

NOTES:

- 1 SYDNEY ROAD ADJACENT TO BUILDING
- 2 LIVERPOOL PIONEERS' PARK WITHIN WALKING DISTANCE
- 3 ENTRANCE TO BASEMENT PARKING
- 4 ADJOINING RESIDENTIAL PROPERTIES
- 5 LACHLAN STREET IS ABOUT 8M IN WIDTH
- 6 RESIDENTIAL PROPERTIES ACROSS THE STREET



PROPOSED SITE - 73 LACHLAN STREET, WARWICK FARM



RESIDENTIAL PROPERTIES ACROSS THE STREET



NEIGHBOURING RESIDENTIAL PROPERTY



HUME HIGHWAY NEXT TO PROPOSED SITE

EXISTING BUILDING TO BE DEMOLISHED. ALL WORKS TO BE CARRIED OUT IN STRICT ACCORDANCE WITH ALL RELEVANT AND CURRENT BUILDING CODES AND COUNCIL CONDITIONS FOR APPROPRIATE HANDLING AND DISPOSAL OF HAZARDOUS MATERIALS.

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 m²
BASEMENT 1 = 814.29 m²
GROUND FLOOR AREA = 341.75 m²
LEVEL 1 FLOOR AREA = 269.76 m²
LEVEL 2 FLOOR AREA = 260.82 m²

TOTAL AREA = 2480.95 m²
TOTAL AREA (EXCLUDING BASEMENTS) = 872.33 m²
PROPOSED FSR = 0.75:1
ALLOWABLE FSR = 2:1

PROPOSED LANDSCAPING = 341.55 m² - 29%
REQUIRED LANDSCAPING = 287.65 m² - 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			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 Unencumberad Area
- Services & Common Area
- Deep Soil/Planting

NORTH: 	
Rev	Description
1	DA SUBMISSION
2	TRAFFIC COMMENTS
3	TRAFFIC COMMENTS
4	TRAFFIC COMMENTS
5	CONSULTANTS ACQUSTIC * TRAFFIC COMMENTS
6	BCA REVIEW
7	BCA * ACCESS COMMENTS * TRAFFIC COMMENTS
8	CONSULTANTS TRAFFIC COMMENTS
9	CONCEPT DESIGN
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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	
Rev	Description
1	DA SUBMISSION
2	TRAFFIC COMMENTS
3	TRAFFIC COMMENTS
4	TRAFFIC COMMENTS
5	CONSULTANTS ACQUSTIC * TRAFFIC COMMENTS
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PROJECT NAME :	
P2204WAR - 73 LACHLAN STREET, WARWICK FARM	
SITE :	
73 LACHLAN STREET WARWICK FARM	

DRAWING TITLE :

SITE ANALYSIS

Project No:	P2204WAR	Status:	DA
Scale:	1:100 @ A1 1:200 @ A3	Drawing No:	DA 002
Start Date:	20.06.2022	Rev	I
Plot Date:	xx		
Drawn By:	K.C		
Checked By:	R.T		

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