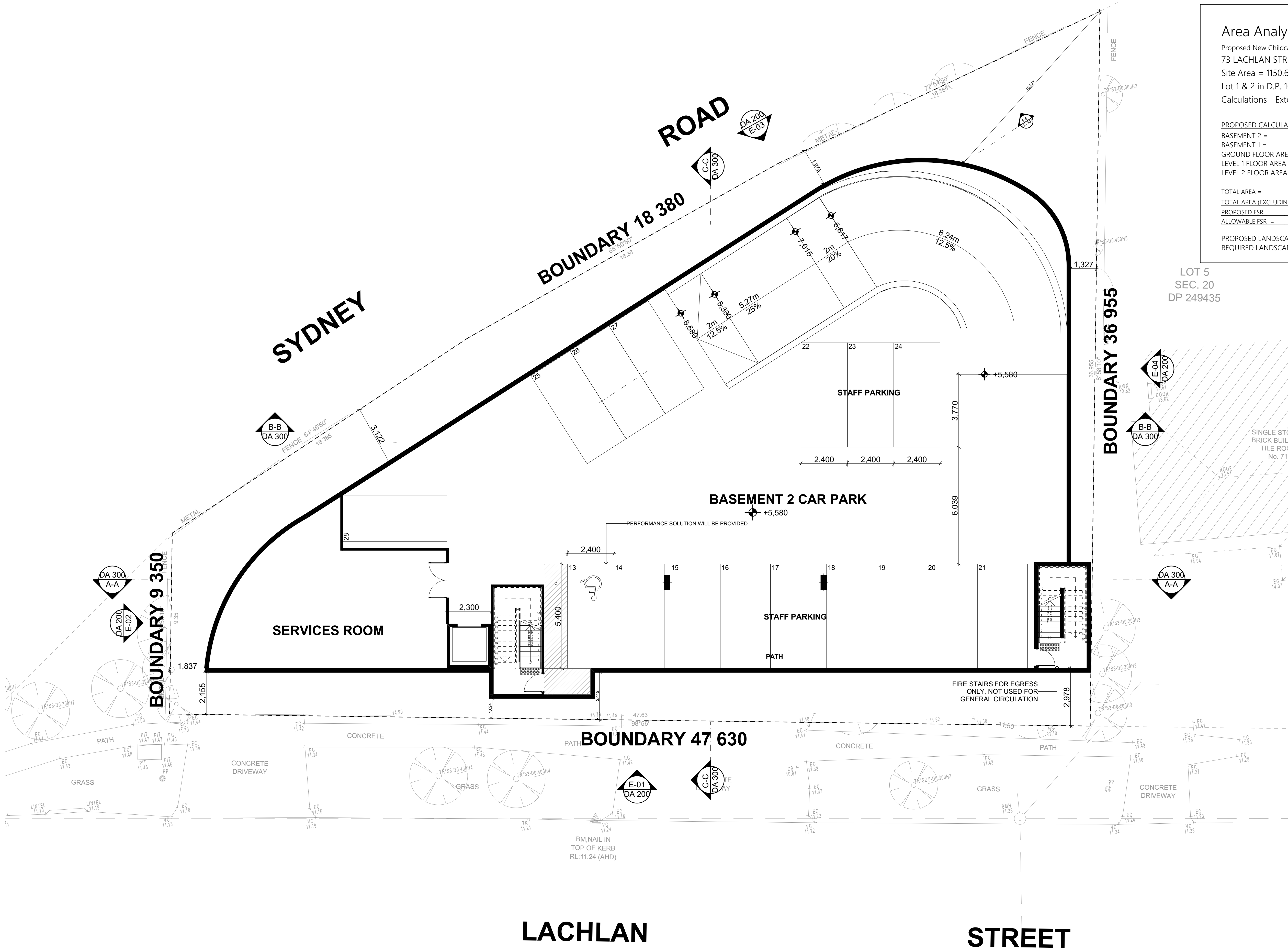


Area Analysis:

Proposed New Childcare
73 LACHLAN STREET, WARWICK FARM
Site Area = 1150.60 m²
Lot 1 & 2 in D.P. 1058859
Calculations - External Walls excluded in calc.

PROPOSED CALCULATIONS	
BASEMENT 2 =	794.33 m ²
BASEMENT 1 =	814.29 m ²
GROUND FLOOR AREA =	341.75 m ²
LEVEL 1 FLOOR AREA =	269.76 m ²
LEVEL 2 FLOOR AREA =	260.82 m ²
TOTAL AREA = 2480.95 m ²	
TOTAL AREA (EXCLUDING BASEMENTS) = 872.33 m ²	
PROPOSED FSR =	0.75:1
ALLOWABLE FSR =	2:1
PROPOSED LANDSCAPING = 341.55 m ² - 29%	
REQUIRED LANDSCAPING = 287.65 m ² - 25%	



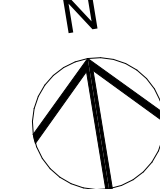
Childcare Centre Calculations

Age	Spaces	Indoor Required	Indoor Available	Outdoor Required	Outdoor Available	Staff
0 - 2	24	78 m ²	97.54 m ²	868 m ²	976.65 m ²	6
2 - 3	40	128 m ²	160.86 m ²			6
3 - 6	60	195 m ²	207.5 m ²	868 m ²	976.65 m ²	4
Total	124	338 m ²	465.90 m ²			16

Legend Areas

- Outdoor Unencumbered Play Area
- Indoor Unencumbered Area
- Services & Common Area
- Deep Soil/Planting

NORTH:



Rev	Description	Date	Child
I	DA SUBMISSION	22.12.2022	KC
H	TRAFFIC COMMENTS	13.12.2022	KC
G	TRAFFIC COMMENTS	08.12.2022	KC
F	TRAFFIC COMMENTS	06.12.2022	KC
E	CONSULTANTS ACQUSTIC + TRAFFIC COMMENTS	23.11.2022	KC
D	BCA REVIEW	04.11.2022	KC
C	BCA + ACCESS COMMENTS + TRAFFIC COMMENTS	14.10.2022	KC
B	CONSULTANTS TRAFFIC COMMENTS	04.08.2022	KC
A	CONCEPT DESIGN	20.06.2020	KC

General Notes
The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the architect. Drawings shall not be used for construction purposes until issued for construction. Do not scale drawings. All boundaries and contours subject to survey.

CLIENT :
#Client Company

#Client Full Address
#Client City, #Client Postcode
P #Client Phone Number | F #Client Fax | E #Client E-mail

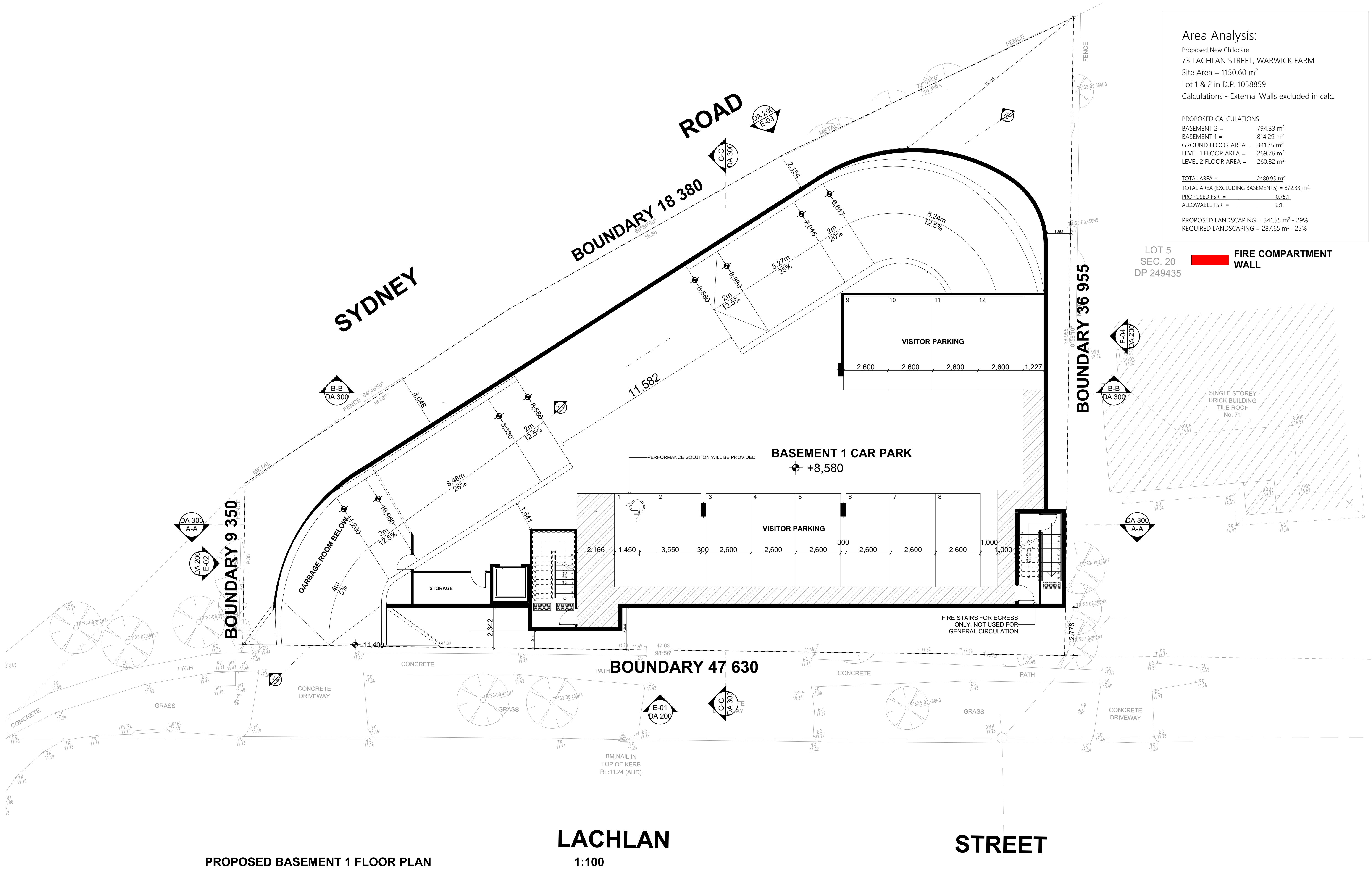
PROJECT NAME :
P2204WAR - 73 LACHLAN STREET,
WARWICK FARM

SITE :
73 LACHLAN STREET WARWICK FARM

DRAWING TITLE :
BASEMENT 2 FLOOR
PLAN

Project No: **P2204WAR**
Scale: 1:100 @ A1
1:200 @ A3
Start Date: 20.06.2022
Plot Date: xx
Drawn By: K.C
Checked By: R.T
Status: DA
Drawing No: DA 101
Rev: I

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Suite 2D, 322 Kingsgrove Road, Kingsgrove NSW 2218



Area Analysis:
Proposed New Childcare
73 LACHLAN STREET, WARWICK FARM
Site Area = 1150.60 m²
Lot 1 & 2 in D.P. 1058859
Calculations - External Walls excluded in calc.

PROPOSED CALCULATIONS	
BASEMENT 2 =	794.33 m ²
BASEMENT 1 =	814.29 m ²
GROUND FLOOR AREA =	341.75 m ²
LEVEL 1 FLOOR AREA =	269.76 m ²
LEVEL 2 FLOOR AREA =	260.82 m ²
TOTAL AREA = 2480.95 m ²	
TOTAL AREA (EXCLUDING BASEMENTS) = 872.33 m ²	
PROPOSED FSR =	0.75:1
ALLOWABLE FSR =	2:1
PROPOSED LANDSCAPING = 341.55 m ² - 29%	
REQUIRED LANDSCAPING = 287.65 m ² - 25%	

LOT 5
SEC. 20
DP 249435

FIRE COMPARTMENT WALL

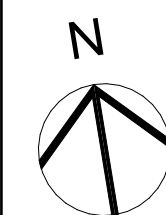
Childcare Centre Calculations

Age	Spaces	Indoor Required	Indoor Available	Outdoor Required	Outdoor Available	Staff
0 - 2	24	78 m ²	97.54 m ²	868 m ²	976.65 m ²	6
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3 - 6	60	195 m ²	207.5 m ²			4
Total	124	338 m ²	465.90 m ²	868 m ²	976.65 m ²	16

Legend Areas

- Outdoor Unencumbered Play Area
- Indoor Unencumbered Area
- Services & Common Area
- Deep Soil/Planting

NORTH:



Rev	Description	Date	Child
1	DA SUBMISSION	22.12.2022	KC
2	TRAFFIC COMMENTS	13.12.2022	KC
3	TRAFFIC COMMENTS	08.12.2022	KC
4	TRAFFIC COMMENTS	06.12.2022	KC
5	CONSULTANTS ACQUSTIC + TRAFFIC COMMENTS	23.11.2022	KC
6	BCA REVIEW	04.11.2022	KC
7	BCA + ACCESS COMMENTS + TRAFFIC COMMENTS	14.10.2022	KC
8	CONSULTANTS TRAFFIC COMMENTS	04.09.2022	KC
9	CONCEPT DESIGN	20.06.2020	KC

General Notes

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CLIENT:

#Client Company

#Client Full Address

#Client City, #Client Postcode

P #Client Phone Number | F #Client Fax | E #Client E-mail

PROJECT NAME:

P2204WAR - 73 LACHLAN STREET, WARWICK FARM

SITE:

73 LACHLAN STREET WARWICK FARM

DRAWING TITLE:

BASEMENT 1 FLOOR PLAN

Project No:

P2204WAR

Scale:

1:100 @ A1
1:200 @ A3

Status:

DA

Start Date:

20.06.2022

Plot Date:

xx

Drawn By:

K.C

Checked By:

R.T

Drawing No:

DA 102

Rev

I

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f) 02 9580 8592 email: info@fldc.com.au
Suite 2D, 322 Kingsgrove Road, Kingsgrove NSW 2218

Area Analysis:

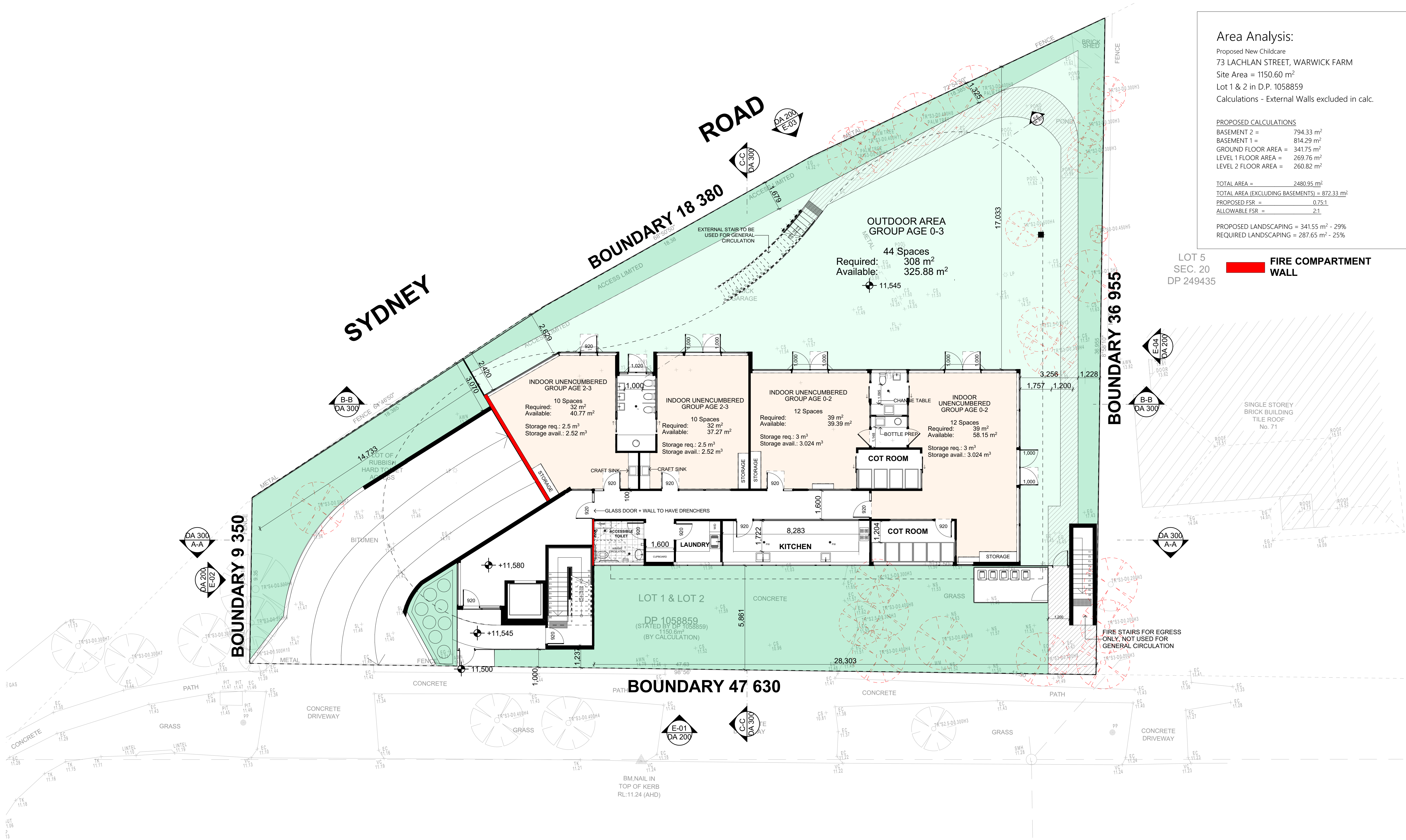
Proposed New Childcare
73 LACHLAN STREET, WARWICK FARM
Site Area = 1150.60 m²
Lot 1 & 2 in D.P. 1058859
Calculations - External Walls excluded in calc.

PROPOSED CALCULATIONS	
BASEMENT 2 =	794.33 m ²
BASEMENT 1 =	814.29 m ²
GROUND FLOOR AREA =	341.75 m ²
LEVEL 1 FLOOR AREA =	269.76 m ²
LEVEL 2 FLOOR AREA =	260.82 m ²
TOTAL AREA = 2480.95 m ²	
TOTAL AREA (EXCLUDING BASEMENTS) = 872.33 m ²	
PROPOSED FSR =	0.75:1
ALLOWABLE FSR =	2:1

PROPOSED LANDSCAPING = 341.55 m² - 29%
REQUIRED LANDSCAPING = 287.65 m² - 25%

LOT 5
SEC. 20
DP 249435

FIRE COMPARTMENT WALL



LACHLAN

STREET

PROPOSED GROUND FLOOR PLAN

1:100

Childcare Centre Calculations

Age	Spaces	Indoor Required	Indoor Available	Outdoor Required	Outdoor Available	Staff
0 - 2	24	78 m ²	97.54 m ²	868 m ²	976.65 m ²	6
2 - 3	40	128 m ²	160.86 m ²			6
3 - 6	60	195 m ²	207.5 m ²			4
Total	124	338 m ²	465.90 m ²	868 m ²	976.65 m ²	16

Legend Areas

- Outdoor Unencumbered Play Area
- Indoor Unencumbered Area
- Services & Common Area
- Deep Soil/Planting

NORTH:



Rev	Description	Date	Child
1	DA SUBMISSION	22.12.2022	KC
2	TRAFFIC COMMENTS	13.12.2022	KC
3	TRAFFIC COMMENTS	08.12.2022	KC
4	TRAFFIC COMMENTS	06.12.2022	KC
5	CONSULTANTS ACUSTIC + TRAFFIC COMMENTS	23.11.2022	KC
6	BCA REVIEW	04.11.2022	KC
7	BCA + ACCESS COMMENTS + TRAFFIC COMMENTS	14.10.2022	KC
8	CONSULTANTS TRAFFIC COMMENTS	04.09.2022	KC
9	CONCEPT DESIGN	20.06.2020	KC

General Notes

The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the architect. Drawings shall not be used for construction purposes until issued for construction. Do not scale drawings. All boundaries and contours subject to survey.

CLIENT:
#Client Company

#Client Full Address
#Client City, #Client Postcode
P #Client Phone Number | F #Client Fax | E #Client E-mail

PROJECT NAME:

P2204WAR - 73 LACHLAN STREET,
WARWICK FARM

SITE:

73 LACHLAN STREET WARWICK FARM

DRAWING TITLE:

GROUND FLOOR PLAN

Project No:

P2204WAR

Scale:

1:100 @ A1
1:200 @ A3

Start Date:

20.06.2022

Plot Date:

xx

Drawn By:

K.C

Checked By:

R.T

Status:

DA

Drawing No:

DA 103

Rev

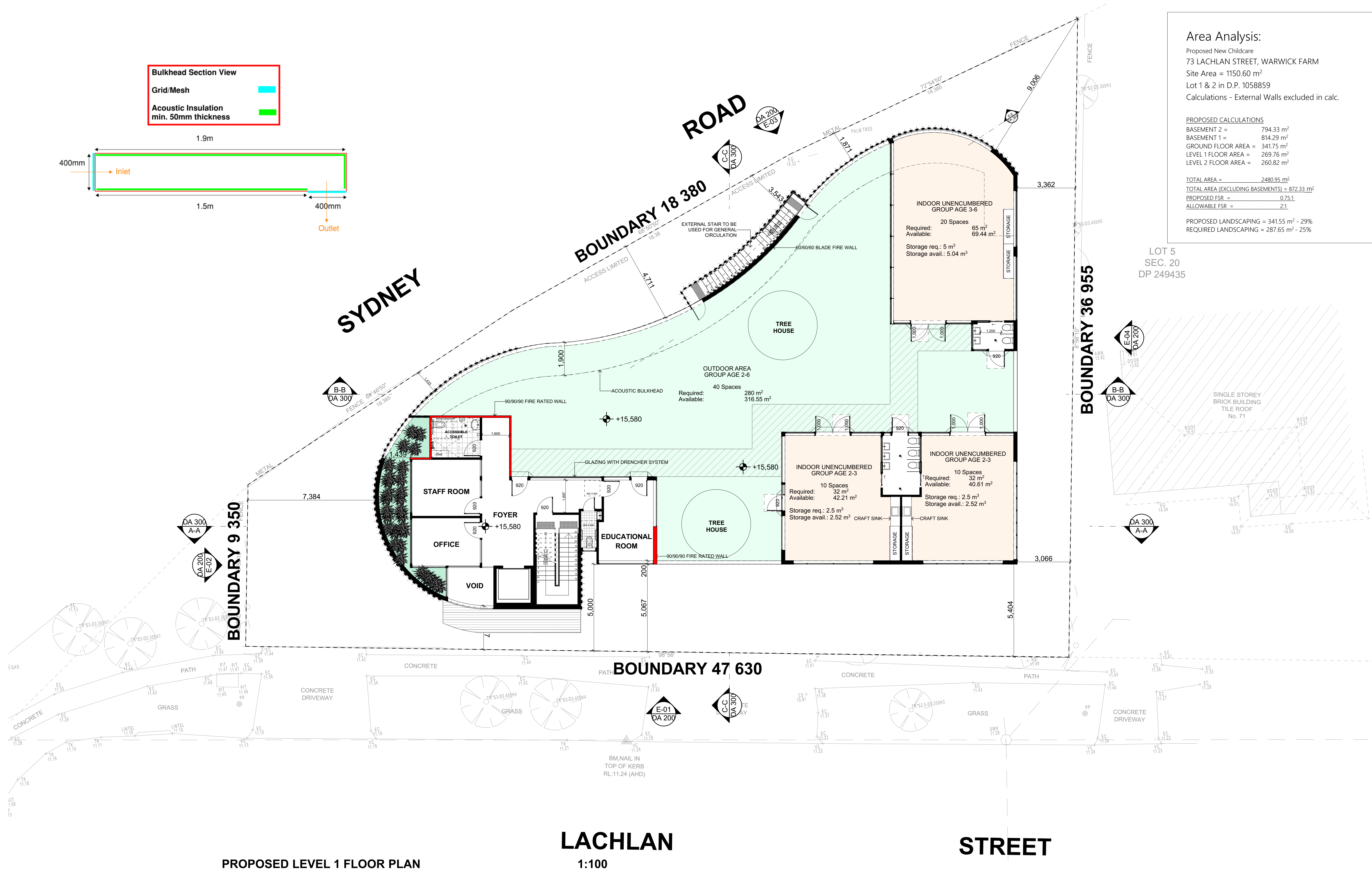
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Childcare Centre Calculations							
Age	Spaces	Indoor Required	Indoor Available	Outdoor Required	Outdoor Available	Staff	
0 - 2	24	78 m ²	97.54 m ²	868 m ²	976.65 m ²	6	
2 - 3	40	128 m ²	160.86 m ²			6	
3 - 6	60	195 m ²	207.5 m ²			4	
Total	124	338 m²	465.90 m²	868 m²	976.65 m²	16	

Legend Areas		NORTH:
	Outdoor Unencumbered Play Area	
	Indoor Unencumbered Area	
	Services & Common Area	
	Deep Soil/Planting	

General Notes	
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PROJECT NAME : P2204WAR - 73 LACHLAN STREET, WARWICK FARM	
SITE : 73 LACHLAN STREET WARWICK FARM	
DRAWING TITLE : LEVEL 1 FLOOR PLAN	

Client Company	
#Client Full Address	
#Client City, #Client Postcode	
#Client Phone Number F #Client Fax E #Client E-mail	

Project No: P2204WAR	
Scale: 1:100 @ A1 1:200 @ A3	
Status: DA	
Start Date: 20.06.2022	
Plot Date: xx	
Drawn By: K.C	
Checked By: R.T	
Drawing No: DA 104	
Rev I	

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Suite 2D, 322 Kingsgrove Road, Kingsgrove NSW 2218	



Proposed New Childcare
73 LACHLAN STREET, WARWICK FARM
Site Area = 1150.60 m²
Lot 1 & 2 in D.P. 1058859
Calculations - External Walls excluded in calc.

BASEMENT 2 =	794.33 m ²
BASEMENT 1 =	814.29 m ²
GROUND FLOOR AREA =	341.75 m ²
LEVEL 1 FLOOR AREA =	269.76 m ²
LEVEL 2 FLOOR AREA =	260.82 m ²

TOTAL AREA =	2480.95 m ²
TOTAL AREA (EXCLUDING BASEMENTS) =	872.33 m ²
PROPOSED FSR =	0.75:1
ALLOWABLE FSR =	2:1

PROPOSED LANDSCAPING = 341.55 m² - 29%
REQUIRED LANDSCAPING = 287.65 m² - 25%

LOT 5
SEC. 20
DP 249435

8°58'10"
BOUNDARY 36 955

LACHLAN

STREET

1:100

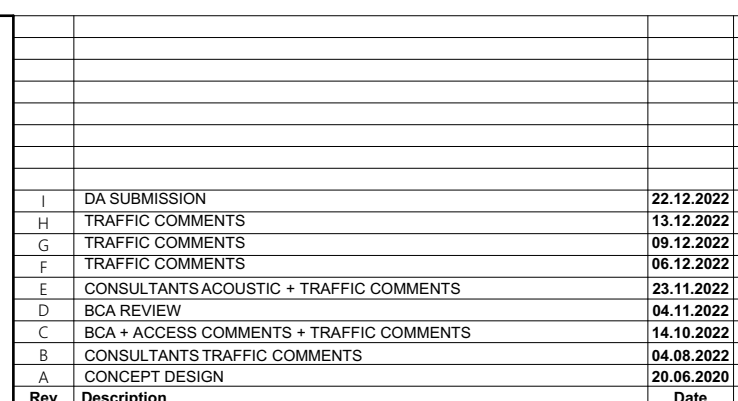
Age	Spaces	Indoor Required	Indoor Available	Outdoor Required	Outdoor Available	Staff
0 - 2	24	78 m ²	97.54 m ²	868 m ²	976.65 m ²	6
2 - 3	40	128 m ²	160.86 m ²			6
3 - 6	60	195 m ²	207.5 m ²			4
Total	124	338 m²	465.90 m²	868 m²	976.65 m²	16

Outdoor Unencumbered Play Area

Indoor Unencumbered Area

Services & Common Area

Deep Soil/Planting



The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the architect. Drawings shall not be used for construction purposes until issued for construction. Do not scale drawings. All boundaries and contours subject to survey.

#Client Full Address
#Client City, #Client Postcode
P + #Client Phone Number | F + #Client Fax | E #Client E-mail

SITE :
73 LACHLAN STREET WARWICK FARM

LEVEL 2 FLOOR PLAN

Scale:	1:100 @ A1 1:200 @ A3	Status:	DA
Start Date:	20.06.2022	Drawing No:	
Plot Date:	xx		DA 105
Drawn By:	K.C	Rev	
Checked By:	R.T		

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