

PROPOSED CHILDCARE CENTRE WITH BASEMENT PARKING

LOT 21 DP 715214 | PENRITH CITY COUNCIL

COMPLIANCE TABLE

ITEM		PROPOSED		STANDARD	COMPLIANCE
A	SITE AREA		926.5 m²	-	-
B	SETBACK				-
		FRONT	5.5m GF	5.5m FF	5.5m
		REAR	16.735m GF	18.49m FF	6m min.
		SIDE (EAST)	0.9m GF	5.64m FF	0.9m min.
		SIDE (WEST)	0.9m GF	2.2m FF	0.9m min.
C	GROSS FLOOR AREA				
		BASEMENT FLOOR	541 m²	(EXCLUDED FROM GFA)	-
		GROUND FLOOR	266 m²	(EXCLUDED STAIR AND LIFT)	-
		FIRST FLOOR	150 m²	(EXCLUDED STAIR AND LIFT)	
		TOTAL GROSS FLOOR AREA	416 m²	N/A	YES
D	FSR		0.44:1	N/A	-
E	HEIGHT		8.2 m	8.5 m	-
F	LANDSCAPE AREA		390 m²	-	-
G	DEEP SOIL		180 m²	-	
H	CHILDCARE				
	NUMBER OF CHILDREN				
		0-2 YEARS	8 KIDS	-	YES
		2-3 YEARS	15 KIDS	-	YES
		3-5 YEARS	40 KIDS	-	YES
		TOTAL NO.	63 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	4 TEACHERS	1:10 KIDS	YES
		TOTAL NO.	9 TEACHERS	-	YES
	INDOOR PLAY AREA				
		0-2 YEARS	28 m²	3.25 m² / KID	YES
		2-3 YEARS	50 m²	3.25 m² / KID	YES
		3-5 YEARS	134 m²	3.25 m² / KID	YES
		TOTAL AREA	212 m²	3.25 m² / KID	YES
	OUTDOOR PLAY AREA				
		TOTAL AREA	459 m²	7 m² / KID	YES
H	CAR PARKING				
		SHARED	1 SPACE	-	
		ACCESSIBLE	1 SPACE	-	
		VISITOR SPACES	7 SPACES	1:10	
		STAFF SPACES	9 SPACES	1:1	
		TOTAL CAR SPACES	16 SPACES	11 SPACES	YES
K	WASTE MANAGEMENT				
		TOTAL BINS	2 @ 240 LITRES	-	YES

[illegible]

SHEET LIST

SHEET NUMBER	SHEET NAME
01	COVER PAGE
02	SITE PLAN
03	SHADOW DIAGRAMS
04	BASEMENT FLOOR PLAN
05	GROUND FLOOR PLAN
06	FIRST FLOOR PLAN
07	ELEVATIONS
08	SECTIONS
09	CALLOUT ELEVATIONS
10	ACC. BATH DETAIL
11	KITCHEN + LAUNDRY DETAIL
12	NAPPY CHANGE DETAIL
13	BOTTLE PREP. DETAIL
15	SCHEDULE OF EXTERNAL FINISHES
16	CALCULATION PLAN (GROUND FLOOR)
17	CALCULATION PLAN (FIRST FLOOR)

LOCATION



CONSULTANTS

SPECIALITY	COMPANY	NAME	PHONE	EMAIL
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ACOUSTIC	RODNEY STEVENS ACOUSTICS	PENNY EDNEY	0419 606 192	penny@rodneystevensacoustics.com.au
TRAFFIC MANAGEMENT	HEMANOTE CONSULTANTS	RAMY SELIM	0414 251 845	hemanote@optusnet.com.au
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ACCESS	VISTA ACCESS ARCHITECTS	FARAH MADON	0412 051 876	admin@accessarchitects.com.au

FOR SECTION 4.55



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PROJECT TITLE
PROPOSED CHILD CARE CENTRE
19 TODD ROW, ST CLAIR NSW 2759
DRAWING TITLE
COVER PAGE

+61 2 9188 8250 bainidesign.com.au info@bainidesign.com.au 1B Villiers St, Parramatta, NSW, 2150 PO BOX 2402, North Parramatta, NSW, 1750	PROJECT NUMBER 22048	DRAWING NUMBER 01 SCALE @ A1	DRAWN BY CB CHECKED BY CB
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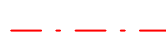
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1 SITE PLAN
1 : 100

REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	20/12/19
B	REQUEST FOR ADDITIONAL INFORMATION	04/03/20
C	CONSTRUCTION CERTIFICATE	06/10/20
D	\$4.55	18/10/21

KEY

SITE BOUNDARY



DEMOLISHED



BUILDING FOOTPRINT



LANDSCAPE



DEEP SOIL



CIRCULATION SPACE



0 - 2 INDOOR PLAY AREA



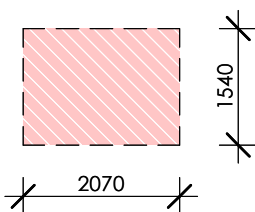
2 - 3 INDOOR PLAY AREA



3 - 5 INDOOR PLAY AREA



NOTE
RECESSED FLOOR TRACKS TO BE USED
FOR ALL EXTERNAL SLIDING DOORS
ALL DOORS TO BE 850mm CLEAR
MIN CIRCULATION SPACE TO BE
PROVIDED PER BELOW



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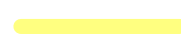
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SITE PLAN

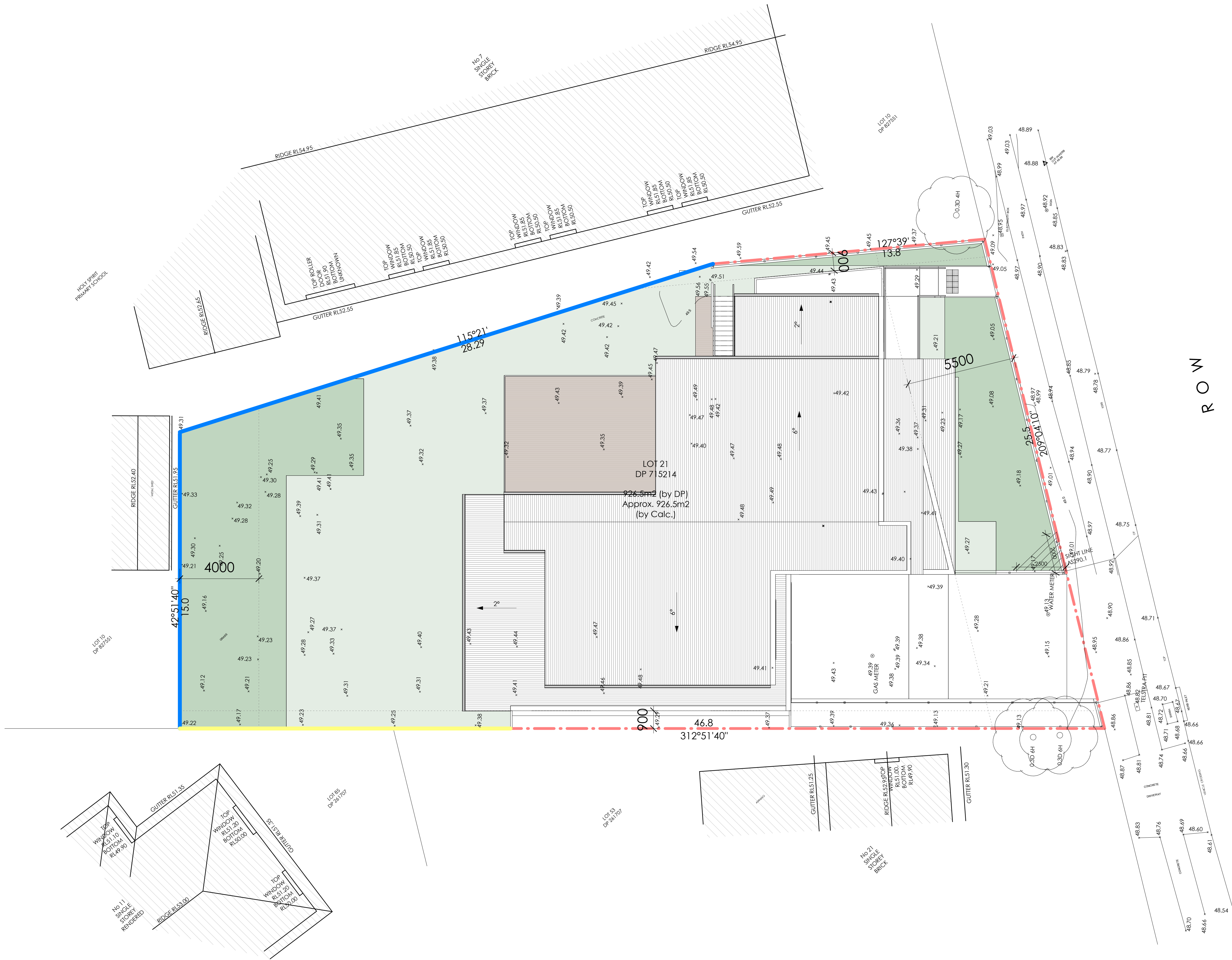
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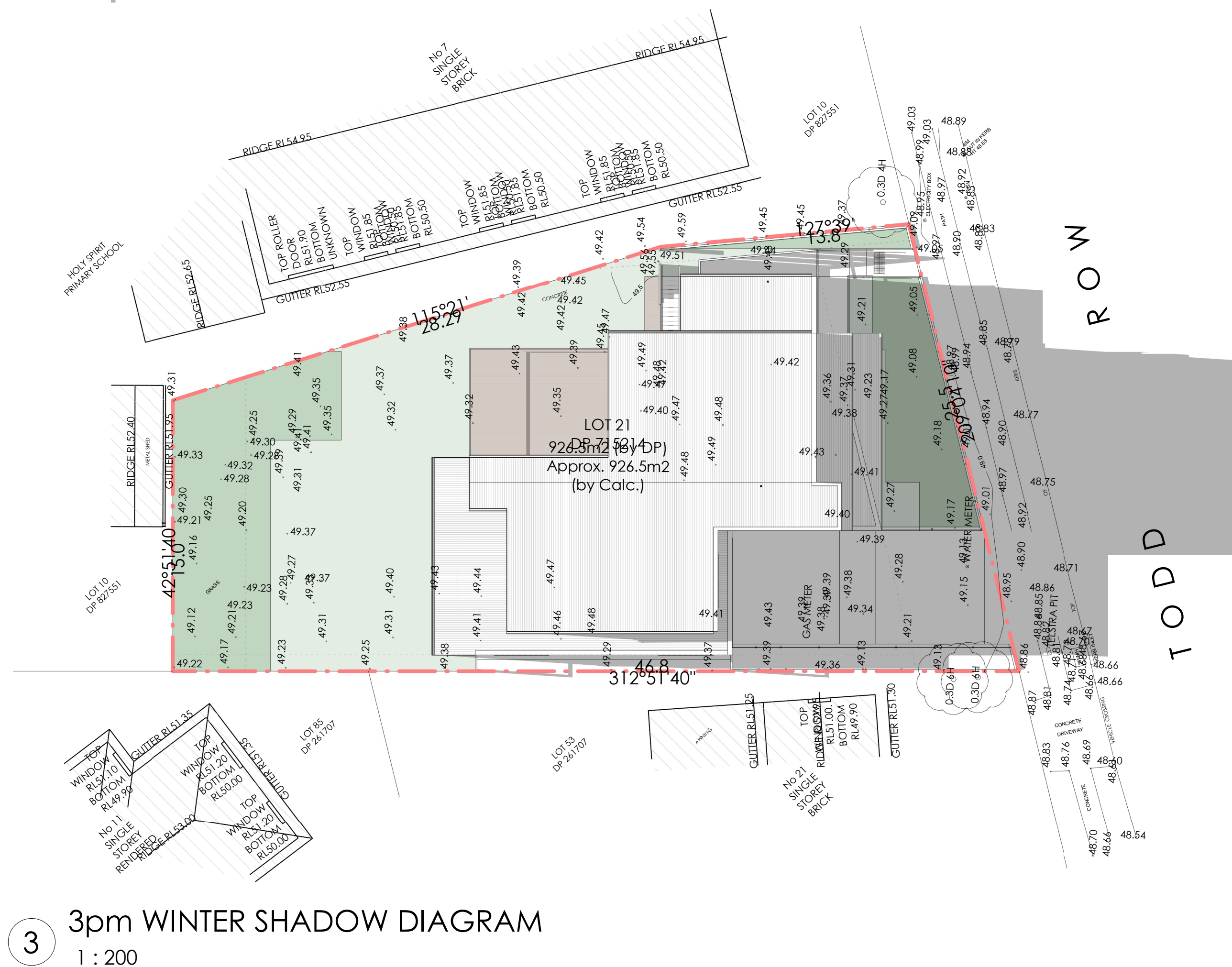
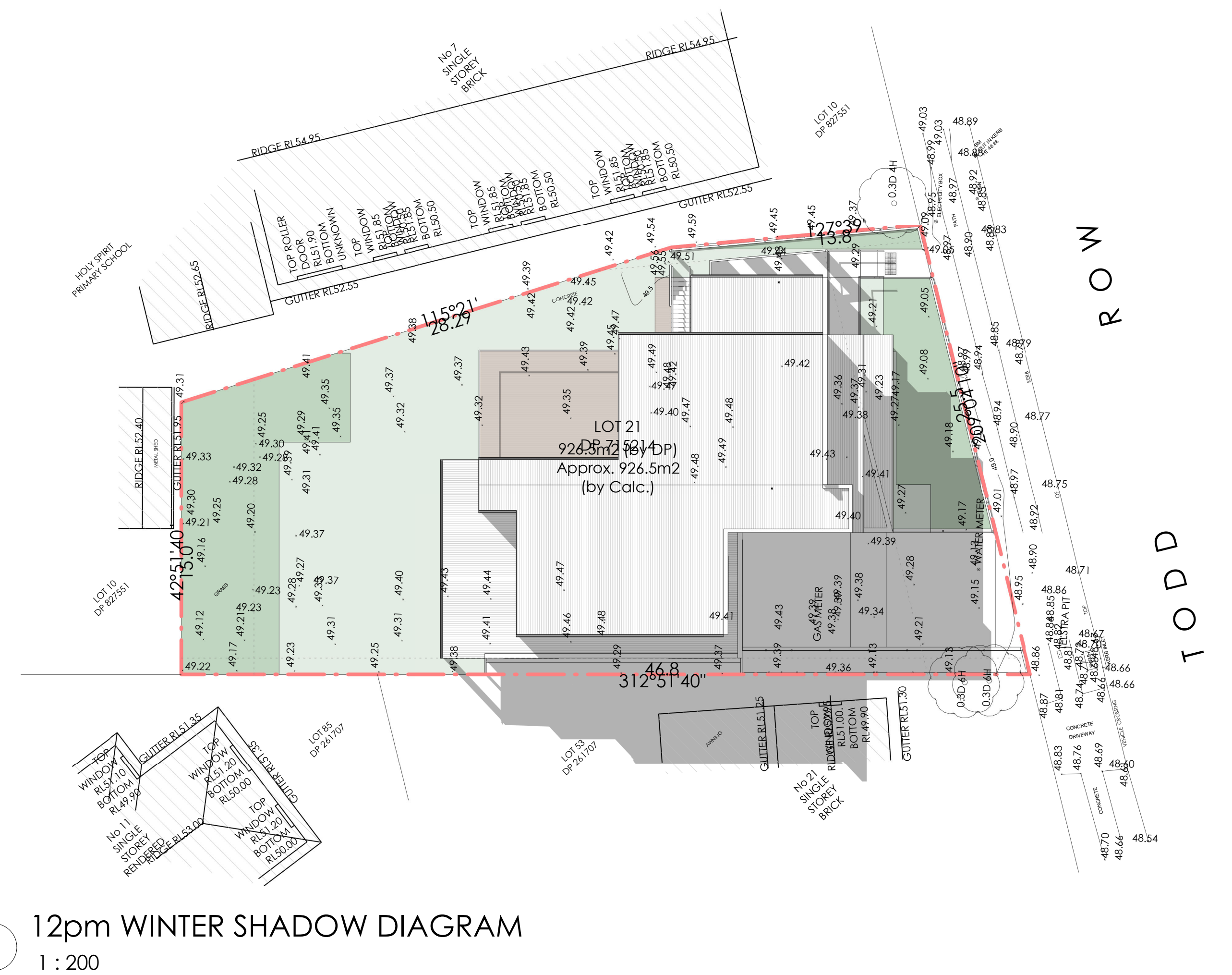
2.1m ACOUSTIC BARRIER



1.8m ACOUSTIC BARRIER



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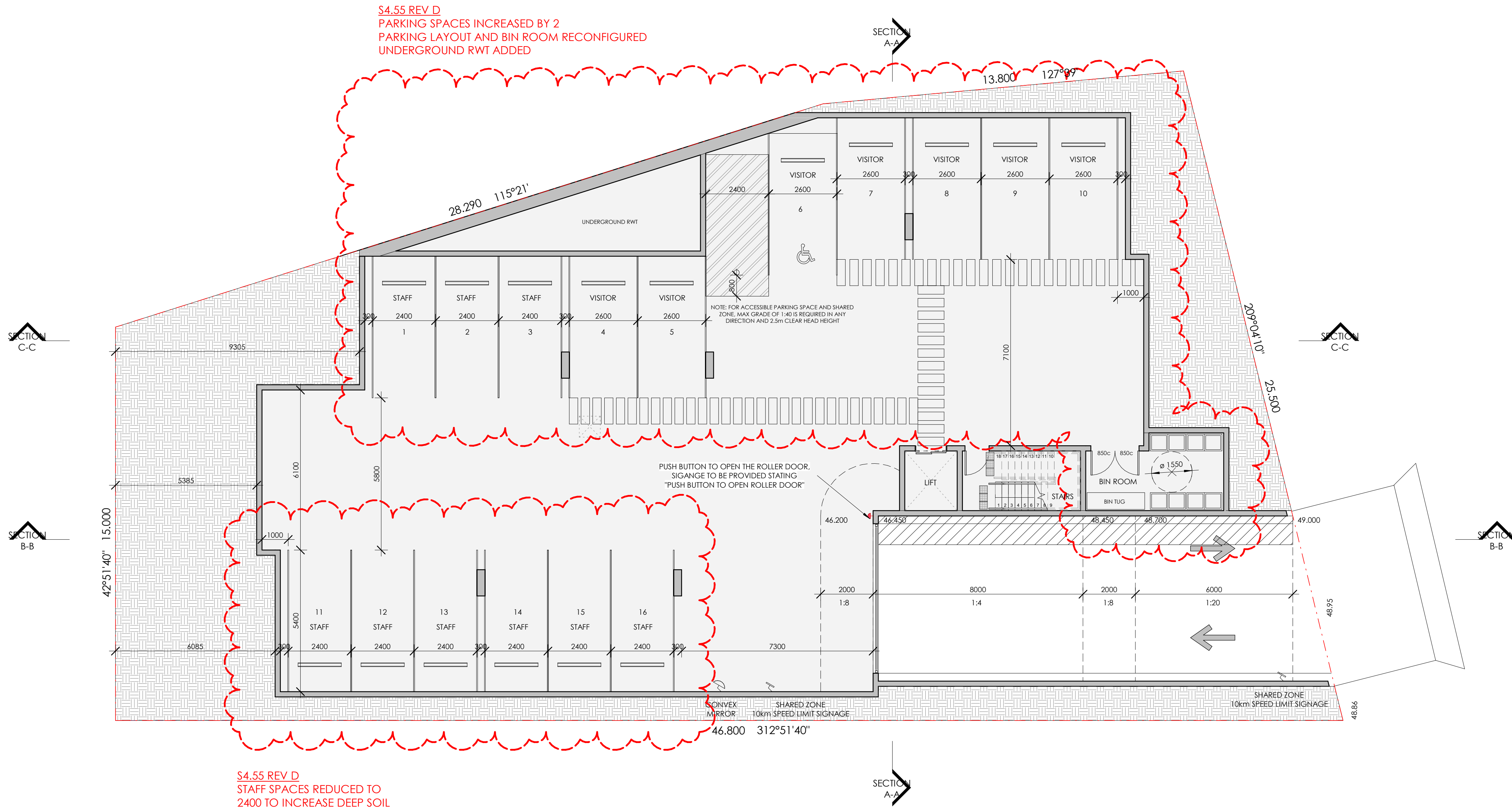
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SHADOW DIAGRAMS

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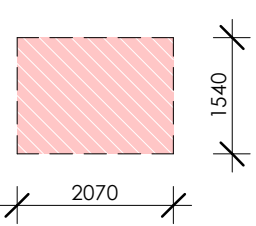


1 BASEMENT FLOOR
1 : 100

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KEY			
SITE BOUNDARY	---	LANDSCAPE	
DEMOLISHED	---	DEEP SOIL	
BUILDING FOOTPRINT		CIRCULATION SPACE	
		0 - 2 INDOOR PLAY AREA	
		2 - 3 INDOOR PLAY AREA	
		3 - 5 INDOOR PLAY AREA	

NOTE
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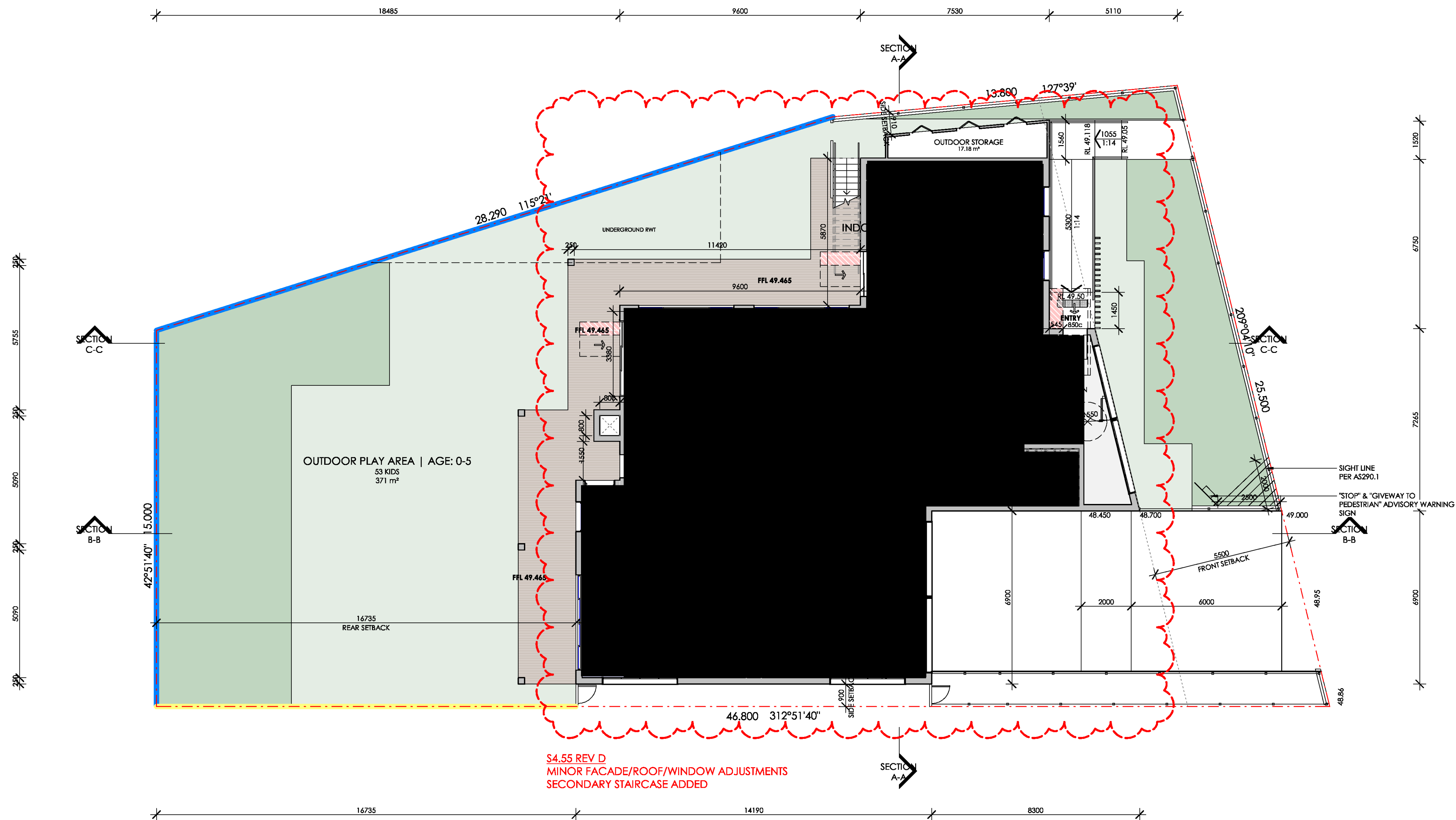
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PROPOSED CHILD CARE CENTRE
19 TODD ROW, ST CLAIR NSW 2759
DRAWING TITLE
BASEMENT FLOOR PLAN

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ACOUSTIC LEGEND:

2.1m ACOUSTIC BARRIER

1.8m ACOUSTIC BARRIER

1 GROUND FLOOR
1 : 100

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KEY

SITE BOUNDARY



DEMOLISHED



BUILDING FOOTPRINT



LANDSCAPE



DEEP SOIL



CIRCULATION SPACE



0 - 2 INDOOR PLAY AREA



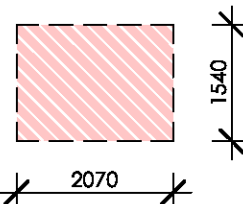
2 - 3 INDOOR PLAY AREA



3 - 5 INDOOR PLAY AREA



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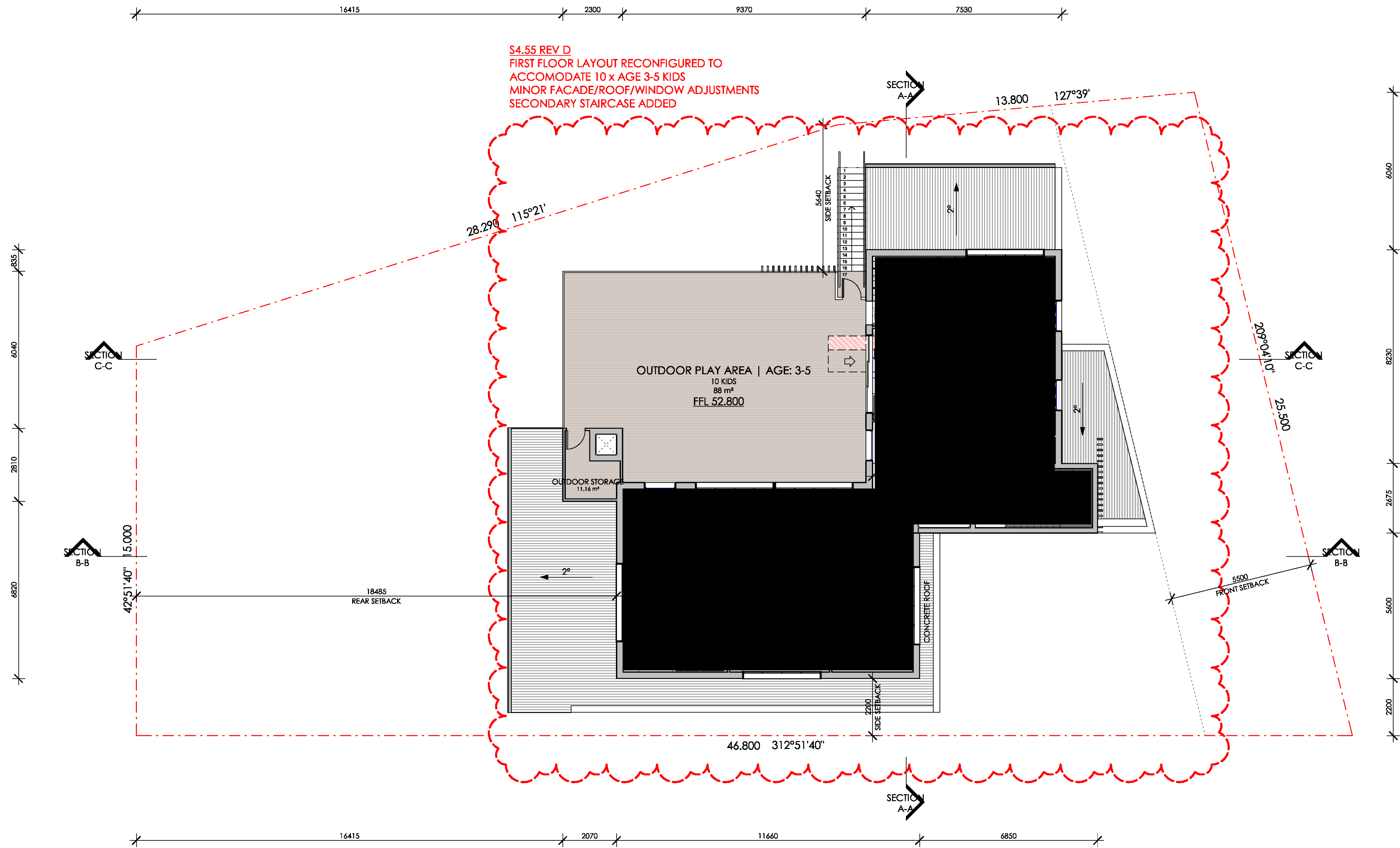
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DRAWING TITLE
GROUND FLOOR PLAN

PROJECT NUMBER
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1 : 100

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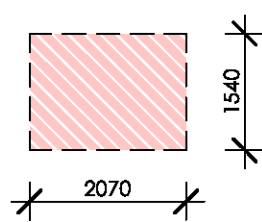


1 FIRST FLOOR
1 : 100

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DEMOLISHED	DEEP SOIL
BUILDING FOOTPRINT	CIRCULATION SPACE
	0 - 2 INDOOR PLAY AREA
	2 - 3 INDOOR PLAY AREA
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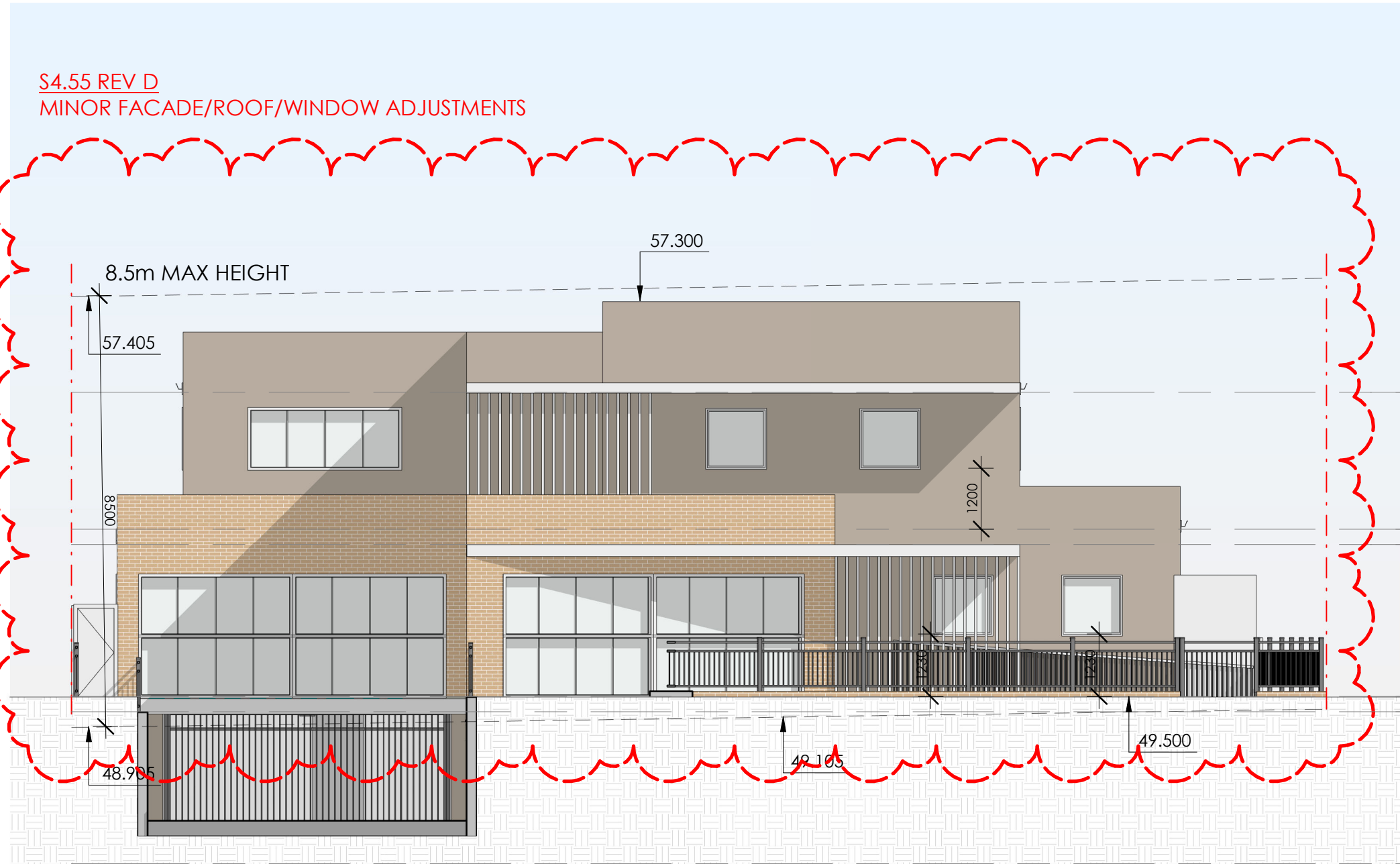
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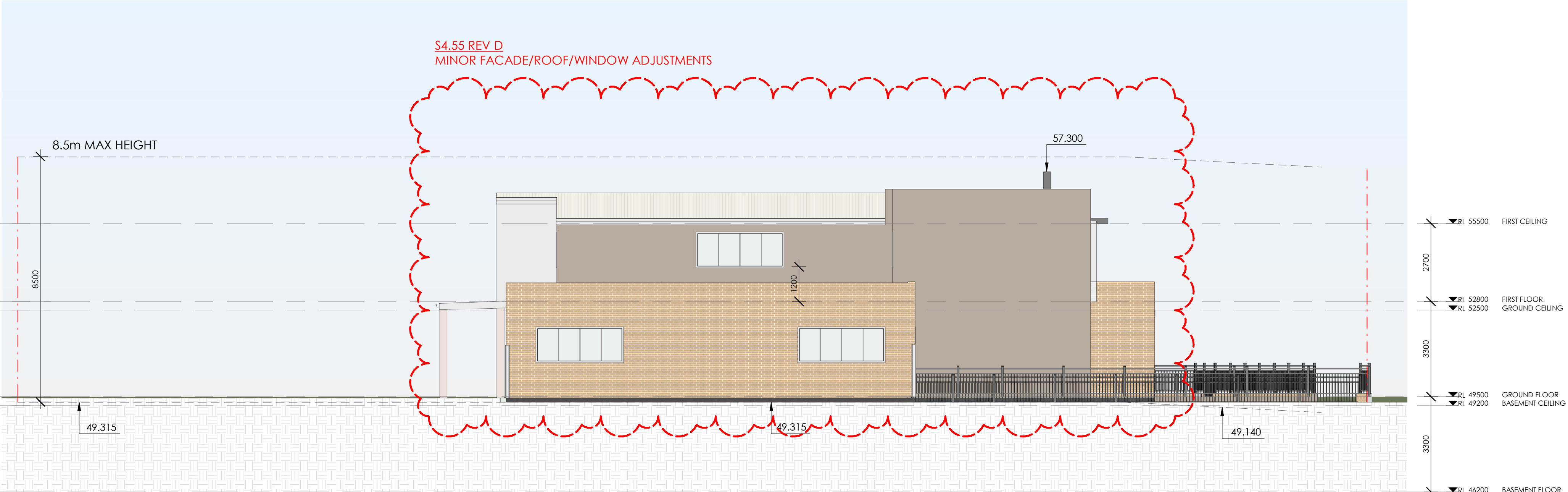
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DRAWING TITLE
FIRST FLOOR PLAN

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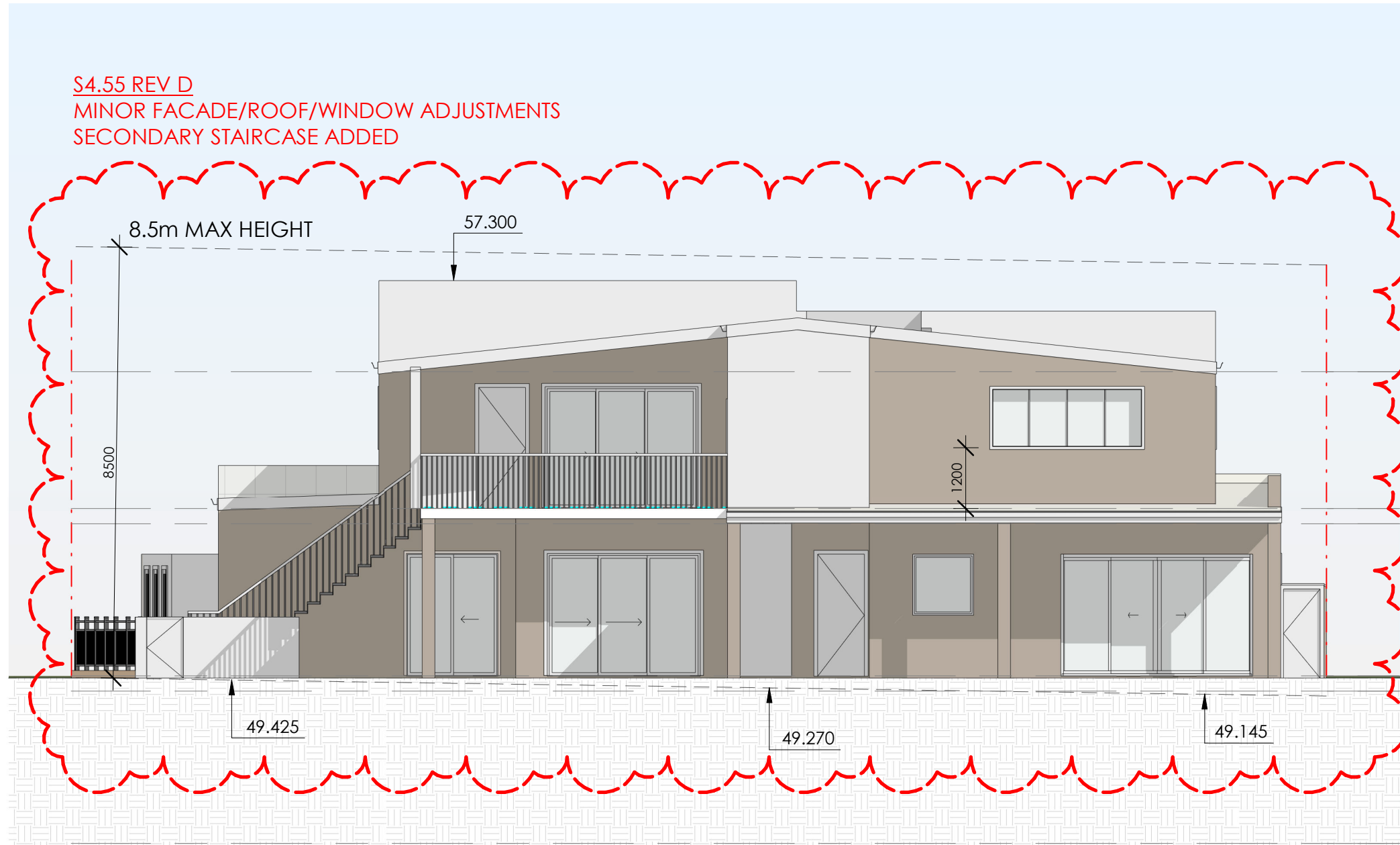
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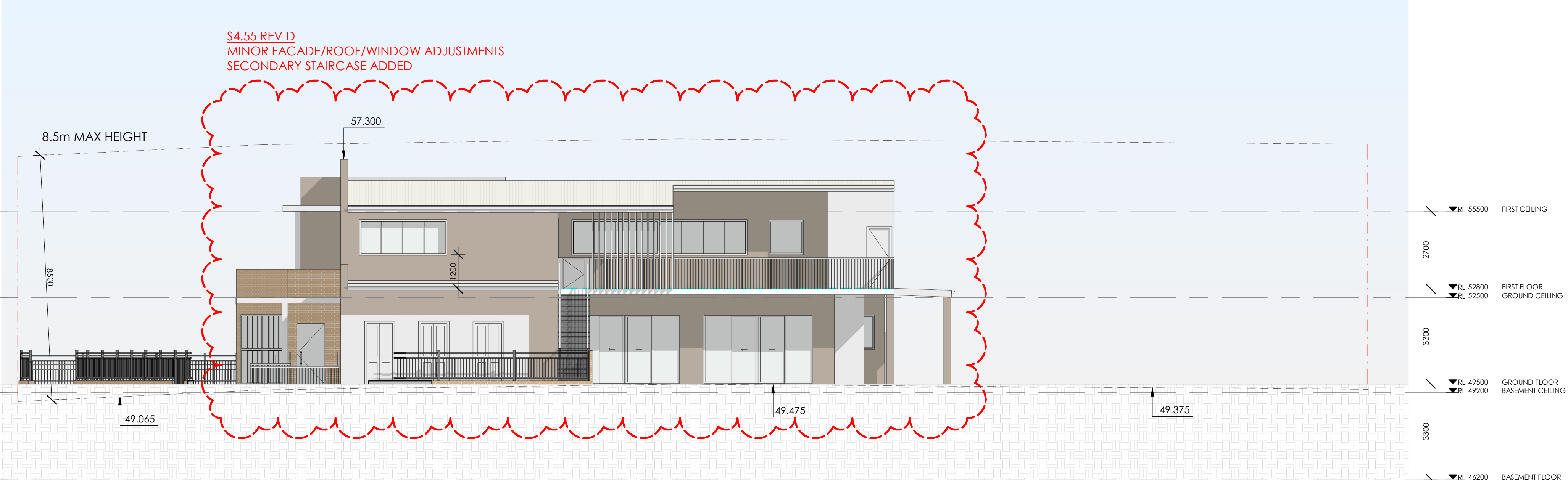
1 SOUTH EAST ELEVATION
1 : 100



2 SOUTH WEST ELEVATION
1 : 100



3 NORTH WEST ELEVATION
1 : 100



4 NORTH EAST ELEVATION
1 : 100

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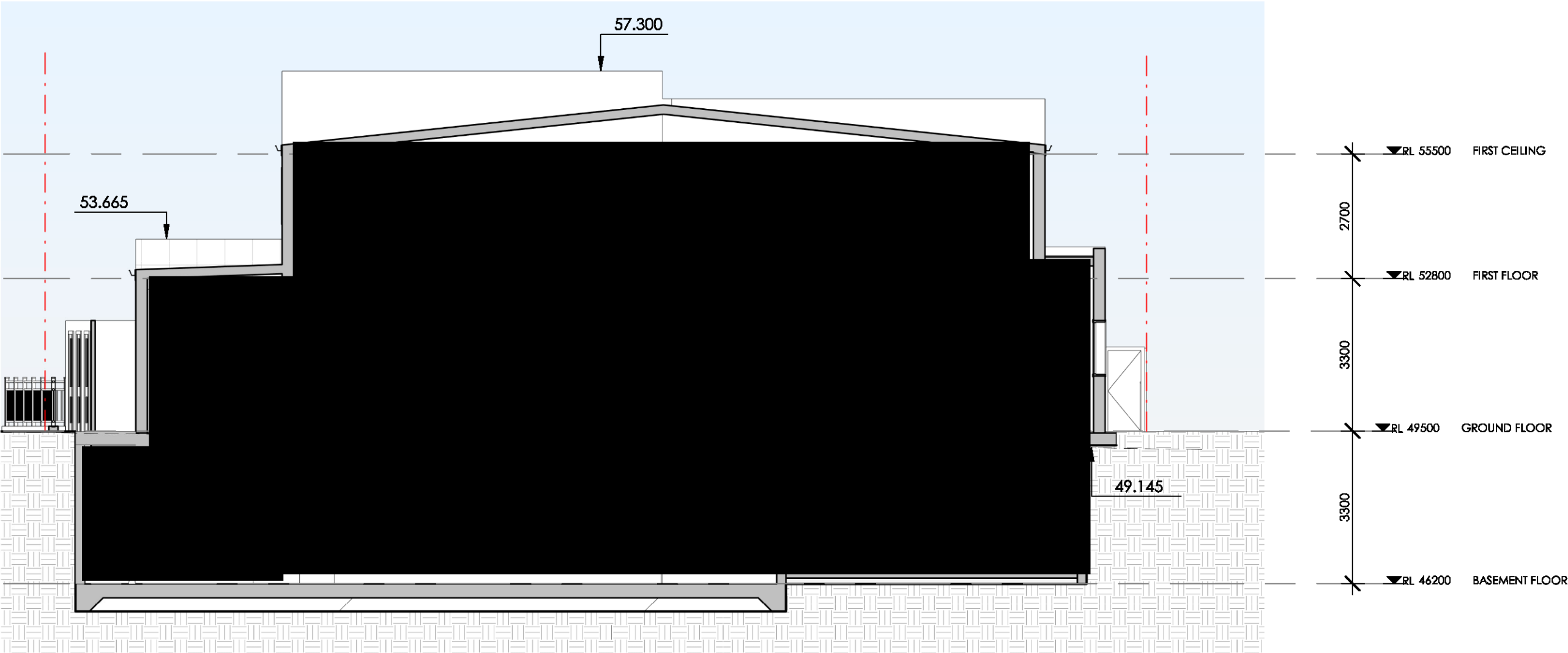


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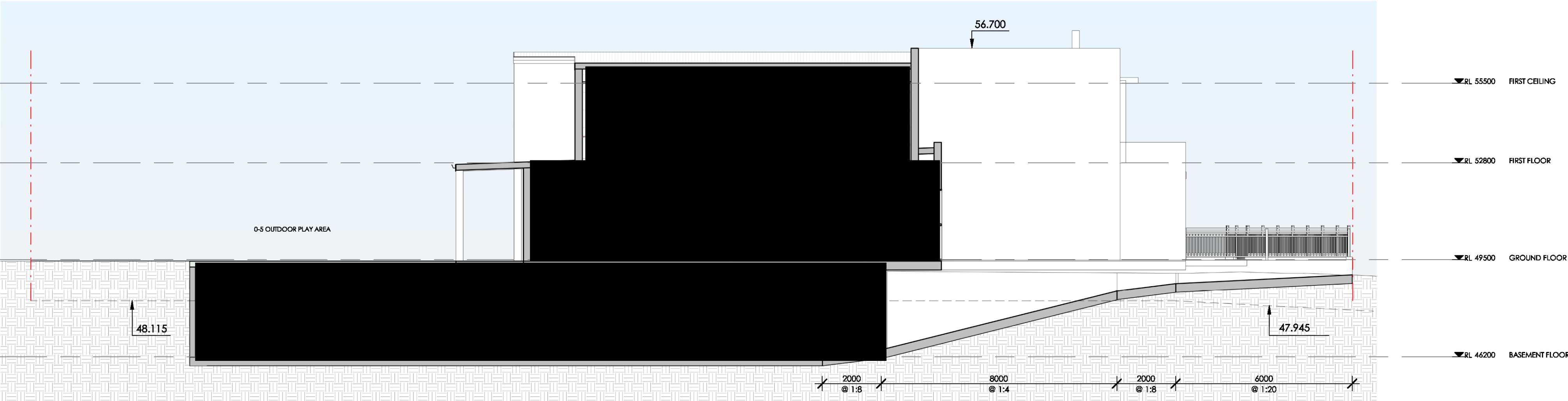
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DRAWING TITLE
ELEVATIONS

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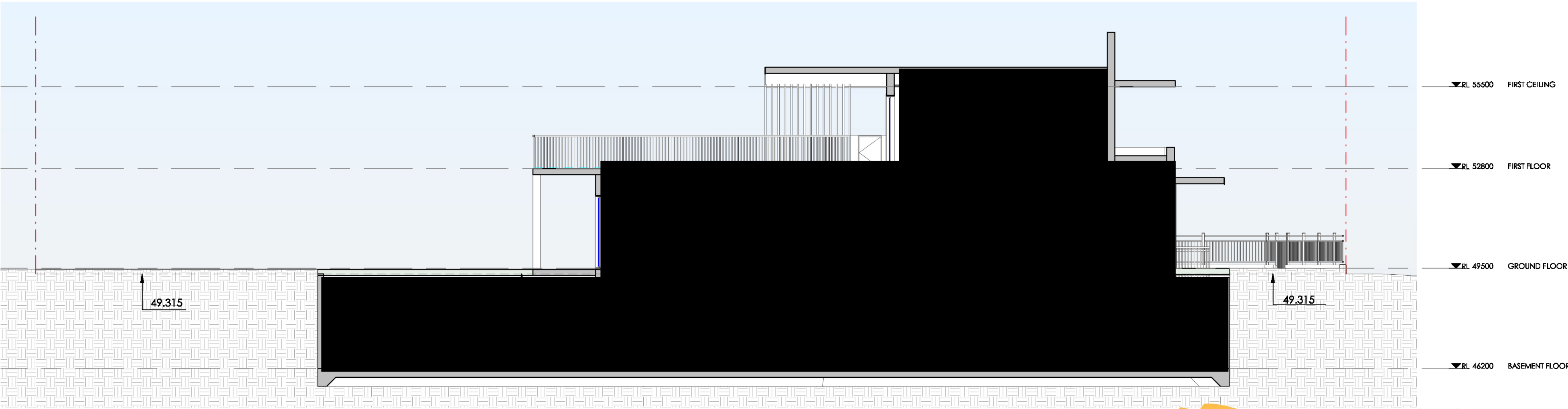
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1 SECTION A-A
1 : 100



2 SECTION B-B
1 : 100



3 SECTION C-C
1 : 100

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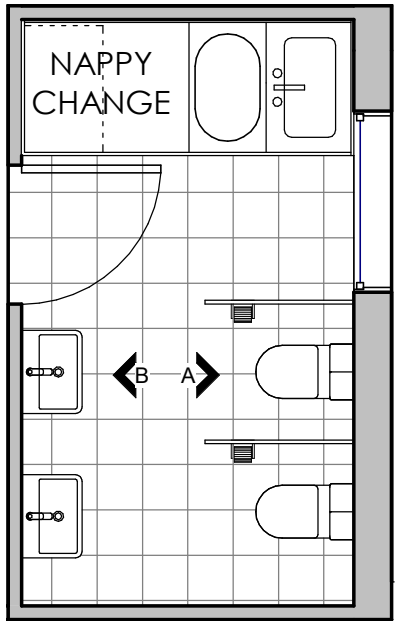
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DRAWING TITLE
SECTIONS

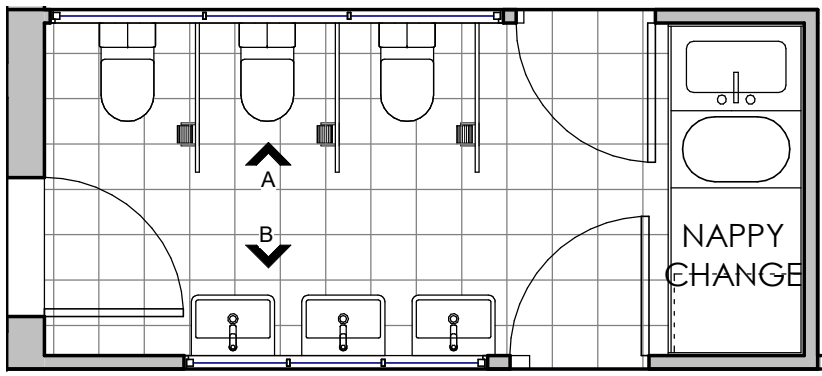
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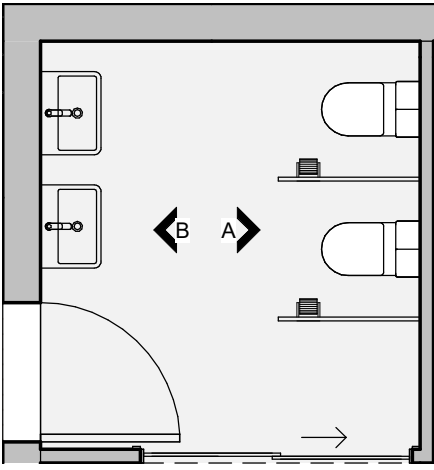
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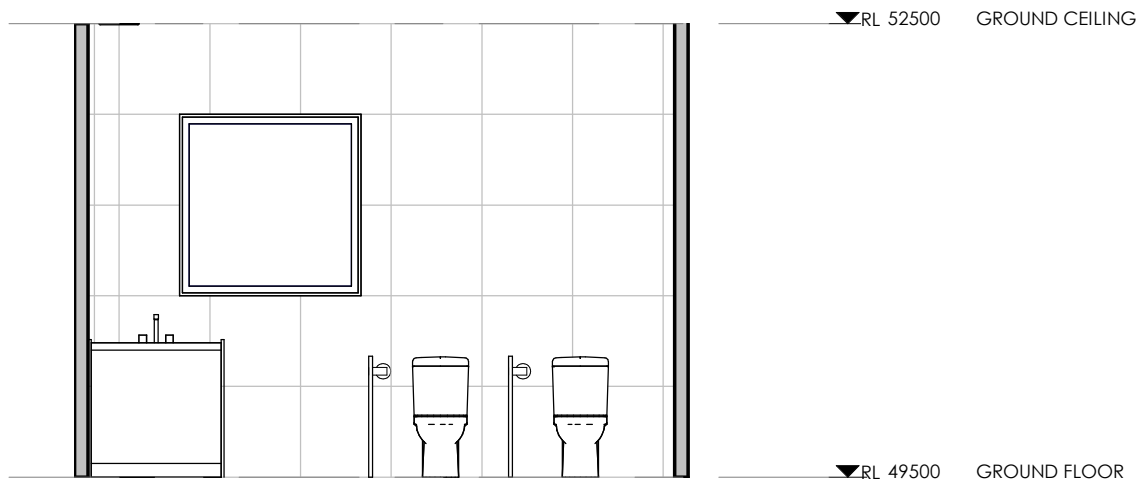
1 0-2 BATH / N.C PLAN
1 : 50



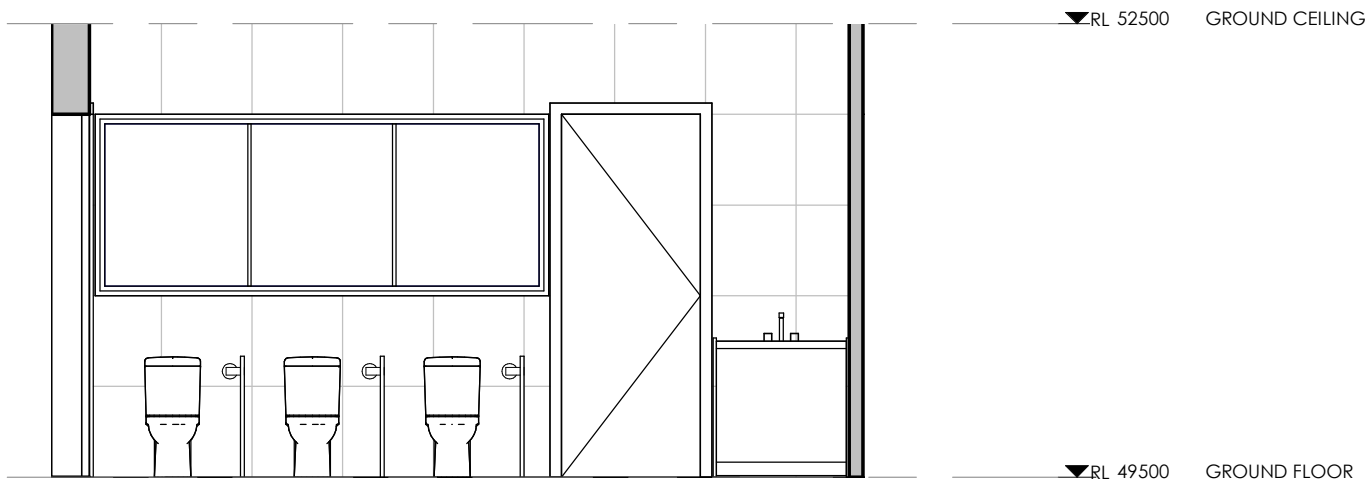
4 2-5 BATH / N.C PLAN
1 : 50



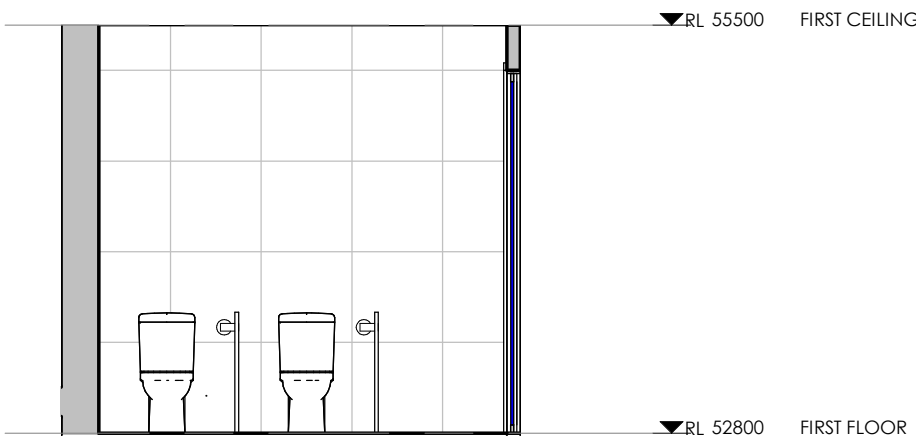
7 3-5 BATH PLAN
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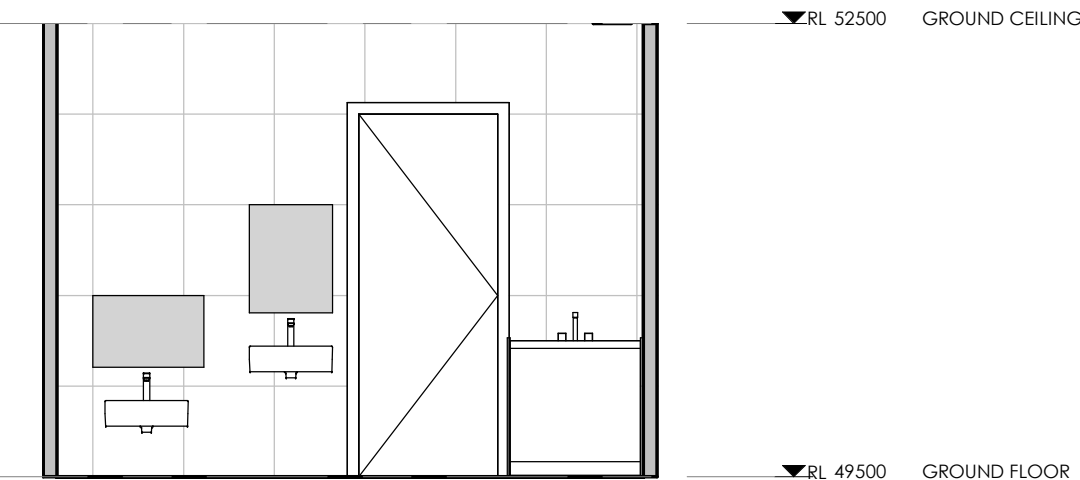
2 0-2 BATH / N.C ELEVATION B
1 : 50



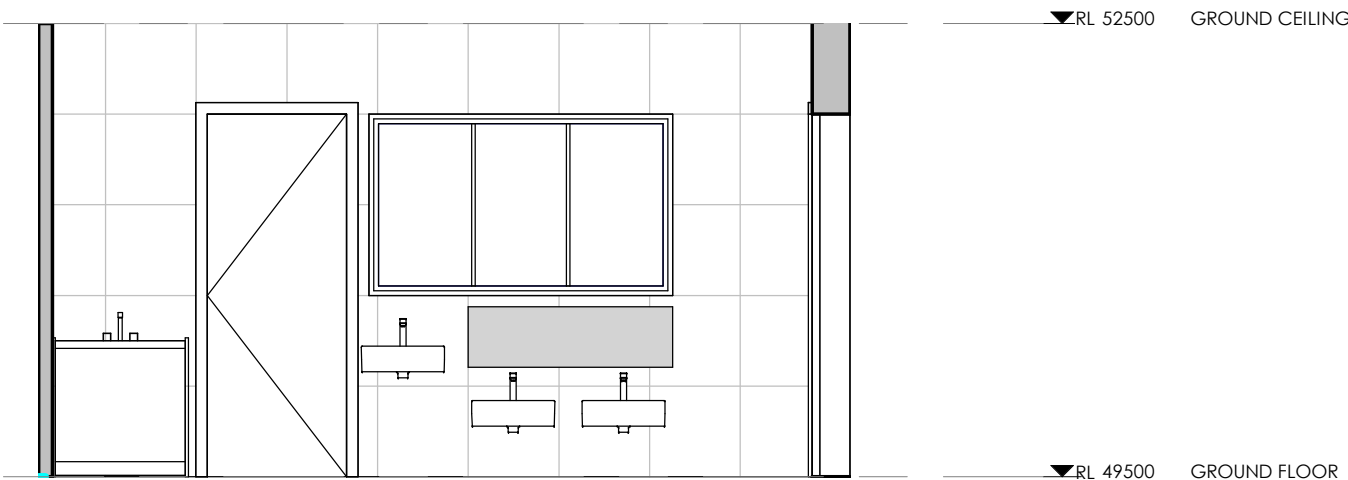
5 2-5 BATH / N.C ELEVATION A
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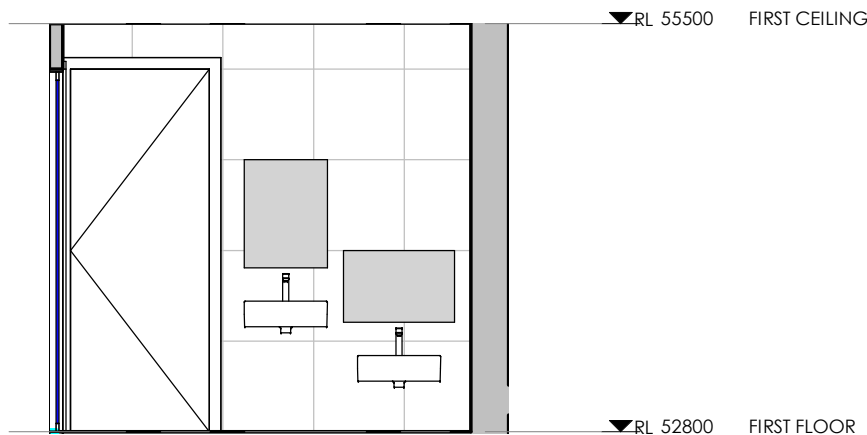
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3 0-2 BATH / N.C ELEVATION A
1 : 50



6 2-5 BATH / N.C ELEVATION B
1 : 50



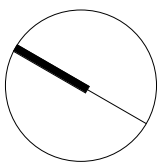
9 3-5 BATH ELEVATION B
1 : 50

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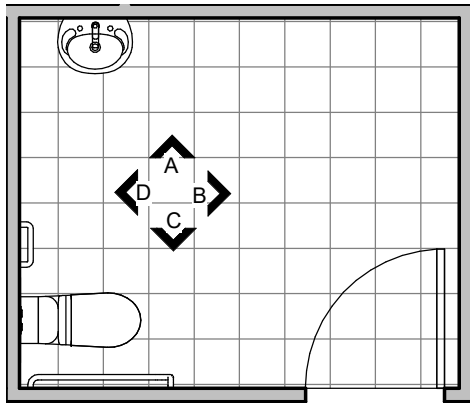
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PROPOSED CHILD CARE CENTRE
19 TODD ROW, ST CLAIR NSW 2759
DRAWING TITLE
CALLOUT ELEVATIONS



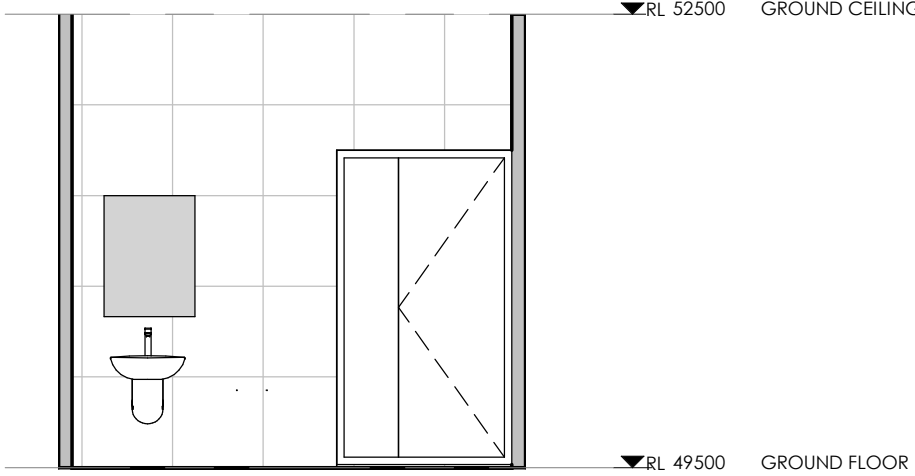
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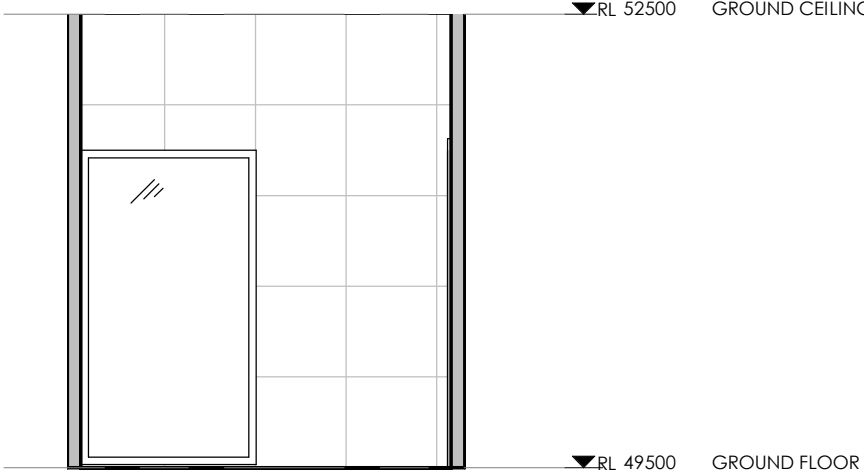
FOR SECTION 4.55



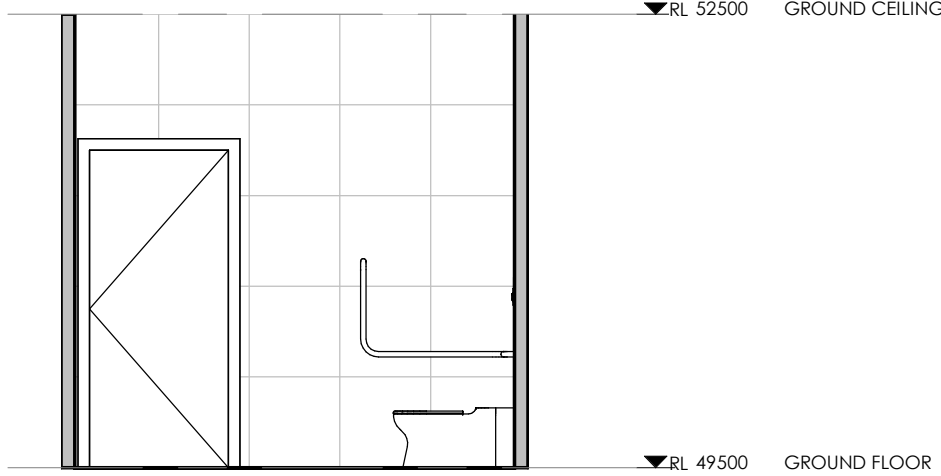
1 ACC. BATH DETAIL - RH
1 : 50



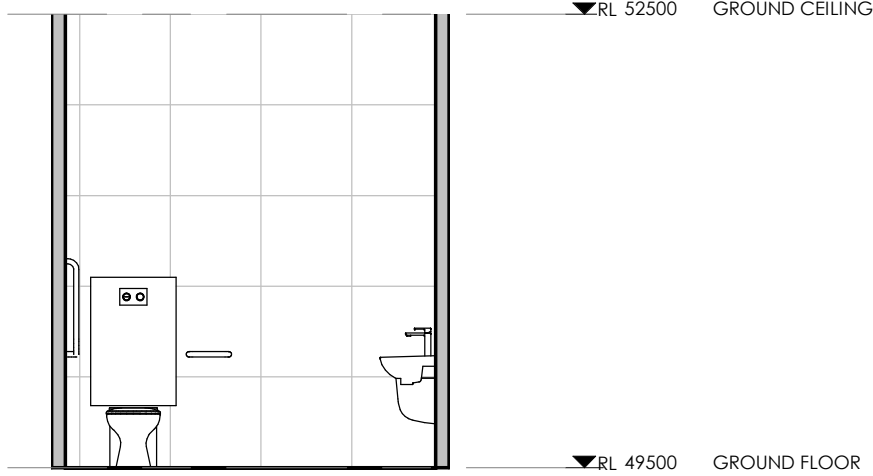
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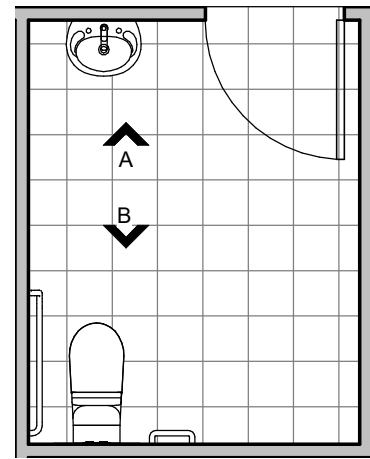
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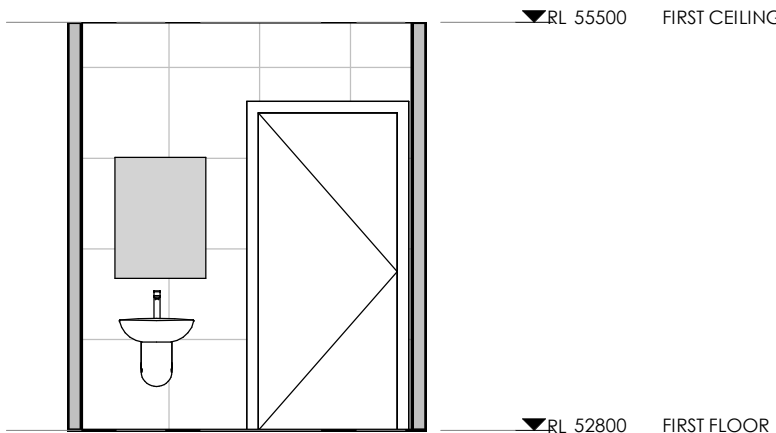
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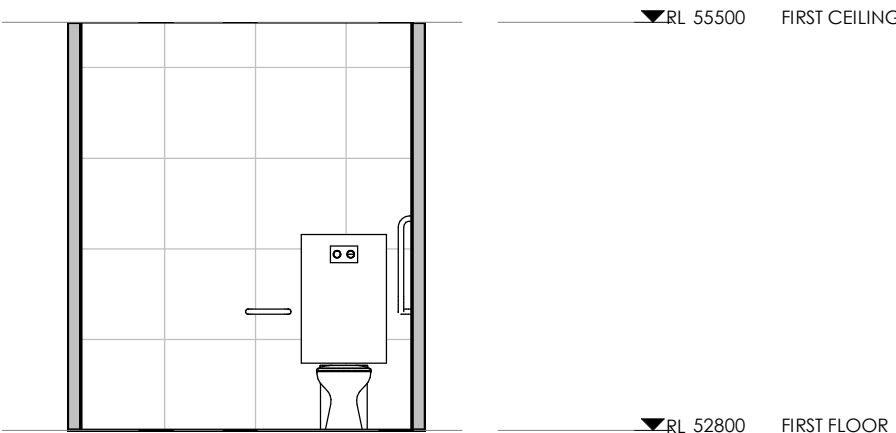
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6 ACC. BATH DETAIL - LH
1 : 50



7 ACC. BATH LH ELEVATION A
1 : 50



8 ACC. BATH ELEVATION B
1 : 50

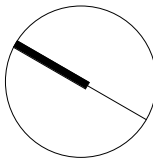
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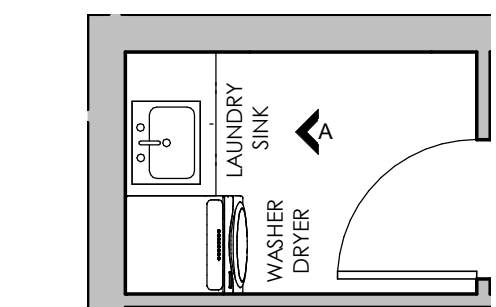
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19 TODD ROW, ST CLAIR NSW 2759
DRAWING TITLE
ACC. BATH DETAIL

PROJECT NUMBER
DRAWING NUMBER
DRAWN BY
CHECKED BY
SCALE @ A1
1 : 50



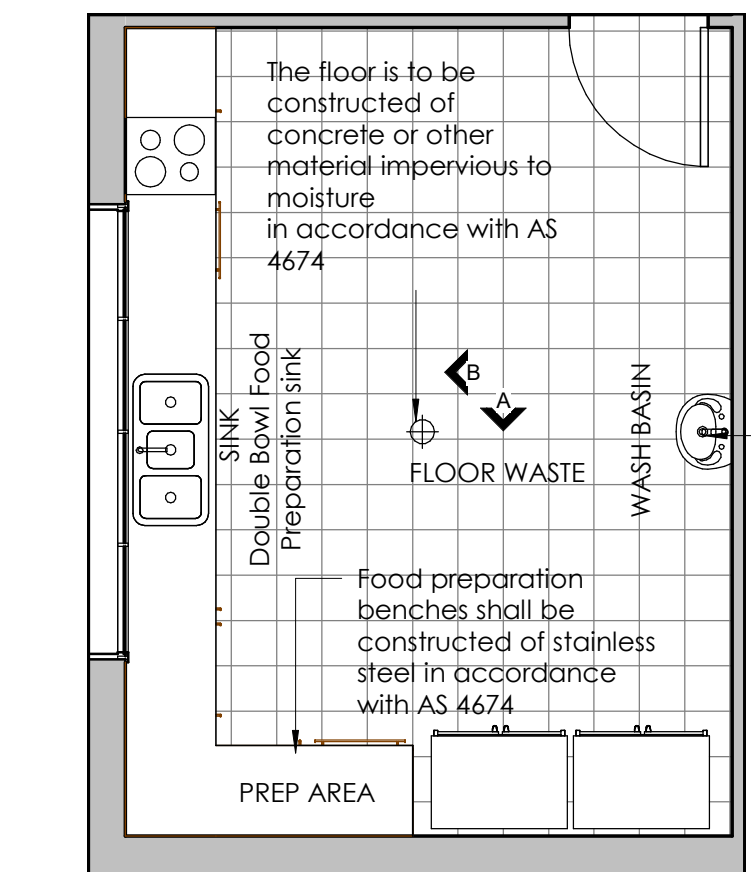
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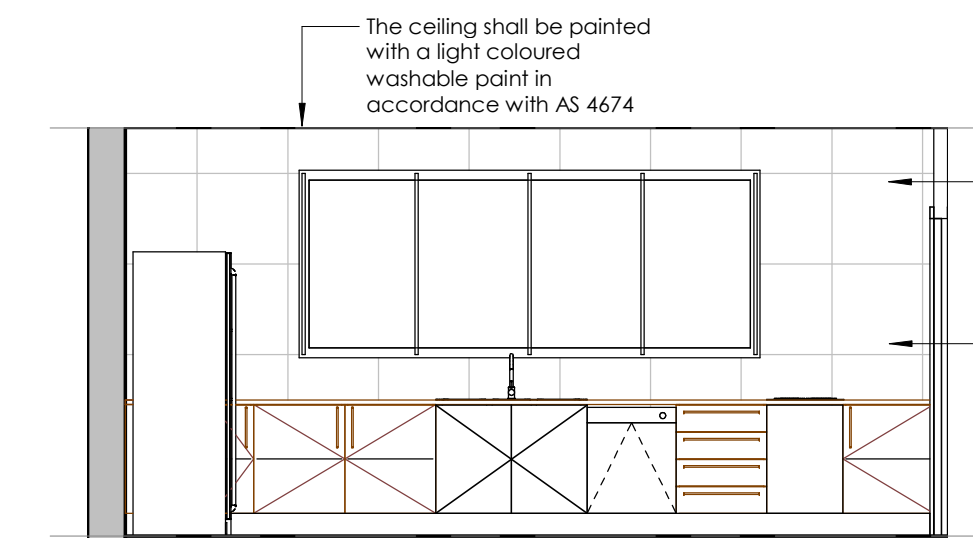
1 LAUNDRY PLAN

1 : 50



3 KITCHEN PLAN

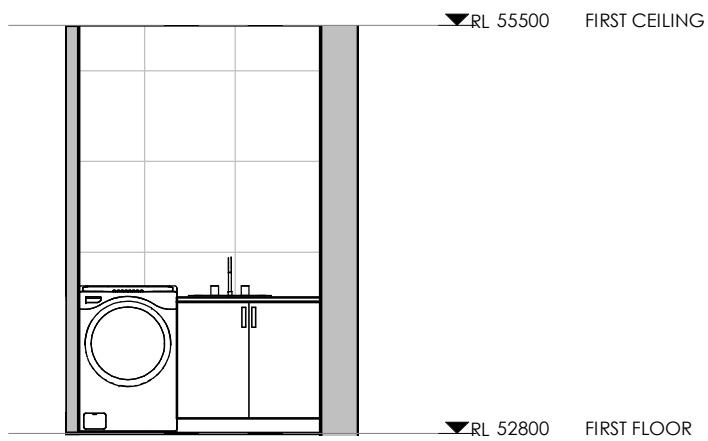
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5 KITCHEN ELEVATION B

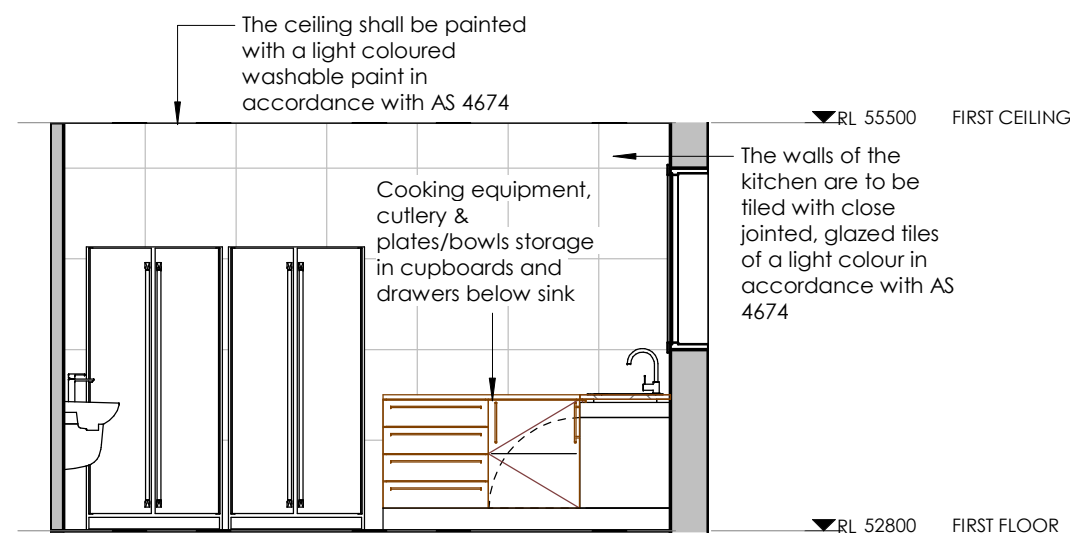
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REV	DESCRIPTION	DATE
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2 LAUNDRY ELEVATION A

1 : 50



4 KITCHEN ELEVATION A

1 : 50

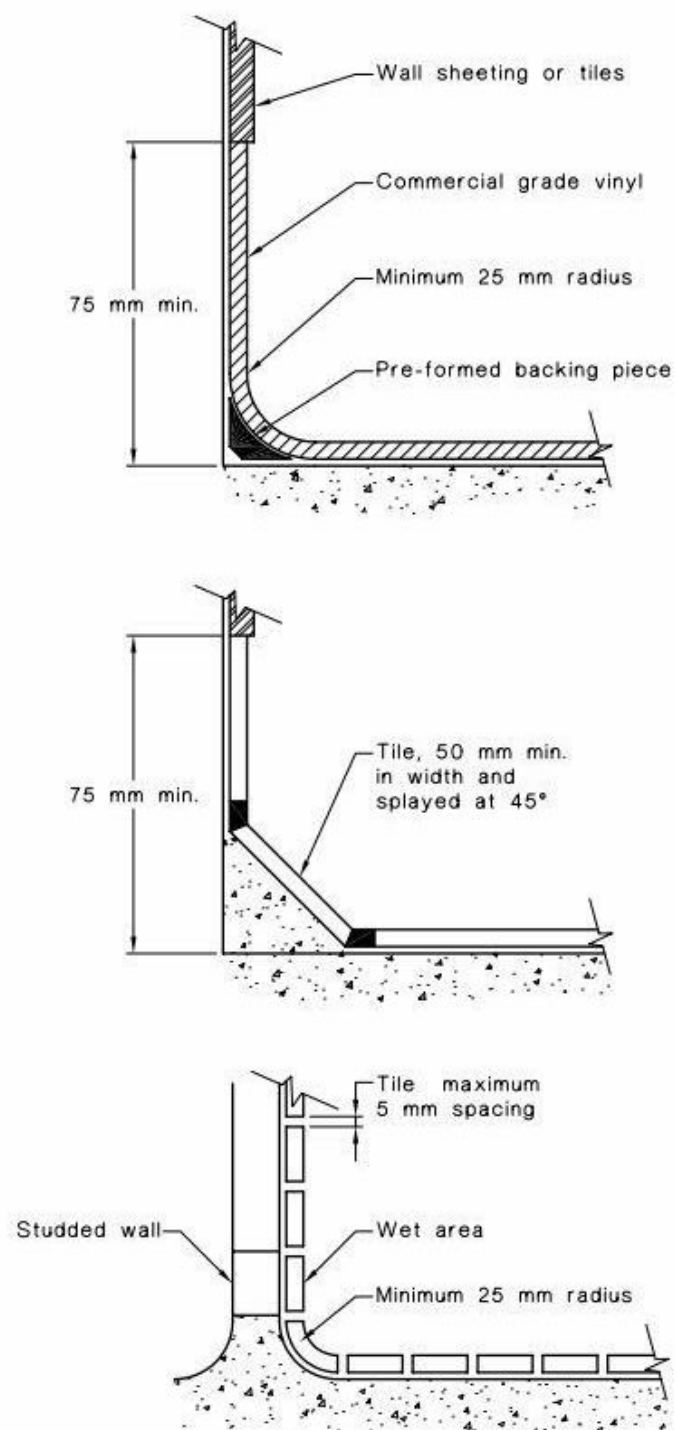


FIGURE 3.1 TYPICAL COVING METHODS

FOOD TO BE PROVIDED

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

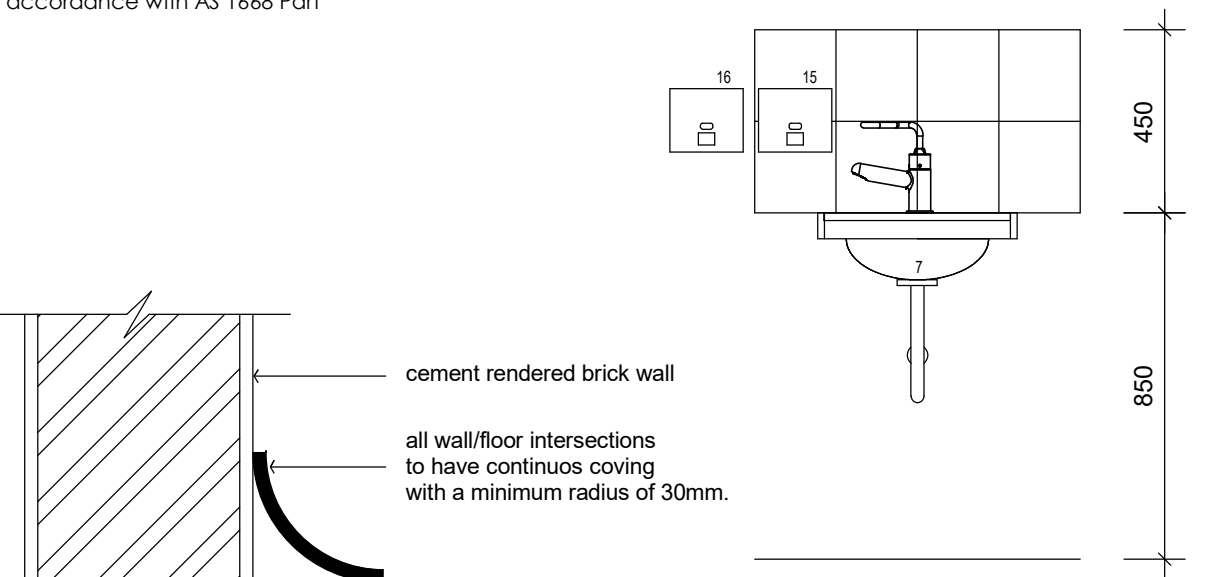
Table 3 – Daily food amounts for children (2 to 5 years)¹.

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.

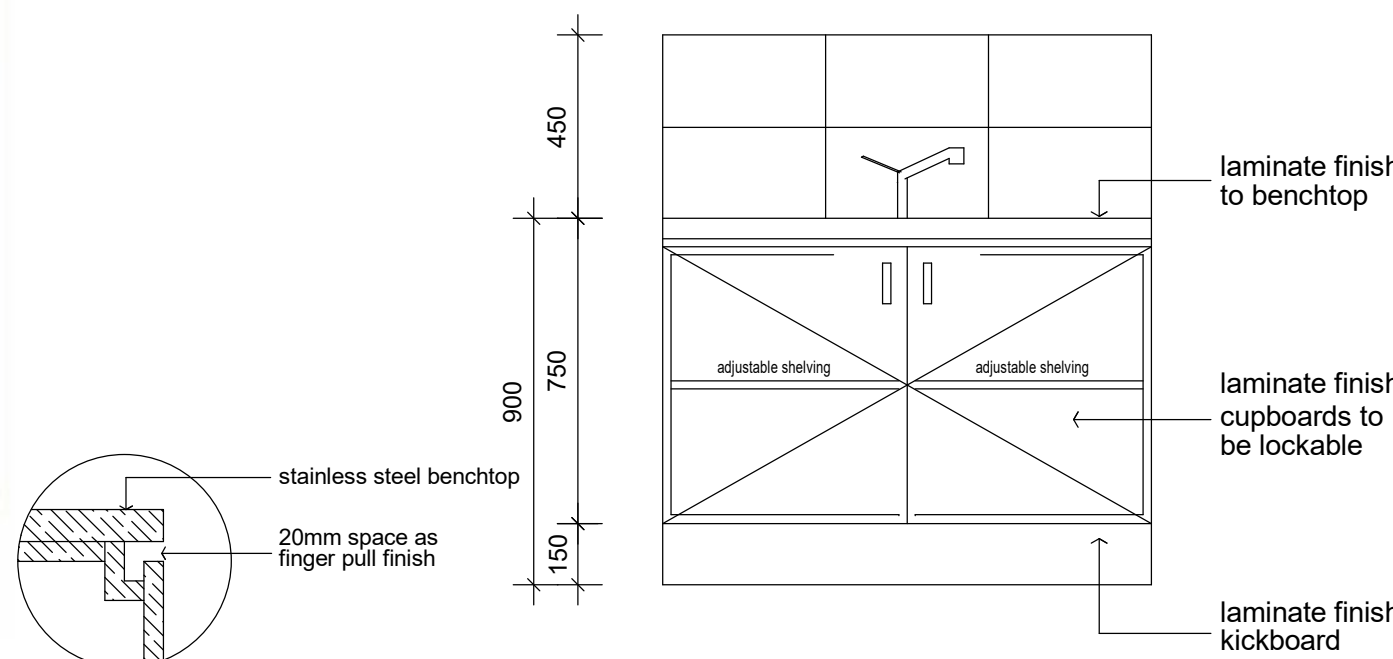
Child Care Centre Kitchen
The premises are to be constructed and fitted out strictly in accordance with the Australian/New Zealand Food Safety Standards Code 3.2.3 'Food Premises & Equipment' and Australian Standard 4674.2004 Design, Construction & Fit Out of Food Premises.
a) Ceiling
A rigid smooth 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, freezing 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 Standards Code 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 all 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 than 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

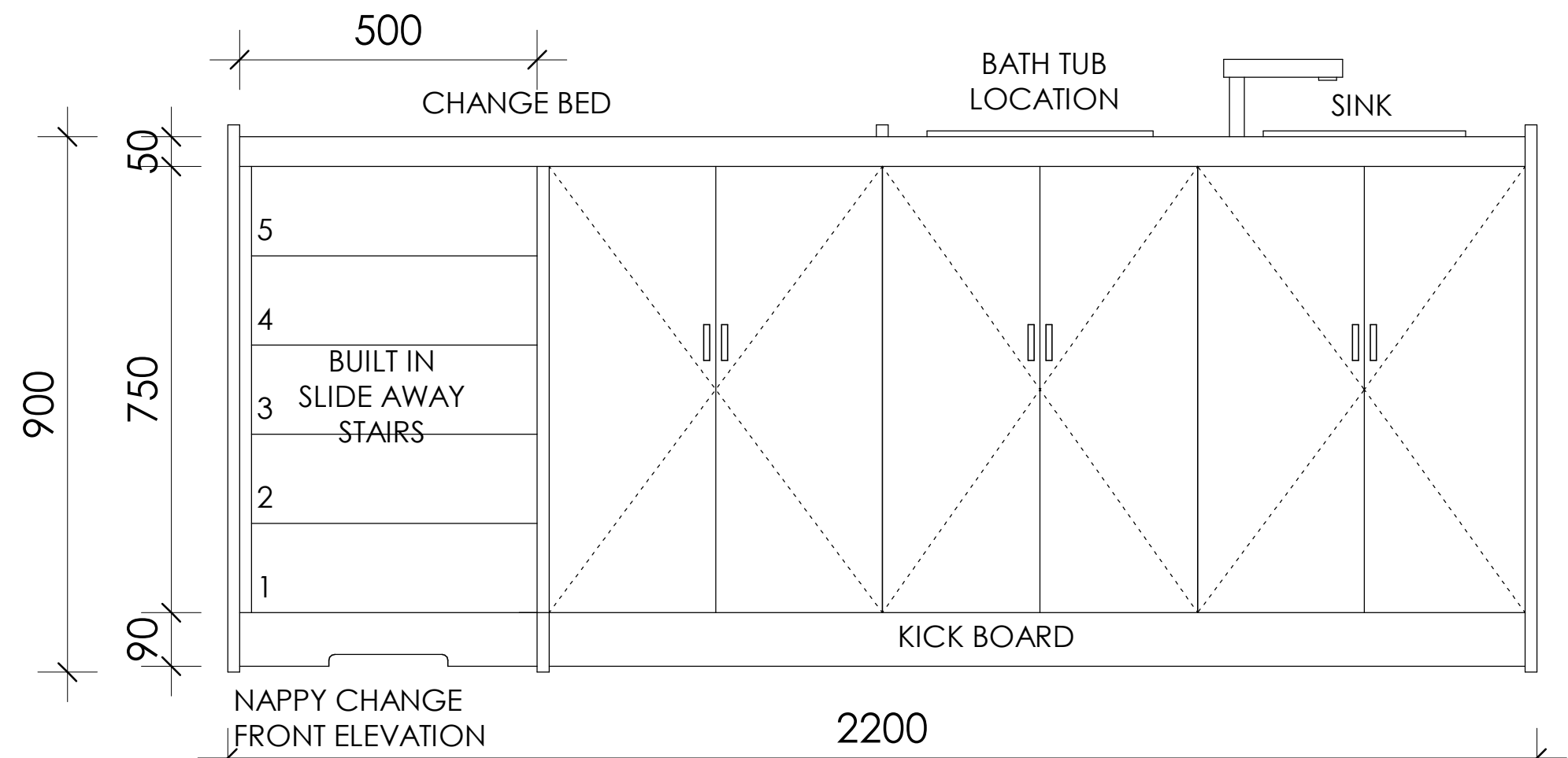
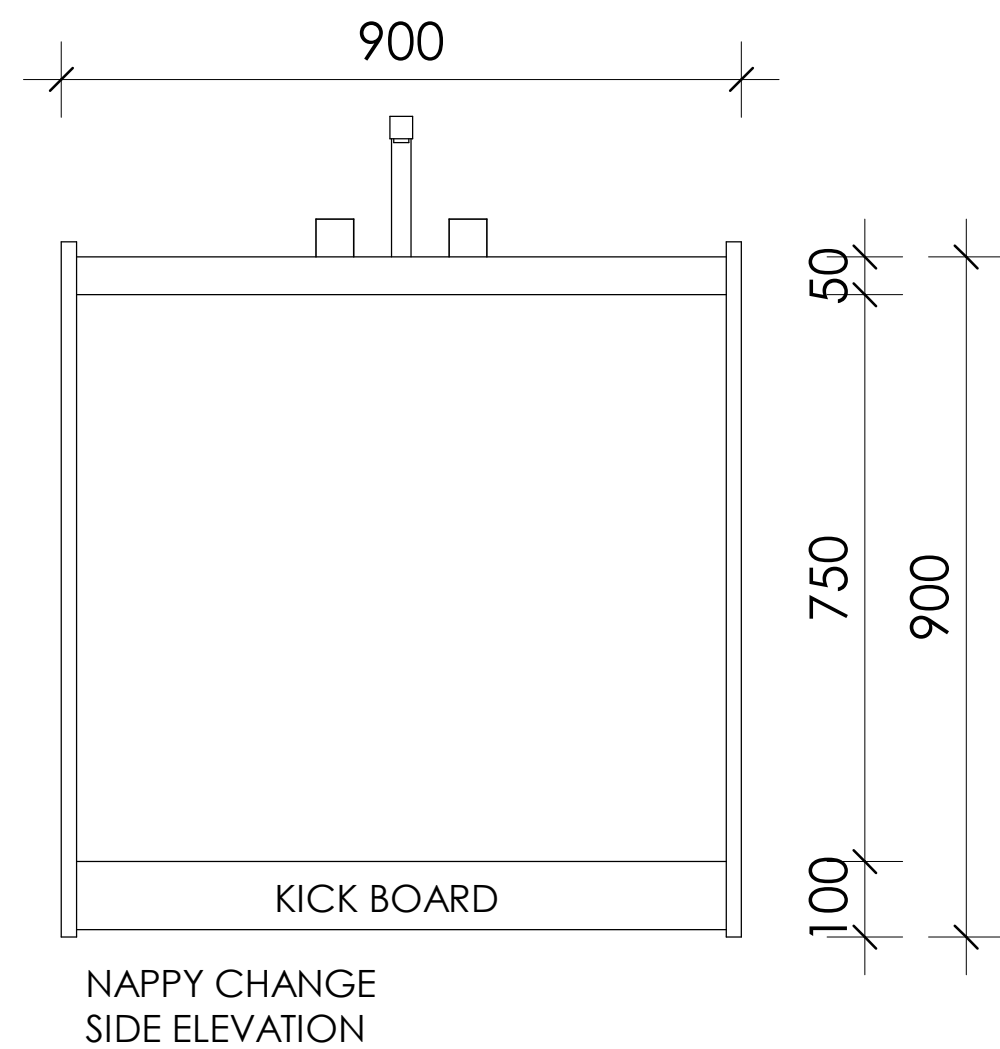
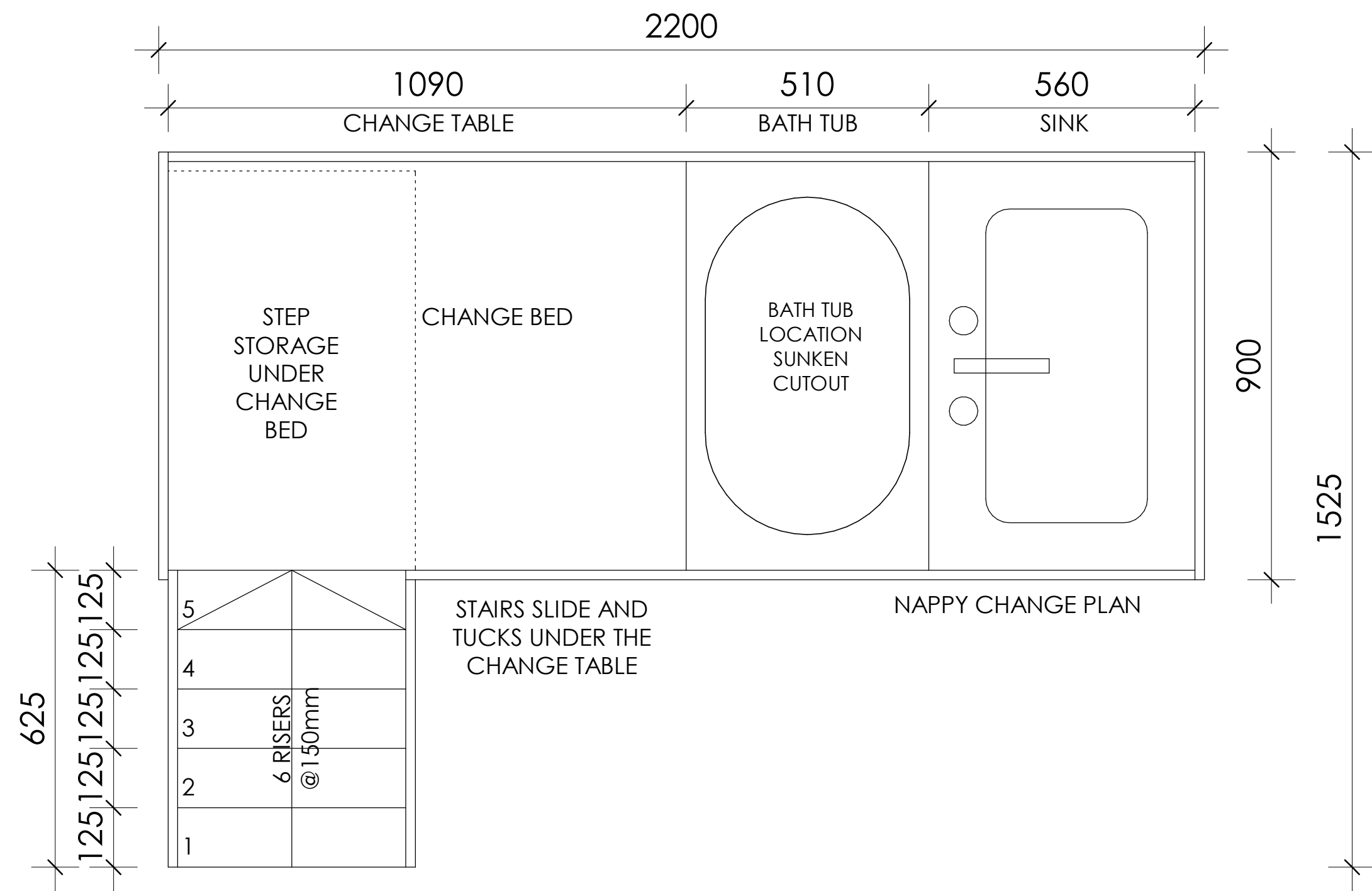
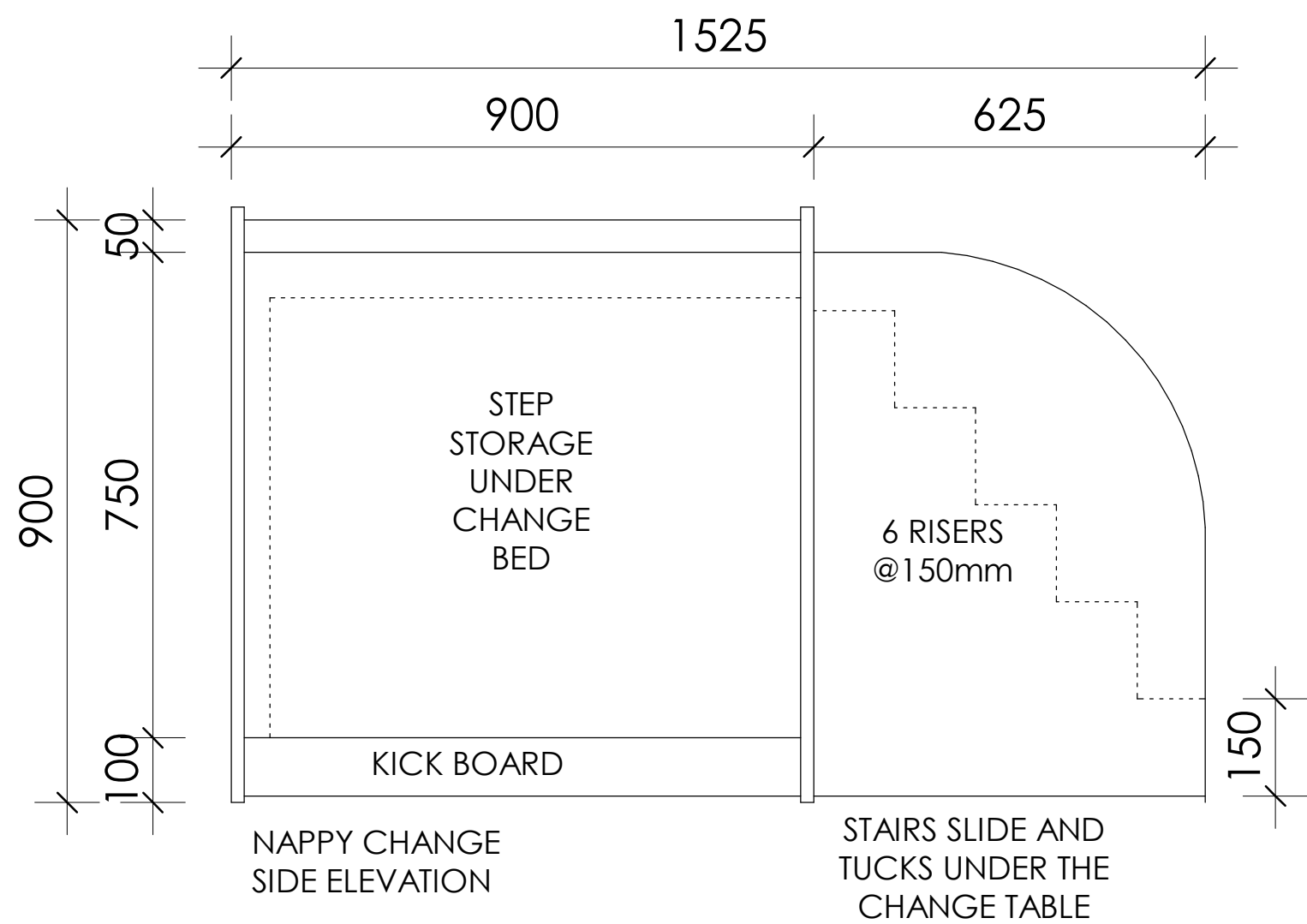
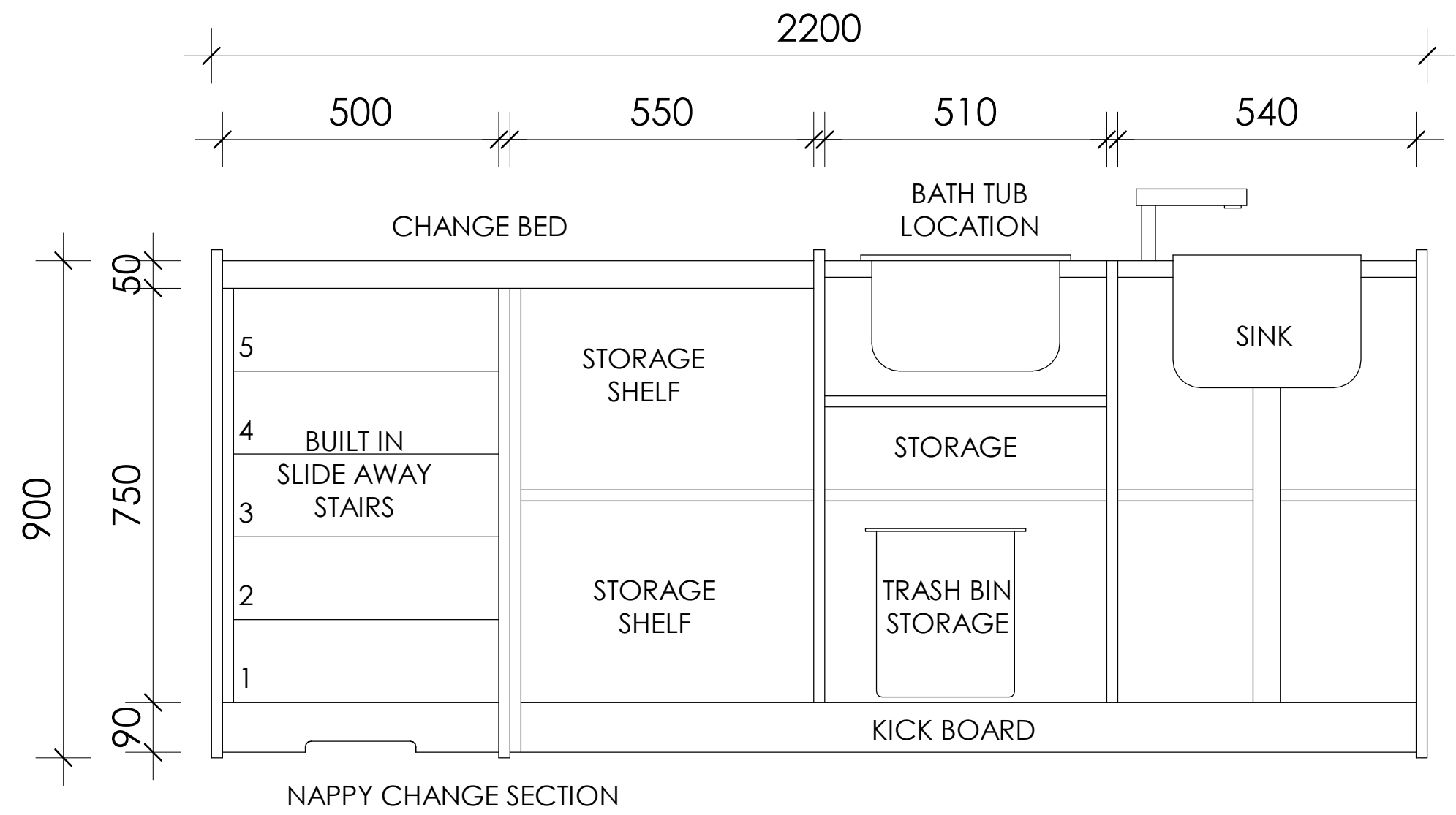


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19 TODD ROW, ST CLAIR NSW 2759
DRAWING TITLE
KITCHEN + LAUNDRY DETAIL

PROJECT NUMBER
22048
DRAWING NUMBER
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SCALE @ A1
1 : 50
CHECKED BY
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1 Nappy Change Detail

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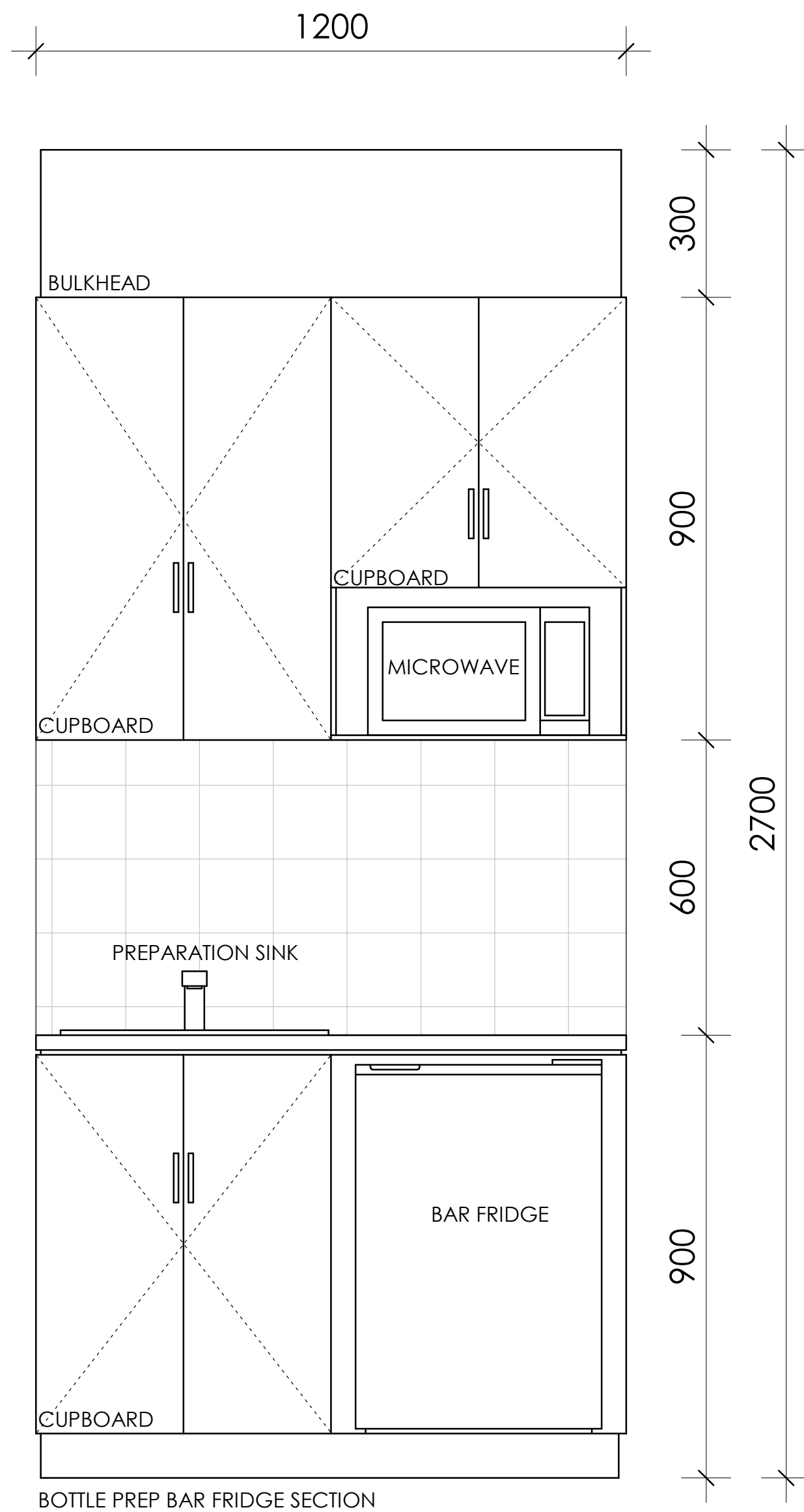
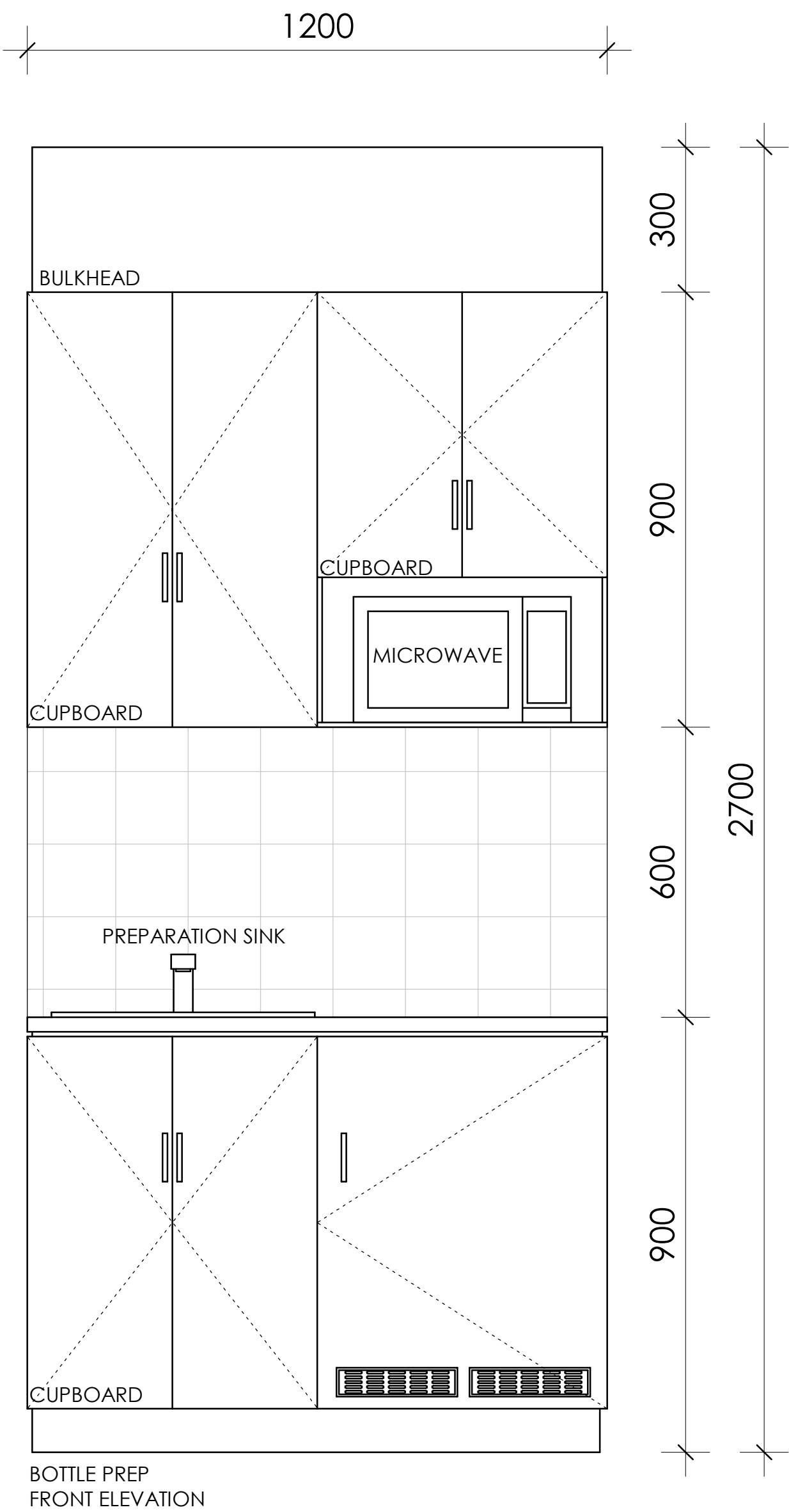
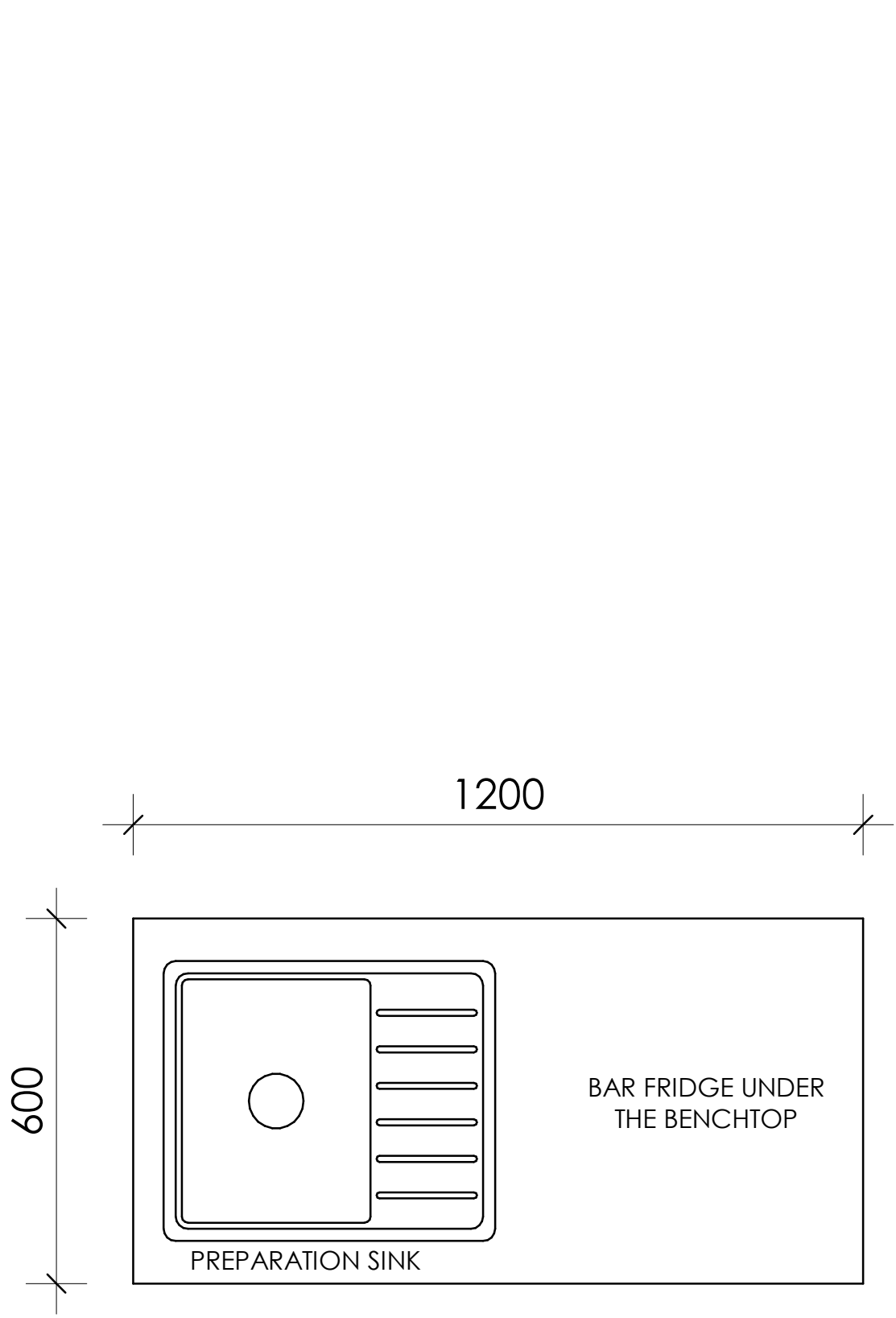
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PROJECT TITLE
PROPOSED CHILD CARE CENTRE
19 TODD ROW, ST CLAIR NSW 2759
DRAWING TITLE
NAPPY CHANGE DETAIL

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1 Bottle Prep. Detail
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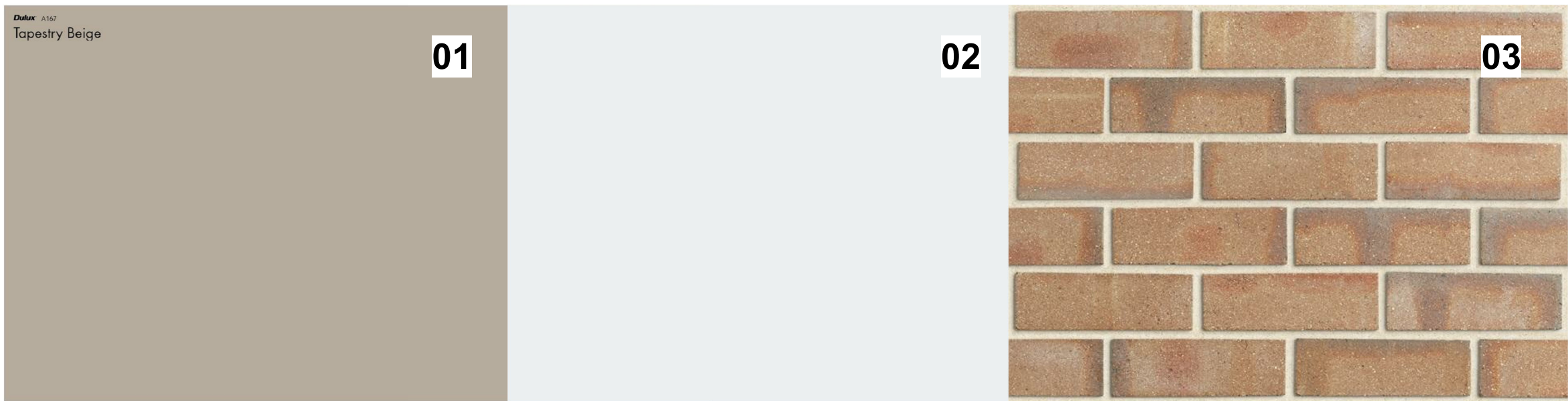
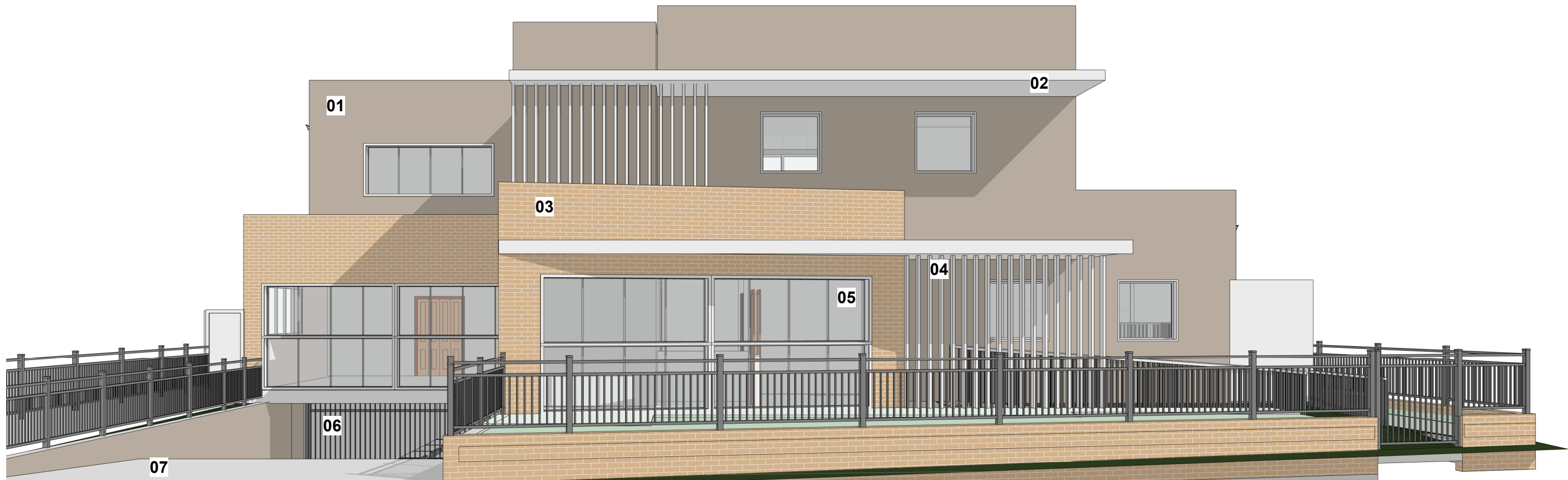
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SCHEDULE OF MATERIALS AND FINISHES

REFERENCE	ELEMENT	MATERIAL	FINISH / SPECIFICATION
01	EXTERNAL WALL	RENDER AND PAINT	DULUX A167 TAPESTRY BEIGE OR SIMILAR
02	EXTERNAL WALL	RENDER AND PAINT	DULUX WHITE ON WHITE OR SIMILAR
03	EXTERNAL WALL	BRICK	PHG DRY PRESSED BRICK / RED RUM OR SIMILAR
04	ARCHITECTURAL FEATURE	PRIVACY SCREENS/LOUVERS	POWDER COATED MAT WHITE ALUMINIUM
05	SLIDING DOOR	GLASS SET IN POWDER COATED ALUMINIUM FRAME	DULUX MAT WHITE COLOUR OR SIMILAR
06	GARAGE DOOR	OPEN SPACING ALUMINUM SCREENING	GREY ALUMINUM SCREENING
07	DRIVEWAY	CONCRETE	POLISHED CONCRETE / CHARCOAL FINISH

REV	DESCRIPTION	DATE
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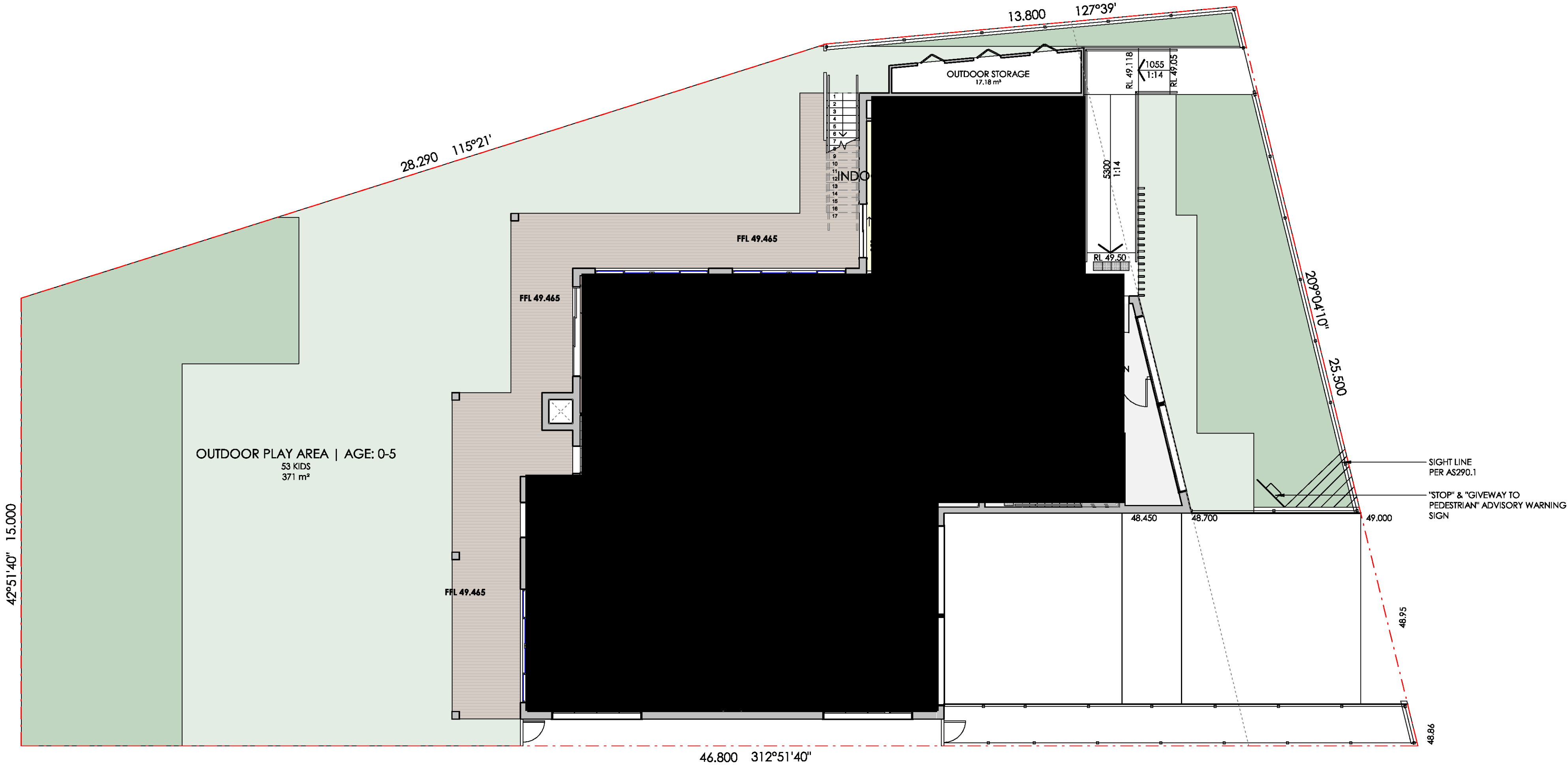
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FOR SECTION 4.55

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19 TODD ROW, ST CLAIR NSW 2759		
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SCHEDULE OF EXTERNAL FINISHES		
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CALCULATION SCHEDULE

Name	Area
0-2 BATH	8 m²
2-5 BATH	11 m²
3-5 BATH	7 m²
ACCESSIBLE	6 m²
ACCESSIBLE WC	7 m²
BIN ROOM	14 m²
COT ROOM	6 m²
FOYER	31 m²
INDOOR PLAY AREA AGE: 0-2	28 m²
INDOOR PLAY AREA AGE: 2-3	50 m²
INDOOR PLAY AREA AGE: 3-5	99 m²
INDOOR PLAY AREA AGE: 3-5	35 m²
KITCHEN	21 m²
LDY	4 m²
LIFT	5 m²
LIFT	5 m²
LIFT	5 m²
MEETING ROOM	17 m²
OUTDOOR PLAY AREA AGE: 0-5	371 m²
OUTDOOR PLAY AREA AGE: 3-5	88 m²
OUTDOOR STORAGE	7 m²
OUTDOOR STORAGE	4 m²
STAFF ROOM	12 m²
STAIRS	10 m²
STAIRS	10 m²
STAIRS	10 m²
STORAGE	1 m²
STORAGE	1 m²
STORAGE	1 m²
STORAGE	2 m²
STORAGE	1 m²



1 GF CALCULATION PLAN
1 : 100

REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	20/12/19
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D	\$4.55	18/10/21

KEY			
SITE BOUNDARY		LANDSCAPE	
		DEEP SOIL	
DEMOLISHED		CIRCULATION SPACE	
		0 - 2 INDOOR PLAY AREA	
BUILDING FOOTPRINT		2 - 3 INDOOR PLAY AREA	
		3 - 5 INDOOR PLAY AREA	

NOTE
RECESSED FLOOR TRACKS TO BE USED
FOR ALL EXTERNAL SLIDING DOORS
ALL DOORS TO BE 850mm CLEAR
MIN CIRCULATION SPACE TO BE
PROVIDED PER BELOW



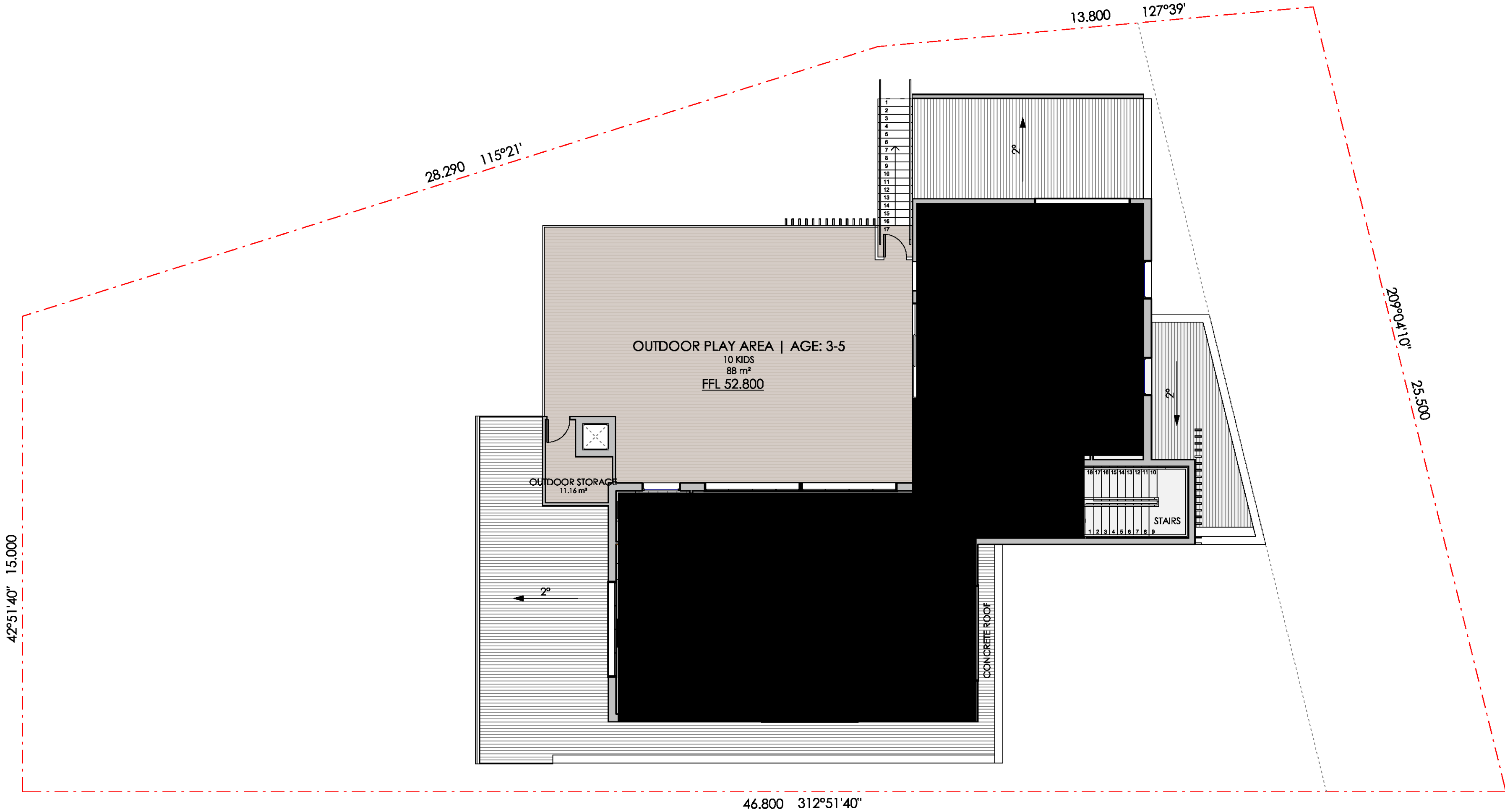
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PROJECT TITLE
PROPOSED CHILD CARE CENTRE
19 TODD ROW, ST CLAIR NSW 2759
DRAWING TITLE
CALCULATION PLAN (GROUND FLOOR)

PROJECT NUMBER
DRAWING NUMBER
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22048
SCALE @ A1
1 : 100
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NOMINATED ARCHITECT BEN VITALE REG NO. 8977

CALCULATION SCHEDULE		
Name	Area	
0-2 BATH	8 m²	
2-5 BATH	11 m²	
3-5 BATH	7 m²	
ACCESSIBLE	6 m²	
ACCESSIBLE WC	7 m²	
BIN ROOM	14 m²	
COT ROOM	6 m²	
FOYER	31 m²	
INDOOR PLAY AREA AGE: 0-2	28 m²	
INDOOR PLAY AREA AGE: 2-3	50 m²	
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KITCHEN	21 m²	
LDY	4 m²	
LIFT	5 m²	
LIFT	5 m²	
LIFT	5 m²	
MEETING ROOM	17 m²	
OUTDOOR PLAY AREA AGE: 0-5	371 m²	
OUTDOOR PLAY AREA AGE: 3-5	88 m²	
OUTDOOR STORAGE	7 m²	
OUTDOOR STORAGE	4 m²	
STAFF ROOM	12 m²	
STAIRS	10 m²	
STAIRS	10 m²	
STAIRS	10 m²	
STORAGE	1 m²	
STORAGE	1 m²	
STORAGE	1 m²	
STORAGE	2 m²	
STORAGE	1 m²	



1 FF CALCULATION PLAN

1 : 100

REV	DESCRIPTION	DATE
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B	REQUEST FOR ADDITIONAL INFORMATION	04/03/20
C	CONSTRUCTION CERTIFICATE	06/10/20
D	\$4.55	18/10/21

KEY			
SITE BOUNDARY		LANDSCAPE	
DEMOLISHED		DEEP SOIL	
BUILDING FOOTPRINT		CIRCULATION SPACE	
		0 - 2 INDOOR PLAY AREA	
		2 - 3 INDOOR PLAY AREA	
		3 - 5 INDOOR PLAY AREA	

NOTE
RECESSED FLOOR TRACKS TO BE USED
FOR ALL EXTERNAL SLIDING DOORS
ALL DOORS TO BE 850mm CLEAR
MIN CIRCULATION SPACE TO BE
PROVIDED PER BELOW



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PROJECT TITLE
PROPOSED CHILD CARE CENTRE
19 TODD ROW, ST CLAIR NSW 2759
DRAWING TITLE
CALCULATION PLAN (FIRST FLOOR)

PROJECT NUMBER	DRAWING NUMBER	DRAWN BY
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1 : 100	Checker	

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