

# DEVELOPMENT APPLICATION FOR A CHILD CARE CENTRE AT: 73 LACHLAN STREET, WARWICK FARM 2170

Development Application Drawings Prepared by FLDC ARCHITECTS  
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DRAWING REGISTRY...	
DA 001	COVER PAGE
DA 002	SITE ANALYSIS
DA 100	SITE/ROOF PLAN
DA 101	PROPOSED BASESMENT 2 FLOOR PLAN
DA 102	PROPOSED BASESMENT 1 FLOOR PLAN
DA 103	PROPOSED GROUND FLOOR
DA 104	PROPOSED LEVEL 1 FLOOR PLAN
DA 105	PROPOSED LEVEL 2 FLOOR PLAN
DA 200	PROPOSED ELEVATIONS
DA 300	PROPOSED SECTION
DA 301	DRIVEWAY SECTION
DA 400	SHADOW DIAGRAMS - 21 MAR
DA 401	SHADOW DIAGRAMS - 21 JUN
DA 402	SHADOW DIAGRAMS - 21 SEP
DA 403	SHADOW DIAGRAMS - 21 DEC
DA 500	LANDSCAPE PLAN
DA 600	SCHEDULE OF COLOURS AND MATERIALS



note:

CHECK AND VERIFY ALL DIMENSIONS AND DETAILS ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORKS, AND REPORT ANY DISCREPANCIES OR ANOMALIES TO THE OFFICE OF FLDC ARCHITECTS FOR CLARIFICATION

ALL WORKS TO BE CARRIED OUT IN STRICT ACCORDANCE WITH ALL CURRENT BUILDING CODES AND RELEVANT AUSTRALIAN STANDARDS, AND TO THE SATISFACTION OF THE GOVERNING LOCAL AUTHORITIES

ALL BUILDING DOCUMENTATION TO BE READ IN CONJUNCTION WITH STAMPED TOWN PLANNING DRAWINGS

BUILDER TO REMOVE ALL RUBBISH AND DEBRIS FROM SITE PRIOR TO CONSTRUCTION IN PREPARATION FOR NEW WORKS

BUILDER TO EXCAVATEAS REQUIRED TO SUIT NEW CONSTRUCTION WORKS, MAKE GOOD ALL SITE WORKS, CUT AND FILL AS REQUIRED

NEW 100mm MIN SEWER QUALITY PVC STORMWATER DRAINAGE PIPES TO ALL NEW WORKS, 11N 100mm MIN FALL. STORMWATER TO BE TAKEN TO LEGAL POINT OF DISCHARGE TO THE SATISFACTION OF THE RELEVANT AUTHORITY. BUILDER TO CONFIRM THE EXACT LOCATION OF THE LEGAL POINT OF DISCHARGE PRIOR TO THE COMMENCEMENT OF ANY DRAINAGE WORKS.

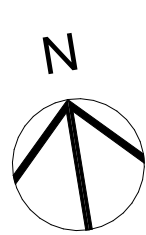
### Childcare Centre Calculations

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

### Legend Areas

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

NORTH:



Rev	Description	Date	Chkd
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	04.08.2022	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 :**

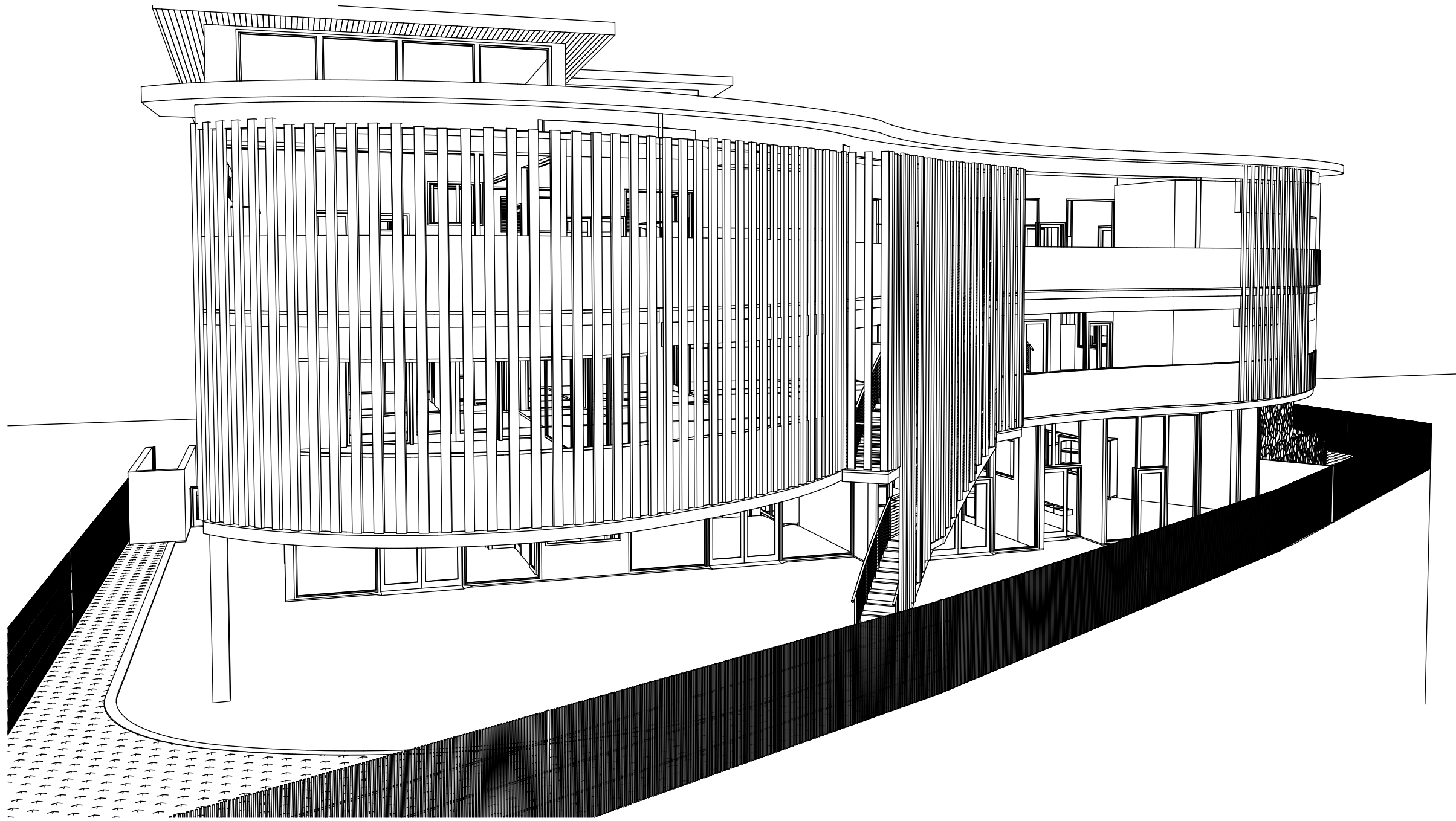
**COVERPAGE**

Project No:	<b>P2204WAR</b>	COPYRIGHT ©FLDC	REGISTRATION 8140
Scale:	1:100 @ A1 1:200 @ A3	Status:	DA
Start Date:	20.06.2022	Drawing No:	DA 001
Plot Date:	xx	Rev	I
Drawn By:	K.C		
Checked By:	R.T		

**FLDC**  
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HERO IMAGE (LACHLAN STREET)



HERO IMAGE (SYDNEY ROAD)