

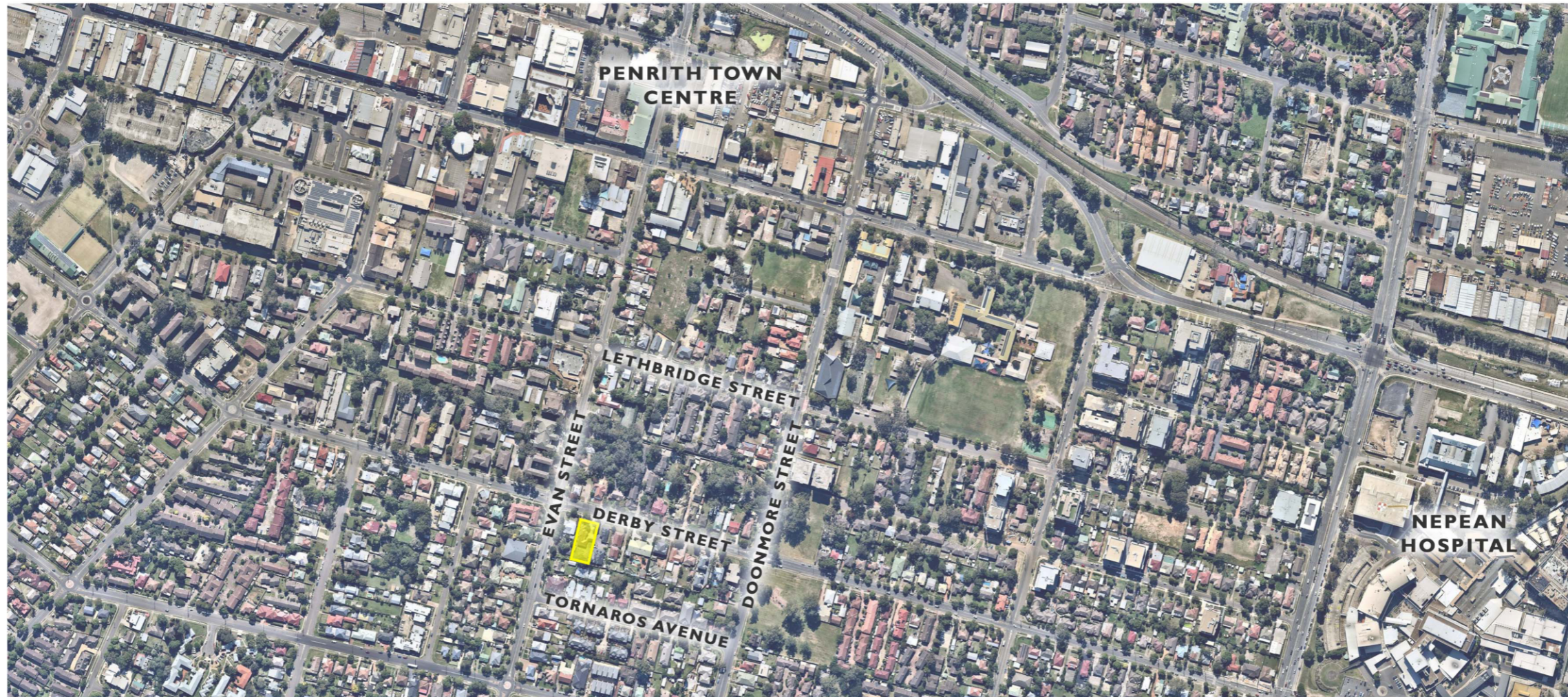


a 303 / 77 Dunning Ave
Rosebery NSW 2018

t 02 8310 2095

w www.cullenfeng.com.au

**PROPOSED CHILDCARE CENTRE
170 DERBY STREET, PENRITH
FOR MONTESSORI ACADEMY**



DEVELOPMENT APPLICATION

30 NOVEMBER 2020

DRAWING LIST

DA01	SURVEY PLAN	DA08	PROPOSED FIRST FLOOR PLAN
DA02	CONTEXT PHOTOS	DA09	PROPOSED ROOF PLAN
DA03	SITE ANALYSIS PLAN	DA10	LONG & CROSS SECTION
DA04	(NOT USED)	DA11	EAST & NORTH ELEVATIONS, AND EXTERNAL COLOUR SCHEDULE
DA05	PROPOSED STREET PERSPECTIVE	DA12	WEST & SOUTH ELEVATIONS, AND EXTERNAL COLOUR SCHEDULE
DA06	PROPOSED BASEMENT PLAN	DA13	AREA CALCULATIONS
DA07	PROPOSED GROUND FLOOR PLAN	DA14	SHADOW DIAGRAMS

NOTES

NO BOUNDARY SURVEY HAS BEEN UNDERTAKEN. BEARINGS, DIMENSIONS AND AREAS ARE FROM TITLE ONLY AND ARE SUBJECT TO CONFIRMATION BY BOUNDARY SURVEY.

DIMENSIONS SHALL NOT BE OBTAINED BY SCALING THE DETAIL FROM THE DRAWING. SURVEYOR MUST BE CONTACTED IF THERE ARE ANY DISCREPANCIES.

SERVICES SHOWN ARE INDICATIVE ONLY. POSITIONS ARE BASED ON SURFACE INDICATOR(S) LOCATED DURING FIELD SURVEY. CONFIRMATION OF THE EXACT POSITION SHOULD BE MADE PRIOR TO ANY EXCAVATION WORK. OTHER SERVICES MAY EXIST WHICH ARE NOT SHOWN.

LEVELS ARE BASED ON AUSTRALIAN HEIGHT DATUM (A.H.D.) USING SSM 10972 39.801(AHD) RIDGE & GUTTER HEIGHTS HAVE BEEN OBTAINED BY INDIRECT METHOD AND ARE ACCURATE TO ±0.05m.

ADJOINING DWELLINGS AND BUILDINGS HAVE BEEN PLOTTED FOR DIAGRAMMATIC PURPOSES ONLY. ADJOINING WINDOWS HAVE NOT BEEN SURVEYED.

CONTOURS ARE AN INDICATION OF LANDFORM AND SHOULD NOT BE TAKEN IN PREFERENCE TO SPOT LEVELS SHOWN.

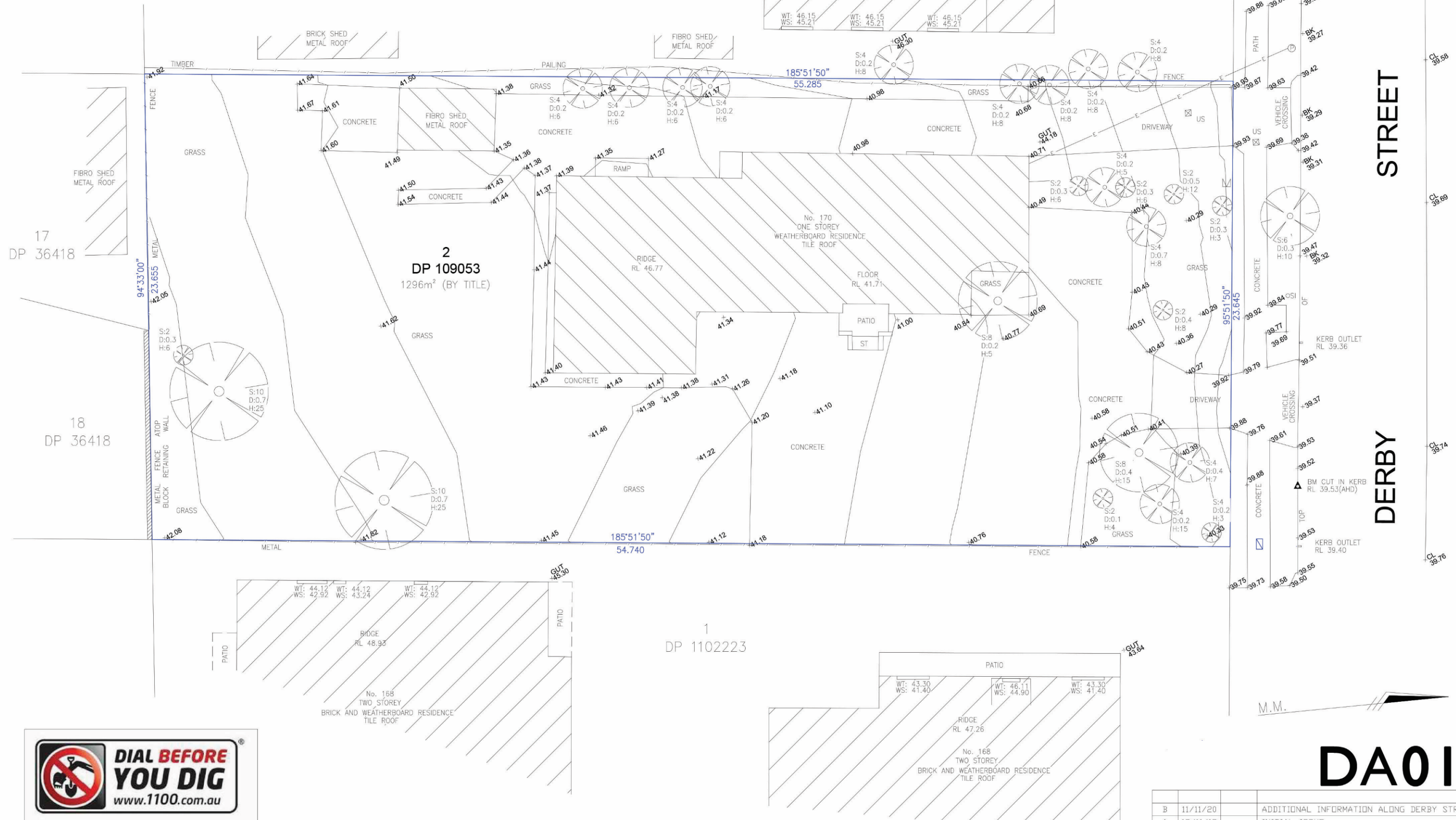
STORMWATER PIPES WITHIN THE DRAINAGE PIT ALONG DERBY STREET WERE NOT ABLE TO BE MEASURED.

CONTOUR INTERVALS 1m - 0.2m.

LEGEND

- ◻ WATER METER
- ▲ BENCH MARK
- ◻ COMMS PIT
- ◻ ELEC
- ⊙ POWER POLE
- ⊙ SIGN POST
- ⊙ STOP VALVE
- ⊙ HYDRANT
- ⊙ SEWER LAMP HOLE
- GUT : DENOTES TOP OF GUTTER
- BK : DENOTES BASE OF KERB
- ST : DENOTES STAIRS
- CL : DENOTES CENTRELINE OF ROAD
- US : DENOTES UNKNOWN SERVICE
- S:3 (SPREAD)
- D:0.3 (DIAMETER)
- H:10 (HEIGHT)
- SHRUB

ADDITIONAL INFORMATION SHOWN WITHIN 19029-001B.dwg



PROJECT ADDRESS

170 DERBY STREET, PENRITH

DRAWING TYPE

PLAN SHOWING LEVELS & DETAIL OVER LOT 2 IN DP 109053

CLIENT

MONTESSORI ACADEMY

VERTEX SURVEYORS
 ABN 80 763 670 528

SURVEYED BY M.W. DRAWN BY M.W.

DATE OF SURVEY 07/11/2020

HEIGHT ORIGIN SSM 10972 R.L:39.801(AHD)

SCALE 1 : 100 @ A1

LOCAL GOVERNMENT AREA PENRITH

CAD REFERENCE C:\19029-001B.dwg

DRAWING NO 19029-001B

SHEET 1 OF 1

JOB NAME DERBY REV B

MARTIN R. WAHBE REGISTERED SURVEYOR

STREET

DERBY



DA01



B	11/11/20	ADDITIONAL INFORMATION ALONG DERBY STREET
A	13/11/19	INITIAL ISSUE



- PROJECT SITE
- HERITAGE ITEM (STATE SIGNIFICANCE)

163 DERBY STREET - STREET VIEW



1



2



3

170 DERBY STREET - STREET VIEW



4



5

170 DERBY STREET - TREES AT REAR



6



7

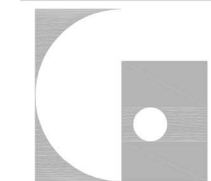


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FOR DEVELOPMENT APPLICATION

ISSUE	DATE	FOR DA	REVISION	EL	JC	CHECK
DO	NOT	SCALE	FROM	DRAWINGS	VERIFY	ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK



PROJECT 170 DERBY STREET, PENRITH
 CLIENT MONTESSORI ACADEMY
 DRAWING CONTEXT PHOTOGRAPHS
 DATE NOV 2020 SCALE N.T.S. DRAWN EL
 JOB # 2023 DWG # DA02 REV -

RESIDENTIAL USE

TWO STOREY RESIDENTIAL USE

TWO-LANE LOCAL ROAD WITH STREET PARKING BOTH SIDES

OUTLINE OF PROPOSED BUILDING FOOTPRINT

EXTG SCREEN PLANTING

EXISTING SINGLE STOREY RESIDENCE

EXISTING COMMERCIAL USE AS MEDICAL CONSULTING ROOMS

RESIDENTIAL USE

DP 109053
1296 SQM

STREET

NORTHERN SUN EXPOSURE

GOOD SUNLIGHT TO ENTRY & REAR GARDEN

BUS STOP

DERBY

LARGE ESTABLISHED TREES

2M FALL ACROSS SITE

FOOTPATH

2x EXTG VEHICLE ENTRIES

ACTUALLY 2x LARGE PALMS

PROPOSED CHILDCARE CENTRE PART ONE PART TWO STOREY + BASEMENT CARPARK

TWO STOREY ADJOINING DUAL OCCUPANCY RESIDENTIAL HOUSES

RESIDENTIAL USE



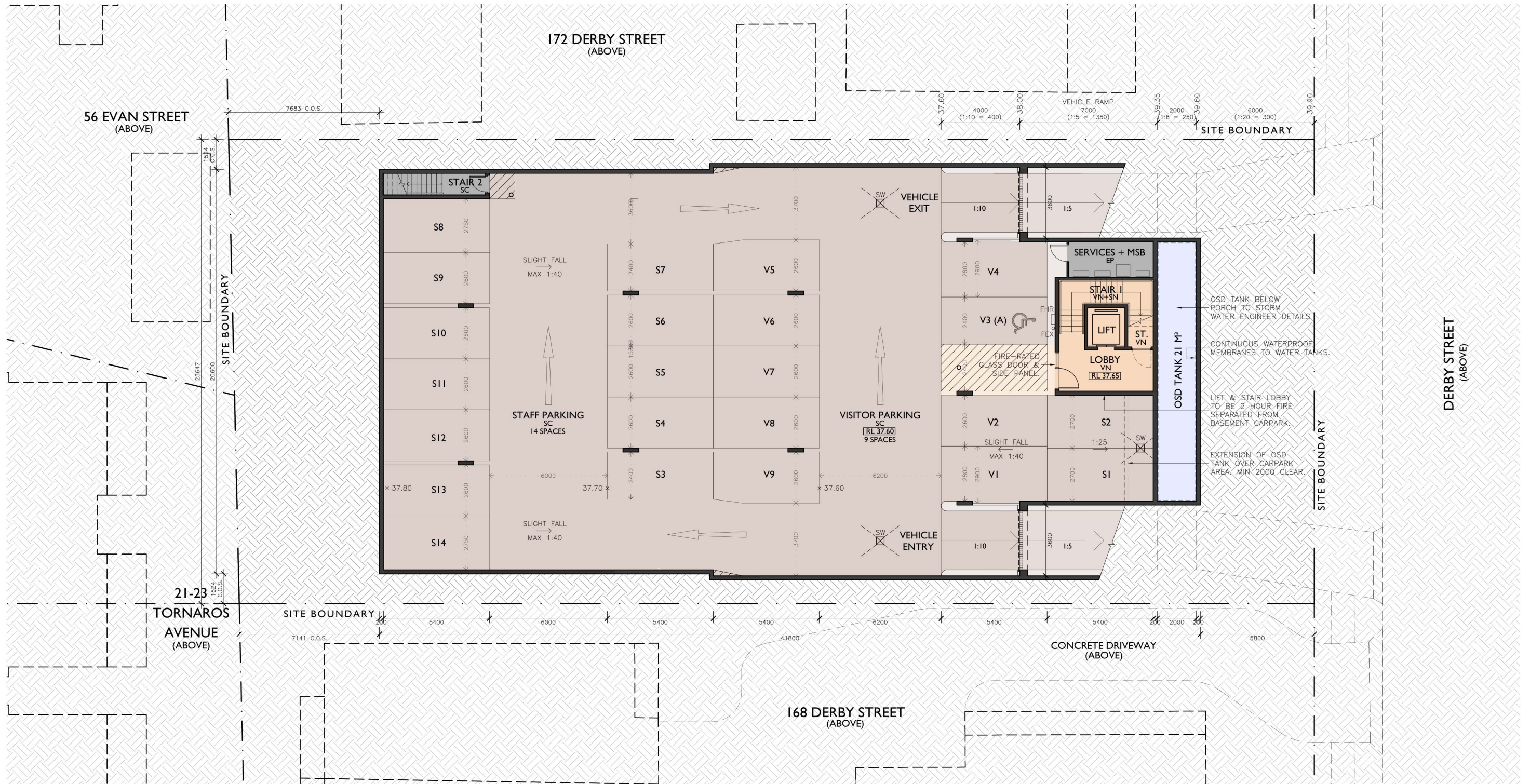


FOR DEVELOPMENT APPLICATION

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DO	NOT	SCALE	FROM	DRAWINGS	VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK



PROJECT 170 DERBY STREET, PENRITH
 CLIENT MONTESSORI ACADEMY
 DRAWING PROPOSED STREET PERSPECTIVE
 DATE NOV 2020 SCALE N.T.S. DRAWN EL
 JOB # 2023 DWG # DA05 REV. -



1 BASEMENT FLOOR PLAN
1:200 @ A3

FINISHES LEGEND		COLOUR LEGEND	
REFER TO MATERIALS SCHEDULE FOR MORE INFORMATION			
WALL FINISH	FLOOR FINISH		CLASSROOMS / ANCILLARY
CBD COLORBOND STEEL	CPV CONCRETE FOOTPATH/ PAVEMENT		OUTDOOR PLAY AREA
EEG ENERGY EFFICIENT GLAZING	CT CERAMIC TILES		LOBBY / CIRCULATION
FBK FACE BRICKWORK	CPT CARPET TILES		ADMN / BACK OF HOUSE
FG FRAMELESS GLASS	EP EPOXY PAINTED CONCRETE		CARPARK
PCA POWDERCOATED ALUMINIUM	GRV RIVERSTONE GRAVEL		PLANT / SERVICES / STORE
PCS POWDERCOATED ALUMINIUM PERFORATED SCREEN PANELS	PGC PIGMENTED CONCRETE W/ EXPRESSED GROOVES		
PT PAINT FINISH	PV PORCELAIN PAVERS (NON-SLIP)		
PTF PAINTED TIMBER FENCE	PVS CONCRETE PAVER STEPPING STONES		
RP RENDER & PAINT	SC SEALED CONCRETE		
SSS (SATIN) STAINLESS STEEL	SFT SOFT-FALL SURFACE TO LNSP ARCH DTL		
TC NON-COMBUSTIBLE TIMBER-LOOK CLADDING	SN PROPRIETARY ALUM. NON-SLIP STAIR NOSING		
XP EXTERNAL PAINT FINISH	TDB TIMBER DECKING BOARDS		
XPS EXTERIOR GRADE PAINTED STEEL	TFB TIMBER FLOOR BOARDS		
ZN COLORBOND STEEL ZINC APPEARANCE	VN SHEET OR PLANK VINYL FLOORING		
	WPM WATERPROOF MEMBRANE		

FOR DEVELOPMENT APPLICATION

ISSUE	DATE	FOR DA REVISION	EL BY	JC CHECK
DO	NOT	SCALE	FROM	DRAWINGS VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK

PROJECT 170 DERBY STREET, PENRITH

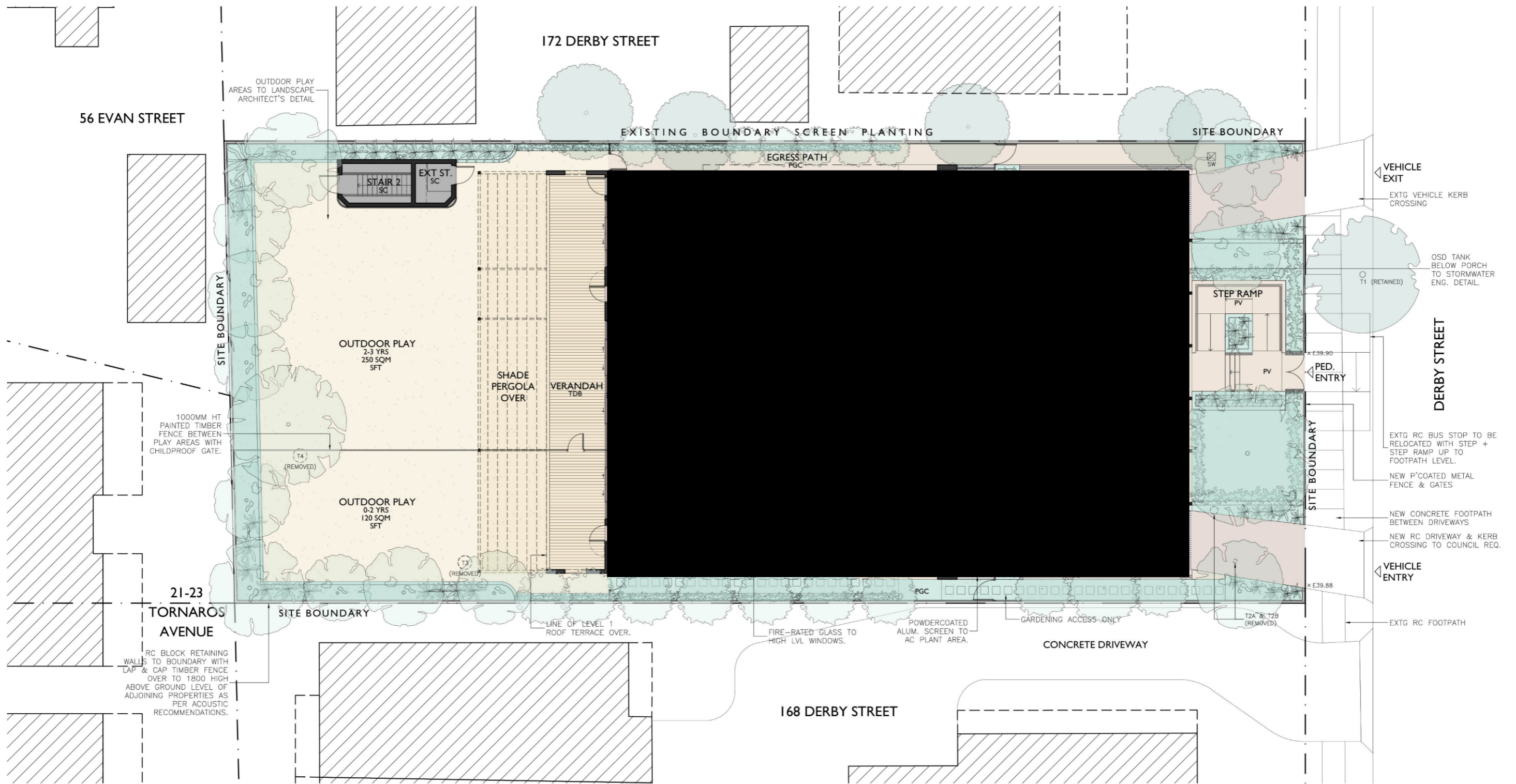
CLIENT MONTESSORI ACADEMY

DRAWING PROPOSED BASEMENT PLAN

DATE NOV 2020 **SCALE** 1:200 @ A3 **DRAWN** EL

JOB # 2023 **DWG #** DA06 **REV.** -

NOM ARCH: JON CULLEN NSW 6437 | 303 / 77 DUNNING AVENUE, ROSEBERY NSW 2018, AUSTRALIA | +612 8310 2095



1 GROUND FLOOR PLAN
1:200 @ A3

FINISHES LEGEND		COLOUR LEGEND	
REFER TO MATERIALS SCHEDULE FOR MORE INFORMATION			
WALL FINISH	FLOOR FINISH		CLASSROOMS / ANCILLARY
CBD COLORBOND STEEL	CPV CONCRETE FOOTPATH/ PAVEMENT		OUTDOOR PLAY AREA
EEG ENERGY EFFICIENT GLAZING	CT CERAMIC TILES		LOBBY / CIRCULATION
FBK FACE BRICKWORK	CPT CARPET TILES		ADMIN / BACK OF HOUSE
FG FRAMELESS GLASS	EP EPOXY PAINTED CONCRETE		CARPARK
PCA POWDERCOATED ALUMINIUM	GRV RIVERSTONE GRAVEL		PLANT / SERVICES / STORE
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PTF PAINTED TIMBER FENCE	PVS CONCRETE PAVER STEPPING STONES		
RP RENDER & PAINT	SC SEALED CONCRETE		
SSS (SATIN) STAINLESS STEEL	SFT SOFT-FALL SURFACE TO LN5P ARCH DTL		
TC NON-COMBUSTIBLE TIMBER-LOOK CLADDING	SN PROPRIETARY ALUM. NON-SLIP STAIR NOSING		
XP EXTERNAL PAINT FINISH	TDB TIMBER DECKING BOARDS		
XPS EXTERIOR GRADE PAINTED STEEL	TFB TIMBER FLOOR BOARDS		
ZN COLORBOND STEEL ZINC APPEARANCE	WN SHEET OR PLANK VINYL FLOORING		
	WFM WATERPROOF MEMBRANE		

FOR DEVELOPMENT APPLICATION

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DO	NOT	SCALE FROM	DRAWINGS	VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK

PROJECT 170 DERBY STREET, PENRITH

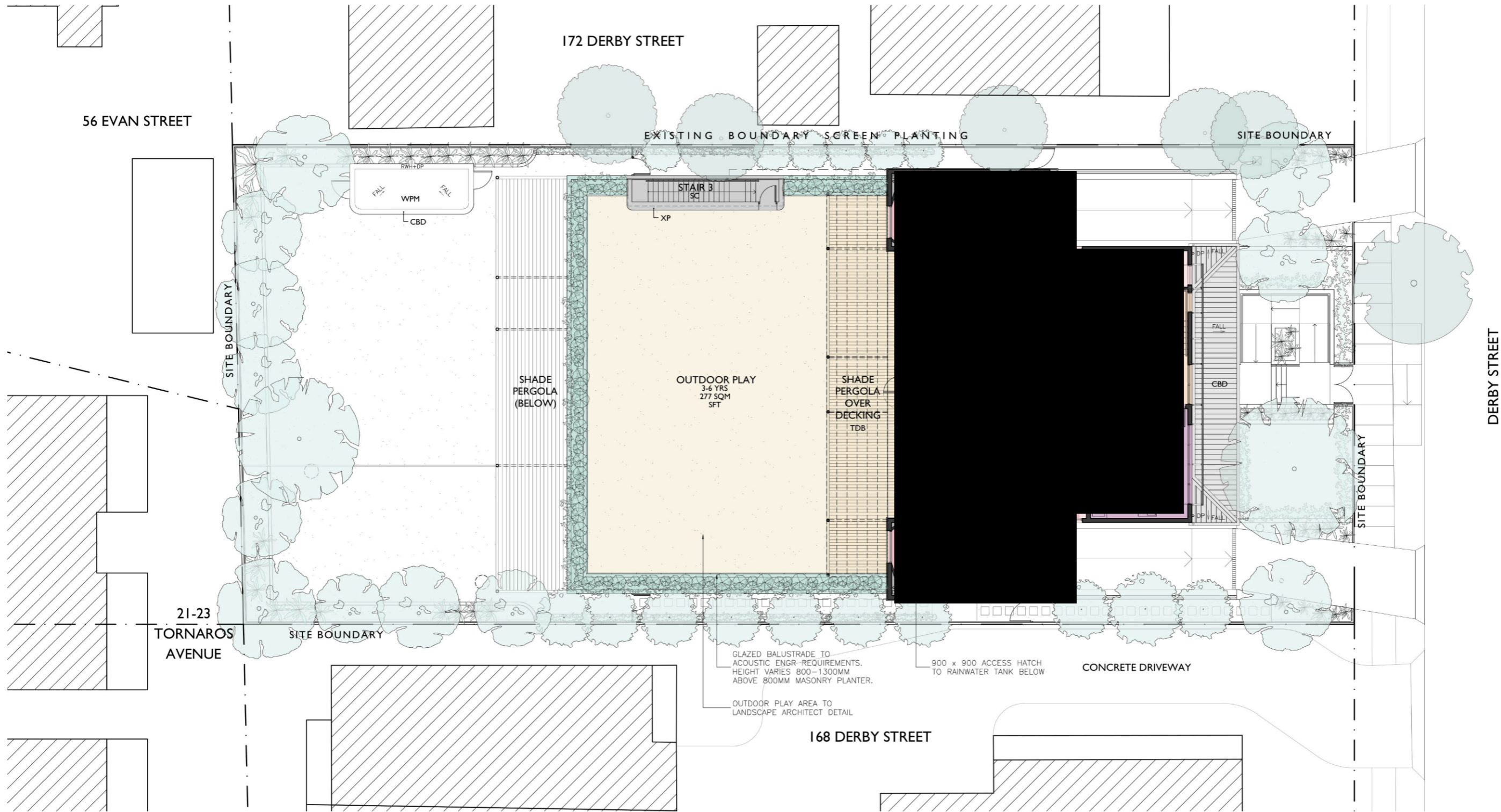
CLIENT MONTESSORI ACADEMY

DRAWING PROPOSED GROUND FLOOR PLAN

DATE NOV 2020 **SCALE** 1:200 @ A3 **DRAWN** EL

JOB # 2023 **DWG #** DA07 **REV.** -

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1 FIRST FLOOR PLAN
1:200 @ A3

FINISHES LEGEND		COLOUR LEGEND	
REFER TO MATERIALS SCHEDULE FOR MORE INFORMATION			
WALL FINISH	FLOOR FINISH	CLASSROOMS / ANCILLARY	
CBD COLORBOND STEEL	CPV CONCRETE FOOTPATH/ PAVEMENT	OUTDOOR PLAY AREA	
EEG ENERGY EFFICIENT GLAZING	CT CERAMIC TILES	LOBBY / CIRCULATION	
FBK FACE BRICKWORK	CPT CARPET TILES	ADMN / BACK OF HOUSE	
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PCA POWDERCOATED ALUMINIUM	GRV RIVERSTONE GRAVEL	PLANT / SERVICES / STORE	
PCS POWDERCOATED ALUMINIUM PERFORATED SCREEN PANELS	PCC PIGMENTED CONCRETE W/ EXPRESSED GROOVES		
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SSS (SATIN) STAINLESS STEEL	SFT SOFT-FALL SURFACE TO LNPS ARCH DTL		
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XP EXTERNAL PAINT FINISH	TDB TIMBER DECKING BOARDS		
XPS EXTERIOR GRADE PAINTED STEEL	TFB TIMBER FLOOR BOARDS		
ZN COLORBOND STEEL ZINC APPEARANCE	VN SHEET OR PLANK VINYL FLOORING		
	WPM WATERPROOF MEMBRANE		

FOR DEVELOPMENT APPLICATION

30/11/2020 FOR DA EL JC
ISSUE DATE REVISION BY CHECK

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CULLEN FENG
ARCHITECTS

PROJECT 170 DERBY STREET, PENRITH

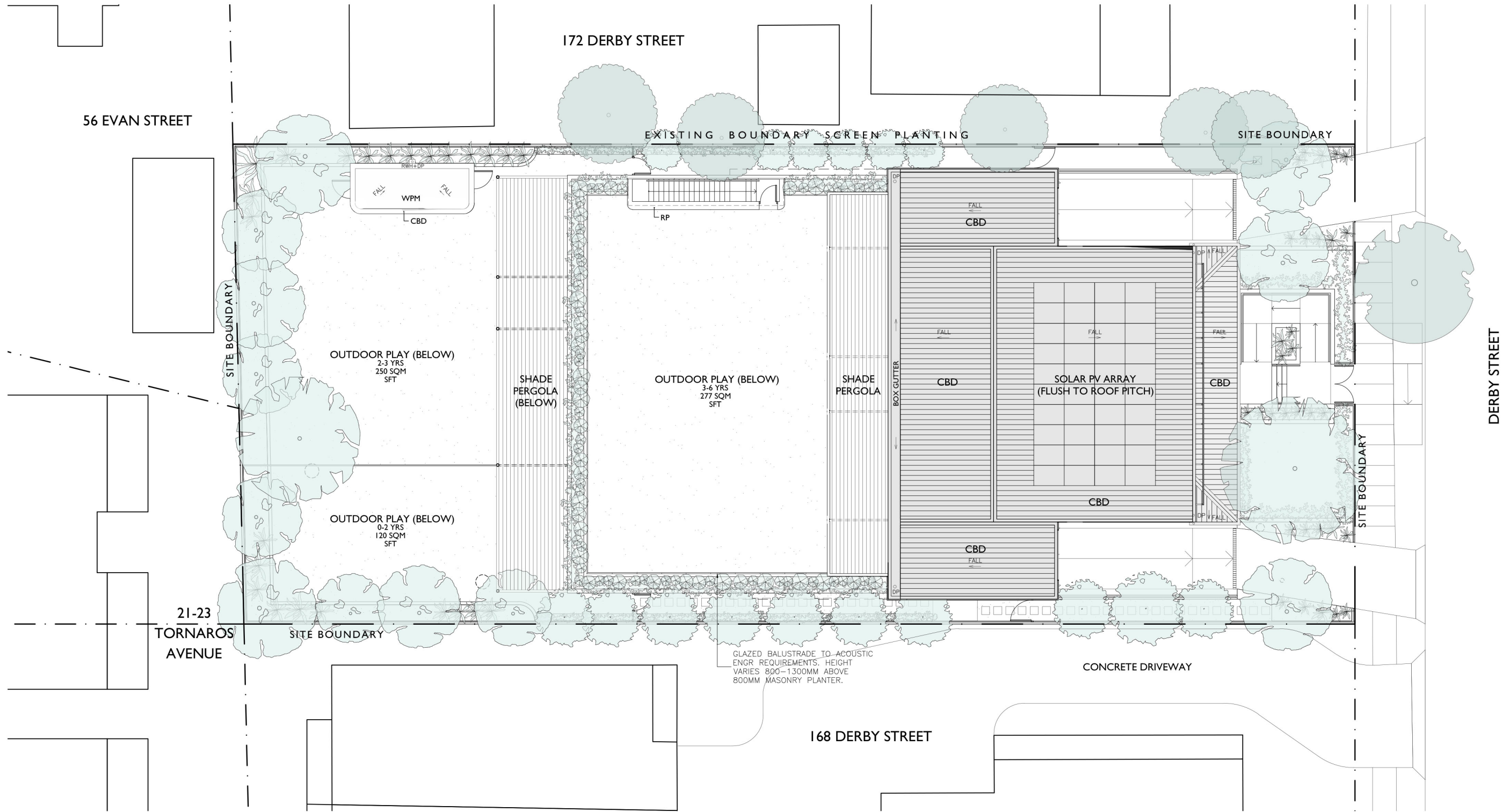
CLIENT MONTESSORI ACADEMY

DRAWING PROPOSED FIRST FLOOR PLAN

DATE NOV 2020 **SCALE** 1:200 @ A3 **DRAWN** EL

JOB # 2023 **DWG #** DA08 **REV.** -

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1 ROOF PLAN
1:200 @ A3

FINISHES LEGEND		COLOUR LEGEND	
REFER TO MATERIALS SCHEDULE FOR MORE INFORMATION			
WALL FINISH	FLOOR FINISH	CLASSROOMS / ANCILLARY	
CBD COLORBOND STEEL	CPV CONCRETE FOOTPATH/ PAVEMENT	OUTDOOR PLAY AREA	
EEG ENERGY EFFICIENT GLAZING	CT CERAMIC TILES	LOBBY / CIRCULATION	
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TC NON-COMBUSTIBLE	SN PROPRIETARY ALUM. NON-SLIP STAIR NOSING		
XP TIMBER-LOOK CLADDING	TDB TIMBER DECKING BOARDS		
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FOR DEVELOPMENT APPLICATION

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DO	NOT	SCALE	FROM	DRAWINGS. VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK

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ARCHITECTS

PROJECT 170 DERBY STREET, PENRITH

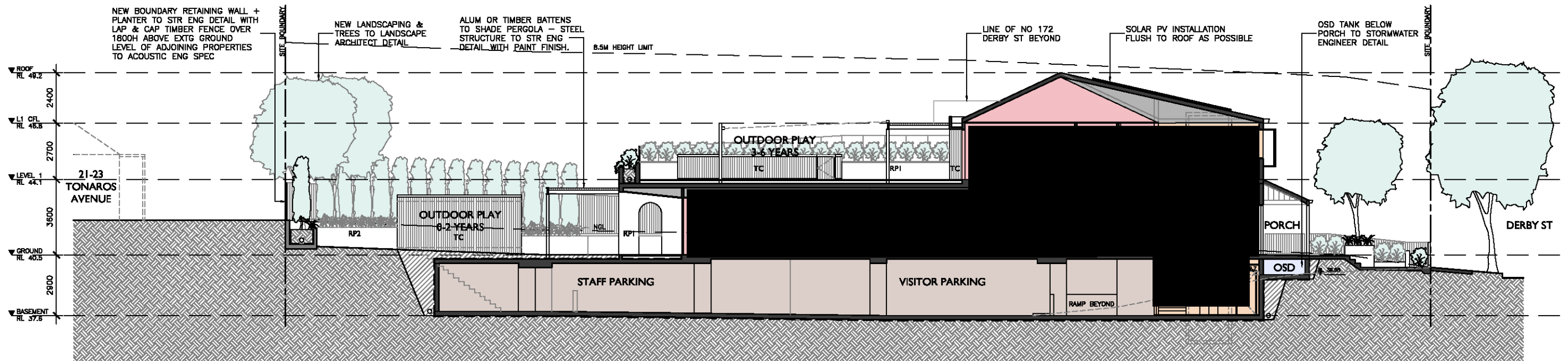
CLIENT MONTESSORI ACADEMY

DRAWING PROPOSED ROOF PLAN

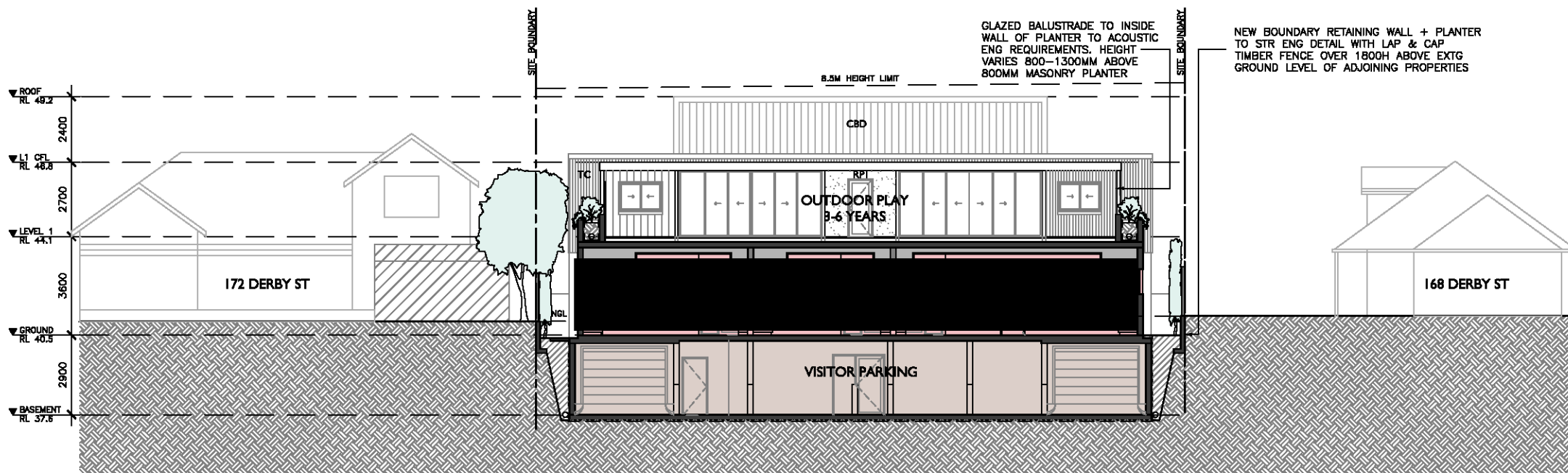
DATE NOV 2020 SCALE 1:200 @ A3 DRAWN EL

JOB# 2023 DWG# DA09 REV. -

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1 LONG SECTION
1:200 @ A3

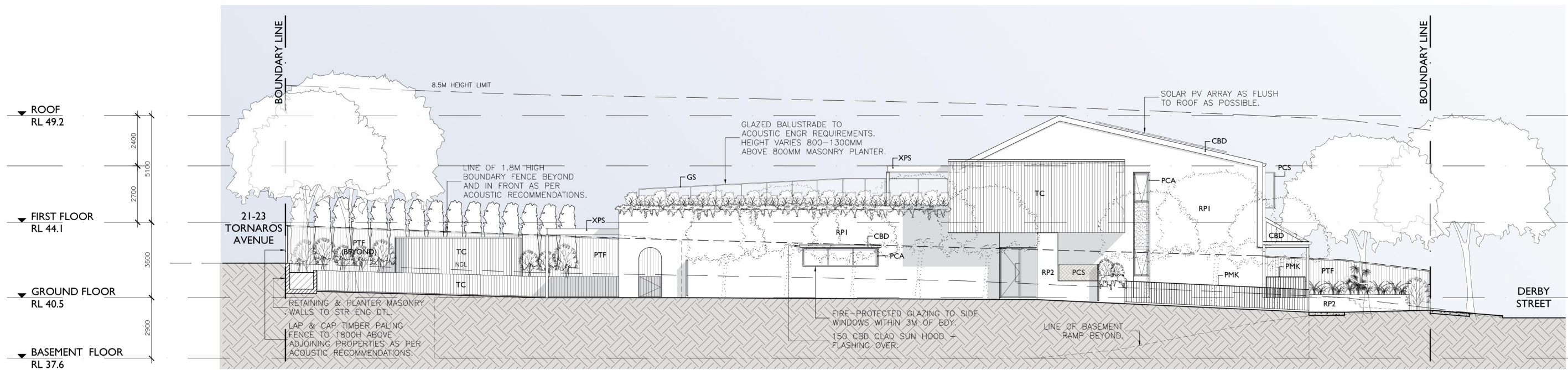


2 CROSS SECTION
1:200 @ A3

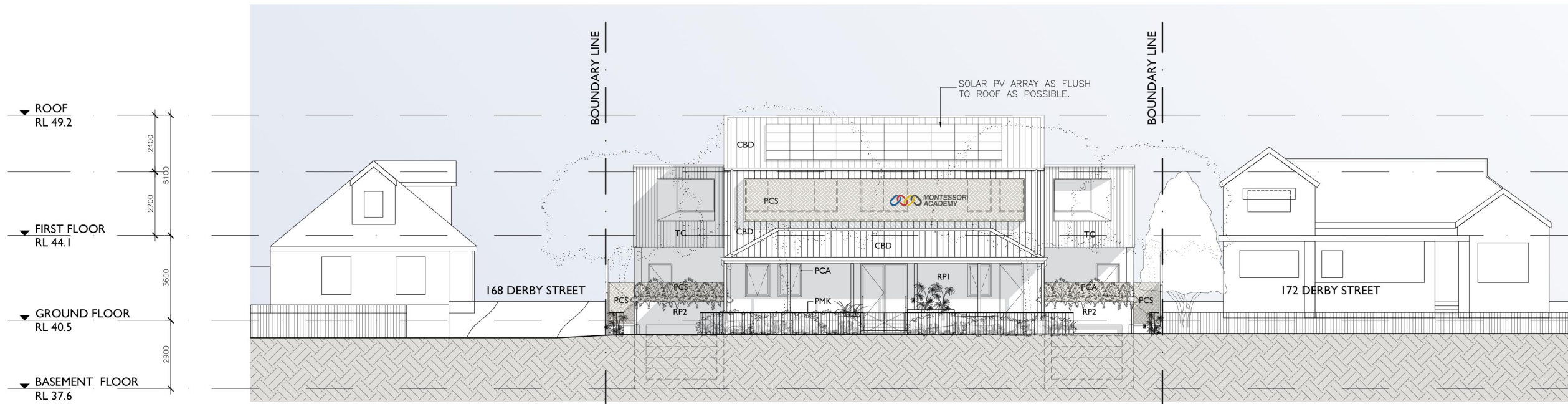
FINISHES LEGEND REFER TO MATERIALS SCHEDULE FOR MORE INFORMATION		COLOUR LEGEND
WALL FINISH CBS COLORBOND STEEL BEG ENERGY EFFICIENT GLAZING FBK FACE BRICKWORK FG FRAMELESS GLASS PCA POWDERCOATED ALUMINIUM PCS POWDERCOATED ALUMINIUM PERFORATED SCREEN PANELS PF PAINT FINISH PTF PAINTED TIMBER FENCE RP RENDER & PAINT SSS (SATIN) STAINLESS STEEL TC NON-COMBUSTIBLE TIMBER-LOOK CLADDING XP EXTERNAL PAINT FINISH XPS EXTERIOR GRADE PAINTED STEEL ZN COLORBOND STEEL ZINC APPEARANCE	FLOOR FINISH CPV CONCRETE FOOTPATH/ PAVEMENT CT CERAMIC TILES CPT CARPET TILES EP EPOXY PAINTED CONCRETE GRV RIVERSTONE GRAVEL POC POLISHED CONCRETE W/ EXPRESSED GROOVES PV PORCELAIN PAVERS (NON-SLIP) PVS CONCRETE PAVES STEPPING STONES SC SEALED CONCRETE SFT SOFT-FALL SURFACE TO UNSP ARCH DTL SN PROPRIETARY ALUM. NON-SLIP STAIR NOSING TDB TIMBER DECKING BOARDS TFB TIMBER FLOOR BOARDS WFL SHEET OR PLANK VINYL FLOORING WPM WATERPROOF MEMBRANE	CLASSROOMS / ANCILLARY OUTDOOR PLAY AREA LOBBY / CIRCULATION ADMIN / BACK OF HOUSE CARPARK PLANT / SERVICES / STORE

FOR DEVELOPMENT APPLICATION

ISSUE: 30/11/2020	FOR DA	SY	JC
DATE: 30/11/2020	REVISION:	BY:	CHECK:
DO NOT SCALE FROM DRAWING. VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK.			
 CULLEN FENG ARCHITECTS	PROJECT: 170 DERBY STREET, PENRITH	SCALE: 1:200 @ A3	DRAWN: SY
	CLIENT: MONTESSORI ACADEMY		
	DRAWING: LONG & CROSS SECTIONS		
	DATE: NOV 2020		
JOB # 2023		DWG # DA10	REV. -
<small>NOM ARCH: JON CULLEN NSW 6437 303 / 77 DUNNING AVENUE, ROSEBERY NSW 2018, AUSTRALIA +612 9310 2095</small>			



1 EAST ELEVATION
1:200 @ A3



2 NORTH ELEVATION
1:200 @ A3

FINISHES LEGEND	
REFER TO MATERIALS SCHEDULE FOR MORE INFORMATION	
WALL FINISH	FLOOR FINISH
CBD COLORBOND STEEL	CPV CONCRETE FOOTPATH/ PAVEMENT
EEG ENERGY EFFICIENT GLAZING	CT CERAMIC TILES
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	WFM WATERPROOF MEMBRANE

EXTERNAL FINISHES PALETTE									

FOR DEVELOPMENT APPLICATION

ISSUE	DATE	FOR DA REVISION	EL	JC
DO	NOT	SCALE	FROM	DRAWINGS. VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK

CULLEN FENG
ARCHITECTS

PROJECT 170 DERBY STREET, PENRITH

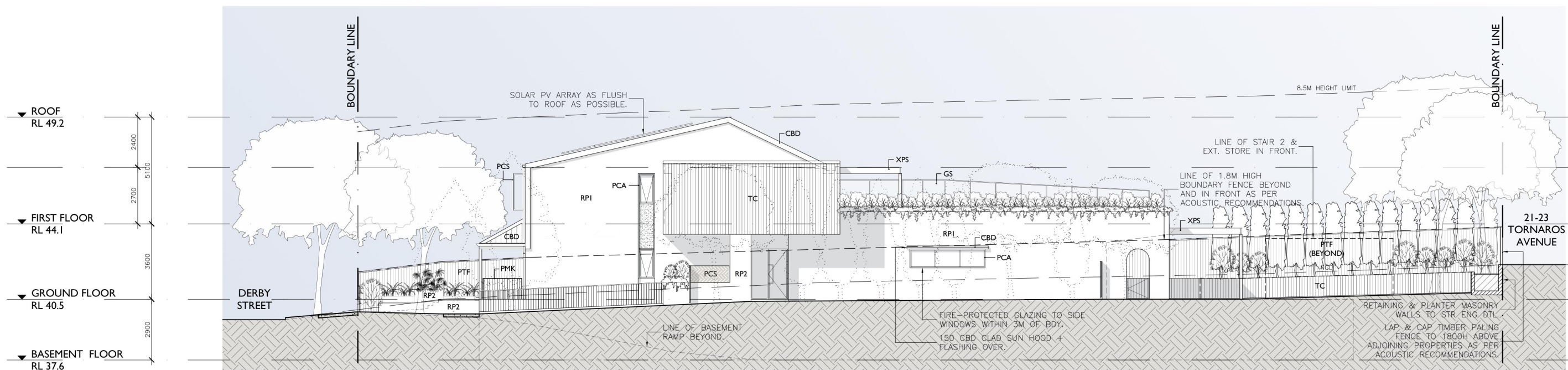
CLIENT MONTESSORI ACADEMY

DRAWING EAST & NORTH ELEVATIONS, AND EXTERNAL COLOUR SCHEDULE

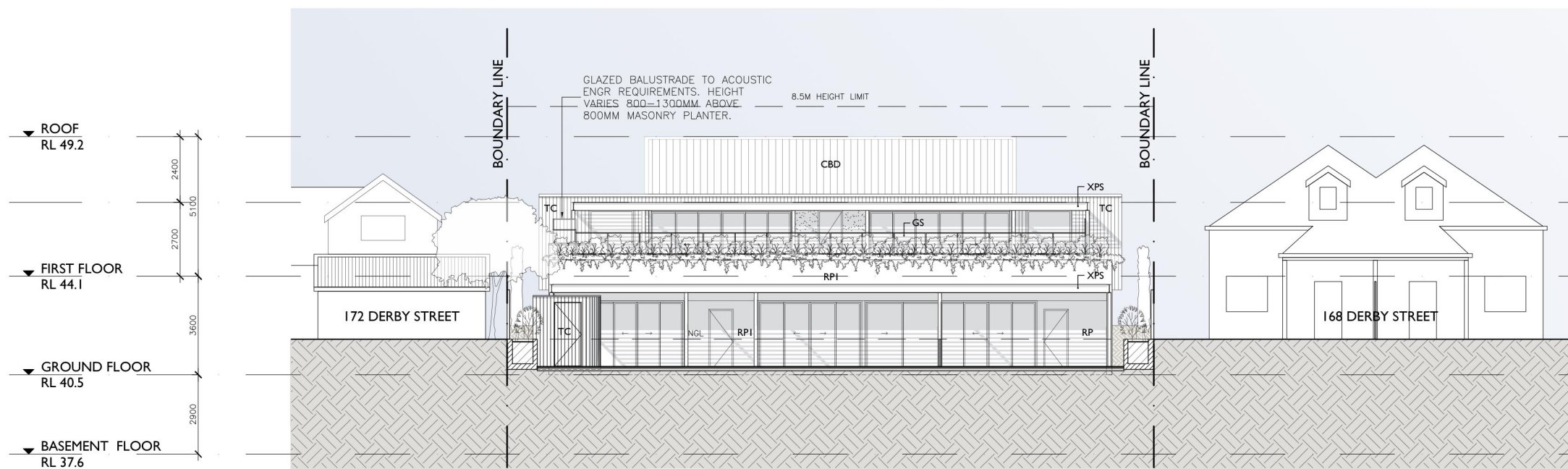
DATE NOV 2020 SCALE 1:200 @ A3 DRAWN EL

JOB# 2023 DWG# DA11 REV. -

NOM ARCH: JON CULLEN NSW 6437 | 303 / 77 DUNNING AVENUE, ROSEBERY NSW 2018, AUSTRALIA | +612 8310 2095



1 WEST ELEVATION
1:200 @ A3



2 SOUTH ELEVATION
1:200 @ A3

FINISHES LEGEND	
REFER TO MATERIALS SCHEDULE FOR MORE INFORMATION	
WALL FINISH	FLOOR FINISH
CBD COLORBOND STEEL	CPV CONCRETE FOOTPATH/ PAVEMENT
EEG ENERGY EFFICIENT GLAZING	CT CERAMIC TILES
FBK FACE BRICKWORK	CPT CARPET TILES
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	WFM WATERPROOF MEMBRANE

EXTERNAL FINISHES PALETTE									
RP	XP	TC	CBD	PCS	PCA	PMK	GS	PTF	

FOR DEVELOPMENT APPLICATION

ISSUE	DATE	FOR DA REVISION	EL	JC
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PROJECT 170 DERBY STREET, PENRITH

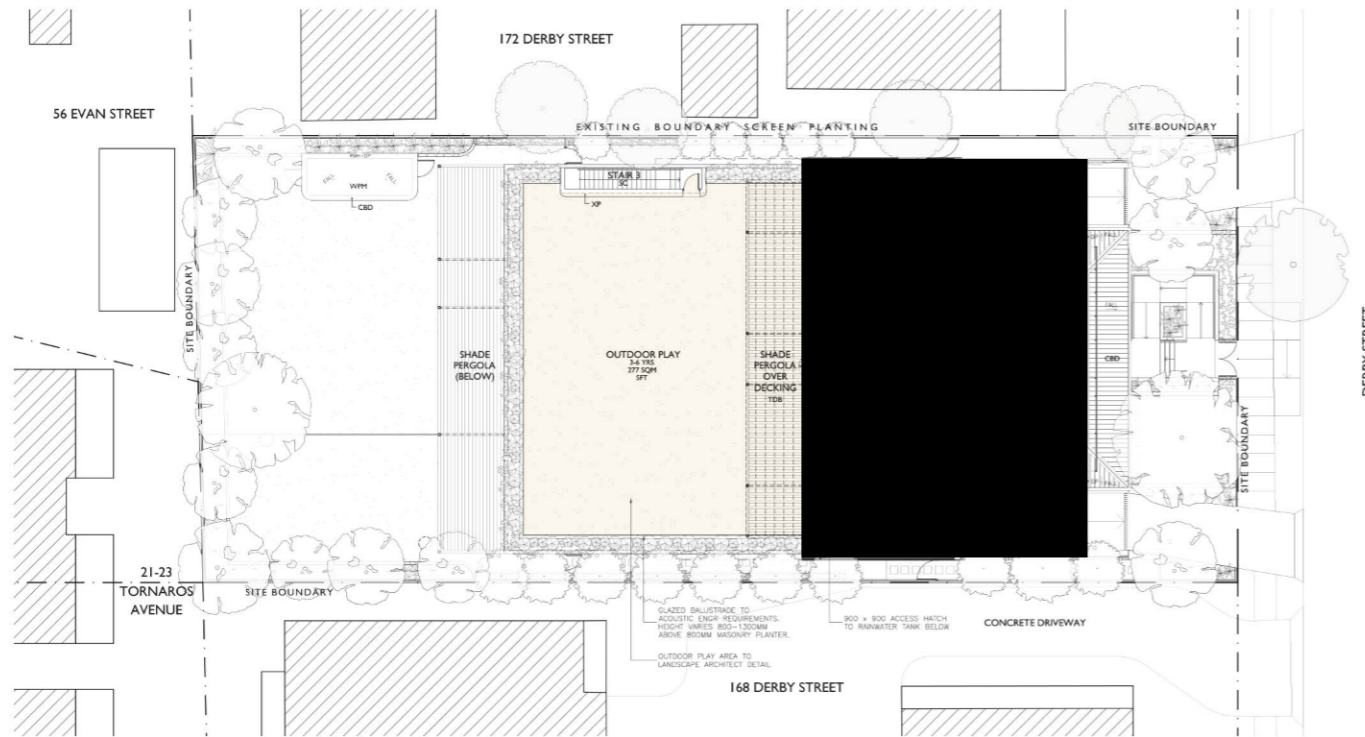
CLIENT MONTESSORI ACADEMY

DRAWING WEST & SOUTH ELEVATIONS, AND EXTERNAL COLOUR SCHEDULE

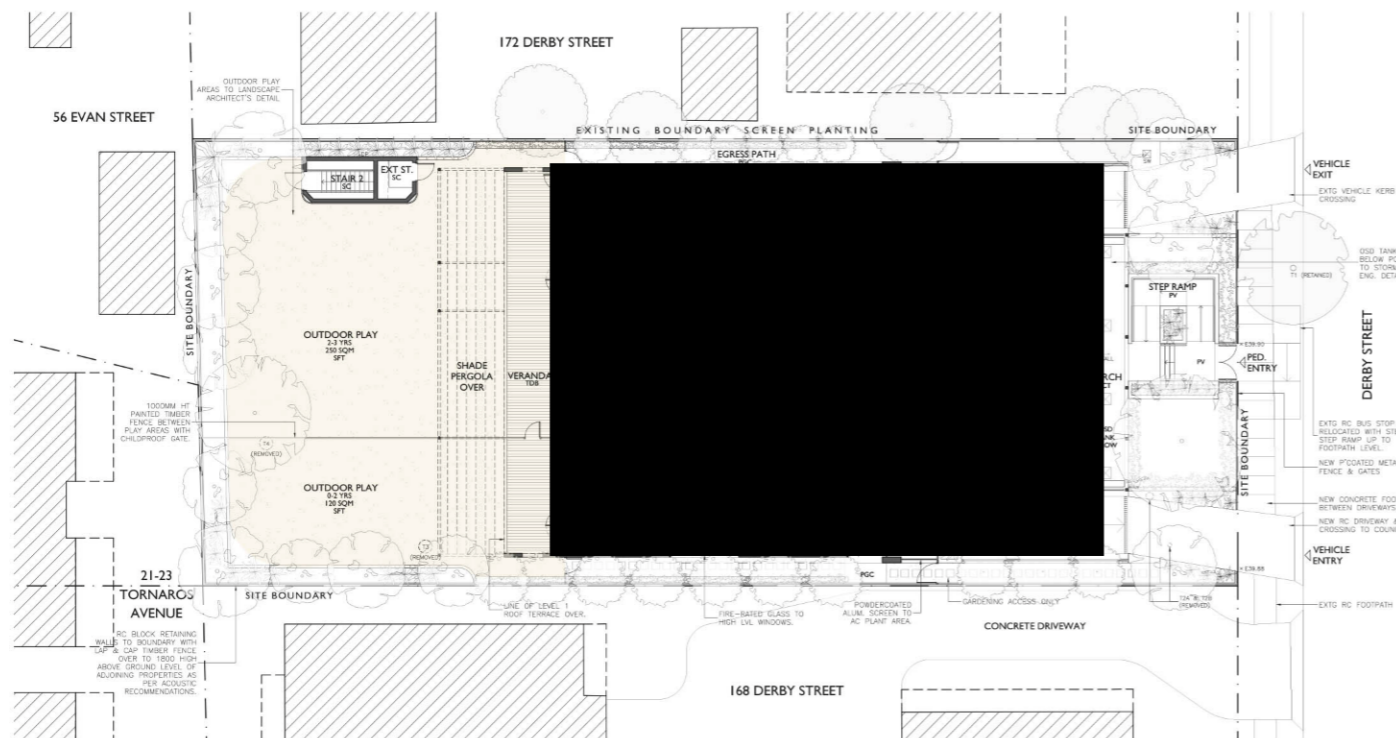
DATE NOV 2020 **SCALE** 1:200 @ A3 **DRAWN** EL

JOB# 2023 **DWG#** DA12 **REV.** -

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**LEVEL I PLAN
1:400**



**GROUND FLOOR PLAN
1:400**

CHILDREN & REQUIRED PLAY SPACE AREA REQ PER CHILD: 3.25sqm (indoor) / 7sqm (outdoor)					
CLASSROOM	AGE	NO.	INDOOR PLAY	OUTDOOR PLAY	TEACHERS
1	0-2	16	52.0 SQM	112.0 SQM	4
2	2-3	15	97.5 SQM	210.0 SQM	6
3		15			
4	3-6	20	130.0 SQM	280.0 SQM	4
5		20			
TOTAL		86	279.5 SQM	602.0 SQM	14

CARPARKING REQUIREMENTS PENRITH DCP 2014 PART C10		
CHILDREN / CARERS	1 SPACE PER 10 CHILDREN 86 CHILDREN = 9 SPACES	9
STAFF	1 SPACE PER EMPLOYEE 14 EMPLOYEES = 14 SPACES	14
	TOTAL CAR SPACES REQUIRED	23

PROPOSED DEVELOPMENT		
INDOOR PLAY SPACE	305 SQM	COMPLIES
OUTDOOR PLAY SPACE	647 SQM	COMPLIES
CARPARKING SPACES	23 SPACES	COMPLIES

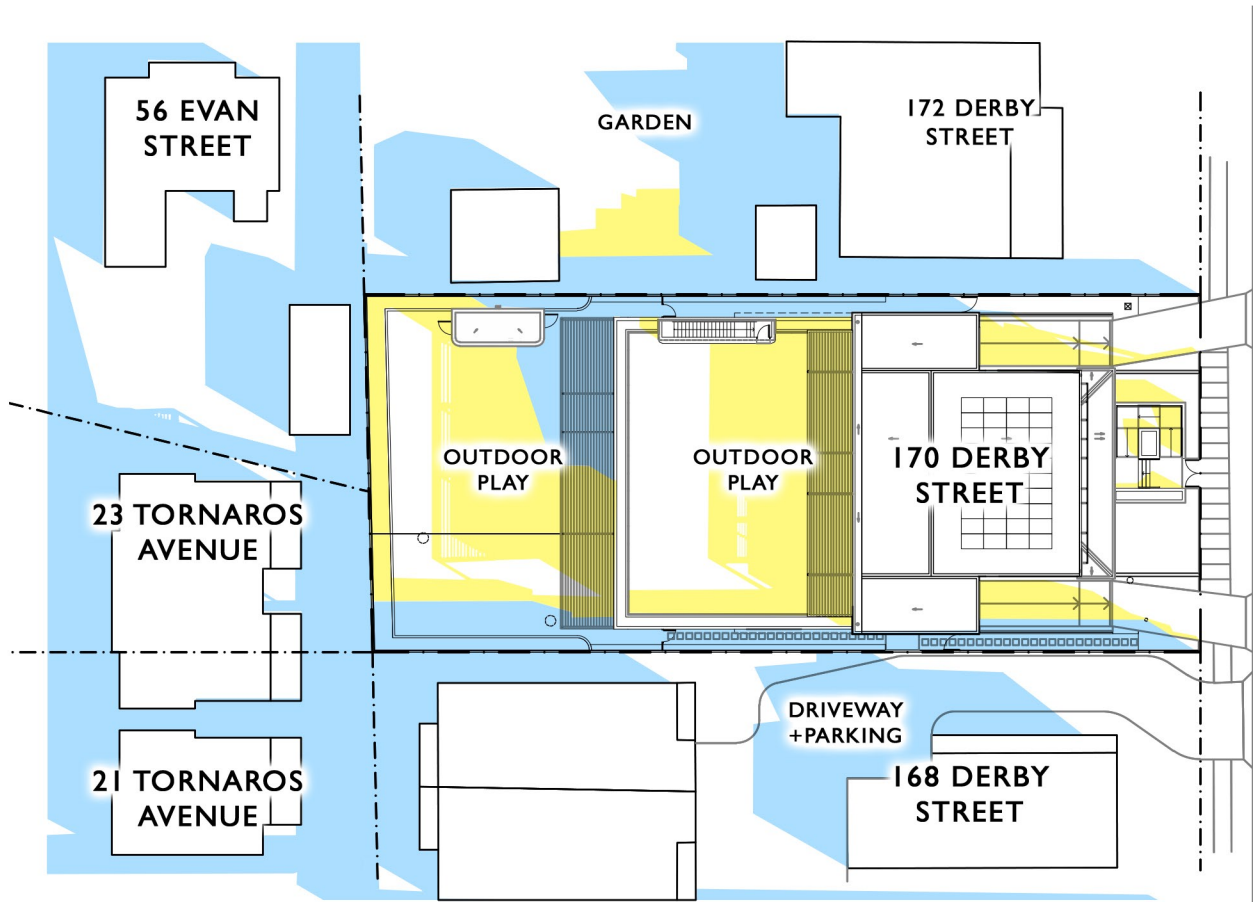


FOR DEVELOPMENT APPLICATION

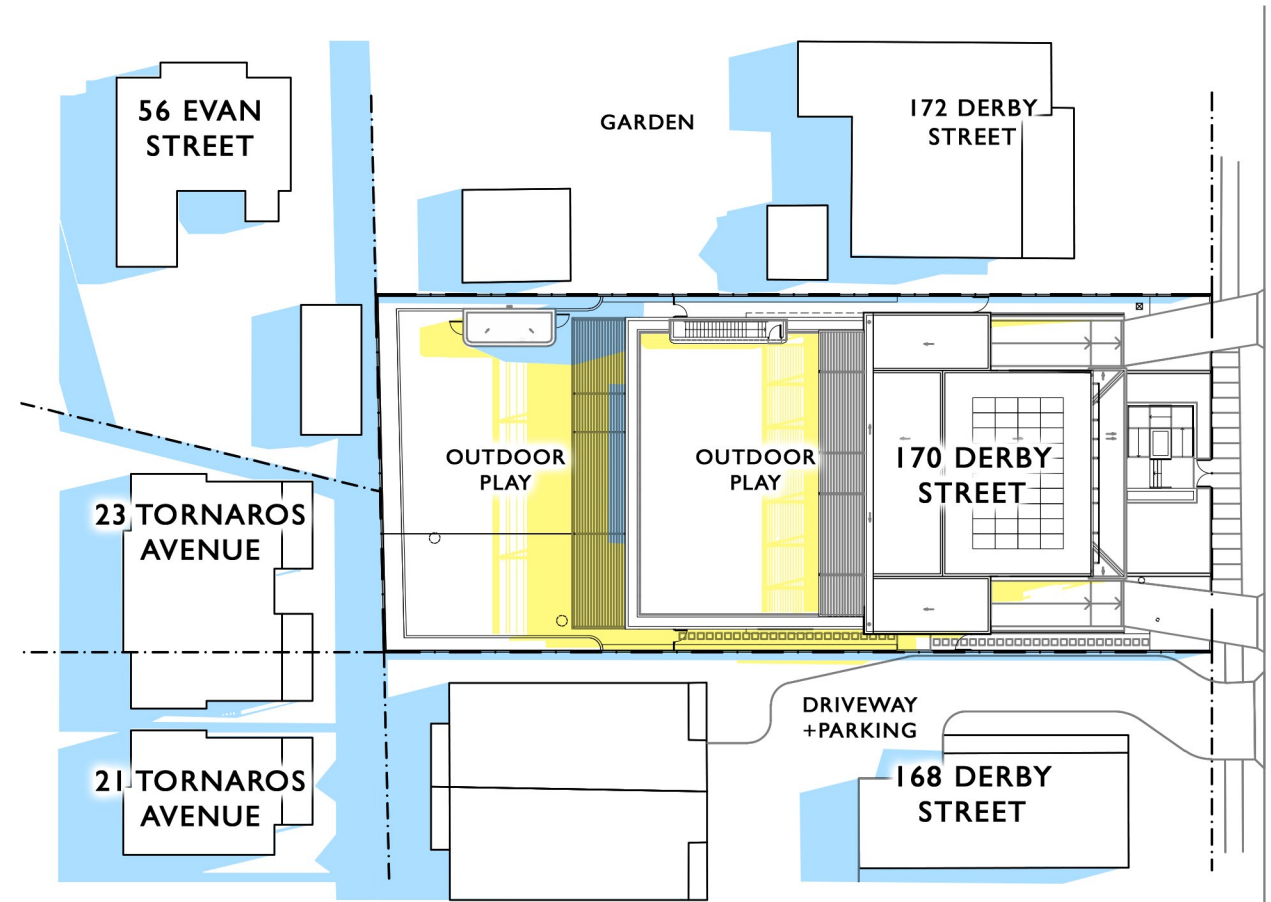
ISSUE	DATE	REVISION	BY	JC CHECK
DO	NOT	SCALE	FROM	DRAWINGS. VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK

CULLEN FENG ARCHITECTS

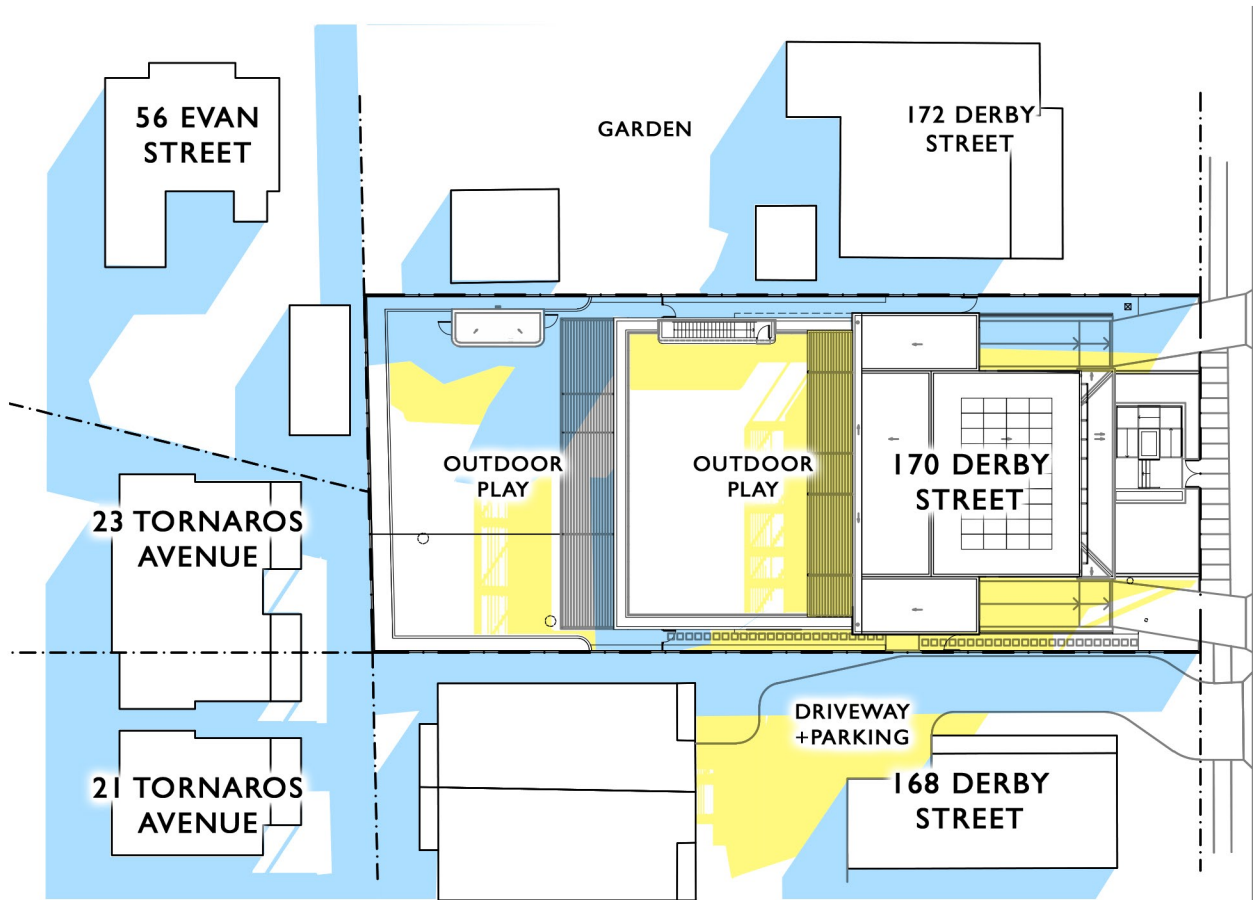
PROJECT 170 DERBY STREET, PENRITH
 CLIENT MONTESSORI ACADEMY
 DRAWING AREA CALCULATIONS
 DATE NOV 2020 SCALE AS SHOWN DRAWN EL
 JOB # 2023 DWG # DAI3 REV -



1 SUN SHADOW DIAGRAM AT 9AM JUNE 21 (WINTER SOLSTICE)
1:500 @ A3; 1: 250 @ A1



2 SUN SHADOW DIAGRAM AT 12PM JUNE 21 (WINTER SOLSTICE)
1:500 @ A3; 1: 250 @ A1

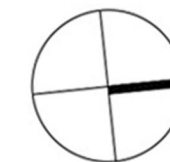


3 SUN SHADOW DIAGRAM AT 3PM JUNE 21 (WINTER SOLSTICE)
1:500 @ A3; 1: 250 @ A1

	9AM	12PM	3PM
TOTAL OUTDOOR PLAY AREA	647 SQM	647 SQM	647 SQM
TOTAL AREA WITH SUNLIGHT FALLING ON GROUND	160 SQM	308 SQM	230 SQM
% AREA WITH SUNLIGHT	25%	48%	36%
>30% COMPLIES	NO	YES	YES
(COMPLIES BY 9:30AM)			
TOTAL AREA WITH SHADE ON GROUND	487 SQM	339 SQM	417 SQM
% AREA WITH SHADE	75%	52%	64%
>30% COMPLIES	YES	YES	YES

LEGEND

- EXISTING SHADOW ON GROUND
- NEW SHADOW FROM PROPOSED DEVELOPMENT



FOR DEVELOPMENT APPLICATION

ISSUE	DATE	FOR DA	REVISION	SY	JC	CHECK
DO	NOT	SCALE	FROM	DRAWINGS	VERIFY	ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK

CULLEN FENG
ARCHITECTS

PROJECT 170 DERBY STREET, PENRITH

CLIENT MONTESSORI ACADEMY

DRAWING SHADOW DIAGRAM

DATE 30/11/2020 SCALE 1:500 @ A3
1:250 @ A1

JOB # 2023 DWG # DAI4 REV. -

DRAWN SY

NQM ARCH: JON CULLEN NSW 6437 | 303 / 77 DUNNING AVENUE, ROSEBERY NSW 2018, AUSTRALIA | +612 8310 2095