPLICATION	CLIENT PARRAMATTA P HOLDINGS PTY LTD	DRAWING NO.		PROJECT NO. 20157	
	PROJECT EARLY LEARNING CENTRE	DRAWING TITLE	LIST		
Do not scate drawing. Verify all dimensions on site. Report any discrepencies in documentation to architect. This drawing is for the purpose of council approval and as such, is not suitable for construction	ADDRESS 2-4 PALMER ST PARRAMATTA	DRAWING BY	CHECKED BY	SCALE @ A2	



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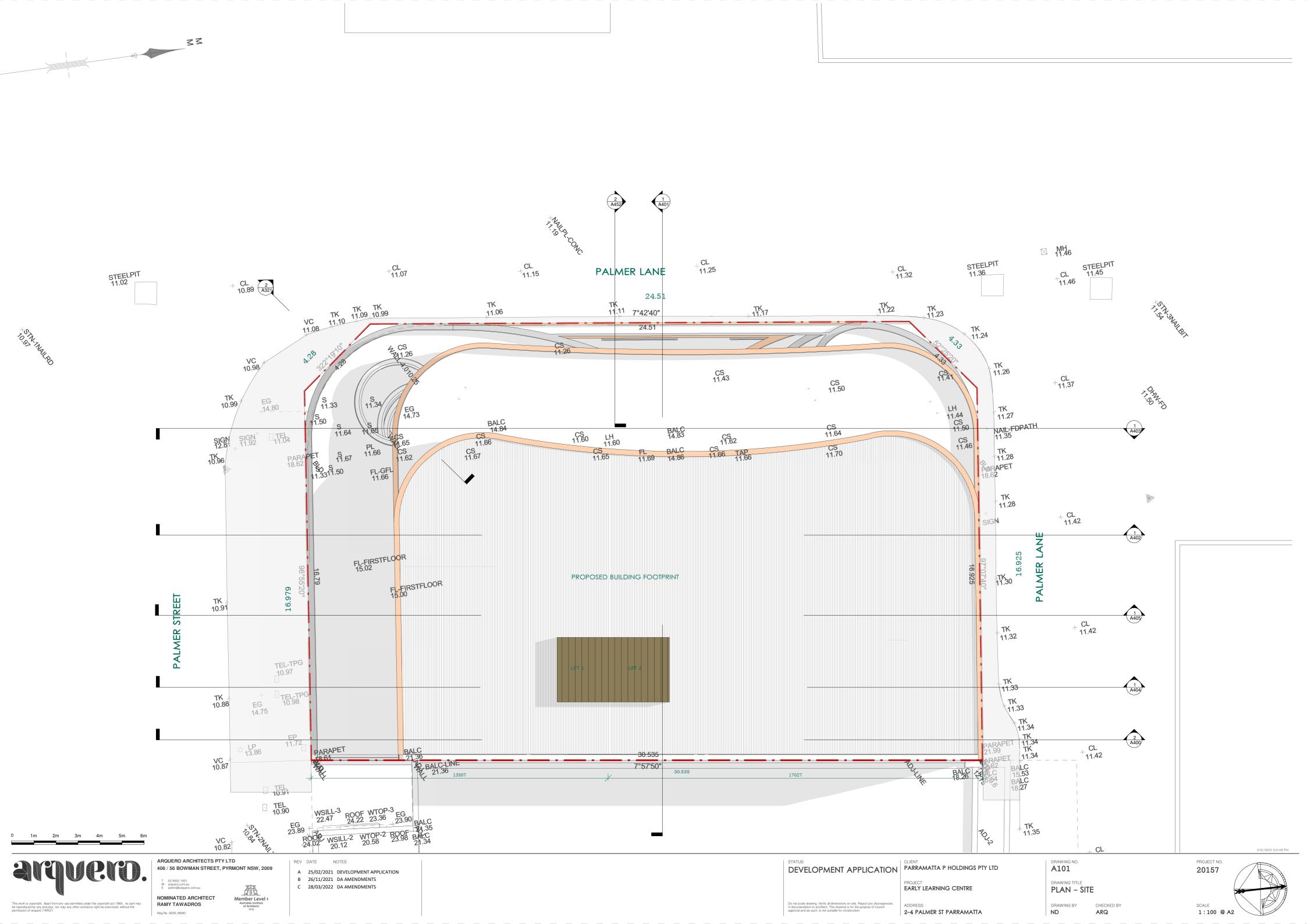
CONTEXT

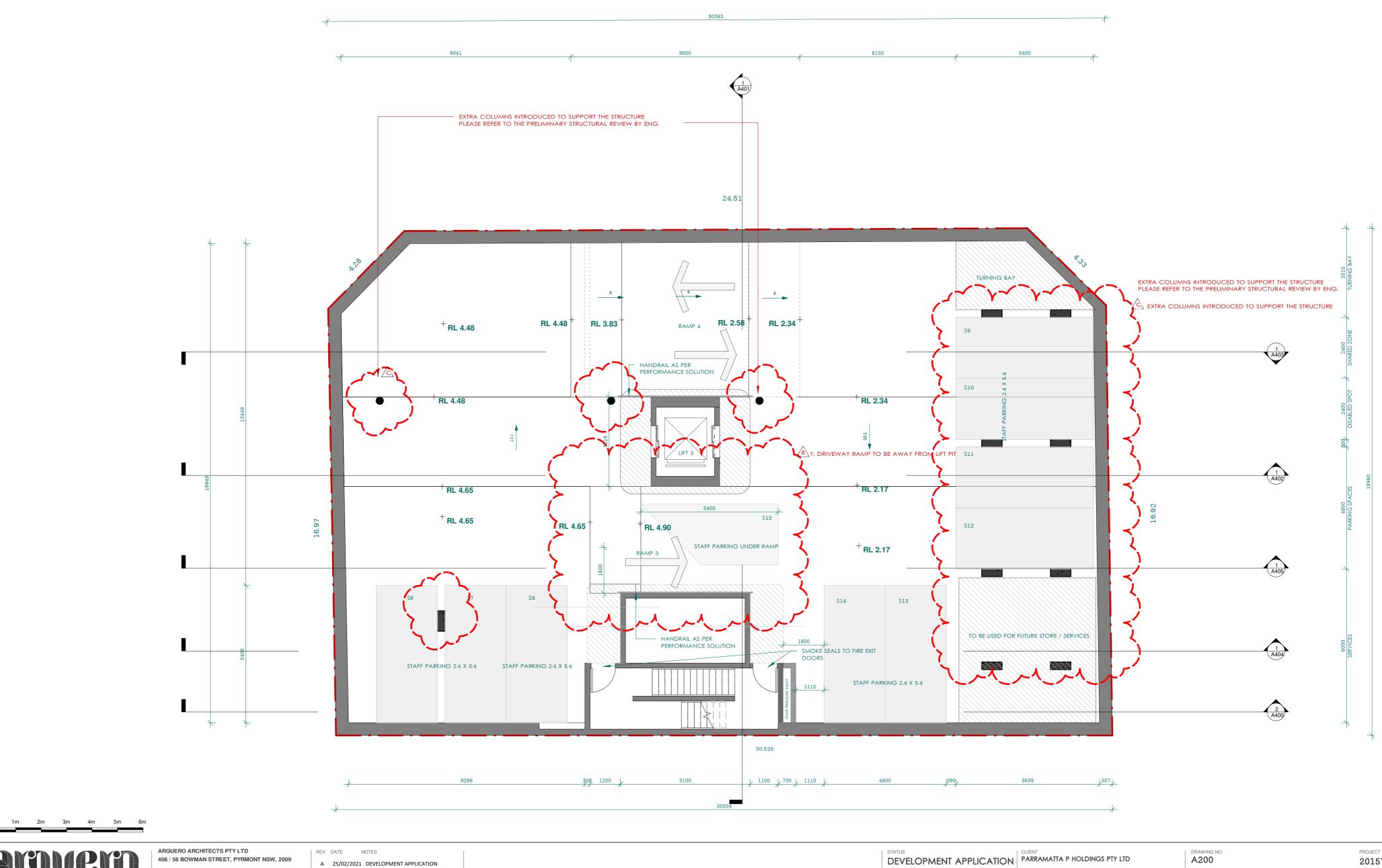
- 1. PRINCE ALFRED PARK
- 2. 356-366 CHURCH ST / 1 + 4 LEVELS
- 3. ST PETERS CHURCH
- 4. 368 CHURCH ST / 2 LEVELS
- 5. 370 376 CHURHC ST / 3 LEVELS
- 6. 378 382 CHURCH ST / 2 LEVELS
- 7. 394 CHURCH ST / 1 + 8 LEVELS
- 8. 1A VICTORIA RD. / 2 LEVELS
- 9. 3 VICTORIA RD. / 2 LEVELS
- 10. 5 VICTORIA RD. / 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

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ADDRESS 2-4 PALMER ST PARRAMATTA DRAWING NO. DRAWING TITLE PLAN - CONTEXT CHECKED BY DRAWING BY ND







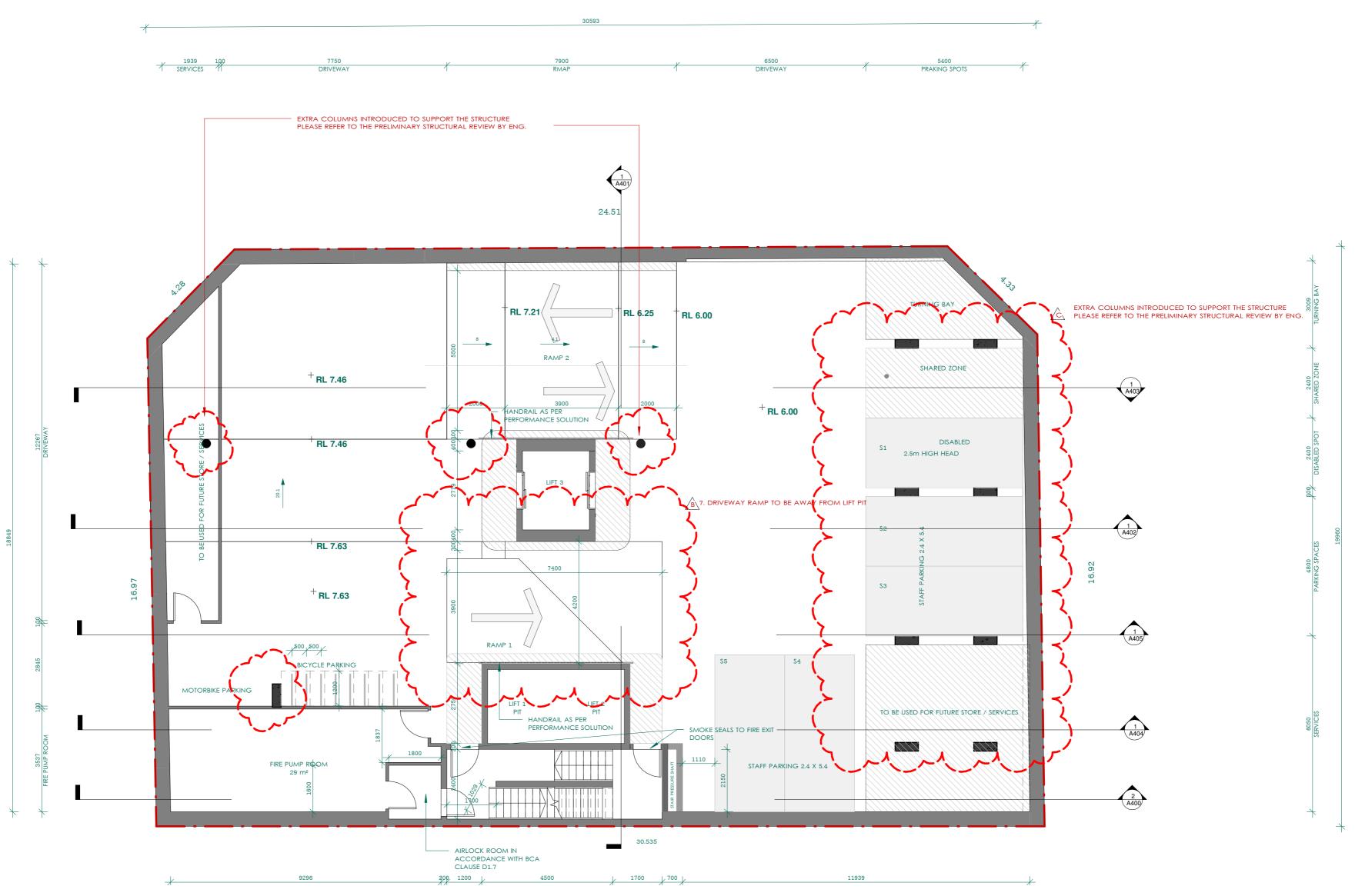
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			3/31/2022 3:21:04 PM
DEVELOPMENT APPLICATION	CLIENT PARRAMATTA P HOLDINGS PTY LTD	DRAWING NO.	PROJECT NO. 20157
	PROJECT EARLY LEARNING CENTRE	DRAWING TITLE PLAN – BASEMENT 2	
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1m 2m 3m 4m 5m 6m



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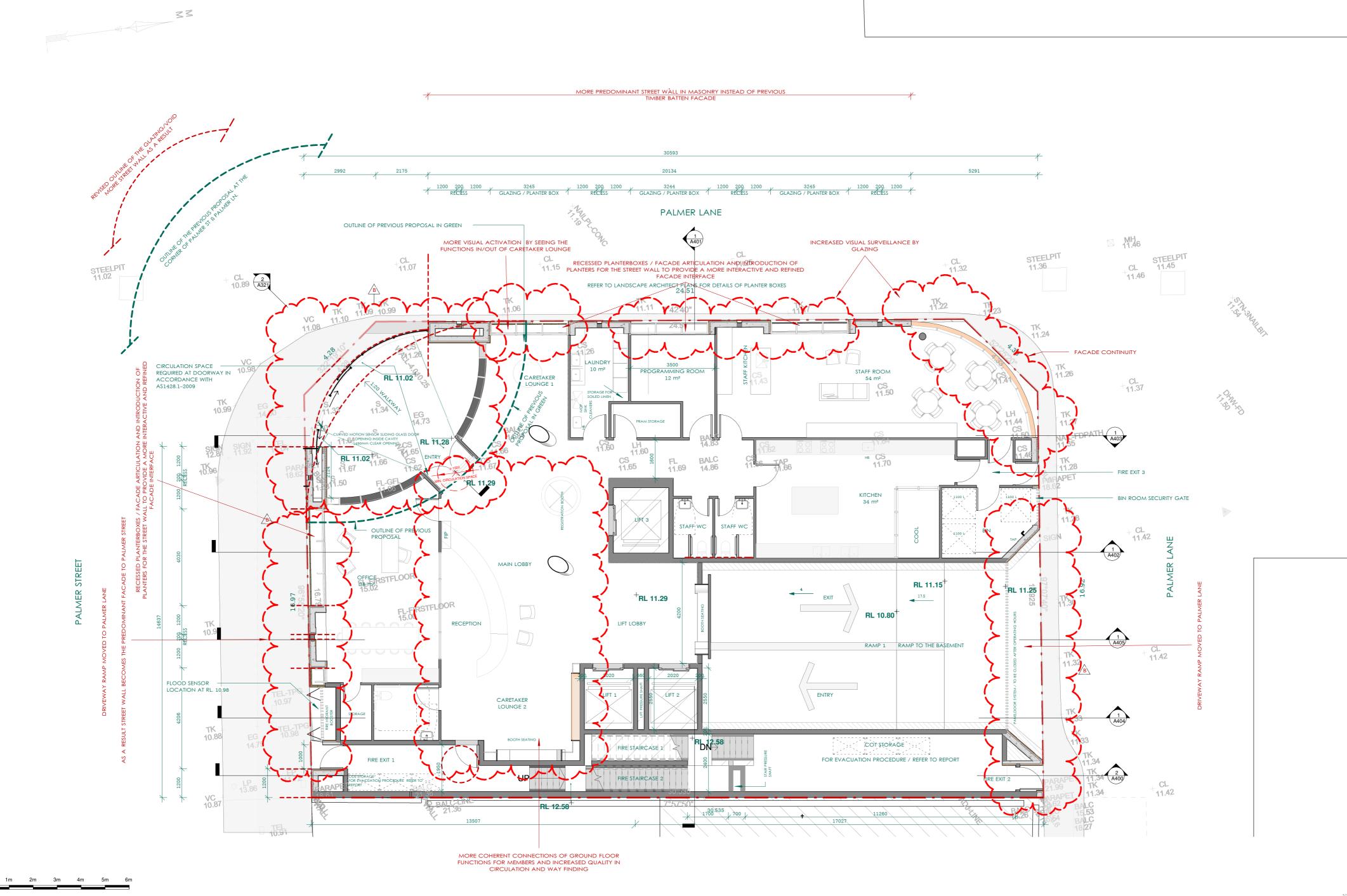
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- REV DATE NOTES
 - A 25/02/2021 DEVELOPMENT APPLICATION B 24/06/2021 DA AMENDMENTS
 - C 26/11/2021 DA AMENDMENTS
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3/31/2022 3:21:05 PM DEVELOPMENT APPLICATION DRAWING NO. PROJECT NO. 20157 PROJECT EARLY LEARNING CENTRE DRAWING TITLE PLAN - BASEMENT 1 Do not scale drawing. Verify all dimensions on site. Report in documentation to architect. This drawing is for the purpo approval and as such, is not suitable for construction CHECKED BY ADDRESS DRAWING BY SCALE 2-4 PALMER ST PARRAMATTA ND 1:100 @ A2





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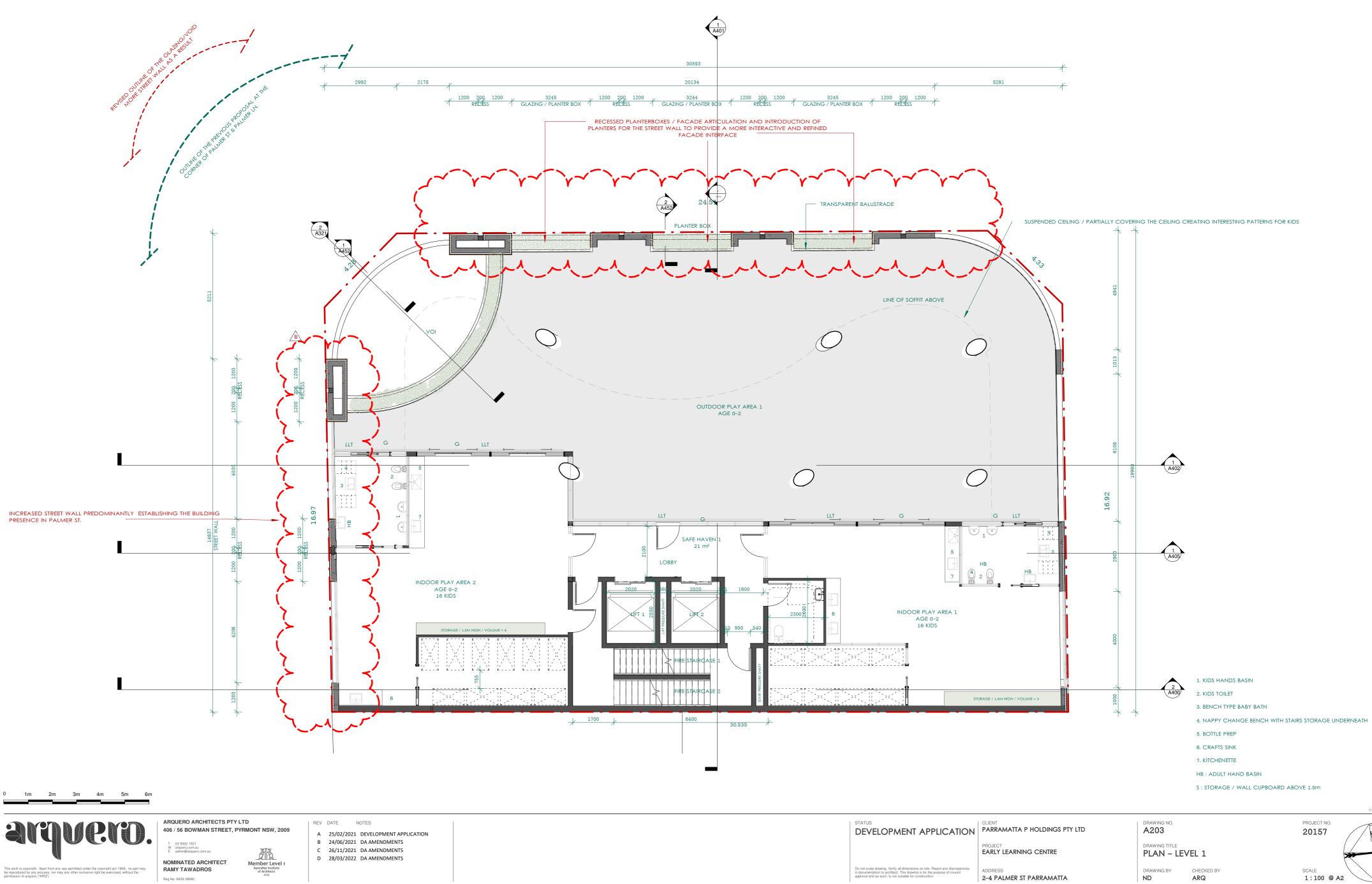
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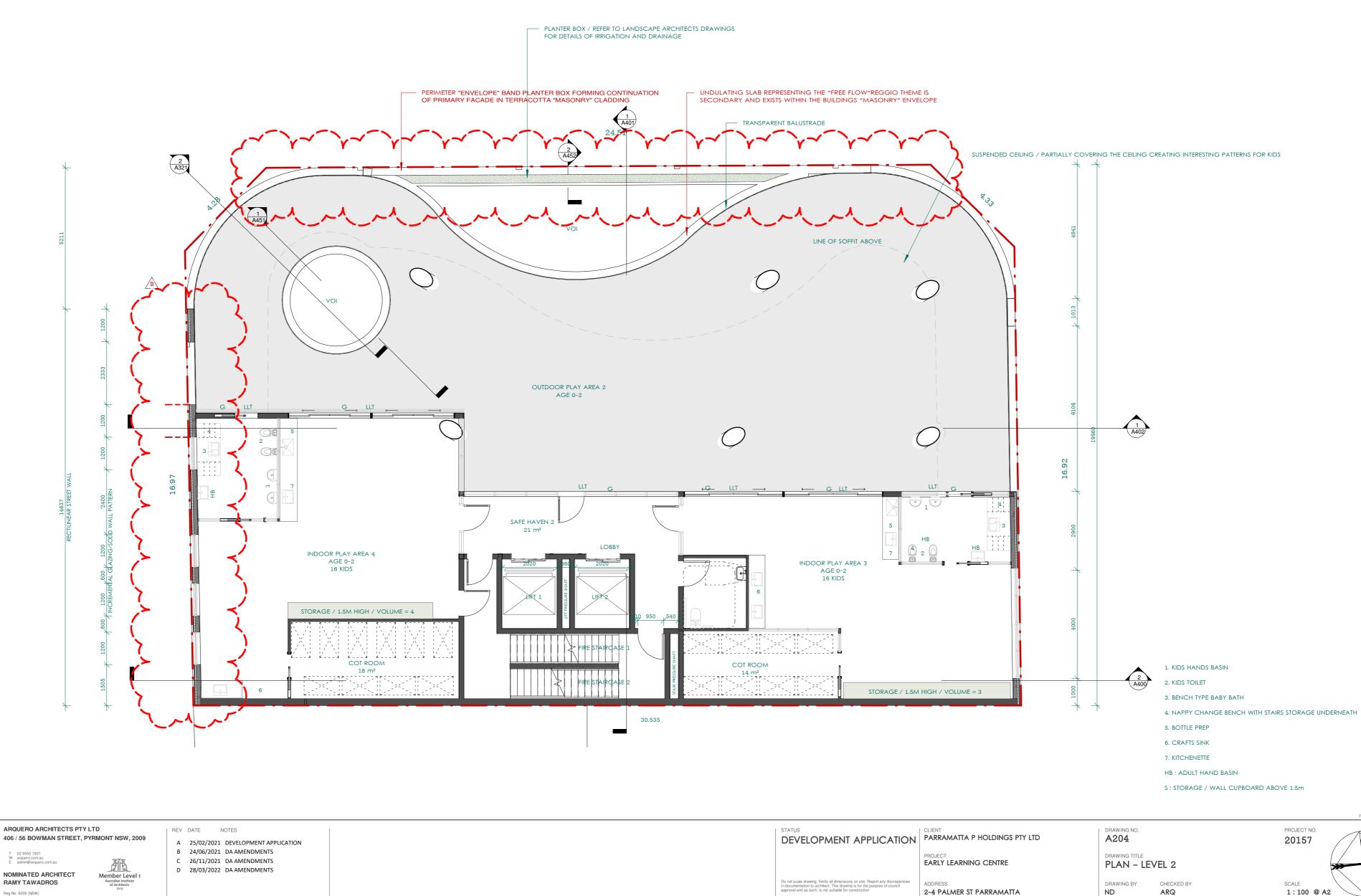
- B 24/06/2021 DA AMENDMENTS C 26/11/2021 DA AMENDMENTS
- D 28/03/2022 DA AMENDMENTS

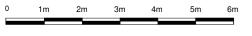


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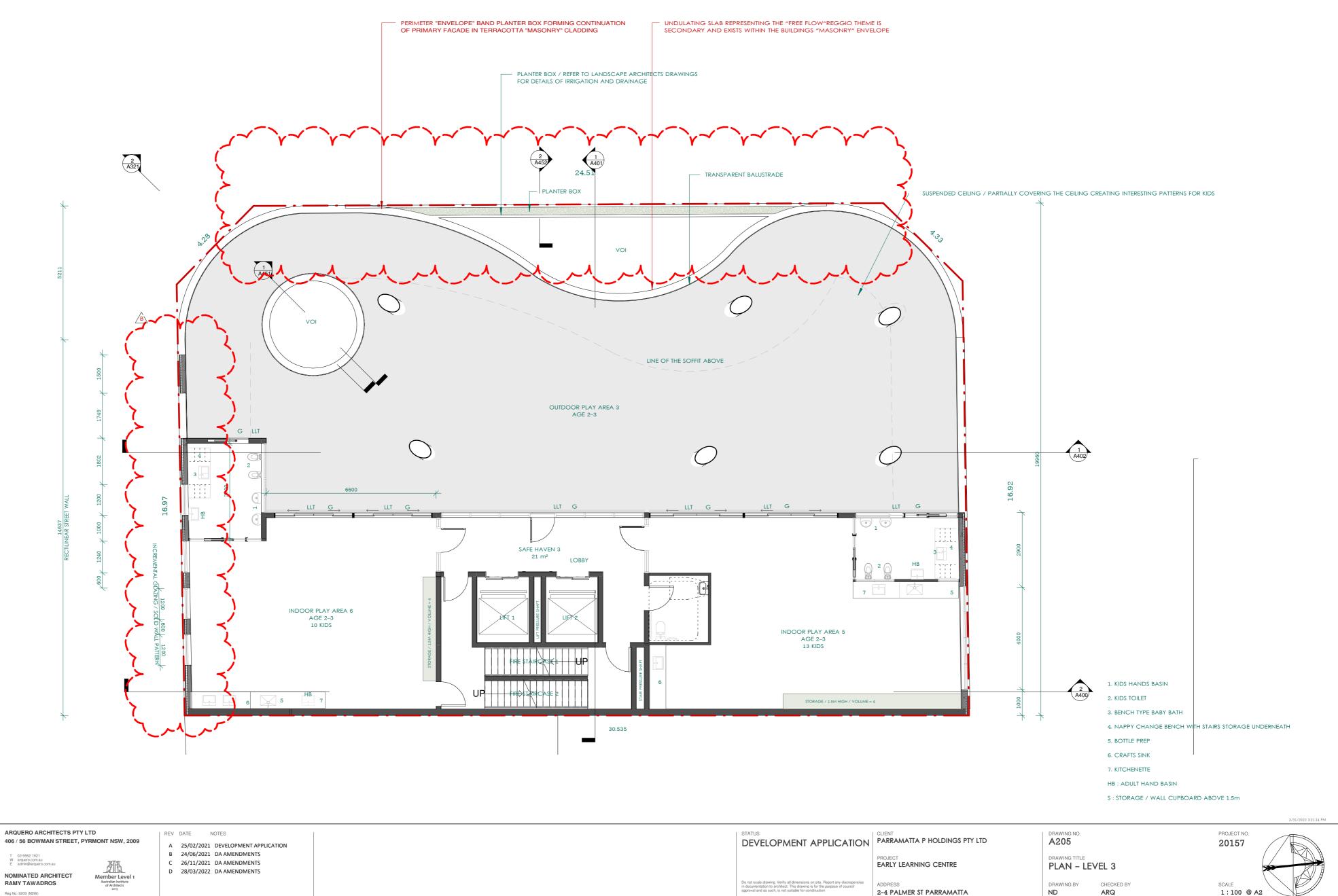
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PROJECT EARLY LEARNING CENTRE ADDRESS

2-4 PALMER ST PARRAMATTA

DRAWING TITLE PLAN – LEVEL 2 DRAWING BY CHECKED BY SCALE ARQ 1:100 @ A2 ND

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2-4 PALMER ST PARRAMATTA

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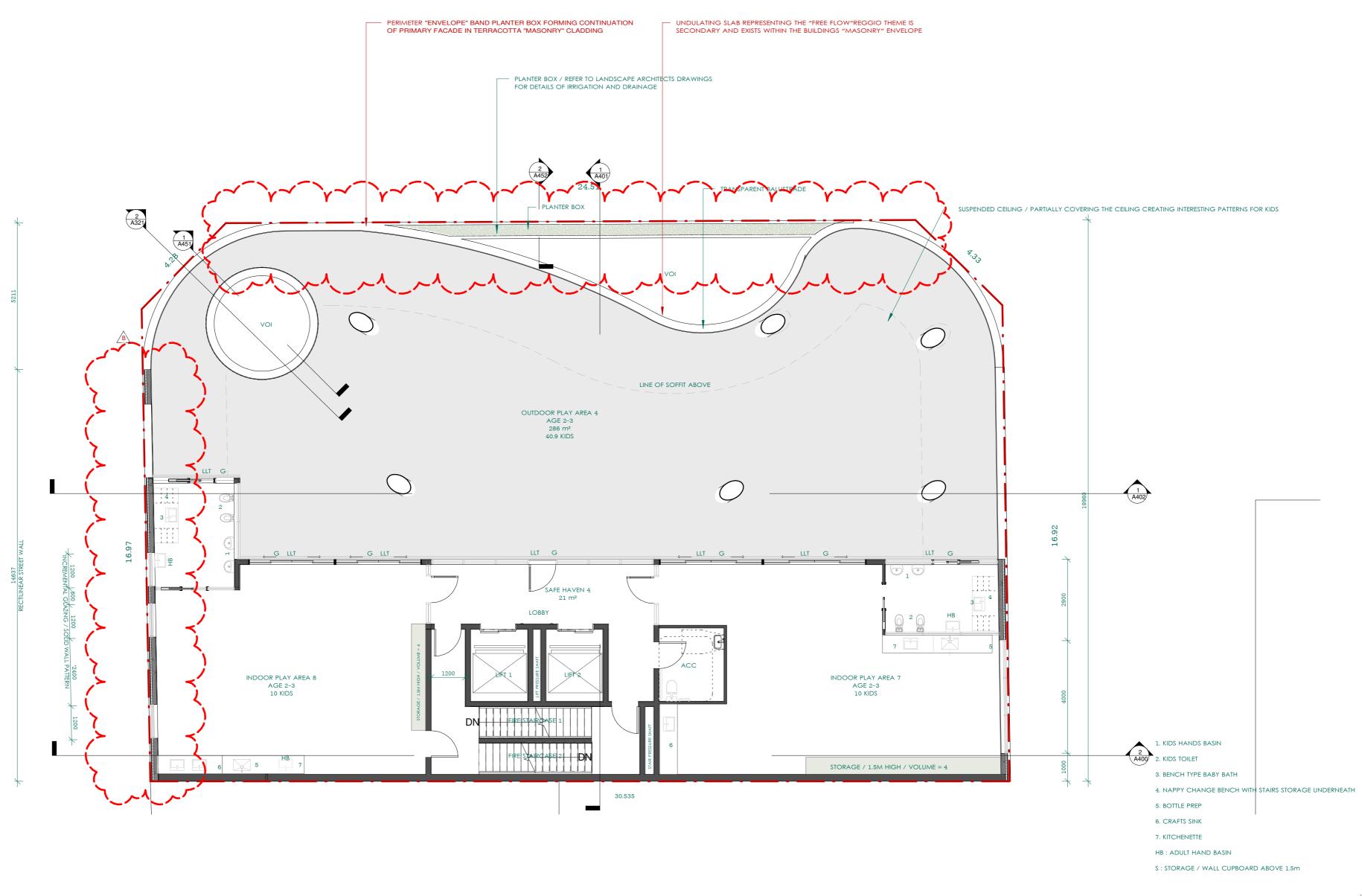
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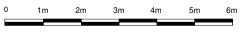
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ADDRESS

SCALE 1:100 @ A2







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			HE : ADULT HAND BASIN S : STORAGE / WALL CUPBOARD ABOVE	1.5m	
					3/31/2022 3:21:16 PM
STATUS DEVELOPMENT APPLICATION	CLIENT PARRAMATTA P HOLDINGS PTY LTD	DRAWING NO.		PROJECT NO. 20157	
	PROJECT EARLY LEARNING CENTRE	DRAWING TITLE	EL 4		

DRAWING BY

ND

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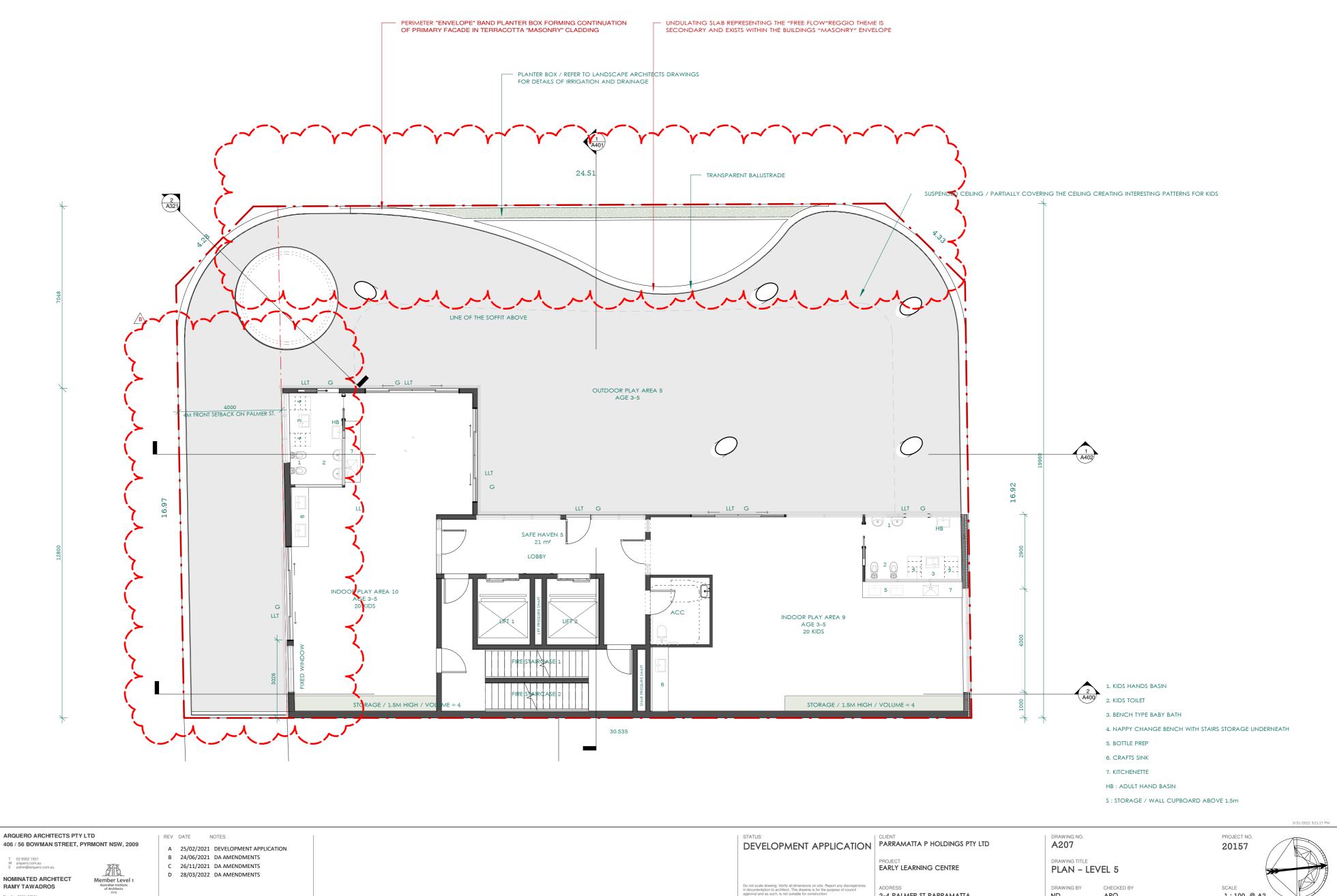
SCALE

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ADDRESS

2-4 PALMER ST PARRAMATTA







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ADDRESS

2-4 PALMER ST PARRAMATTA

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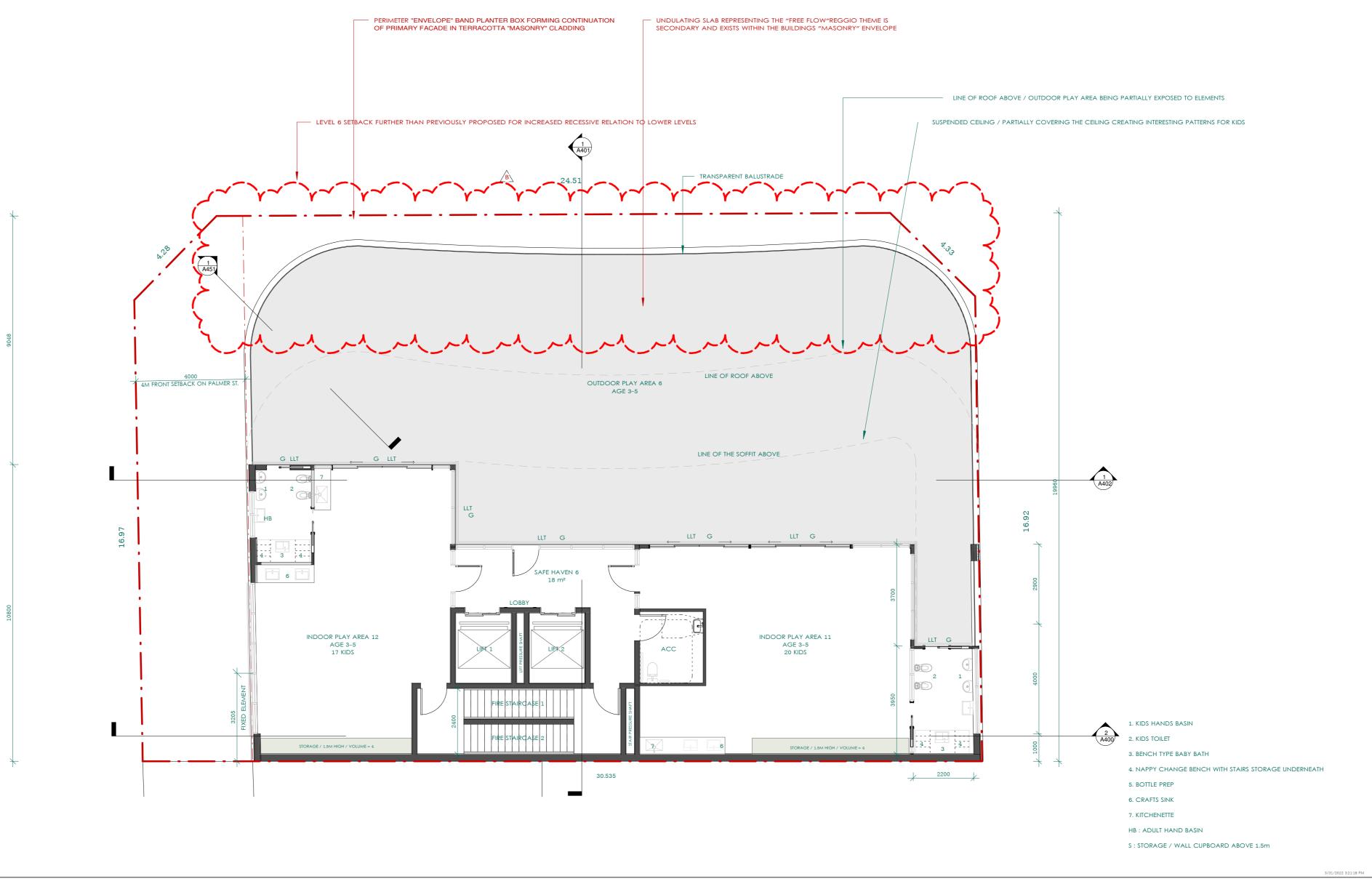
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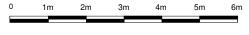
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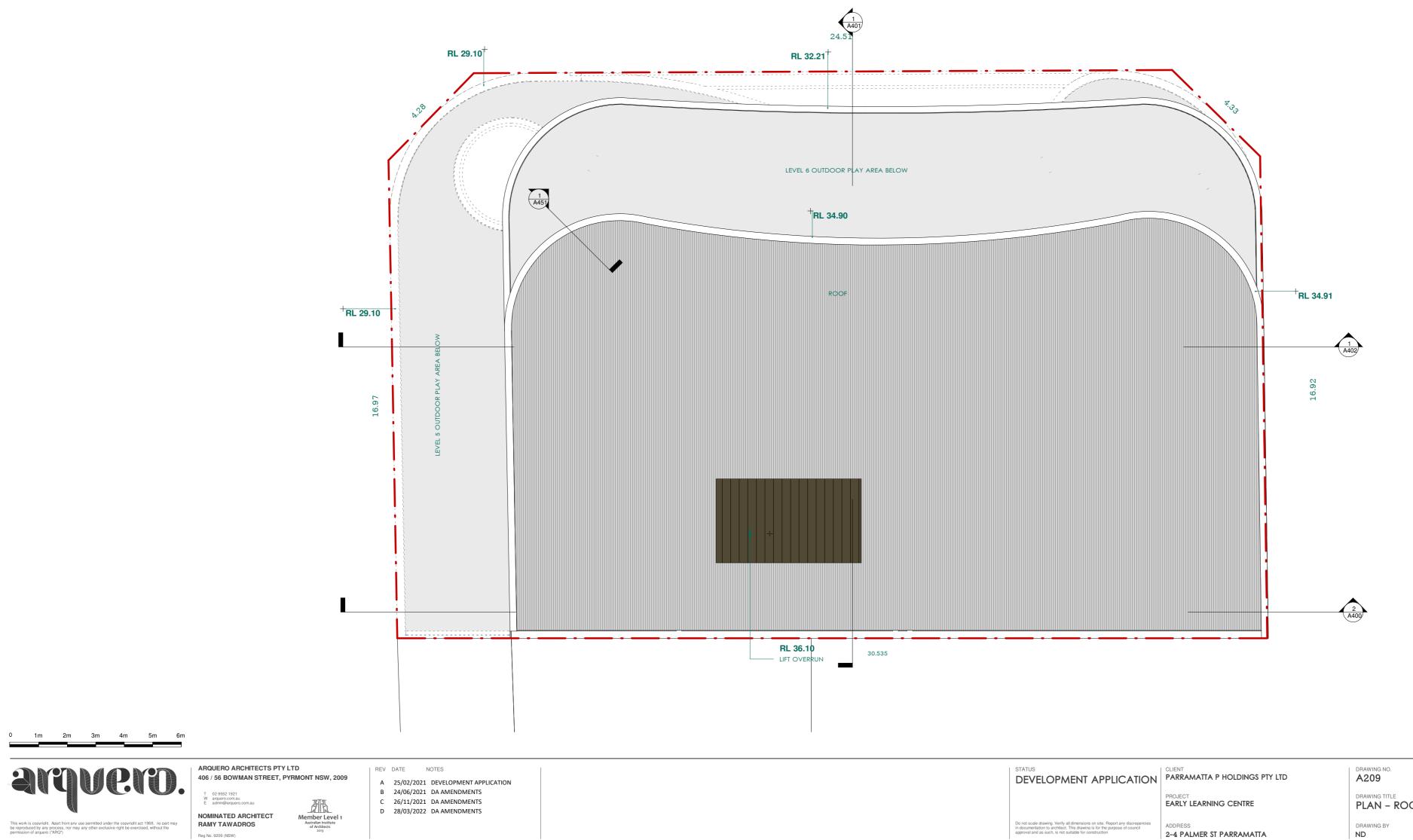
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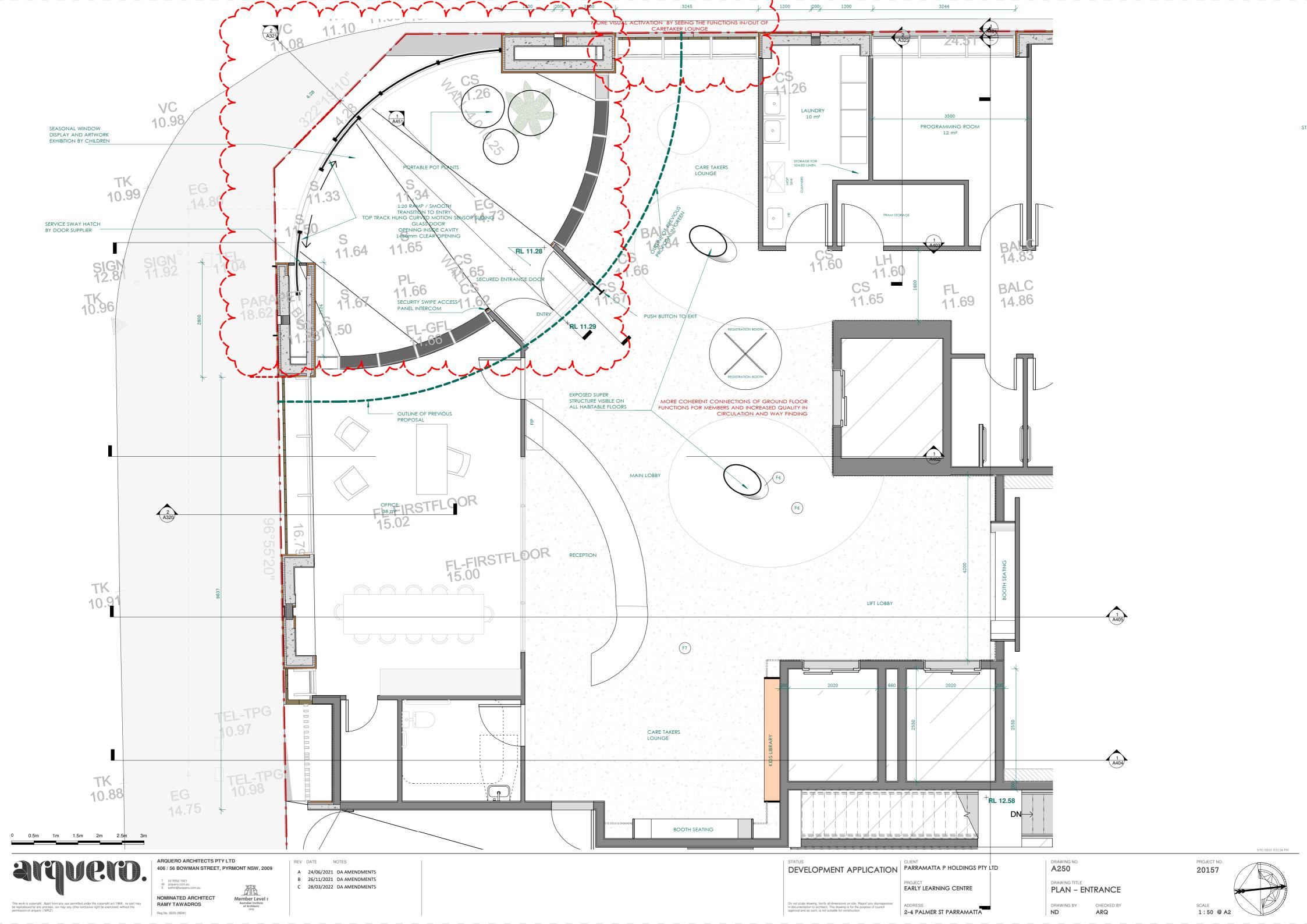
REV DATE NOTES

- A 25/02/2021 DEVELOPMENT APPLICATION B 24/06/2021 DA AMENDMENTS
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DEVELOPMENT APPLICATION DRAWING NO. PROJECT NO. 20157 DRAWING TITLE PROJECT EARLY LEARNING CENTRE PLAN – LEVEL 6 ADDRESS DRAWING BY CHECKED BY SCALE 2-4 PALMER ST PARRAMATTA ND ARQ 1:100 @ A2



			3/31/2022 3:21:19 PM
DEVELOPMENT	APPLICATION	DRAWING NO.	PROJECT NO. 20157
	PROJECT EARLY LEARNING CENTRE	DRAWING TITLE PLAN – ROOF	
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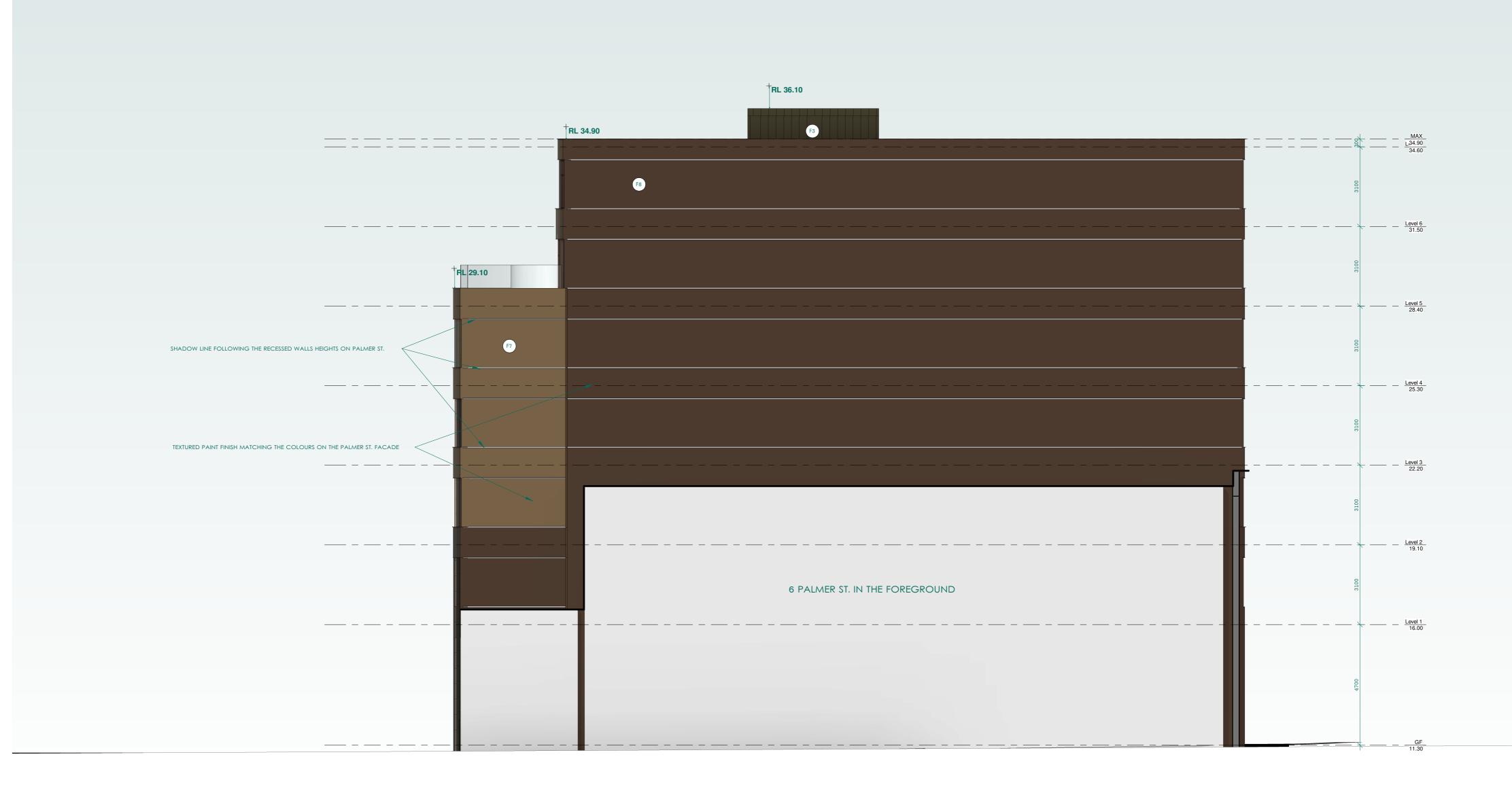


STATUS DEVELOPMENT APPLICATION	PARRAMATTA P HOLDINGS PTY LTD	DRAWING NO.		PROJECT NO. 20157
	PROJECT EARLY LEARNING CENTRE	DRAWING TITLE	- WEST	
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STATUS DEVELOPMENT APPLICATION	CLIENT PARRAMATTA P HOLDINGS PTY LTD	DRAWING NO.		PROJECT NO. 20157
	PROJECT EARLY LEARNING CENTRE	DRAWING TITLE	– NORTH & SOUTH	
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DEVELOPMENT APPLICATION	CLIENT PARRAMATTA P HOLDINGS PTY LTD	DRAWING NO.		PROJECT NO. 20157
	PROJECT EARLY LEARNING CENTRE	DRAWING TITLE	– EAST	
Do not scole drawing. Verify all dimensions an site. Report any discrepencies in documentation to architect. This drawing is far the purpose of council approval and as such, is not suitable for construction	ADDRESS 2-4 PALMER ST PARRAMATTA	drawing by ND	CHECKED BY	SCALE 1:100 @ A2



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



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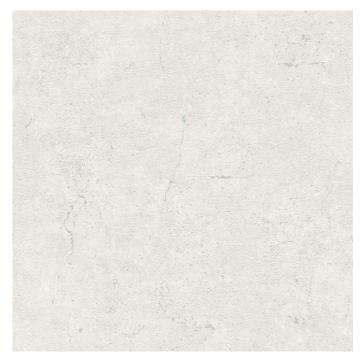
RAMY TAWADROS Reg No. 9209 (NSW)

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A 25/02/2021 DEVELOPMENT APPLICATION B 26/11/2021 DA AMENDMENTS





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



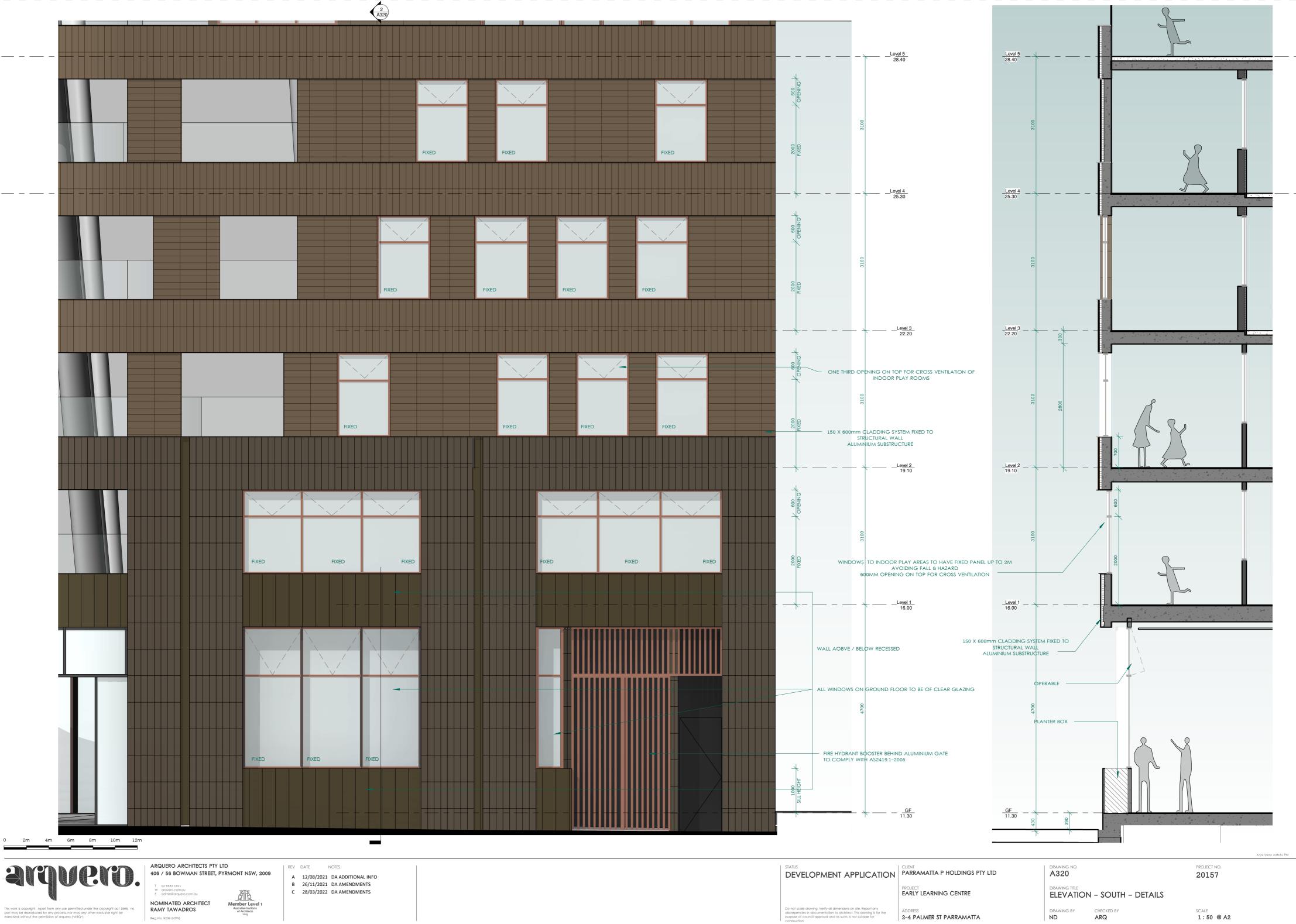
F7 : TEXTURED PAINT / MUD CONCRETE COLOUR MATCHING F1 IN COLOUR

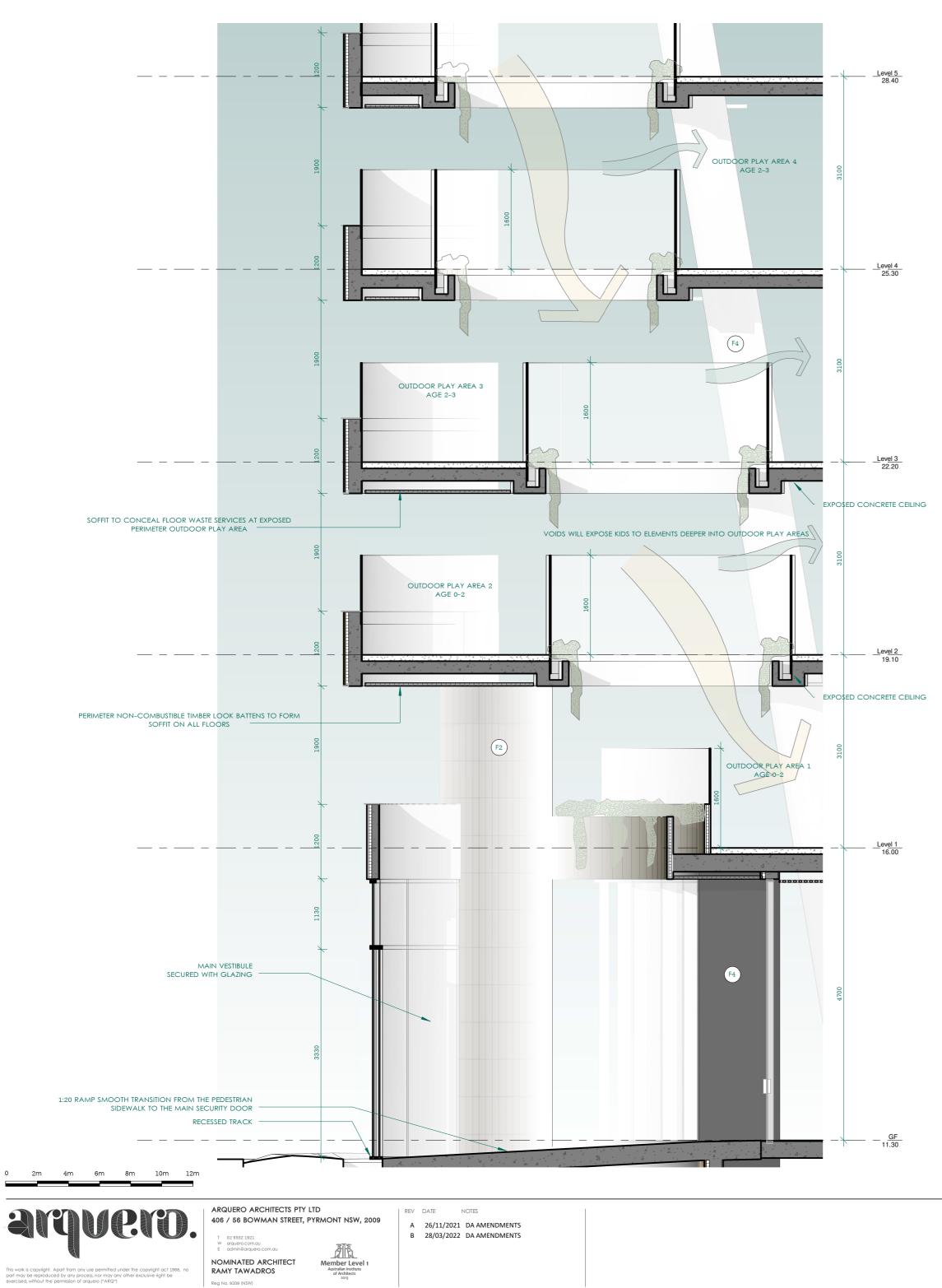


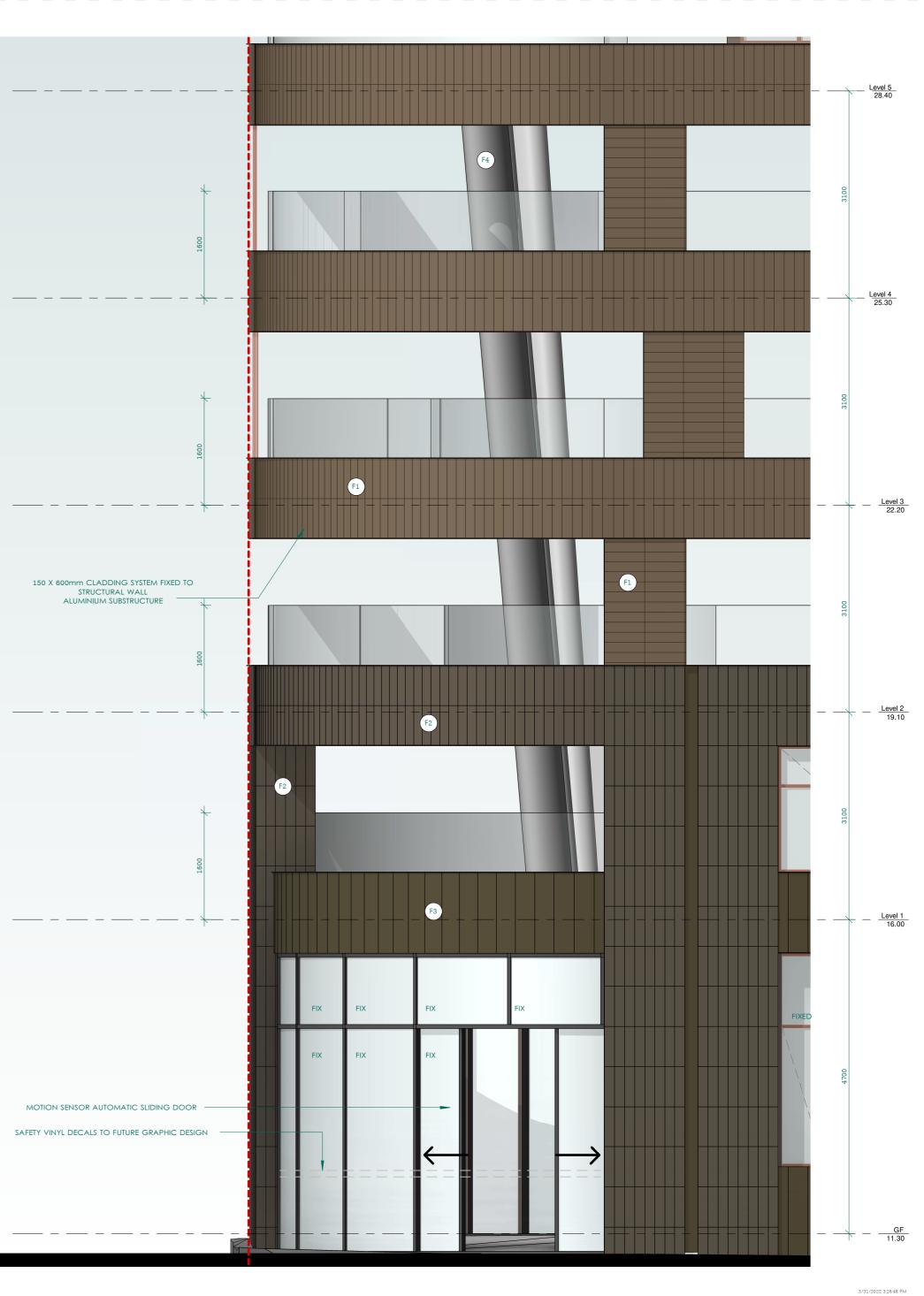
F8 : TEXTURED PAINT / BROWN CONCRETE COLOUR / MATCHING F2 IN COLOUR

DEVELOPMENT APPLICATION	CLIENT PARRAMATTA P HOLDINGS PTY LTD	DRAWING NO.		PROJECT NO. 20157
	PROJECT EARLY LEARNING CENTRE	DRAWING TITLE	FINISHES	
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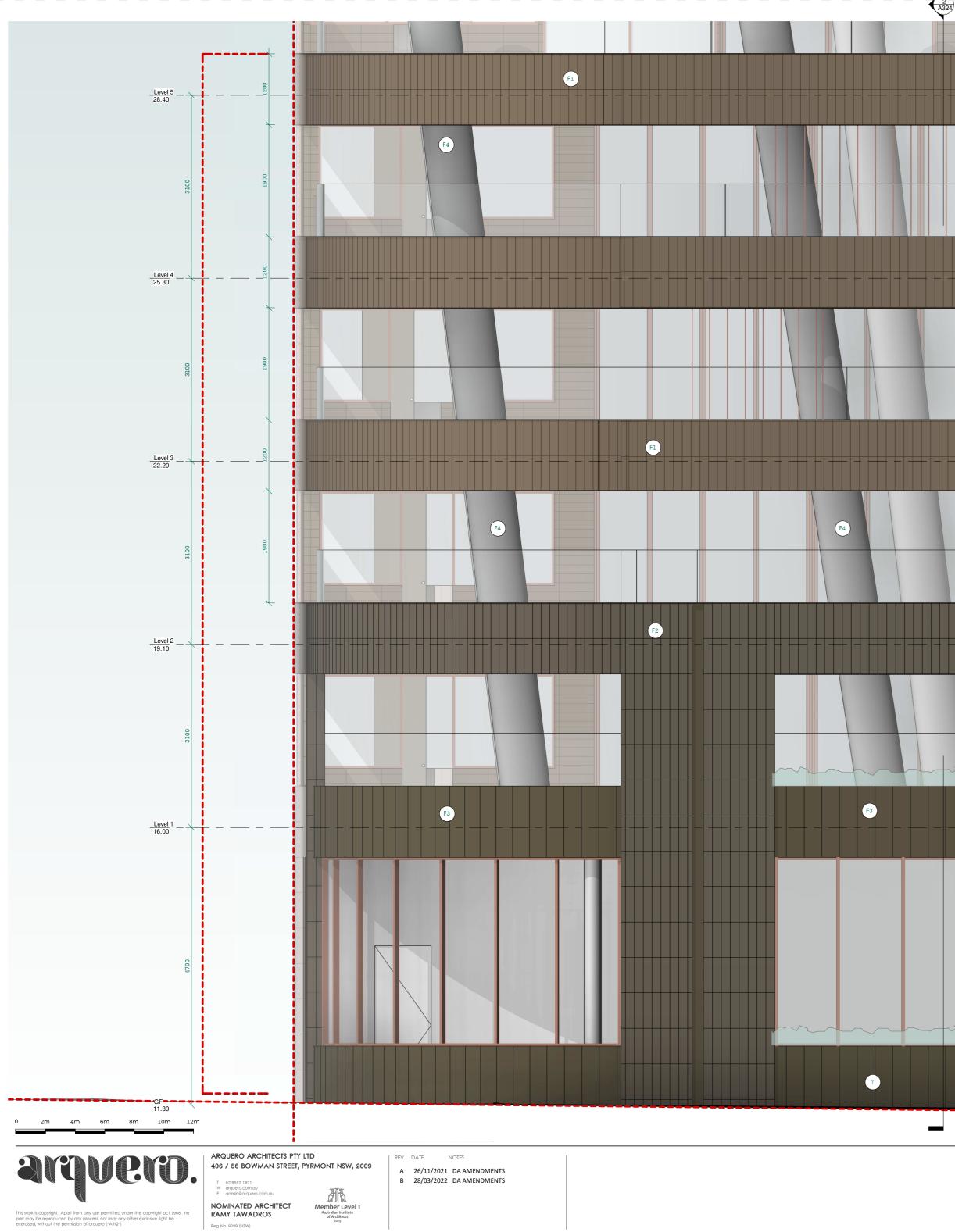
STATUS DEVELOPMENT APPLICATION	CLIENT PARRAMATTA P HOLDINGS PTY LTD	DRAWING NO.		PROJECT NO. 20157
	PROJECT EARLY LEARNING CENTRE	DRAWING TITLE	- South - Details	
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2-4 PALMER ST PARRAMATTA

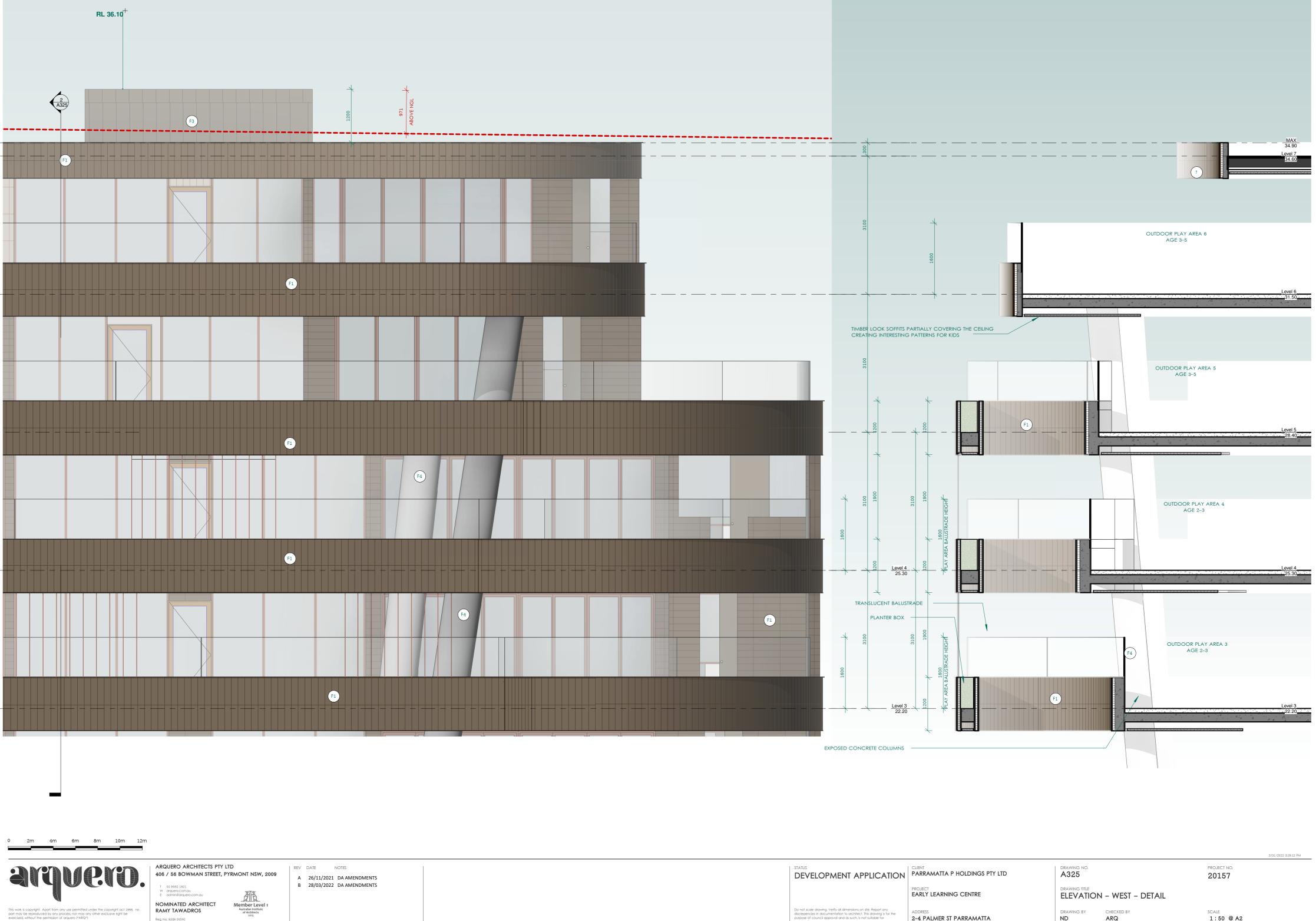


DEVELOPMENT APPLICATION	PARRAMATTA P HOLDINGS PTY LTD	A323		20157
	PROJECT EARLY LEARNING CENTRE	DRAWING TITLE	- WEST - DETAILS	
Do not scale drawing. Verify all dimensions on sile. Report any discrepencies in documentation to architect. This drawing is for the purpose of council approval and as such, is not suitable for construction	ADDRESS 2-4 PALMER ST PARRAMATTA	DRAWING BY	CHECKED BY	SCALE 1:50 @ A2

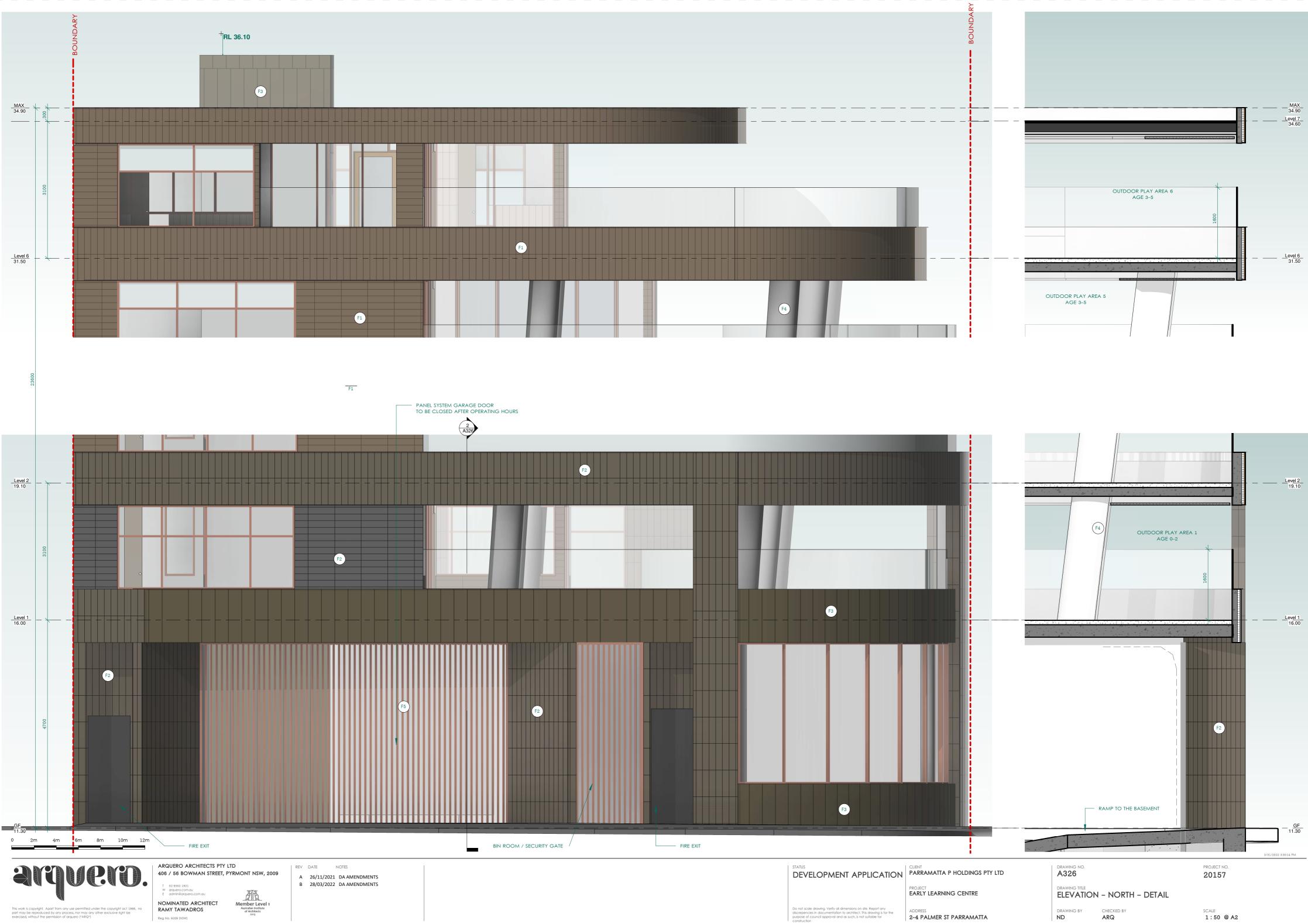


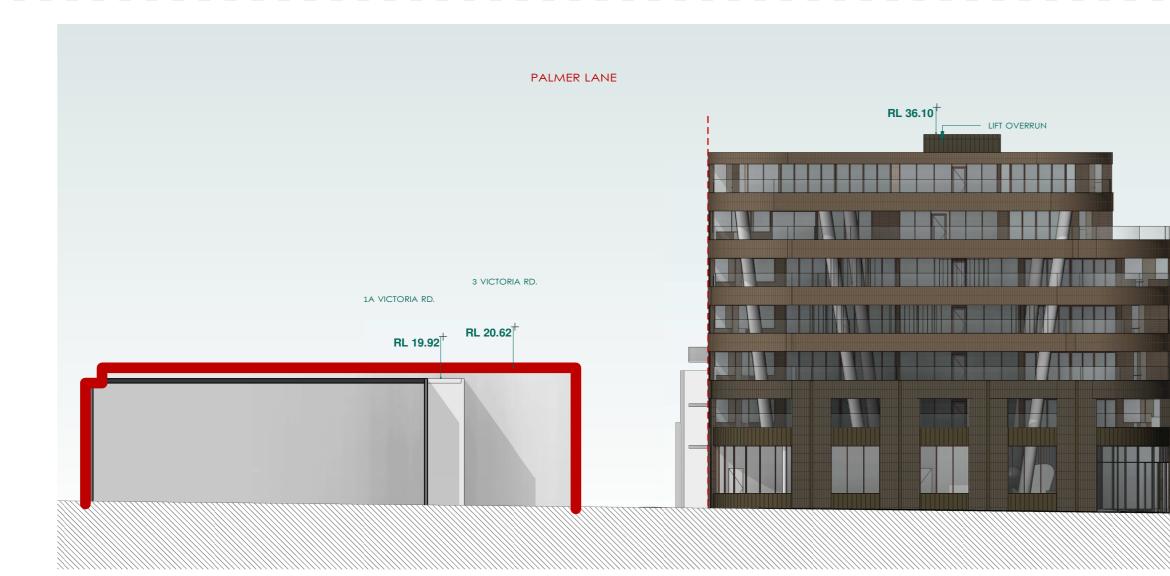


STATUS DEVELOPMENT APPLICATION	CLIENT PARRAMATTA P HOLDINGS PTY LTD	DRAWING NO.		PROJECT NO. 20157
	PROJECT EARLY LEARNING CENTRE	DRAWING TITLE	- WEST - DETAIL	
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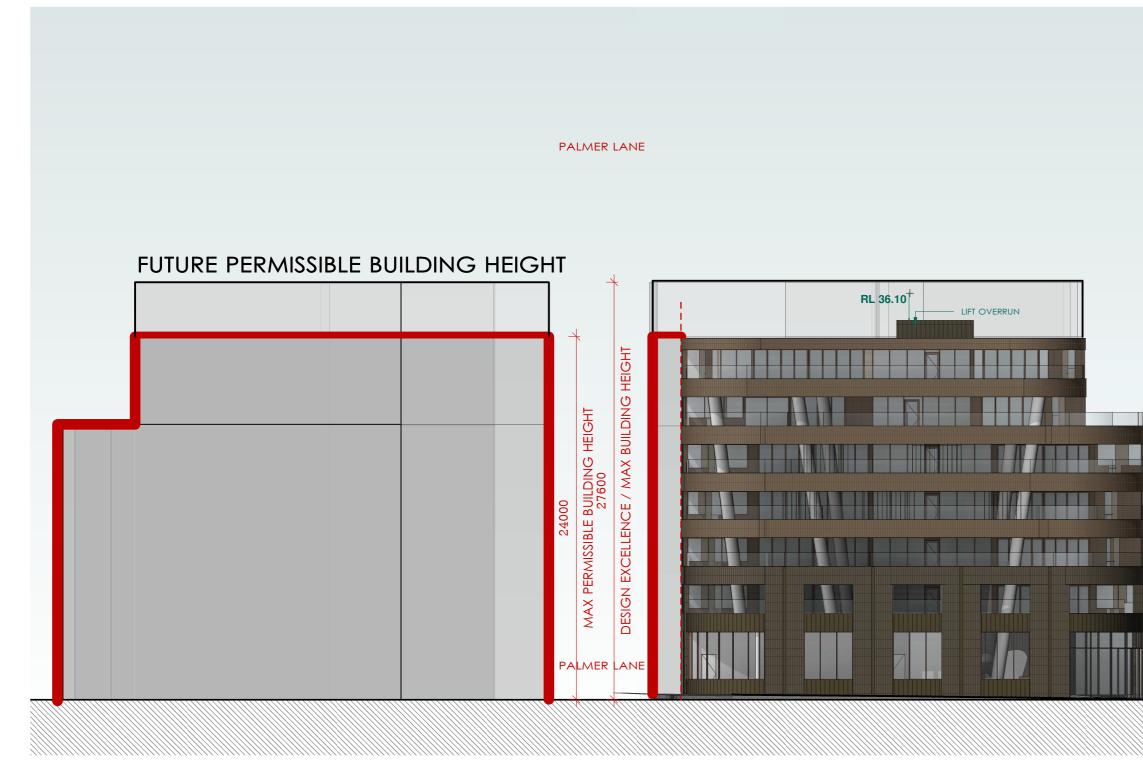


STATUS DEVELOPMENT APPLICATION	CLIENT PARRAMATTA P HOLDINGS PTY LTD	drawing no.		PROJECT NO. 20157
	PROJECT EARLY LEARNING CENTRE	DRAWING TITLE	- WEST - DETAIL	
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PALMER LANE / PROPOSAL / CURRENT STREETSCAPE



PALMER LANE / FUTURE PERMISSIBLE SKYLINE



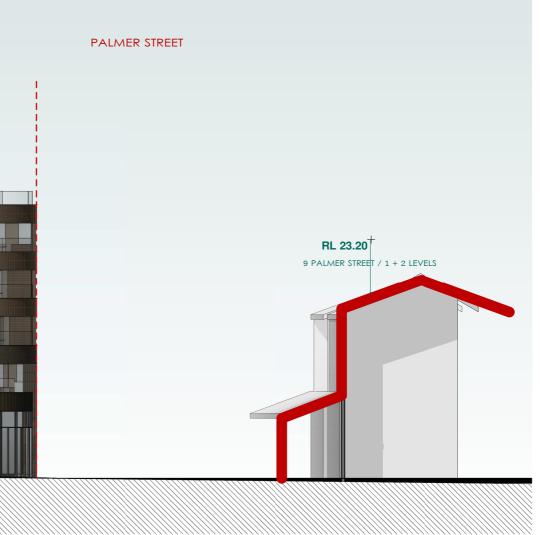
0 2m 4m 6m 8m 10m 12m

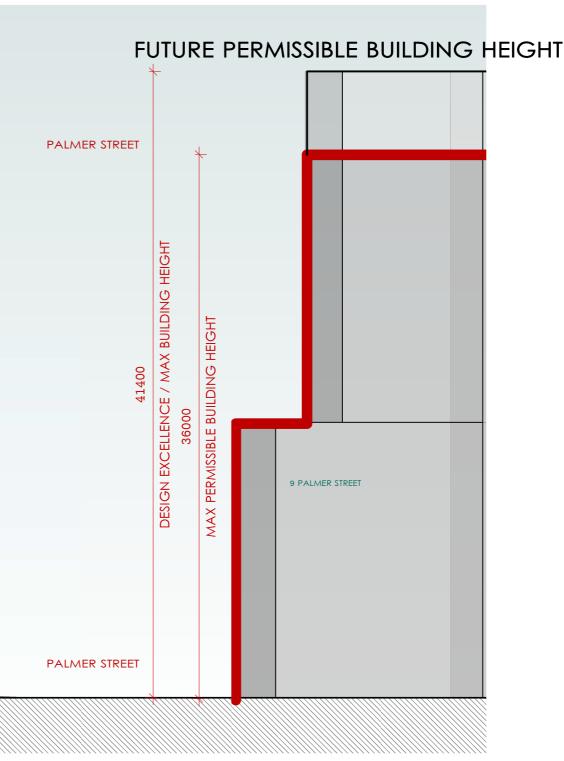


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 DATE
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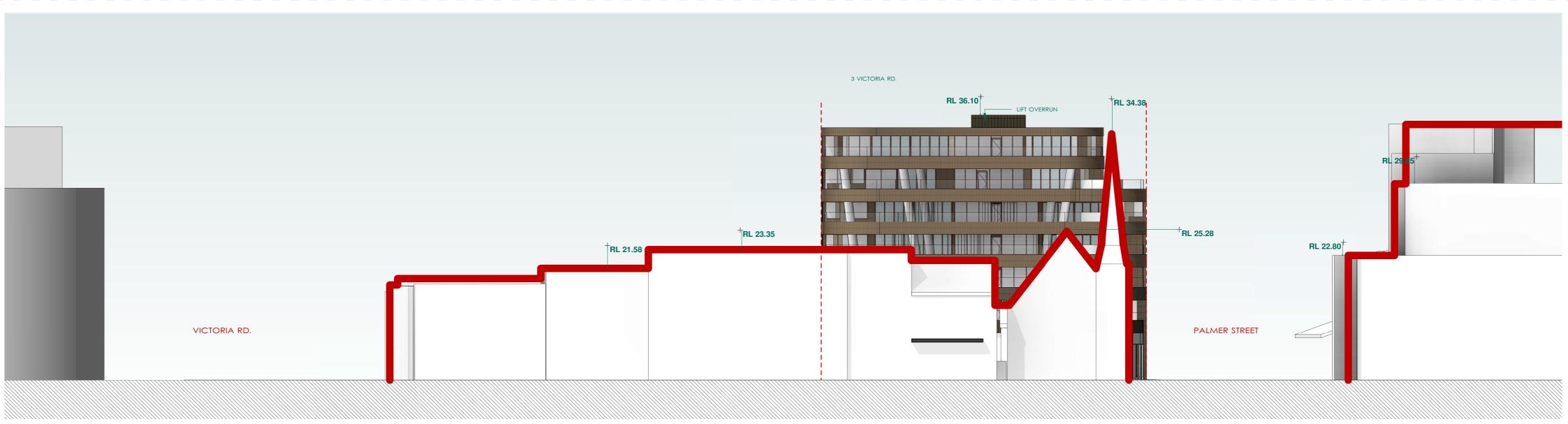
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DEVELOPMENT APPLICATION	CLIENT PARRAMATTA P HOLDINGS PTY LTD	DRAWING NO.		PROJECT NO. 20157	
	PROJECT EARLY LEARNING CENTRE	DRAWING TITLE	IS – CONTEXT		
Do not scale drawing, Verify all dimensions on site. Report any discrepencies in documentation to architect. This drawing is for the purpose of council approval and as such, is not suitable for construction	ADDRESS 2-4 PALMER ST PARRAMATTA	DRAWING BY	CHECKED BY	SCALE 1:250 @ A2	



CHURCH ST. / PROPOSAL IN THE CURRENT STREETSCAPE

27600 DESIGN EXCELLENCE / MAX PERMISSIBLE HEIGHT 24000 MAX PERMISSIBLE HEIGHT	

CHURCH ST / FUTURE PERMISSIBLE SKYLINE

Reg No. 9209 (NSW)

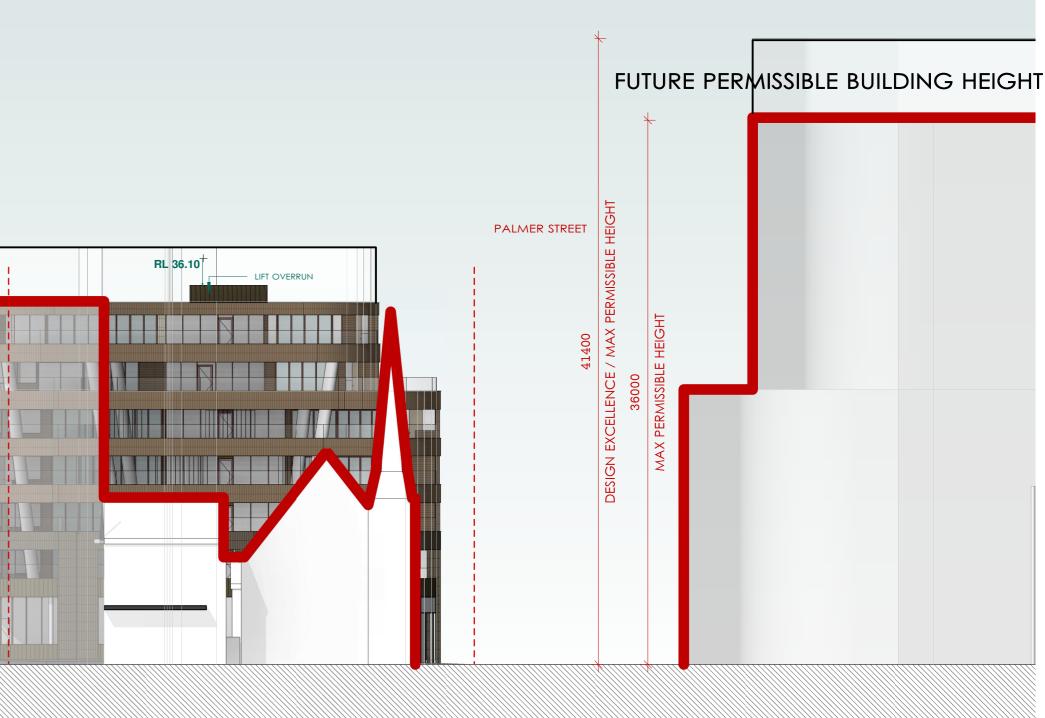
0 2m 4m 6m 8m 10m 12m



ARQUERO ARCHITECTS PTY LTD 406 / 56 BOWMAN STREET, PYRMONT NSW, 2009 T 02 9552 1921 W arquero.com.au E admin@arquero.com.au Model and the second at t

REV DATE NOTES

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

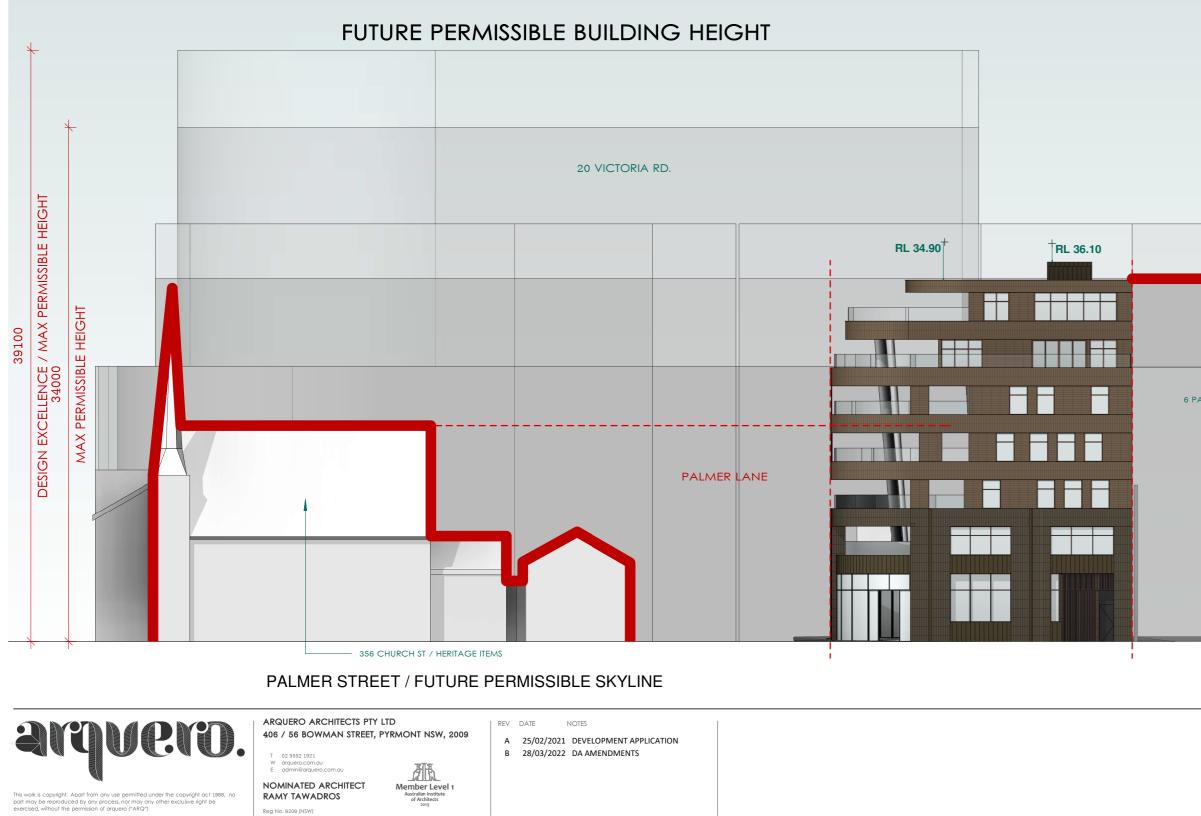


DEVELOPMENT APPLICATION	PARRAMATTA P HOLDINGS PTY LTD	DRAWING NO.		PROJECT NO. 20157
	PROJECT EARLY LEARNING CENTRE	DRAWING TITLE	DN - CONTEXT	
Do not scale drawing, Verify all dimensions on site. Report any discrepencies in documentation to architect. This drawing is far the purpose of council approval and as such, is not suitable for construction	ADDRESS 2-4 PALMER ST PARRAMATTA	DRAWING BY	CHECKED BY	SCALE 1:250 @ A2



PALMER STREET / PROPOSAL IN THE CURRENT STREETSCAPE

Reg No. 9209 (NSW)

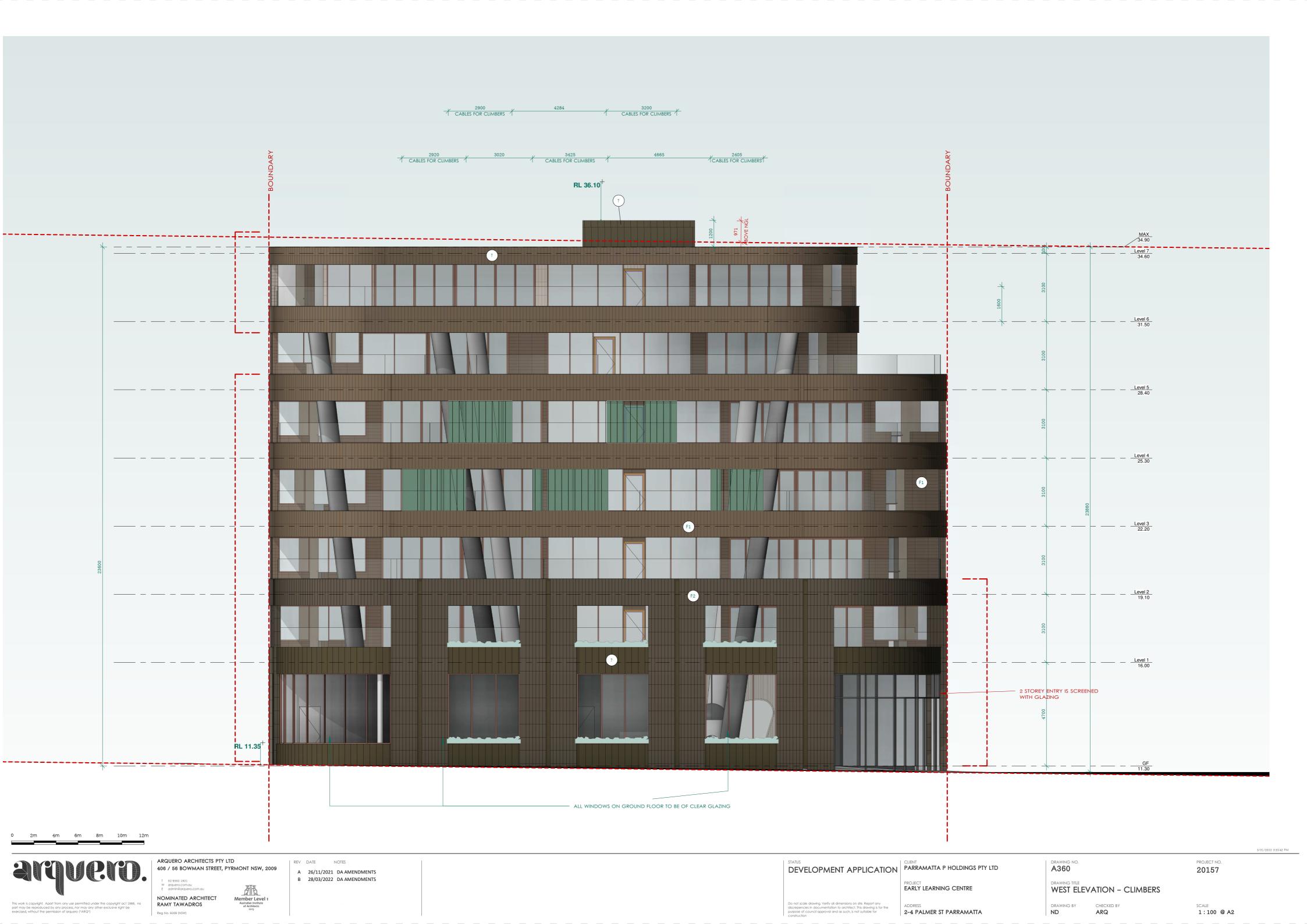


FUTURE PERMISSIBLE BUILDING HEIGHT

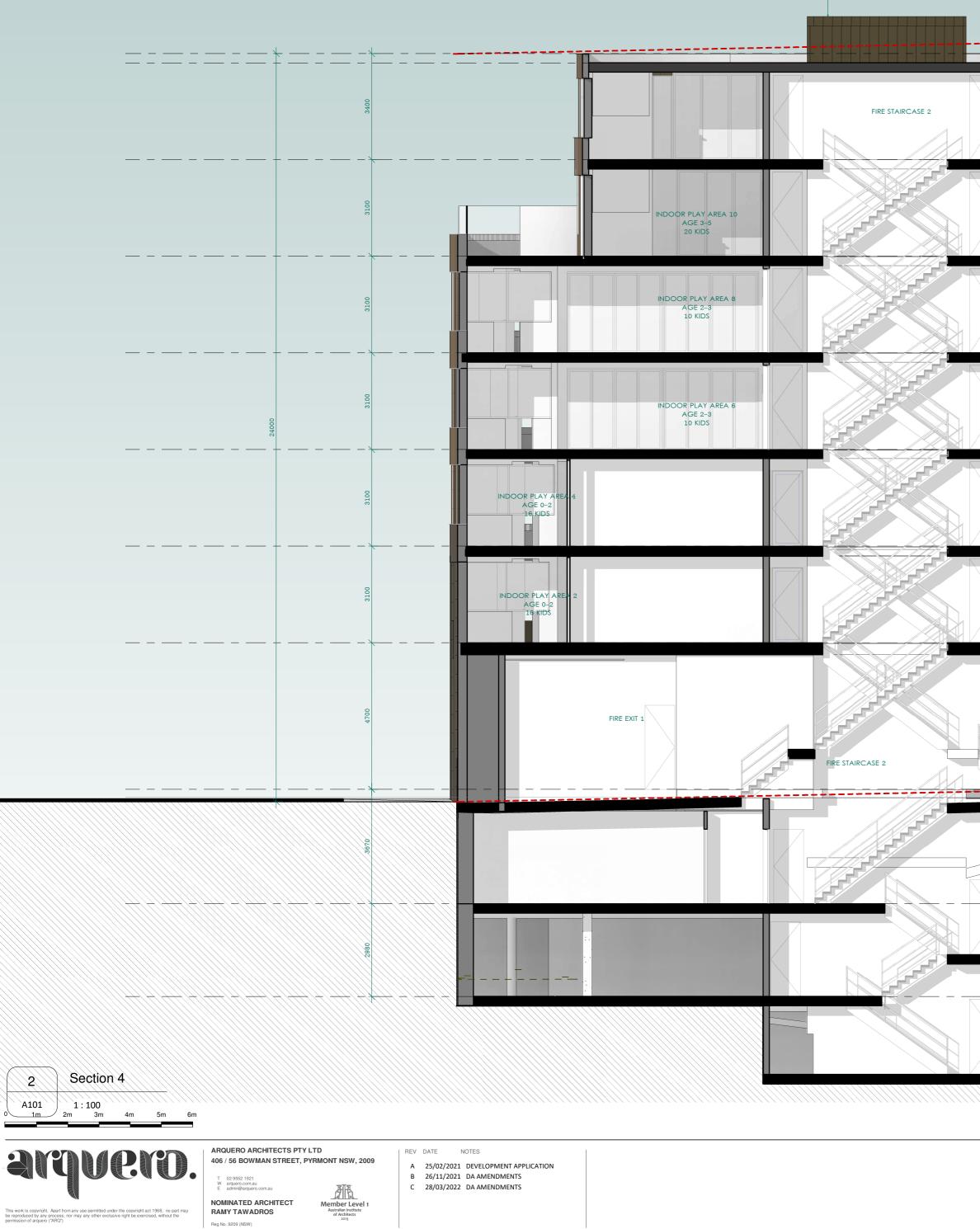
6 PALMER ST	8-10 PALMER ST		24000 MAX PERMISSIBLE HEIGHT 27600 DESIGN EXCELLENCE / MAX PERMISSIBLE

STATUS DEVELOPMENT APPLICATION	CLIENT PARRAMATTA P HOLDINGS PTY LTD	DRAWING NO.		PROJECT NO. 20157
	PROJECT EARLY LEARNING CENTRE	DRAWING TITLE	I – CONTEXT	
Do not scale drawing. Verify all dimensions on site. Report any discrepencies in documentation to architect. This drawing is for the purpose of council approval and as such, is not suitable for construction	ADDRESS 2-4 PALMER ST PARRAMATTA	DRAWING BY	CHECKED BY	SCALE 1:250 @ A2

3/31/2022 3:32:23 PM







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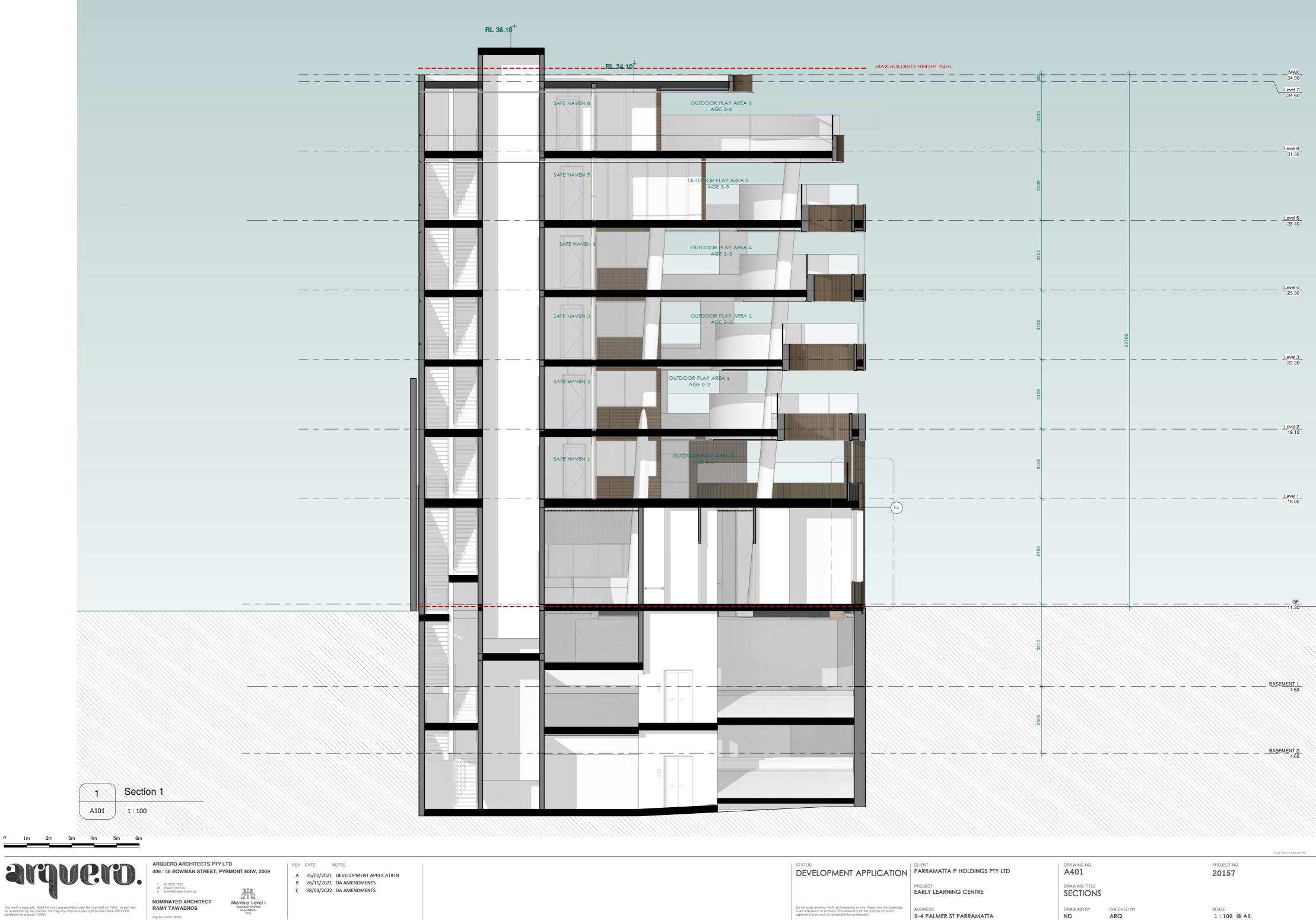
NOMINATED ARCHITECT RAMY TAWADROS

Reg No. 9209 (NSW)

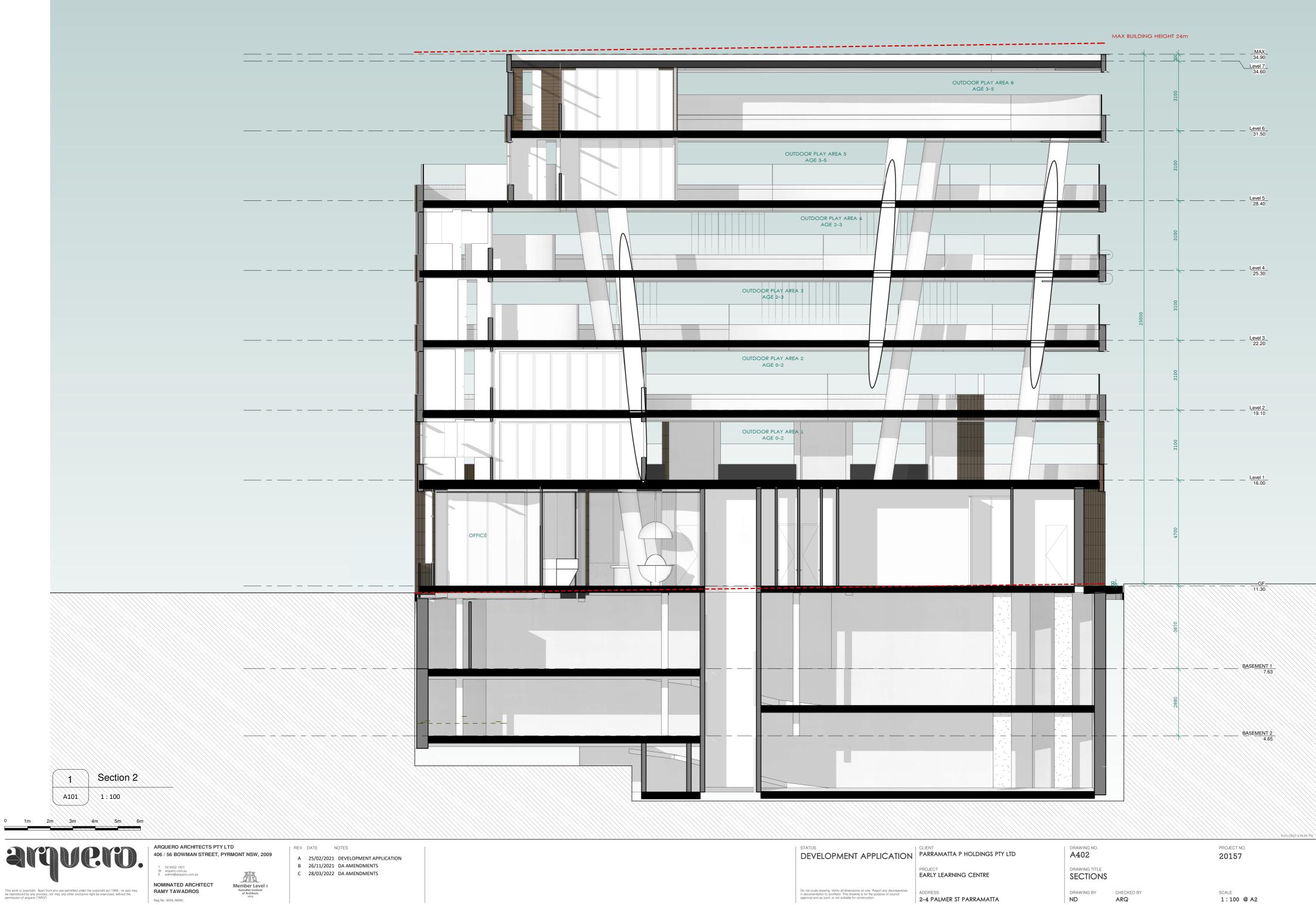
2

STAIR PRESSURISATION SHAFT	
	MAX BUILDING HEIGHT 24m
INDOOR PLAY AREA 11 AGE 3-5 20 KIDS	
INDOOR PLAY AREA 9 AGE 3-5 20 KIDS	
INDOOR PLAY AREA 7 AGE 2-3 10 KIDS	Level 5 28.40
INDOOR PLAY AREA 5 AGE 2-3	
13 KIDS	
AGE 0-2 16 KIDS	Level 2 19.10
	Level 1 16.00
FIRE EXIT 2	
	GF 11.30
	BASEMENT 1 7.63
	BASEMENT 2 4.65

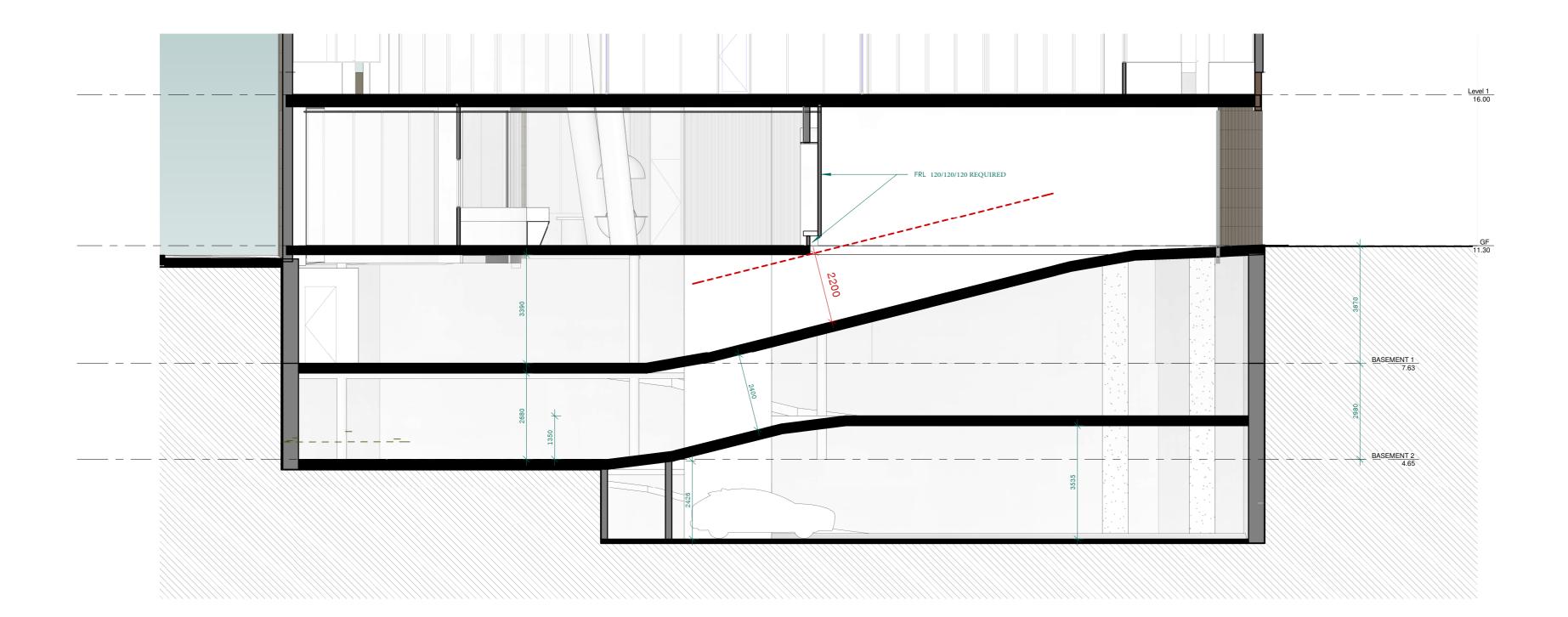
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STATUS DEVELOPMENT APPLICATION	CLIENT PARRAMATTA P HOLDINGS PTY LTD	DRAWING NO.		PROJECT NO. 20157	
	PROJECT EARLY LEARNING CENTRE	DRAWING TITLE			
Do not scale drawing. Verify all dimensions on site. Report any discrepencies in documentation to architect. This drawing is for the purpose of council approval and as such, is not suitable for construction	ADDRESS 2-4 PALMER ST PARRAMATTA	DRAWING BY	CHECKED BY	SCALE 1:100 @ A2	

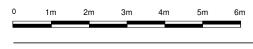


STATUS DEVELOPMENT APPLICATION	CLIENT PARRAMATTA P HOLDINGS PTY LTD	DRAWING NO.		PROJECT NO. 20157
	PROJECT EARLY LEARNING CENTRE	DRAWING TITLE		
Do not scale drawing. Verify all dimensions on site. Report any discrepencies in documentation to architect. This drawing is for the purpose of council approval and as such, is not suitable for construction	ADDRESS 2-4 PALMER ST PARRAMATTA	DRAWING BY	CHECKED BY ARQ	SCALE 1:100 @ A2



MENT APPLICATION		A402	
	PROJECT EARLY LEARNING CENTRE	DRAWING TITLE	
all dimensions on site. Report any discrepencies This drawing is for the purpose of council suitable for construction	ADDRESS 2-4 PALMER ST PARRAMATTA	drawing by ND	CHECKED BY







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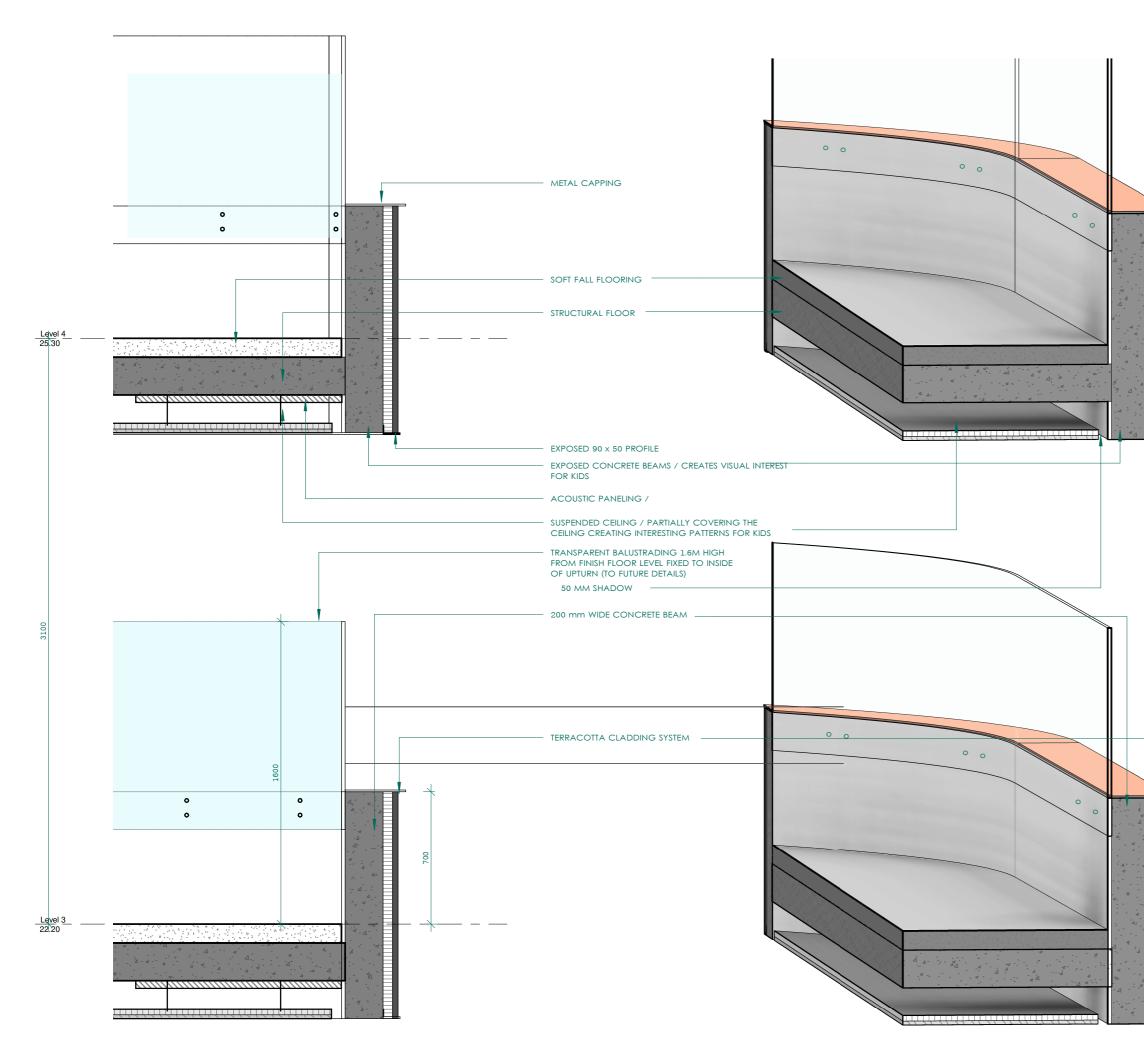
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A 26/11/2021 DA AMENDMENTS B 28/03/2022 DA AMENDMENTS

					3/31/2022 3:36:02 PM
STATUS DEVELOPMENT APPLICATION	CLIENT PARRAMATTA P HOLDINGS PTY LTD	DRAWING NO.		PROJECT NO. 20157	
	PROJECT EARLY LEARNING CENTRE	DRAWING TITLE SECTION - DRIVEWAY			
Do not scale drawing. Verify all dimensions on site. Report any discrepencies in documentation to architect. This drawing is for the purpose of council approval and as such, is not suitable for construction	ADDRESS 2-4 PALMER ST PARRAMATTA	DRAWING BY	CHECKED BY	SCALE 1:100 @ A2	



BALUSTRADING DETAIL

1:20

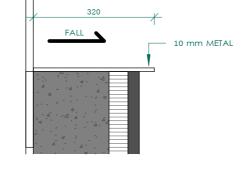


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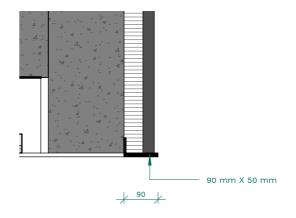
- REV DATE NOTES
- A 25/02/2021 DEVELOPMENT APPLICATION B 12/08/2021 DA ADDITIONAL INFO
- C 29/09/2021 INTERNAL REVIEW D 26/11/2021 DA AMENDMENTS
- E 28/03/2022 DA AMENDMENTS





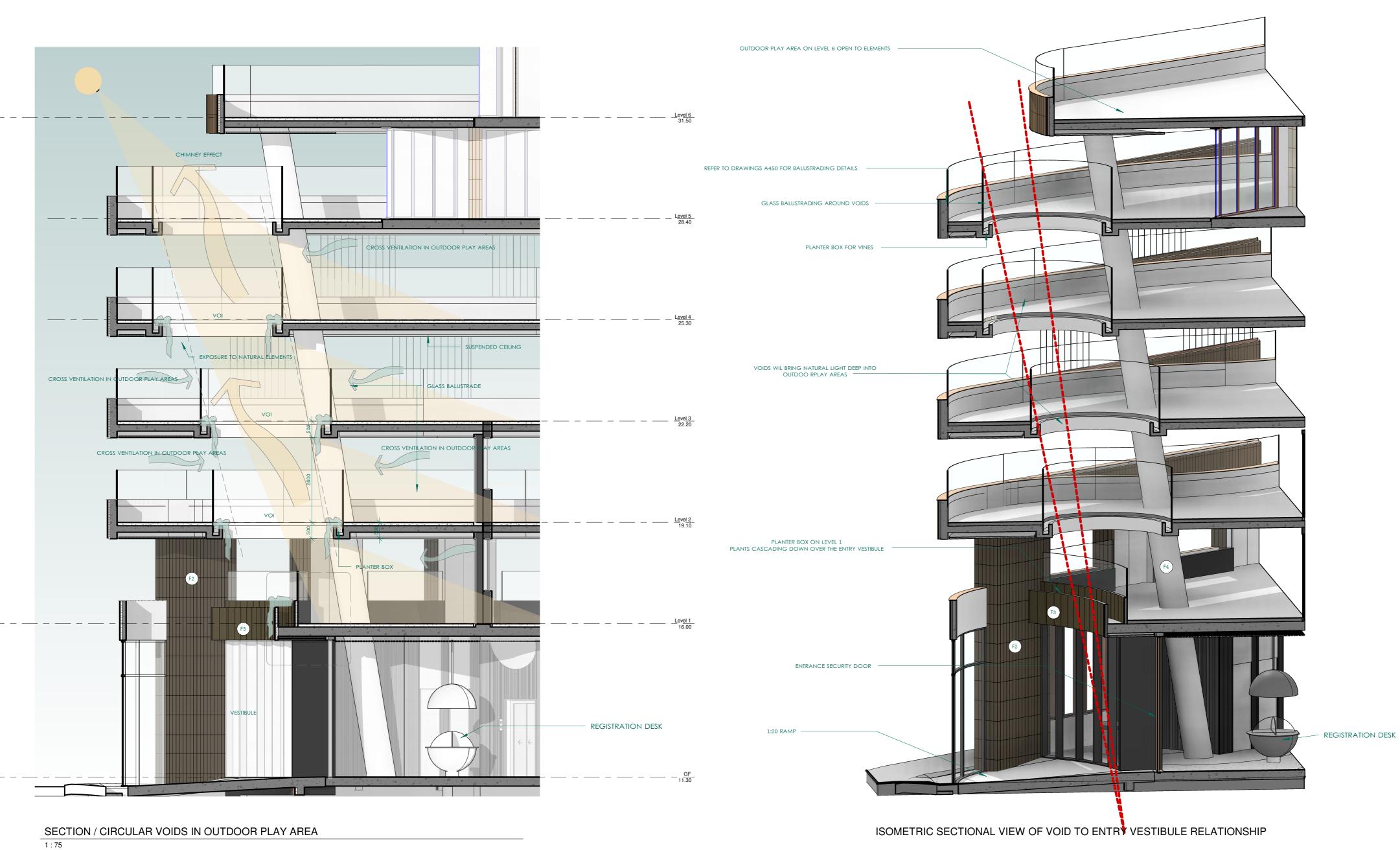
TOP CAPPING DETAIL 1:10





	CLIENT PARRAMATTA P HOLDINGS PTY LTD	DRAWING NO.		PROJECT NO. 20157
	PROJECT EARLY LEARNING CENTRE	DRAWING TITLE	BALUSTRADING	
Do not scale drawing. Verify all dimensions on site. Report any discrepencies in documentation to architect. This drawing is for the purpose of council approval and as such, is not suitable for construction	ADDRESS 2-4 PALMER ST PARRAMATTA	DRAWING BY	CHECKED BY	SCALE As indicated @ A2

3/31/2022 3:36:05 PM



0 0.75m 1.5m 2.25m 3m 3.75m 4.5m _ _

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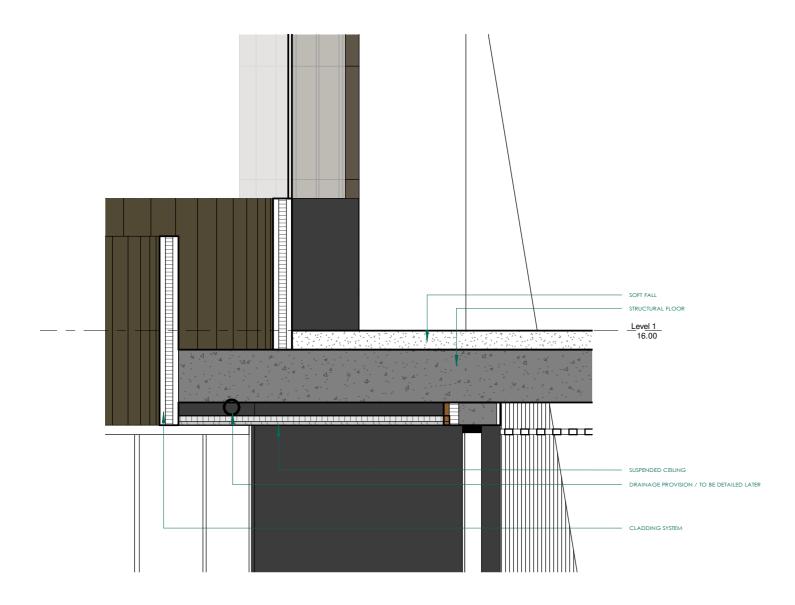
Reg No. 9209 (NSW)

- REV DATE NOTES
- A 25/02/2021 DEVELOPMENT APPLICATION B 12/08/2021 DA ADDITIONAL INFO
- C 26/11/2021 DA AMENDMENTS D 28/03/2022 DA AMENDMENTS

STATUS DEVELOPMENT APPLICATION	CLIENT PARRAMATTA P HOLDINGS PTY LTD	DRAWING NO.		PROJECT NO. 20157
	PROJECT EARLY LEARNING CENTRE	DRAWING TITLE SECTIONS - DETAILS OF VOIDS		
Do not scale drawing. Verify all dimensions on site. Report any discrepencies in documentation to architect. This drawing is for the purpose of council approval and as such, is not suitable for construction	ADDRESS 2-4 PALMER ST PARRAMATTA	DRAWING BY ND	CHECKED BY	SCALE 1:75 @ A2

3/31/2022 3:36:17 PM

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





1:20



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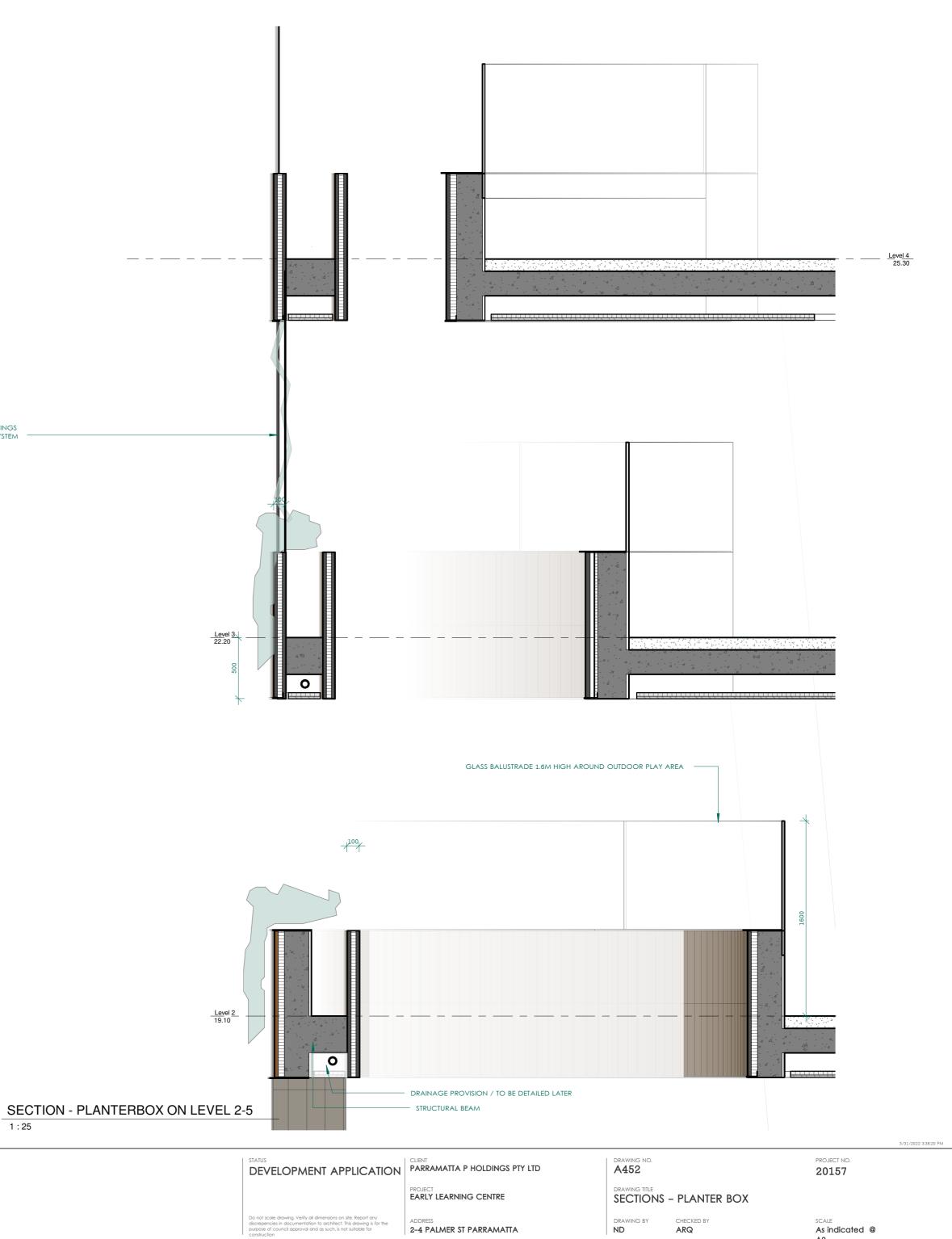
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Reg No. 9209 (NSW)

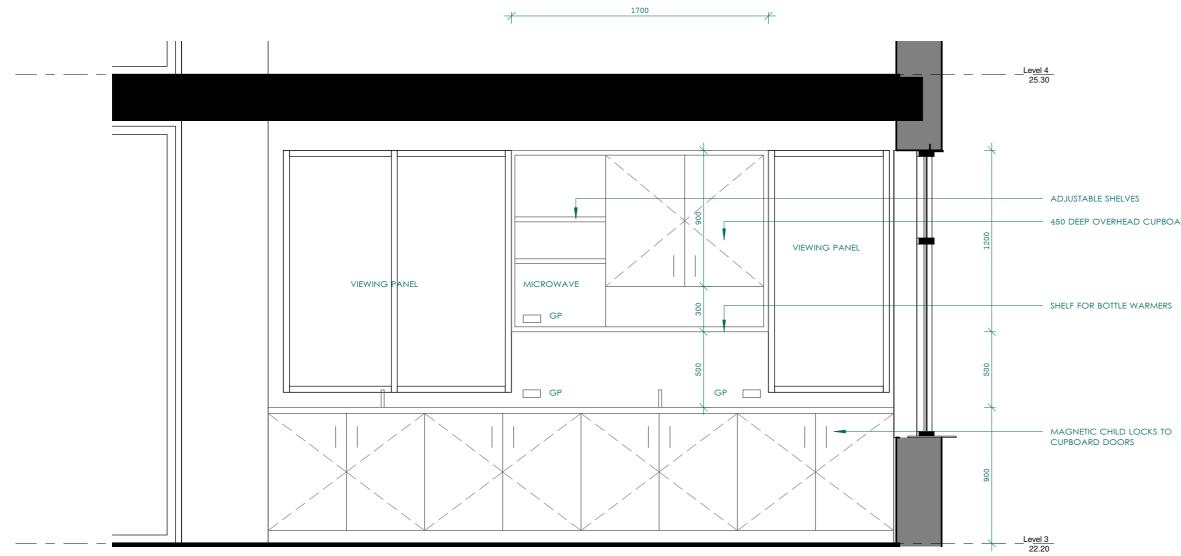
REV DATE NOTES A 20/04/2021 ADDITIONAL INFO

- B 12/08/2021 DA ADDITIONAL INFO
- C 29/09/2021 INTERNAL REVIEW D 26/11/2021 DA AMENDMENTS E 28/03/2022 DA AMENDMENTS

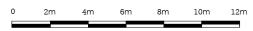
1:25



A2



BOTTLE PREP DETAIL





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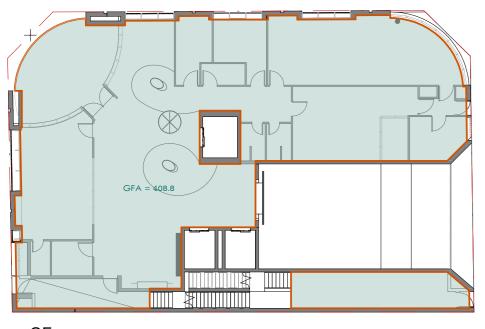
REV DATE NOTES

- A
 25/02/2021
 DEVELOPMENT APPLICATION

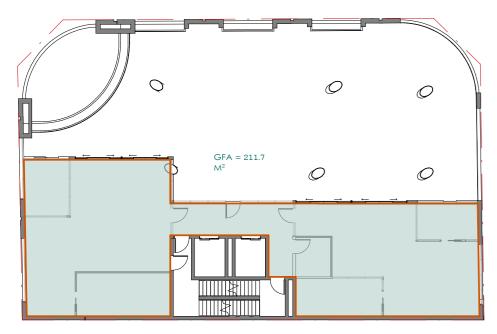
 B
 26/11/2021
 DA AMENDMENTS
- C 28/03/2022 DA AMENDMENTS

- 450 DEEP OVERHEAD CUPBOARDS

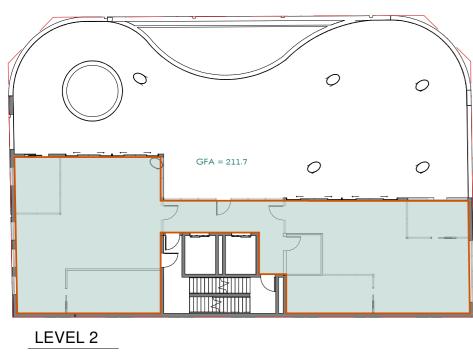
3/31/2022 3:36:20 PM DEVELOPMENT APPLICATION drawing no. PROJECT NO. 20157 DRAWING TITLE DETAILS - BOTTLE PREP PROJECT EARLY LEARNING CENTRE Do not scale drawing. Verify all dimensions an site. Report any discrepencies in documentation to architect. This drawing is for the purpose of council approval and as such, is not suitable for construction DRAWING BY CHECKED BY ND ARQ SCALE 1:25 @ A2 ADDRESS 2-4 PALMER ST PARRAMATTA



GF 1 : 250



LEVEL 1 1 : 250





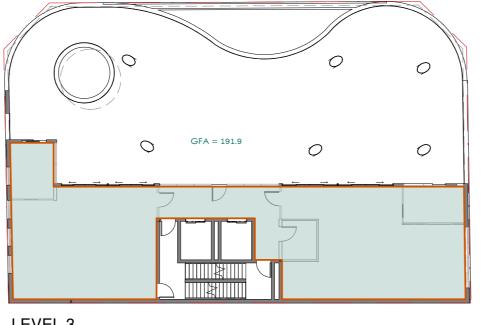


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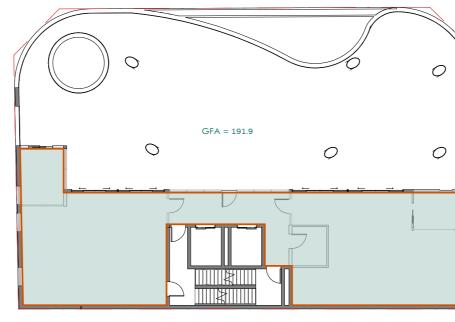
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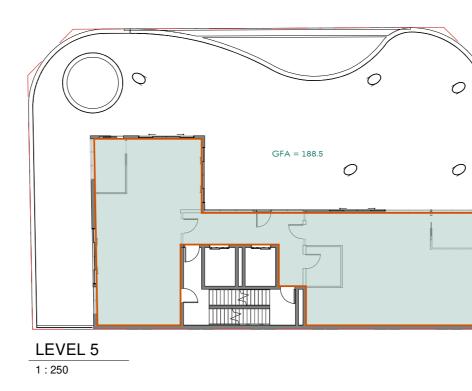
- REV DATE NOTES A 25/02/2021 DEVELOPMENT APPLICATION
- B 26/11/2021 DA AMENDMENTS
- C 28/03/2022 DA AMENDMENTS



LEVEL 3 1:250



LEVEL 4

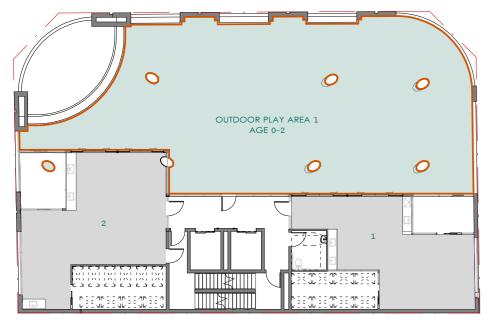




SITE AREA 599.1 M²

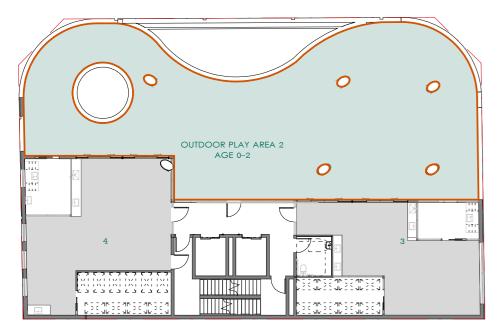
GFA M² FSR GROUND FLOOR 408.8 211.7 LEVEL 1 LEVEL 2 211.7 LEVEL 3 191.9 LEVEL 4 191.9 LEVEL 5 188.5 LEVEL 6 166.3 TOTAL 1570.8 2.62 :1 MAX PERMISSIBLE 2396.4 4:1

					3/31/2022 3:36:23 PM
STATUS DEVELOPMENT APPLICATION	CLIENT PARRAMATTA P HOLDINGS PTY LTD	DRAWING NO.		PROJECT NO. 20157	
	PROJECT EARLY LEARNING CENTRE	DRAWING TITLE	- GFA CALCULATION	×	
Do not scale drawing. Verify all dimensions on site. Report any discrepencies in documentation to architect. This drawing is for the purpose of council approval and as such, is not suitable for construction	ADDRESS 2-4 PALMER ST PARRAMATTA	DRAWING BY	CHECKED BY	SCALE As indicated @ A2	



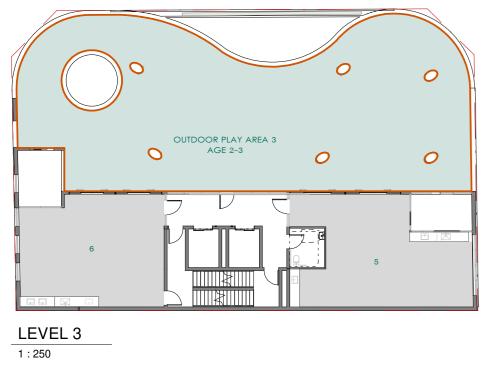


1:250



LEVEL 2

1:250





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

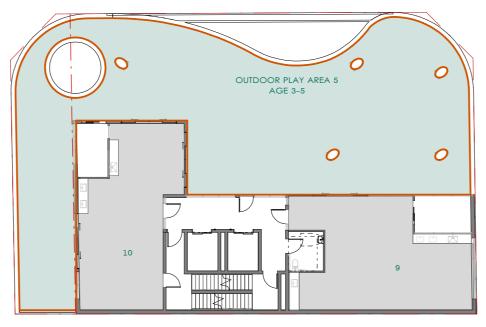
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ARQUERO ARCHITECTS PTY LTD

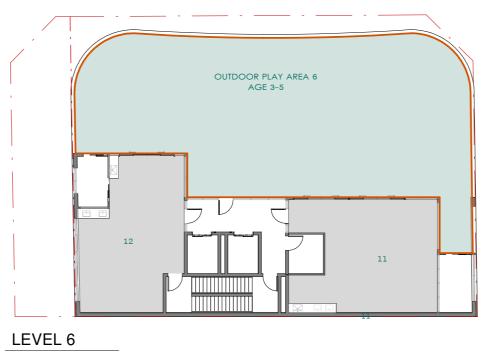
- REV DATE NOTES A 25/02/2021 DEVELOPMENT APPLICATION
- B 26/11/2021 DA AMENDMENTS C 28/03/2022 DA AMENDMENTS

0 OUTDOOR PLAY AREA 4 AGE 2-3 0 0 7 \mathcal{V}

LEVEL 4 1:250



LEVEL 5 1 : 250



1:250

INDOOR PLAY AREA	AREA M ²	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 M ²	184	YES
	OUTDOOR PLAY AREA M ²	NO. OF KIDS	COMPLIANCE
LEVEL 1	266	32	YES
LEVEL 2	261	32	YES
LEVEL 3	286	23	YES

285.8

291.3

260.1

1650.2 M²

20

40

37

184

YES

YES

YES

YES



LEVEL 4

LEVEL 5

LEVEL 6

TOTAL



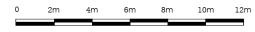
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SITE AREA

599.1 M²



9AM / WINTER SOLSTICE / 21 JUNE





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REV DATE NOTES A 25/02/2021 DEVELOPMENT APPLICATION

- B 26/11/2021 DA AMENDMENTS
- C 28/03/2022 DA AMENDMENTS

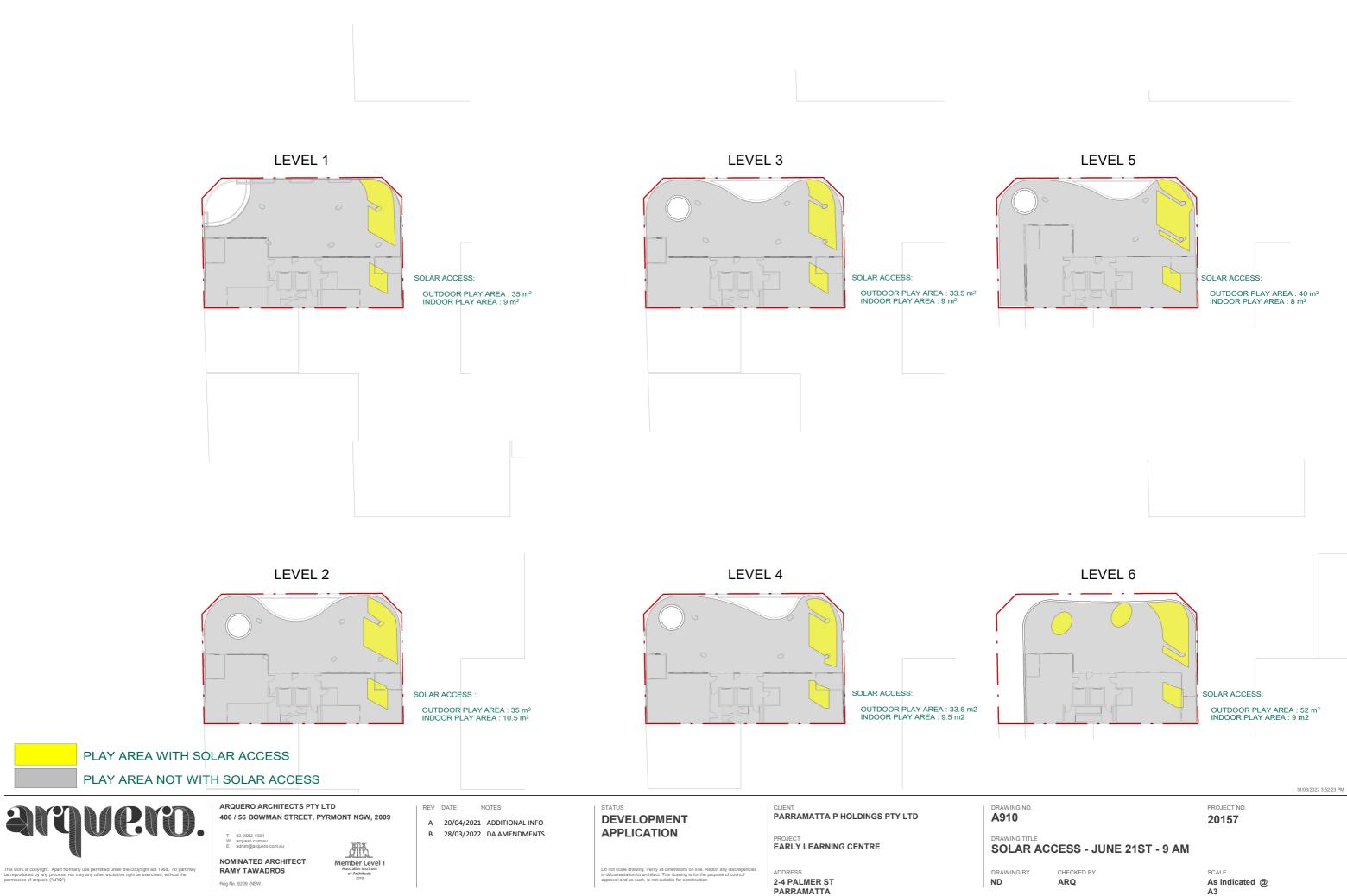
12PM / WINTER SOLSTICE / 21 JUNE



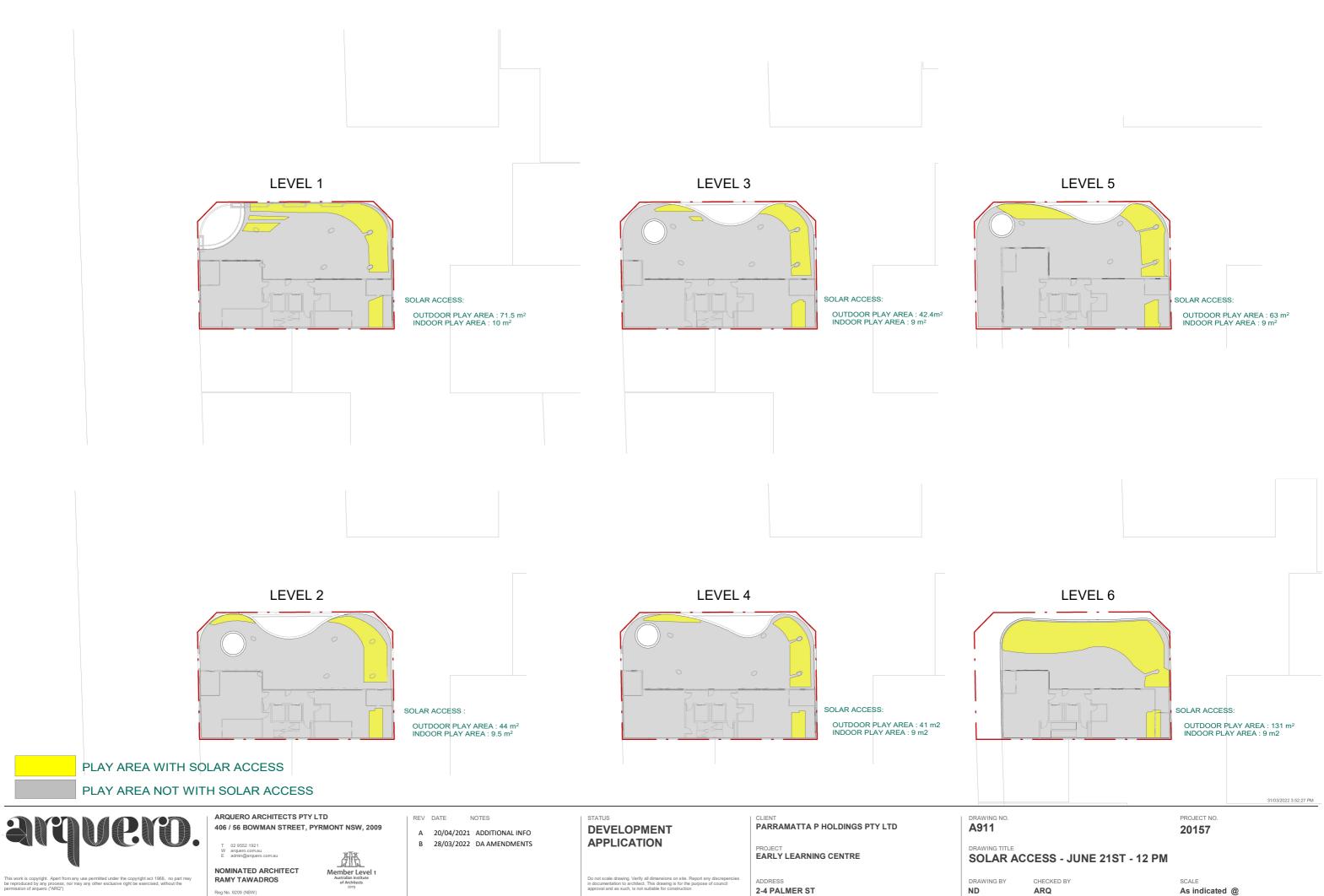


3 PM / WINTER SOLSTICE / 21 JUNE

STATUS DEVELOPMENT APPLICATION	CLIENT PARRAMATTA P HOLDINGS PTY LTD	DRAWING NO.		PROJECT NO. 20157	
	PROJECT EARLY LEARNING CENTRE	DRAWING TITLE	- Shadow Study		
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As indicated @ A3



PARRAMATTA

ARQ

As indicated @ A3



As indicated @ A3

SOLAR ACCESS / JUNE 21ST / 9 AM

LEVEL 1		AREA WITH SOLAR ACCESS M ²	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

	ARQUERO ARCHITECTS PTY LTD	REV DATE NOTES	STATUS	CLIENT PARRAMATTA P HOLDINGS PTY LTD	
	406 / 56 BOWMAN STREET, PYRMONT NSW, 2009	A 20/04/2021 ADDITIONAL INFO	DEVELOPMENT APPLICATION	FARRAMATTA F HOLDINGS FIT LTD	A913
	T 0295521921 W arguero.com.au E admin@arquero.com.au	B 28/03/2022 DA AMENDMENTS	AFFLICATION	PROJECT EARLY LEARNING CENTRE	DRAWING TIT
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permission of arquero ("ARQ")	2019 Reg No. 9209 (NSW)		approval and as such, is not suitable for construction	2-4 PALMER ST PARRAMATTA	ND

ITLE

NO.

ACCESS - TABLES

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SCALE @ A3

PROJECT NO. 20157

31/03/2022 3:52:33 PM

SOLAR ACCESS / JUNE 21ST / 12 PM

LEVEL 1		AREA WITH SOLAR ACCESS M ²	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

2) YANADYA	ARQUERO ARCHITECTS PTY LTD 406 / 56 BOWMAN STREET, PYRMONT NSW, 2009	REV DATE NOTES A 20/04/2021 ADDITIONAL INFO	STATUS DEVELOPMENT	CLIENT PARRAMATTA P HOLDINGS PTY LTD	DRAWING NO
	T 02.9552.1921 W arguero.com.au E admin@arquero.com.au	B 28/03/2022 DA AMENDMENTS	APPLICATION	PROJECT EARLY LEARNING CENTRE	
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R ACCESS - TABLE

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CHECKED BY

@ A3

SCALE

PROJECT NO. **20157**

31/03/2022 3:52:35 PM

SOLAR ACCESS / JUNE 21ST / 3 PM

LEVEL 1		AREA WITH SOLAR ACCESS M ²	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
I					

2mmapril	ARQUERO ARCHITECTS PTY LTD 406 / 56 BOWMAN STREET, PYRMONT NSW, 2009	REV DATE NOTES A 20/04/2021 ADDITIONAL INFO	STATUS DEVELOPMENT	CLIENT PARRAMATTA P HOLDINGS PTY LTD	DRAWING NO
	T 02.9552.102.1 W arquero.com.au E admin@arquero.com.au	B 28/03/2022 DA AMENDMENTS	APPLICATION	PROJECT EARLY LEARNING CENTRE	DRAWING TIT
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")	NOMINATED ARCHITECT RAMY TAWADROS Reg No. 9209 (NSW)		Do not scale drawing. Verify all dimensions on site. Report any discrepencies in documentation to architect. This drawing is for the purpose of council approval and as such, is not suitable for construction	ADDRESS 2-4 PALMER ST	DRAWING BY
'		1	1	PARRAMATTA	I

ITLE

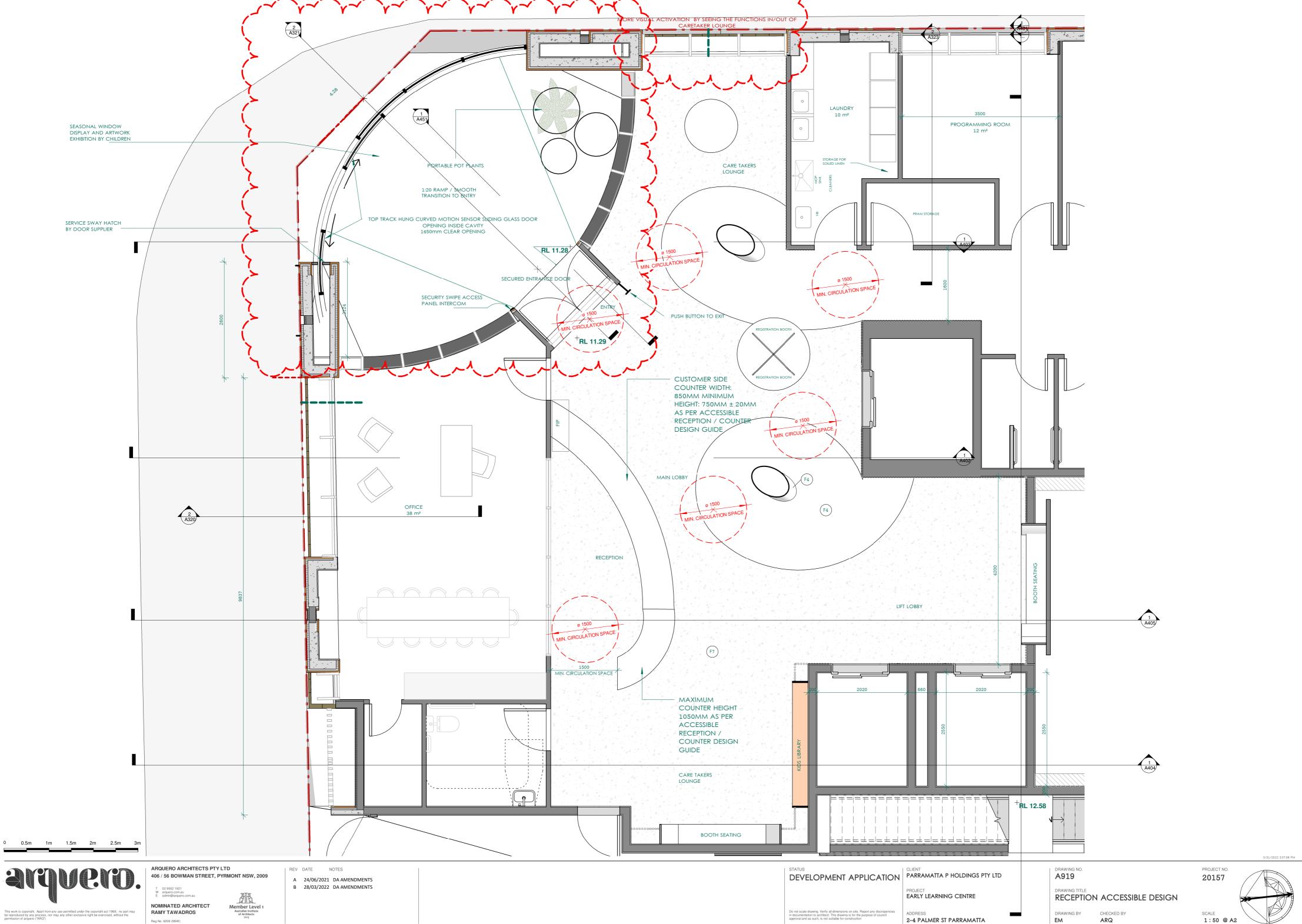
ACCESS - TABLES

CHECKED BY ARQ

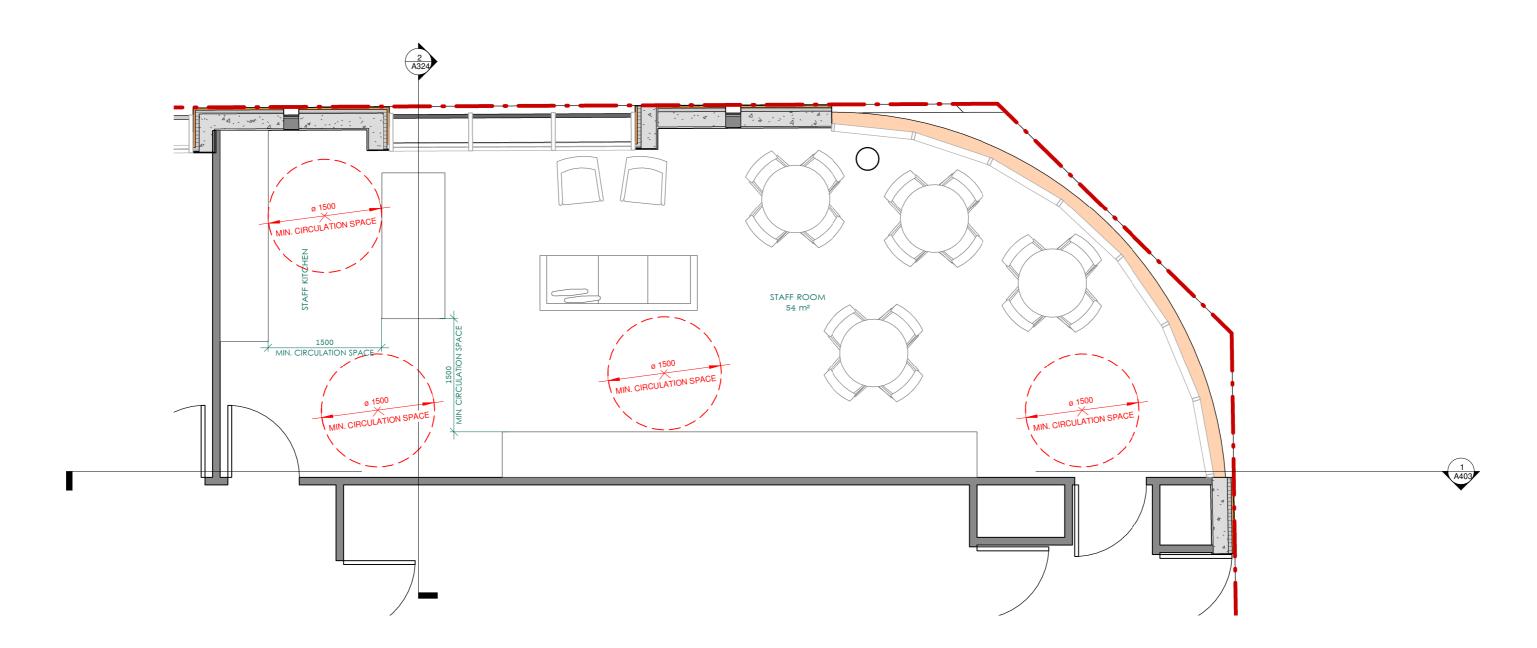
SCALE @ A3

PROJECT NO. 20157

31/03/2022 3:52:37 PM



paurission or arquero (Anor)







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REV DATE NOTES

A 28/03/2022 DA AMENDMENTS

					3/31/2022 3:37:08 PM
DEVELOPMENT APPLICATION	CLIENT PARRAMATTA P HOLDINGS PTY LTD	DRAWING NO.		PROJECT NO. 20157	
	PROJECT EARLY LEARNING CENTRE	DRAWING TITLE	OM ACCESSIBLE DESIGN		
Do not scale drawing. Verify all dimensions on site. Report any discrepencies in documentation to architect. This drawing is for the purpose of council approval and as such, is not suitable for construction	ADDRESS 2-4 PALMER ST PARRAMATTA	DRAWING BY	CHECKED BY	SCALE 1:50 @ A2	





29/03/2021 DA

21/06/2021 DA





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REV DATE NOTES

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



26/11/2021 DA AMENDMENTS



26/11/2021 DA AMENDMENTS

					3/31/2022 3.37.09 FIVI
	CLIENT PARRAMATTA P HOLDINGS PTY LTD	drawing no.		PROJECT NO. 20157	
	PROJECT EARLY LEARNING CENTRE	DRAWING TITLE 3D VIEW –	PALMER ST & PALMER LN. C	CORNER	
Do not scale drawing. Verify all dimensions on site. Report any discrepencies in documentation to architect. This drawing is for the purpose of council approval and as such, is not suitable for construction	ADDRESS 2-4 PALMER ST PARRAMATTA	drawing by ARQ	CHECKED BY	SCALE @ A2	





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21/06/2021 DA

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26/11/2021 DA AMENDMENTS



26/11/2021 DA AMENDMENTS



3/31/2022 3:37:10 PM DEVELOPMENT APPLICATION DRAWING NO. PROJECT NO. 20157 DRAWING TITLE PROJECT EARLY LEARNING CENTRE 3D VIEW - ENTRANCE Do not scale drawing. Verify all dimensions an site. Report any discrepencies in documentation to architect. This drawing is for the purpose of council approval and as such, is not suitable for construction DRAWING BY checked by **ARQ** scale @ A2 ADDRESS 2-4 PALMER ST PARRAMATTA

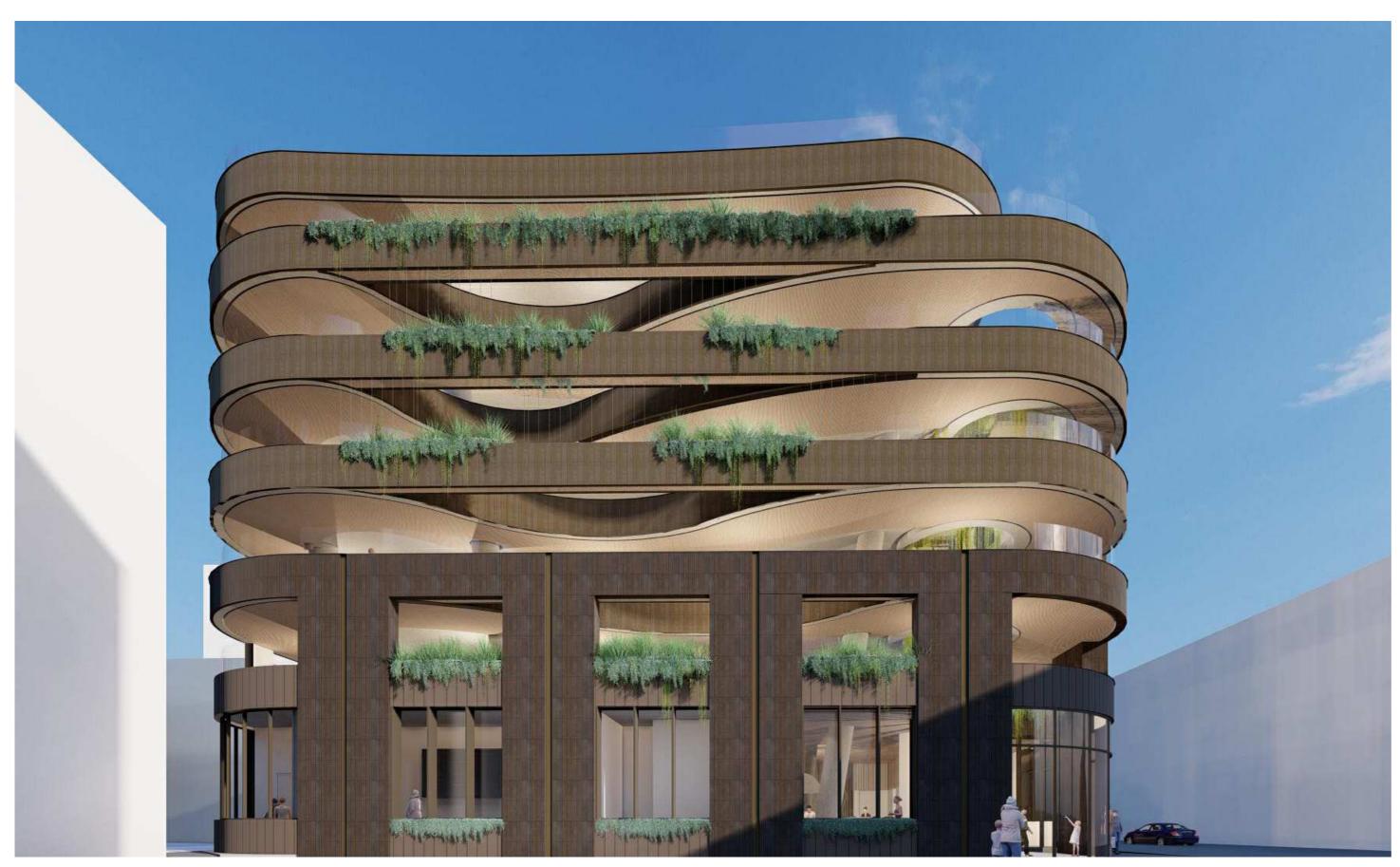




21/06/2021 DA



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B 28/03/2022 DA AMENDMENTS





26/11/2021 DA AMENDMENTS

					3/31/2022 3:37:11 PM
DEVELOPMENT APPLICATION	CLIENT PARRAMATTA P HOLDINGS PTY LTD	DRAWING NO.		PROJECT NO. 20157	
	PROJECT EARLY LEARNING CENTRE	DRAWING TITLE 3D VIEW -	PALMER LANE / WEST		
Do not scale drawing. Verify all dimensions on site. Report any discrepencies in documentation to architect. This drawing is for the purpose of council approval and as such, is not suitable for construction	ADDRESS 2-4 PALMER ST PARRAMATTA	drawing by	CHECKED BY	SCALE @ A2	



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B 28/03/2022 DA AMENDMENTS

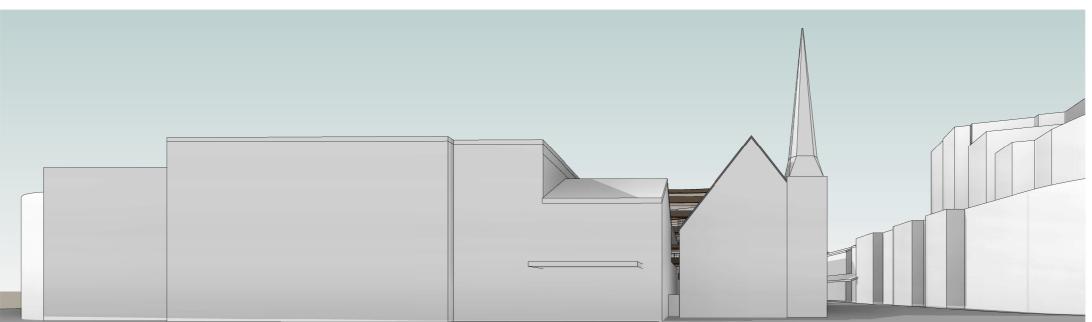




26/11/2021 DA AMENDMENTS

26/11/2021 DA AMENDMENTS

					3/31/2022 3:37:11 PM
STATUS DEVELOPMENT APPLICATION	CLIENT PARRAMATTA P HOLDINGS PTY LTD	DRAWING NO.		PROJECT NO. 20157	
	PROJECT EARLY LEARNING CENTRE	DRAWING TITLE 3D VIEW –	PALMER ST		
Do not scale drawing. Verify all dimensions on site. Report any discrepencies in documentation to architect. This drawing is for the purpose of council approval and as such, is not suitable for construction	ADDRESS 2-4 PALMER ST PARRAMATTA	DRAWING BY	CHECKED BY	SCALE @ A2	



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REV DATE NOTES
 A
 26/11/2021
 DA AMENDMENTS

 B
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DEVELOPMENT APPLICATION

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PROJECT EARLY LEARNING CENTRE

ADDRESS 2-4 PALMER ST PARRAMATTA

			3/31/2022 3:37:34 PM
DRAWING NO.		PROJECT NO. 20157	
DRAWING TITLE	ONTAGE – CHURCH ST.		
DRAWING BY	CHECKED BY	SCALE @ A2	

VIEW FROM PRINCE ALFRED PARK / PROPOSAL



VIEW FROM PRINCE ALFRED PARK / EXISTING





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STATUS DEVELOPMENT APPLICATION	CLIENT PARRAMATTA P HOLDINGS PTY LTD	drawing no.		PROJECT NO. 20157
	PROJECT EARLY LEARNING CENTRE	DRAWING TITLE	NTAGE – CHURCH ST 2	
Do not scale drawing. Verify all dimensions on site. Report any discrepencies in documentation to architect. This drawing is for the purpose of council approval and as such, is not suitable for construction	ADDRESS 2-4 PALMER ST PARRAMATTA	drawing by	CHECKED BY	© A2



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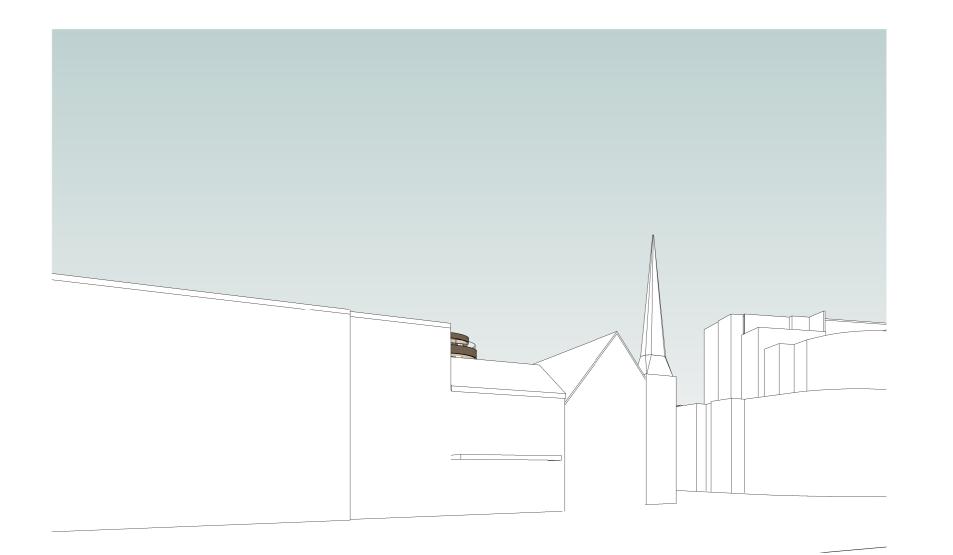
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						3/31/2022 3:37:46 PM
		CLIENT PARRAMATTA P HOLDINGS PTY LTD	DRAWING NO.		PROJECT NO. 20157	
		PROJECT EARLY LEARNING CENTRE	DRAWING TITLE	ONTAGE – CHURCH ST	3	
disc	screpencies in accumentation to architect. This arawing is for the	ADDRESS 2-4 PALMER ST PARRAMATTA	DRAWING BY	CHECKED BY	SCALE @ A2	

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B 28/03/2022 DA AMENDMENTS

					3/31/2022 3:37:47 PM
STATUS DEVELOPMENT APPLICATION	CLIENT PARRAMATTA P HOLDINGS PTY LTD	DRAWING NO.		PROJECT NO. 20157	
	PROJECT EARLY LEARNING CENTRE	DRAWING TITLE	NTAGE – PALMER ST.		
Do not scale drawing. Verify all dimensions on site. Report any discrepencies in documentation to architect. This drawing is for the purpose of council approval and as such, is not suitable for construction	address 2-4 PALMER ST PARRAMATTA	DRAWING BY	CHECKED BY	SCALE @ A2	

VIEW FROM PALMER ST. / PROPOSAL



VIEW FROM PALMER ST. / EXISTING





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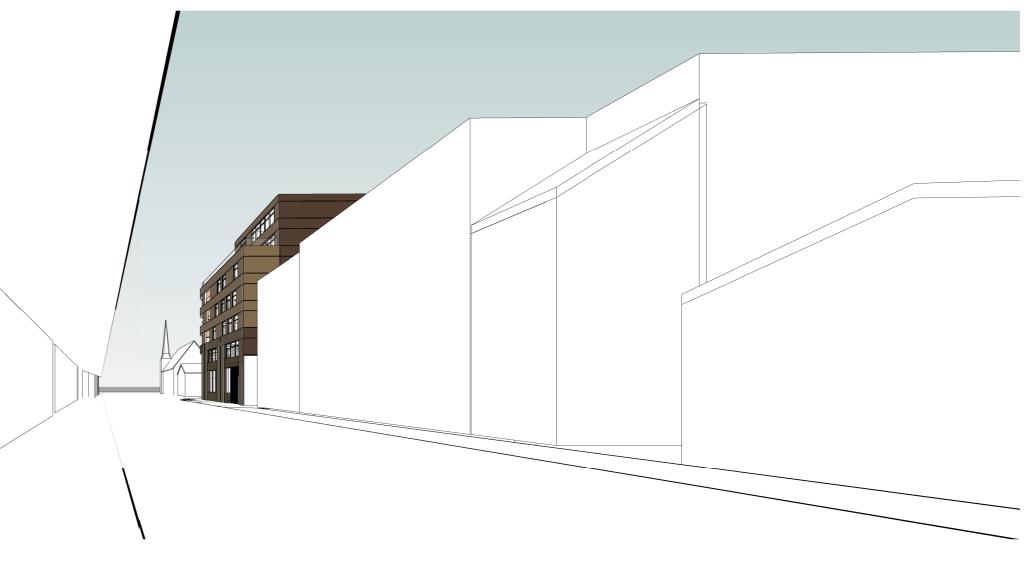
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					3/31/2022 3:38:01 PM
STATUS DEVELOPMENT APPLICATION	CLIENT PARRAMATTA P HOLDINGS PTY LTD	DRAWING NO.		PROJECT NO. 20157	
	PROJECT EARLY LEARNING CENTRE	DRAWING TITLE	ONTAGE – PALMER ST		
Do not scale drawing. Verify all dimensions on site. Report any discrepencies in documentation to architect. This drawing is for the purpose of council approval and as such, is not suitable for construction	ADDRESS 2-4 PALMER ST PARRAMATTA	DRAWING BY	CHECKED BY	SCALE @ A2	





PORTABLE POT PLANTS



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REV DATE NOTES A 26/11/2021 DA AMENDMENTS

B 28/03/2022 DA AMENDMENTS

PLANTER BOX ON LEVEL 1 / PLANTS CASCADING DOWN ON THE ENTRANC EVESTIBULE

1:20 RAMP / SMOOTH TRANSITION FROM THE PEDESTRIAN PATHWAY TO THE SECURED ENTRANCE OF THE BUILDING

					3/31/2022 3:38:01 PM
STATUS DEVELOPMENT APPLICATION	CLIENT PARRAMATTA P HOLDINGS PTY LTD	drawing no.		PROJECT NO. 20157	
	PROJECT EARLY LEARNING CENTRE	DRAWING TITLE	ISUALIZATION		
Do not scale drawing. Verify all dimensions on site. Report any discrepencies in documentation to architect. This drawing is for the purpose of council approval and as such, is not suitable for construction	ADDRESS 2-4 PALMER ST PARRAMATTA	DRAWING BY	CHECKED BY	SCALE @ A2	



- PORTABLE POT PLANTS / SEASONAL FLOWERS



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REV DATE NOTES A 26/11/2021 DA AMENDMENTS

B 28/03/2022 DA AMENDMENTS

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 ENTRANC EVESTIBULE

MANAGER'S OFFICE / MEETING ROOM

SECURITY SWIPE ACCESS PANEL INTERCOM

STATUS DEVELOPMENT APPLICATION	CLIENT PARRAMATTA P HOLDINGS PTY LTD	drawing no.		PROJECT NO. 20157
	PROJECT EARLY LEARNING CENTRE	DRAWING TITLE	ISUALIZATION	
Do not scale drawing. Verify all dimensions on site. Report any discrepencies in documentation to architect. This drawing is for the purpose of council approval and as such, is not suitable for construction	ADDRESS 2-4 PALMER ST PARRAMATTA	drawing by ND	CHECKED BY ARQ	scale @ A2

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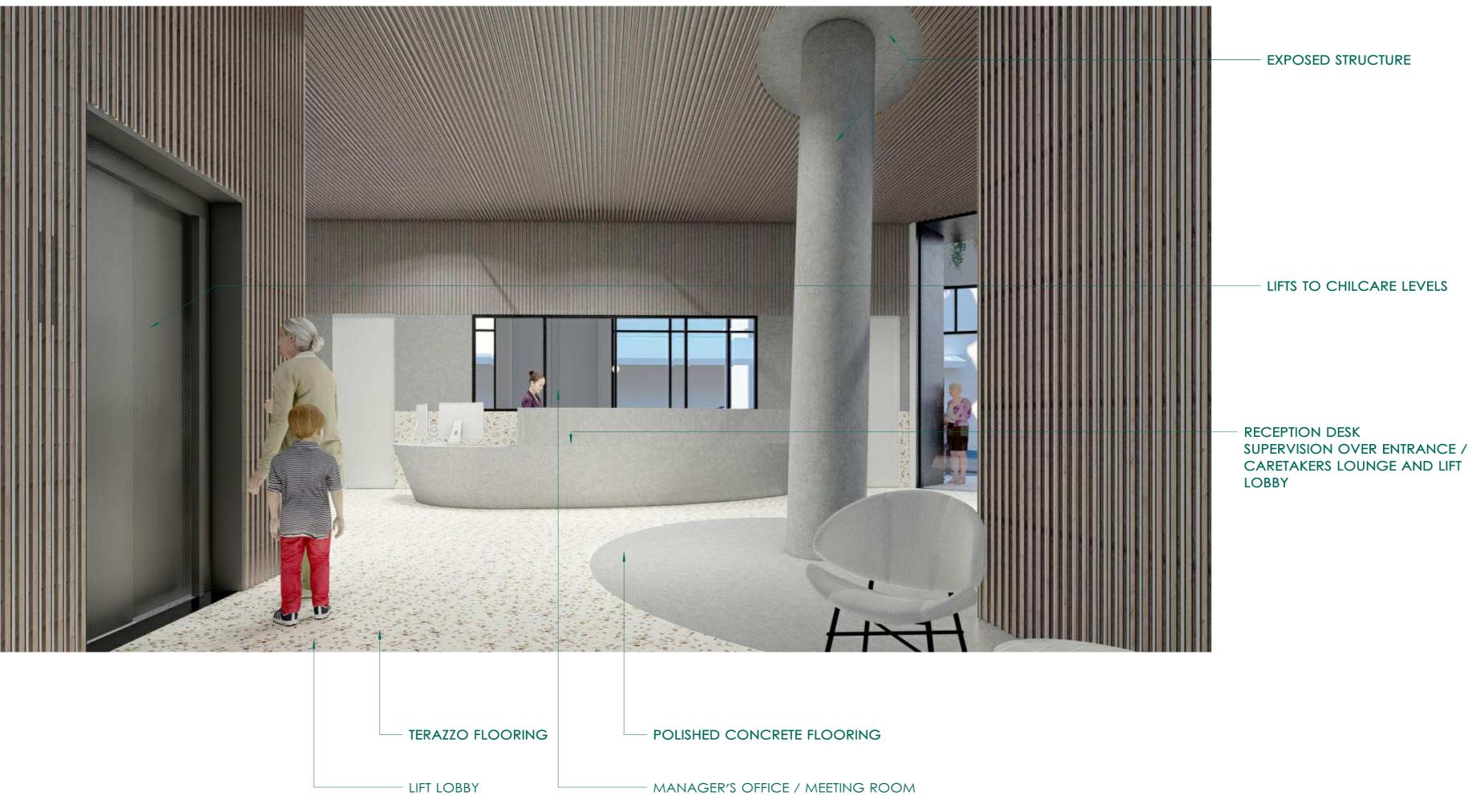
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REV DATE NOTES A 26/11/2021 DA AMENDMENTS B 28/03/2022 DA AMENDMENTS

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

STATUS	CLIENT PARRAMATTA P HOLDINGS PTY LTD	drawing no.		PROJECT NO. 20157
	PROJECT EARLY LEARNING CENTRE	DRAWING TITLE	ISUALIZATION	
Do not scale drawing. Verify all dimensions on site. Report any discrepencies in documentation to architect. This drawing is for the purpose of council approval and as such, is not suitable for construction	ADDRESS 2-4 PALMER ST PARRAMATTA	DRAWING BY	CHECKED BY	SCALE @ A2

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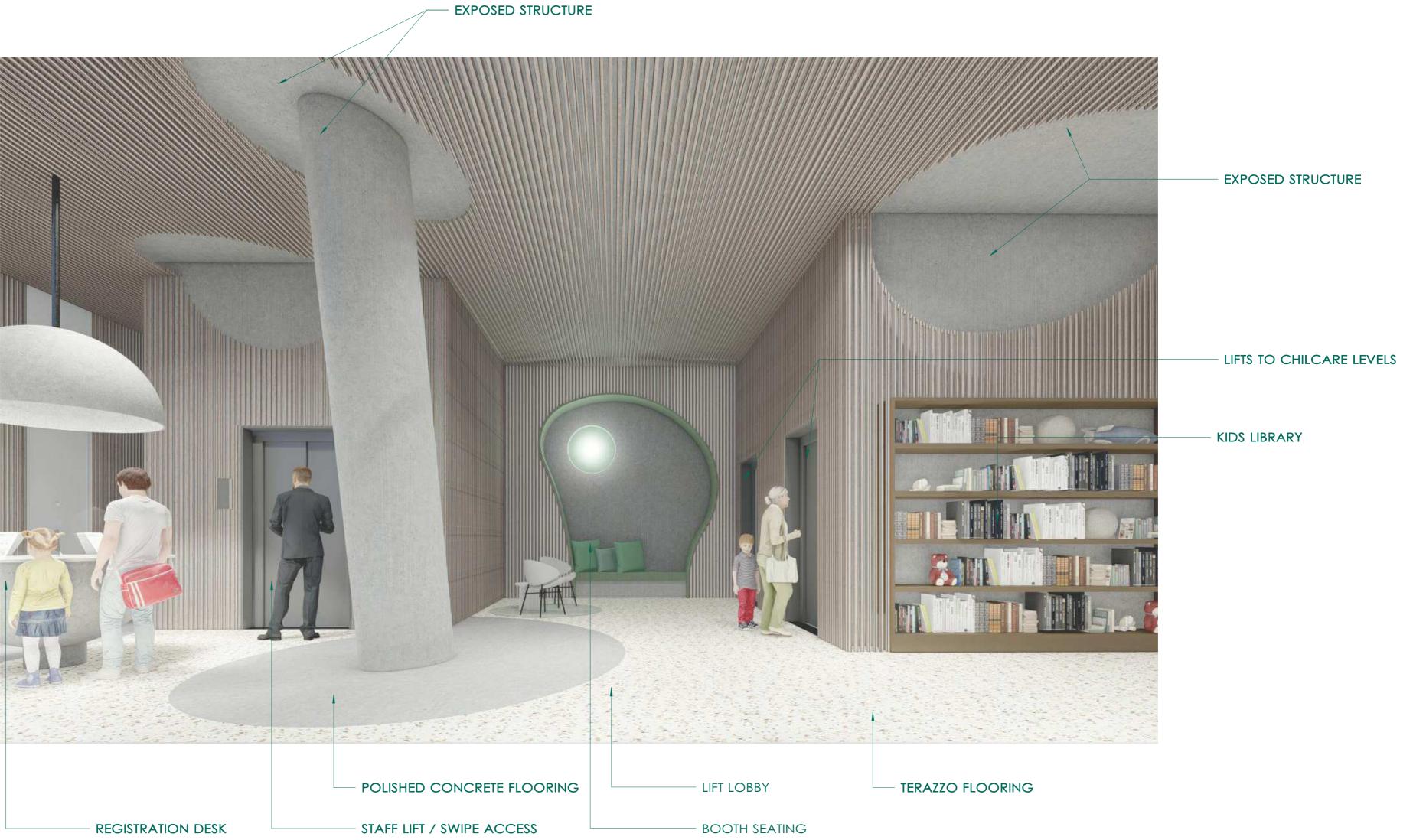
Reg No. 9209 (NSW)

REV DATE NOTES A 26/11/2021 DA AMENDMENTS

B 28/03/2022 DA AMENDMENTS

STATUS DEVELOPMENT APPLICATION	CLIENT PARRAMATTA P HOLDINGS PTY LTD	drawing no.		PROJECT NO. 20157
	PROJECT EARLY LEARNING CENTRE	DRAWING TITLE	ISUALIZATION	
Do not scale drawing. Verify all dimensions an site. Report any discrepencies in documentation to architect. This drawing is for the purpose of council approval and as such, is not suitable for construction	ADDRESS 2-4 PALMER ST PARRAMATTA	DRAWING BY	CHECKED BY ARQ	SCALE @ A2

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STATUS DEVELOPMENT APPLICATION	CLIENT PARRAMATTA P HOLDINGS PTY LTD	drawing no.		PROJECT NO. 20157
	PROJECT EARLY LEARNING CENTRE	DRAWING TITLE	ISUALIZATION	
Do not scale drawing. Verify all dimensions on site. Report any discrepencies in documentation to architect. This drawing is for the purpose of council approval and as such, is not suitable for construction	ADDRESS 2-4 PALMER ST PARRAMATTA	drawing by ND	CHECKED BY ARQ	SCALE @ A2

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SECURED ENTRANCE / SWIPE ACCESS , INTERCOM

					3/31/2022 3:38:03 PM
STATUS DEVELOPMENT APPLICATION	CLIENT PARRAMATTA P HOLDINGS PTY LTD	drawing no.		PROJECT NO. 20157	
	PROJECT EARLY LEARNING CENTRE	DRAWING TITLE	ISUALIZATION		
Do not scale drawing. Verify all dimensions on site. Report any discrepencies in documentation to architect. This drawing is for the purpose of council approval and as such, is not suitable for construction	ADDRESS 2-4 PALMER ST PARRAMATTA	drawing by ND	CHECKED BY	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 0.2 M³ / YES OUTDOOR 0.3 M³ / YES					
STORAGE YES INDOO 0.2 M³ / YES OUTDOOR 0.3 M³ / YES ACCESSIBILITY DUAL LIFTS INCLUDING EMERG. AS PER NQS YES		INDOO	769.5	3.25 m²/	YES
INDOO0.2 M³ /YESOUTDOOR0.3 M³ /YESACCESSIBILITYDUAL LIFTS INCLUDING EMERG.AS PER NQSYES		OUTDOOR	1650.2	7 m²/	YES
OUTDOOR 0.3 M³ / YES ACCESSIBILITY DUAL LIFTS INCLUDING EMERG. AS PER NQS YES	STORAGE				YES
ACCESSIBILITY DUAL LIFTS INCLUDING EMERG. AS PER NQS YES		INDOO		0.2 M ³ /	YES
		OUTDOOR		0.3 M ³ /	YES
FACILITIES DESIGNED FOR SUPERVISION DESIGNED FOR SUPERVISION AS PER NQS YES	ACCESSIBILITY		DUAL LIFTS INCLUDING EMERG.	AS PER NQS	YES
	FACILITIES DESIGNEE	D FOR SUPERVISION	DESIGNED FOR SUPERVISION	AS PER NQS	YES



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 e odmini@rouero.com.au
 NOMINATED ARCHITECT
 RAMY TAWADROS
 Pro. No. 9209 (NSW)

Reg No. 9209 (NSW)

REV DATE NOTES B 25/02/2021 DEVELOPMENT APPLICATION

- C 26/04/2021 ADDITIONAL INFO
- D 24/06/2021 DA AMENDMENTS
- E 12/08/2021 DA ADDITIONAL INFO F 26/11/2021 DA AMENDMENTS
- G 28/03/2022 DA AMENDMENTS

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DEVELOPMENT APPLICATION	PARRAMATTA P HOLDINGS PTY LTD	DRAWING NO. Z 01	PROJECT NO. 20157
	PROJECT EARLY LEARNING CENTRE	DRAWING TITLE COMPLIANCE TABLE	
Do not scale drawing. Verify all dimensions on site. Report any discrepencies in documentation to architect. This drawing is for the purpose of council approval and as such, is not suitable for construction	ADDRESS 2-4 PALMER ST PARRAMATTA	DRAWING BY CHECKED BY ARQ ARQ	SCALE @ A2