

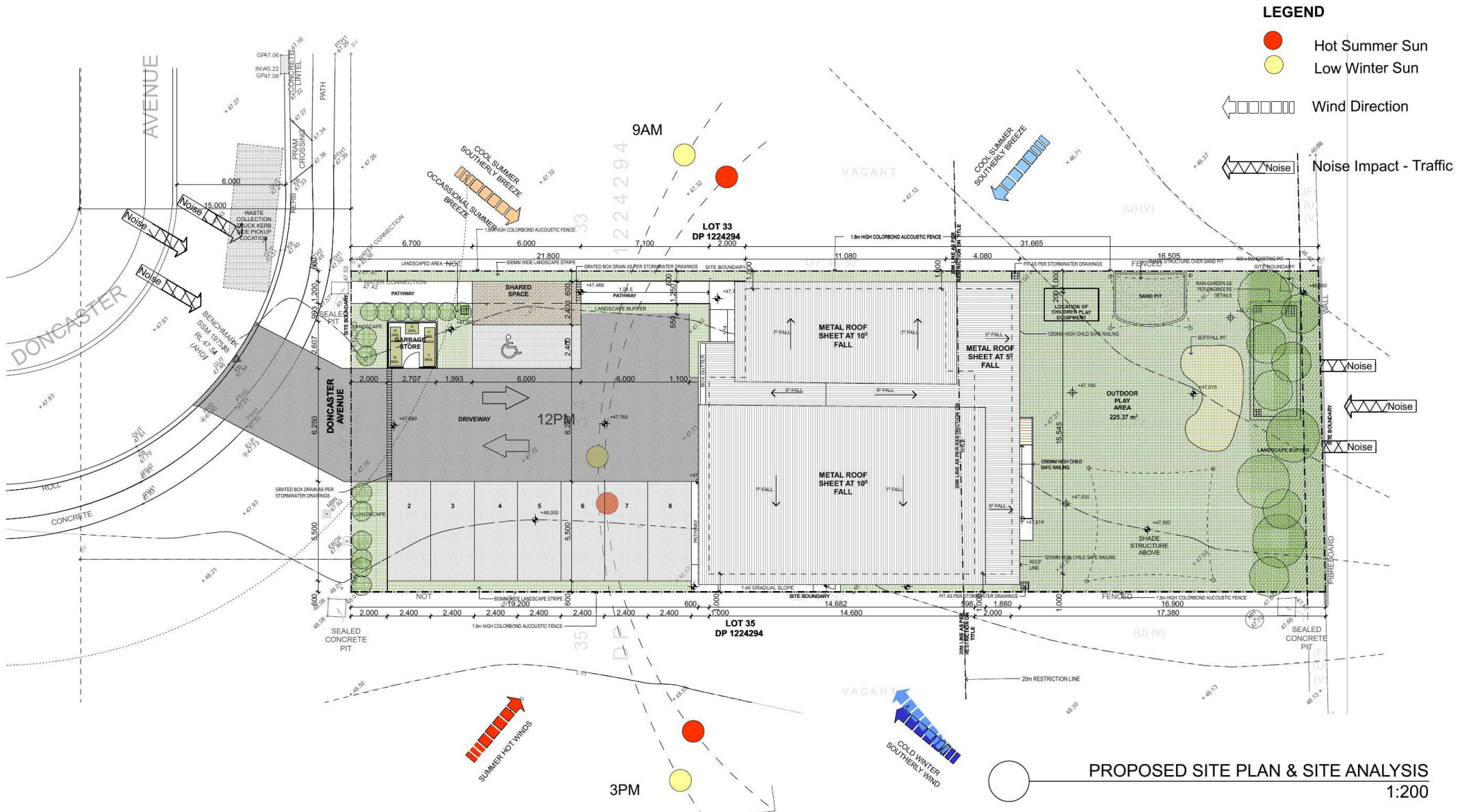
# PROPOSED CHILD CARE CENTRE AT 64 DONCASTER AVENUE CLAREMONT MEADOWS

DRAWING No.	DESCRIPTION
	COVER SHEET
DA-01	PROPOSED SITE AND ANALYSIS PLAN
DA-02	PROPOSED GROUND FLOOR PLAN
DA-03	PROPOSED ROOF PLAN
DA-04	PROPOSED NORTH AND SOUTH ELEVATIONS
DA-05	PROPOSED EAST AND WEST ELEVATIONS
DA-06	PROPOSED SECTIONS
DA-07	MATERIAL FINISHES
DA-08	NOTIFICATION PLAN

AREA STATEMENT	
<b>SITE AREA</b>	= 952.2 m <sup>2</sup>
<b>PROPOSED GROSS FLOOR AREA</b> (Excluding verandah)	= 200.31 m <sup>2</sup>
<b>SITE COVERAGE AS PER DCP</b>	= 40% (452.8 m <sup>2</sup> )
<b>PROPOSED SITE COVERAGE</b>	= 22.5% (214.07 m <sup>2</sup> )
<b>INDOOR PLAY AREA REQUIRED FOR 31 CHILDREN - 100.75 m<sup>2</sup></b> (3.25m <sup>2</sup> Unencumbered Indoor Play area per child)	
<b>PROPOSED INDOOR PLAY AREA FOR 31 CHILDREN - 104.51 m<sup>2</sup></b>	
<b>PROPOSED OUTDOOR PLAY AREA REQUIRED FOR 31 CHILDREN - 217 m<sup>2</sup></b> (7m <sup>2</sup> Unencumbered Outdoor play area per child)	
<b>PROPOSED OUTDOOR PLAY AREA FOR 31 CHILDREN - 225.37 m<sup>2</sup></b>	
CAR PARKING REQUIRED AS PER DCP - 1 SPACE FOR 4 CHILDREN	
<b>PROPOSED PARKING SPACE -</b>	<b>8 CAR SPACES</b>
(Including 1x Disable Parking)	



LOCATION OF PROPOSED PROJECT



**PROPOSED SITE PLAN & SITE ANALYSIS**  
1:200

Architects:  
**SHOBHA DESIGNS**  
 ARCHITECTS & URBAN DESIGNERS

Suite 21, 1 - 7 Jordan St, Gladesville NSW 2111  
 PHONE : 02 98790020  
 MOBILE : 0418112677  
 EMAIL : nilesh@shobhadesigns.com.au

**PROJECT**  
 PROPOSED CHILD CARE CENTRE AT 64  
 DONCASTER AVENUE CLAREMONT MEADOWS

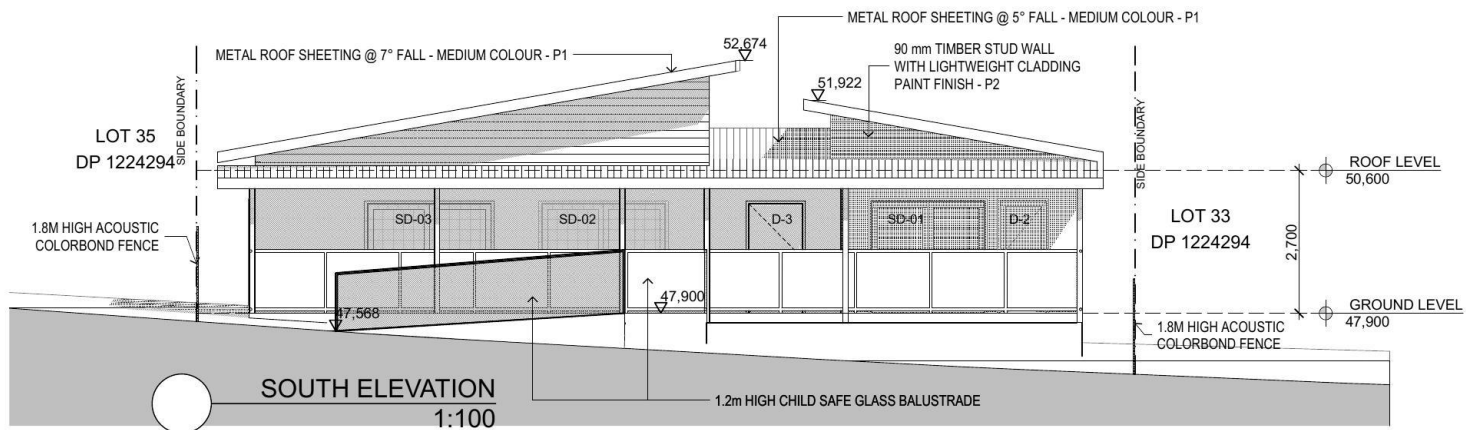
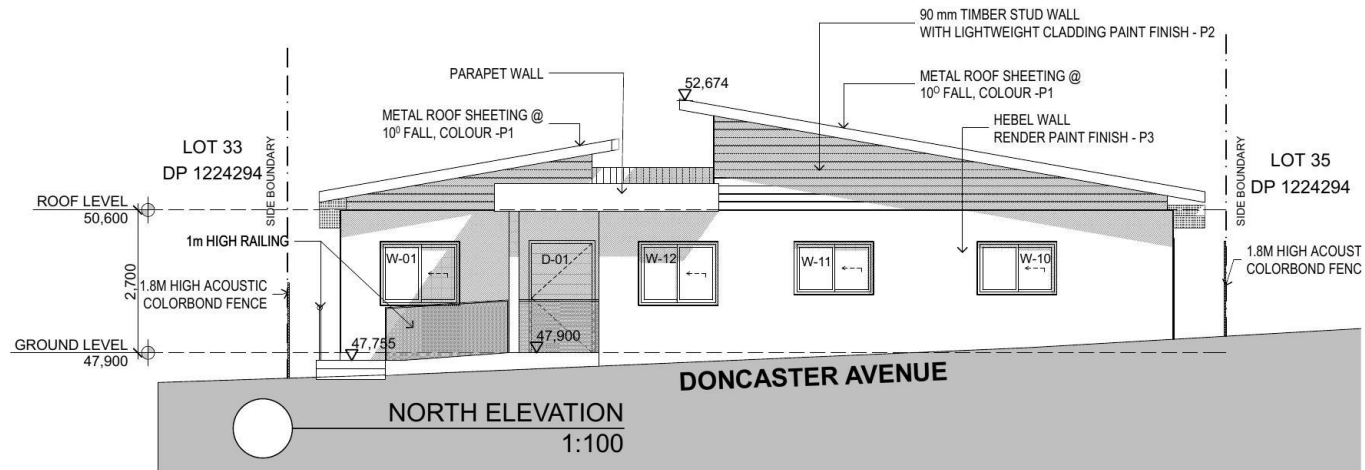
**CLIENT**  
 MR & MRS BAINS

**Drawing Name**  
 NOTIFICATION PLAN

**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

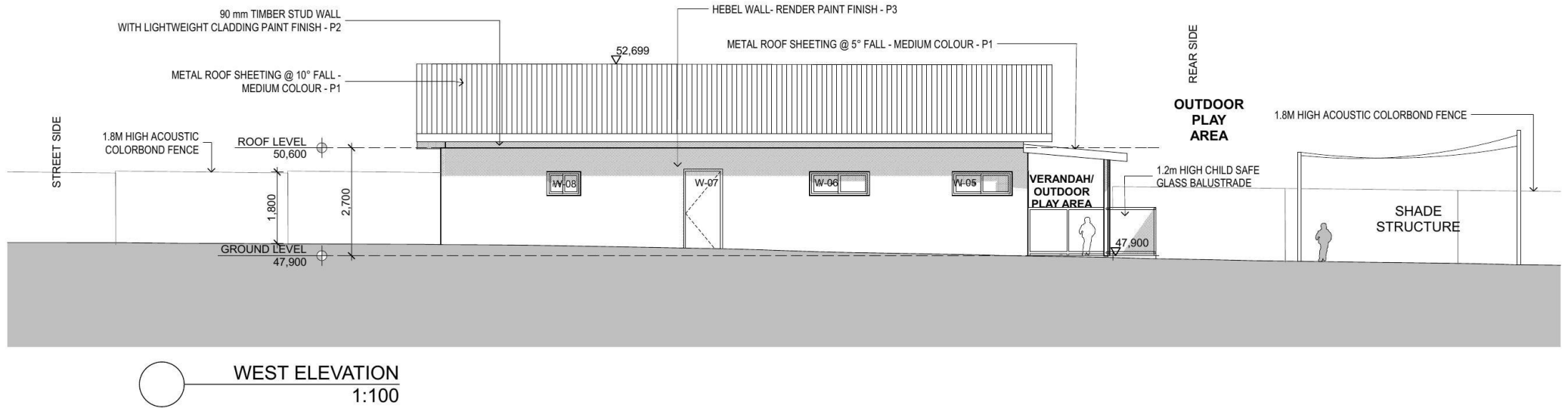
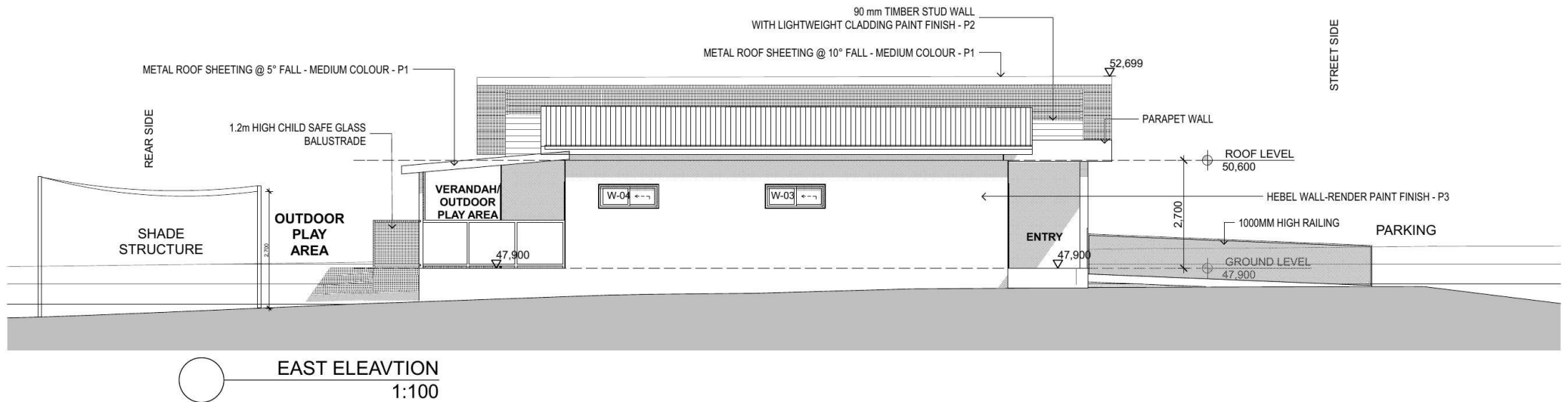
Amendments			
Issue ID	Issue Name	Checked by	Date
A	DA ISSUE TO COUNCIL	NM	03-Jul-18

Date of Issue	03-Jul-18
Drawing Scale	NOT TO SCALE
Layout ID	DA-08
Issue	A
Drawn By	Munira M
Checked By	Nilesh Munot



Architects: <b>SHOBHA DESIGNS</b> ARCHITECTS & URBAN DESIGNERS  Suite 21, 1 - 7 Jordan St, Gladesville NSW 2111 PHONE : 02 98790020 MOBILE : 0418112677 EMAIL : nilesh@shobhadesigns.com.au	<b>PROJECT</b> PROPOSED CHILD CARE CENTRE AT 64 DONCASTER AVENUE CLAREMONT MEADOWS	Drawing Name NOTIFICATION PLAN	Amendments		Date of Issue 03-Jul-18																							
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			Layout ID <b>DA-09</b>	Issue <b>A</b>																								

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			Checked By: <b>Nilesh Munot</b>				

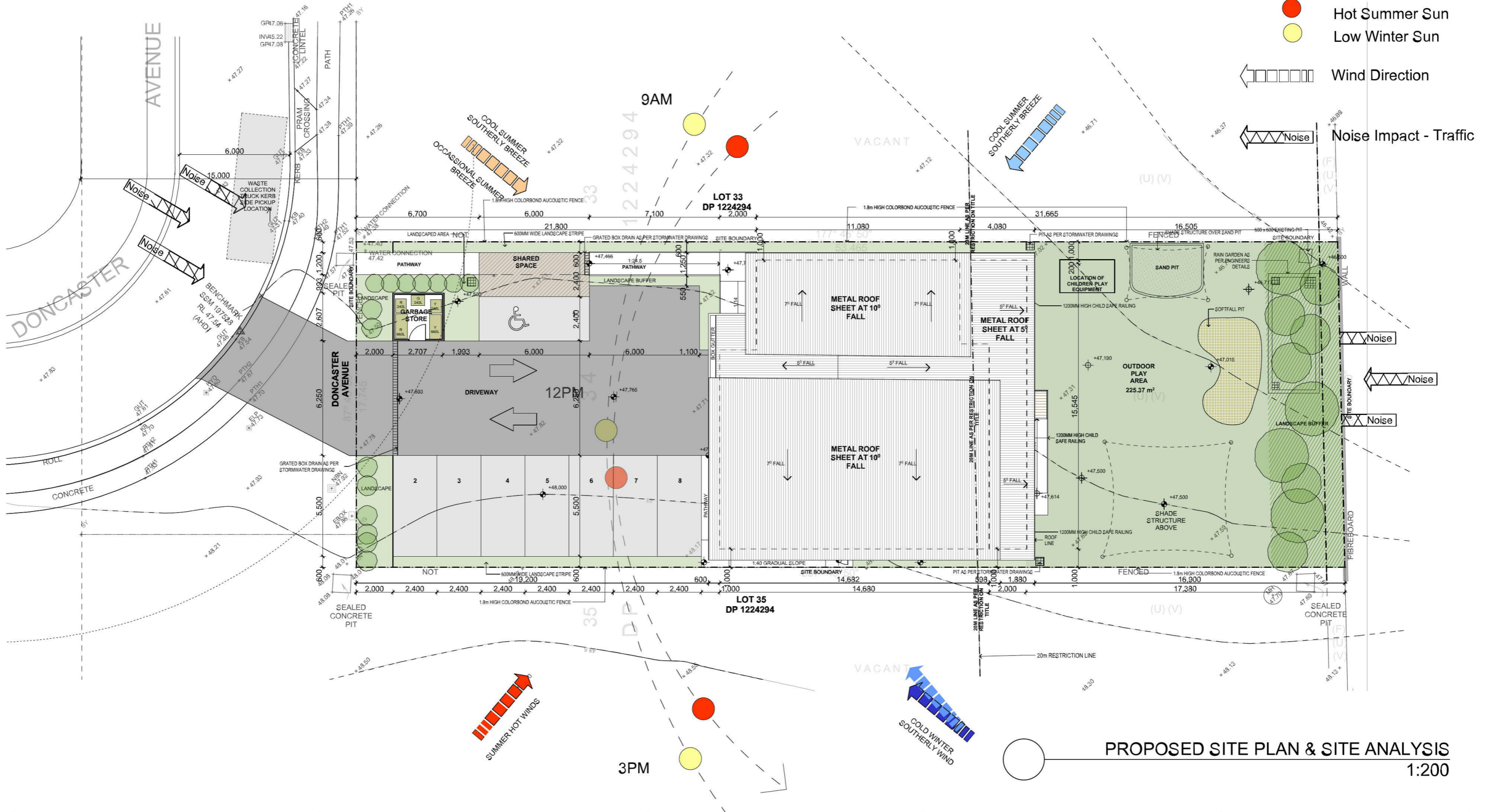
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**LEGEND**

- Hot Summer Sun
- Low Winter Sun

Wind Direction

Noise Impact - Traffic

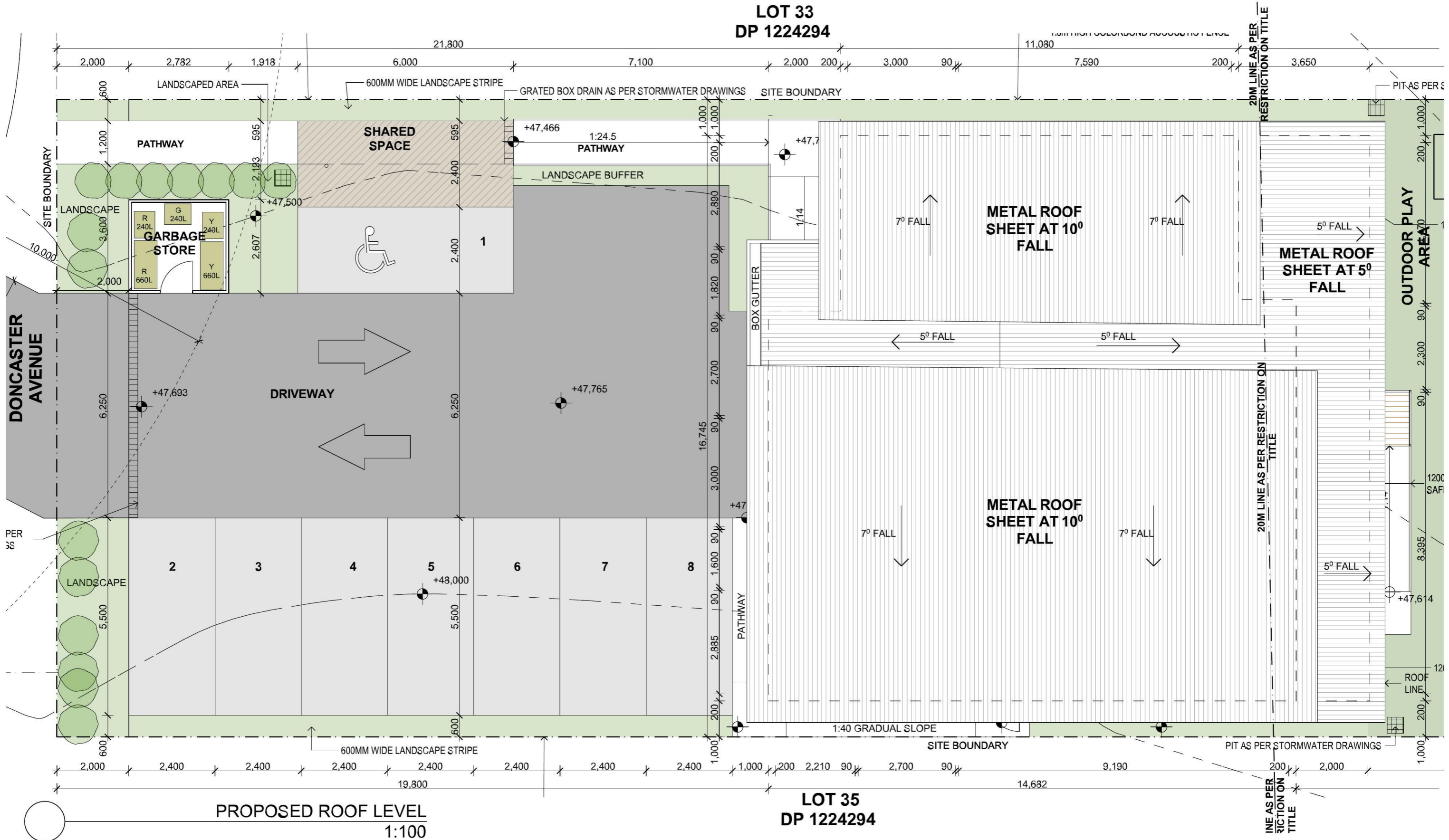


**PROPOSED SITE PLAN & SITE ANALYSIS**  
1:200

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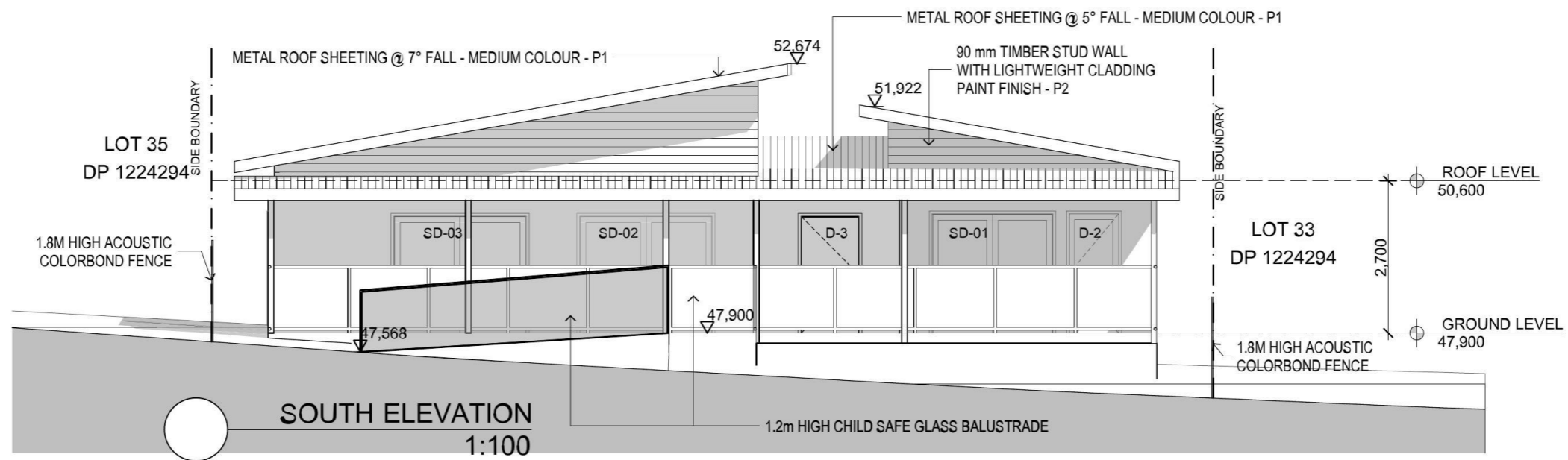
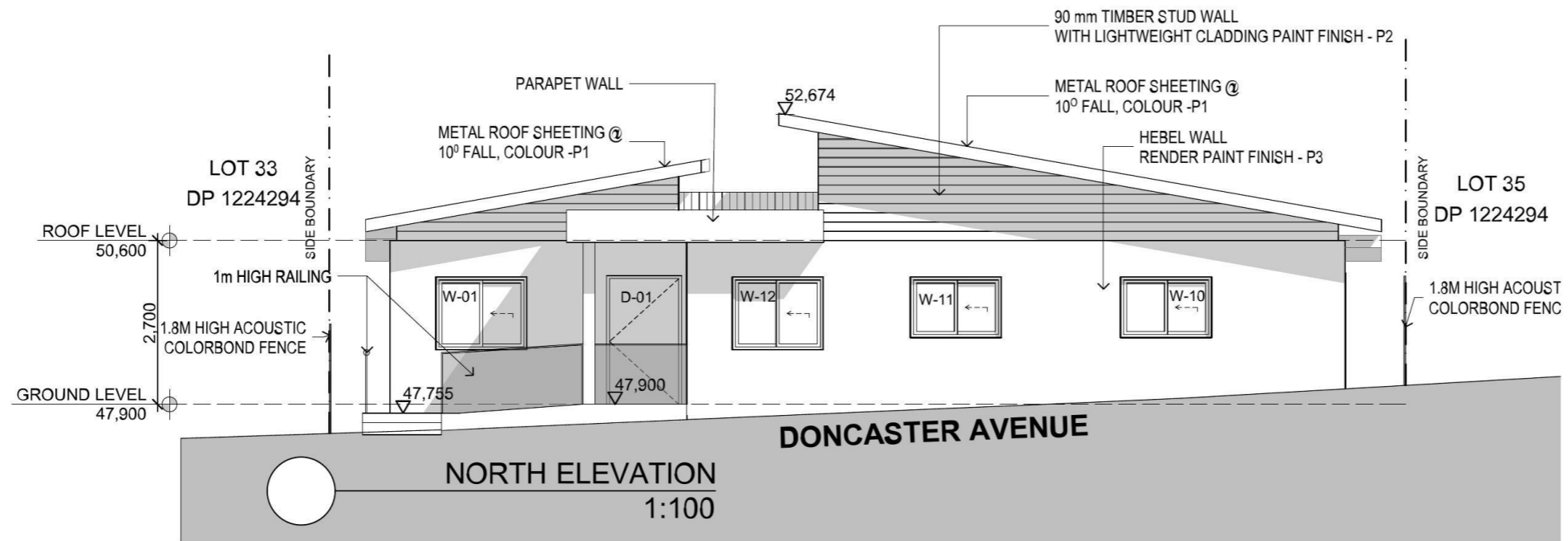
**LOT 33  
DP 1224294**



**PROPOSED ROOF LEVEL  
1:100**

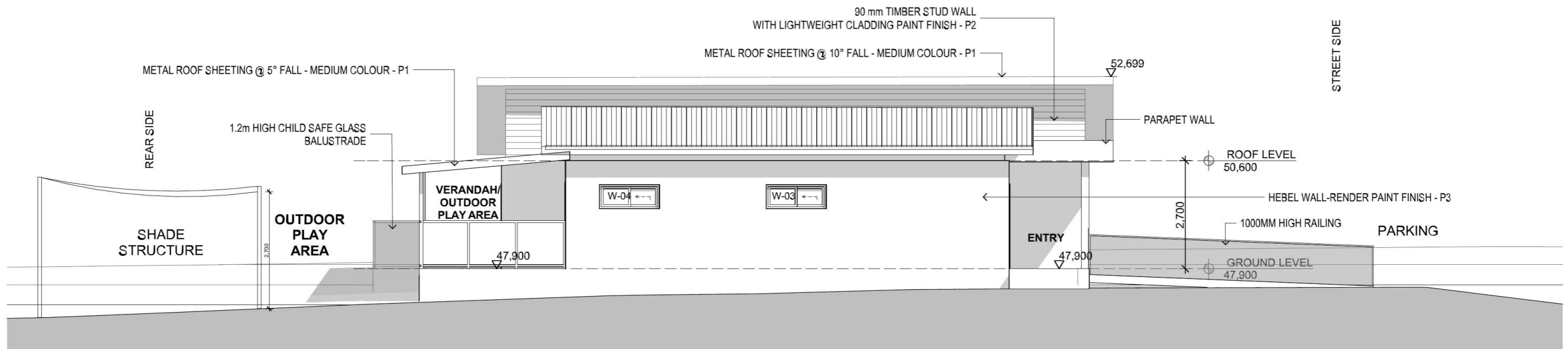
**LOT 35  
DP 1224294**

Architects: <b>SHOBHA DESIGNS</b> ARCHITECTS & URBAN DESIGNERS  Suite 21, 1 - 7 Jordan St, Gladesville NSW 2111 PHONE : 02 98790020 MOBILE : 0418112677 EMAIL : nilesh@shobhadesigns.com.au	<b>PROJECT</b> PROPOSED CHILD CARE CENTRE AT 64 DONCASTER AVENUE CLAREMONT MEADOWS	Drawing Name PROPOSED ROOF PLAN	Amendments		Date of Issue 03-Jul-18
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			Drawing Scale <b>1:100</b>	Drawn By : <b>Munira M</b> Checked By: <b>Nilesh Munot</b>	
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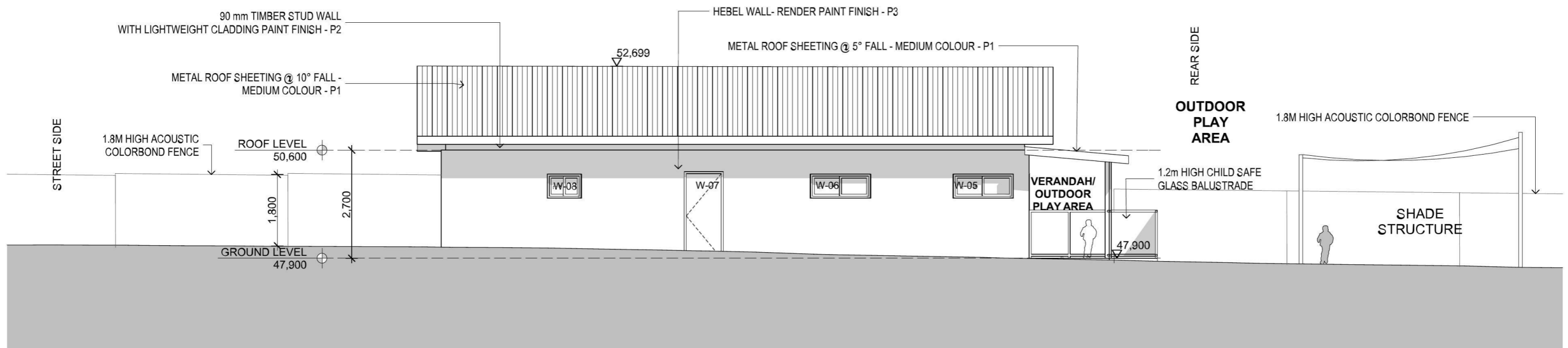


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			Layout ID <b>DA-04</b>		Issue <b>A</b>	

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**EAST ELEVATION**  
1:100



**WEST ELEVATION**  
1:100

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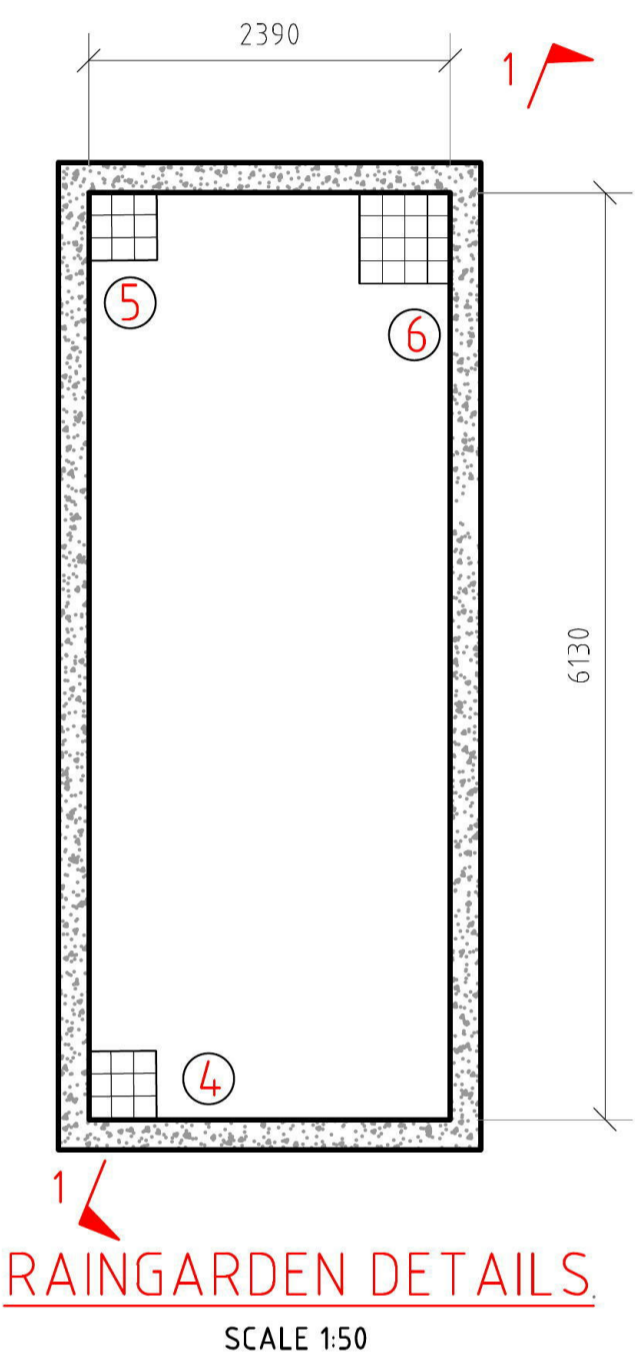
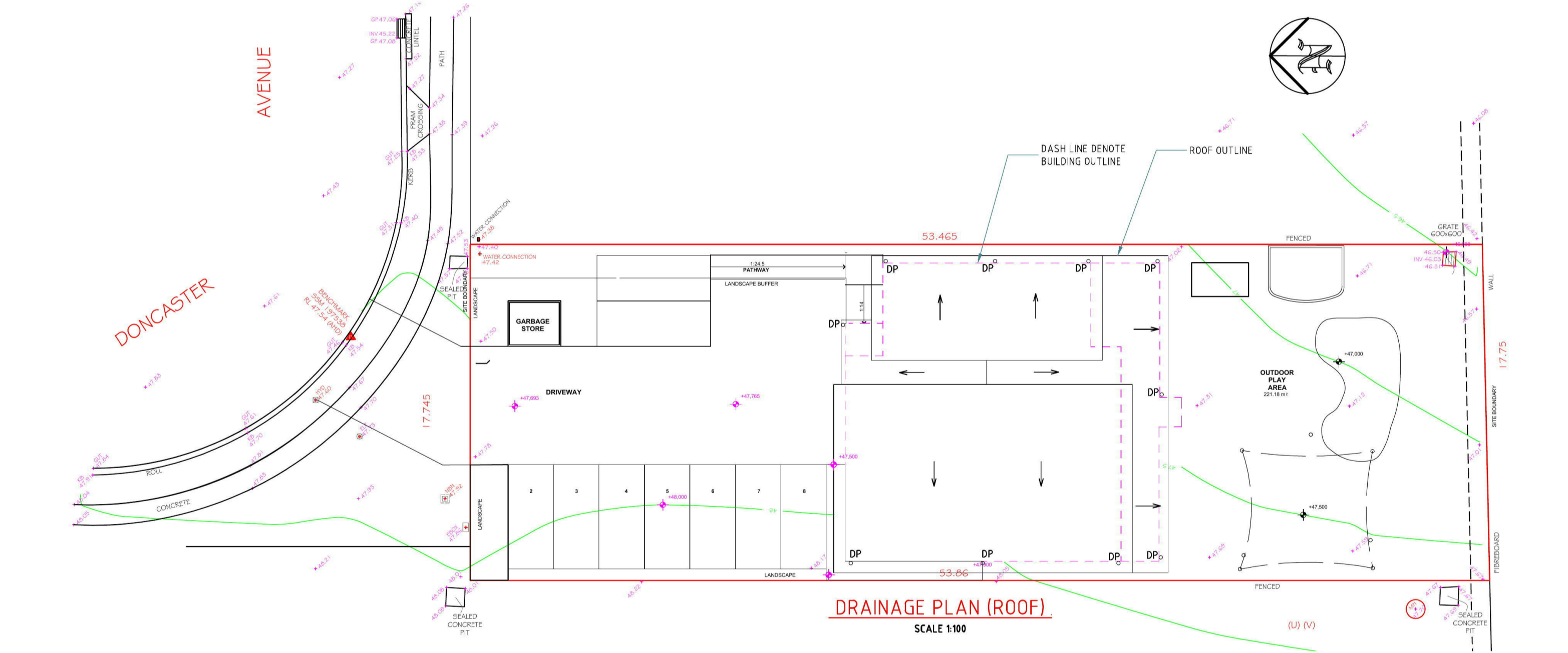
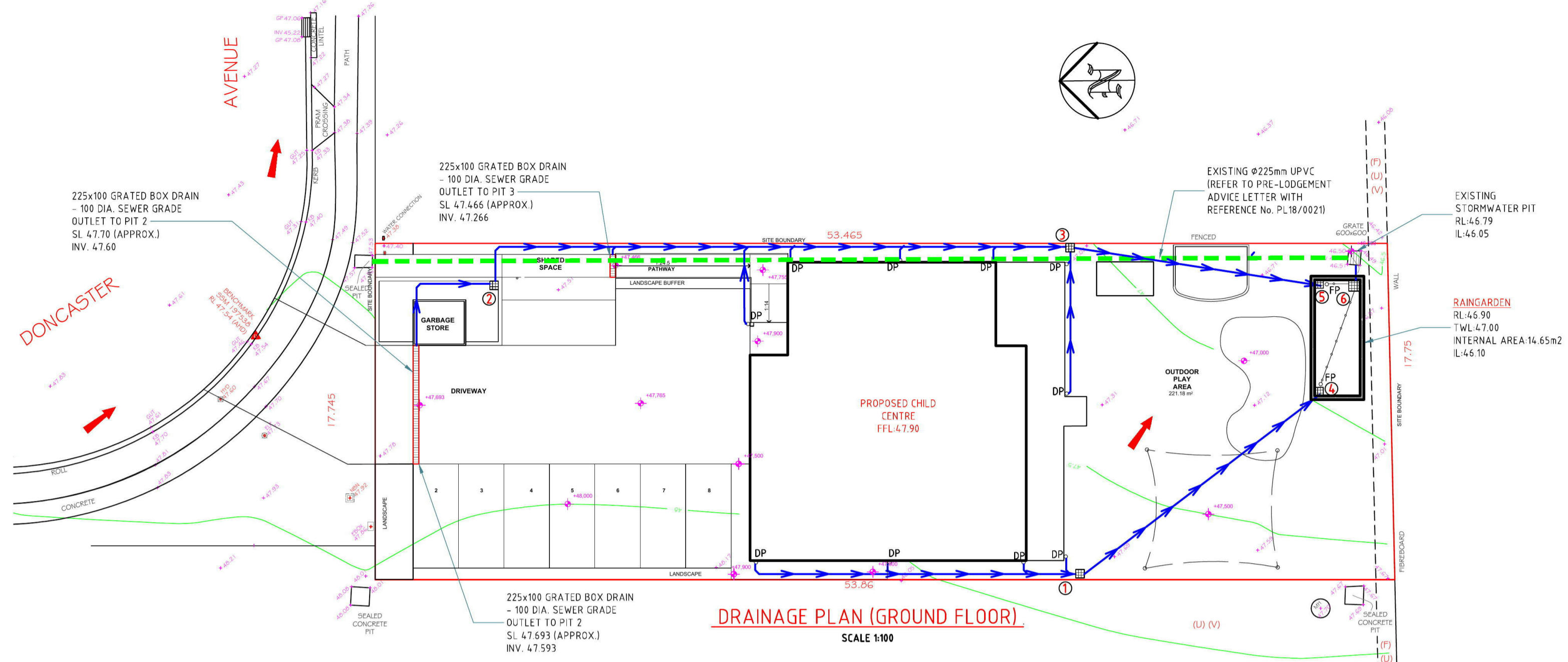
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**BASIX REQUIREMENTS**  
 THIS DEVELOPMENT HAS NO COMMITMENT ON RAINWATER REUSE UNDER BASIX CERTIFICATE.

**OSD REQUIREMENTS**  
 THIS DEVELOPMENT DOES NOT LOCATE WITHIN OSD ZONES. THEREFORE, OSD IS NOT REQUIRED.

**WSUD SUMMARY:**  
 THE WATER TREATMENT SYSTEM IS PROPOSED IN ACCORDANCE WITH COUNCIL'S DEEMED TO COMPLY TOOLKIT FOR INDUSTRIAL AND COMMERCIAL DEVELOPMENTS. THE ENTIRE ROOF AREA AND THE ENTIRE IMPERVIOUS GROUND AREA IS TREATED IN A RAINGARDEN LOCATED AT THE FRONT OF THE SITE. BASE ON COUNCIL WSUD GUIDELINES, THE REQUIRED AREA OF RAINGARDEN WHICH HAS 100mm EXTENDED DETENTION DEPTH IS 25% OF IMPERVIOUS SITE AREA (14.65m<sup>2</sup>) PROVIDE 14.65m<sup>2</sup> RAINGARDEN TO MEET COUNCIL REQUIREMENTS.



**PIT SCHEDULE**

PIT NO.	PIT TYPE	SIZE	SL	PIT I.L.	INLET I.L.	OUTLET I.L.
1	GRATED PIT	450x450	47.80	47.35	47.40	47.35
2	GRATED PIT	450x450	47.50	47.05	47.10	47.05
3	GRATED PIT	450x450	47.05	46.60	46.65	46.60
4	GRATED PIT	450x450	46.90	46.45	46.50	46.45
5	GRATED PIT	450x450	46.90	46.45	46.50	46.45
6	GRATED PIT	600x600	46.90	46.10	46.15	46.10

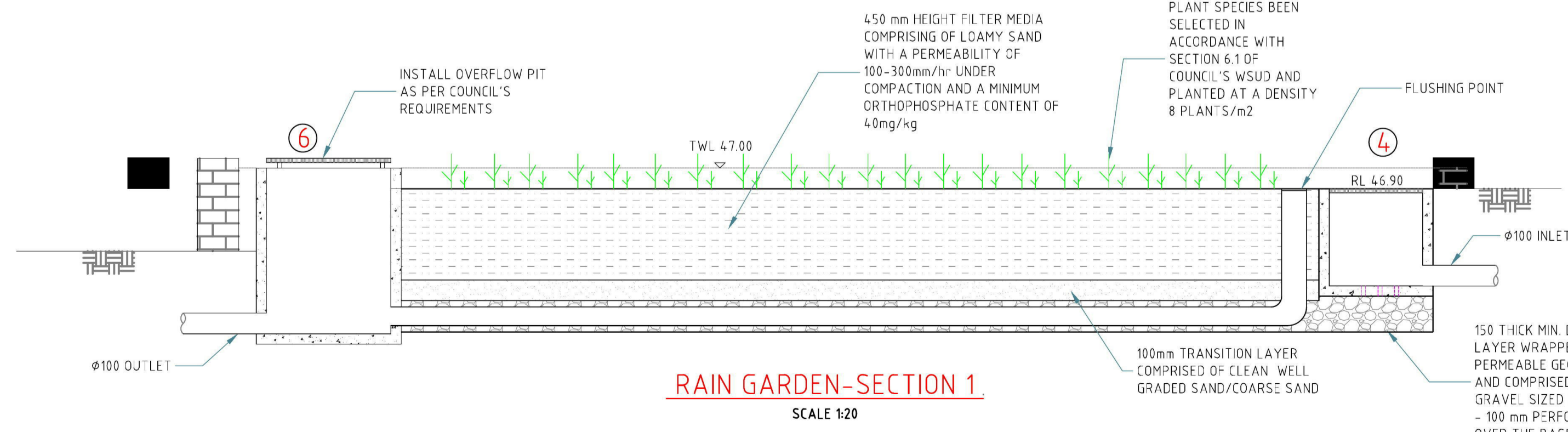
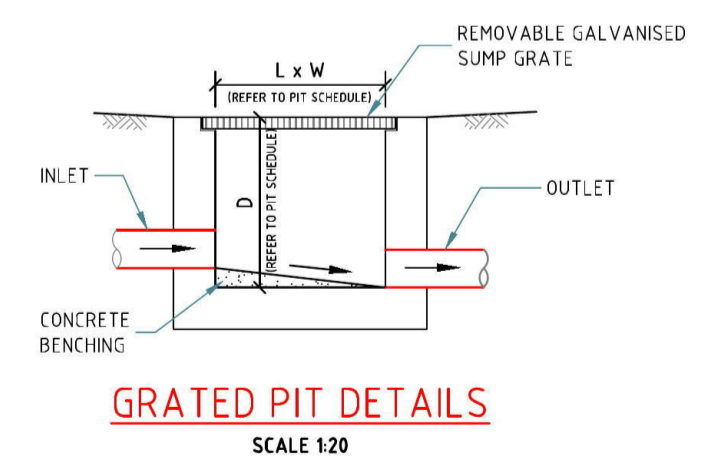
**MINIMUM PIPE COVER (FROM FINISHED SURFACE TO TOP OF PIPE)**

LOCATION	MINIMUM COVER (mm)	
	CAST/DUCTILE IRON GAL STEEL	OTHER AUTHORISED PRODUCTS (-)
1. NOT SUBJECT TO VEHICULAR LOADING: A. WITHOUT PAVEMENT i. FOR SINGLE DWELLING ii. OTHER THAN SINGLE DWELLING B. WITH PAVEMENT OF BRICK/UNREINFORCED CONCRETE	0 0 0(-)	100 300 50(-)
2. SUBJECT TO VEHICULAR LOADING: A. OTHER THAN ROAD: i. WITHOUT PAVEMENT ii. WITH PAVEMENT OF: - REINFORCED CONC. FOR HEAVY VEHICLE - BRICK/UNREINF. CONC. LIGHT VEHICLE B. ROAD i. SEALED ii. UNSEALED	300 300 0(-#) 0(-#) 300 300	450 100(-#) 75(-#) 500(#) 500(#)
3. SUBJECT TO CONSTRUCTION VEHICLE OR IN EMBANKMENT CONDITION	300	500(#)

(-) INCLUDES OVERLAY ABOVE THE TOP OF THE PIPE OF NOT LESS THAN 50mm THICK  
 (-) BELOW THE UNDERSIDE OF THE PAVEMENT  
 (#) SUBJECT TO COMPLIANCE WITH AS1762, AS2033, AS/NZS2566.1, AS3725 OR AS4060

**GENERAL NOTES**

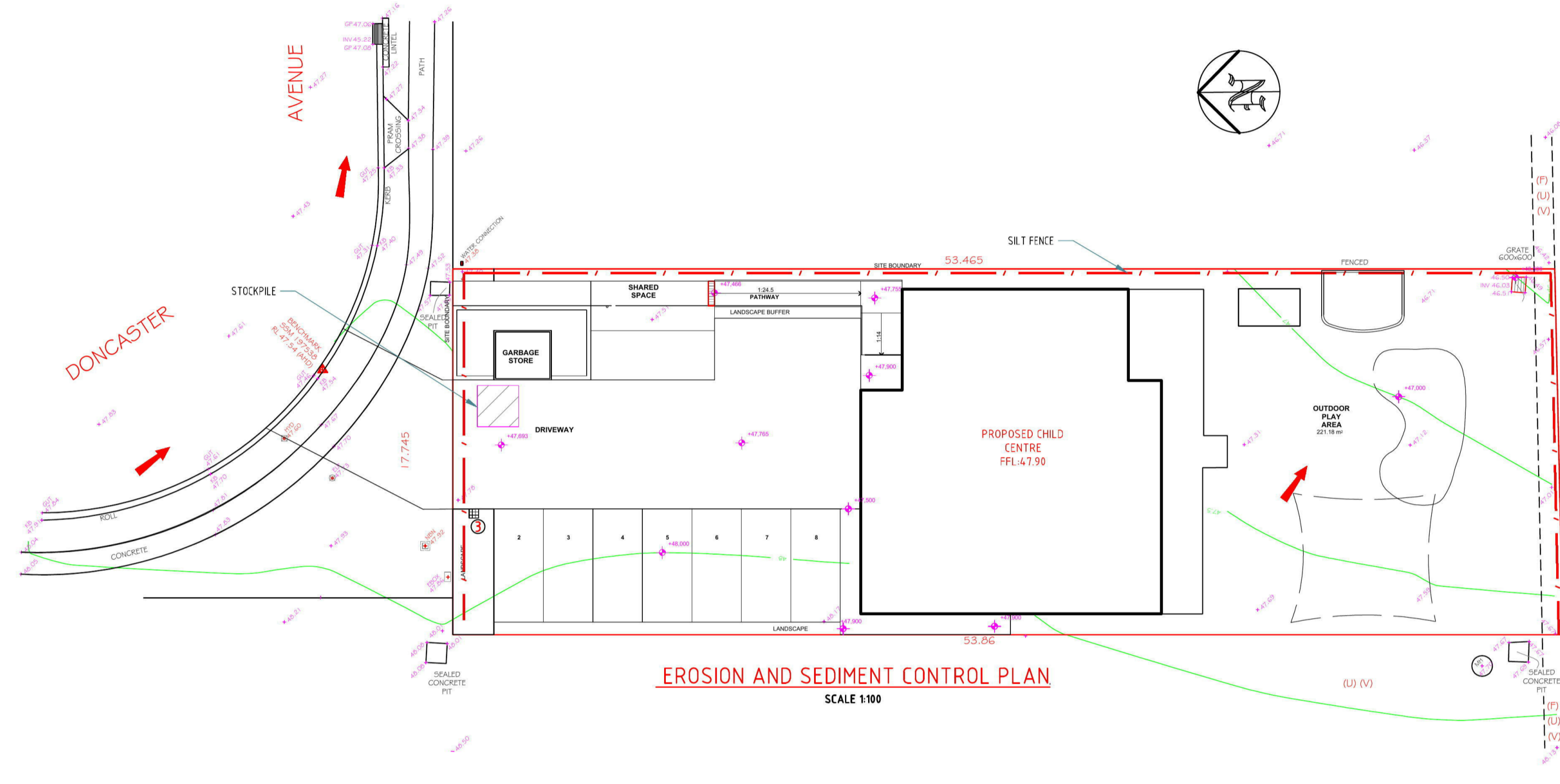
1. THE PLUMBER/ DRAINER SHALL INSPECT THE SITE AND CONFIRM THE EXISTING SITE STRUCTURES, SERVICES AND CONDITIONS PRIOR TO PROCEEDING. IF ANY DISCREPANCIES FOUND, CONTACT THE ENGINEER FOR DISCUSSION.
2. ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS, BUILDING CODE OF AUSTRALIA AND LOCAL GOVERNMENT'S REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE PLUMBER/ DRAINER TO OBTAIN ANY APPROVALS/ PERMITS/ LICENSES ISSUED BY THE AUTHORITIES PRIOR TO PROCEEDING WITH STORMWATER WORKS.
3. UNLESS NOTED AS OTHERWISE, ALL DOWNPIPES TO BE Ø100 ROUND (OR 100x75 RECTANGULAR) AND FULLY SEALED; ALL STORMWATER PIPES TO BE Ø100 SEWER GRADE AND LAID AT 1% MIN. FALL. ALL MATERIALS USED IN THE WORK SHALL BE NEW AND CONFORM WITH RELEVANT AUSTRALIAN STANDARDS AND BEAR THE REQUIRED STANDARDS MARK.
4. LOCATION OF STORMWATER SYSTEMS, INCLUDING DOWNPIPES, PIPES, PITS AND RAINWATER TANK ARE INDICATIVE ONLY. EXACT LOCATION SHALL BE DETERMINED ON SITE TO SUIT SITE CONDITIONS.
5. SUB-SOIL DRAINS FOR RETAINING WALL SHALL BE INSTALLED BY THE BUILDER AND CONNECTED TO STORMWATER LINES. ALL AGG. LINES SHALL BE 100mm DIA., UNLESS NOTED OTHERWISE.
6. LEVELS ARE APPROXIMATE ONLY. THE PLUMBER/ DRAINER SHALL CONFIRM THE LEVELS PRIOR TO PROCEEDING. IF ANY DISCREPANCIES FOUND, CONTACT THE ENGINEER FOR DISCUSSION.
7. INSPECTION AND CERTIFICATION, IF REQUIRED, SHALL BE DONE PRIOR TO BACKFILLING ALLOW 24 HOUR NOTICE FOR THE ENGINEER TO CARRY OUT INSPECTION.
8. ANY DAMAGE TO SERVICES DURING CONSTRUCTION SHALL BE REPAIRED IMMEDIATELY AT THE PLUMBER/ DRAINER'S OWN EXPENSE.
9. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH:  
 - ARCHITECTURAL PLAN BY ..., PROJECT/JOB No. ..., REVISION/ISSUE No. ..., DATED ...



**LEGEND:**

- DP DOWNPIPE
- ØP/WH FLOOR WASTE No. # ON LEVEL #
- GP GRATED PIT
- SP SILT ARRESTOR PIT
- CP CLEAN-OUT PIT
- SL SURFACE LEVEL
- IL INVERT LEVEL
- KO KERB OUTLET
- 225x100 GRATED BOX DRAIN
- ROOF - WATER PIPELINE
- SURFACE - WATER PIPELINE
- SURFACE RUNOFF DIRECTION
- EARTH-MOUND SWALE OR DISH DRAIN
- EXISTING GROUND CONTOUR
- PROPOSED GROUND LEVEL
- 100 DIA. YARD SUMP OR 250 SQ. GRATED PIT

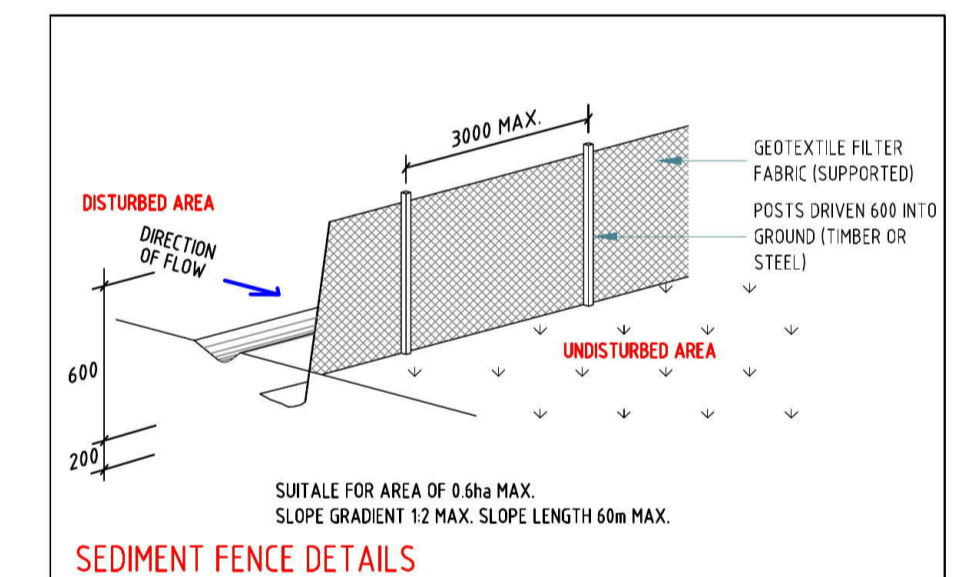
All dimensions are in millimetres. Do not scale the drawing. Use written dimensions. Dimensions must be confirmed prior to commencement. Location of services are approximate only. Dial 1100 before any excavation or demolition.	Revisions Original issue		Approved:  Quoc Huy Nguyen PHD (Eng), MIEAust, CPENG, NER Reg. No. 208 2513	NITMA CONSULTING PTY LTD PO Box 43, West Ryde NSW 1685 M: 0434 284 585 E: admin@nitma.com.au W: nitma.com.au © Copyright. All rights reserved.	PROJECT: PROPOSED CHILD CARE CENTRE ADDRESS: 64 DONCASTER AVENUE, CLAREMONT MEADOWS LGA: PENRITH CITY COUNCIL DRAINAGE PLAN & DETAILS Project No: 3513H Issue: A Date: 21.06.2018 Sheet No: 1 of 2
	Designed: DL Checked: HL				



**EROSION AND SEDIMENT CONTROL PLAN**  
 SCALE 1:100

**NOTES:**

1. ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSPECTED AND MAINTAINED DAILY BY SITE MANAGER
2. MINIMISE DISTURBED AREA
3. ALL STOCKPILES TO BE CLEAR FROM DRAINS, GUTTERS AND FOOTPATH
4. DRAINAGE IS TO BE CONNECTED TO STORMWATER SYSTEM AS SOON AS POSSIBLE
5. ROADS AND FOOTPATH TO BE SWEEPED DAILY
6. KERB SIDE INLET TO BE PROTECTED WITH FABRIC FILLED WITH GRAVEL
7. NON-COMPLIANCE MAY INCUR PENALTY



**SEDIMENT FENCE DETAILS**