

7 May 2021
Ref 20285

Montessori Academy Group Development Pty Ltd
60-70 Parramatta Road
SUMMER HILL NSW 2130

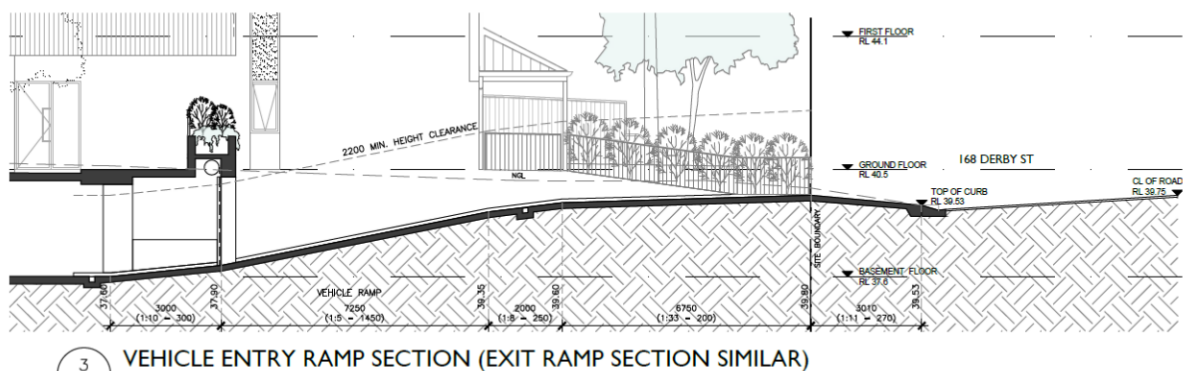
Dear Daniella,

DA20/0866
170 DERBY STREET, PENRITH
PROPOSED CHILDCARE CENTRE
REVIEW OF PROPOSED REVISED VEHICULAR ACCESS AND CAR PARKING ARRANGEMENTS

As requested, I have reviewed the revised vehicular access and car parking arrangements proposed at the above location, as illustrated on the architectural plans prepared by *Cullen Feng Architects*.

I can confirm that the proposed revised arrangements comply with the relevant aspects of *AS2890.1:2004* and *AS2890.6:2009* in terms of parking space dimensions, driveway and aisle widths, access ramps, overhead clearances and pedestrian visibility splays.

In particular, the proposed vehicular access ramps have been designed to comply with *AS2890.1:2004* in terms of gradients, transition lengths and overhead clearances. The long section extends from the centreline of the Derby Street through to the basement, as indicated on the section extract below. It should be noted that detailed engineering long sections are also typically prepared at CC stage, should a development be approved.

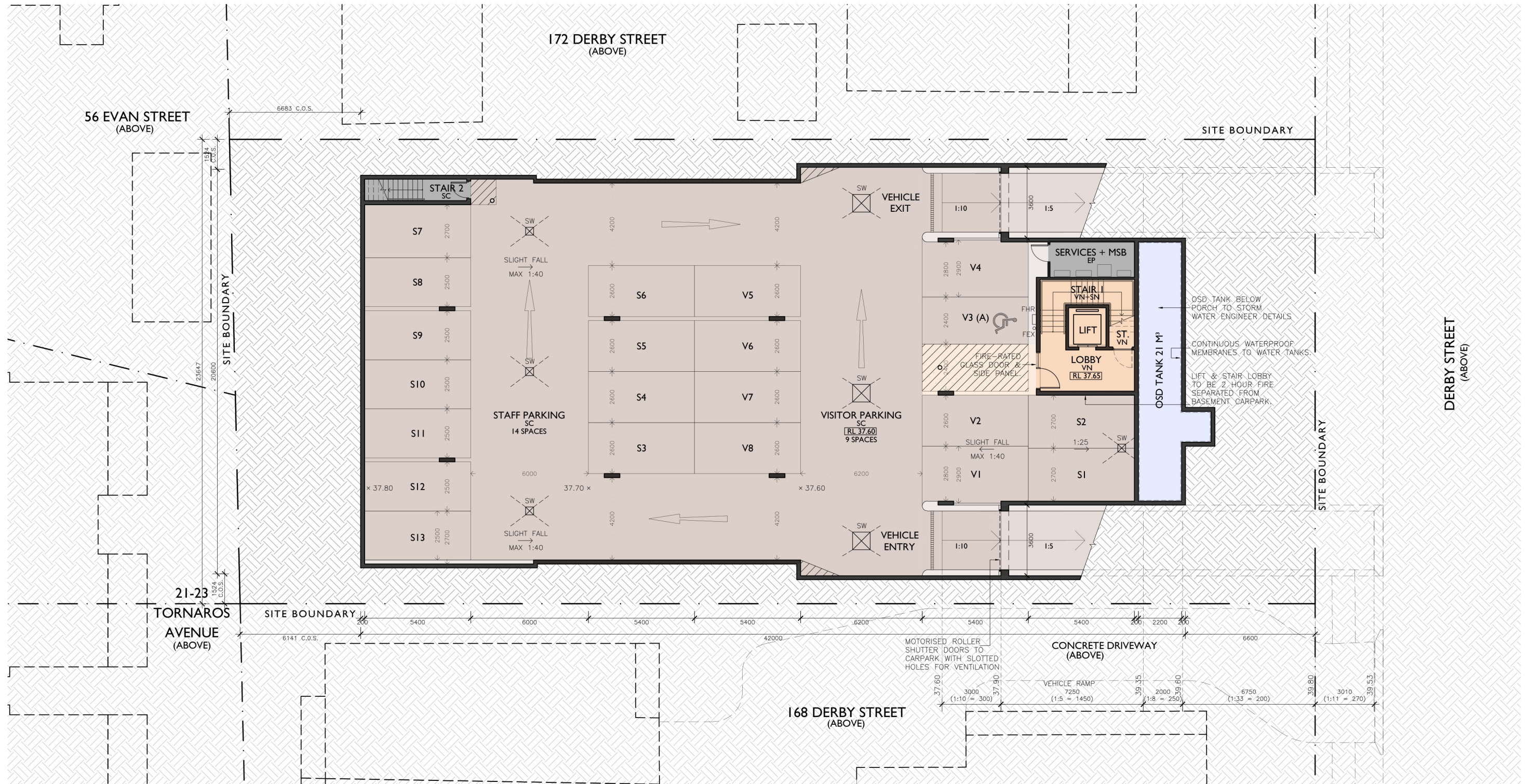


Please do not hesitate to contact me on telephone 9904 3224 should you have any enquiries.

Yours sincerely

Chris Palmer
Executive Engineer B.Eng (Civil)
Varga Traffic Planning Pty Ltd

Suite 6, 20 Young Street, Neutral Bay NSW 2089 - PO Box 1868, Neutral Bay NSW 2089 Ph: 9904 3224



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	
PCC 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 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	VN SHEET OR PLANK VINYL FLOORING		
	WFM WATERPROOF MEMBRANE		

FOR DEVELOPMENT APPLICATION

A	26/04/2021	AMENDED DA IN RESPONSE TO COUNCIL RFI	SY	JC
ISSUE	DATE	REVISION	BY	CHECK
DO	NOT	SCALE	FROM	DRAWINGS. VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK

CULLEN FENG
ARCHITECTS

PROJECT 170 DERBY STREET, PENRITH

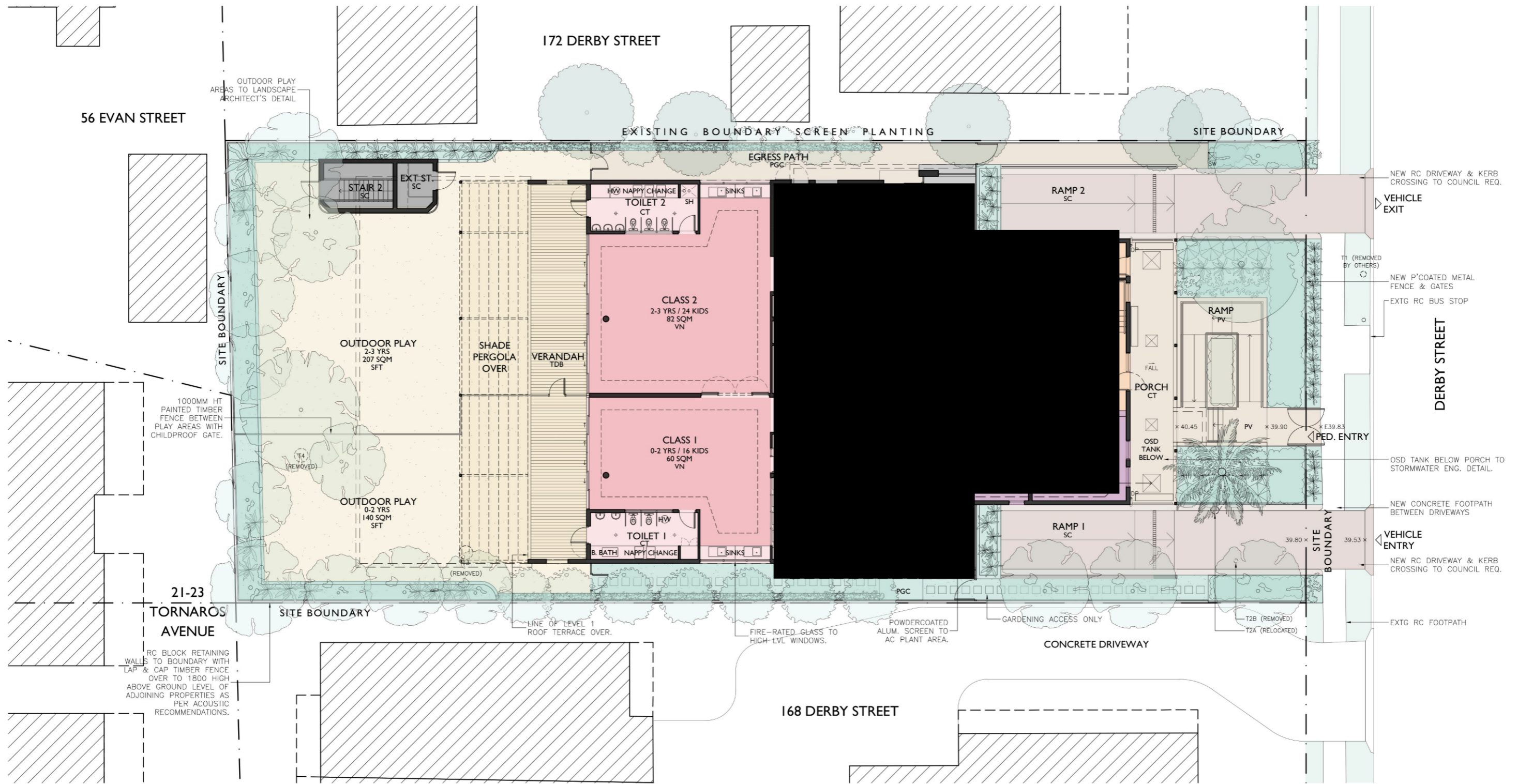
CLIENT MONTESSORI ACADEMY

DRAWING PROPOSED BASEMENT PLAN

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

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

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	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	GGC GROUTED CONCRETE W/ EXPRESSED GROOVES		
PT PAINT FINISH	PV PORCELAIN PAVERS (NON-SLIP)		
PTF PAINTED TIMBER FENCE	PVS CONCRETE PAVES 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	VN SHEET OR PLANK VINYL FLOORING		
	WPM WATERPROOF MEMBRANE		

FOR DEVELOPMENT APPLICATION

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CULLEN FENG ARCHITECTS

PROJECT 170 DERBY STREET, PENRITH

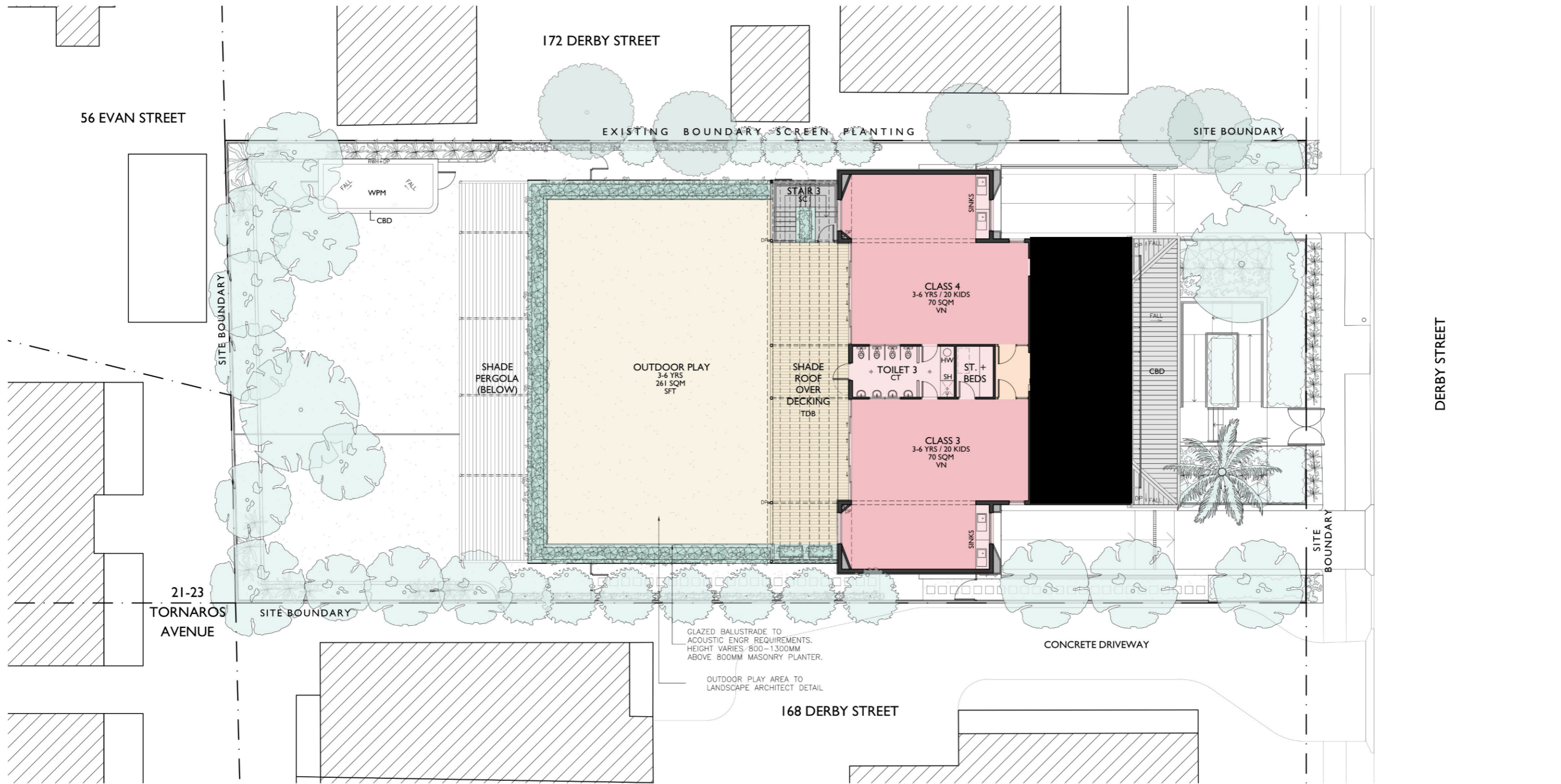
CLIENT MONTESSORI ACADEMY

DRAWING PROPOSED GROUND FLOOR PLAN

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

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

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



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	
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	WPM WATERPROOF MEMBRANE		

FOR DEVELOPMENT APPLICATION

A	26/04/2021	AMENDED DA IN RESPONSE TO COUNCIL RFI	SY	JC
-	30/11/2020	FOR DA	EL	JC
ISSUE	DATE	REVISION	BY	CHECK
DO	NOT	SCALE	FROM	DRAWINGS. VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK

ARCHITECTS

PROJECT 170 DERBY STREET, PENRITH

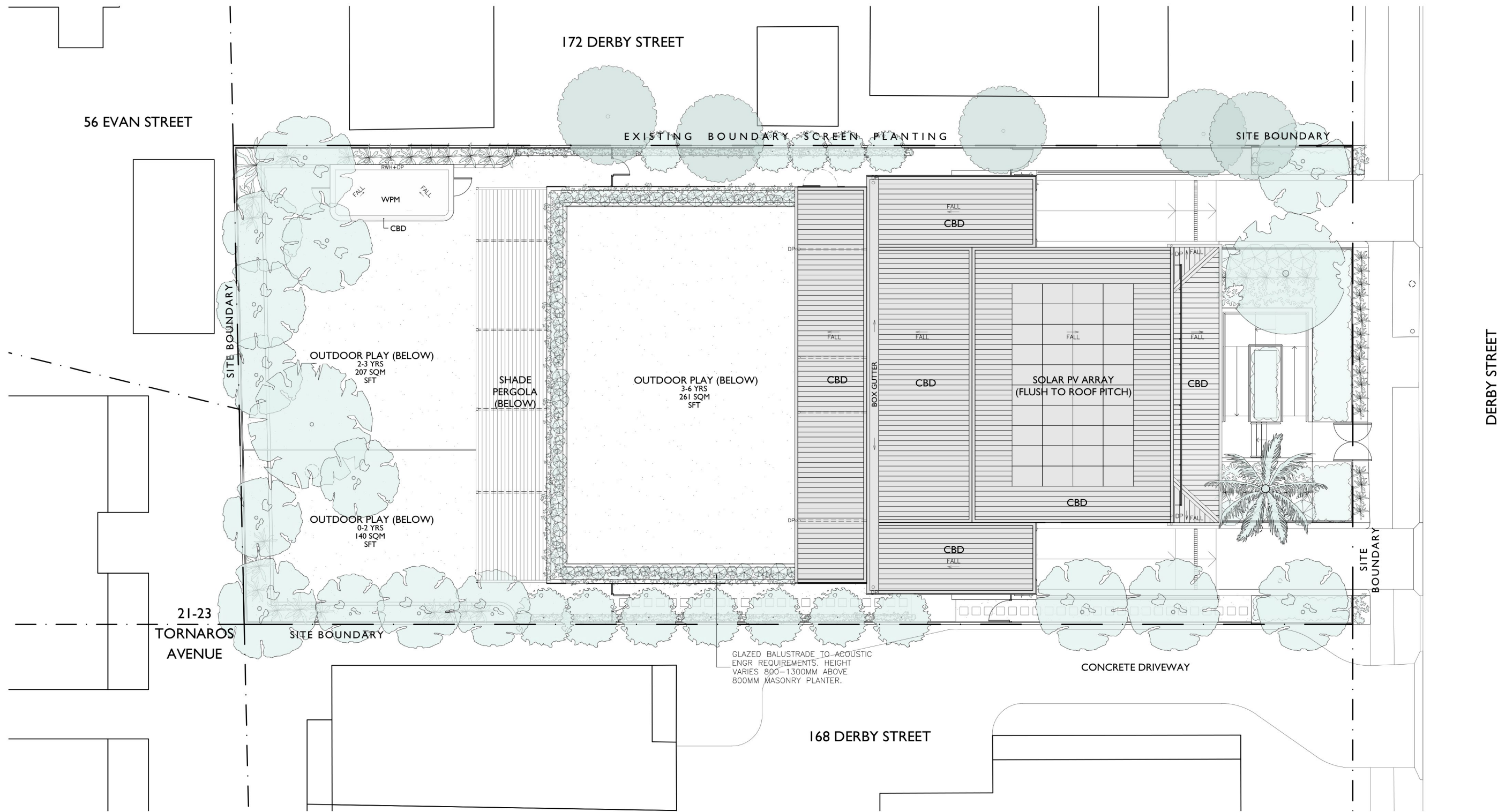
CLIENT MONTESSORI ACADEMY

DRAWING PROPOSED FIRST FLOOR PLAN

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

JOB # 2023 **DWG #** DA08 **REV** A

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



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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XP TIMBER-LOOK CLADDING	TDB TIMBER DECKING BOARDS		
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	WPM WATERPROOF MEMBRANE		

FOR DEVELOPMENT APPLICATION

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CULLEN FENG ARCHITECTS

PROJECT 170 DERBY STREET, PENRITH

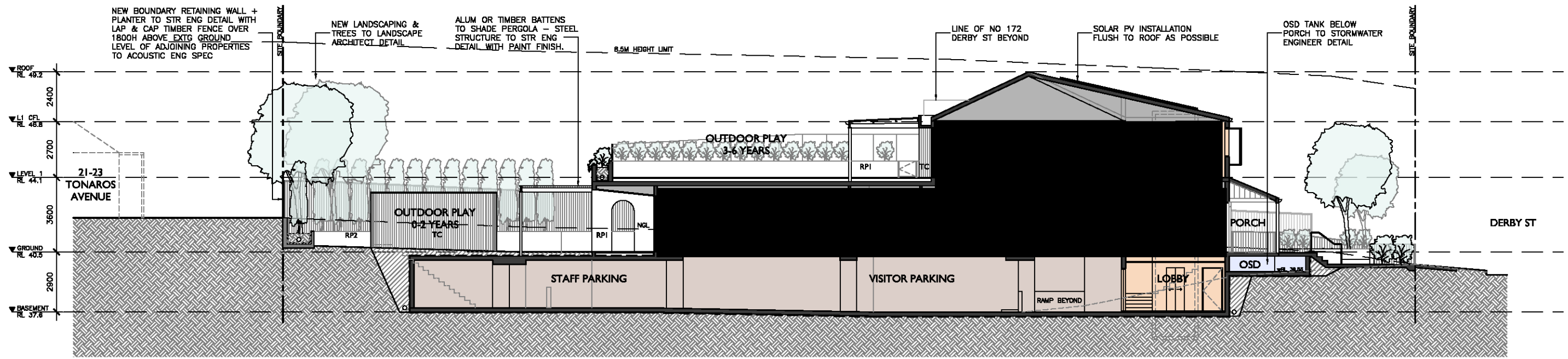
CLIENT MONTESSORI ACADEMY

DRAWING PROPOSED ROOF PLAN

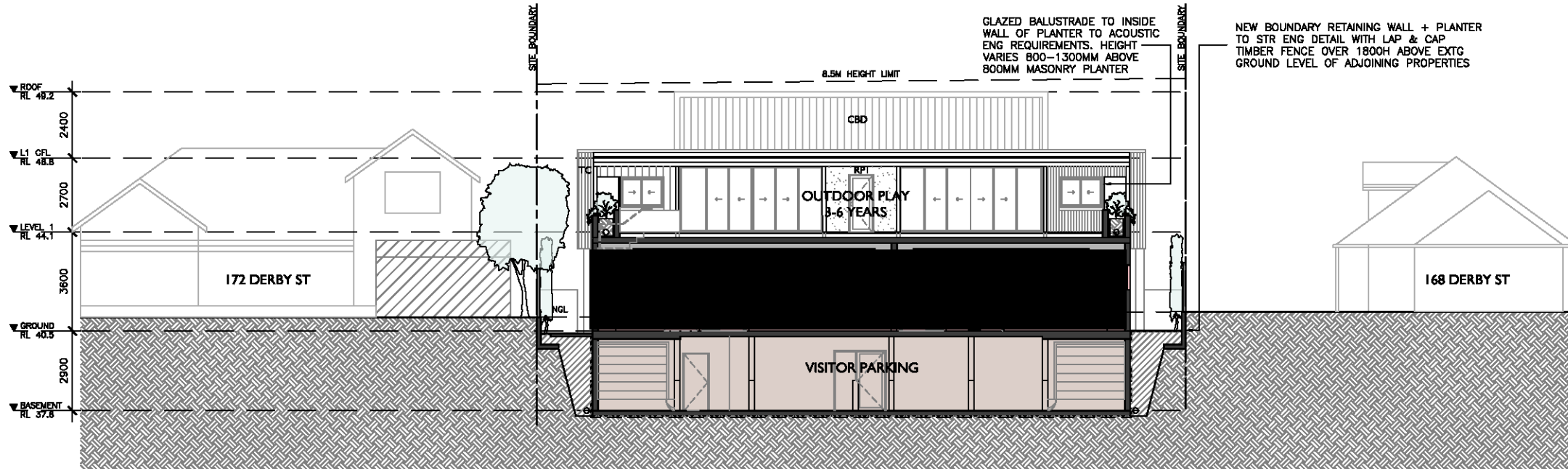
DATE NOV 2020 **SCALE** 1:200 @ A3 **DRAWN** EL

JOB # 2023 **DWG #** DA09 **REV.** A

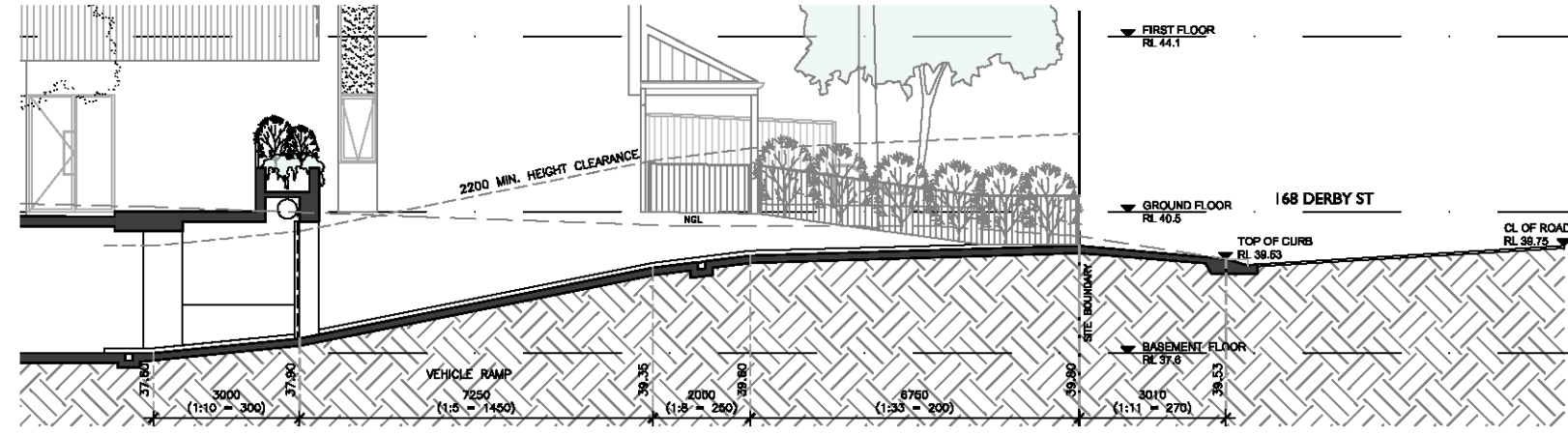
NOMARCH: JON CULLEN NSW 6437 | 303 / 77 DUNNING AVENUE, ROSEBERY NSW 2018, AUSTRALIA | +612 8310 2095



1 LONG SECTION
1:200 @ A3



2 CROSS SECTION
1:200 @ A3



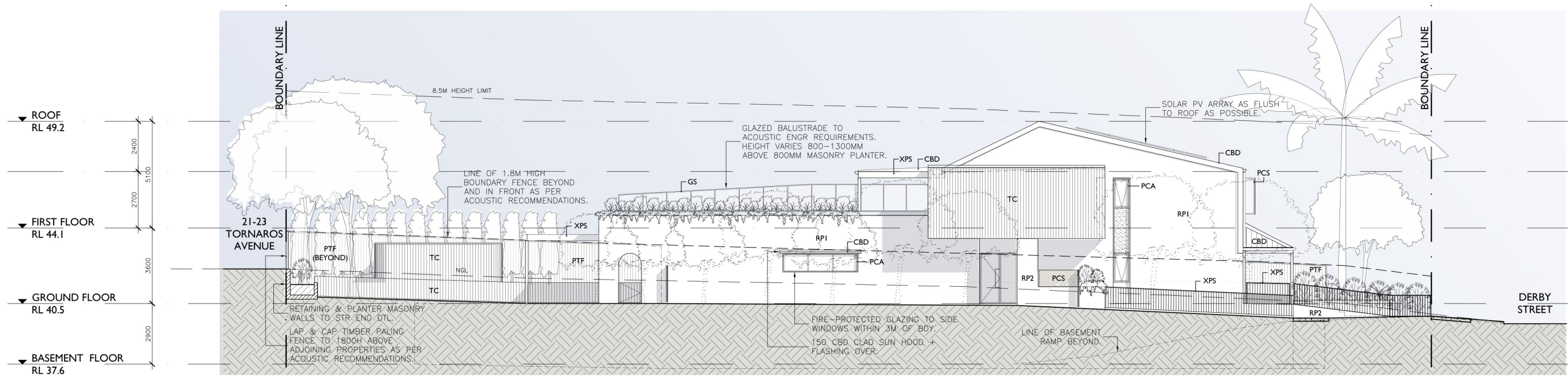
3 VEHICLE ENTRY RAMP SECTION (EXIT RAMP SECTION SIMILAR)
1:150 @ A3

FINISHES LEGEND REFER TO MATERIALS SCHEDULE FOR MORE INFORMATION		COLOUR LEGEND
WALL FINISH CBD COLORBOND STEEL EEG ENERGY EFFICIENT GLAZING FBK FACE BRICKWORK FG FRAMELESS GLASS PCA POWDERCOATED ALUMINIUM PCS POWDERCOATED ALUMINIUM PERFORATED SCREEN PANELS PT PAINT FINISH PTF PAINTED TIMBER FENCE RP RENDER & PAINT SSS (SATH) 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 PGC PIGMENTED CONCRETE W/ EXPRESSED GROOVES PV PORCELAIN PAVERS (NON-SLP) PVS CONCRETE PAVES STEPPING STONES SC SEALED CONCRETE SFT SOFT-FALL SURFACE TO LIMP ARCH DTL SN PROPRIETARY ALUM. NON-SLP STAR NOSING TDB TIMBER DECKING BOARDS TFB TIMBER FLOOR BOARDS VN SHEET OR PLANK VINYL FLOORING WPM WATERPROOF MEMBRANE	CLASSROOMS / ANCILLARY OUTDOOR PLAY AREA LOBBY / CIRCULATION ADMIN / BACK OF HOUSE CARPARK PLANT / SERVICES / STORE

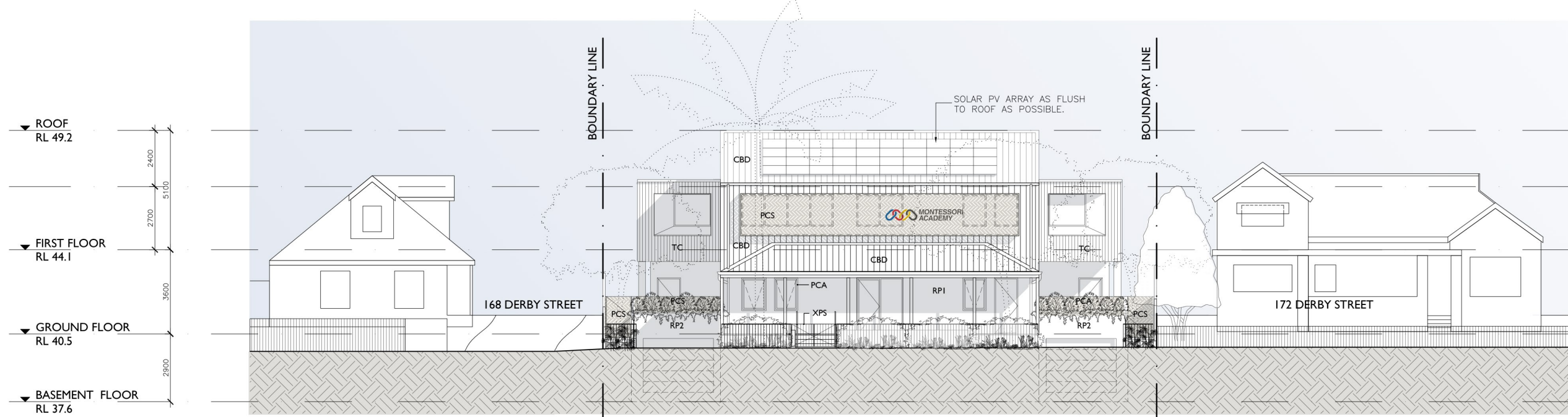
FOR DEVELOPMENT APPLICATION

A 26/07/2021 AMENDED DA IN RESPONSE TO COUNCIL RFI
 ISSUE DATE REVISION FOR DA
 DO NOT SCALE FROM DRAWINGS VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK

PROJECT 170 DERBY STREET, PENRITH
CLIENT MONTESSORI ACADEMY
DRAWING LONG & CROSS SECTIONS
DATE NOV 2020 **SCALE** 1:200 @ A3 **DRAWN BY**
2023 **DWG#** DA10 **REV** A
 NOM ARCH: JON CULLEN NSW 6437 | 303 / 77 DUNNING AVENUE, ROSBERY NSW 2918, AUSTRALIA | +612 8310 2895



1 EAST ELEVATION
1:200 @ A3



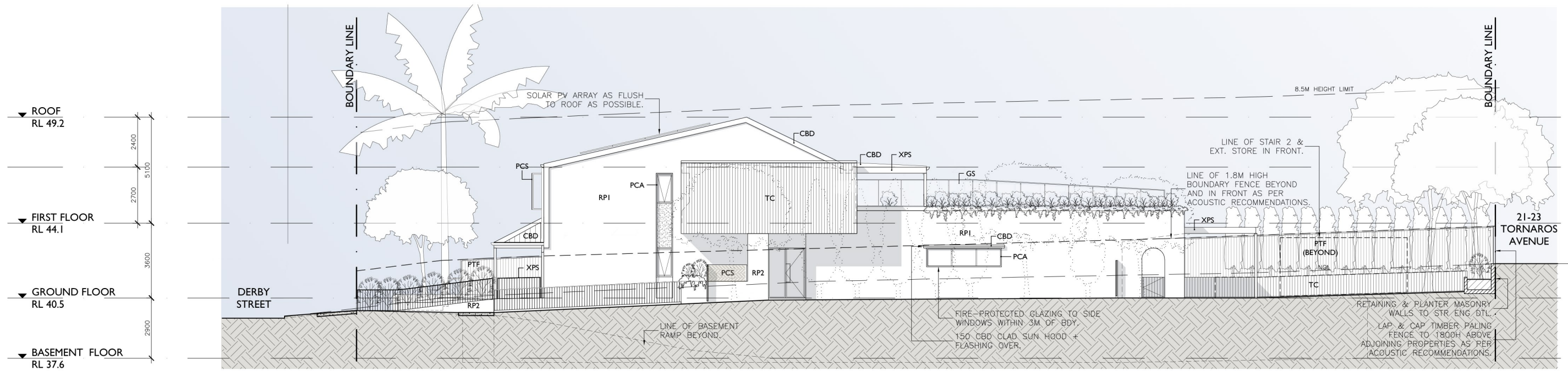
2 NORTH ELEVATION
1:200 @ A3

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
FBK FACE BRICKWORK	CPT CARPET TILES
FG FRAMELESS GLASS	EP EPOXY PAINTED CONCRETE
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PCS POWDERCOATED ALUMINIUM	PGC FIGMENTED CONCRETE W/ EXPRESSED GROOVES
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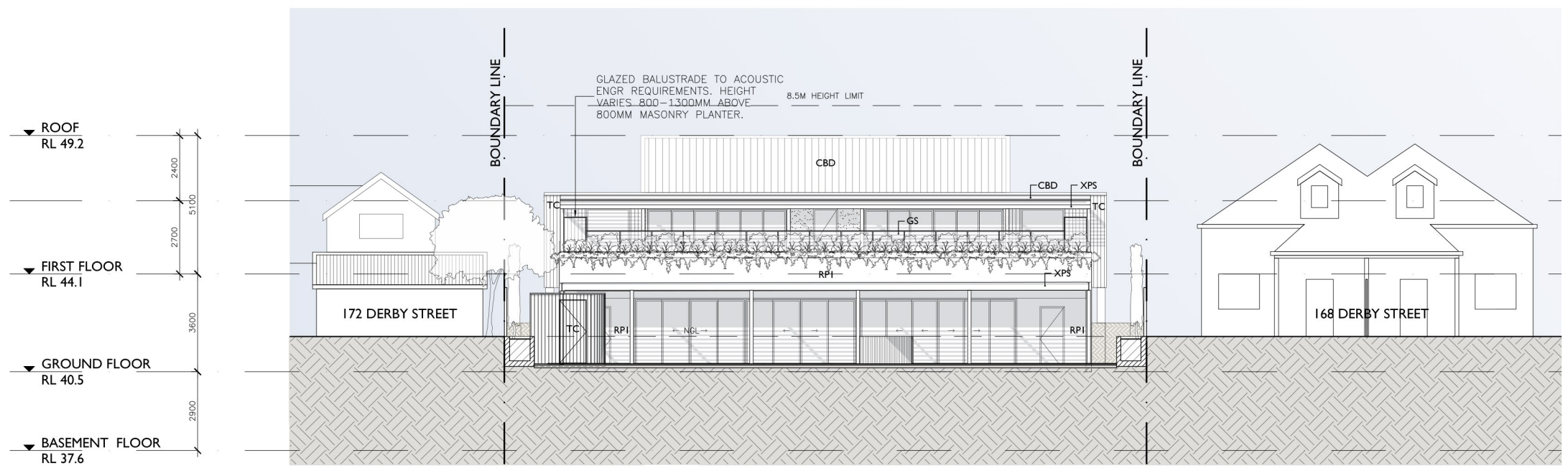
EXTERNAL FINISHES PALETTE									
RP Warm grey rendered and painted walls.	XP Exterior grade paint to metalwork - charcoal grey.	TC Timber-look cladding - similar tone to Western Red Cedar.	CBD Standing seam roofing/wall cladding - Colorbond Matt Basalt.	PCS P-coated alum. perforated screen - light bronze.	PCA P-coated alum. windows & doors - Dulux Platypus Kinetic Pearl or sim.	PMK Painted or p-coated metal balustrade.	GS Aluminium framed glass screen.	PTF Painted timber lapped & capped fence.	

FOR DEVELOPMENT APPLICATION

DO	NOT	SCALE	FROM	DRAWINGS	VERIFY	ALL	DIMENSIONS	ON	SITE	BEFORE	COMMENCING	WORK
SY	EL	BY	JC	JC	JC	JC	JC	JC	JC	JC	JC	JC
<p>PROJECT 170 DERBY STREET, PENRITH</p> <p>CLIENT MONTESSORI ACADEMY</p> <p>DRAWING EAST & NORTH ELEVATIONS, AND EXTERNAL COLOUR SCHEDULE</p> <p>DATE NOV 2020 SCALE 1:200 @ A3 DRAWN EL</p> <p>JOB # 2023 DWG # D111 REV. A</p> <p>CULLEN FENG ARCHITECTS</p> <p>NOM ARCH: JON CULLEN NSW 6437 303 / 77 DUNNING AVENUE, ROSEBERY NSW 2018, AUSTRALIA +612 8310 2095</p>												



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
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ZN COLORBOND STEEL ZINC APPEARANCE	VN SHEET OR PLANK VINYL FLOORING
	WFM WATERPROOF MEMBRANE

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

FOR DEVELOPMENT APPLICATION

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CULLEN FENG
ARCHITECTS

PROJECT 170 DERBY STREET, PENRITH

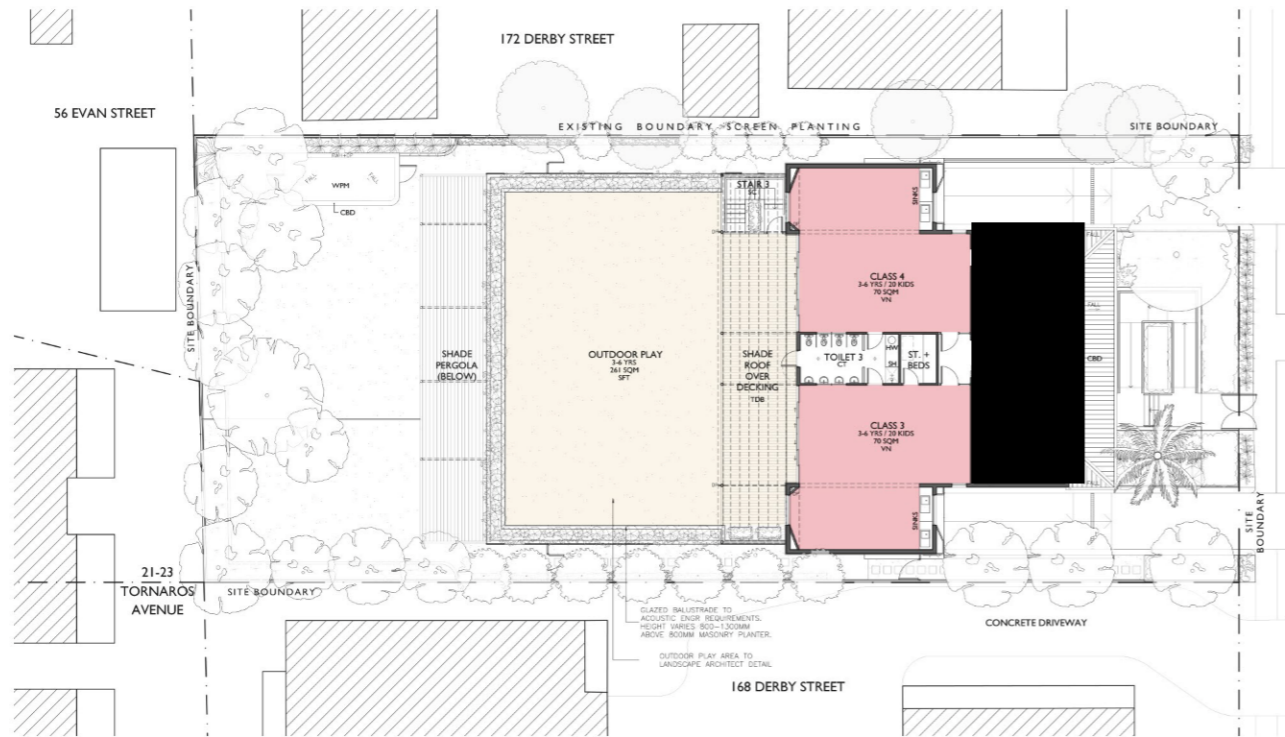
CLIENT MONTESSORI ACADEMY

DRAWING WEST & SOUTH ELEVATIONS, AND EXTERNAL COLOUR SCHEDULE

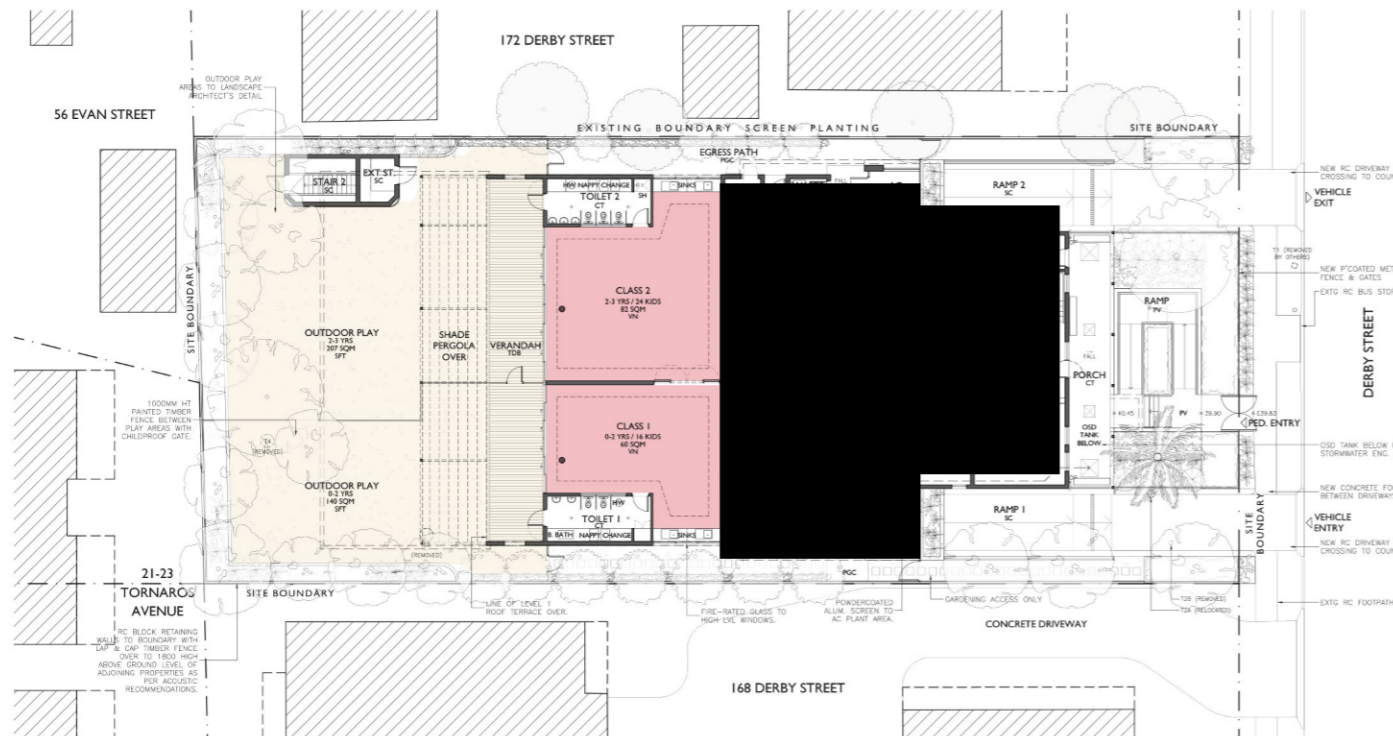
DATE NOV 2020 **SCALE** 1:200 @ A3 **DRAWN** EL

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

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



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	24	78.0 SQM	168.0 SQM	5
4	3-6	20	130.0 SQM	280.0 SQM	4
5		20			
TOTAL		80	260.0 SQM	560.0 SQM	13

CARPARKING REQUIREMENTS		
PENRITH DCP 2014 PART C10		
CHILDREN / CARERS	1 SPACE PER 10 CHILDREN 80 CHILDREN = 8 SPACES	8
STAFF	1 SPACE PER EMPLOYEE 13 EMPLOYEES = 13 SPACES	13
	TOTAL CAR SPACES REQUIRED	21

PROPOSED DEVELOPMENT		
INDOOR PLAY SPACE	282 SQM	COMPLIES
OUTDOOR PLAY SPACE	608 SQM	COMPLIES
CARPARKING SPACES	21 SPACES	COMPLIES

FOR DEVELOPMENT APPLICATION

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-	30/11/2020	FOR DA	EL	JC

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