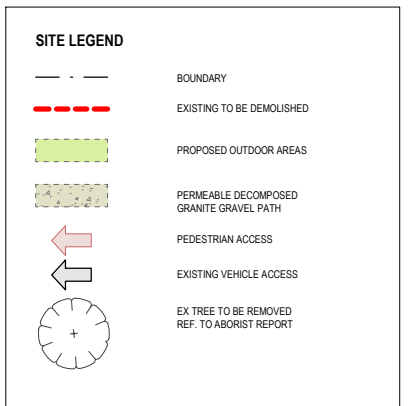


2 ACOUSTIC FENCE



maitland
city council

Approved Plans
NO. DA 22-1405
DEVELOPMENT APPLICATION
27/11/2023



GREENSCAPE®

[illegible]

ABERGLASSLYN ROAD CHILDCARE

BASEMENT

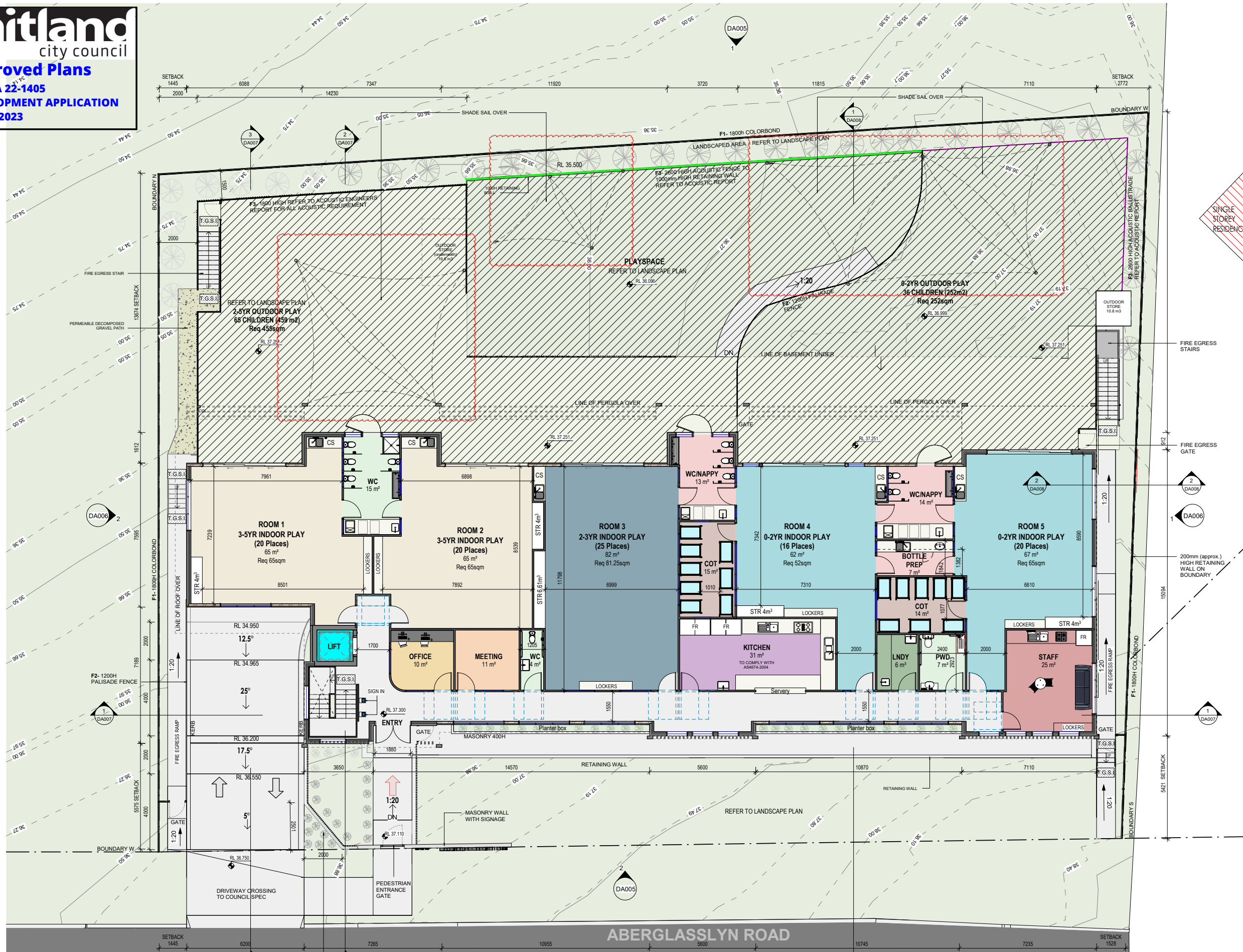
GREENSCAPE DESIGN & ASSOCIATES

SUITE 107 LEVEL 1, 53-59 GREAT BUCKINGHAM ST. REDFERN, NSW

	Scale:	As indicated @A1
--	--------	------------------

Date : 10/05/23

Project Number :	Drawing Number :	Rev :
220404	DA002	C



AREAS

0-2YR INDOOR PLAY (16 Places)	LNDY
0-2YR INDOOR PLAY (20 Places)	MEETING
2-3YR INDOOR PLAY (25 Places)	OFFICE
3-5YR INDOOR PLAY (20 Places)	PRAM STORE
BINS	PWD
BOTTLE PREP	SERVICES
COT	STAFF
KITCHEN	WC
LIFT	WC/NAPPY

CHILD CARE AREA AND OCCUPATION CALCULATIONS

Age Group	No. of Kids	Req. Indoor	Prop. Indoor	Req. Outdoor	Prop. Outdoor	Staff	RMS Parking
0-2	36	117m²	129m²			9	9
2-3	25	81.25m²	81.25m²			5	6
3-5	40	130m²	130m²			4	10
TOTAL	101	328.25m²	340.25m²	707m²	711m²	18	25

JUNIOR SANITARY FACILITIES: Required: 1 toilet per 15 children over 2 yrs old. 1 basin per 15 children over 2 yrs old. Shower	Proposed: 4 (for 65 children) 4 (for 65 children) Ground Floor	Complies: Yes Yes Yes
NAPPY CHANGE Required for children under 3 yrs old No new.	Proposed: 2 new	Complies: yes
ADULT SANITARY FACILITIES Required for 10 staff 1 unisex facility	Proposed: 2 new	Complies: Yes
LAUNDRY Required for children under 3 yrs old.	Proposed: New	Complies: yes
FOOD PREP / KITCHEN	New	yes
BOTTLE PREP AREA	New	yes

CHILD CARE REQ STORAGE CALCULATIONS - TOTAL (GF)

Age Group	No. of Kids	Req. Indoor	Prop. Indoor	Req. Outdoor	Prop. Outdoor
GF 0-2	36	7.2m²	8m²	10.8m²	10.8m²
GF 2-3	25	5m²	6.61m²	7.5m²	7.5m²
GF 3-5	40	8m²	8.00m²	12m²	12m²
TOTAL	101	20.2m²	22.61m²	30.3m²	30.3m²

CHILD CARE AREA AND OCCUPATION CALCULATIONS - TOTAL (GF)

Age Group	No. of Kids	Req. Indoor	Prop. Indoor	Req. Outdoor	Prop. Outdoor	Staff	RMS Parking
GF	101	328.25m²	340.25m²	707m²	711m²	18	25
TOTAL	101	328.25m²	340.25m²	707m²	711m²	18	25

CAR PARK

STAFF	15	DROPP OFF	10	DISABLED PARKING	1	TOTAL	26
-------	----	-----------	----	------------------	---	--------------	-----------

AREA
TOTAL: 1904m²

Area	Area	Area	Area
Hard Surface	1235m²	Landscape Deep Sol	669m²
Building	46.95% Not Built	Land 1010m²	53.05%
Basement	95m²	Land 1010m²	53.05%
Ground Floor	660m²	Land 1244m²	65.33%
TOTAL:	1554m²		

FENCE LEGEND

F1- 1800H COLORBOND	
F2- 1200H PALISADE FENCE	
F3- 1800H HIGH ACUSTIC BALUSTRADE REFER TO ACOUSTIC REPORT	
F3- 2600 HIGH ACUSTIC FENCE TO 500mm HIGH RETAINING WALL - REFER TO ACOUSTIC REPORT	
F3- 2600 HIGH ACUSTIC FENCE TO 1000mm HIGH RETURNING WALL (Refer to section) REFER TO ACOUSTIC REPORT	

NOTE:
DIMENSION HTS ABOVE SURFACE LEVEL
PAINT AND DRESS BOTH SIDES, LIGHT NEUTRAL FINISH

1 GROUND FLOOR
1 : 100

ALL PLANS TO BE PRINTED IN COLOUR

- ALL BUILDING WORK TO COMPLY WITH BCA AND AS CODES AND RELEVANT AUTHORITIES REQUIREMENTS.
- ALL STEEL, CONCRETE AND TIMBER WORK TO BE IN ACCORDANCE WITH STRUCTURAL ENGINEERS SPECIFICATIONS AND RELEVANT SAA CODES.
- LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALLER.
- ALL DIMENSIONS TO BE CONFIRMED ON SITE. CONTACT THE ARCHITECT IF ANY DOUBT OR DISCREPANCY ARISES.
- READ FIGURED DIMENSIONS IN PREFERENCE TO SCALING.



FOR	ISSUE	DATE	AMENDMENT
DA	A	7 DEC 2022	
DA	B	10 MAY 2023	
DA	C	17 AUG 2023	

FOR	ISSUE	DATE	AMENDMENT
DA	A	7 DEC 2022	
DA	B	10 MAY 2023	
DA	C	17 AUG 2023	

DRAFTING	JO
CHECKED	DB
APPROVED	DB

ABERGGLASSLYN ROAD CHILDCARE

GROUND FLOOR PLAN

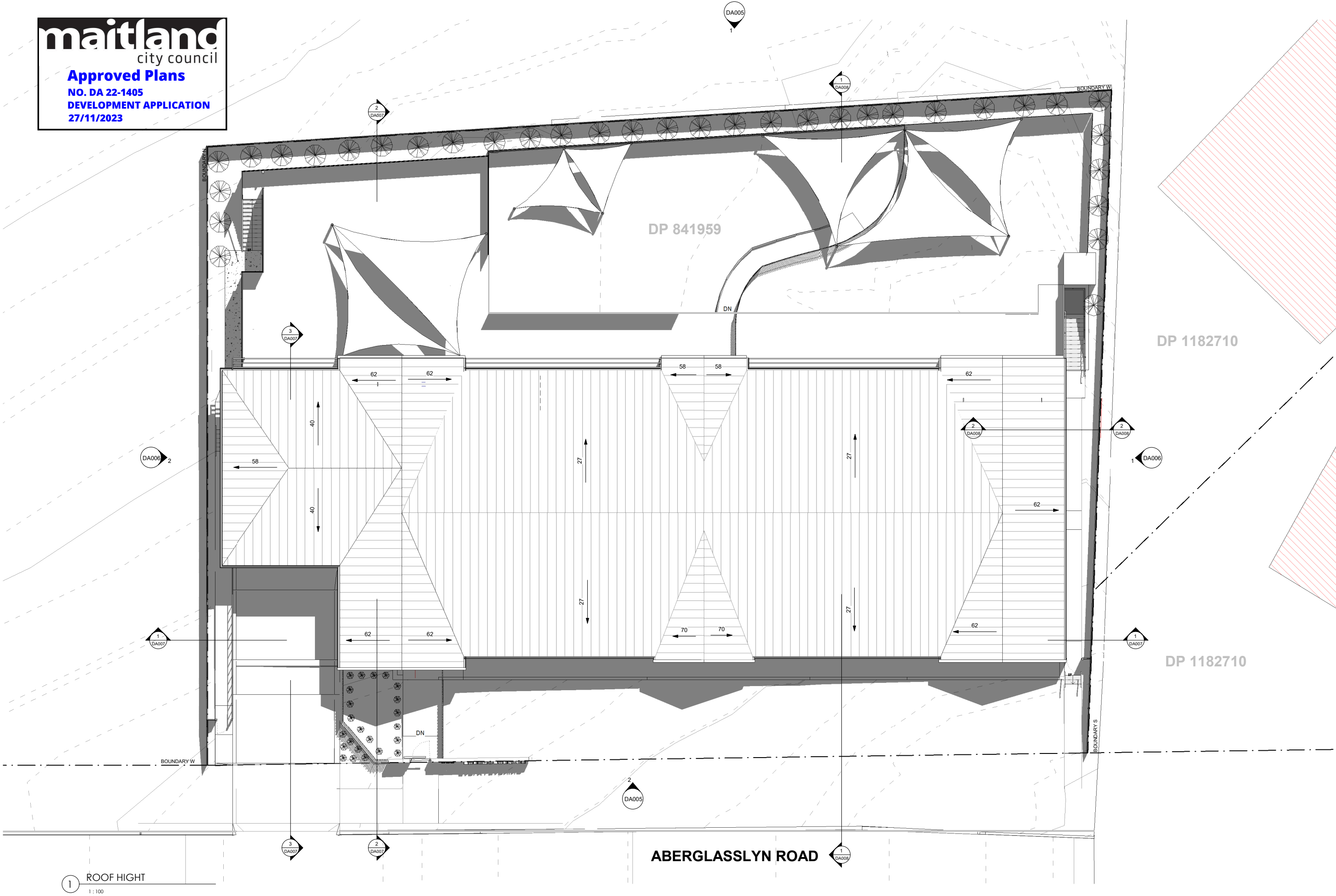
GREENSCAPE DESIGN & ASSOCIATES

SUITE 107 LEVEL 1, 53-59 GREAT BUCKINGHAM ST. REDFERN, NSW INFO@GREENSCAPEDESIGN.COM.AU

Scale: 1 : 100 @A1

Date: 10/05/23

Project Number: 220404 Drawing Number: DA003 Rev: C



1 ROOF HIGHT
1 : 100

ALL PLANS TO BE PRINTED IN COLOUR

- ALL BUILDING WORK TO COMPLY WITH BCA AND AS CODES AND RELEVANT AUTHORITIES REQUIREMENTS.
- ALL STEEL, CONCRETE AND TIMBER WORK TO BE IN ACCORDANCE WITH STRUCTURAL ENGINEERS SPECIFICATIONS AND RELEVANT SAA CODES.
- LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALLER.
- ALL DIMENSIONS TO BE CONFIRMED ON SITE. CONTACT THE ARCHITECT IF ANY DOUBT OR DISCREPANCY ARISES.
- READ FIGURED DIMENSIONS IN PREFERENCE TO SCALING.



FOR	ISSUE	DATE	AMENDMENT	FOR	ISSUE	DATE	AMENDMENT	DRAFTING
DA	A	7 DEC 2022						DRAWN: JO
DA	B	10 MAY 2023						CHECKED: DB
DA	C	17 AUG 2023						APPROVED: DB

ABERGLASSLYN ROAD CHILDCARE

ROOF PLAN

GREENSCAPE DESIGN & ASSOCIATES
SUITE 107 LEVEL 1, 53-59 GREAT BUCKINGHAM ST, REDFERN, NSW
INFO@GREENSCAPEDSIGN.COM.AU

Scale:	1 : 100 @A1
Date :	10/05/23
Project Number :	220404
Drawing Number :	DA004
Rev :	C