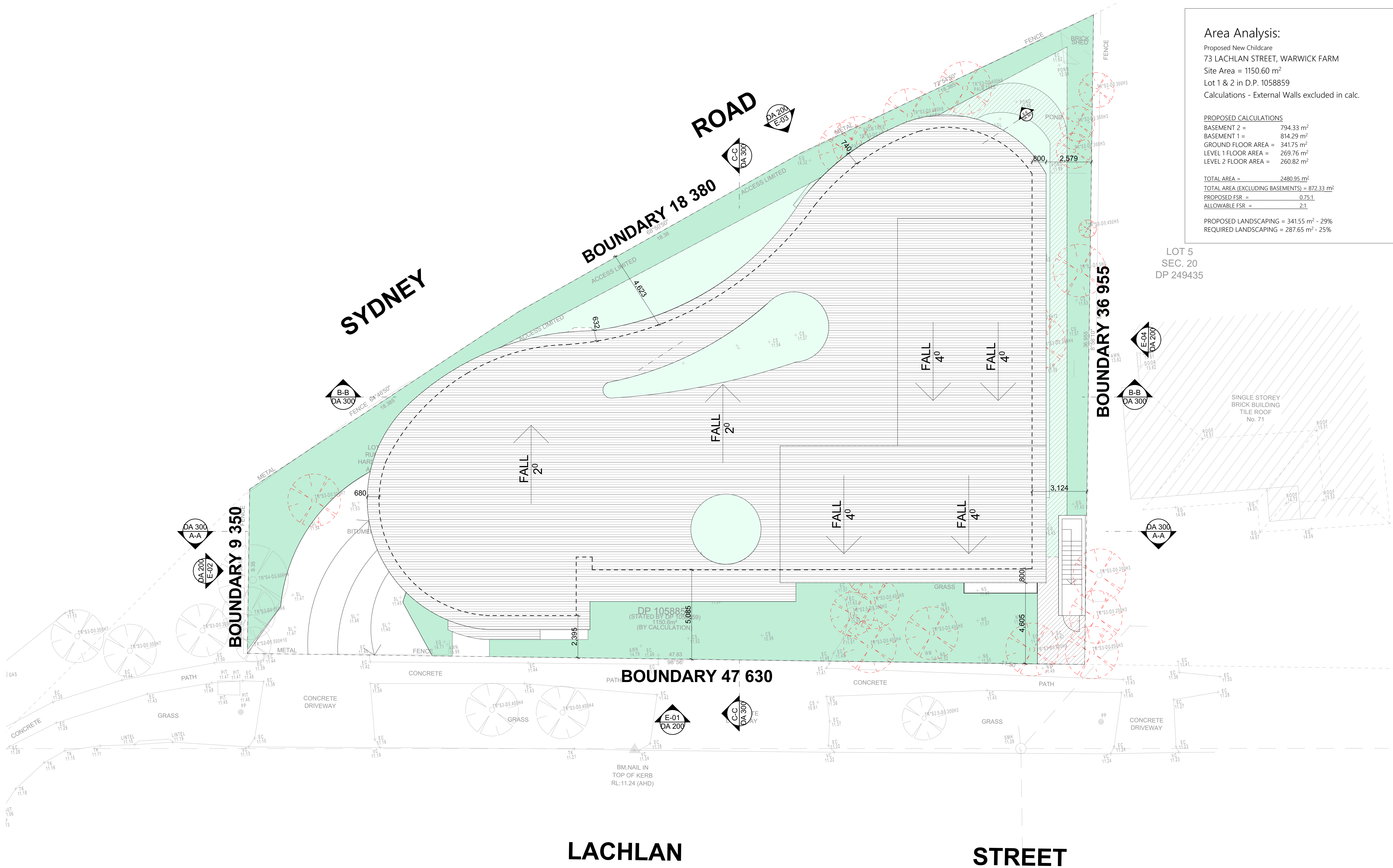




Area Analysis:

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%

3.

PROPOSED SITE/ROOF 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 :
PROPOSED SITE/ROOF
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 100
Rev: I

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