

PROPOSED CHILDCARE CENTRE WITH BASEMENT PARKING

198 BENNETT ROAD, ST CLAIR NSW 2759
LOT / SECTION / PLAN NO: 1156/DP259309 | PENRITH CITY COUNCIL

21032

ITEM		PROPOSED	STANDARD	COMPLIANCE	
A	SITE AREA		916 m²	-	
B	SETBACK				
		FRONT (PRIMARY)	7.04m	5.5m	YES
		FRONT (SECONDARY)	3m	3m	YES
		SIDE	4m	0.9m	YES
		REAR	8.8m	6m	YES
C	GROSS FLOOR AREA				
		BASEMENT	490 m²	-	-
		GROUND	243 m²	-	-
		FIRST	90 m²	-	
		STAIRS / LIFT		-	-
		TOTAL GROSS FLOOR AREA	333 m²	N/A	-
D	FSR		357m² / 0.36:1	N/A	YES
E	HEIGHT		8.7m	8.5 m	YES
F	LANDSCAPE AREA		455.5 m² / 50%	40% (366.4m²)	YES
G	DEEP SOIL				YES
	STORAGE m³				
		INTERNAL			
		0-2 YEARS	1.63 m³	1.6 m³	YES
		2-3 YEARS	3 m³	3 m³	YES
		3-5 YEARS	7.4 m³	6 m³	YES
		EXTERNAL			
		0-5 YEARS	15.97 m³	0.3 m³ / KID	YES
H	CHILDCARE				
		NUMBER OF CHILDREN			
		0-2 YEARS	8 KIDS	-	YES
		2-3 YEARS	15 KIDS	-	YES
		3-5 YEARS	30 KIDS	-	YES
		TOTAL NO.	53 KIDS	-	YES
		NUMBER OF TEACHERS			
		0-2 YEARS	2 TEACHERS	1:4 KIDS	YES
		2-3 YEARS	3 TEACHERS	1:5 KIDS	YES
		3-5 YEARS	3 TEACHERS	1:10 KIDS	YES
		TOTAL NO.	8 TEACHERS	-	YES
		INDOOR PLAY AREA			
		0-2 YEARS	26 m²	3.25 m² / KID	YES
		2-3 YEARS	49 m²	3.25 m² / KID	YES
		3-5 YEARS	99 m²	3.25 m² / KID	YES
		TOTAL AREA	174 m²	3.25 m² / KID	YES
		OUTDOOR PLAY AREA			
		TOTAL AREA	376 m²	7 m² / KID	YES
I	CAR PARKING				
		SHARED	1 SPACE	-	
		DISABLED	1 SPACE	-	
		VISITORS	6 SPACES	1:10	
		STAFF	8 SPACES	1:1	
		TOTAL CAR SPACES	14 SPACES	14	YES
J	WASTE MANAGEMENT				
		TOTAL BINS	12 BINS	-	YES

[illegible]

FOR DA APPROVAL

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PROJECT TITLE
PROPOSED CHILDCARE CENTRE WITH BASEMENT PARKING
198 BENNETT ROAD, ST CLAIR NSW 2759

DRAWING TITLE
COMPLIANCE TABLE

PROJECT NUMBER	DRAWING NUMBER	DATE	REVISION
21032	00	06/07/17	C
	SCALE @ A1	DRAWN BY CB	CHECKED BY CB

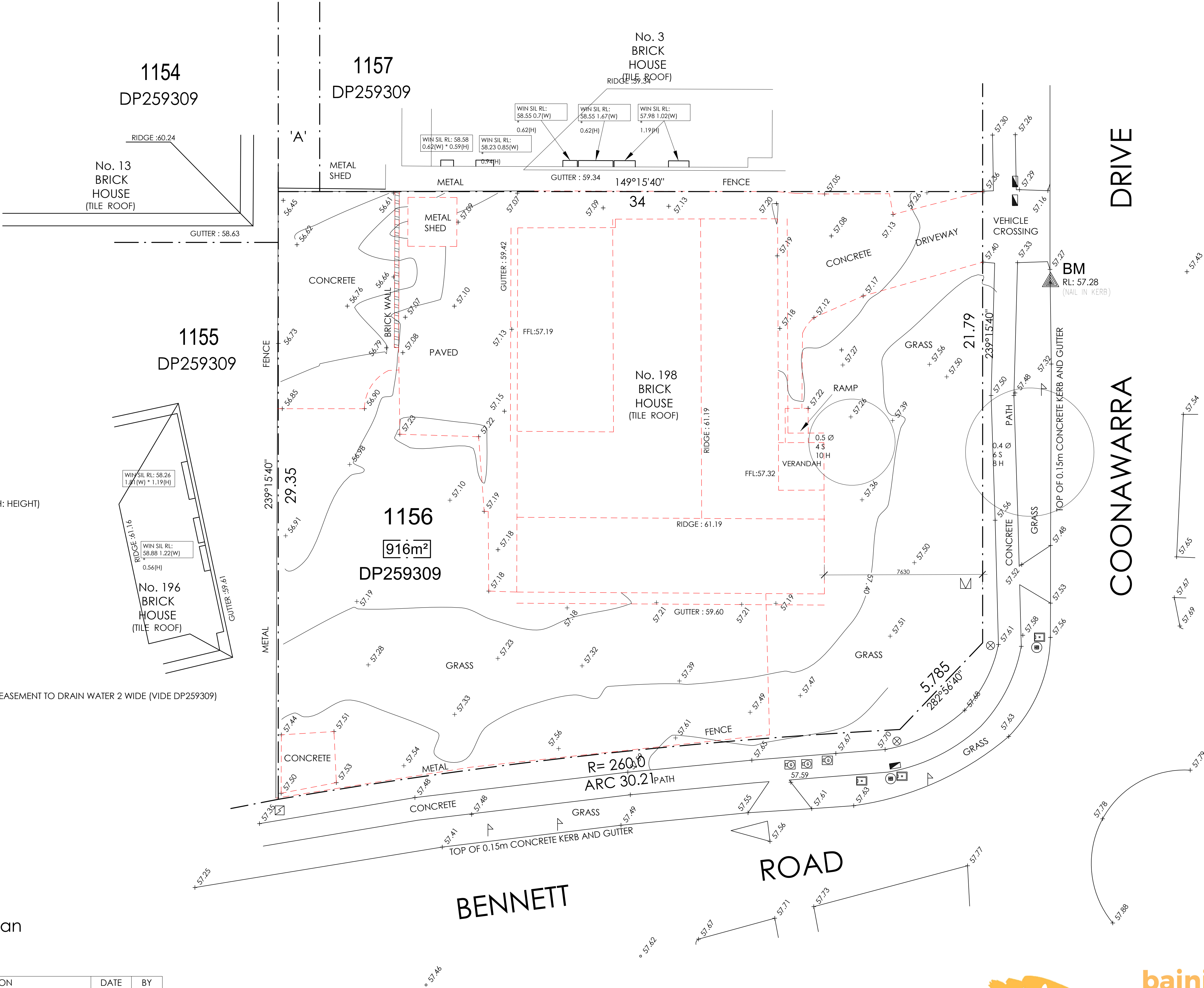
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- LEGEND**
- ELECTRICITY POLE
 - TELSTRA PIT
 - GAS TAP/VALVE
 - HYDRANT
 - WATER METER
 - STOP VALVE
 - SIGNPOST
 - TREE (Ø: TRUNK/ S: SPREAD/ H: HEIGHT)
 - TO BE DEMOLISHED

NOTES:
'A' DENOTES EASEMENT TO DRAIN WATER 2 WIDE (VIDE DP259309)

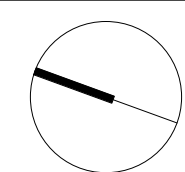
1 Demolition Plan
1 : 100

REV	DESCRIPTION	DATE	BY
A	PRE DEVELOPMENT APPLICATION	12/10/2020	CB
B	DEVELOPMENT APPLICATION	27/04/2020	CB
C	ADDITIONAL INFORMATION	16/11/2021	



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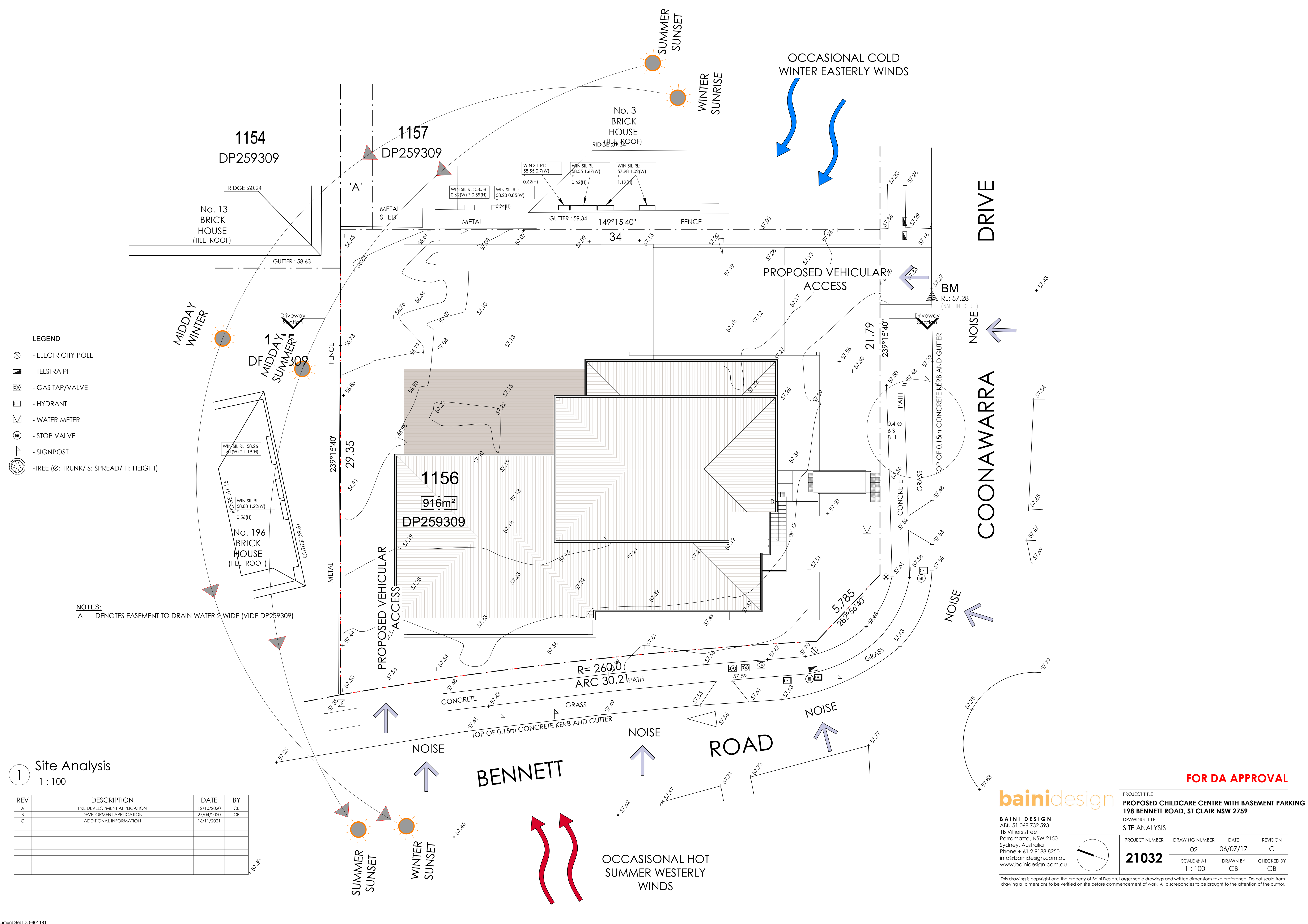
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DRAWING TITLE
DEMOLITION PLAN

PROJECT NUMBER	DRAWING NUMBER	DATE	REVISION
21032	01	02/09/21	C
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LEGEND

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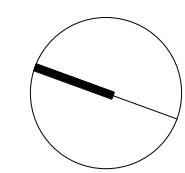
1 Site Analysis
1 : 100

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DRAWING TITLE
SITE ANALYSIS

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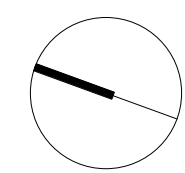
1 SITE CONTEXT PLAN
1 : 1000

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DRAWING TITLE			
SITE CONTEXT PLAN			
PROJECT NUMBER	DRAWING NUMBER	DATE	REVISION
21032	03	02/09/21	C
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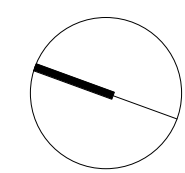


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DRAWING TITLE SITE CONTEXT PLAN			
PROJECT NUMBER 21032	DRAWING NUMBER 04	DATE 02/11/21	REVISION C
	SCALE @ A1 1 : 250	DRAWN BY CB	CHECKED BY CB

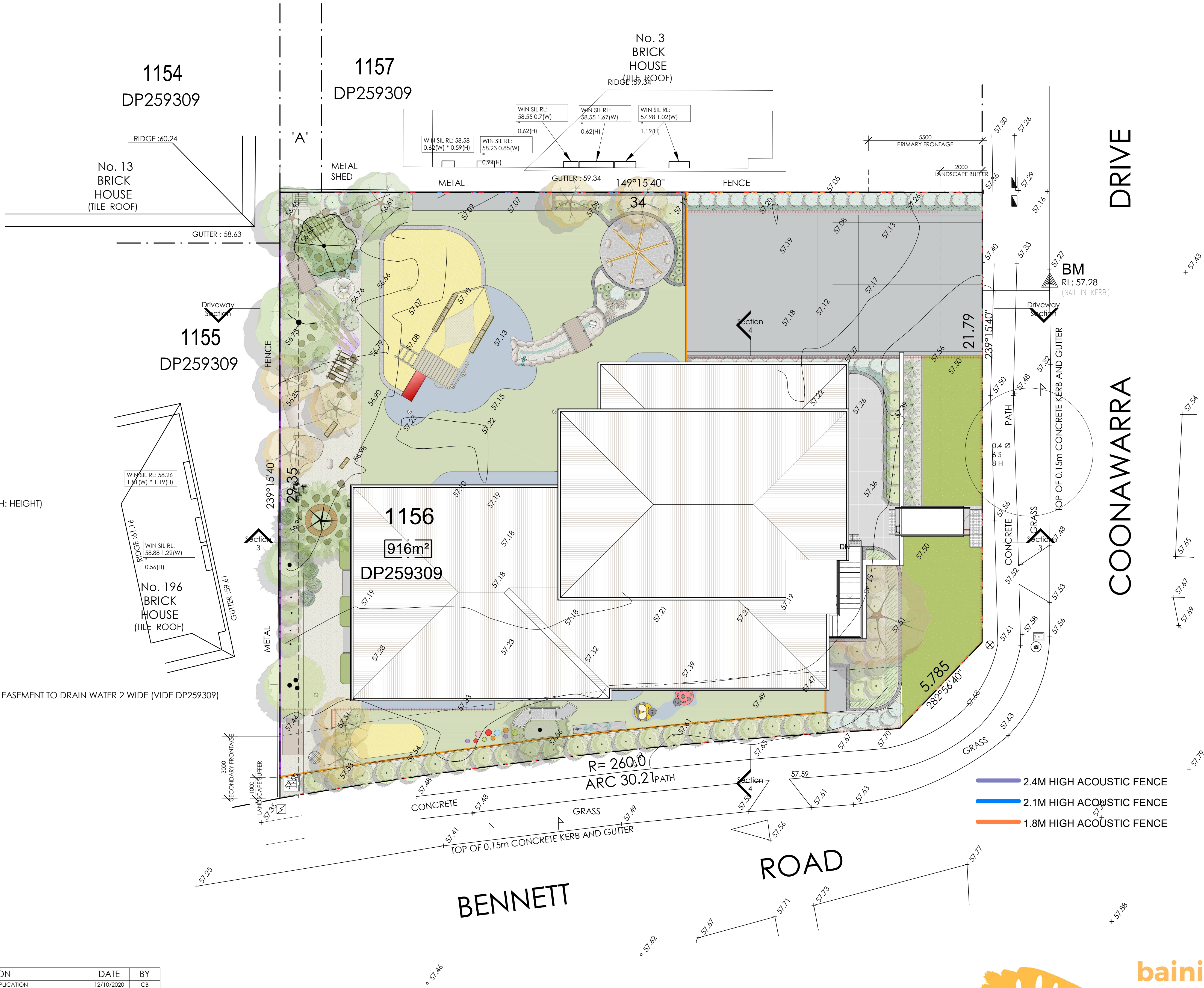
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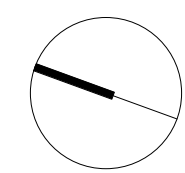
1 Site Plan
1 : 100

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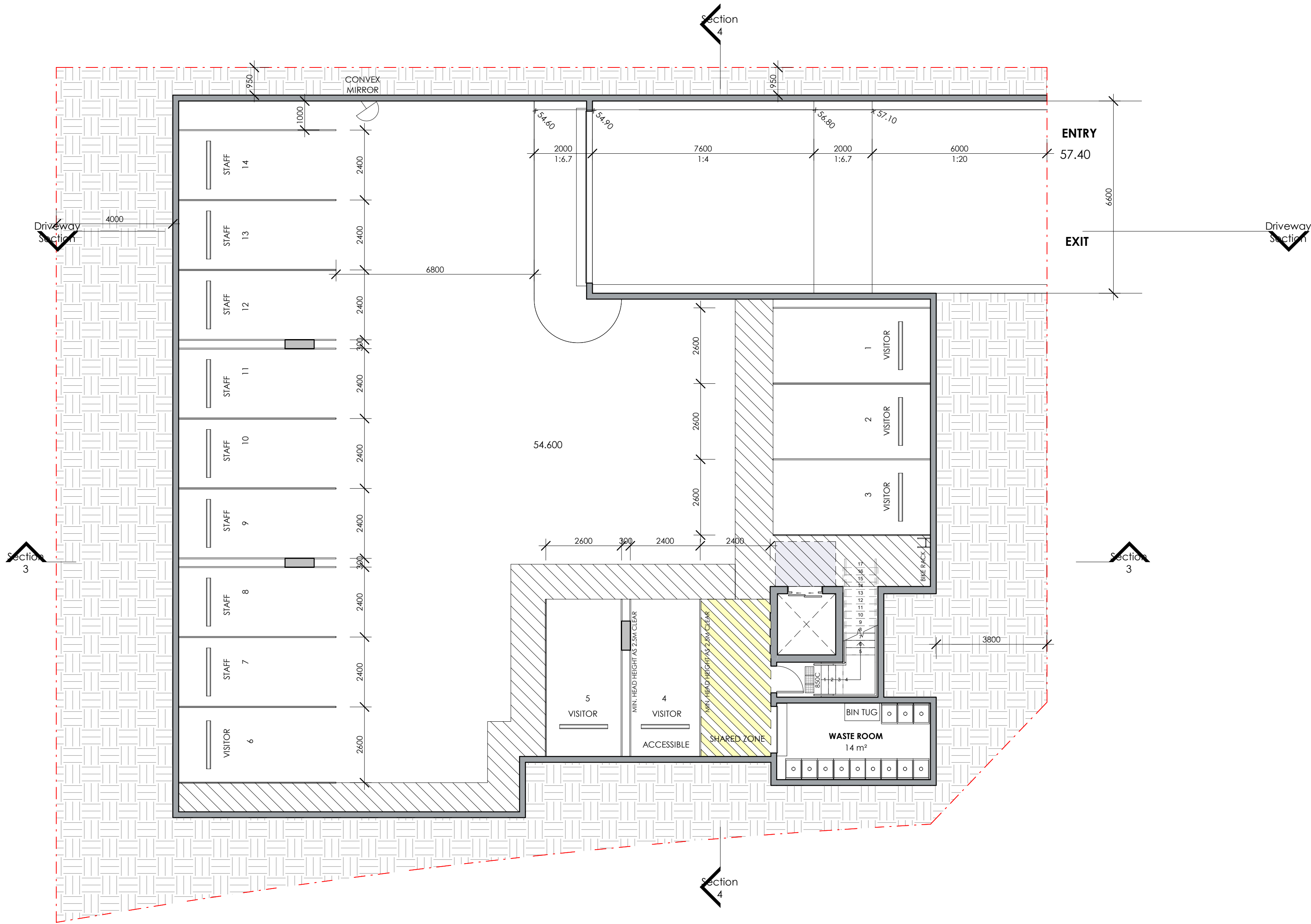


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DRAWING TITLE
SITE PLAN

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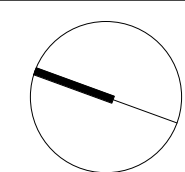
1 BASEMENT FLOOR
1 : 100

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DRAWING TITLE
BASEMENT PLAN

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21032	06	10/01/20	C
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1 GROUND FLOOR
1 : 100

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KEY

SITE BOUNDARY	- - -
DEMOLISHED	- - -
BUILDING FOOTPRINT	

LANDSCAPE	
DENSE LANDSCAPING	
AREA CALC.	
EARTH	
EXISTING WALLS	
PROPOSED WALLS	

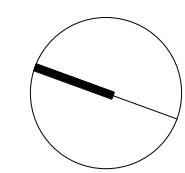
0 - 2 INDOOR PLAY AREA	
2 - 3 INDOOR PLAY AREA	
3 - 5 INDOOR PLAY AREA	
SINGLE ROOM 12m ² - 15m ²	
DOUBLE ROOM 16m ² - 25m ²	
COMMUNAL AREA 20m ²	

CIRCULATION SPACE	
2.4m ACOUSTIC BARRIER	
2.1m ACOUSTIC BARRIER	
1.8m ACOUSTIC BARRIER	



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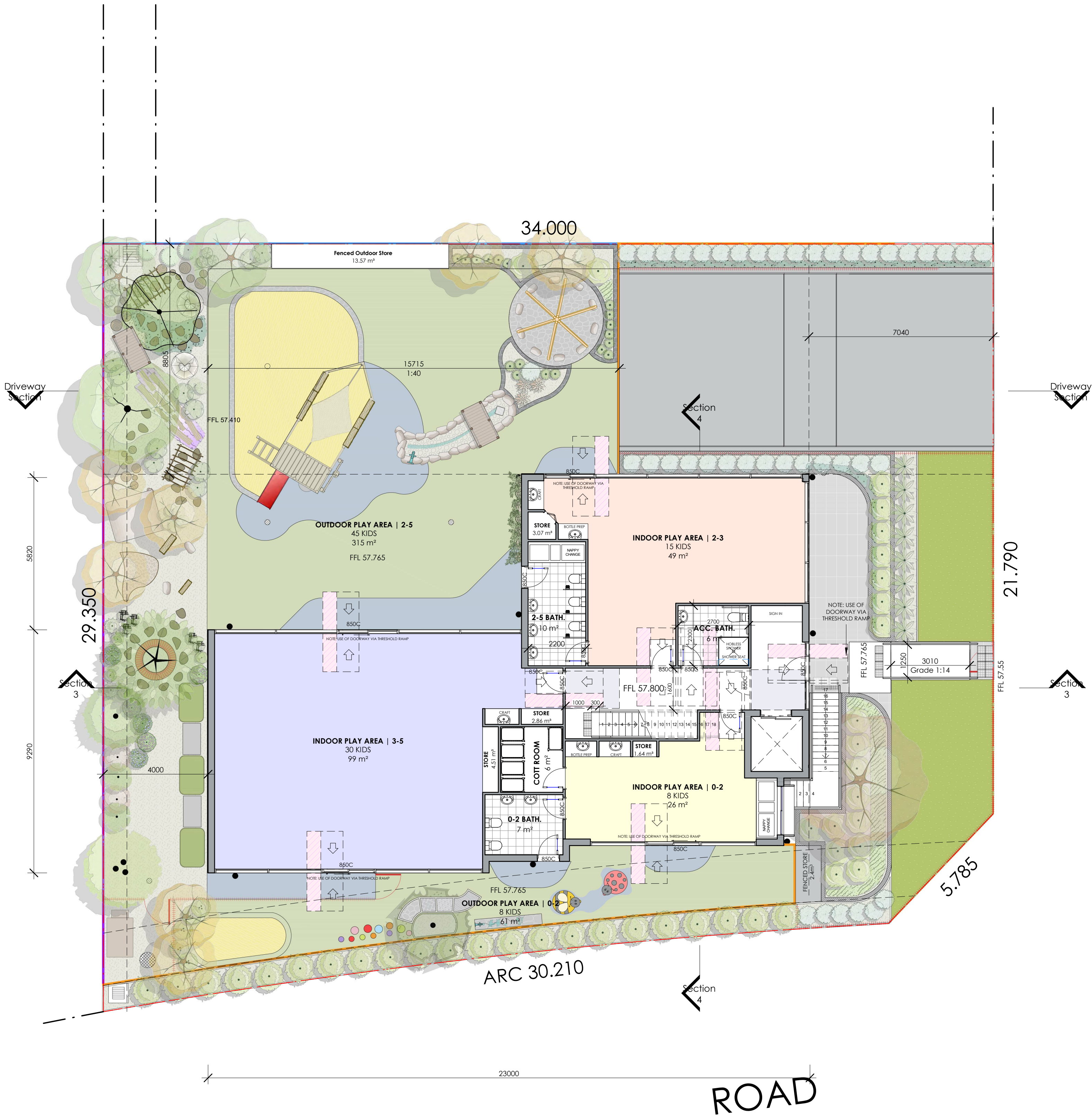


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DRAWING TITLE
GROUND FLOOR PLAN

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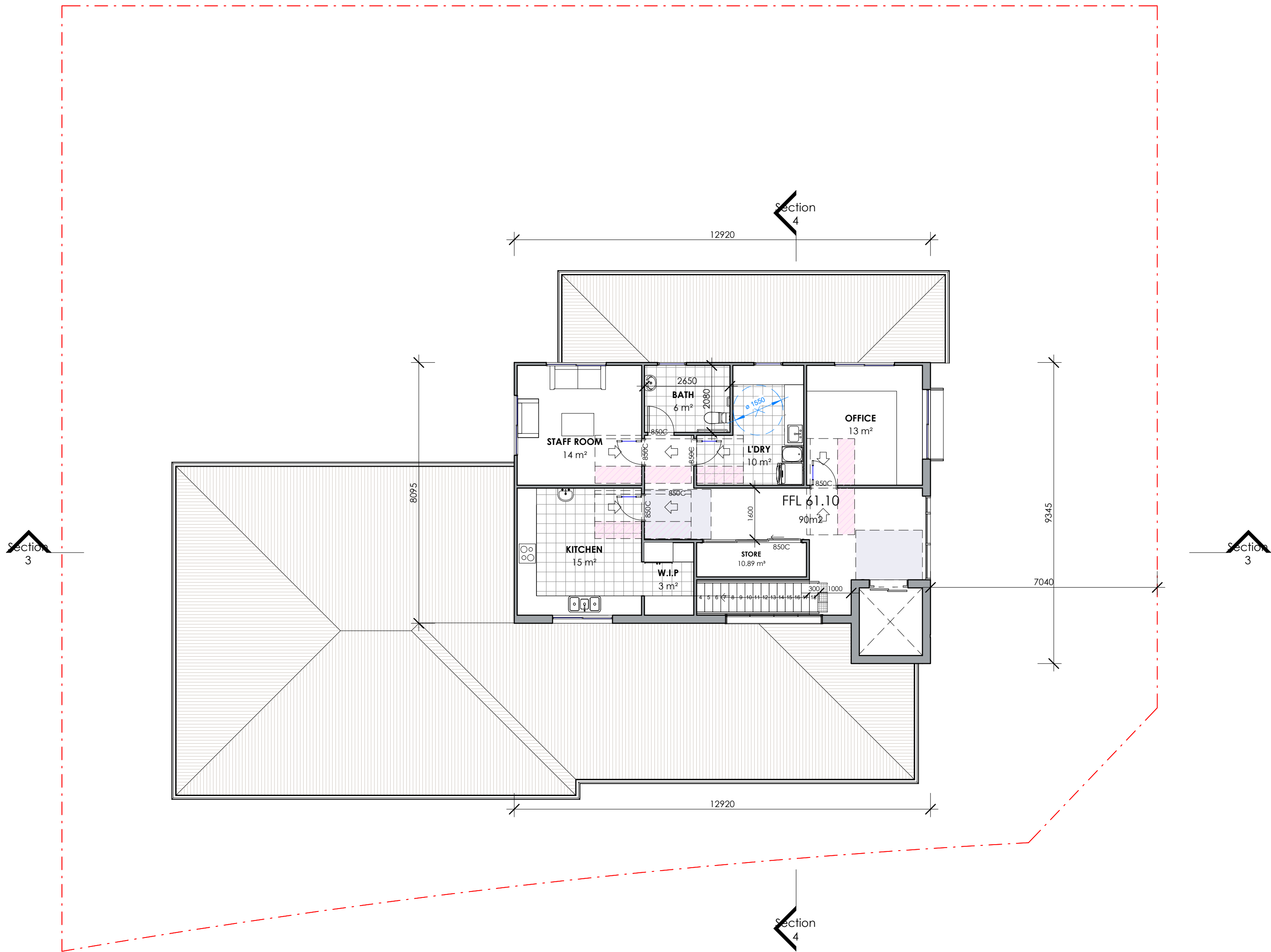
DRIVE

COONAWARRA

ROAD

Room Schedule	
Name	Area
0-2 BATH.	7 m ²
0-2 BATH.	Not Placed
2-5 BATH.	10 m ²
ACC. BATH.	6 m ²
BATH	6 m ²
COTT ROOM	6 m ²
Fenced Outdoor Store	6 m ²
INDOOR PLAY AREA 0-2	26 m ²
INDOOR PLAY AREA 2-3	49 m ²
INDOOR PLAY AREA 3-5	99 m ²
KITCHEN	15 m ²
L'DRY	10 m ²
MEETING ROOM	Not Placed
OFFICE	13 m ²
OUTDOOR PLAY AREA 0-2	61 m ²
OUTDOOR PLAY AREA 2-5	315 m ²
RECEPTION	Not Placed
STAFF ROOM	14 m ²
STORAGE	Not Placed
STORE	1 m ²
STORE	Not Placed
STORE	1 m ²
STORE	2 m ²
STORE	1 m ²
STORE	4 m ²
W.I.P	3 m ²
WASTE ROOM	14 m ²

Room Schedule	
Name	Area
0-2 BATH.	7 m²
0-2 BATH.	Not Placed
2-5 BATH.	10 m²
ACC. BATH.	6 m²
BATH	6 m²
COTT ROOM	6 m²
Fenced Outdoor Store	6 m²
INDOOR PLAY AREA 0-2	26 m²
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OFFICE	13 m²
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OUTDOOR PLAY AREA 2-5	315 m²
RECEPTION	Not Placed
STAFF ROOM	14 m²
STORAGE	Not Placed
STORE	1 m²
STORE	Not Placed
STORE	1 m²
STORE	2 m²
STORE	1 m²
STORE	4 m²
W.I.P	3 m²
WASTE ROOM	14 m²



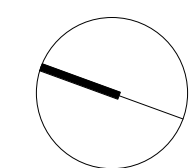
1 FIRST FLOOR
1 : 100

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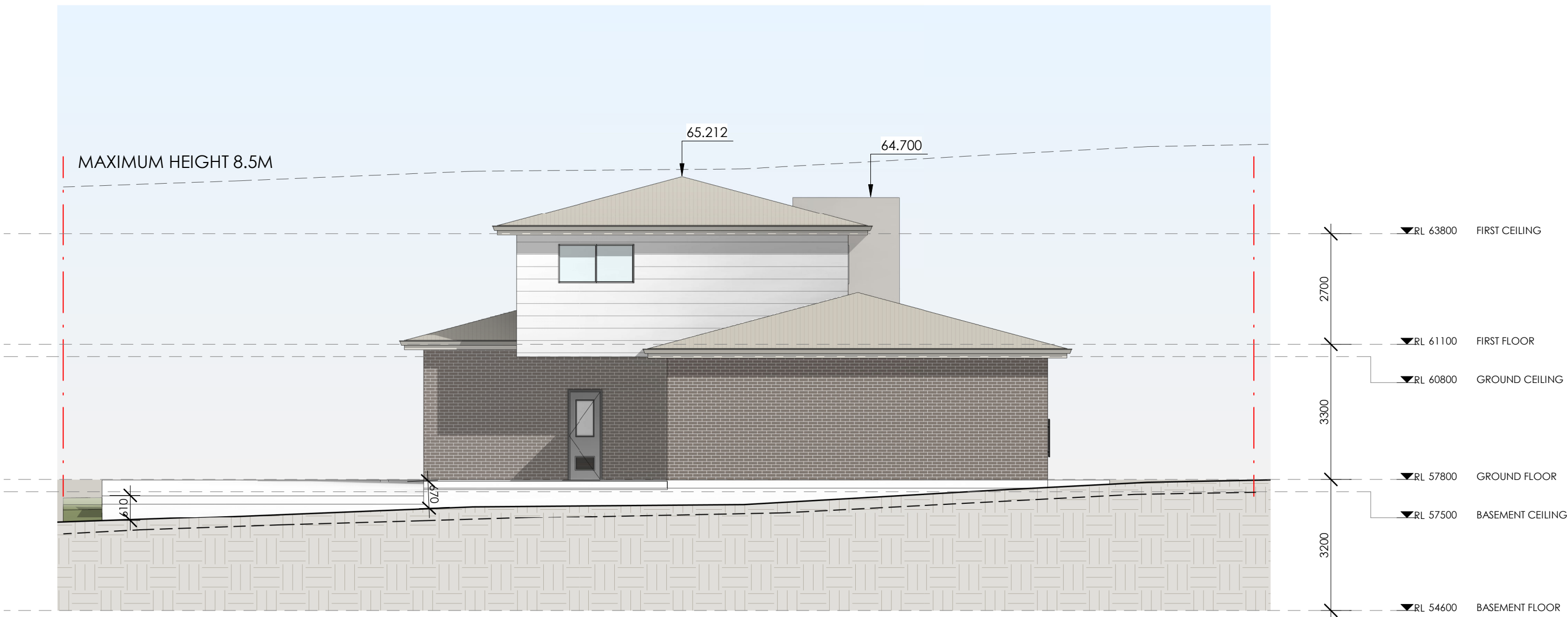
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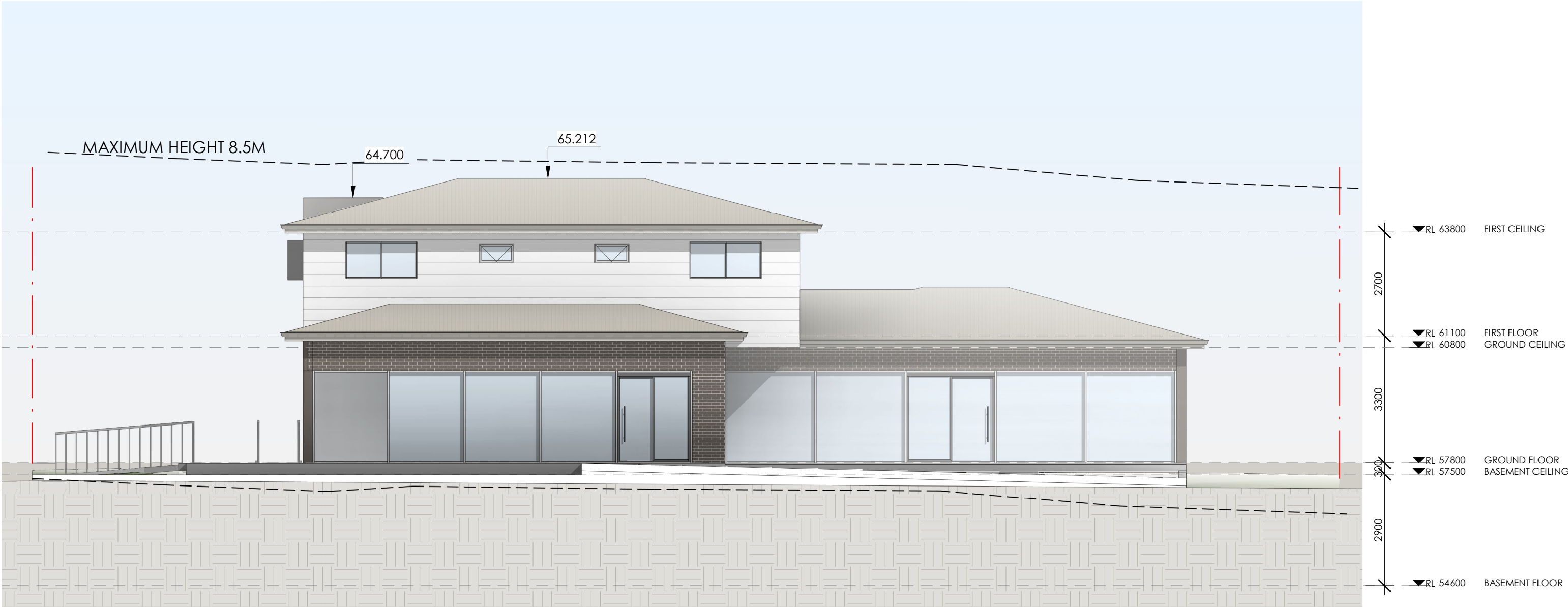
DRAWING TITLE
FIRST FLOOR PLAN

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21032	08	10/01/20	C
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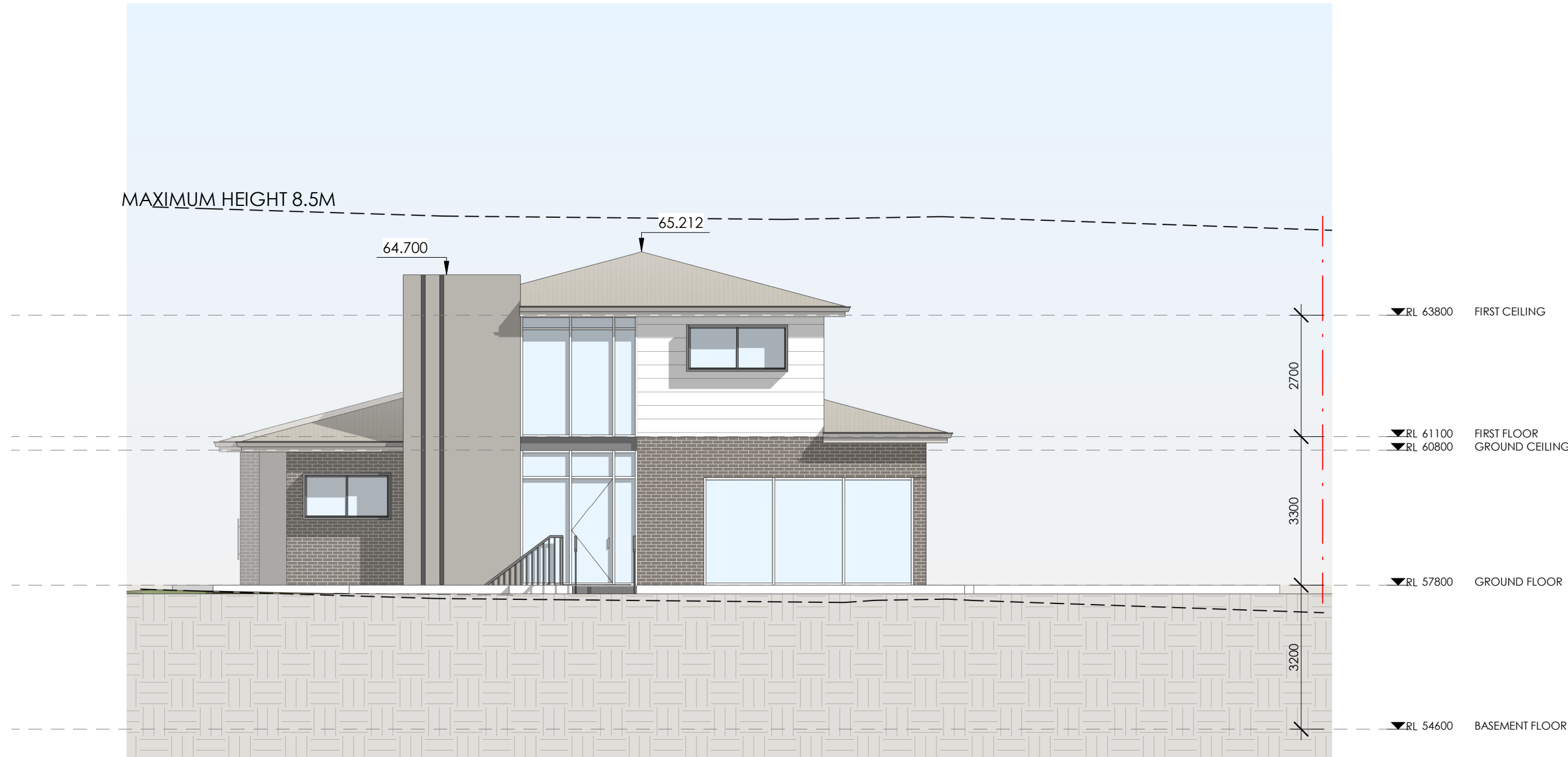
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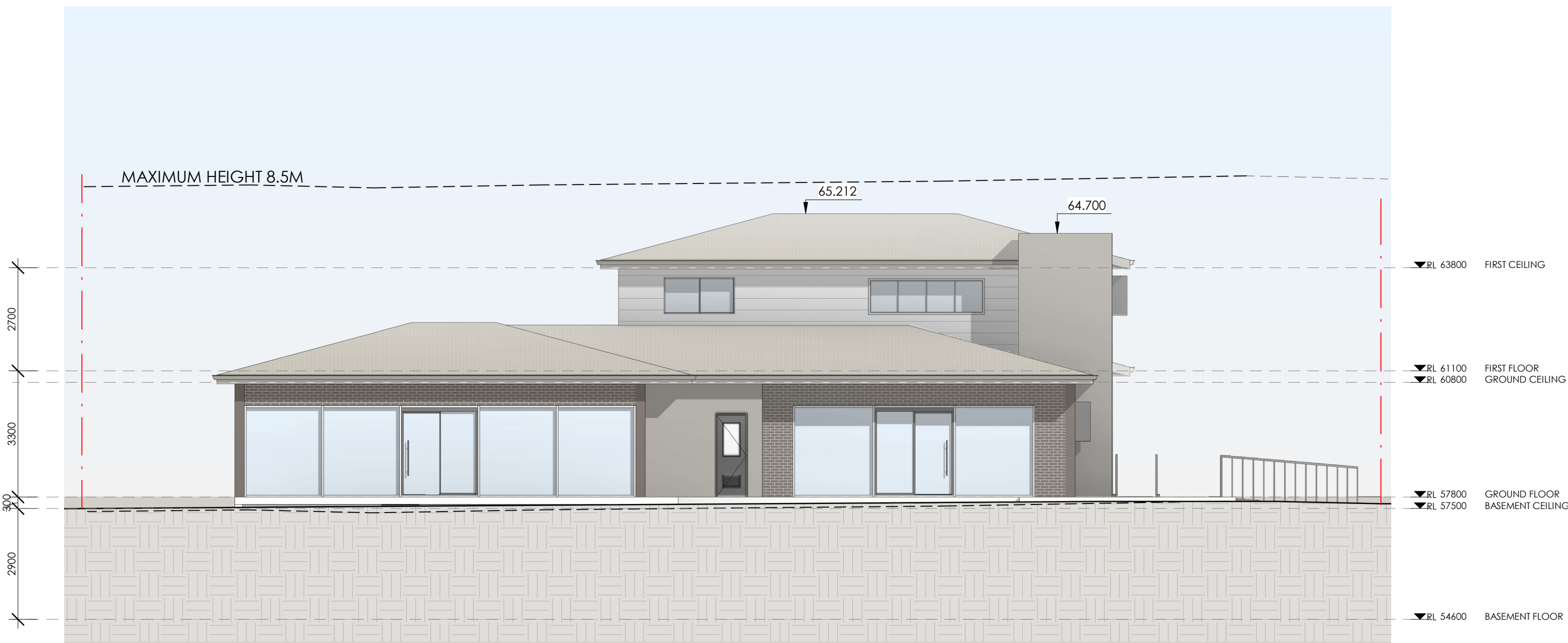
1 North Elevation
1 : 100



2 East Elevation
1 : 100



3 South Elevation (Coonawarra Dr)
1 : 100



4 West Elevation (Bennett Road)
1 : 100

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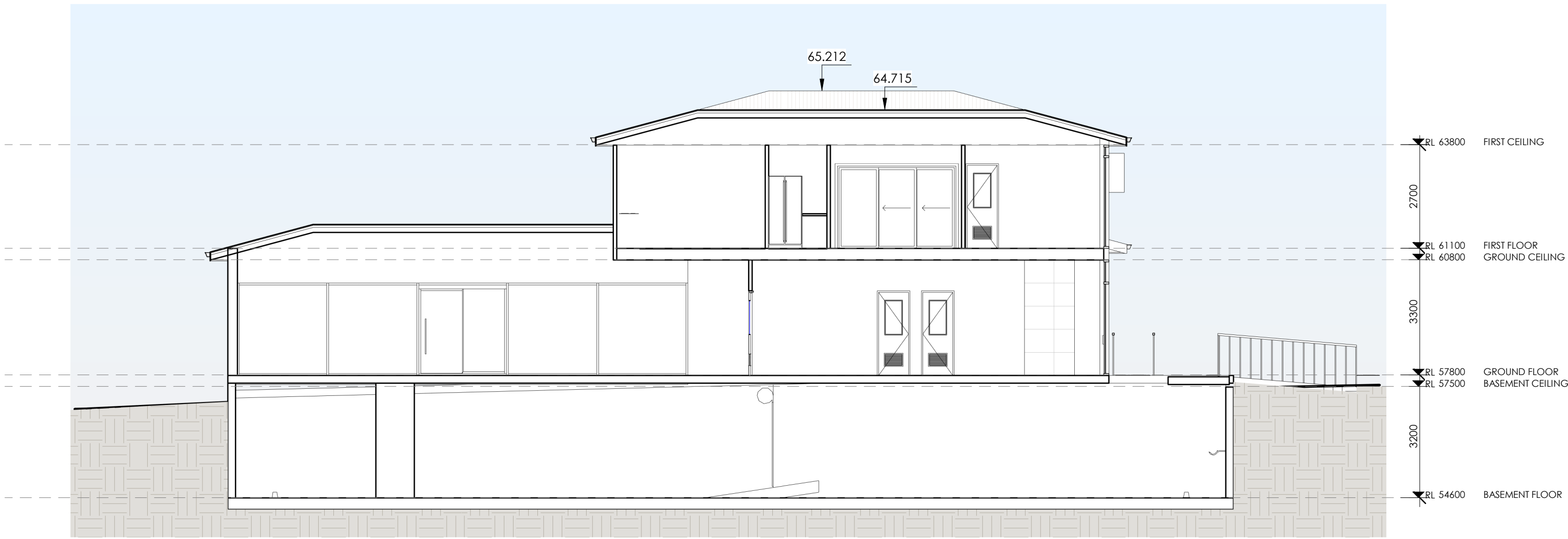
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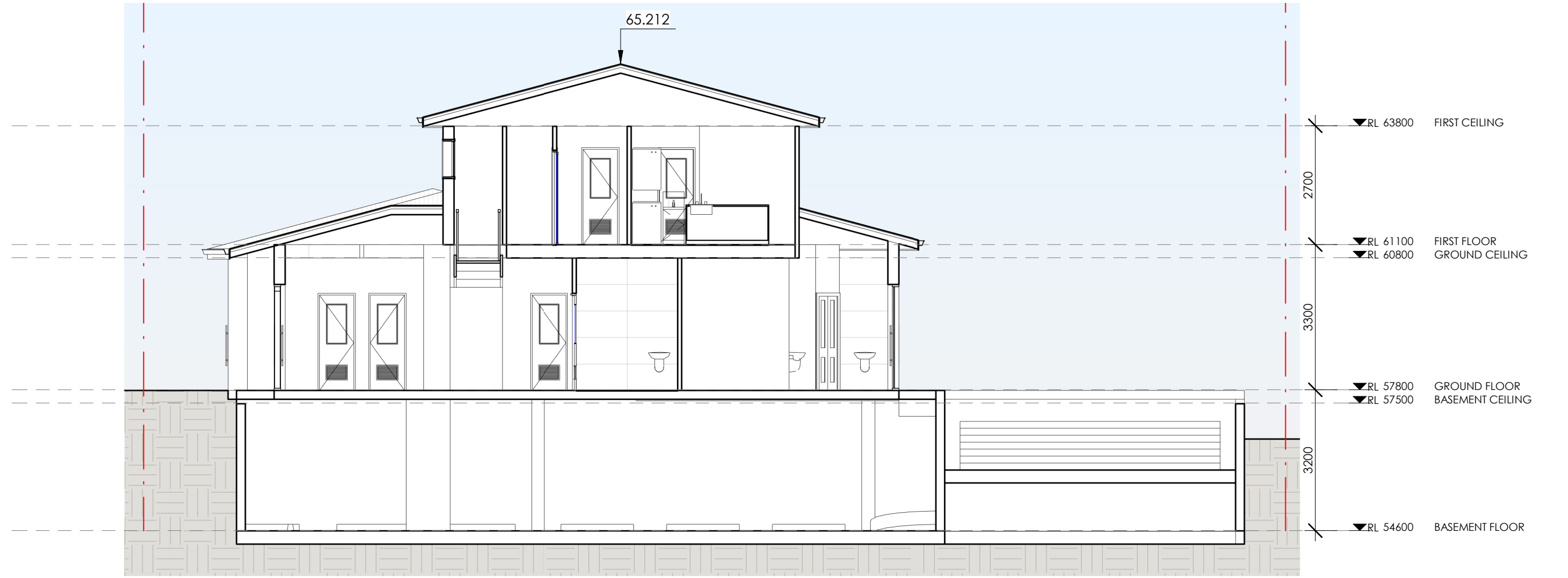
DRAWING TITLE
ELEVATIONS

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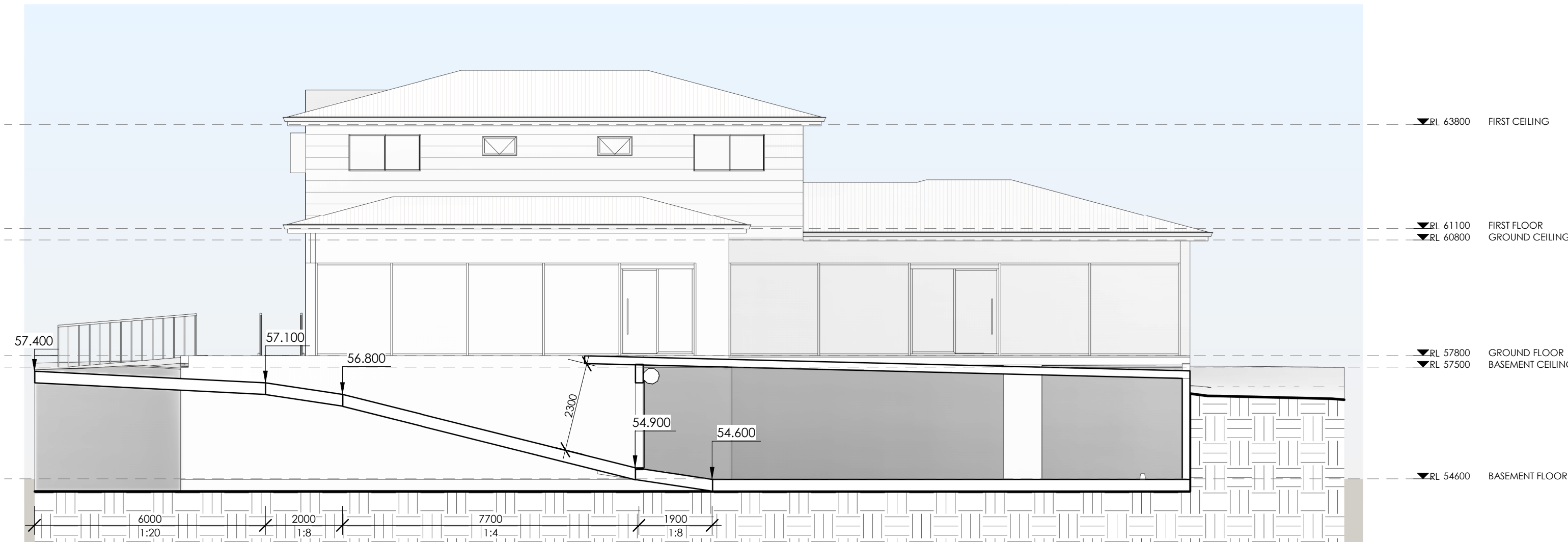
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3 Section 3
1 : 100



4 Section 4
1 : 100



1 Driveway Section
1 : 100

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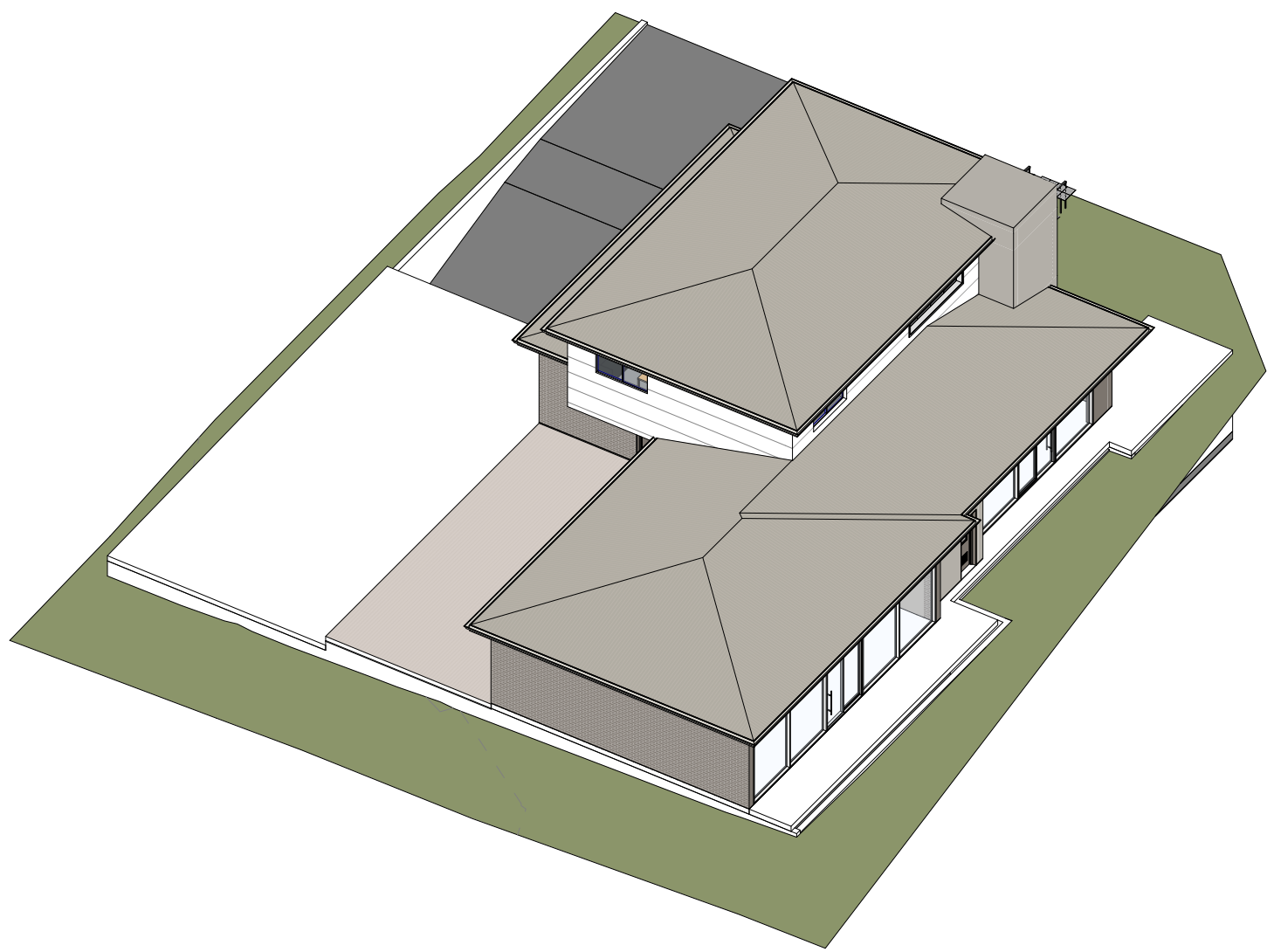
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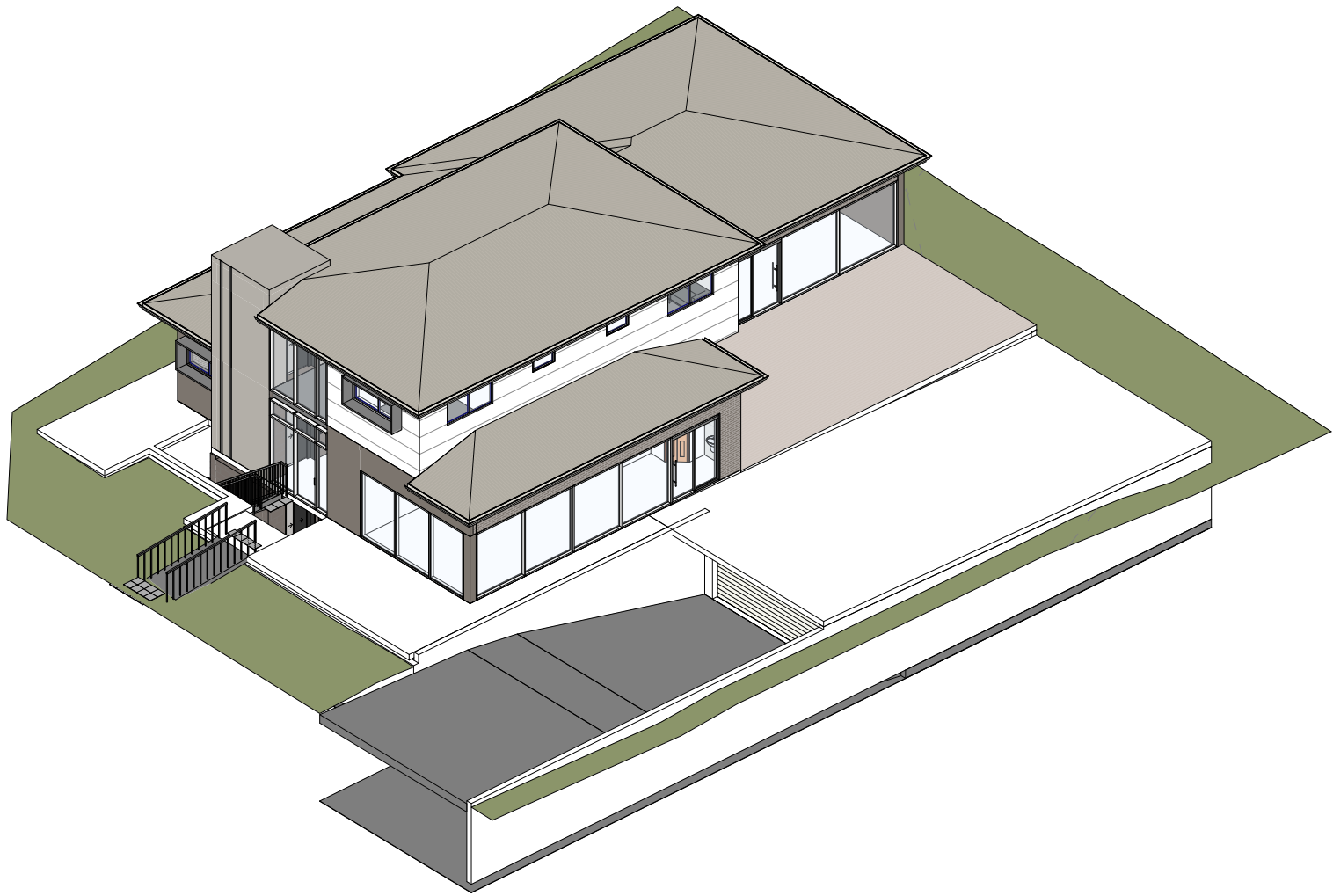
DRAWING TITLE
SECTIONS

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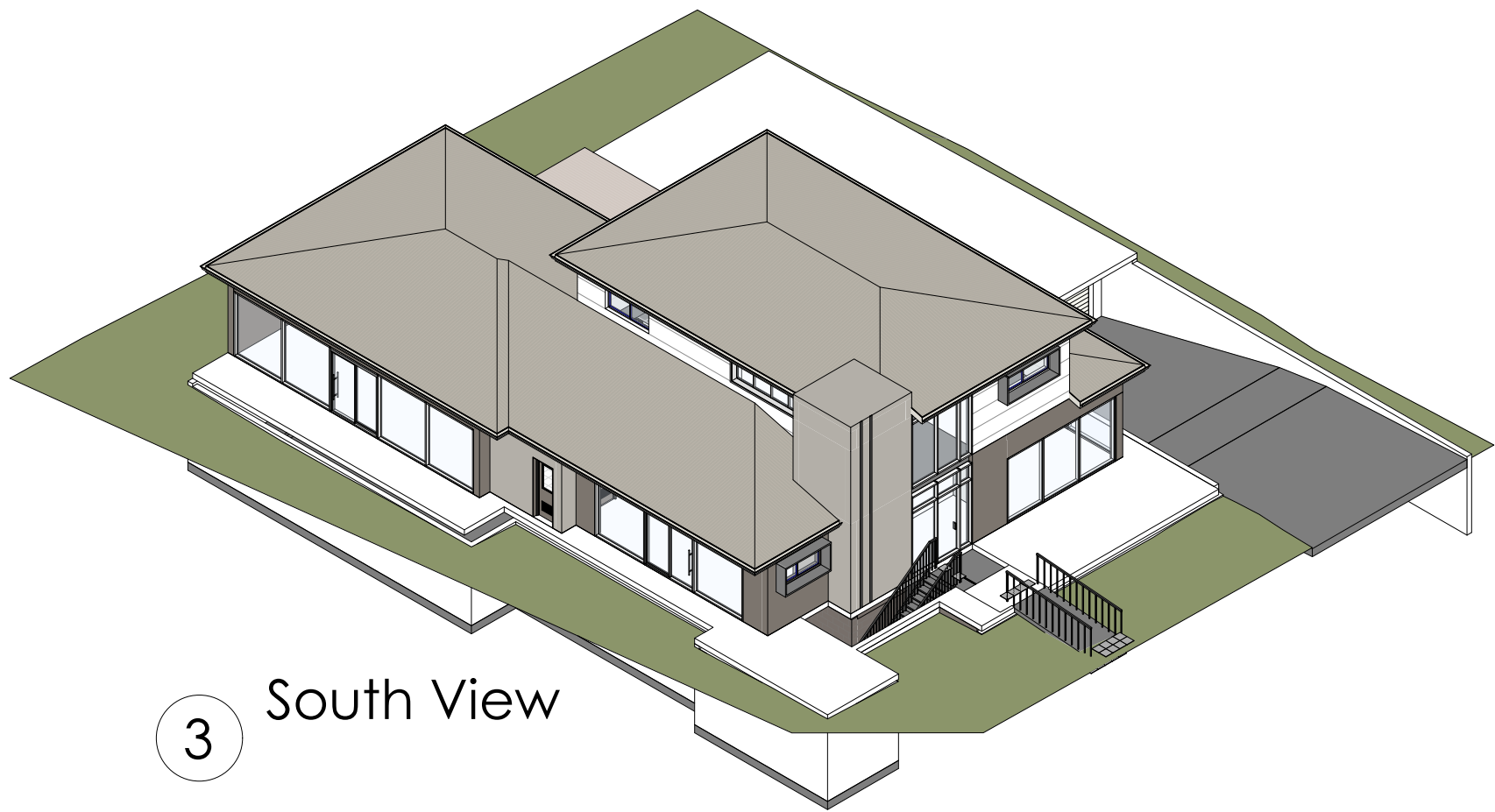
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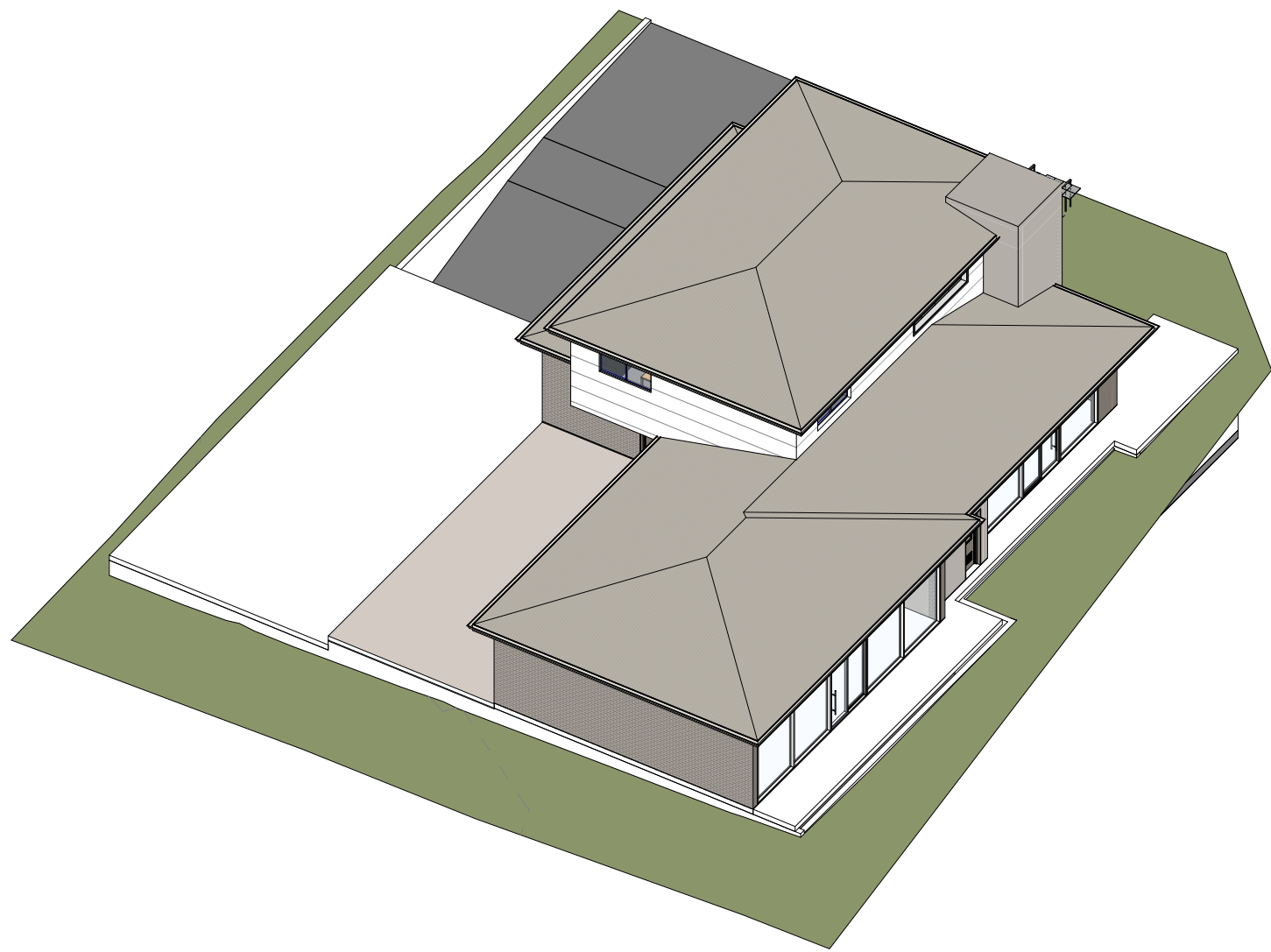
2 North View



1 East View



3 South View



4 West View

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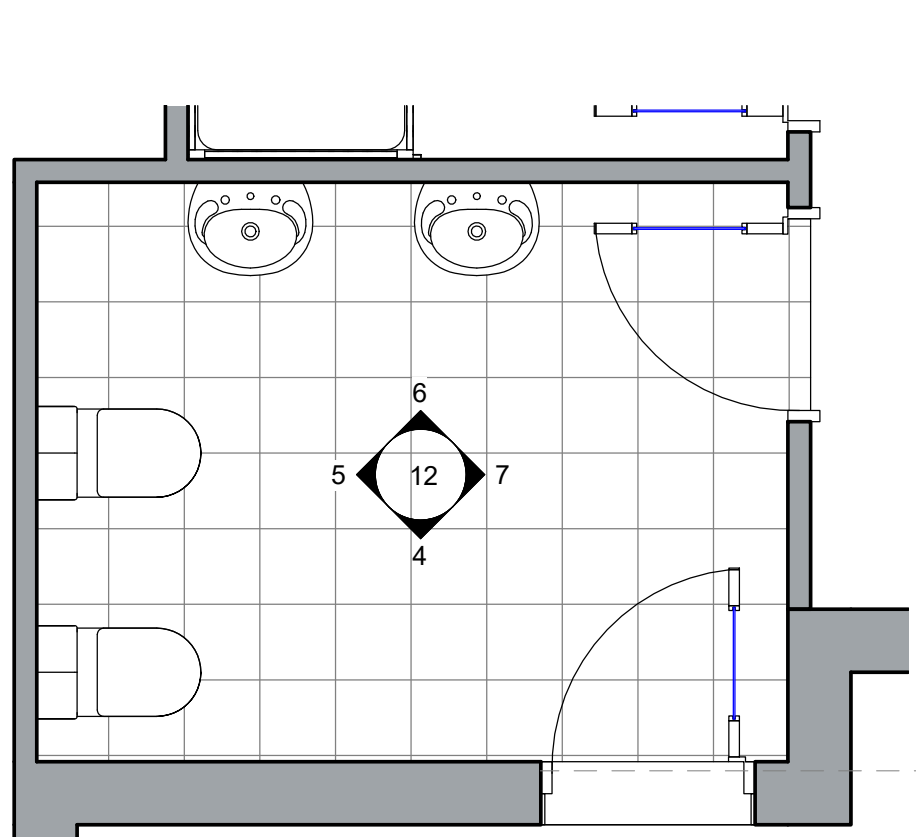
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DRAWING TITLE
3D VIEWS

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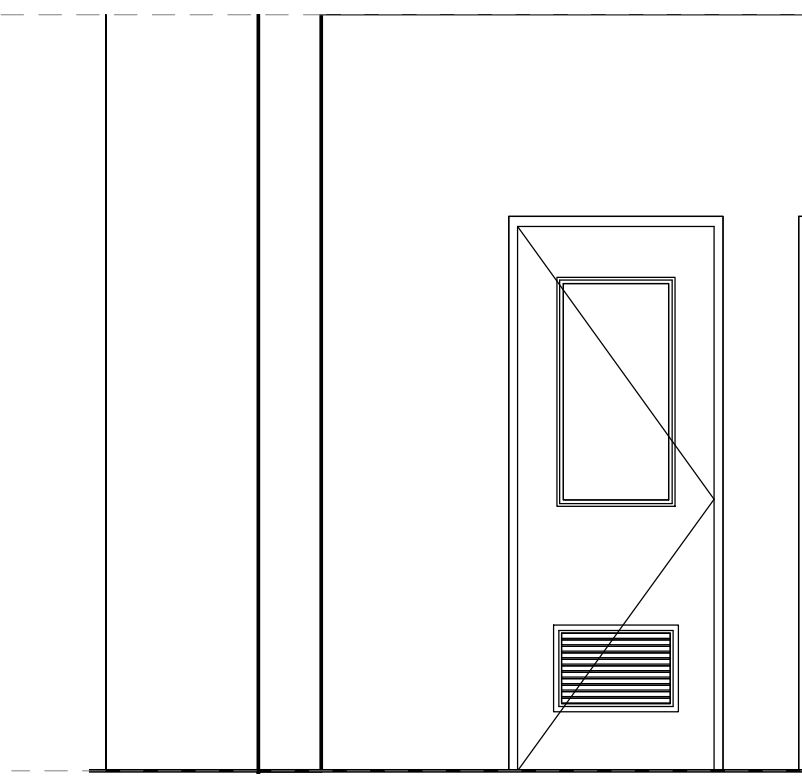
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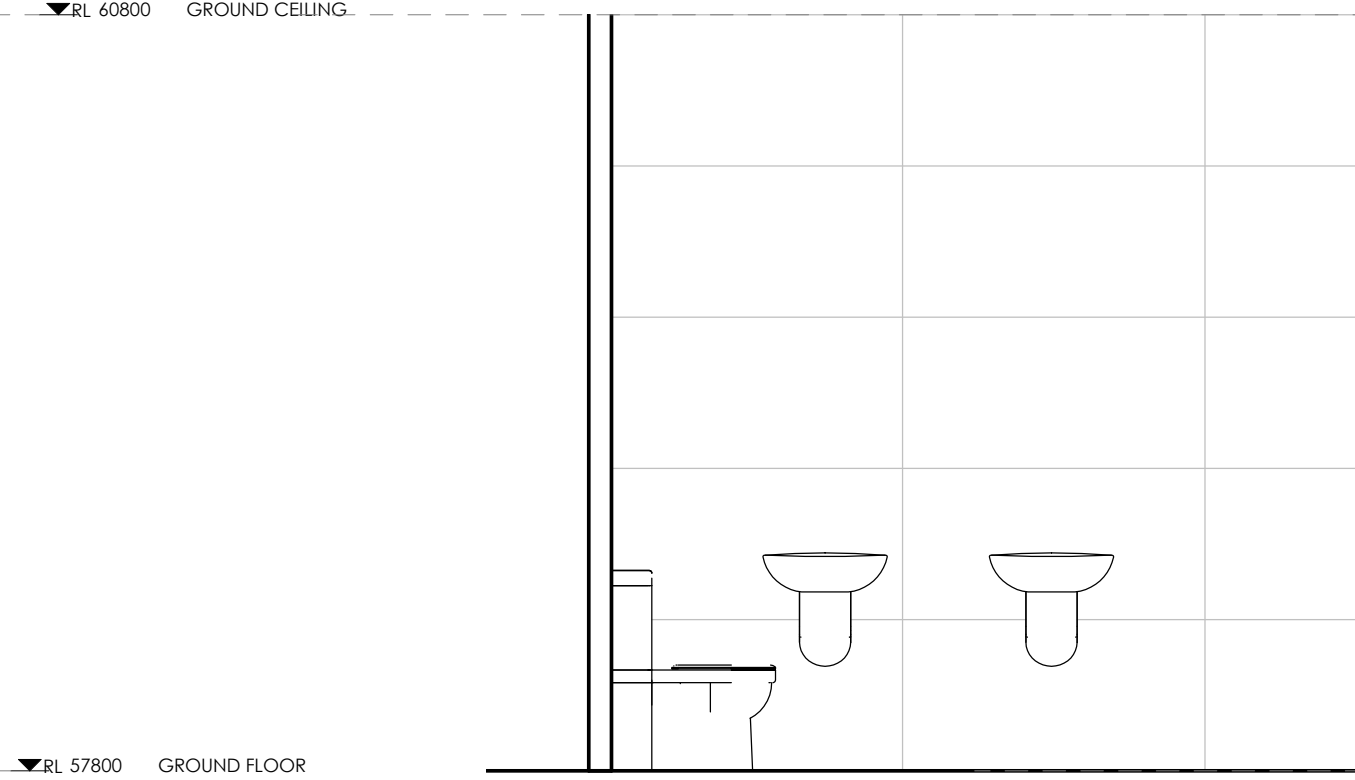
1 0-2 Bath
1 : 30



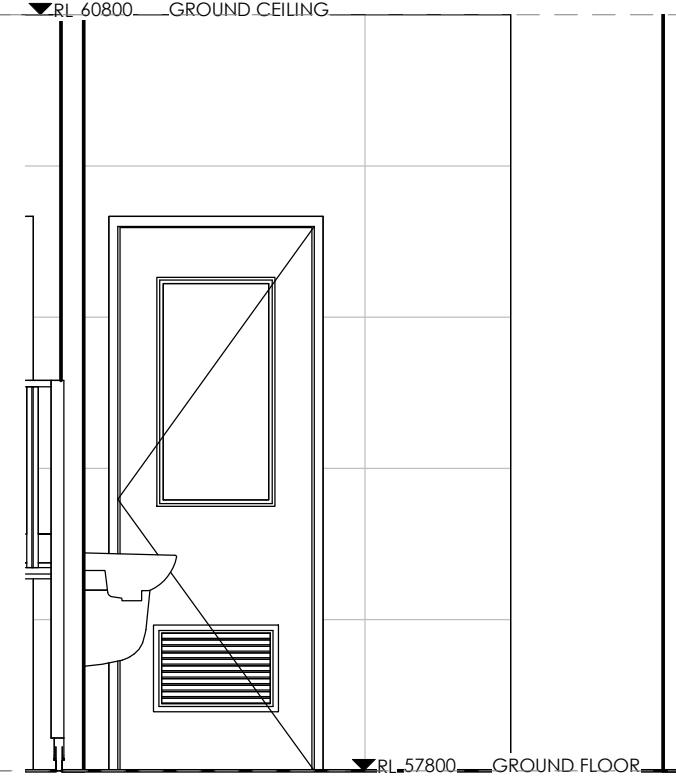
4 0-2 Bath. Elevation - A
1 : 30



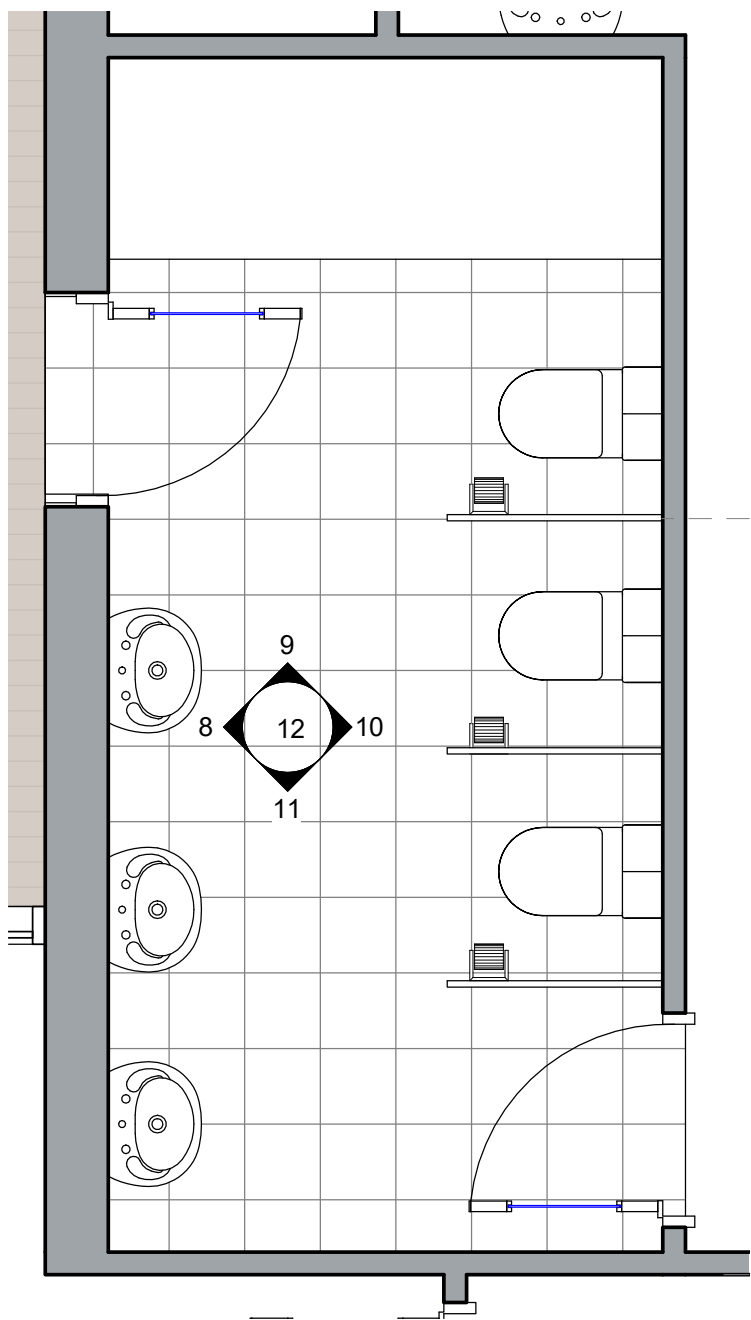
5 0-2 Bath. Elevation - B
1 : 30



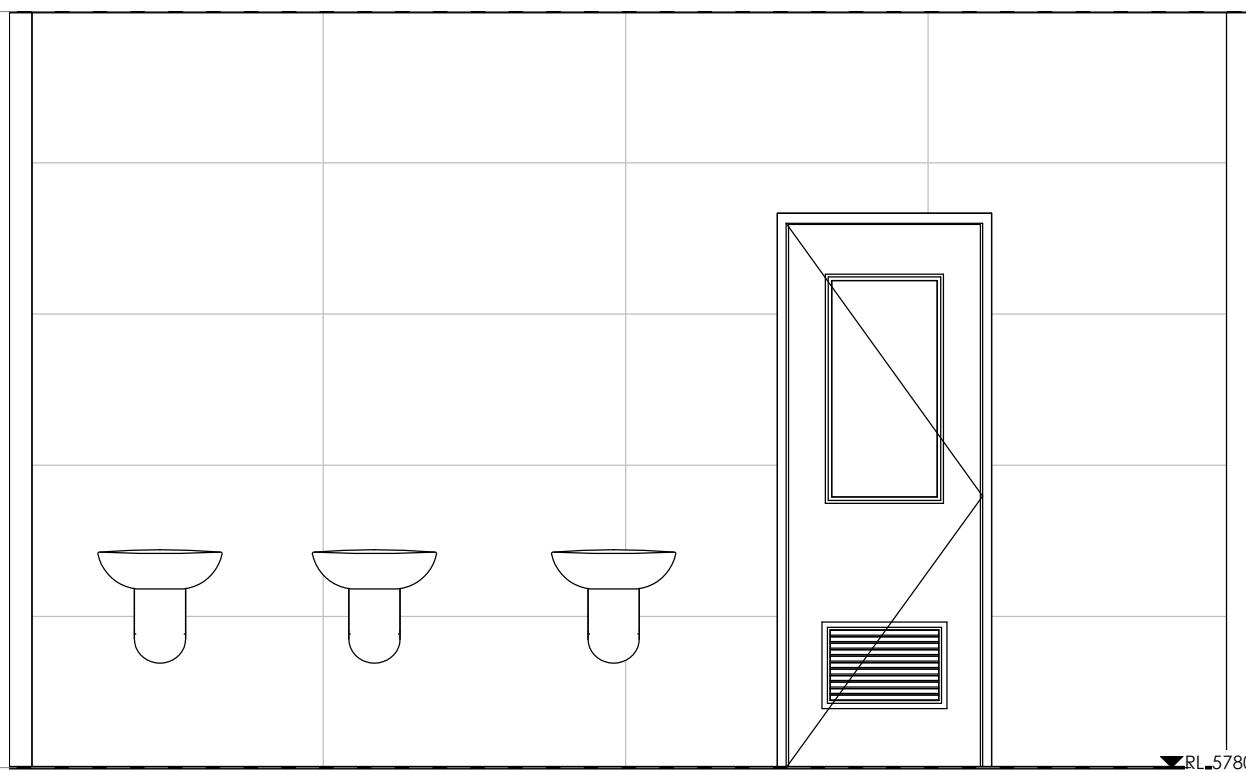
6 0-2 Bath. Elevation - C
1 : 30



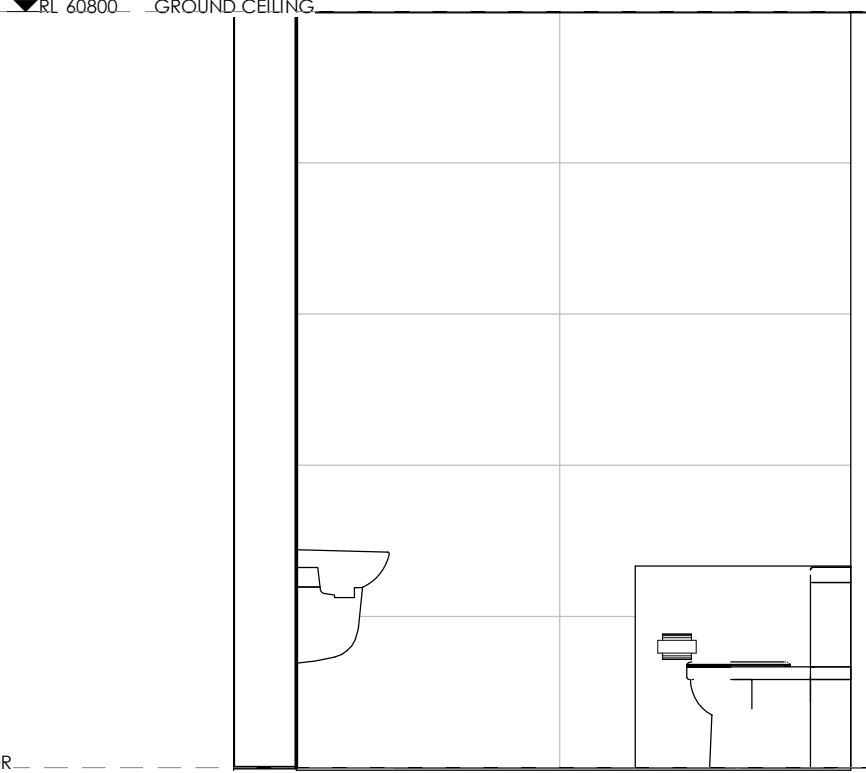
7 0-2 Bath. Elevation - D
1 : 30



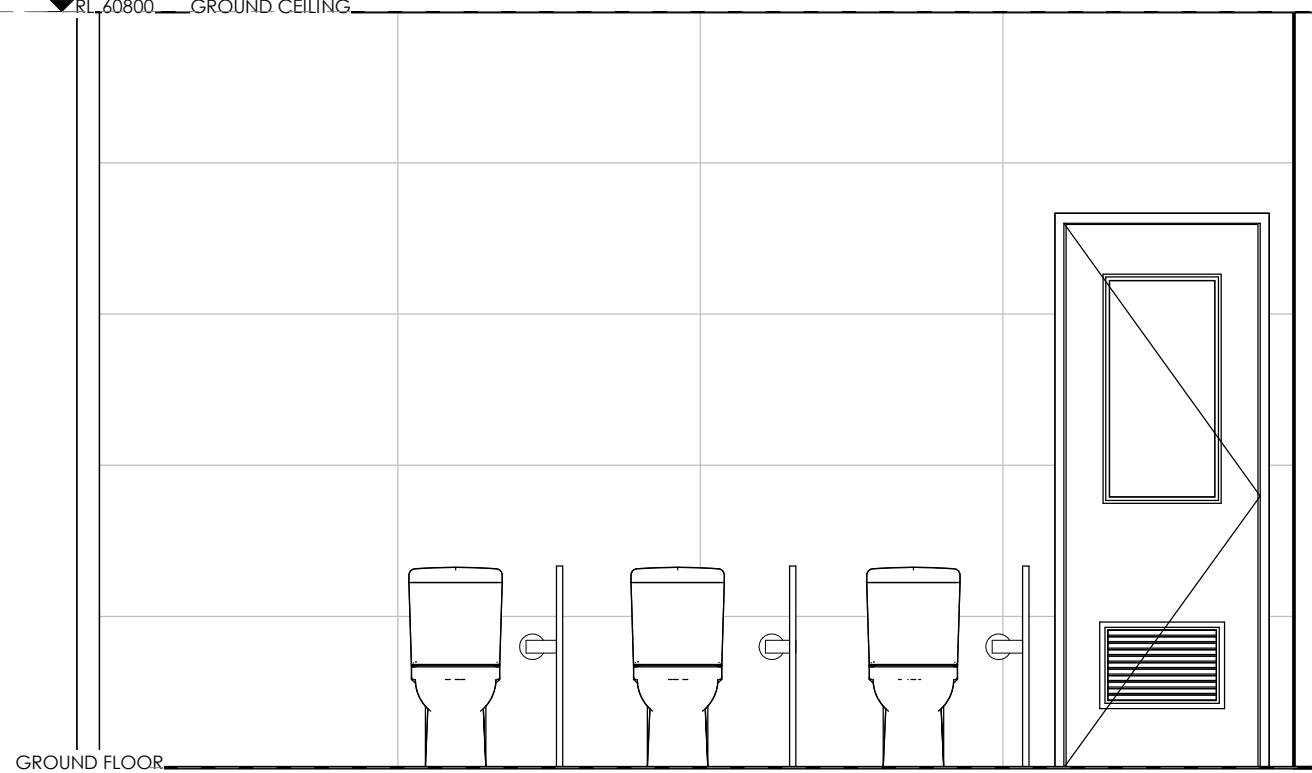
2 2-5 Bath
1 : 30



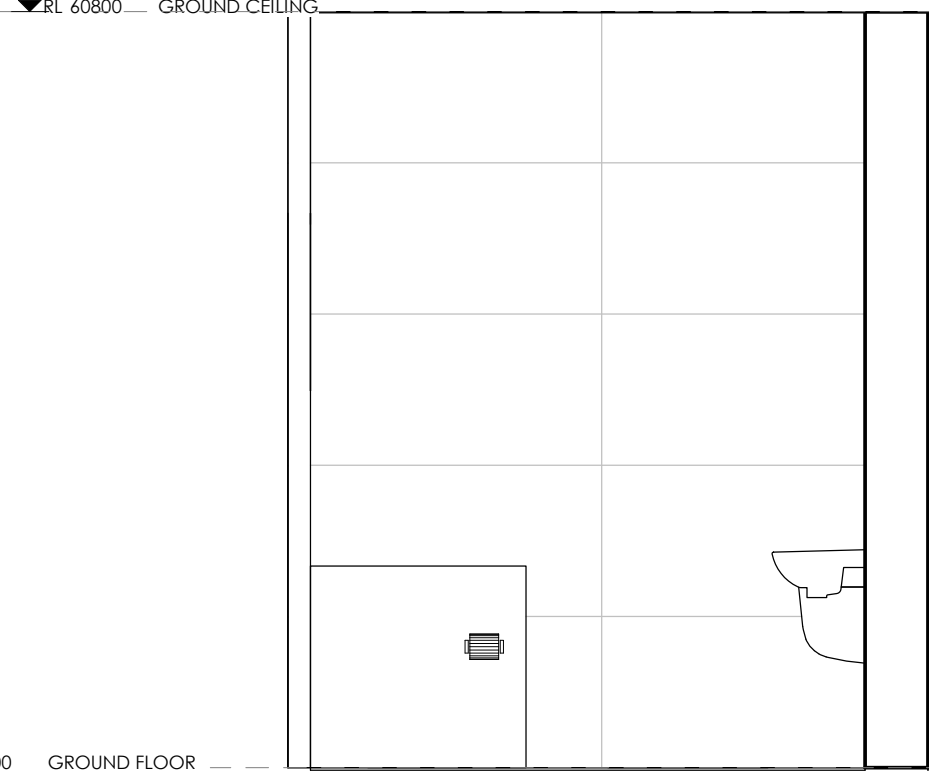
8 2-5 Bath. Elevation - A
1 : 30



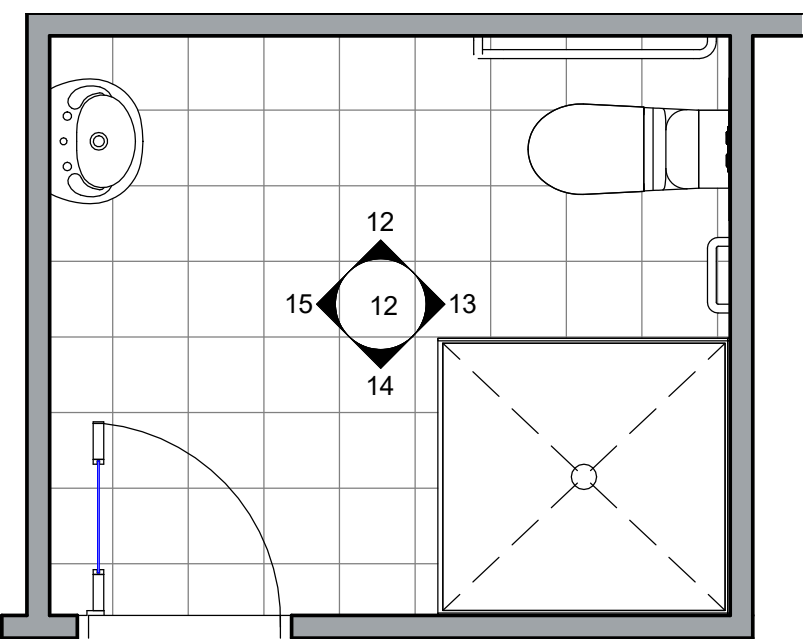
9 2-5 Bath. Elevation - B
1 : 30



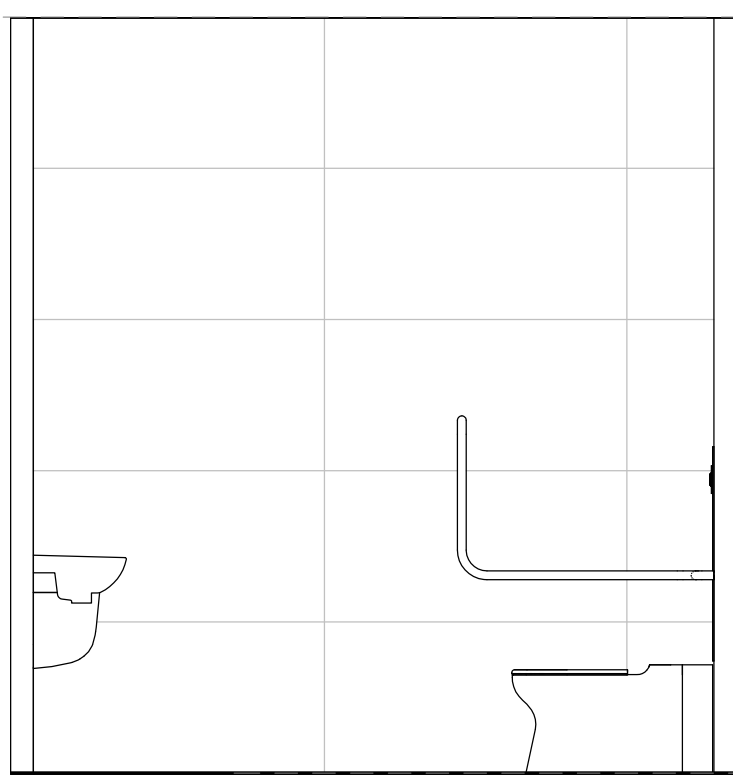
10 2-5 Bath. Elevation - C
1 : 30



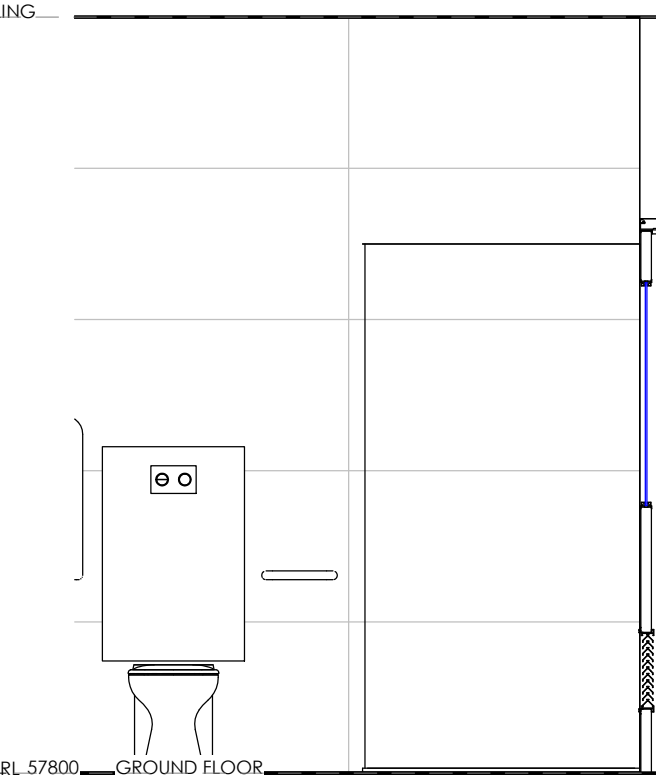
11 2-5 Bath. Elevation - D
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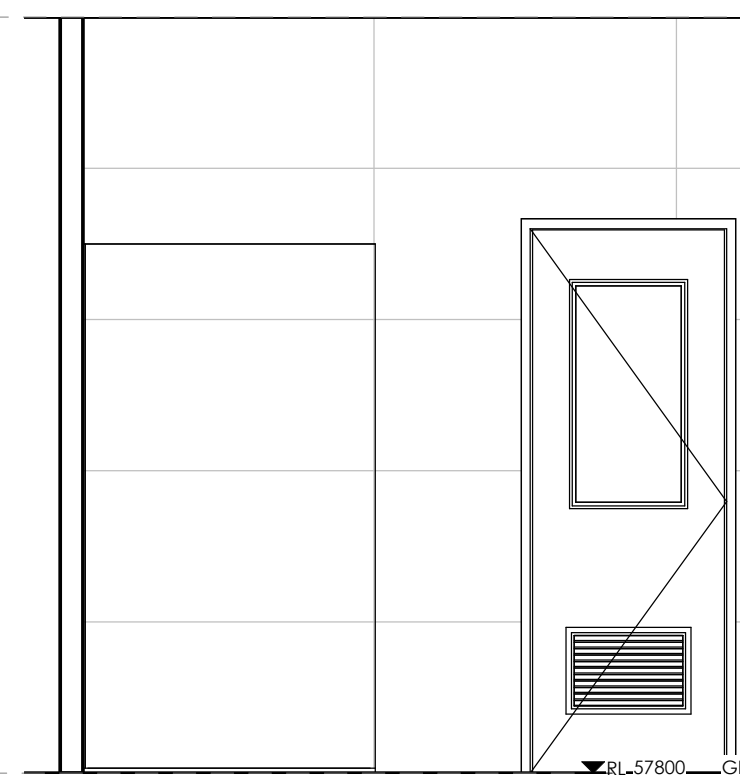
3 GF Acc. Bath
1 : 30



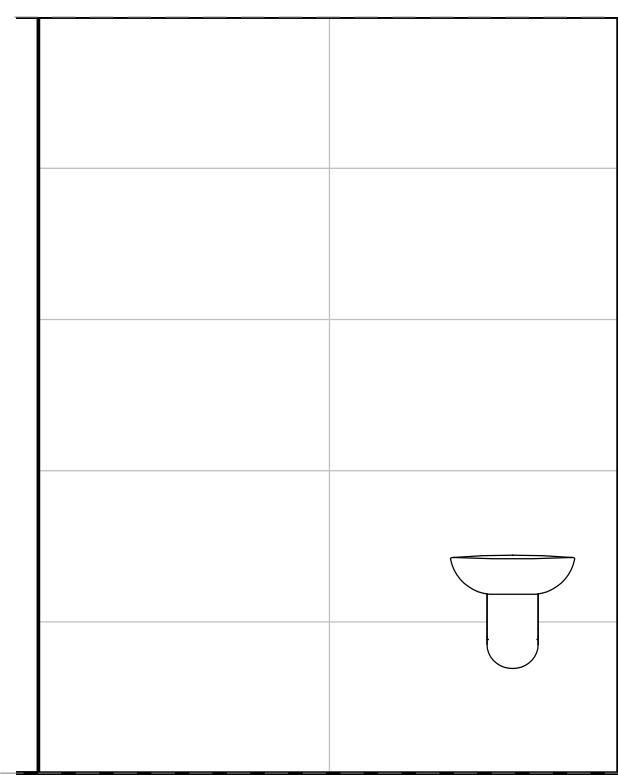
12 Acc. Bath. Elevation - A
1 : 30



13 Acc. Bath. Elevation - B
1 : 30



14 Acc. Bath. Elevation - C
1 : 30



15 Acc. Bath. Elevation - D
1 : 30

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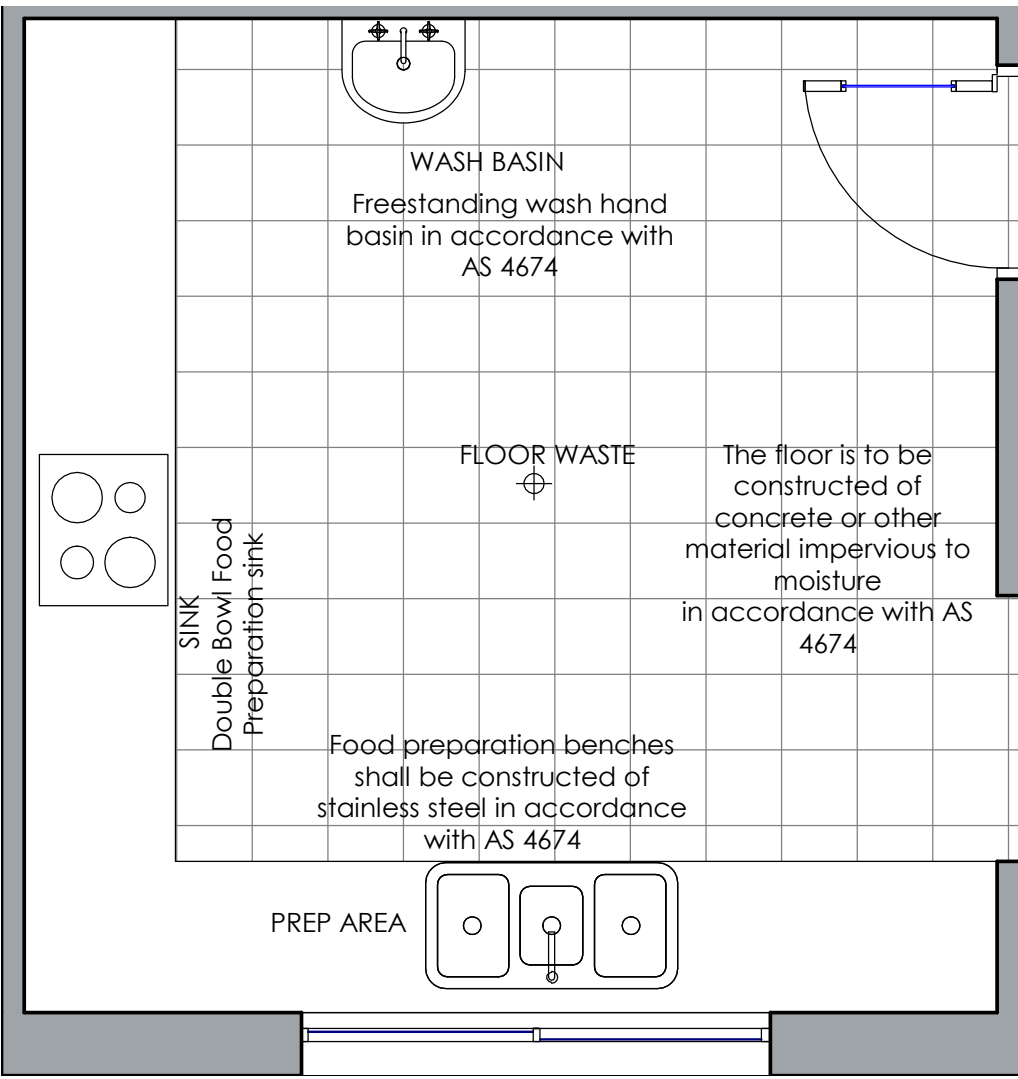
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PROJECT TITLE
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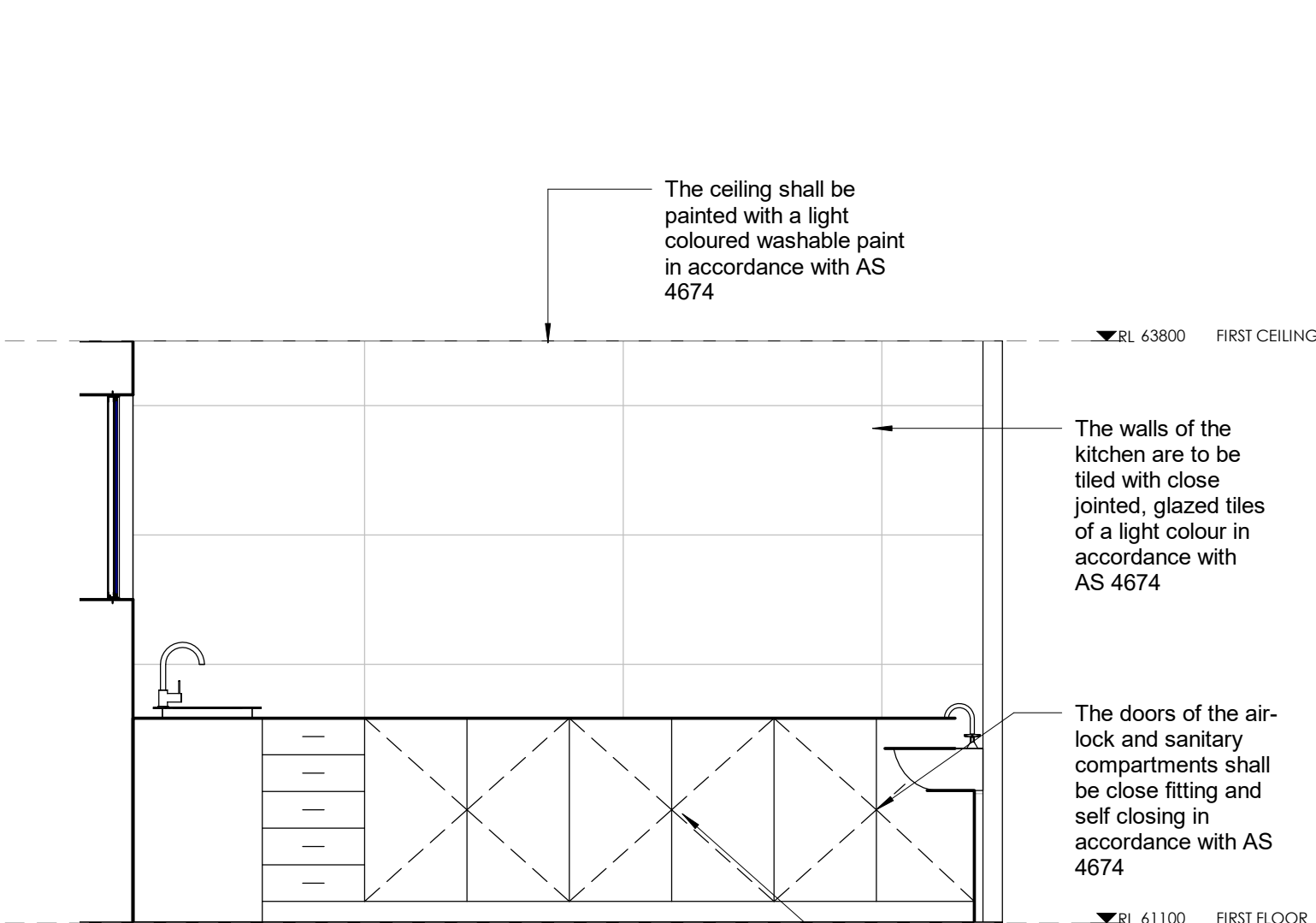
DRAWING TITLE
CALLOUT ELEVATIONS

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21032	12	02/09/21	C
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1 Kitchen Detail
1 : 30



2 Kitchen Detail - A
1 : 30

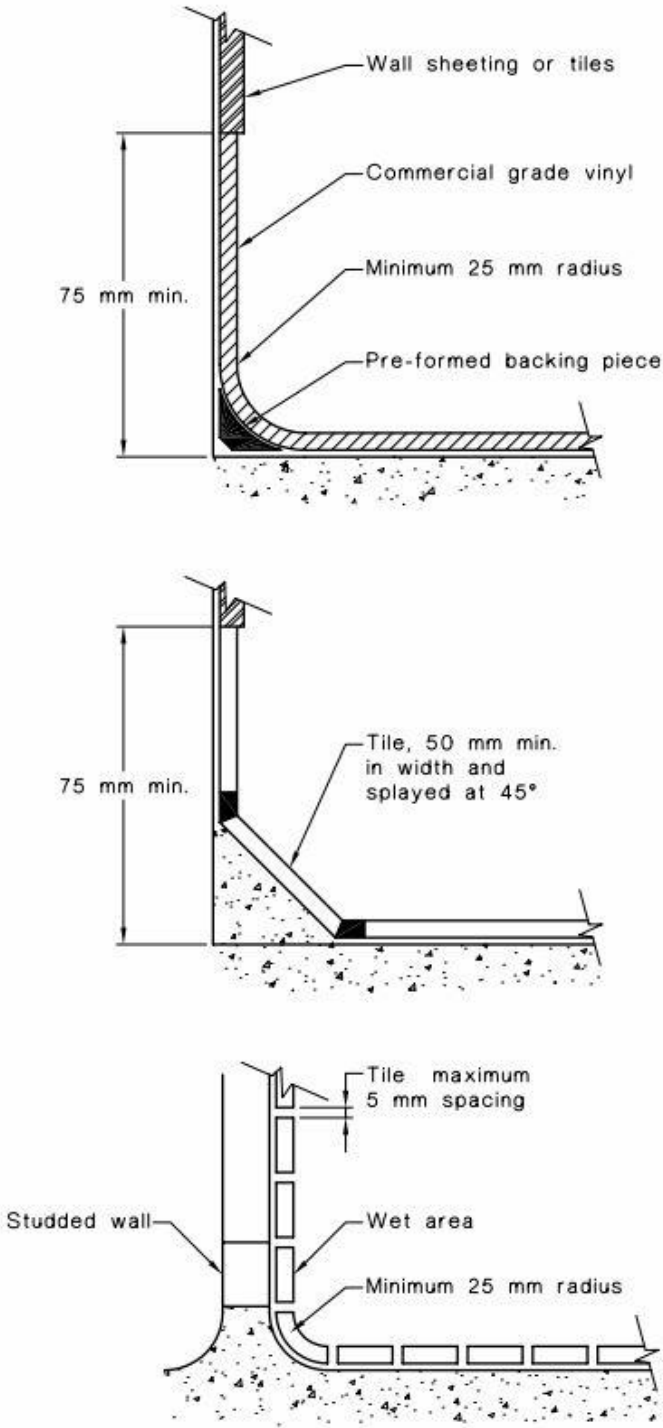
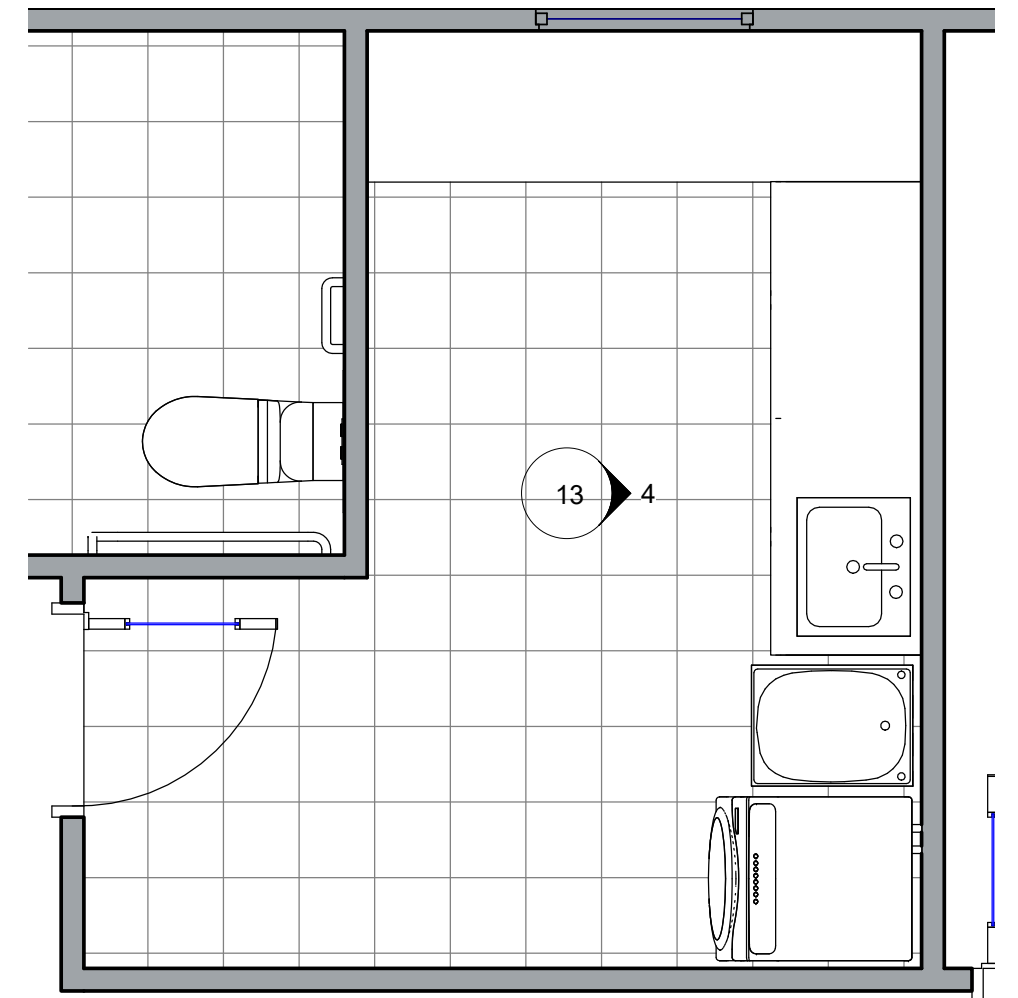
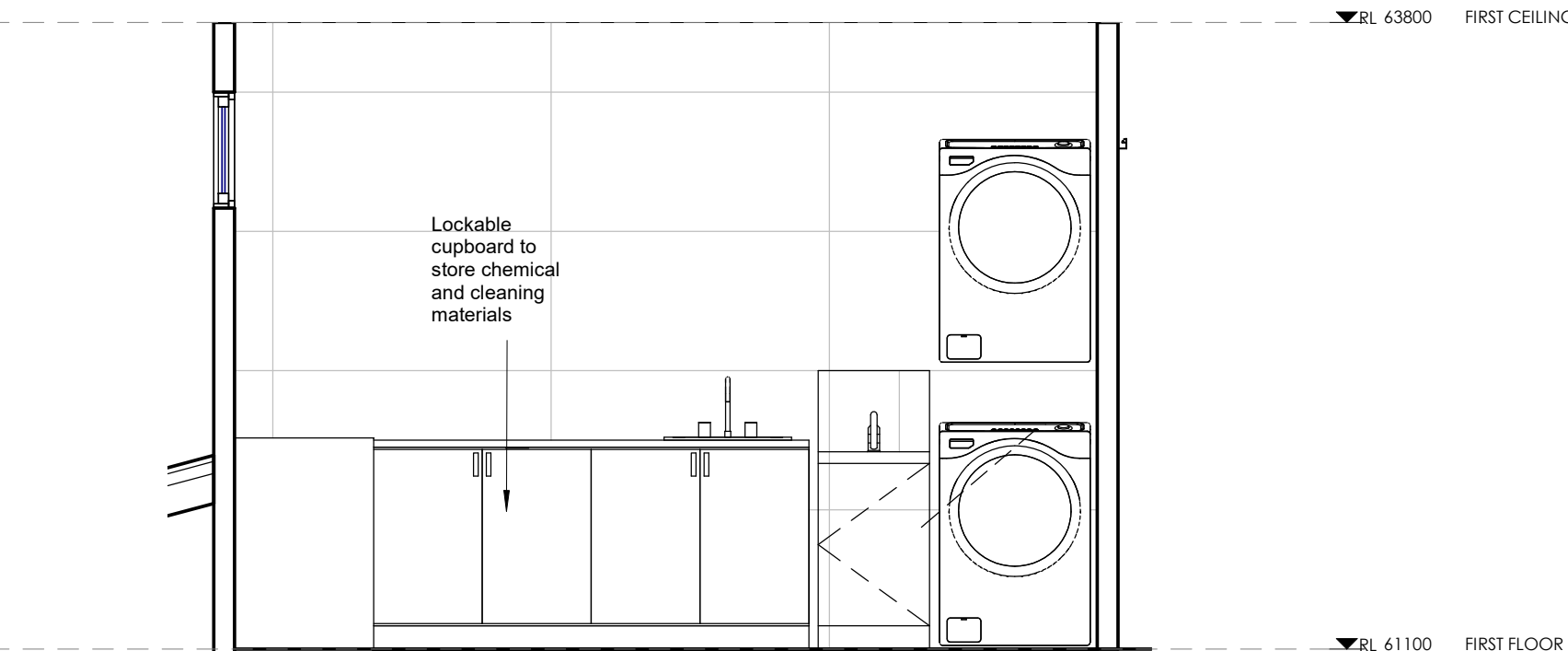


FIGURE 3.1 TYPICAL COVING METHODS



3 Laundry Detail
1 : 30



4 Laundry Detail - A
1 : 30

FOOD TO BE PROVIDED

(As per **Caring for Children** Birth to 5 years (Food, Nutrition and Learning Experiences) NSW GOVT HEALTH)

Table 3 – Daily food amounts for children (2 to 5 years)¹.

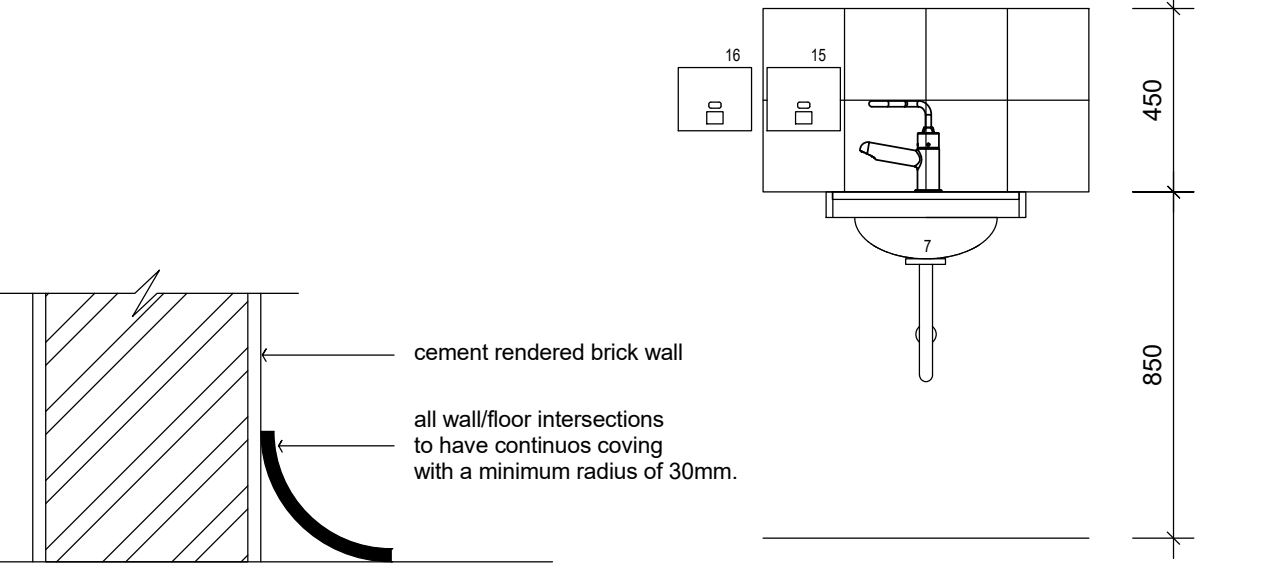
Food Group and Serve Sizes	Minimum number of serves while in care for 8 hours	Comments
Vegetables and legumes/beans Each of the following foods is <u>one</u> serve: ½ cup cooked vegetables ½ cup cooked dried, canned beans, peas or lentils 1 cup salad vegetables ½ medium potato or sweet potato 1 medium tomato	2	<ul style="list-style-type: none">Include different types and colours.Fresh, frozen and canned varieties can be used.Choose canned varieties with no added salt.
Fruit Each of the following foods is <u>one</u> serve: 1 medium (150g) piece of fruit e.g. apple, banana, orange or pear 2 small apricots, kiwi fruits or plums 1 cup diced or canned fruit (no added sugar) 30g dried fruit e.g. 4 dried apricot halves	1	<ul style="list-style-type: none">Serve fresh fruit rather than juice.
Wholegrain cereal foods and breads Each of the following foods is <u>one</u> serve: 1 slice of bread ½ a bread roll ¾ cup wheat cereal flakes ½ cup cooked rice ½ cup cooked pasta 3 crispbread biscuits 1 crumpet 1 English muffin 1 scone	2	<ul style="list-style-type: none">Include a variety – breads, cereals, rice, pasta, noodles, polenta, couscous, oats, quinoa and barley.Choose wholegrain or wholemeal varieties and when available varieties with added iron.

Lean meat and poultry, fish, eggs, tofu, seeds and legumes Each of the following foods is <u>one</u> serve: 65g cooked lean meats - beef, lamb, veal, pork, goat, kangaroo (90-100g raw) 80g cooked lean poultry or turkey (100g raw) 100g cooked fish (115g raw) 1 small can fish 2 large eggs 1 cup cooked or canned legumes/beans 170g tofu	¾	<ul style="list-style-type: none">Trim fat from meat where possible.
Milk, yoghurt, cheese and alternatives Each of the following foods is <u>one</u> serve: 1 cup milk 2 slices of cheese (40g) 200g yoghurt 120g ricotta cheese 1 cup soy milk with at least 100mg of added calcium per 100ml	1	<ul style="list-style-type: none">Serving milk at morning and afternoon tea may be an easy and reliable way to meet this requirement.Choose mostly reduced fat varieties.

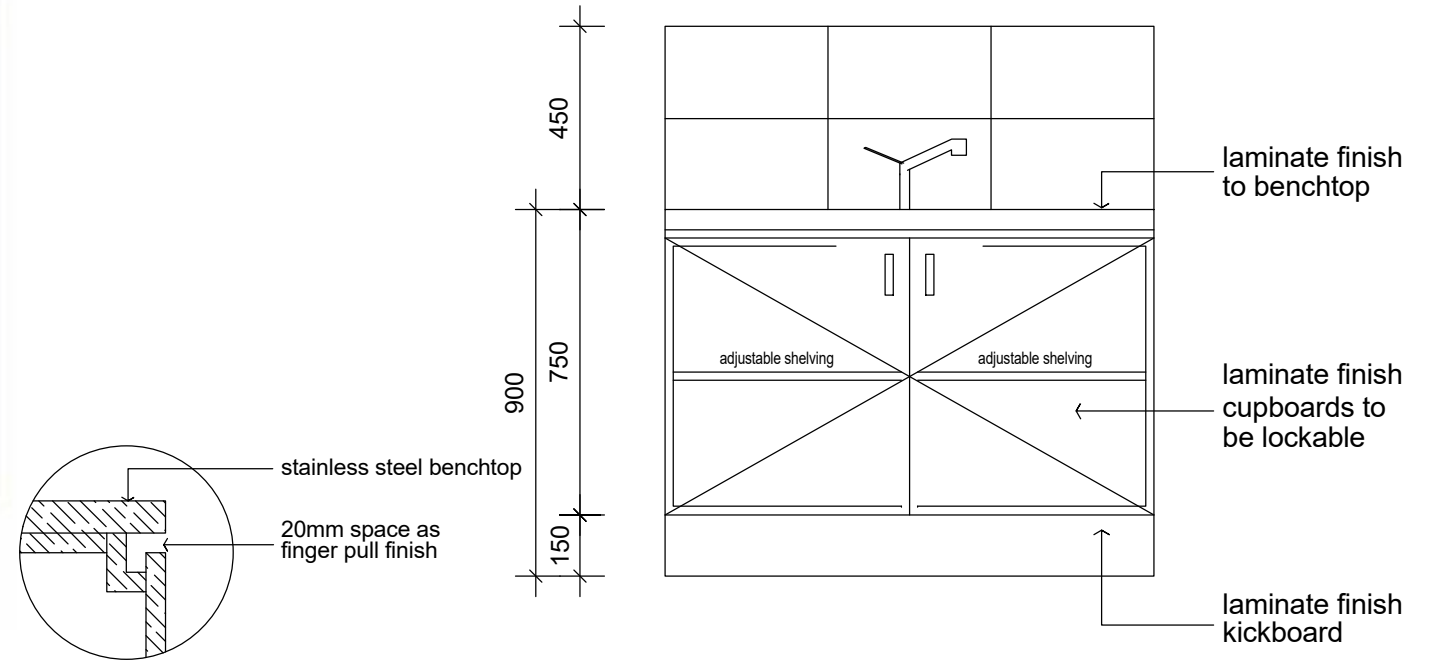
Note: If a child is in care for more than eight hours extra meals and/or midmeals (i.e. breakfast or late afternoon tea) should be provided.

Child Care Centre Kitchen
The premises are to be constructed and fitted out strictly in accordance with the Australian/New Zealand Food Safety Standards Code 3.2.3 Food Premises & Equipment and Australian Standard 4674.2004 Design, Construction & Fit Out of Food Premises.

- c) Ceiling**
A rigid smooth faced impervious ceiling shall be provided over the food preparation, cooking and serving areas. The surface finish shall be free of open joints, cracks, crevices or openings with the intersection of the walls and ceiling being tight jointed, sealed and dustproof.
The ceiling shall be painted with a light coloured washable paint.
- b) Lighting**
All fluorescent light fittings shall be fitted with a smooth faced diffuser. The light fitting shall be either:
o recessed so that the diffuser is flush with the ceiling, or
o designed to ensure that no horizontal surface exists which would allow dust and grease to accumulate.
- c) Floor**
The floor is to be constructed of concrete or other material impervious to moisture, finished to a smooth steel trowelled finish, coved at the intersections with the walls and graded and drained to approved sewerage connections.
Coving is to be provided between all walls and the floor and between the floor and all fittings. This can be achieved by coving tiles, cement render, or by turning vinyl flooring up the walls. In this case a fillet or backing piece is required to support the cove.
The floor shall be constructed of a material which is impervious to water, non slip and graded and drained to the floor waste.
- d) Wall**
The walls of the kitchen area to be tiled with close-jointed, glazed tiles of a light colour to a height of 2 metres.
The walls of the kitchen area to be tiled with close-jointed, glazed tiles of a light colour to a height of 450mm above all sinks, tubs, draining boards, wash hand basins and preparation benches.
The walls of the kitchen area to be tiled with close-jointed, glazed tiles of a light colour from the floor to the underside of the exhaust hood.
All walls where not tiled shall be cement rendered to a smooth even surface and painted with a light coloured washable paint.
- e) Fitting out installation of refrigeration counters cupboards**
Refrigeration, frozen food cabinets, cooking appliances, equipment, fittings, cupboards, and cabinets are to be supported on one of the following systems:
o Wheels or casters which allow the fully loaded fitting to be easily moved
o Legs which provide a minimum 150mm clearance from the floor to the underside of the fitting.
All shelving being installed on approved metal brackets and kept at least 25mm clear of wall.
The top and exposed edges of all benches, counters and shelving shall be finished in a smooth and non absorbent material free of joints.
All service pipes and electrical conduits shall be concealed within the floors, plinths, walls or ceilings.
All service pipes and electrical conduits which are not capable of being concealed within the walls shall be mounted on brackets so as to provide at least 25mm clearance between the pipe and adjacent (wall) vertical surface and 100mm between the pipe and adjacent (floor) horizontal surface.
- f) Plumbing and Drainage Fittings**
A freestanding wash hand basin is to be provided in an approved position in the kitchen/food preparation area connected to both hot and cold water at a minimum temperature of 40°C through a single outlet, as required by Clause 14 (1) and (2) of the Australian New Zealand Food Safety Standard 3.2.3. Provide and maintain dispensable soap and single use towels or other suitable hand drying facilities near the wash hand basin.
- g) Windows/Doors**
All openings in the walls, floors and ceiling and a ll external doors and windows must be vermin proof.
All windows and doors to the external air are to be provided with fly screens.
All external doors to the kitchen area to be provided with approved door closers and kept closed when not in use for ingress or egress.
A self closing and close fitting flyproof door to be provided to the kitchen area.
All doors be rendered vermin proof by installing a metal strip 150mm wide at the bottom of the door on both sides of the door.
- h) Coolroom**
The coolroom shall be constructed with a concrete floor finished to a smooth even surface and graded to drain to the door. A sanitary floor waste shall be located outside the coolroom.
All internal intersections and external intersections of the floor with walls of the coolroom shall be coved.
The coolroom shall be fitted with an alarm device located outside the coolroom but controllable only from within the chamber.
The coolroom must be fitted with a door that is capable of being opened by hand from inside without a key.
The coolroom must be fitted with internal lighting controlled by a switch, which is located adjacent to the entrance doorway inside the coolroom.
All metal work in the coolroom shall be pre-treated to resist corrosion.
Storage racks of the coolroom shall be constructed of galvanised steel or other approved material all of which shall be treated to prevent corrosion. Racks may be fixed or free standing, the lowest shelf shall be at least 150mm clear of the floor.
The top of the coolroom shall be covered with an approved vermin proof material.
- i) Mechanical ventilation**
A system of filtered mechanical exhaust ventilation being provided to the kitchen with hoods over all cooking and heating appliances having an effective capture velocity at any position over the face area of the hoods of not less (0.3 / 0.4 / 0.6 m/s) and designed to discharge the effluent air above roof level in the position approved by the Principal Certifying Authority where no nuisance will be created.
A kitchen exhaust hood is to be provided above all appliances of heating capacity greater than 8KW in accordance with AS 1668 Part



standard base wall coving detail
kitchen hand basin detail
scale 1:20



finger pull detail
typical craft bench
scale 1:20

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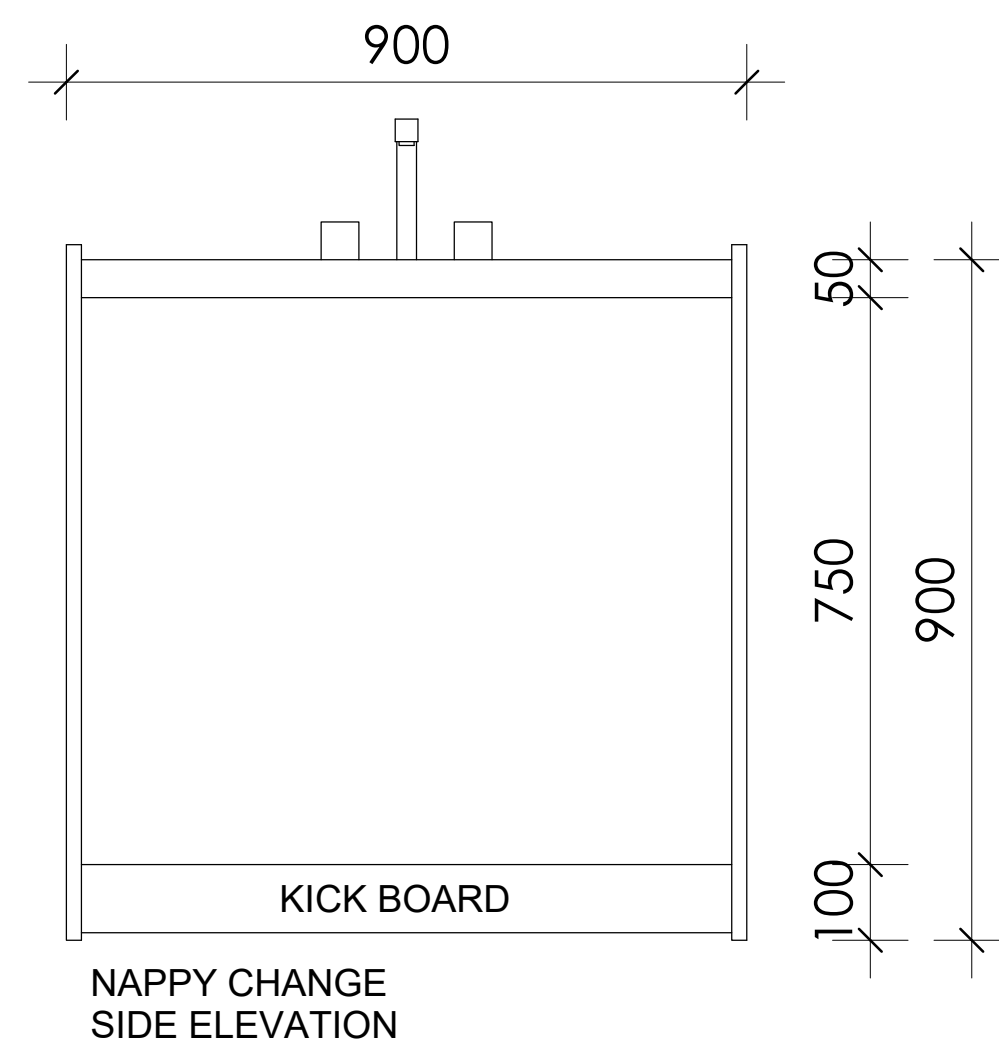
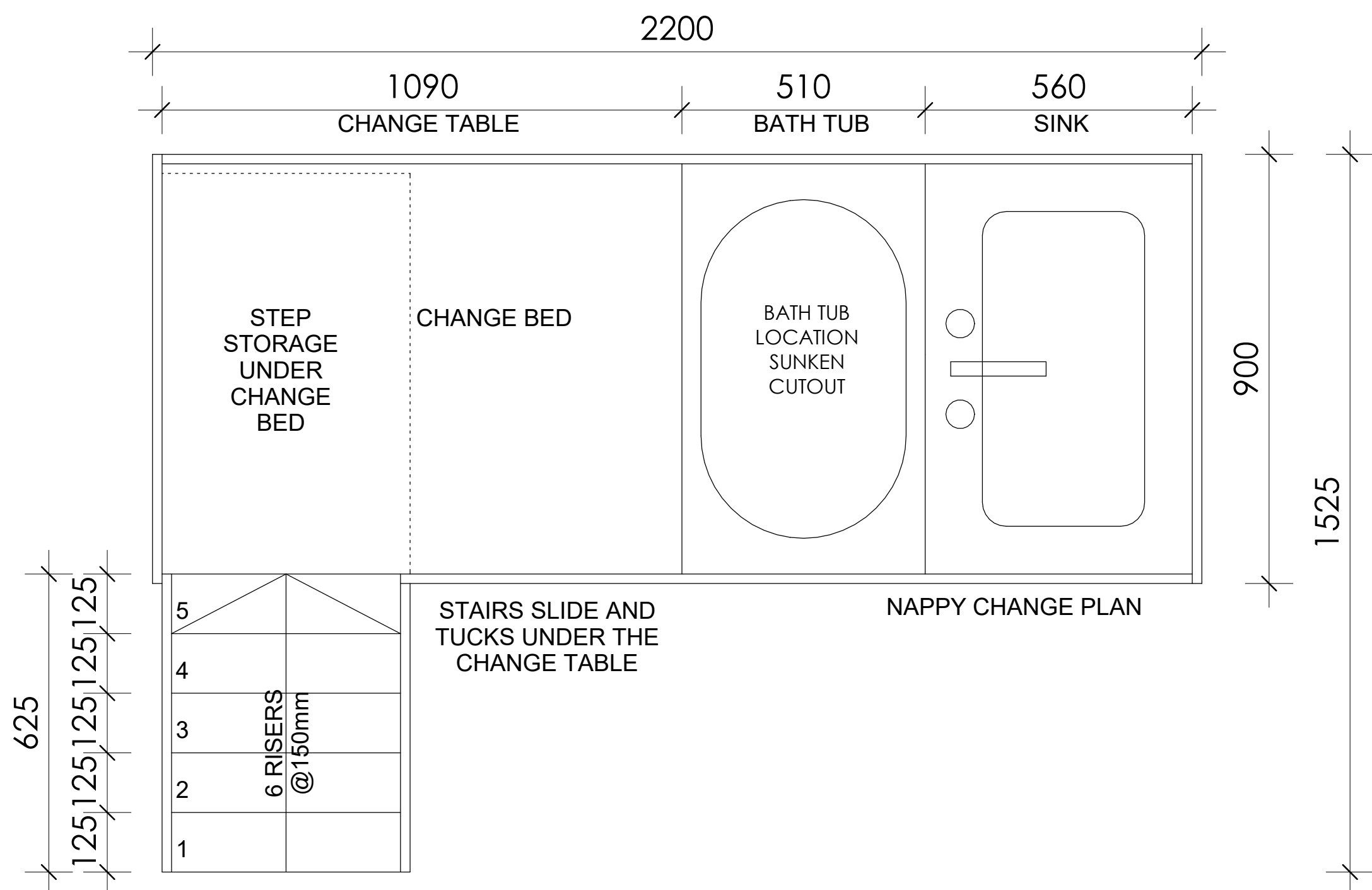
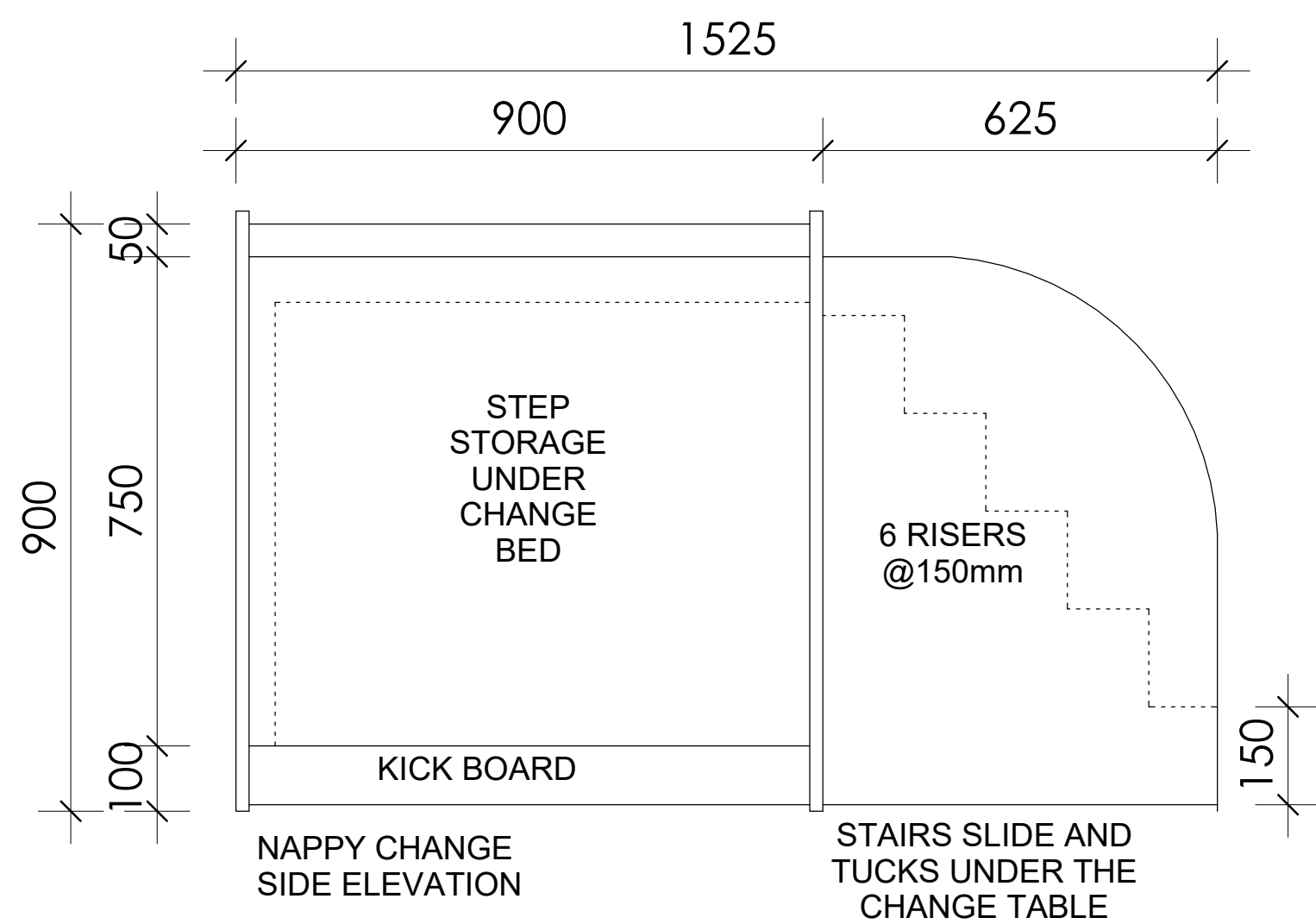
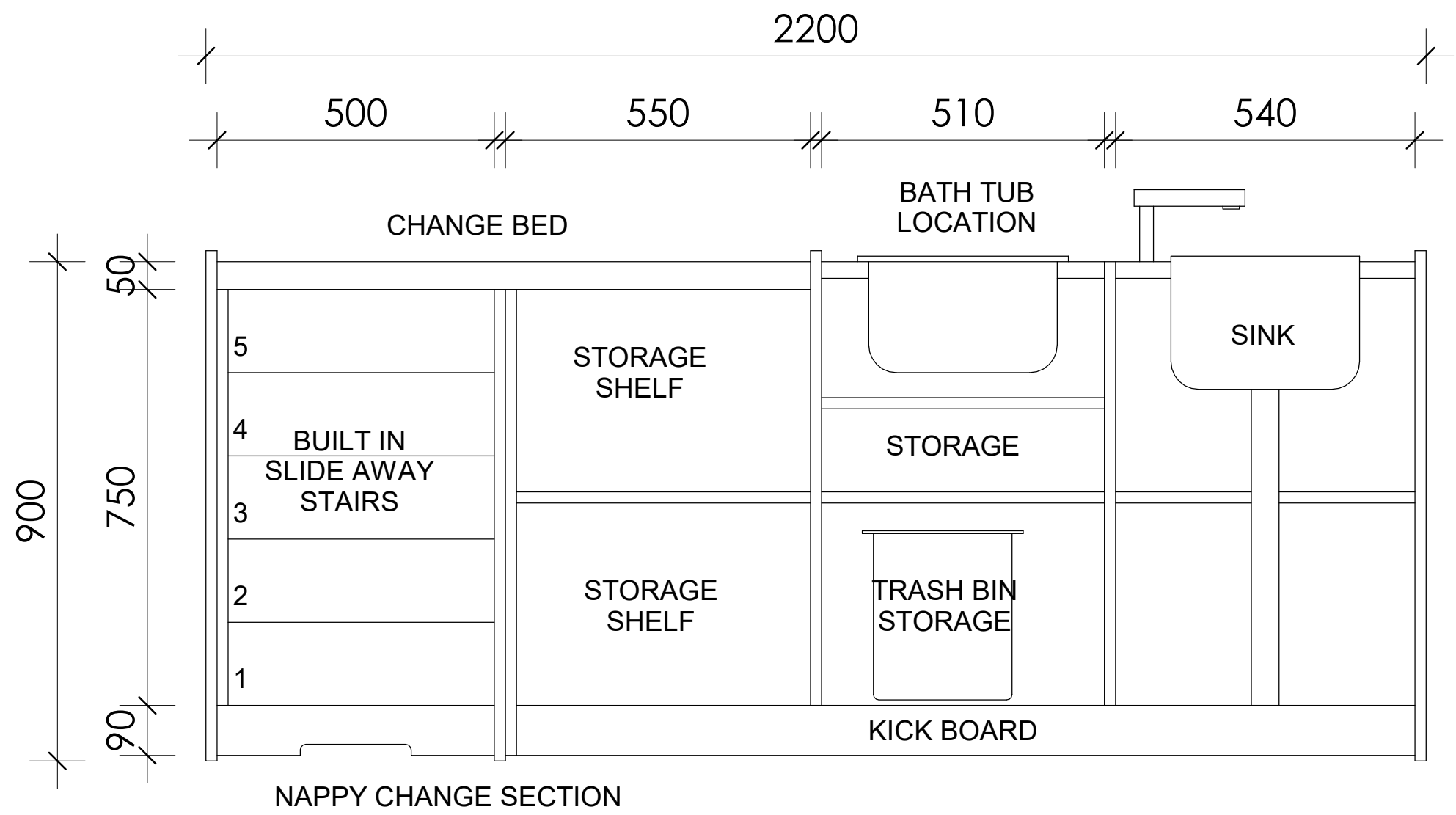
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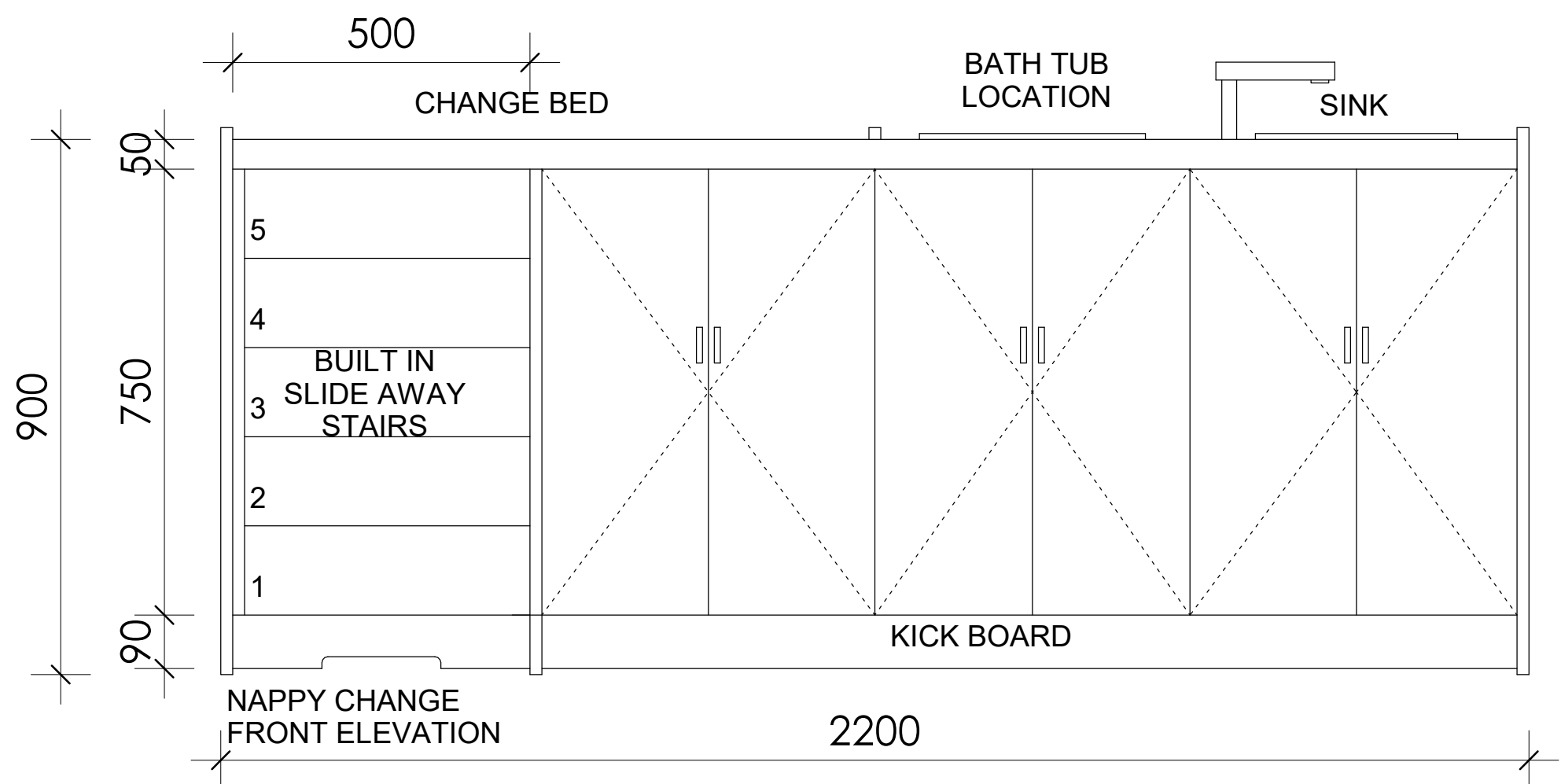
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KITCHEN & LAUNDRY DETAIL

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1 Nappy Change Detail
1 : 10



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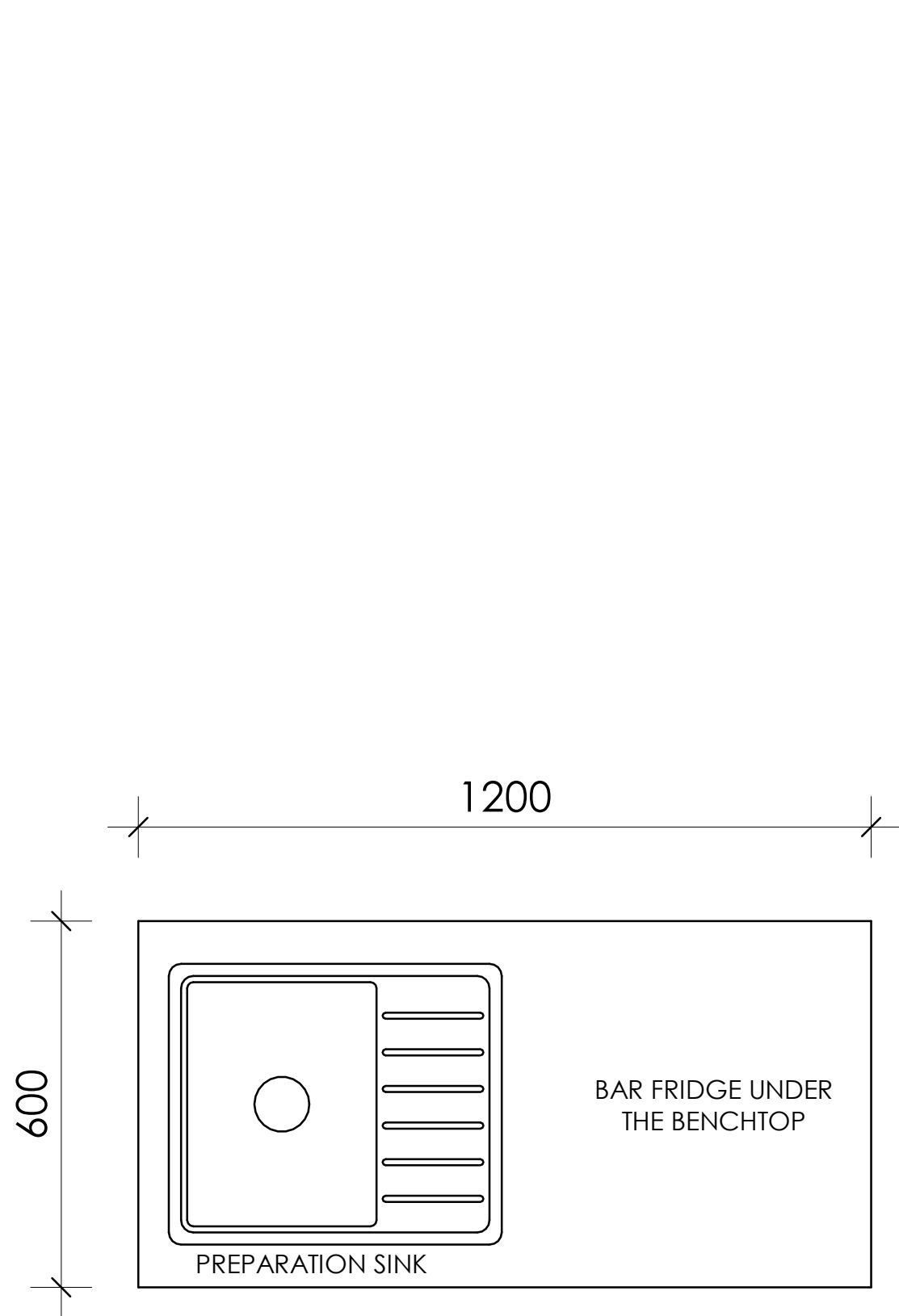
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DRAWING TITLE
NAPPY CHANGE DETAIL

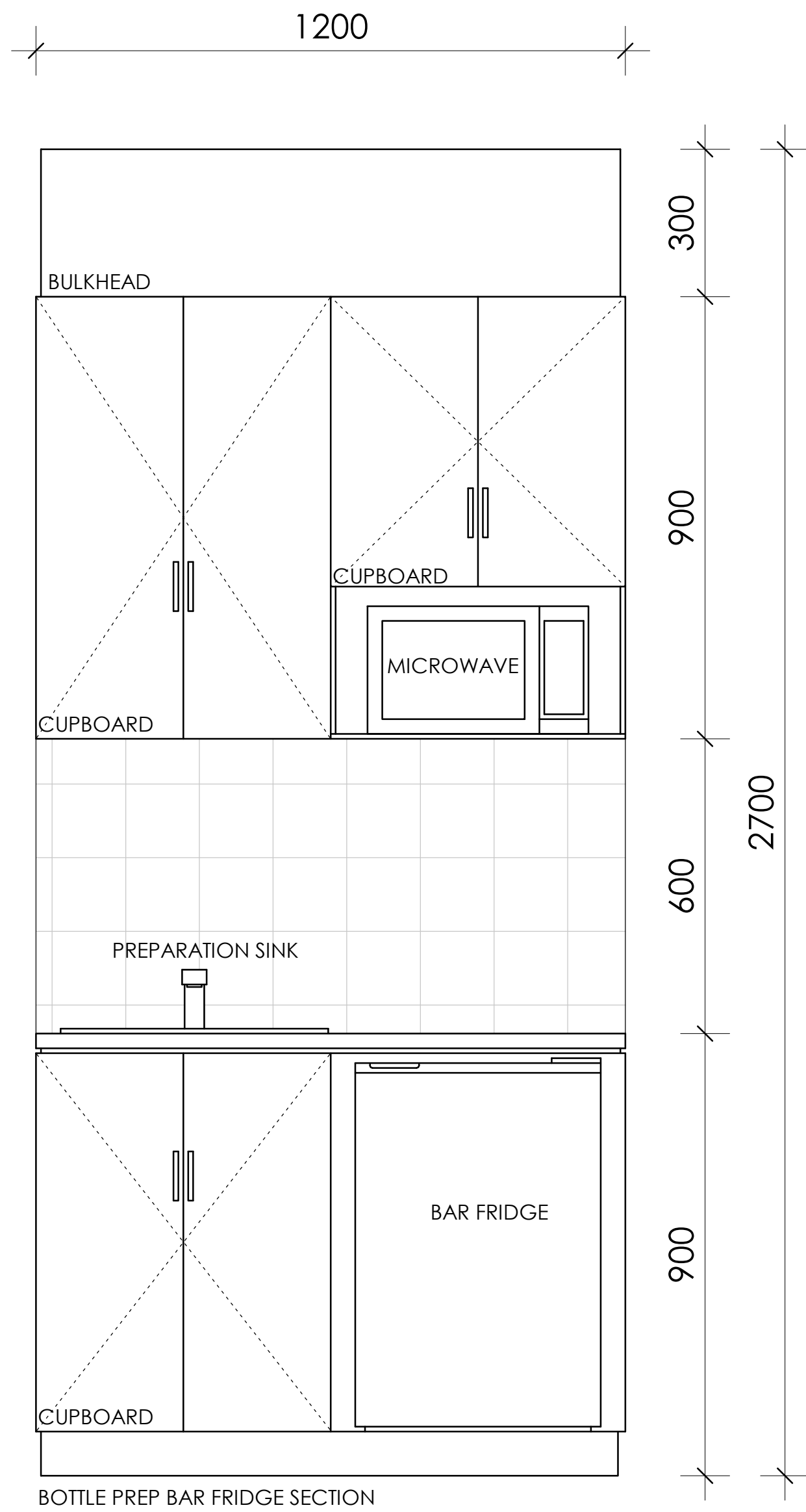
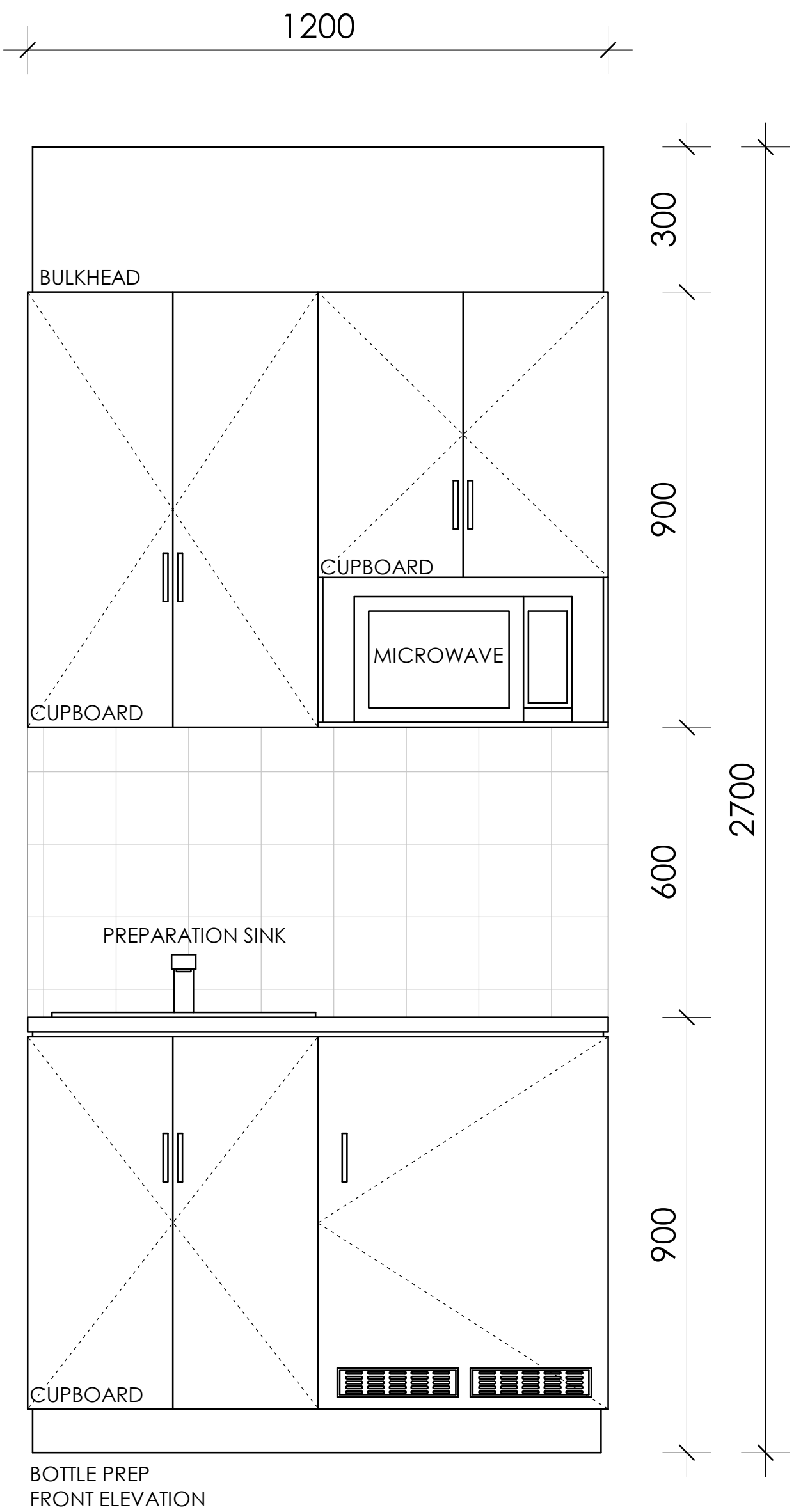
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BOTTLE PREP. DETAIL

1 Bottle Prep
1 : 10



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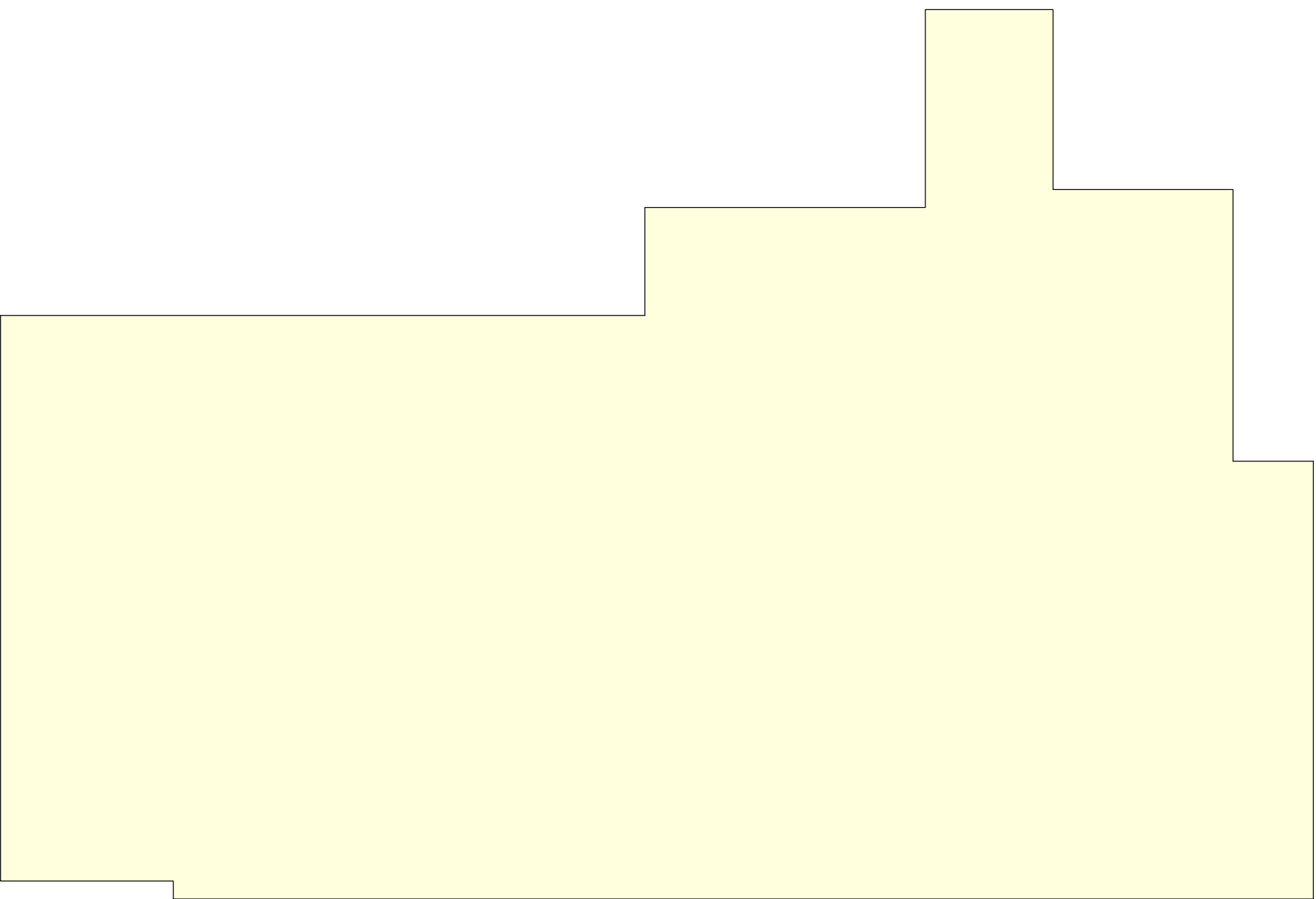
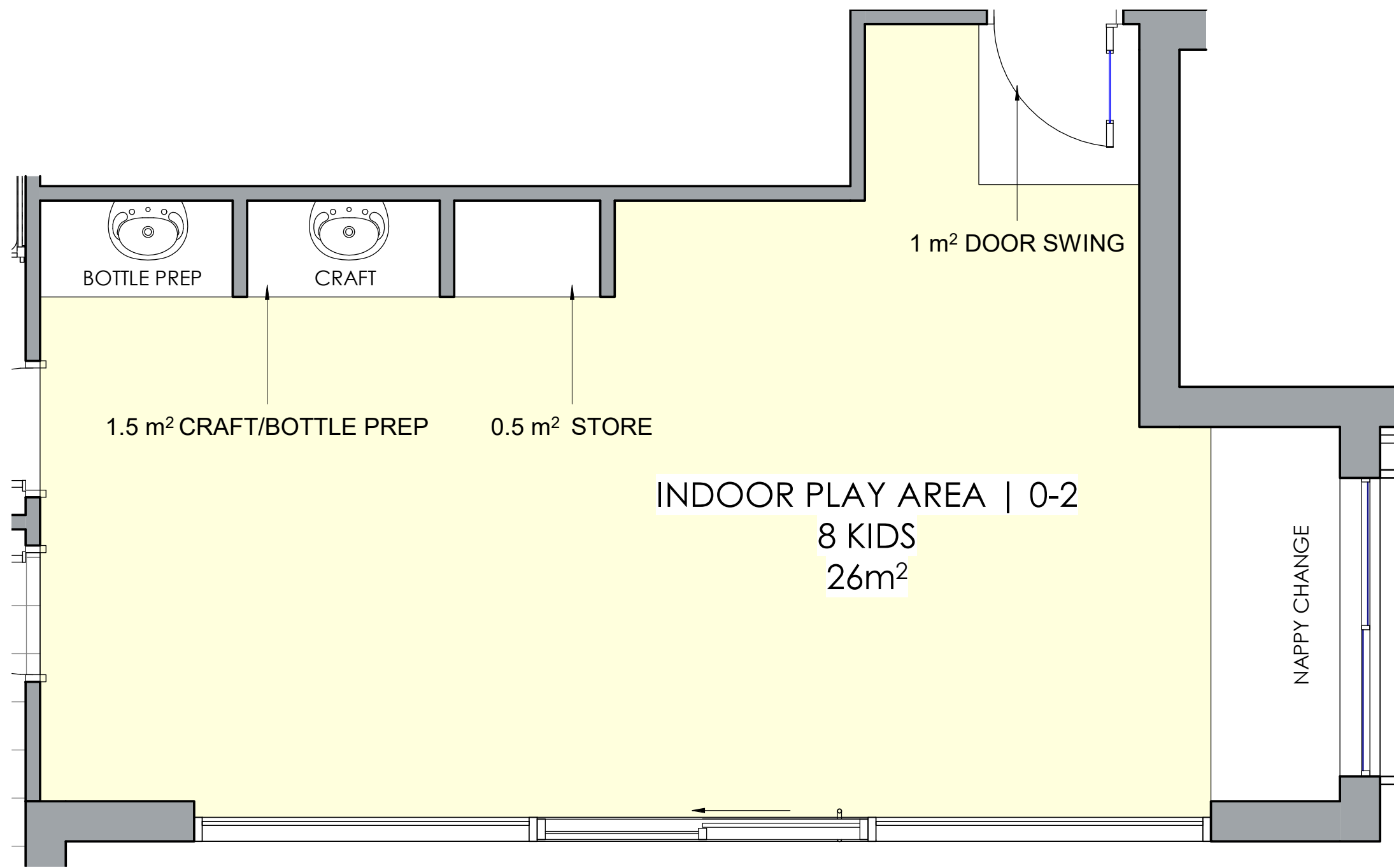
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BOTTLE PREP. DETAIL

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- UNEMCUMBERED INDOOR PLAY SPACE
- EMCUMBERED INDOOR PLAY SPACES

SPACES	SQM
CRAFT TABLE/ BOTTLE PREF	2.5m²
DOOR SWING	1m²
INDOOR PLAY AREA	27m²
TOTAL: 29.5m²	

1

0-2 Indoor Play Area

1 : 30

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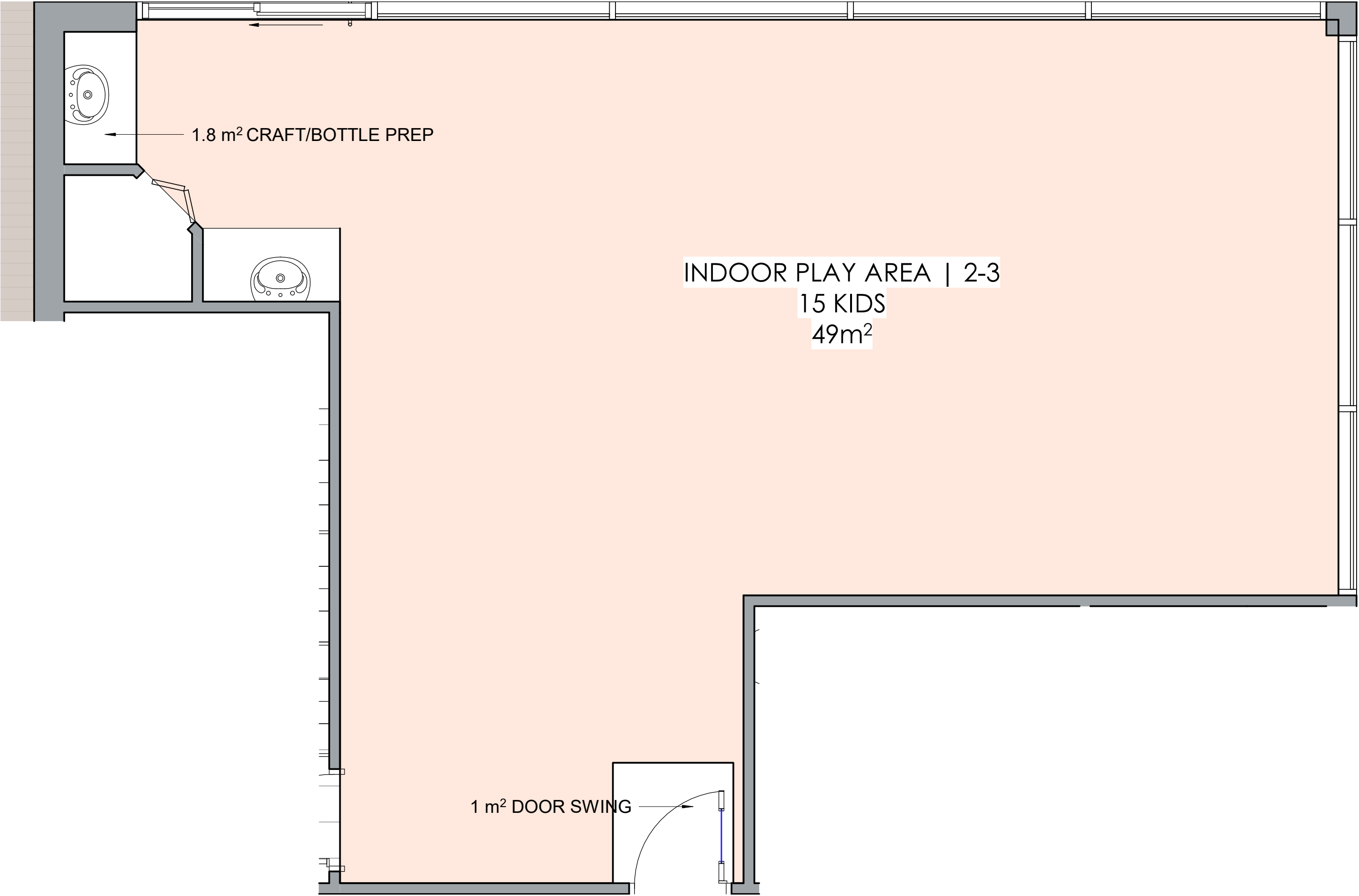


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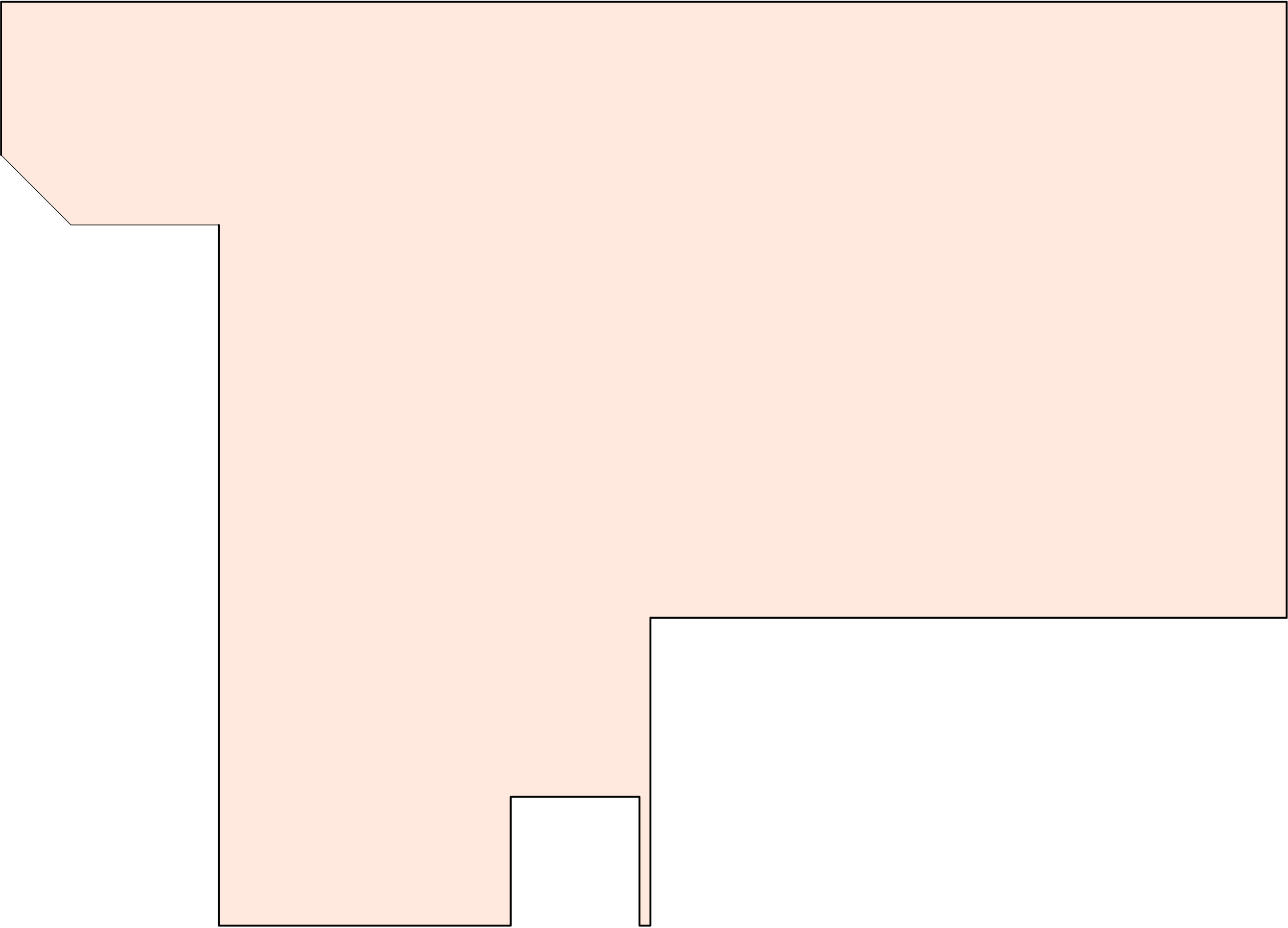
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1 2-3 Indoor Play Area
1 : 30



- UNEMCUMBERED INDOOR PLAY SPACE
- EMCUMBERED INDOOR PLAY SPACES

SPACES	SQM
CRAFT TABLE/ BOTTLE PREP	1.8m²
DOOR SWING	1m²
INDOOR PLAY AREA	49m²
	TOTAL: 51.8m²

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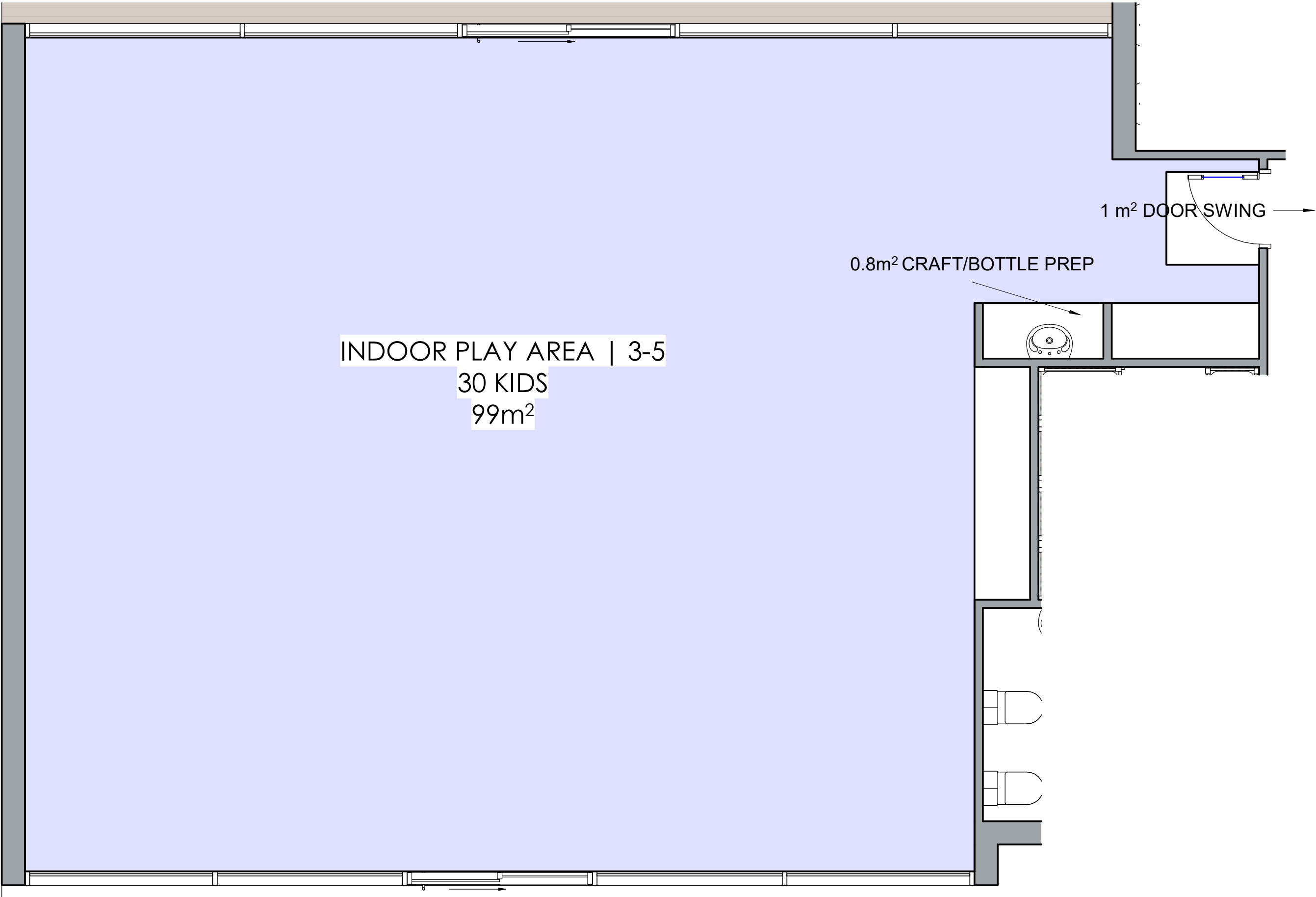


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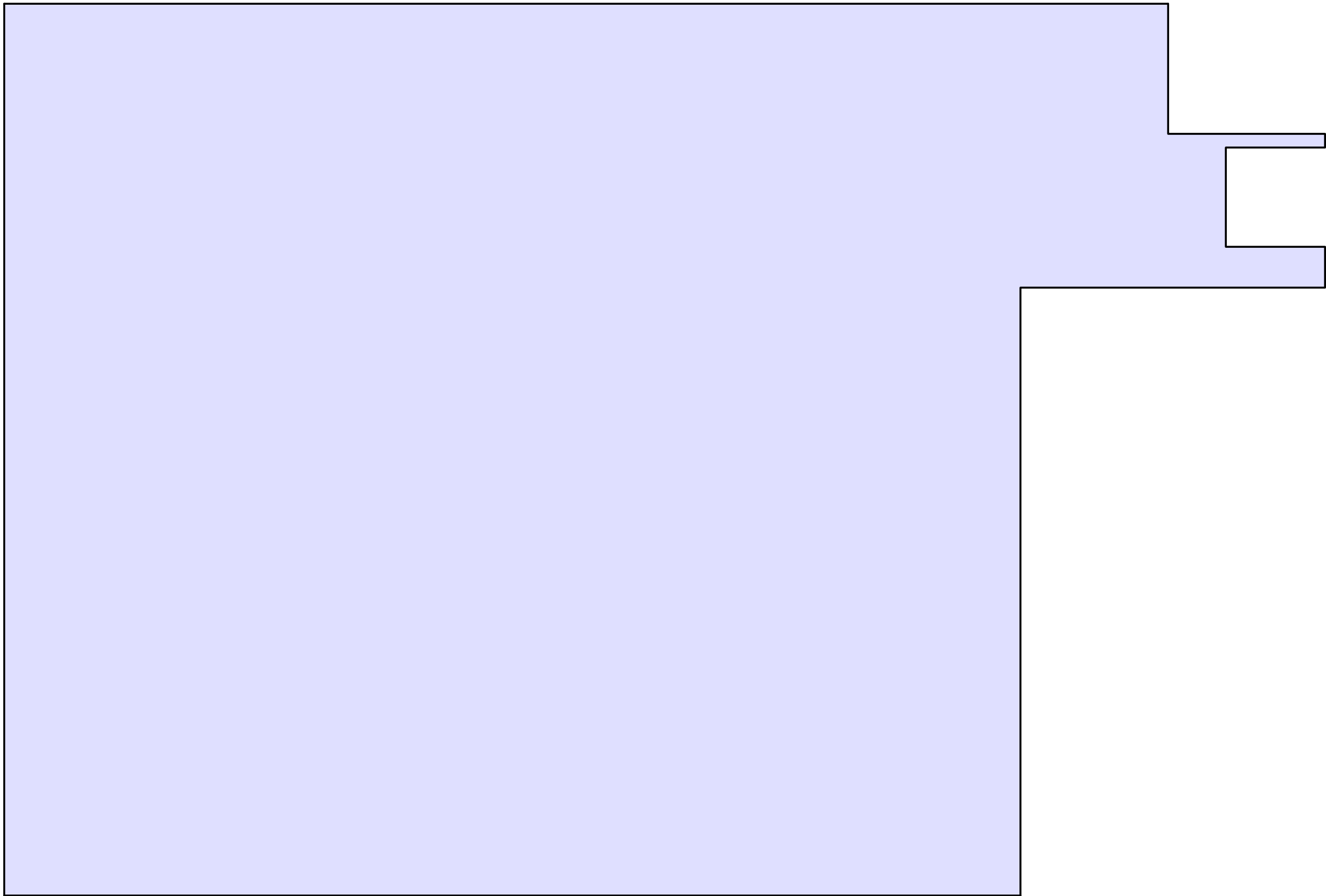
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2-3 INDOOR PLAY AREA			
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1 3-5 Indoor Play Area
1 : 40



- UNEMCUMBERED INDOOR PLAY SPACE
- EMCUMBERED INDOOR PLAY SPACES

SPACES	SQM
CRAFT TABLE/ BOTTLE PREP	0.8 m²
DOOR SWING	1m²
INDOOR PLAY AREA	99m²
	TOTAL: 101.8m²

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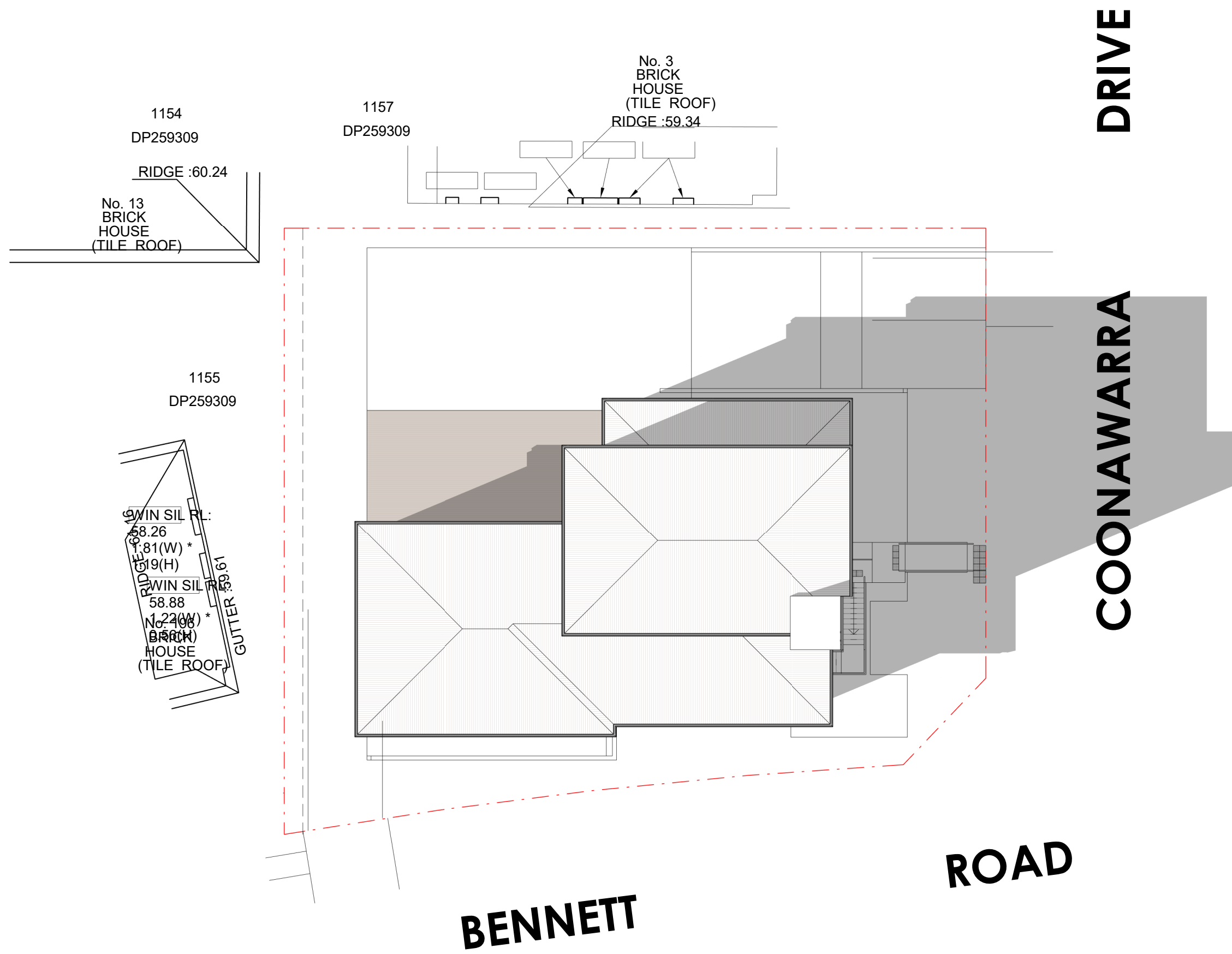
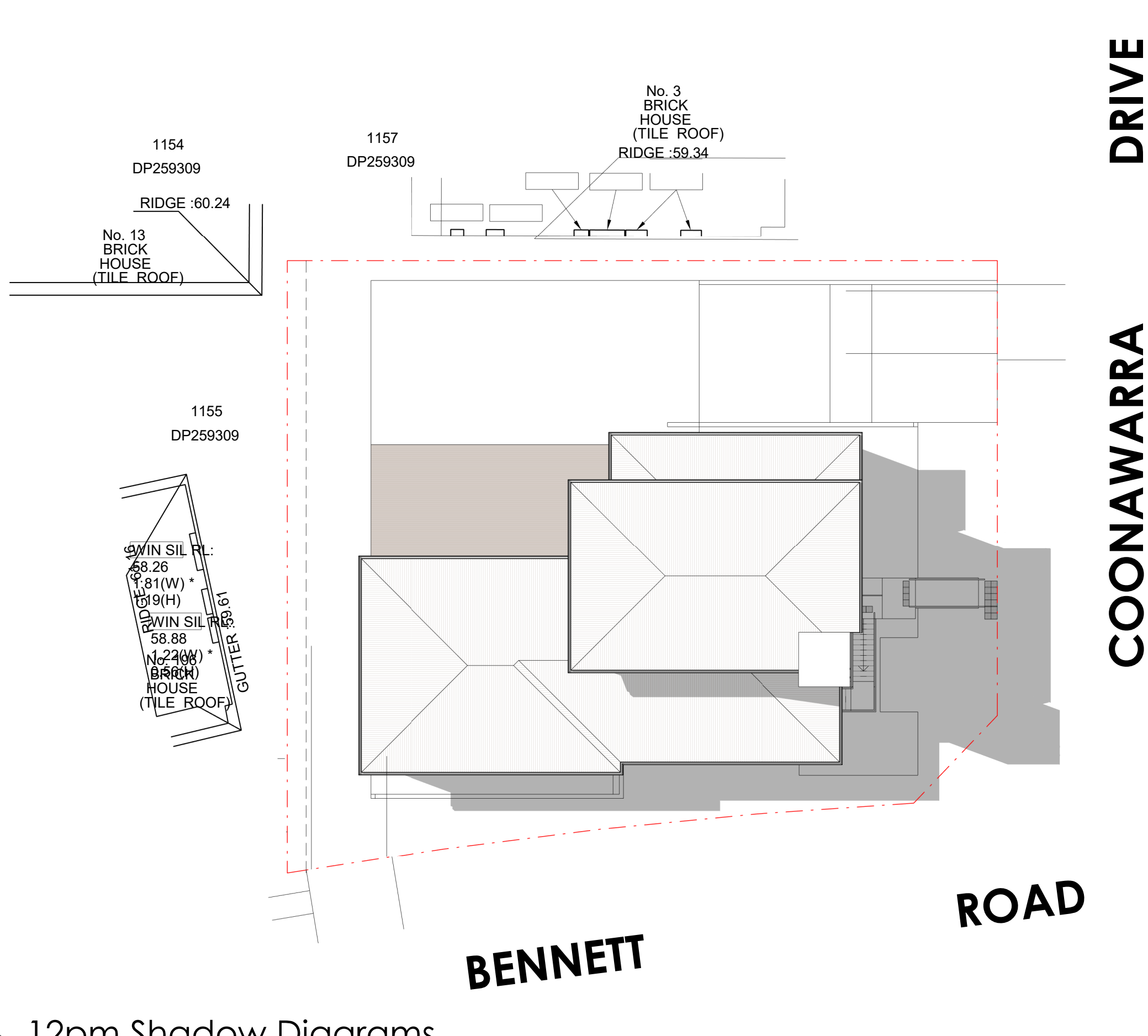
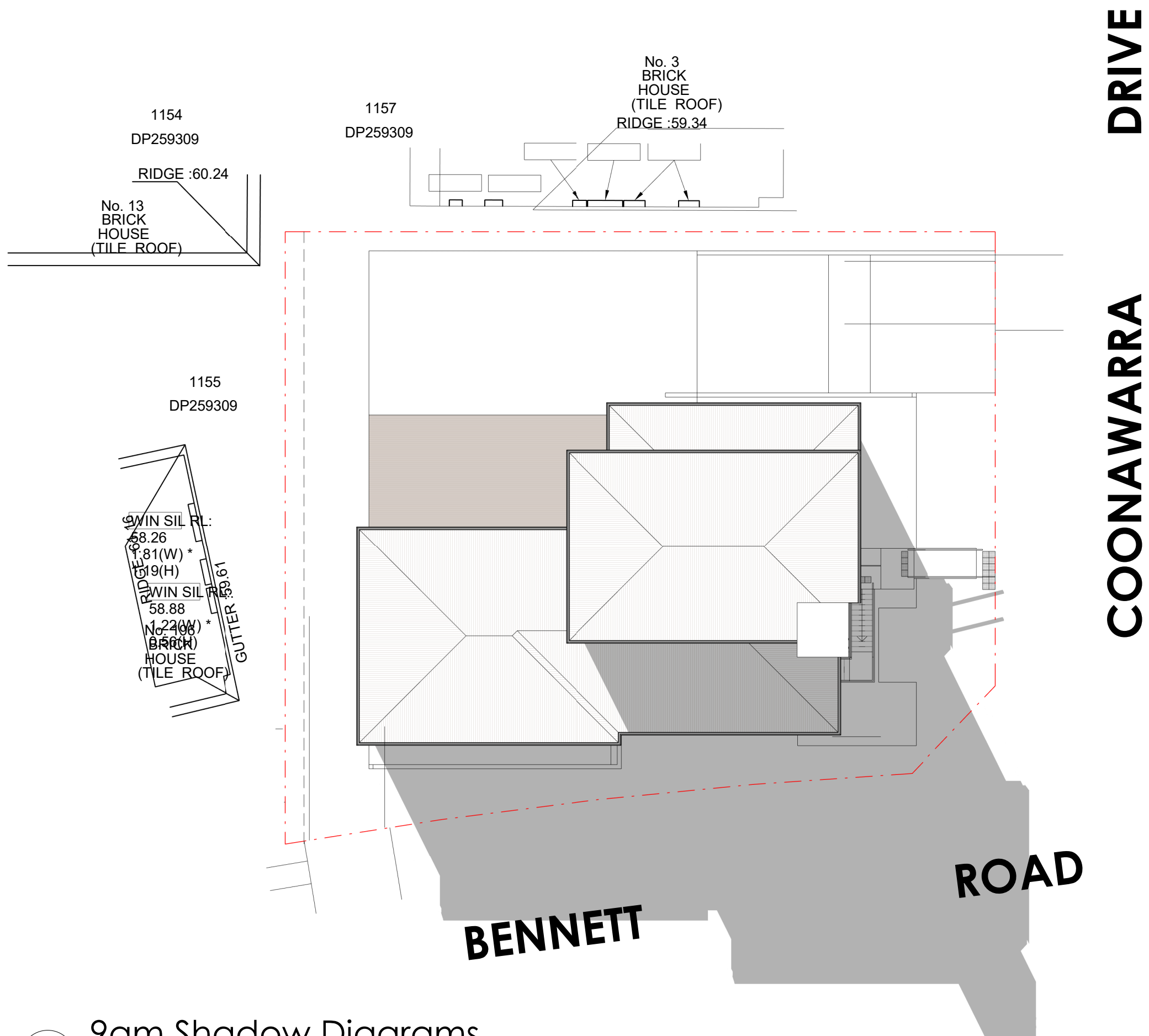
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DRAWING TITLE
3-5 INDOOR PLAY AREA

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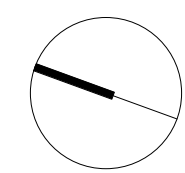
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3 3pm Shadow Diagrams
1 : 200



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PROJECT TITLE
**PROPOSED CHILDCARE CENTRE WITH BASEMENT PARKING
198 BENNETT ROAD, ST CLAIR NSW 2759**

DRAWING TITLE
SHADOW DIAGRAMS

PROJECT NUMBER	DRAWING NUMBER	DATE	REVISION
21032	19	02/09/21	C
	SCALE @ A1 1 : 200	DRAWN BY CB	CHECKED BY CB

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2 GROUND FLOOR SOLAR STUDY
1 : 100

REV	DESCRIPTION	DATE	BY
A	PRE DEVELOPMENT APPLICATION	12/10/2020	CB
B	DEVELOPMENT APPLICATION	27/04/2020	CB

KEY

SITE BOUNDARY	---
DEMOLISHED	---
BUILDING FOOTPRINT	

LANDSCAPE	
DENSE LANDSCAPING	
AREA CALC.	
EARTH	
EXISTING WALLS	
PROPOSED WALLS	

0 - 2 INDOOR PLAY AREA	
2 - 3 INDOOR PLAY AREA	
3 - 5 INDOOR PLAY AREA	
SINGLE ROOM 12m ² - 15m ²	
DOUBLE ROOM 16m ² - 25m ²	
COMMUNAL AREA 20m ²	

CIRCULATION SPACE	
2.4m ACOUSTIC BARRIER	
2.1m ACOUSTIC BARRIER	
1.8m ACOUSTIC BARRIER	

 = SHADE

OUTDOOR PLAY AREA: 315m²
SHADING AREA PROPOSED: 116m² (37%)



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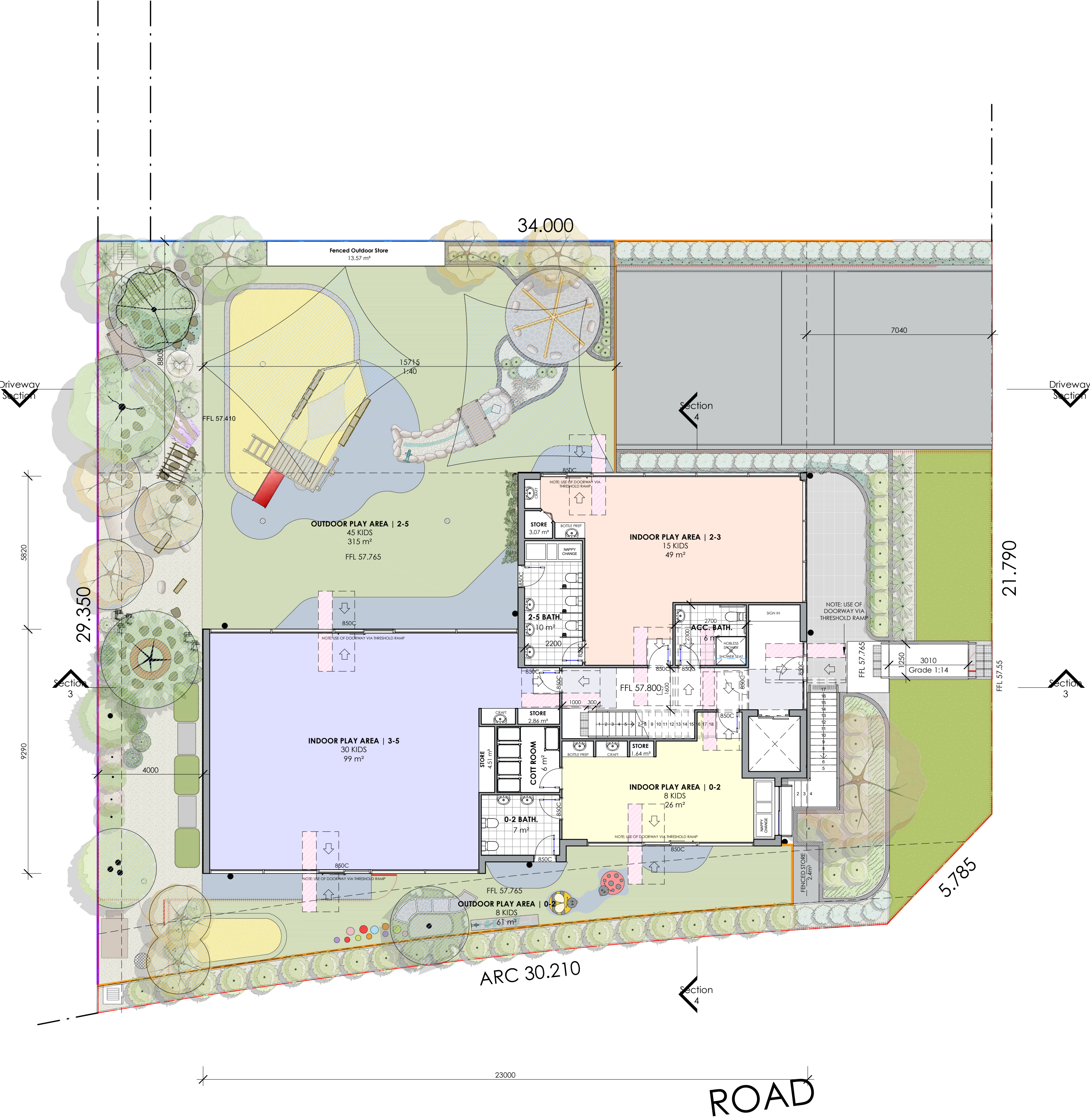
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SOLAR STUDY

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BENNETT

ROAD

DRIVE

COONAWARRA