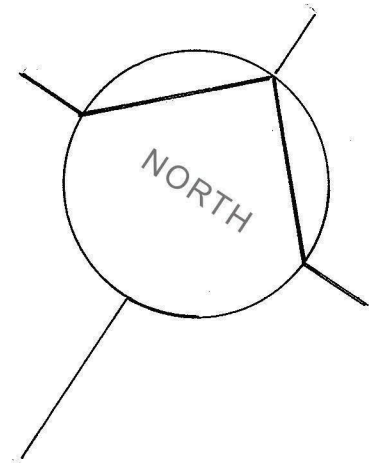




THIRD ROAD

PENRITH CITY COUNCIL

This plan / document relates to Development Consent: **DA18/0599**

COUNCIL DOES NOT ATTEST TO THE ACCURACY OF DETAILS IN PLANS

Subject to the conditions outlined in the consent

- GENERAL NOTES**
- all dimensions to be checked on site prior to the commencement of construction
 - do not scale from drawing, use figured dimensions only
 - all concrete & steel to structural engineer's details & specifications
 - all work to be in accordance with the National Construction Code
 - all work to be in accordance with local statutory authorities
 - registered surveyor to set out all new work
 - reinforced concrete footings to engineer's details & specifications
 - wall & roof framing to the National Framing Code
 - aluminium framed windows & external doors
 - colorbond steel roofing, gutters, downpipes, flashings & cappings
 - corrugated colorbond steel external wall cladding
 - connect downpipes to existing stormwater disposal system

DAY CARE CENTRE CALCULATIONS

uncumbered internal play area	72.38m2
uncumbered external play area	272.00m2
internal storage space	31.92m2
external storage space	6.00m2
total floor area	139.00m2 (including internal storage)
junior toilets	2
disabled toilet	1
proposed parking spaces	15

ESSENTIAL PERFORMANCE STANDARDS

Portable Fire Extinguishers	BCA Clause E1.6 & AS2444
Exit Signs	BCA Clause E4.5, E4.6, E4.8 & AS2293
Accessible Toilet	AS 1428
Fencing	AS 1926
Regulations 104 - 107	Education & Care Services National Regulation

SITE CALCULATIONS

	Site Area	16,187m2
existing residence 1 (front)	296.52m2	(footprint)
existing residence 2 (rear)	458.00m2	(footprint)
existing sheds footprint	547.00m2	
existing pools & surrounding paving	252.00m2	
existing carport	61.80m2	
existing concrete driveways (approximate)	1065.00m2	
existing concrete paving	90.00m2	
existing day care centre	201.79m2	(including storage rooms)
Total existing hard areas	2972.11m2	18.36%
Remaining soft area	13214.89m2	81.64%



Proposed	Long Day Care Centre – Retrospective Use of an Existing Structure		
Client	Weeks Day Care	Date	March 1, 2018
Site Address	84-90 Third Road, Berkshire Park, NSW 2765	Description	Lot 107, DP 975322
Title	Development Application	Scale	1:500
Drawing	Site Plan	Drawing No.	102/18
Sheet No.	1 of 3	Revision: B	Drawn : Dominic Towner

Tel: (02) 4573 0855
Mobile: 0407 107 760
Email: dominic@havanah.com.au

ABN: 44 11 842 649
Contractor Licence: 252186C

PO Box 91
Kurrajong NSW 2758
www.havanah.com.au

Notification Plan

Proposed : Long Day Care Centre – Retrospective Use of an Existing Structure

Client : Meeks Day Care Date : March 1, 2018
Site Address : 84-90 Third Road, Berkshire Park, NSW 2765 Description : Lot 107, DP 975322
Title : Development Application Scale : 1:100
Drawing : Floor Plan & Part Site Plan Drawing No. : 102/18
Sheet No. : 2 of 3 Revision: A Drawn : Dominic Towner

Tel: (02) 4573 0855
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EXISTING SWIMMING POOL

POWDER COATED ALUMINIUM
POOL GATE & FENCE

EXISTING RESIDENCE

NEW COLORBOND GATE 1.8m

EXISTING SHRUBS

EXISTING CONCRETE PATH

EXISTING SHRUBS

SHADE

11480

1800mm HIGH COLORBOND
STEEL GATE

EXISTING CARPORT

1800mm HIGH COLORBOND
STEEL FENCE

1800mm HIGH COLORBOND
STEEL GATES

GATE TO RESIDENCE

ENTRY

FIRE EXTINGUISHER
& FIRE BLANKET

PROPOSED
LONG DAY
CARE CENTRE

INDOOR PLAY
AREA
= 72.38m²

PROVIDE JUNIOR
TOILETS X 2 & JUNIOR
SS TROUGH BASIN
PROVIDE 900mm
HALF HT DOOR

PROVIDE 2118 SLD
WITH FROSTED GLASS
TO 1000mm HT.

90° 2000 90° 2100 90°

EXISTING PLAY EQUIPMENT

EXISTING PLAY EQUIPMENT

EXISTING PLAY EQUIPMENT

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EXISTING PLAY EQUIPMENT

EXISTING PLAY EQUIPMENT

EXISTING PLAY EQUIPMENT

EXISTING PLAY EQUIPMENT

EXISTING PLAY EQUIPMENT

Existing Staff Toilet: 850mm
wide x 2600mm long.



* See Site Plan, numbered Sheet 1 of 3, Revision
B, Prepared by Havanah Building Design and
dated 01.03.18, for approved car parking
arrangements.

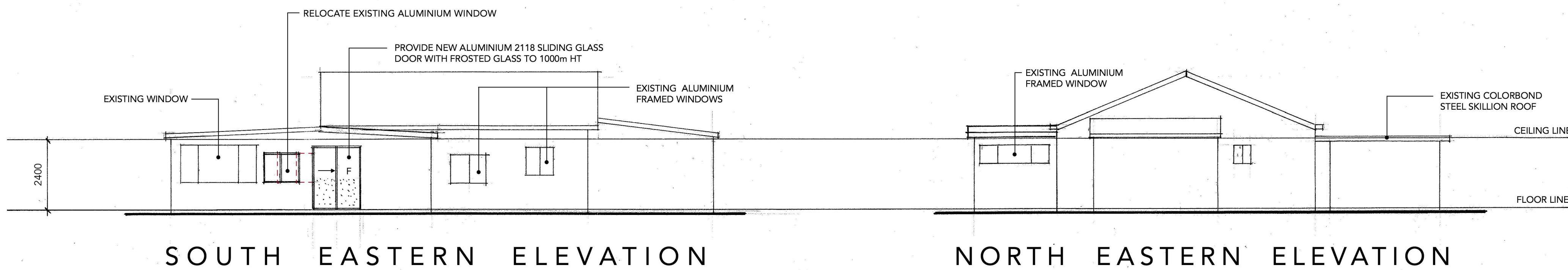
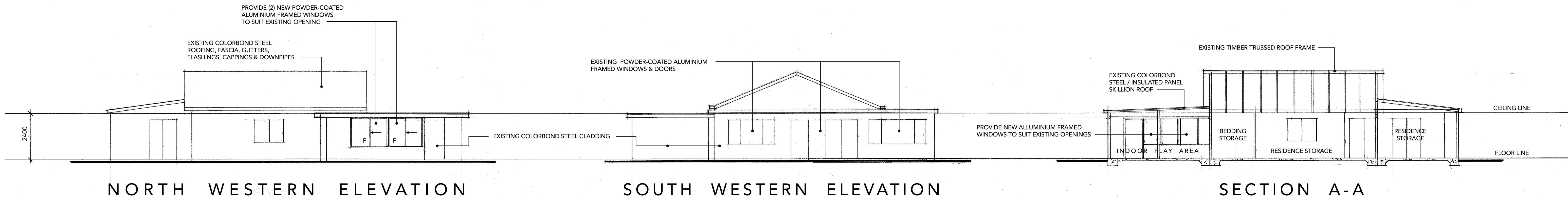
LINE OF EXISTING
CONCRETE

PROPOSED PEDESTRIAN
CROSSING

1 (DISABLED)

EXISTING SHED

BDRY 201.17



GENERAL NOTES

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Proposed : Long Day Care Centre – Retrospective Use of an Existing Structure
Client : Meeks Day Care Date : March 1, 2018
Site Address : 84-90 Third Road, Berkshire Park, NSW 2765 Description : Lot 107, DP 975322
Title : Development Application Scale : 1:100
Drawing : Elevations & Section Drawing No. : 102/18
Sheet No. : 3 of 3 Revision: A Drawn : Dominic Townner

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Mobile: 0407 107 760
Email: dominic@havanah.com.au



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