

ISSUE	DATE	DESCRIPTION
1	20.12.2022	ISSUED FOR DEVELOPMENT APPLICATION
2	23.12.2022	DRAWING LIST UPDATED. ISSUED FOR DEVELOPMENT APPLICATION
3	16.06.2023	DRAWINGS UPDATED IN RESPONSE TO COUNCIL RFI - FINAL DRAFT
4	21.06.2023	DRAWINGS UPDATED IN RESPONSE TO RFI

DEVELOPMENT APPLICATION

NEW CHILDCARE CENTRE
MONTESSORI ACADEMY
72 PARK AVENUE, KINGSWOOD 2747



FRONT PERSPECTIVE VIEW

DA DRAWING LIST		
SHEET NO.	SHEET NAME	REVISION
DA0000	COVER SHEET	4
DA0001	SITE LOCATION PLAN	1
DA0002	SITE ANALYSIS PLAN	1
DA0003	SITE PLAN / ROOF PLAN	3
DA0004	SHADOW DIAGRAMS - 22 JUNE	3
DA0005	SHADOW DIAGRAMS - 22 SEPTEMBER	3
DA1001	EXISTING & DEMOLITION PLAN	3
DA1102	GROUND FLOOR PLAN	4
DA1103	LEVEL 1 PLAN	4
DA1104	LEVEL 2 PLAN	4
DA2101	PROPOSED ELEVATIONS SHEET 1	4
DA2102	PROPOSED ELEVATIONS SHEET 2	4
DA3001	PROPOSED SECTIONS SHEET 1	3
DA3002	PROPOSED SECTIONS SHEET 2	3
DA3003	PROPOSED SECTIONS SHEET 3	3
DA9001	SIGNAGE DETAILS	1
DA9011	AREA PLANS	3



PROJECT:
Montessori Academy Kingswood

72 Park Avenue,
Kingswood, NSW , 2747



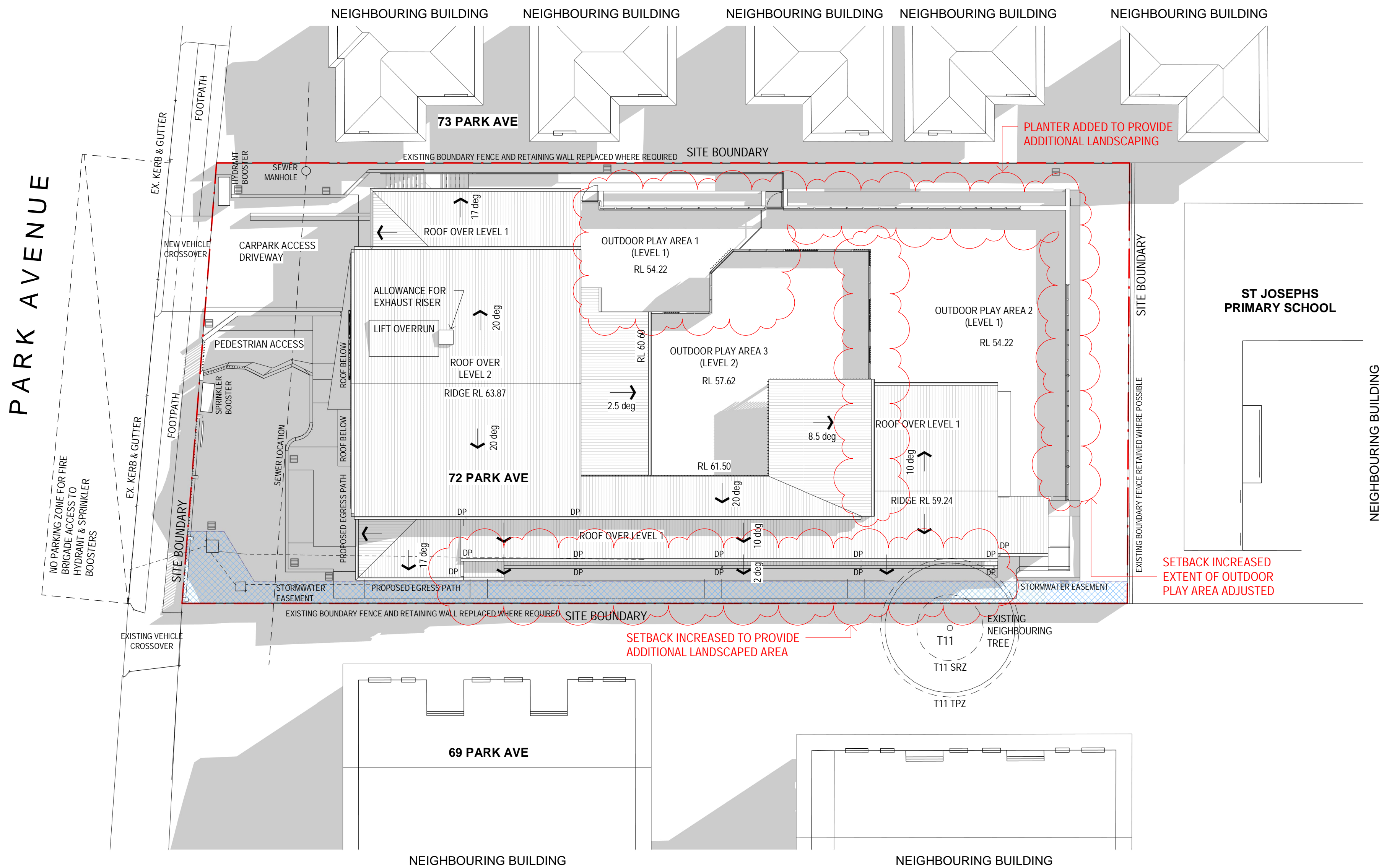
DRAWING TITLE:
COVER SHEET

NOTES:
Nominated architect: Rolfe Latimer : 5535
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Use only figured dimensions.
All discrepancies to be referred to Altis Architecture Pty Ltd prior to construction.
Ensure compliance with the Building Code of Australia and all relevant Australian Standards and Authority requirements.

NORTH:

SCALE:
DRAWN BY: JW
CHECKED BY: DB
PROJECT NO: 3115.01
CAD FILE:

DATE:
JUNE 2023
DRAWING NO: DA0000
ISSUE: 4



1 SITE PLAN
Scale: 1 : 200

ISSUE	DATE	DESCRIPTION
1	20.12.2022	ISSUED FOR DEVELOPMENT APPLICATION
2	16.06.2023	DRAWINGS UPDATED IN RESPONSE TO COUNCIL RFI - FINAL DRAFT
3	21.06.2023	DRAWINGS UPDATED IN RESPONSE TO RFI

SECTION J - BUILDING FABRIC REQUIREMENTS
(ROOFS & FLOOR)

THE BELOW ACHIEVES DTS COMPLIANCE WITH NCC SECTION J. COMPLIANCE IS ALSO ACHIEVABLE THROUGH A PERFORMANCE BASED SOLUTION & WILL BE FURTHER CLARIFIED DURING THE CONSTRUCTION CERTIFICATE STAGE

METAL DECK ROOF
MINIMUM TOTAL R-VALUE = R13.20
- ROOF / CEILINGING TO BE INSULATED WITH TOTAL R2.30 BULK INSULATION WITH REFLECTIVE SARKING
- ROOF SOLAR ABSORPTION NOT HIGHER THAN 0.45

CONCRETE ROOF
L2 OUTDOOR PLAY AREA OVER LEVEL 1
INTERNAL SPACE
MINIMUM TOTAL R-VALUE = R13.20
- ROOF TO BE INSULATED WITH R1.75 BULK INSULATION WITH REFLECTIVE SARKING

EXPOSED CONCRETE FLOOR
INTERNAL AREAS OVER EXPOSED EXTERNAL AREAS
MINIMUM TOTAL R-VALUE = R12.0
- TO BE INSULATED WITH R1.75 INSULATION BOARD

BUILDING SEALING
THE BUILDING WILL BE SEALED IN ACCORDANCE WITH NCC PART J3

TREES
REFER TO ARBORIST REPORT & LANDSCAPE DRAWINGS FOR DETAILS
TPZ = TREE PROTECTION ZONE
SRZ = STRUCTURAL ROOT ZONE

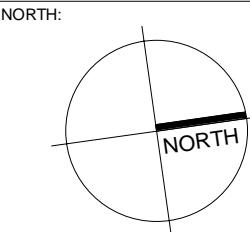


PROJECT:
Montessori Academy Kingswood
72 Park Avenue,
Kingswood, NSW , 2747



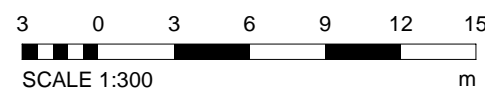
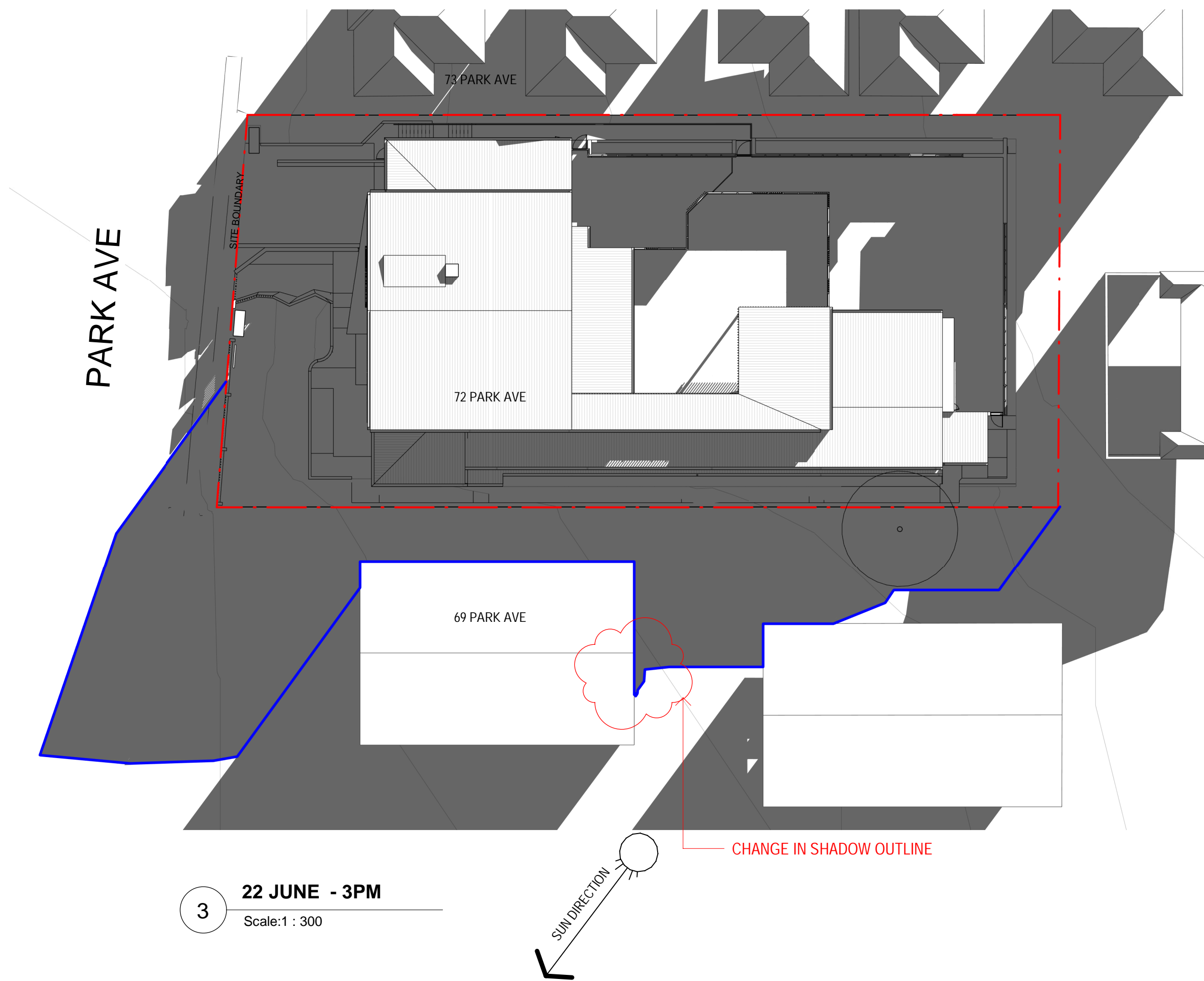
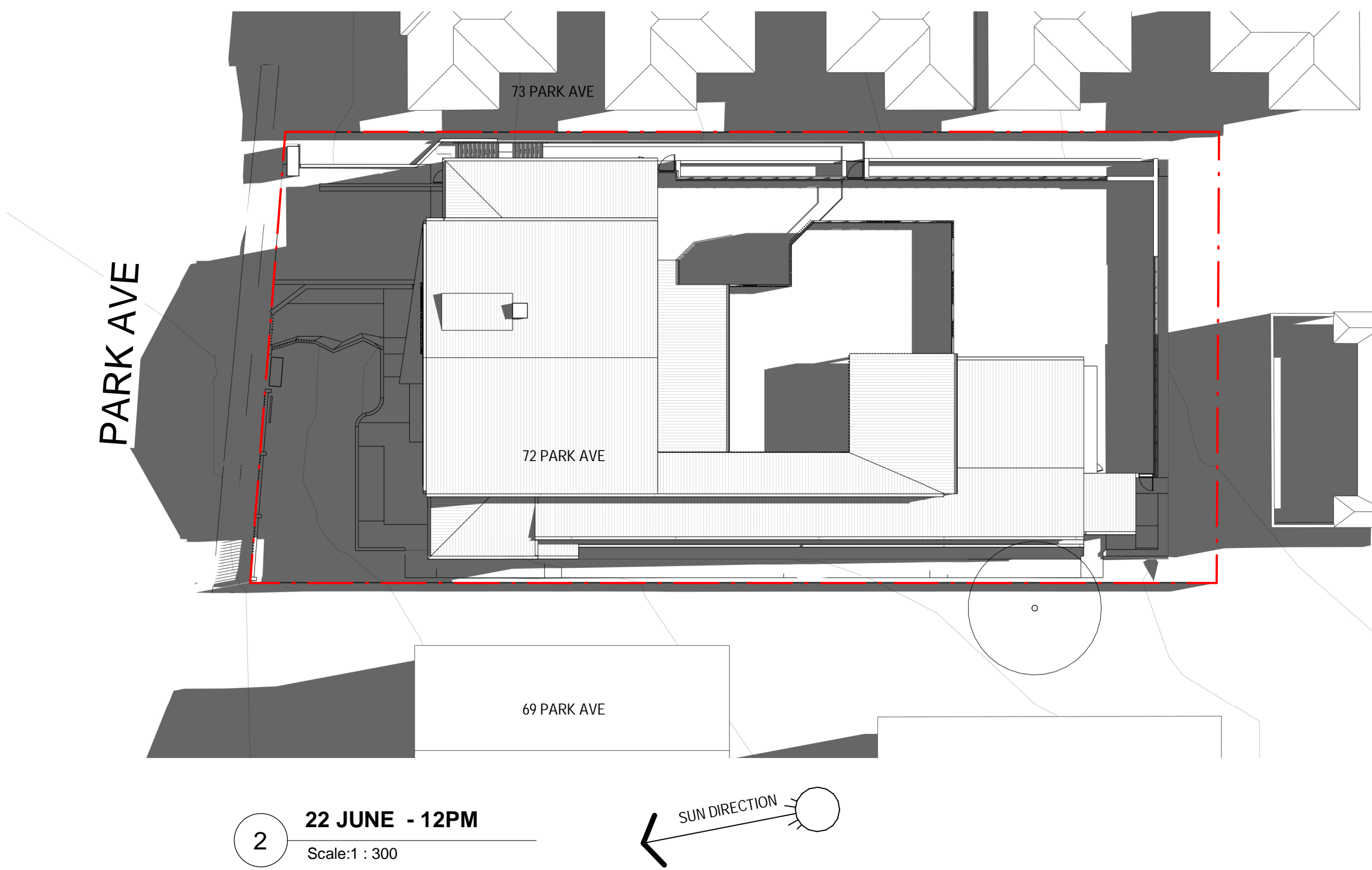
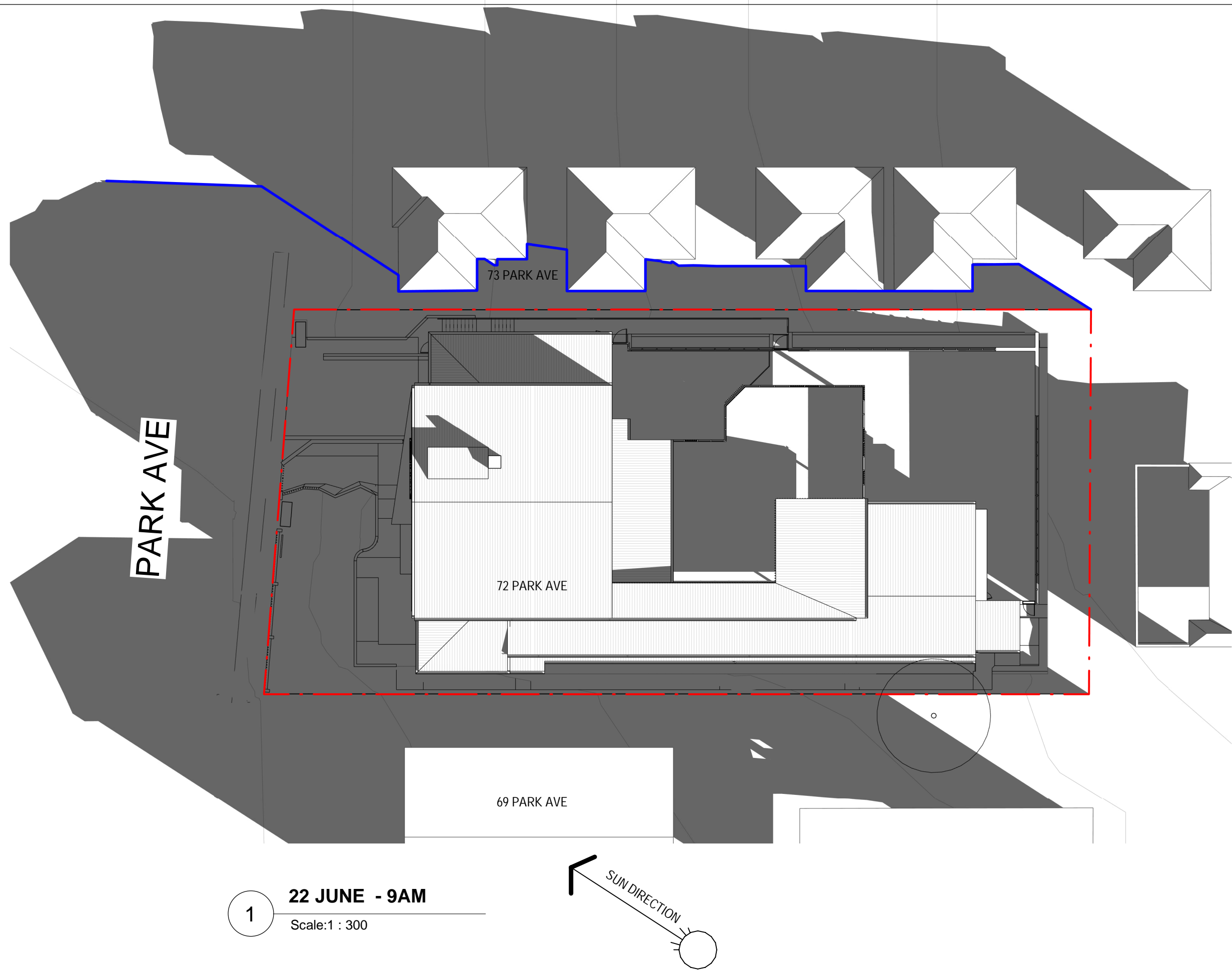
SITE PLAN / ROOF PLAN

NOTES:
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SCALE:
As indicated @ A1
DRAWN BY: JW
CHECKED BY: DB
PROJECT NO: 3115.01
CAD FILE:

DATE:
JUNE 2023
DRAWING NO: DA0003
ISSUE: 3



DEVELOPMENT APPLICATION

ISSUE	DATE	DESCRIPTION
1	20.12.2022	ISSUED FOR DEVELOPMENT APPLICATION
2	16.06.2023	DRAWINGS UPDATED IN RESPONSE TO COUNCIL RFI - FINAL DRAFT
3	21.06.2023	DRAWINGS UPDATED IN RESPONSE TO RFI

- LEGEND**
- SHADOWS
 - BLUE OUTLINE INDICATES EXTENT SHADOW RESULTING FROM THE PROPOSED DEVELOPMENT WHERE OVERLAPPING WITH SHADOWS FROM NEIGHBOURING BUILDINGS

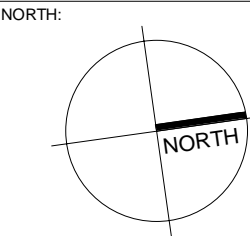


PROJECT:
Montessori Academy Kingswood
72 Park Avenue,
Kingswood, NSW, 2747



DRAWING TITLE:
SHADOW DIAGRAMS - 22 JUNE

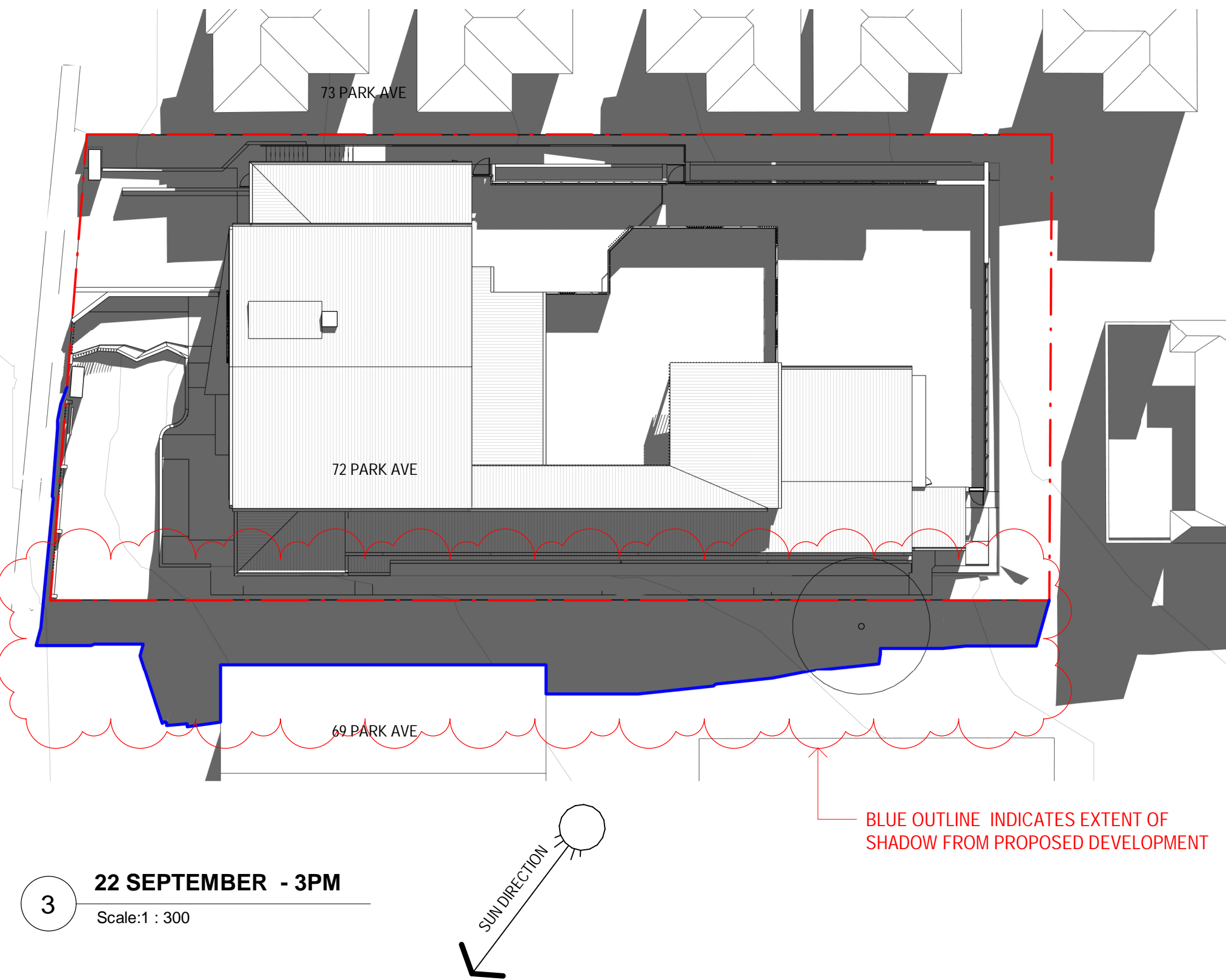
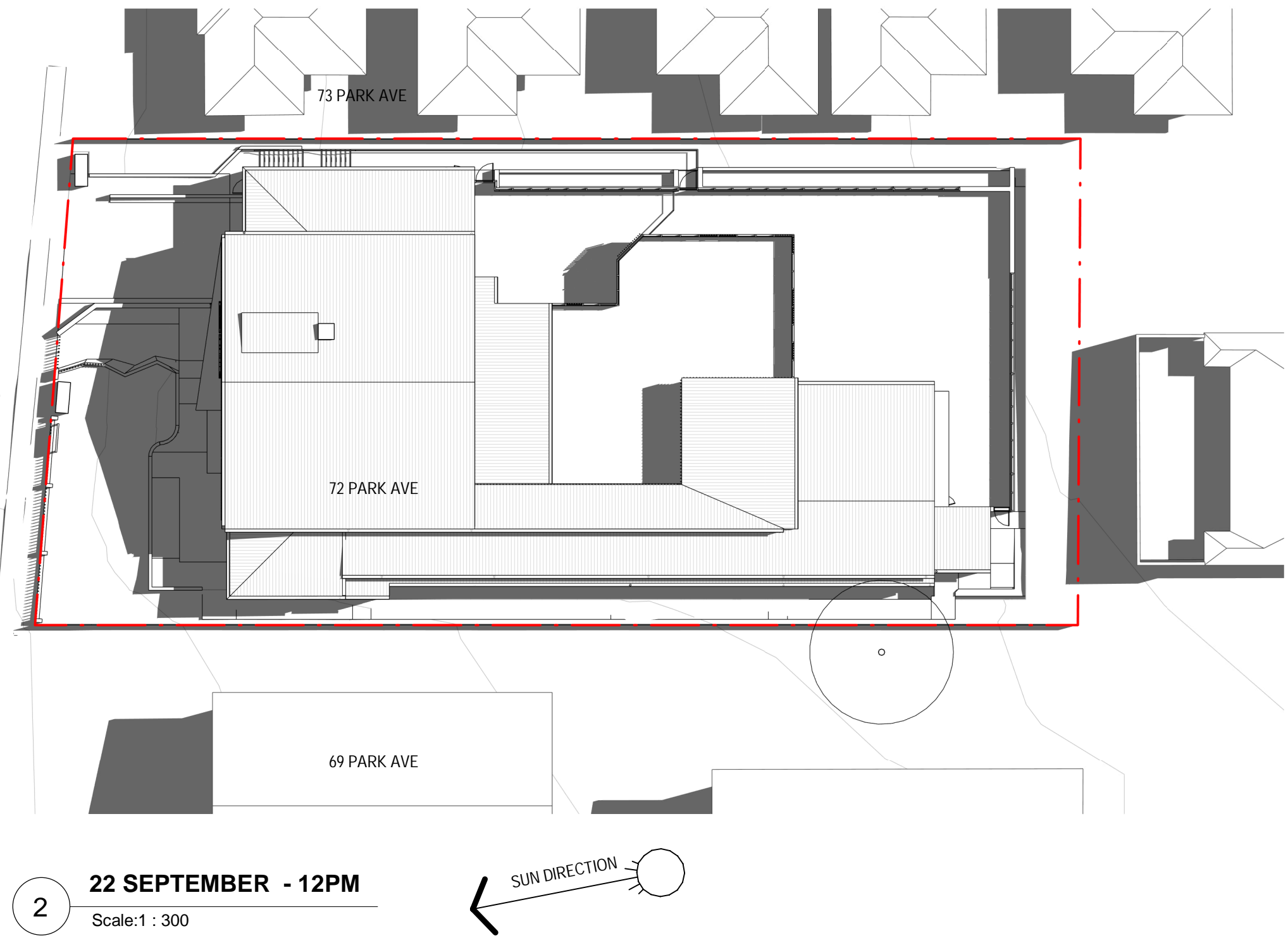
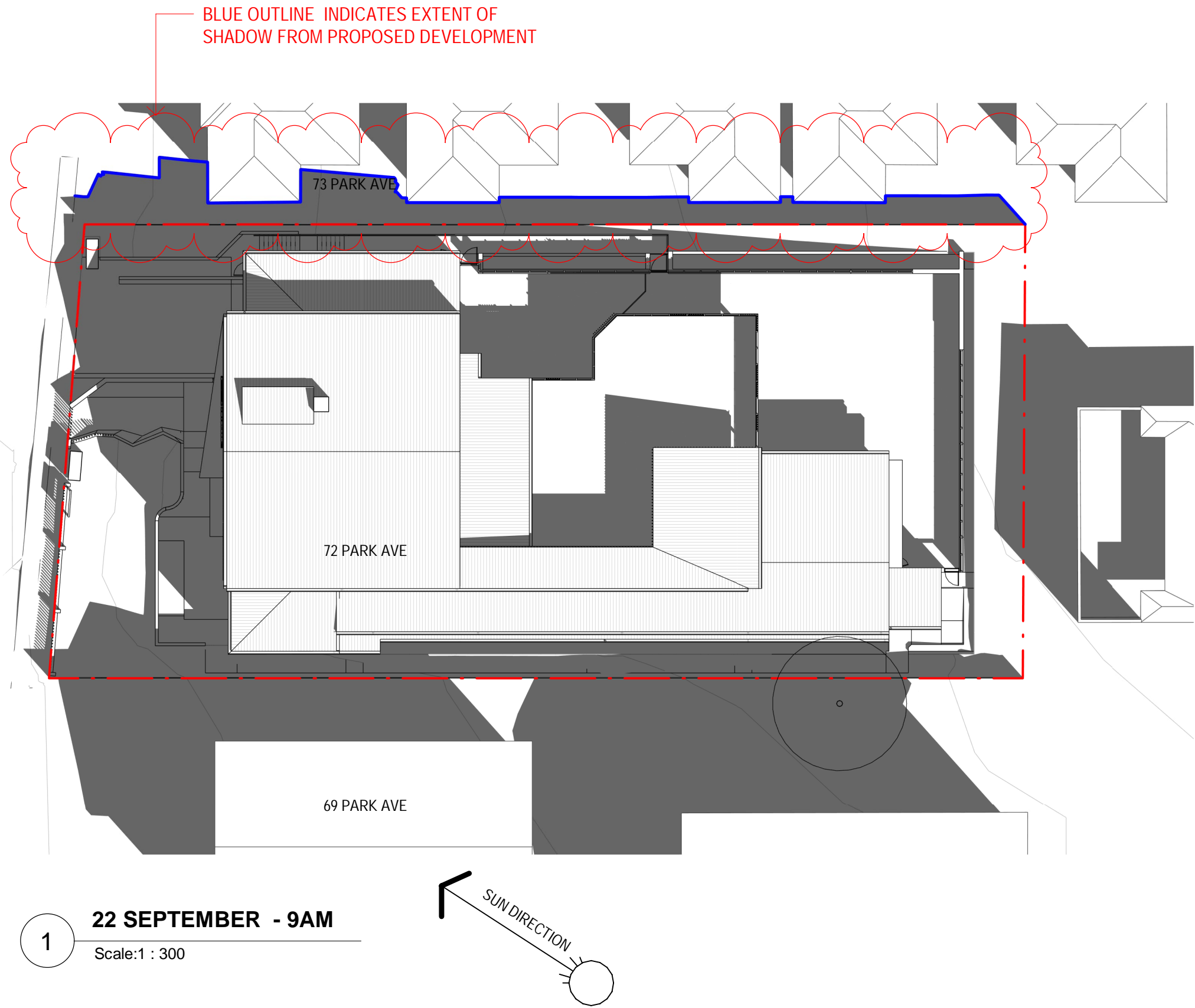
NOTES:
Nominated architect: Rolfe Latimer : 5535
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SCALE:
As indicated @ A1
DRAWN BY: JW
CHECKED BY: DB
PROJECT NO: 3115.01
CAD FILE:

DATE:
JUNE 2023
DRAWING NO: DA0004
ISSUE: 3

ISSUE	DATE	DESCRIPTION
1	20.12.2022	ISSUED FOR DEVELOPMENT APPLICATION
2	16.06.2023	DRAWINGS UPDATED IN RESPONSE TO COUNCIL RFI - FINAL DRAFT
3	21.06.2023	DRAWINGS UPDATED IN RESPONSE TO RFI



- LEGEND
- SHADOWS
 - BLUE OUTLINE INDICATES EXTENT SHADOW RESULTING FROM THE PROPOSED DEVELOPMENT WHERE OVERLAPPING WITH SHADOWS FROM NEIGHBOURING BUILDINGS



PROJECT:

Montessori Academy Kingswood

72 Park Avenue,
Kingswood, NSW , 2747

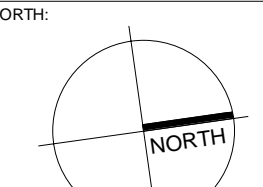


DRAWING TITLE:

SHADOW DIAGRAMS - 22 SEPTEMBER

NOTES:

Nominated architect: Rolfe Latimer : 5535
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Ensure compliance with the Building Code of Australia and all relevant Australian Standards and Authority requirements.



SCALE:

As indicated @ A1

DRAWN BY: JW
CHECKED BY: DB
PROJECT NO: 3115.01
CAD FILE:

DATE:

JUNE 2023

DRAWING NO: DA0005
ISSUE: 3

3 0 3 6 9 12 15
SCALE 1:300 m

3 0 3 6 9 12 15
SCALE 1:300 m

DEVELOPMENT APPLICATION

22/06/2023 10:16:59 AM

<u>PARKING REQUIREMENT:</u>	
NO. OF CHILDREN = 108	
STAFF (CHILDCARE) 1 PER STAFF:	
AGES 0-2 (1 STAFF PER 4 CHILDREN)	7
AGES 2-3 (1 STAFF PER 5 CHILDREN)	8
AGES 3-6 (1 STAFF PER 10 CHILDREN)	4
STAFF CARPARKING REQUIRED	19
PARENTS CARPARKING REQUIRED (1 PER 10 CHILDREN):	11
TOTAL CARPARKING REQUIRED:	30
OVERALL PROPOSED CARPARKING:	29

CLIENT:

 **MONTESSORI
ACADEMY**

PROJECT:


Montessori Academy Kingswood

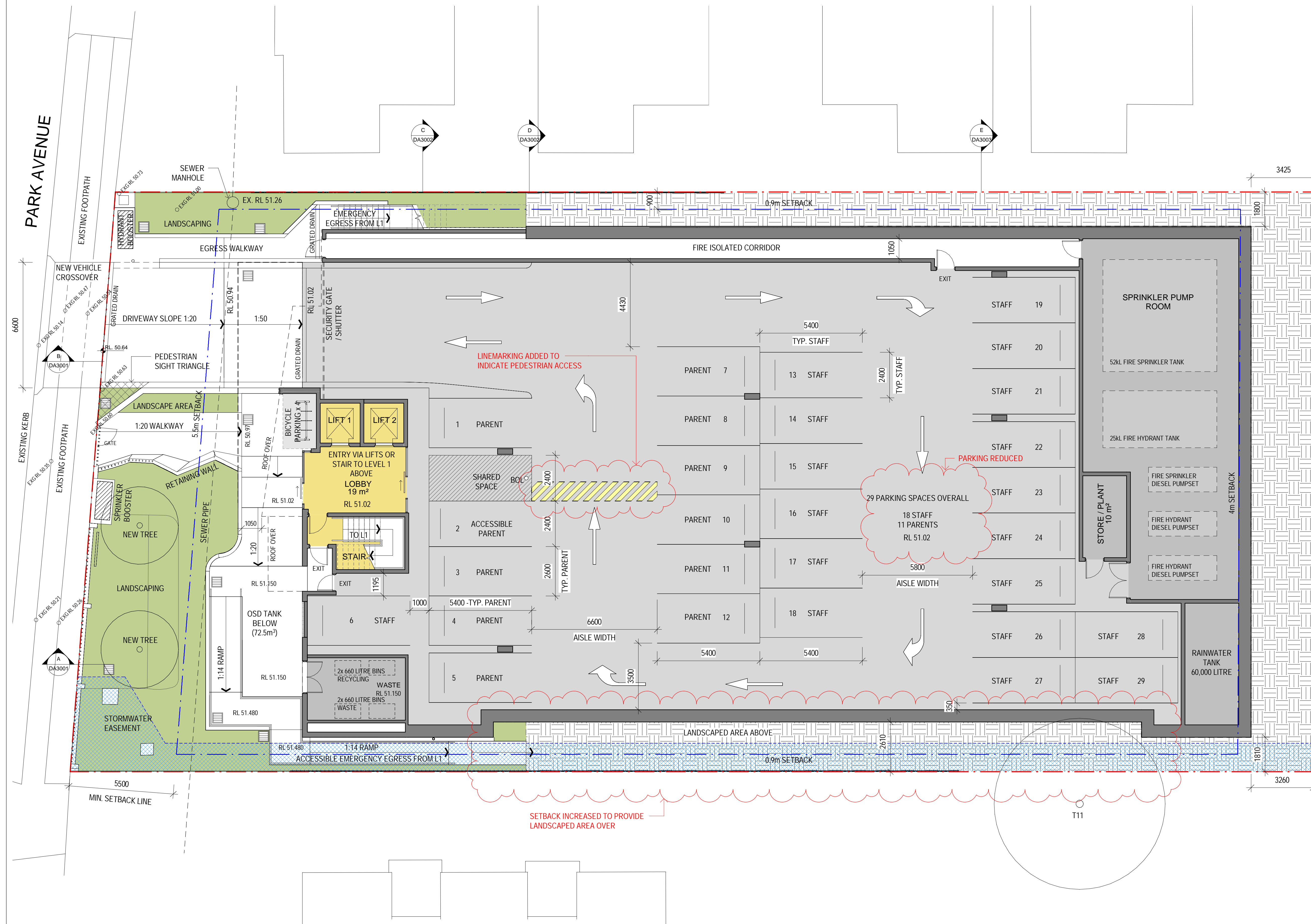
72 Park Avenue,
Kingswood, NSW, 2747

ARCHITECT: **ALTIS**
ARCHITECTURE

DRAWING TITLE:

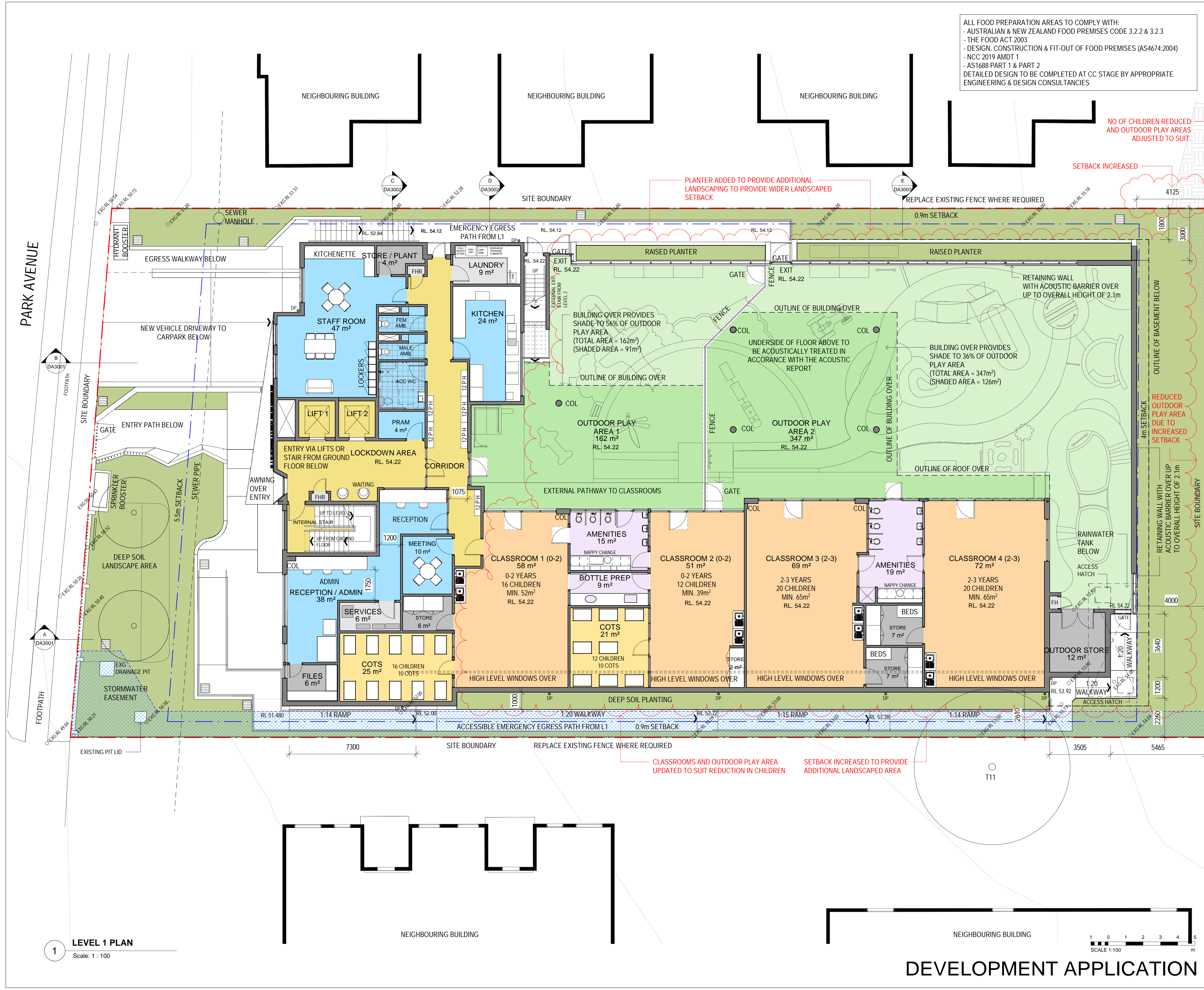
GROUND FLOOR PLAN

<p>NOTES:</p> <p>Nominated architect: Roffe Latimer : 5535</p> <p>Copyright remains the property of Altis Architecture Pty Ltd.</p> <p>Use only figured dimensions.</p> <p>All discrepancies to be referred to Altis Architecture Pty Ltd prior to construction.</p>	<p>NORTH:</p> 
<p>SCALE:</p> <p>As indicated @ A1</p>	<p>DATE:</p> <p>JUNE 2023</p>
<p>Ensure compliance with the Building Code of Australia and all relevant Australian Standards and Authority requirements.</p>	<p>DRAWN BY:</p> <p>JWV</p>
<p>CHECKED BY:</p> <p>DB</p>	<p>PROJECT NO:</p> <p>3115.01</p>
<p>CAD FILE:</p>	<p>DATE:</p> <p>DA1102</p>
	<p>ISSUE:</p> <p>4</p>



1 GROUND FLOOR PLAN
Scale: 1 : 100

DEVELOPMENT APPLICATION



ALL FOOD PREPARATION AREAS TO COMPLY WITH:
- AUSTRALIAN & NEW ZEALAND FOOD PREMISES CODE 3.2.2 & 3.2.3
- THE FOOD ACT 2003
- DESIGN, CONSTRUCTION & FIT-OUT OF FOOD PREMISES (AS4674:2004)
- NCC 2019 AMDT 1
- AS1688 PART 1 & PART 2
DETAILED DESIGN TO BE COMPLETED AT CC STAGE BY APPROPRIATE ENGINEERING & DESIGN CONSULTANCIES

ISSUE	DATE	DESCRIPTION
1	20.12.2022	ISSUED FOR DEVELOPMENT APPLICATION
2	31.05.2023	PLANS UPDATED IN RESPONSE TO COUNCIL RFI
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4	21.06.2023	DRAWINGS UPDATED IN RESPONSE TO RFI

CLASSROOM SCHEDULE		
Name	UNENCUMBERED AREA	NO.OF CHILDREN
LEVEL 1		
CLASSROOM 1 (0-2)	58 m ²	16
CLASSROOM 2 (0-2)	51 m ²	12
CLASSROOM 3 (2-3)	69 m ²	20
CLASSROOM 4 (2-3)	72 m ²	20
LEVEL 2		
CLASSROOM 5 (3-6)	78 m ²	20
CLASSROOM 6 (3-6)	69 m ²	20
TOTAL	396 m ²	108

NOTE = 3.25m² UNENCUMBERED AREA PER CHILD REQ'D

TOTAL NUMBER OF CHILDREN = 108

MINIMUM REQUIRED UNENCUMBERED CLASSROOM AREA = 351m²

OUTDOOR PLAY

TOTAL NUMBER OF CHILDREN = 108

OUTDOOR PLAY REQUIREMENT = 7m² PER CHILD

REQUIRED OUTDOOR PLAY AREA = 108 x 7 = 756m²

PROPOSED OUTDOOR PLAY

LEVEL 1	
OPA 1	= 162m ²
OPA 2	= 347m ²
LEVEL 2	
OPA 3	= 308m ²
TOTAL	= 817m ²

SECTION J - BUILDING FABRIC REQUIREMENTS

THE BELOW ACHIEVES DTS COMPLIANCE WITH NCC SECTION J. COMPLIANCE IS ALSO ACHIEVABLE THROUGH A PERFORMANCE BASED SOLUTION & WILL BE FURTHER CLARIFIED DURING THE CONSTRUCTION CERTIFICATE STAGE

MASONRY VENEER WALLS

MINIMUM TOTAL R-VALUE = R1.40
- WALL TO INCORPORATE R1.5 INSULATION WITH REFLECTIVE AIR GAP

FRAMED EXTERNAL WALLS

MINIMUM TOTAL R-VALUE = R1.40
- WALL TO INCORPORATE R1.5 INSULATION WITH REFLECTIVE AIR GAP

GENERAL NOTES

ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTATION SUBMITTED FOR DA

PROPOSED WALLS, FLOORS, ROOFS

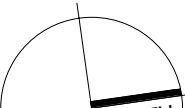


PROJECT: Montessori Academy Kingswood

72 Park Avenue, Kingswood, NSW, 2747



DRAWING TITLE: LEVEL 1 PLAN

NOTES:			NORTH:	
Nominated architect: Rolfe Latimer : 5535				
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All discrepancies to be referred to Altis Architecture Pty Ltd prior to construction.			DATE: JUNE 2023	
Ensure compliance with the Building Code of Australia and all relevant Australian Standards and Authority requirements.			DRAWING NO: DA1103	
SCALE: As indicated @ A1			ISSUE: 4	
DRAWN BY: JW	CHECKED BY: DB	PROJECT NO: 3115.01		
CAD FILE:				

DEVELOPMENT APPLICATION

22/06/2023 10:27:15 AM

PARK AVENUE

SITE BOUNDARY

5.5m SETBACK

AWNING BELOW

NEIGHBOURING BUILDING

NEIGHBOURING BUILDING

NEIGHBOURING BUILDING

NEIGHBOURING BUILDING

NO OF CHILDREN REDUCED AND OUTDOOR PLAY AREAS ADJUSTED TO SUIT.

PLANTER ADDED TO PROVIDE ADDITIONAL LANDSCAPING TO PROVIDE WIDER LANDSCAPED SETBACK

SITE BOUNDARY

EAVES GUTTER

EMERGENCY EGRESS PATH FROM L1 BELOW

GROUND LEVEL OUTDOOR PLAY AREA BELOW

6m SETBACK

EXTENT OF OUTDOOR PLAY AREA ADJUSTED

GROUND LEVEL OUTDOOR PLAY AREA BELOW

6m SETBACK

EAVES GUTTER

SLOPE 10°

ROOF BELOW

ROOF BELOW

LANDSCAPED AREA BELOW

SITE BOUNDARY

ROOF ADJUSTED DUE TO INCREASED SETBACK AND ADDITIONAL LANDSCAPED AREA

NEIGHBOURING BUILDING

NEIGHBOURING BUILDING

LEVEL 2 PLAN

Scale: 1 : 100

ISSUE	DATE	DESCRIPTION
1	20.12.2022	ISSUED FOR DEVELOPMENT APPLICATION
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CLASSROOM SCHEDULE		
Name	UNENCUMBERED AREA	NO.OF CHILDREN
LEVEL 1		
CLASSROOM 1 (0-2)	58 m ²	16
CLASSROOM 2 (0-2)	51 m ²	12
CLASSROOM 3 (2-3)	69 m ²	20
CLASSROOM 4 (2-3)	72 m ²	20
LEVEL 2		
CLASSROOM 5 (3-6)	78 m ²	20
CLASSROOM 6 (3-6)	69 m ²	20
TOTAL	396 m ²	108

NOTE = 3.25m² UNENCUMBERED AREA PER CHILD REQ'D

TOTAL NUMBER OF CHILDREN = 108

MINIMUM REQUIRED UNENCUMBERED CLASSROOM AREA = 351m²

OUTDOOR PLAY

TOTAL NUMBER OF CHILDREN = 108

OUTDOOR PLAY REQUIREMENT = 7m² PER CHILD

REQUIRED OUTDOOR PLAY AREA = 108 x 7 = 756m²

PROPOSED OUTDOOR PLAY

LEVEL 1	
OPA 1	= 162 m ²
OPA 2	= 347m ²
LEVEL 2	
OPA 3	= 308m ²
TOTAL	= 817m ²

SECTION J - BUILDING FABRIC REQUIREMENTS

THE BELOW ACHIEVES DTS COMPLIANCE WITH NCC SECTION J. COMPLIANCE IS ALSO ACHIEVABLE THROUGH A PERFORMANCE BASED SOLUTION & WILL BE FURTHER CLARIFIED DURING THE CONSTRUCTION CERTIFICATE STAGE

MASONRY VENEER WALLS

MINIMUM TOTAL R-VALUE = R1.40
- WALL TO INCORPORATE R1.5 INSULATION WITH REFLECTIVE AIR GAP

FRAMED EXTERNAL WALLS

MINIMUM TOTAL R-VALUE = R1.40
- WALL TO INCORPORATE R1.5 INSULATION WITH REFLECTIVE AIR GAP

GENERAL NOTES

ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTATION SUBMITTED FOR DA

PROPOSED WALLS, FLOORS, ROOFS

CLIENT:



PROJECT:

Montessori Academy Kingswood

72 Park Avenue,
Kingswood, NSW, 2747

ARCHITECT:



DRAWING TITLE:

LEVEL 2 PLAN

NOTES:

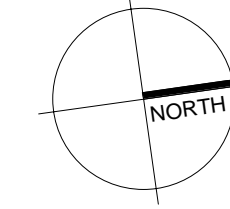
Nominated architect: Rolfe Latimer : 5535
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Ensure compliance with the Building Code of Australia and all relevant Australian Standards and Authority requirements.

SCALE:

As indicated @ A1

DRAWN BY: JW
CHECKED BY: DB
PROJECT NO: 3115.01
CAD FILE:

NORTH:



DATE:

JUNE 2023

DRAWING NO:

DA1104

ISSUE:

4

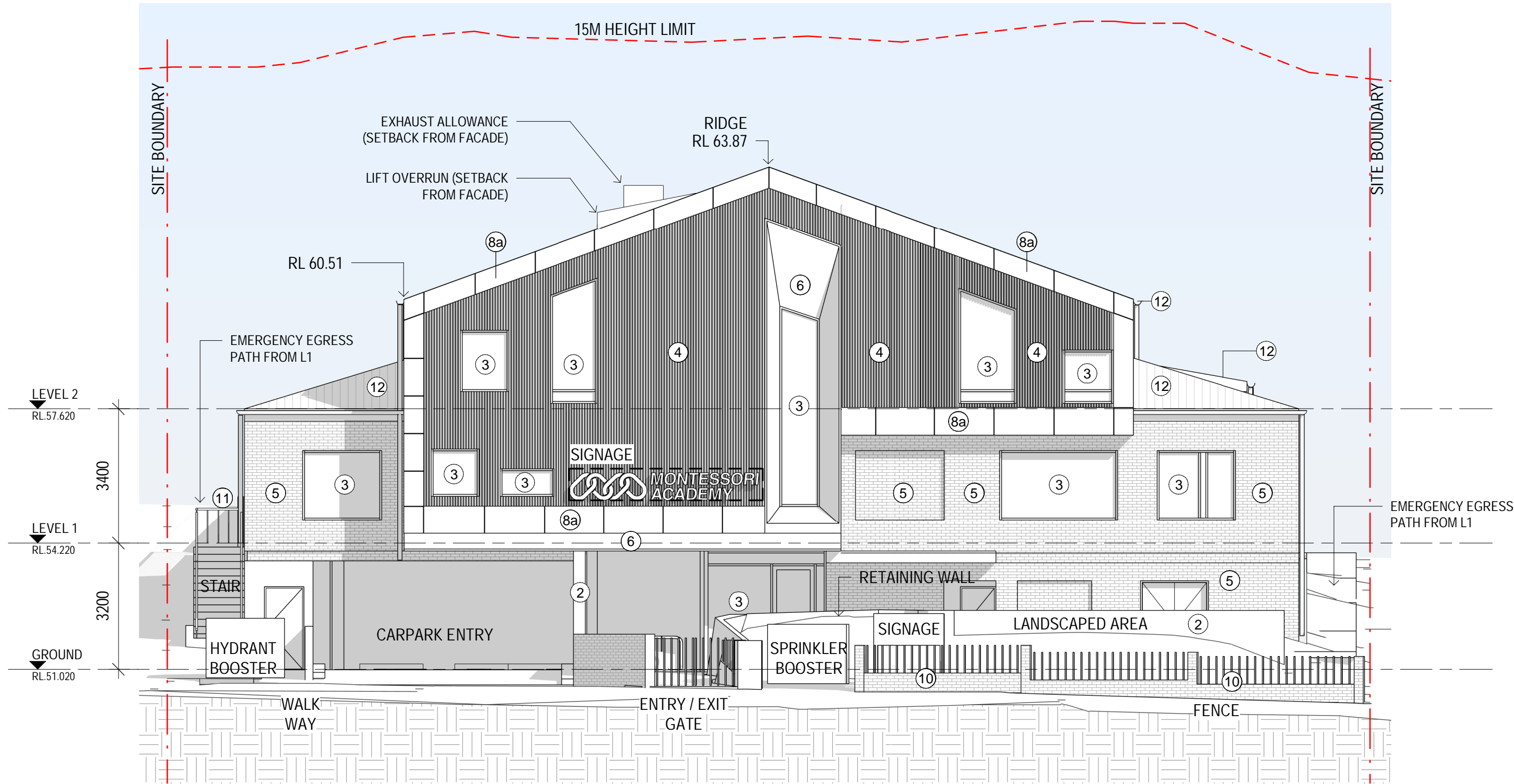
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DEVELOPMENT APPLICATION

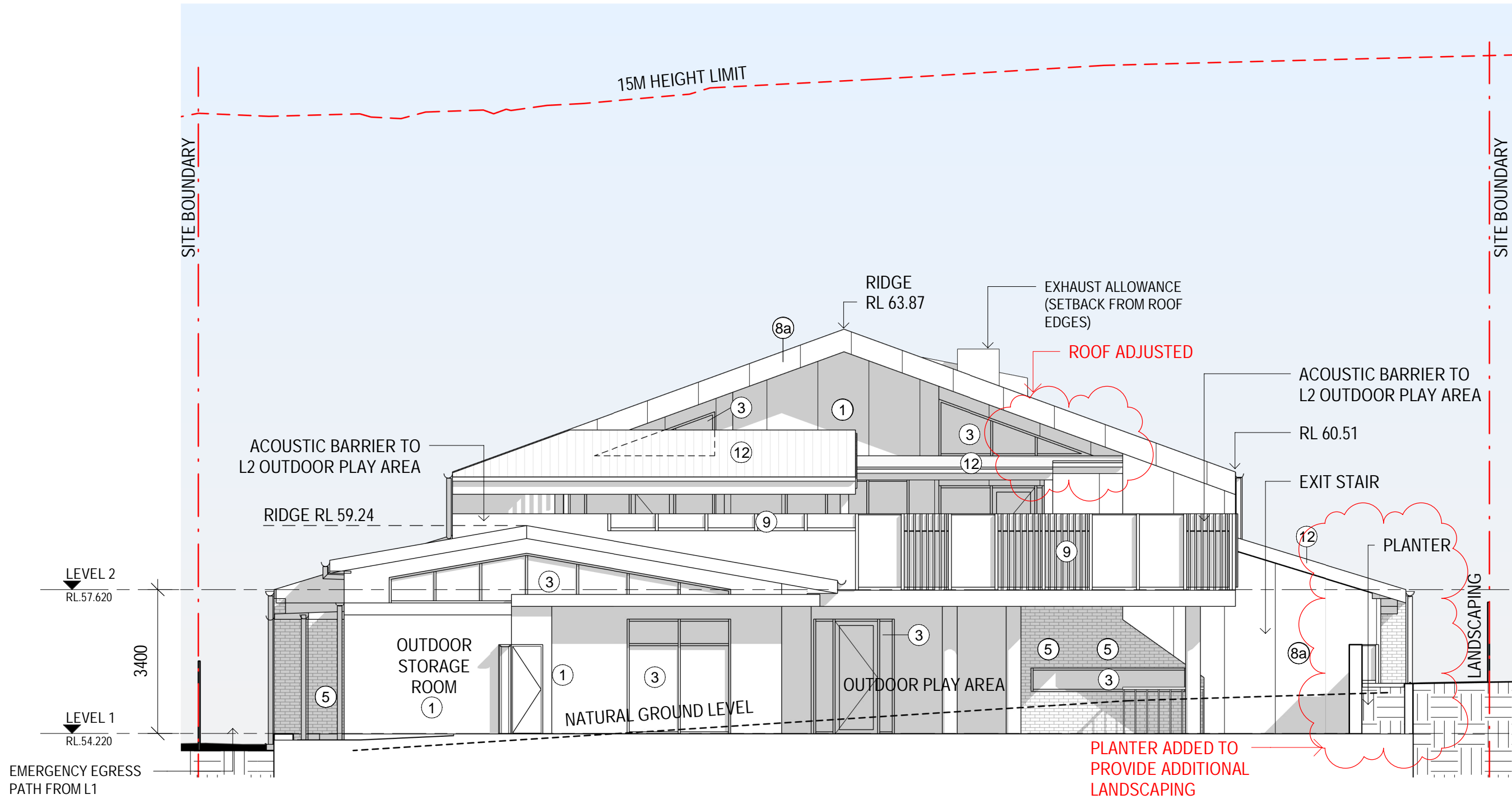
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ISSUE	DATE	DESCRIPTION
1	20.12.2022	ISSUED FOR DEVELOPMENT APPLICATION
2	23.12.2022	GLAZING PERFORMANCE UPDATED TO SECTION J REPORT. ISSUED FOR DEVELOPMENT APPLICATION
3	16.06.2023	DRAWINGS UPDATED IN RESPONSE TO COUNCIL RFI - FINAL DRAFT
4	21.06.2023	DRAWINGS UPDATED IN RESPONSE TO RFI

1 SOUTH ELEVATION
Scale: 1 : 100



2 NORTH ELEVATION
Scale: 1 : 100



SECTION J - BUILDING FABRIC REQUIREMENTS

THE U-VALUE & SHGC NOTED FOR MATERIAL NO. 3 (ALUMINIUM FRAMED GLAZING) ACHIEVES DTS COMPLIANCE WITH NCC SECTION J. COMPLIANCE IS ALSO ACHIEVABLE THROUGH A PERFORMANCE BASED SOLUTION & WILL BE FURTHER CLARIFIED DURING THE CONSTRUCTION CERTIFICATE STAGE

CLIENT:



PROJECT:

Montessori Academy Kingswood

72 Park Avenue,
Kingswood, NSW , 2747

ARCHITECT:



DRAWING TITLE:

PROPOSED ELEVATIONS SHEET 1

NOTES:

Nominated architect: Rolfe Latimer : 5535
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SCALE:

As indicated @ A1

DRAWN BY:

JW

CAD FILE:

CHECKED BY:

DB

PROJECT NO:

3115.01

DRAWING NO:

DA2101

ISSUE:

4

DATE:

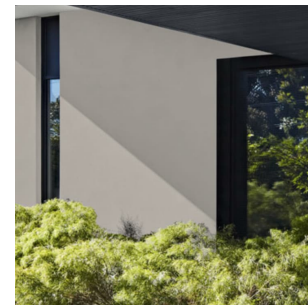
JUNE 2023

DRAWING NO:

DA2101

ISSUE:

4



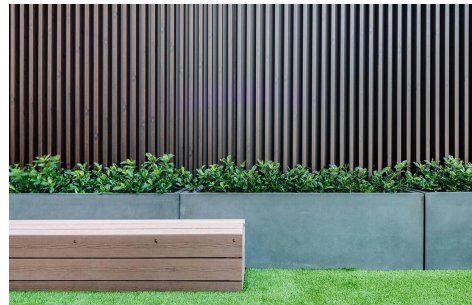
1 RENDER & PAINT OR PAINTED FC CLADDING (FC CLADDING WITH EXPRESSED JOINTS). COLOUR BEIGE, SIMILAR TO 'DULUX BEIGE CALM'



2 RENDER & PAINT OR PAINTED FIBRE CEMENT CLADDING. COLOUR YELLOW, SIMILAR TO 'DULUX DANDELION YELLOW'



3 ALUMINIUM FRAMED GLAZED WINDOWS & DOORS. WINDOWS TO INCORPORATE OPENABLE PANELS FOR NATURAL VENTILATION. FRAME COLOUR - CHARCOAL
ACOUSTIC MIN. REQUIREMENTS - GLAZING (REFER TO ACOUSTIC REPORT)
ALL GLAZING FACING THE RAIL LINE TO HAVE MIN. 6.38 LAMINATED GLAZING WITH FULL PERIMETER ACOUSTIC SEALS
SECTION J - BUILDING FABRIC REQUIREMENTS - GLAZING
ALL GLAZING - SYSTEM MAX U-VALUE = 6.60
ALL GLAZING - SYSTEM MAX SHGC = 0.69



4 ALUMINIUM BATTENS - MID TONE TIMBER COLOUR OR SIMILAR



5 FACE BRICK - MID TONE



6 FC CLADDING TO ENTRY AWNING, ENTRY WALLS, WINDOW REVEALS. COLOUR - YELLOW



7 LAPPED & CAPPED SOLID TIMBER FENCE. 1800 HIGH TO SIDE & REAR BOUNDARIES, 1200 HIGH TO SIDE BOUNDARIES WITHIN FRONT SETBACK; OR METAL FENCING TO MATCH EXISTING. EXISTING FENCING RETAINED WHERE POSSIBLE



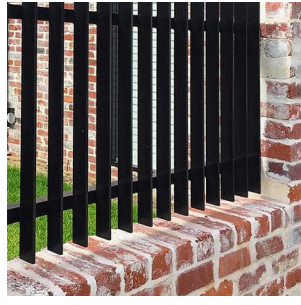
8a FIBRE CEMENT CLADDING. COLOUR: LIGHT GREY / WHITE RANGE



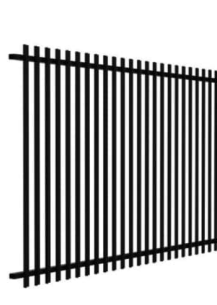
8b FIBRE CEMENT CLADDING COLOUR: CHARCOAL



9 PERSPEX / GLASS ACOUSTIC BARRIER TO MEET THE ACOUSTIC REQUIREMENTS SET OUT IN THE ACOUSTIC REPORT.
BARRIER TO INCORPORATE VERTICAL BATTENS WITH COLOURED REVEALS. COLOUR - YELLOW (IMAGE SHOWS DIFFERENT COLOUR)



10 FRONT BOUNDARY FENCE BRICK BASE WITH METAL BLADE FENCE OVER. DARK GREY / CHARCOAL FINISH TO METAL



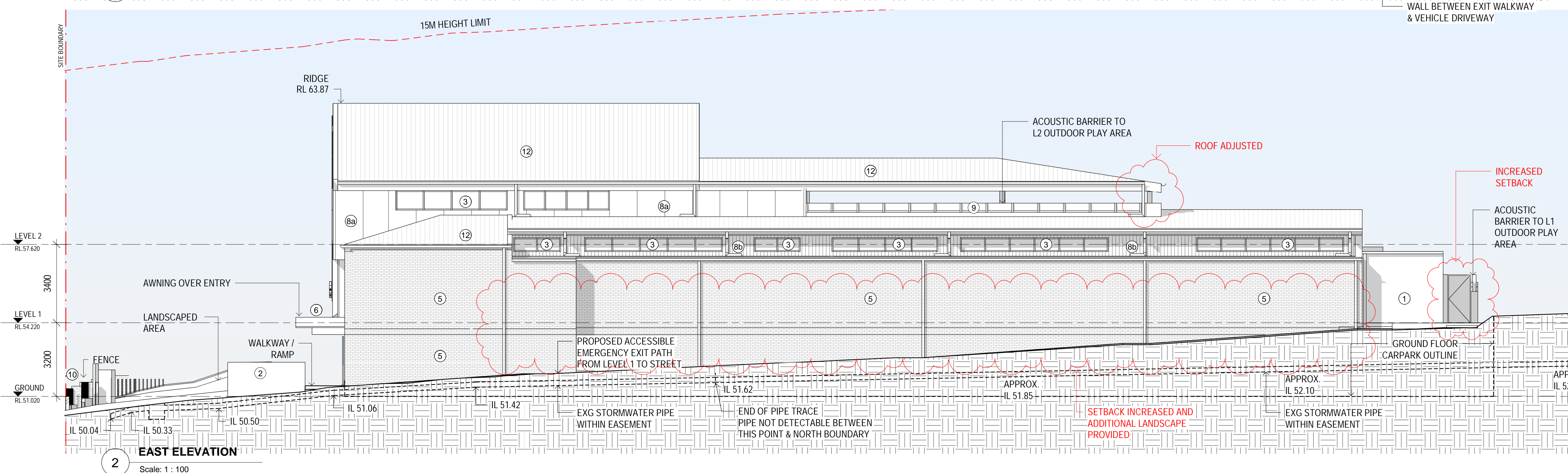
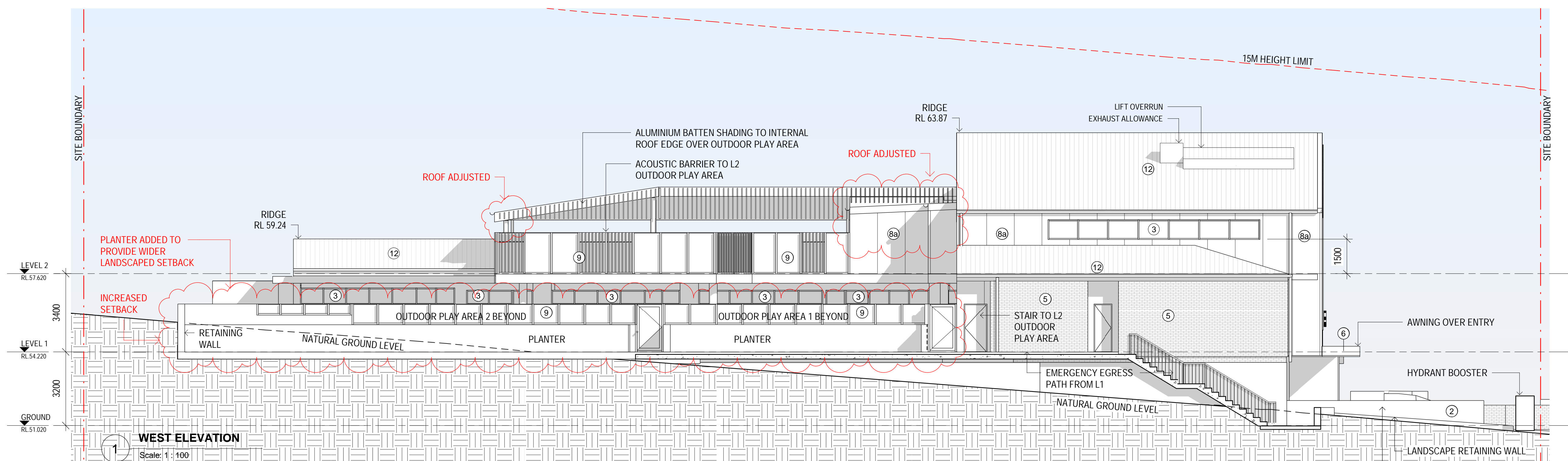
11 METAL UPRIGHT FENCING. DARK GREY / CHARCOAL COLOUR



12 METAL ROOF, GUTTERS & DOWNPIPES
ROOF SHEETING - METAL DECK, MEDIUM TONE COLOUR. COLORBOND 'SHALE GREY' OR SIMILAR
GUTTERS & DOWNPIPES - DARK GREY. COLORBOND 'MONUMENT' OR SIMILAR

1 0 1 2 3 4 5
SCALE 1:100 m

DEVELOPMENT APPLICATION

[illegible]

1 RENDER & PAINT OR
PAINTED FC CLADDING
(FC CLADDING WITH
EXPRESSED JOINTS).
COLOUR BEIGE,
SIMILAR TO 'DULUX
BEIGE CALM'

2 RENDER & PAINT OR PAINTED FIBRE CEMENT CLADDING. COLOUR YELLOW, SIMILAR TO 'DULUX DANDELION YELLOW'



3 ALUMINIUM FRAMED GLAZED WINDOWS & DOORS. WINDOWS TO INCORPORATE OPENABLE PANELS FOR NATURAL VENTILATION. FRAME COLOUR - CHARCOAL.

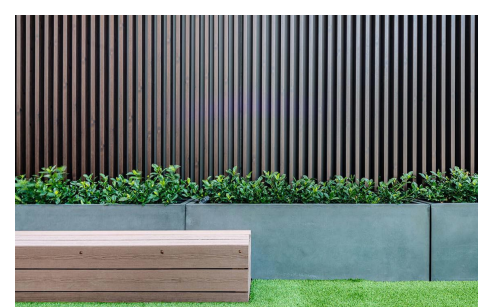
ACOUSTIC MIN. REQUIREMENTS - GLAZING (REFER TO ACOUSTIC REPORT)

ALL GLAZING FACING THE RAIL LINE TO HAVE MIN. 6.38 LAMINATED GLAZING WITH FULL PERIMETER ACOUSTIC SEALS

SECTION J - BUILDING FABRIC REQUIREMENTS - GLAZING

ALL GLAZING - SYSTEM MAX U-VALUE = 6.60

ALL GLAZING - SYSTEM MAX SHGC = 0.69



4 ALUMINIUM BATTENS -
MID TONE TIMBER
COLOUR OR SIMILAR



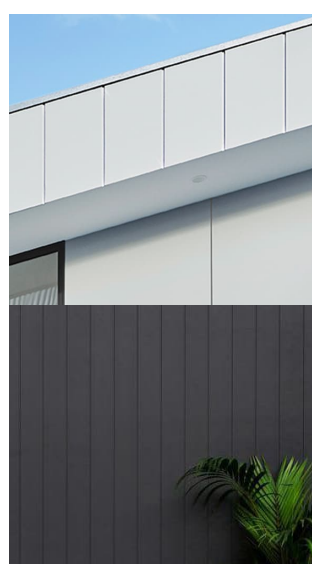
5 FACE BRICK - MID TONE



6 FC CLADDING TO ENTRY AWNING, ENTRY WALLS, WINDOW REVEALS COLOUR - YELLOW



7 LAPPED & CAPPED SOLID
TIMBER FENCE. 1800 HIGH
TO SIDE & REAR
BOUNDARIES, 1200 HIGH
TO SIDE BOUNDARIES
WITHIN FRONT SETBACK;
OR
METAL FENCING TO MATCH
EXISTING. EXISTING
FENCING RETAINED
WHERE POSSIBLE



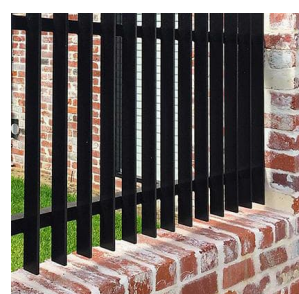
8a FIBRE CEMENT
CLADDING.
COLOUR: LIGHT GREY /
WHITE RANGE

8b FIBRE CEMENT
CLADDING
COLOUR: CHARCOAL

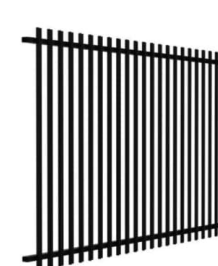


9 PERSPEX / GLASS
ACOUSTIC BARRIER TO
MEET THE ACOUSTIC
REQUIREMENTS SET
OUT IN THE ACOUSTIC
REPORT.

BARRIER TO
INCORPORATE
VERTICAL BATTENS
WITH COLOURED
REVEALS. COLOUR -
YELLOW (IMAGE SHOWS
DIFFERENT COLOUR)



10 FRONT BOUNDARY FENCE
BRICK BASE WITH METAL BLADE
FENCE OVER. DARK GREY /
CHARCOAL FINISH TO METAL



11 METAL UPRIGHT FENCING
DARK GREY / CHARCOAL
COLOUR



MEDIUM TONE
ROOF



MONUMENT GUTTERS & DOWNPIPES

12 METAL ROOF, GUTTERS & DOWNPIPES

ROOF SHEETING - METAL DECK,
MEDIUM TONE COLOUR. COLORBOND
'SHALE GREY' OR SIMILAR
GUTTERS & DOWNPIPES - DARK GREY.
COLORBOND 'MONUMENT' OR SIMILAR

1 0 1 2 3 4
SCALE 1:100

DEVELOPMENT APPLICATION



MONTESSORI
ACADEMY

PROJECT: **Montessori Academy Kingswood**

72 Park Avenue,
Kingswood, NSW, 2747

ARCHITECT:

ALTIS
ARCHITECTURE

	DRAWING TITLE

PROPOSED ELEVATIONS SHEET 2

NOTES:

Nominated architect: Rolfe Latimer : 5535

Copyright remains the property of Altis Architecture Pty Ltd.

Use only figured dimensions.

	NORTH
--	-------

SCALE:

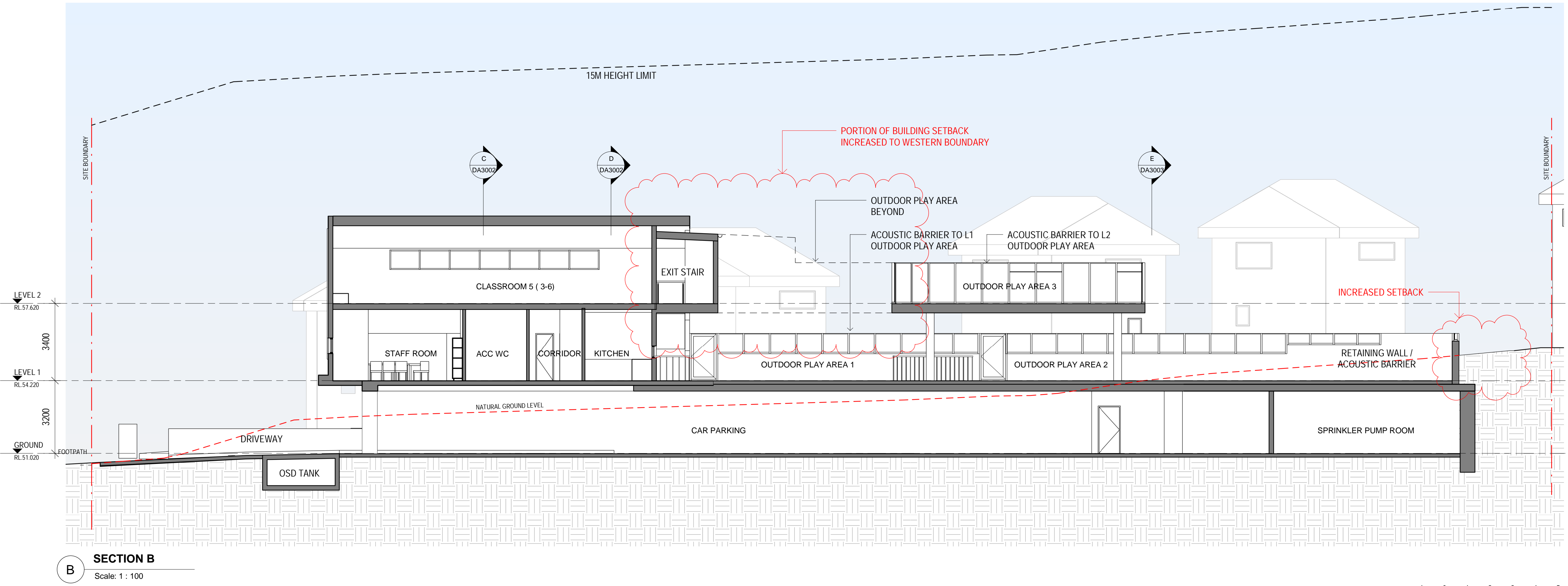
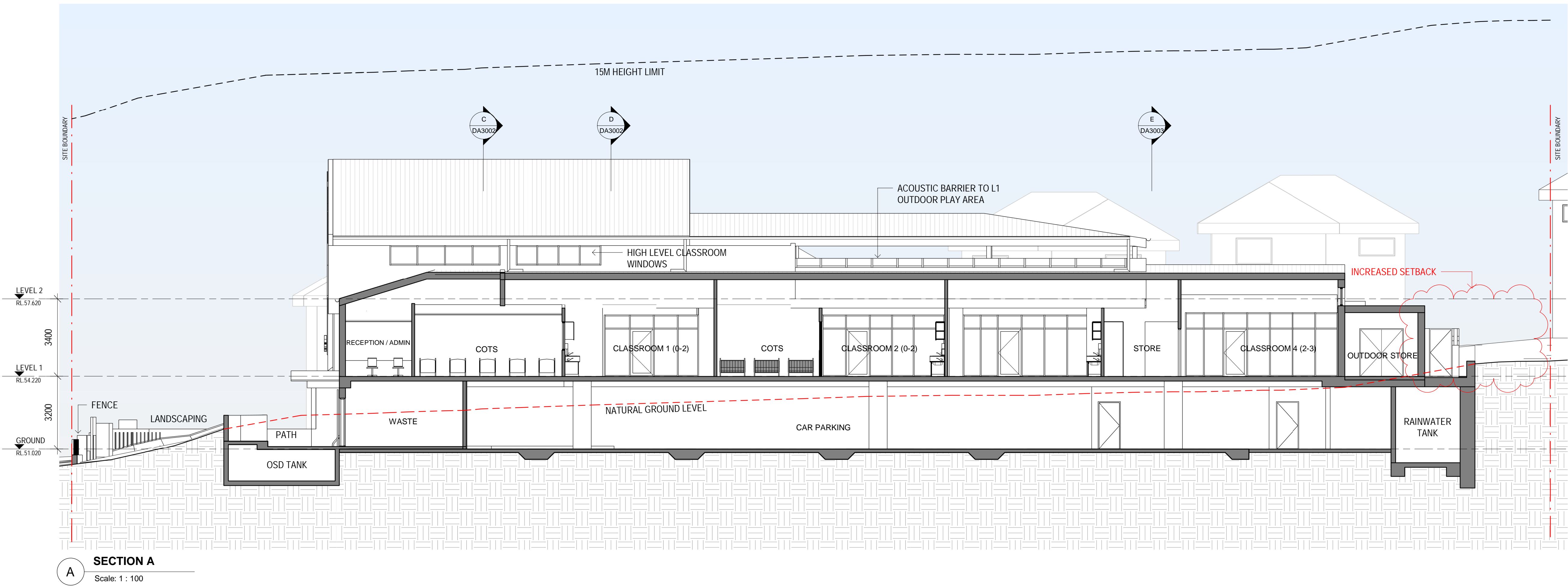
DRAWN BY:	CHECKED BY:	PROJECT NO:
JW	DB	3115.01

DATE:

JUNE 2023	
DRAWING NO:	ISSU
DA2102	4

2/06/2023 10:19:58 AM

ISSUE	DATE	DESCRIPTION
1	20.12.2022	ISSUED FOR DEVELOPMENT APPLICATION
2	16.06.2023	DRAWINGS UPDATED IN RESPONSE TO COUNCIL RFI - FINAL DRAFT
3	21.06.2023	DRAWINGS UPDATED IN RESPONSE TO RFI



GENERAL NOTES

ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTATION SUBMITTED FOR DA

PROPOSED WALLS, FLOORS, ROOFS

CLIENT:



PROJECT:

Montessori Academy Kingswood

72 Park Avenue,
Kingswood, NSW , 2747

ARCHITECT:



DRAWING TITLE:

PROPOSED SECTIONS SHEET 1

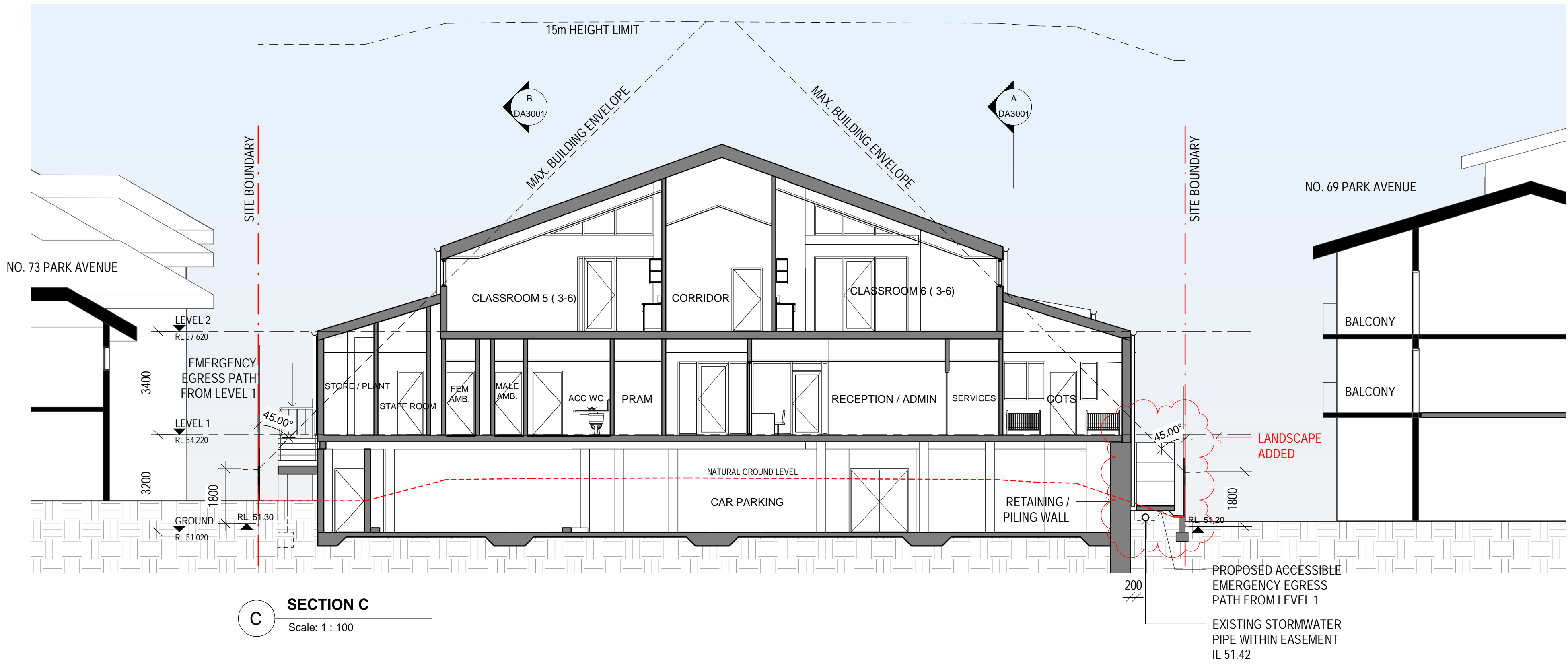
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Nominated architect: Rolfe Latimer : 5535		DATE: JUNE 2023	
Copyright remains the property of Altis Architecture Pty Ltd.		DRAWING NO: DA3001	
Use only figured dimensions.		ISSUE: 3	
All discrepancies to be referred to Altis Architecture Pty Ltd prior to construction.		DATE: JUNE 2023	
Ensure compliance with the Building Code of Australia and all relevant Australian Standards and Authority requirements.		DRAWING NO: DA3001	
SCALE:		ISSUE: 3	
As indicated @ A1		DATE: JUNE 2023	
DRAWN BY: JW	CHECKED BY: DB	PROJECT NO: 3115.01	DRAWING NO: DA3001
CAD FILE:		ISSUE: 3	

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SCALE 1:100 m

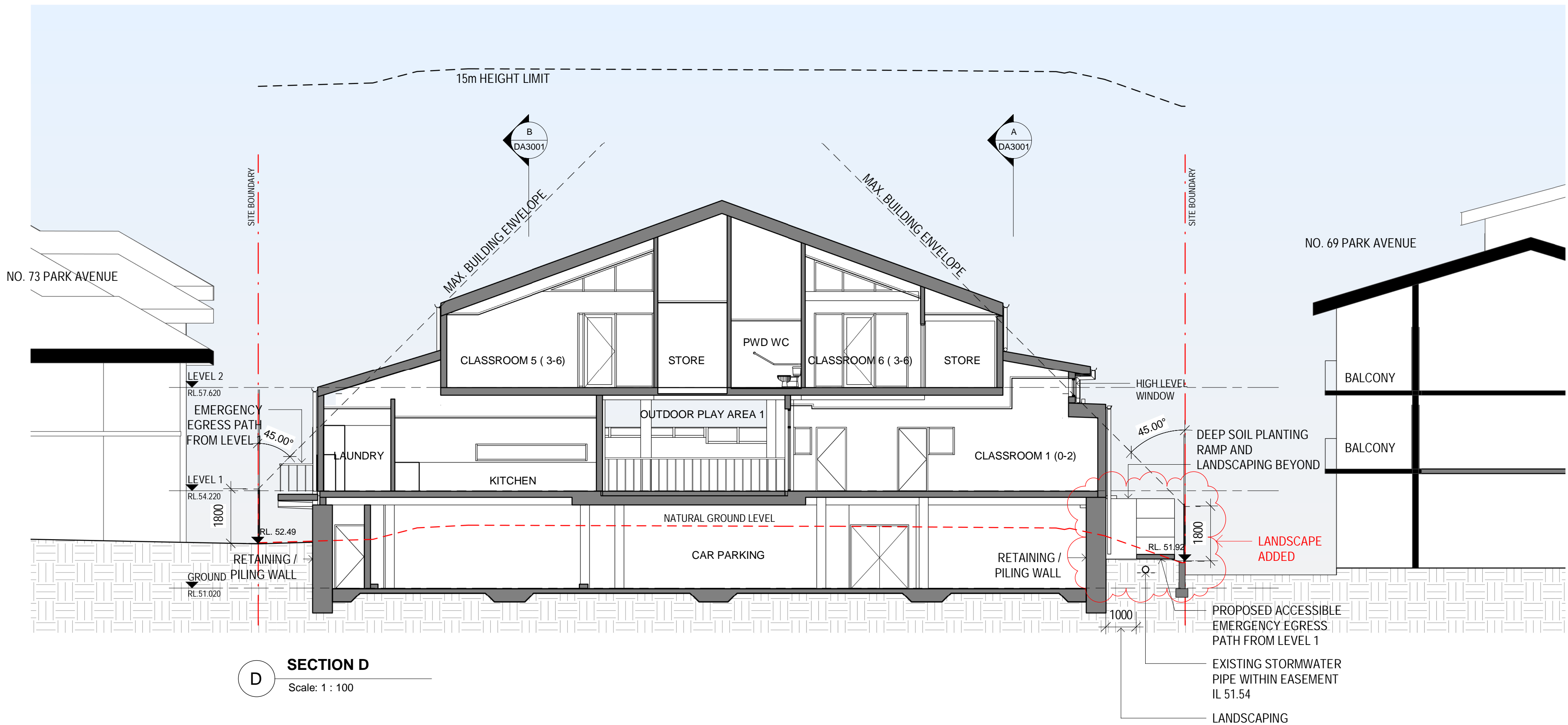
DEVELOPMENT APPLICATION

22/06/2023 10:20:14 AM

ISSUE	DATE	DESCRIPTION
1	20.12.2022	ISSUED FOR DEVELOPMENT APPLICATION
2	16.06.2023	DRAWINGS UPDATED IN RESPONSE TO COUNCIL RFI - FINAL DRAFT
3	21.06.2023	DRAWINGS UPDATED IN RESPONSE TO RFI



SECTION C
Scale: 1 : 100



SECTION D
Scale: 1 : 100

GENERAL NOTES

ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTATION SUBMITTED FOR DA

PROPOSED WALLS, FLOORS, ROOFS

CLIENT:



PROJECT:

Montessori Academy Kingswood

72 Park Avenue,
Kingswood, NSW, 2747

ARCHITECT:



DRAWING TITLE:

PROPOSED SECTIONS SHEET 2

NOTES:

Nominated architect: Rolfe Latimer : 5535
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NORTH:

SCALE:

As indicated @ A1

DATE:

JUNE 2023

DRAWN BY:

JW

CHECKED BY:

DB

PROJECT NO:

3115.01

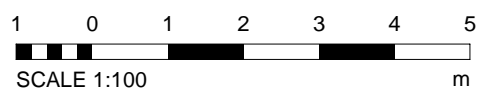
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ISSUE:

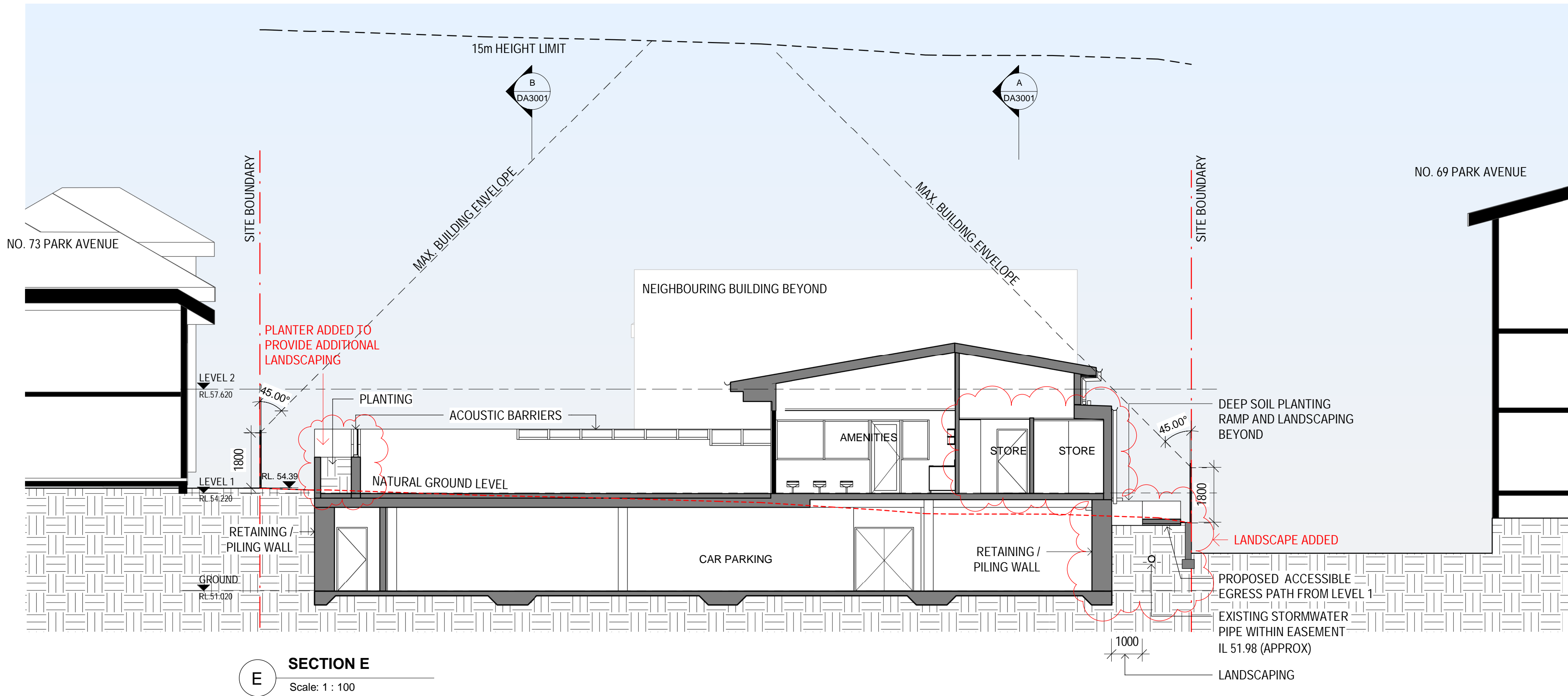
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CAD FILE:



DEVELOPMENT APPLICATION

22/06/2023 10:25:27 AM



ISSUE	DATE	DESCRIPTION
1	20.12.2022	ISSUED FOR DEVELOPMENT APPLICATION
2	16.06.2023	DRAWINGS UPDATED IN RESPONSE TO COUNCIL RFI - FINAL DRAFT
3	21.06.2023	DRAWINGS UPDATED IN RESPONSE TO RFI

GENERAL NOTES

ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTATION SUBMITTED FOR DA

PROPOSED WALLS, FLOORS, ROOFS



PROJECT:
Montessori Academy Kingswood

72 Park Avenue,
Kingswood, NSW , 2747



DRAWING TITLE:
PROPOSED SECTIONS SHEET 3

NOTES:
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NORTH:

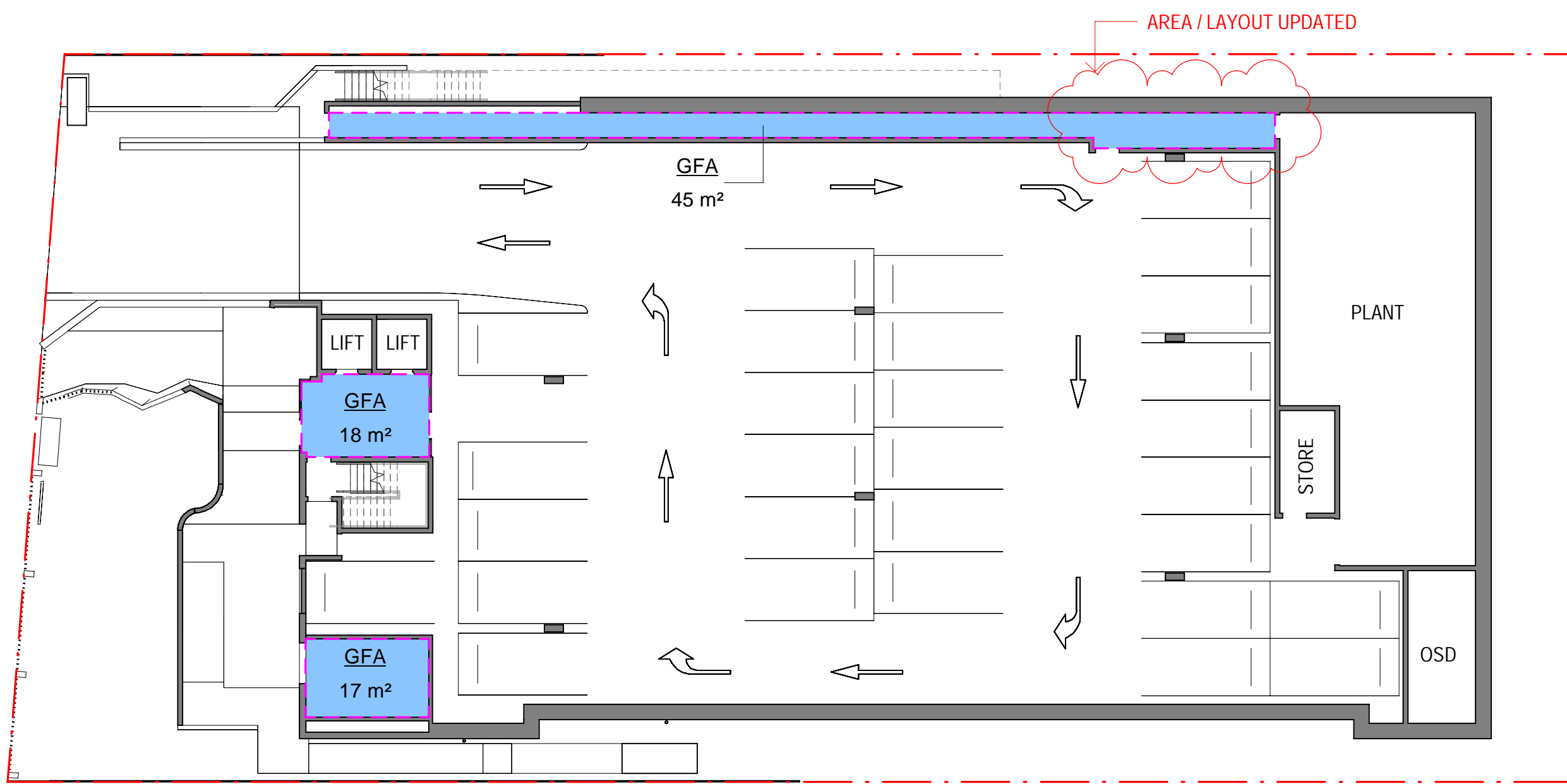
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DEVELOPMENT APPLICATION

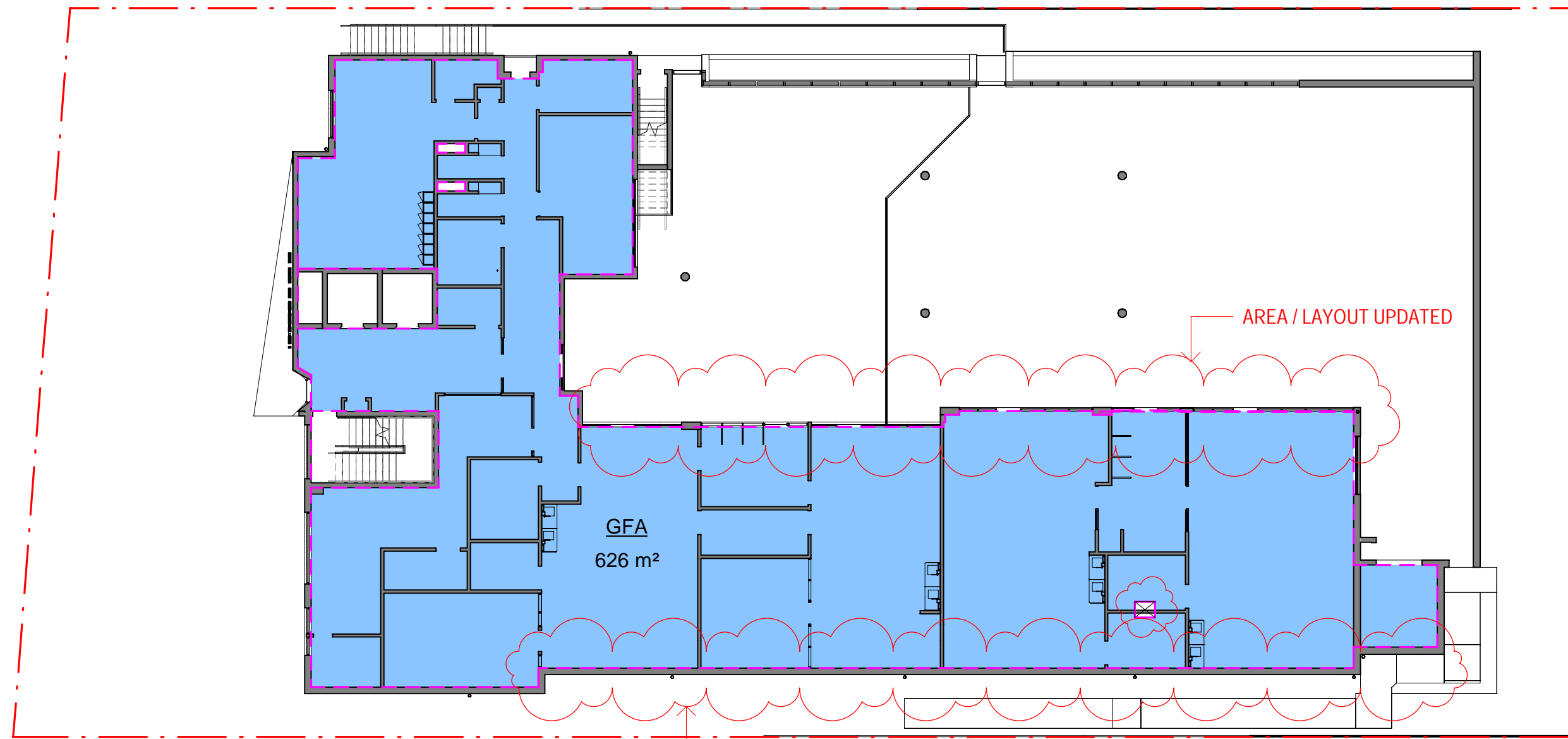
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As indicated @ A1
DRAWN BY: JW
CHECKED BY: DB
PROJECT NO: 3115.01
CAD FILE:

DATE:
JUNE 2023
DRAWING NO: DA3003
ISSUE: 3

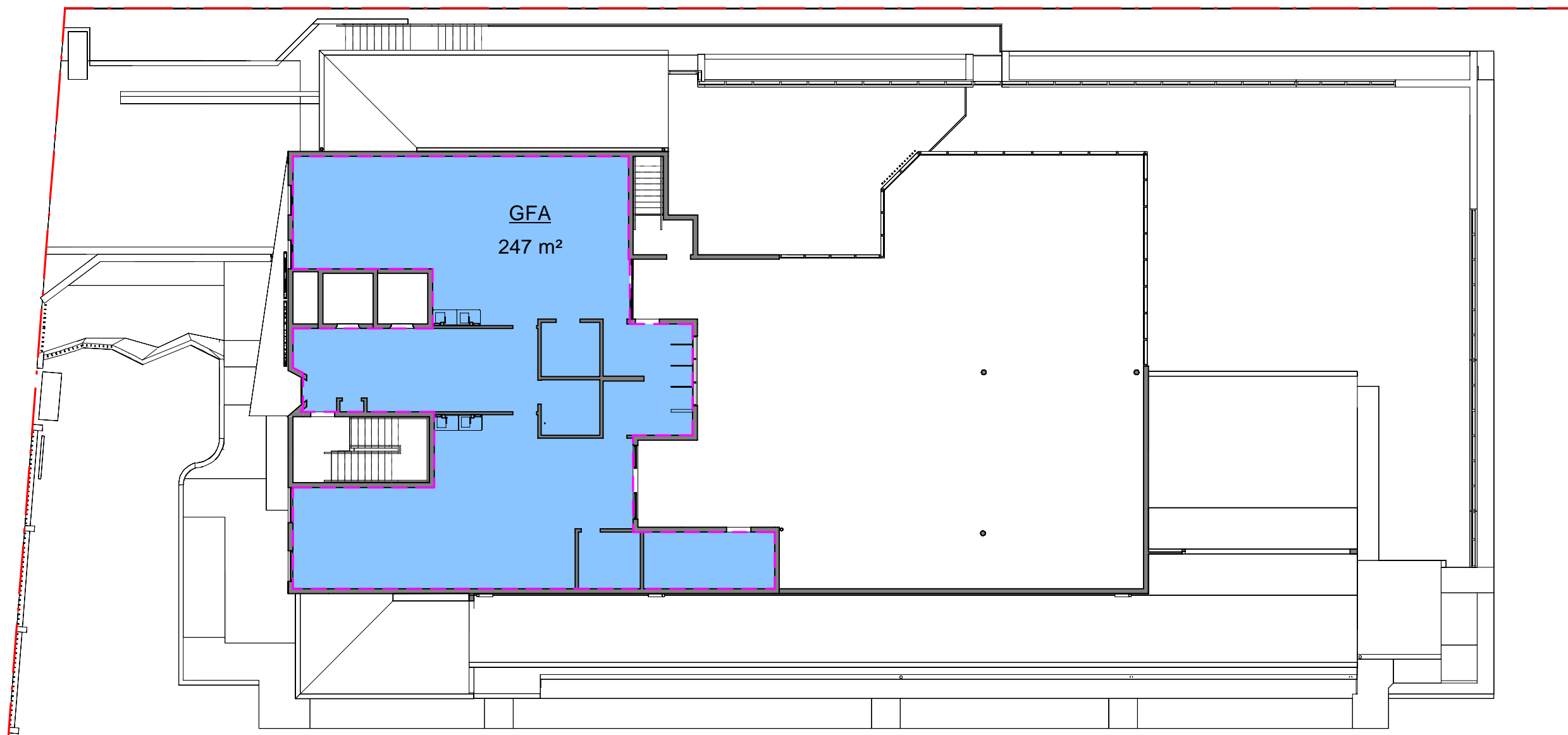
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1 GROUND FLOOR PLAN - GFA
Scale: 1 : 200



2 L1 FLOOR PLAN - GFA
Scale: 1 : 200

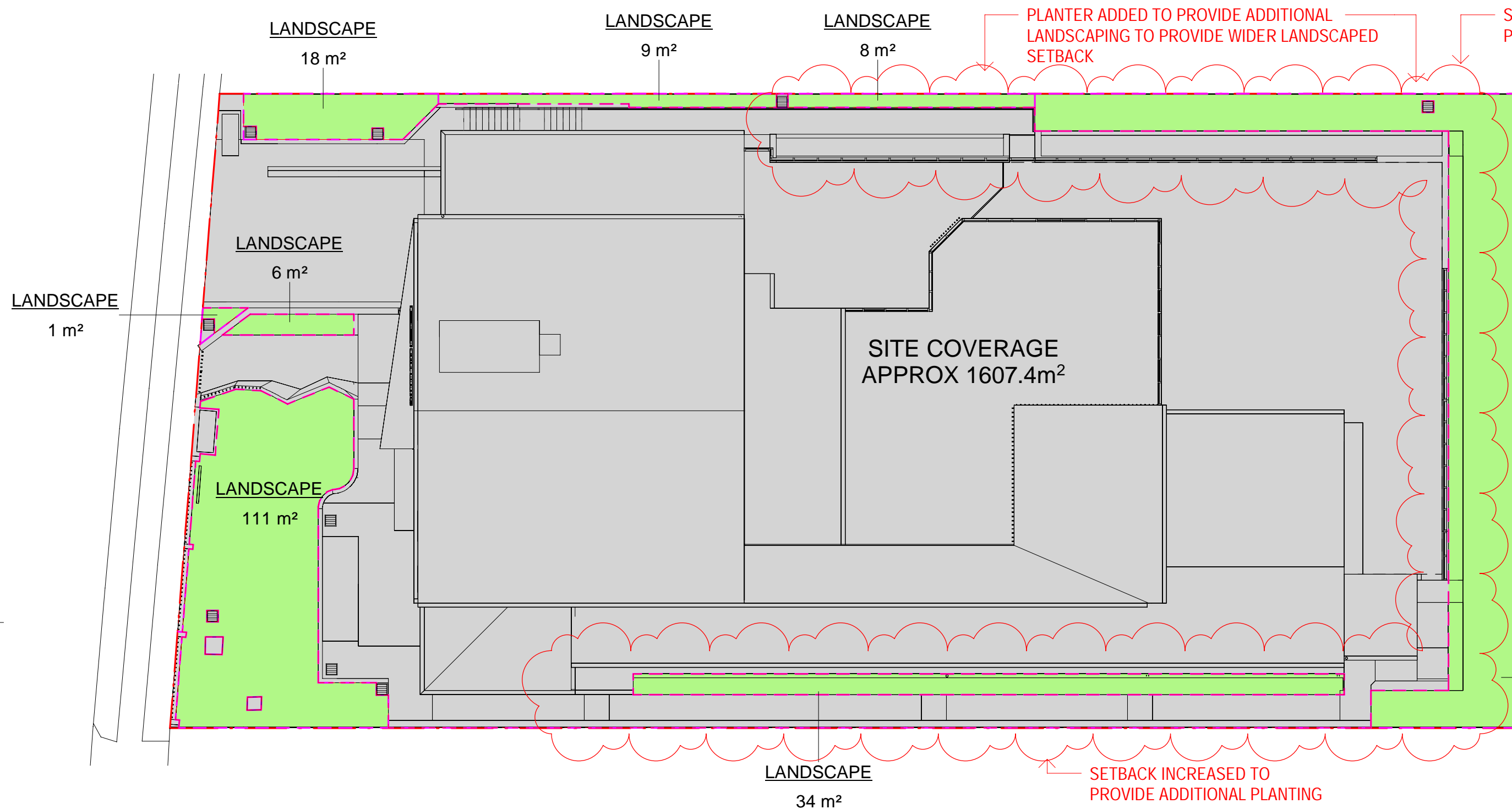


3 L2 FLOOR PLAN - GFA
Scale: 1 : 200

GFA & FSR CALCULATIONS

SITE AREA: 1960.4m²
MAX PERMISSIBLE FSR = 0.5 : 1
MAX PERMISSIBLE GFA = 980.2m²

GROSS FLOOR AREA GROUND	80m²
GROSS FLOOR AREA LEVEL 1	626m²
GROSS FLOOR AREA LEVEL 2	247m²
TOTAL GROSS FLOOR AREA	953m² (FSR 0.486 : 1)



4 LANDSCAPE AREA
Scale: 1 : 200

LANDSCAPED AREA / SITE COVERAGE

SITE AREA: 1960.4m²

PROPOSED LANDSCAPED AREA	353m² (18% OF SITE AREA)
TOTAL PROPOSED LANDSCAPED AREA	353m² (18% OF SITE AREA)
SITE COVERAGE	1607.4m² (82% OF SITE AREA)

LANDSCAPE
166 m²

2 0 2 4 6 8 10
SCALE 1:200 m

DEVELOPMENT APPLICATION

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2	16.06.2023	DRAWINGS UPDATED IN RESPONSE TO COUNCIL RFI - FINAL DRAFT
3	21.06.2023	DRAWINGS UPDATED IN RESPONSE TO RFI



PROJECT:
Montessori Academy Kingswood
72 Park Avenue,
Kingswood, NSW, 2747



DRAWING TITLE:
AREA PLANS

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SCALE: As indicated @ A1				
DRAWN BY: JW	CHECKED BY: DB	PROJECT NO: 3115.01	DRAWING NO: DA9011	ISSUE: 3
CAD FILE:			DATE: JUNE 2023	

22/06/2023 10:20:59 AM