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DEVELOPMENT APPLICATION ISSUE A14

PROPOSED PRESCHOOL
21 LOVELL ROAD, DENISTONE EAST

SITE AREA: APPROX. 980m²

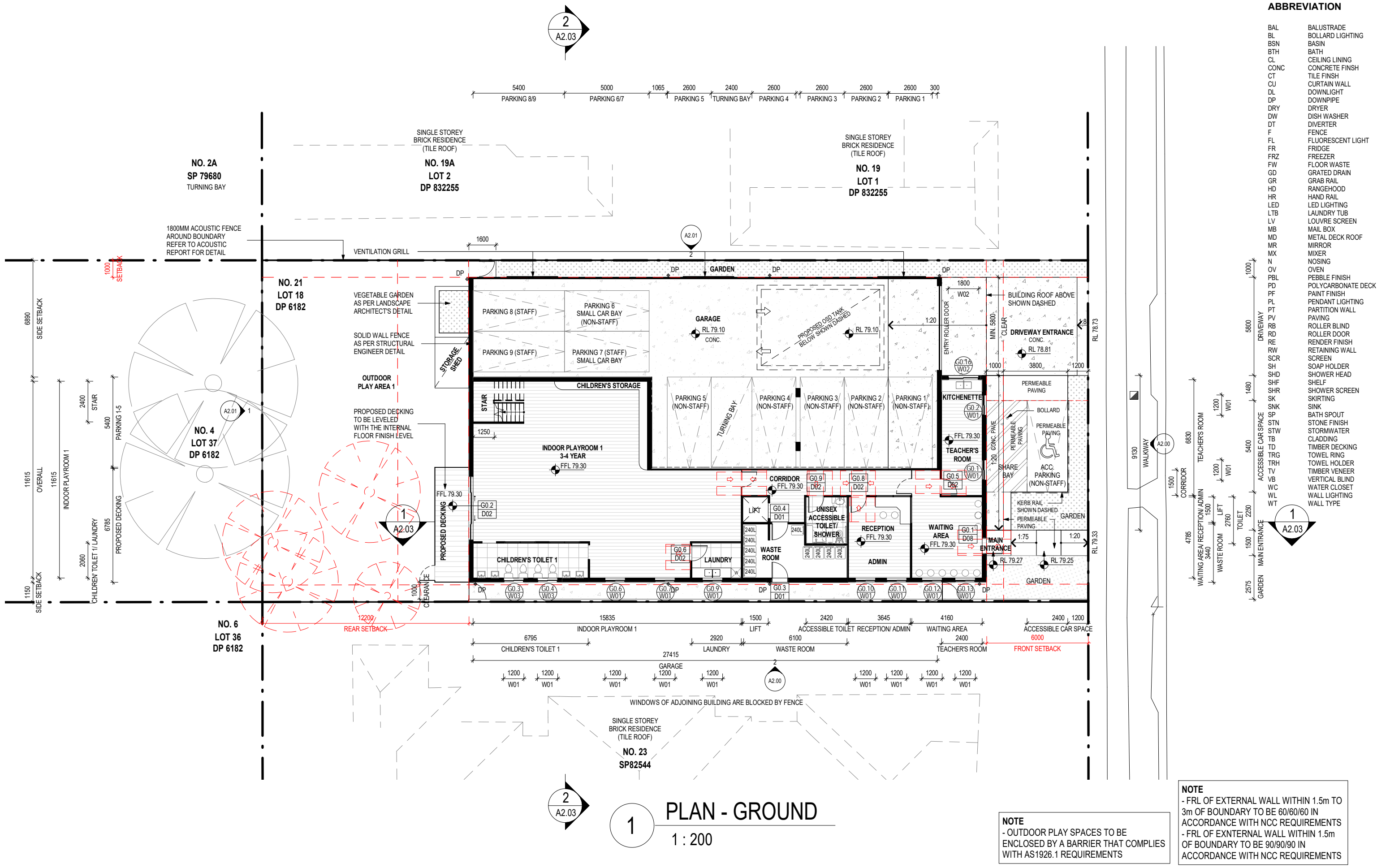
REQUIREMENTS	CONTROL	PROPOSED	COMPLIANCE
ZONING	R2 LOW DENSITY RESIDENTIAL	COMPLIES	✓
FSR	0.5 : 1 (APPROX. 490 m ²)	0.5 : 1 (APPROX. 489.4 m ²)	✓
HEIGHT OF BUILDING	MAX 9.5 m	8.3 m	✓
CAR PARKING	1 SPACE PER 8 CHILDREN = 7 SPACES (BASED ON 55 CHILDREN) 1 SPACE PER 2 STAFF = 3 SPACES (BASED ON 5 STAFF) TOTAL = 10 SPACES (INCLUDE 1 ACCESSIBLE CAR SPACE)	CHILDREN PARKING SPACE : 7 SPACES STAFF PARKING SPACE : 3 SPACES TOTAL = 10 CARPARK SPACES	✓
SET BACKS	FRONT SETBACK MIN 6M SIDE SETBACKS MIN 900 MM REAR SETBACK MIN 8M OR 25% OF LENGTH	FRONT SETBACK : 6M SIDE SETBACKS: 1M REAR SETBACK: 12.19M	✓
INDOOR AREA FOR CHILDREN	3.25 m ² OF UNENCUMBERED SPACE PER CHILD CHILDREN 55 = MIN 178.75 m ²	GROUND: 126.2m ² LEVEL 1: 57.5m ² TOTAL: 183.7m ²	✓
STAFF ROOM	MIN 20 m ²	APPROX. 34.5 m ²	✓
STORAGE FOR CHILDREN	0.2 m OF INTERNAL STORAGE SPACE PER CHILD CHILDREN 55 = MIN. 11 m ³	APPROX. 14.3m ³	✓
OUTDOOR AREA FOR CHILDREN	7.0 m ² OF UNENCUMBERED OUTDOOR SPACE PER CHILD CHILDREN 55 = MIN 385 m ²	GROUND: 239.0m ² LEVEL 1: 151.6m ² TOTAL: 390.6m ²	✓

DRAWING LIST

NO.	DRAWING NAME
A0.00	COVER
A0.01	DEMOLITION PLAN & EROSION SEDIMENT
A1.00	SITE / ROOF PLAN
A1.03	GROUND LEVEL
A1.04	LEVEL 1
A2.00	NORTH & EAST ELEVATIONS
A2.01	SOUTH & WEST ELEVATIONS
A2.03	SECTIONS
A3.00	SCHEDULE OF EXTERNAL FINISHES
A4.00	GFA CALCULATION
A5.00	SHADOW STUDY
A7.00	EVACUATION PLAN

ABBREVIATION

BAL	BALUSTRADE
BL	BOLLARD LIGHTING
BSN	BASIN
BTH	BATH
CL	CEILING LINING
CONC	CONCRETE FINISH
CT	TILE FINISH
CU	CURTAIN WALL
DL	DOWNLIGHT
DP	DOWNPIPE
DRY	DRYER
DW	DISH WASHER
DT	DIVERTER
F	FENCE
FL	FLUORESCENT LIGHT
FR	FRIDGE
FRZ	FREEZER
FW	FLOOR WASTE
GD	GRATED DRAIN
GR	GRAB RAIL
HD	RANGEHOOD
HR	HAND RAIL
LED	LED LIGHTING
LTB	LAUNDRY TUB
LV	LOUVRE SCREEN
MB	MAIL BOX
MD	METAL DECK ROOF
MR	MIRROR
MX	MIXER
N	NOSING
OV	OVEN
PBL	PEBBLE FINISH
PD	POLYCARBONATE DECK
PF	PAINT FINISH
PL	PENDANT LIGHTING
PT	PARTITION WALL
PV	PAVING
RB	ROLLER BLIND
RD	ROLLER DOOR
RE	RENDER FINISH
RW	RETAINING WALL
SCR	SCREEN
SH	SOAP HOLDER
SHD	SHOWER HEAD
SHF	SHELF
SHR	SHOWER SCREEN
SK	SKIRTING
SNK	SINK
SP	BATH SPOUT
STN	STONE FINISH
TB	STORMWATER
TD	CLADDING
TRG	TIMBER DECKING
TRH	TOWEL RING
TV	TOWEL HOLDER
VB	TIMBER VENEER
WC	VERTICAL BLIND
WL	WATER CLOSET
WT	WALL LIGHTING
	WALL TYPE



PLAN - GROUND

1 : 200

NOTE
- OUTDOOR PLAY SPACES TO BE ENCLOSED BY A BARRIER THAT COMPLIES WITH AS1926.1 REQUIREMENTS

NOTE
- FRL OF EXTERNAL WALL WITHIN 1.5m TO 3m OF BOUNDARY TO BE 60/60/60 IN ACCORDANCE WITH NCC REQUIREMENTS
- FRL OF EXTERNAL WALL WITHIN 1.5m OF BOUNDARY TO BE 90/90/90 IN ACCORDANCE WITH NCC REQUIREMENTS



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Nominated Architects
Eric Kim NSW.9185

Issue	Description	Date	DB	CB
A14	ISSUE FOR DA	07.10.2022	MM	EK

Client Name
ISABELLA LEE

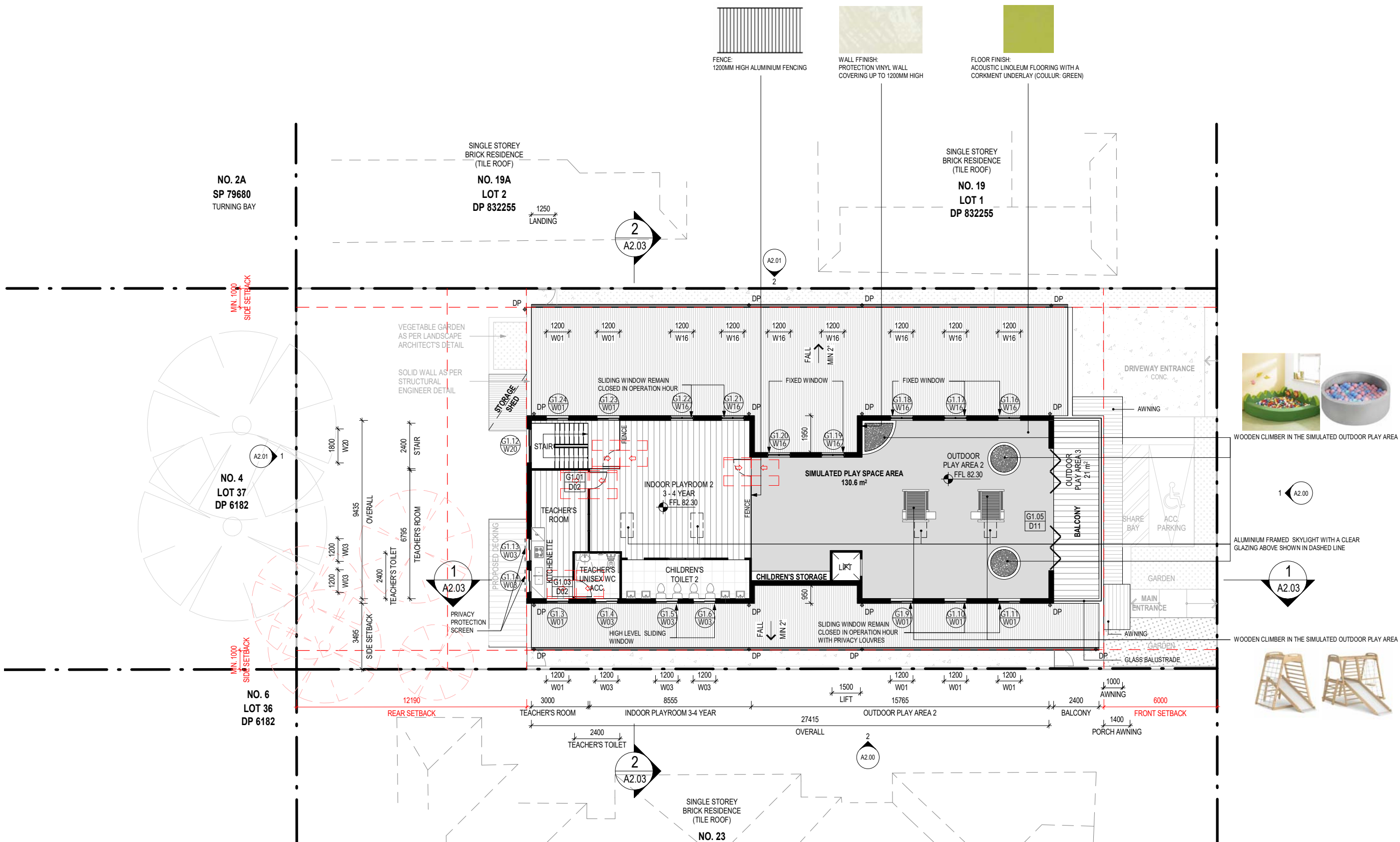
Project Name
21 LOVELL ROAD, DENISTONE EAST

Drawing Title
GROUND LEVEL

Job No.	Scale	Drawing no:	ISSUE
A20156	1:200 @A3	A1.03	A14

ABBREVIATION

BAL	BALUSTRADE
BL	BOLLARD LIGHTING
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BTH	BATH
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CONC	CONCRETE FINISH
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1 PLAN - LEVEL 1
1 : 200

NOTE
- OUTDOOR PLAY SPACES TO BE ENCLOSED BY A BARRIER THAT COMPLIES WITH AS1926.1 REQUIREMENTS

NOTE
- FRL OF EXTERNAL WALL WITHIN 1.5m TO 3m OF BOUNDARY TO BE 60/60/60 IN ACCORDANCE WITH NCC REQUIREMENTS
- FRL OF EXTERNAL WALL WITHIN 1.5m OF BOUNDARY TO BE 90/90/90 IN ACCORDANCE WITH NCC REQUIREMENTS

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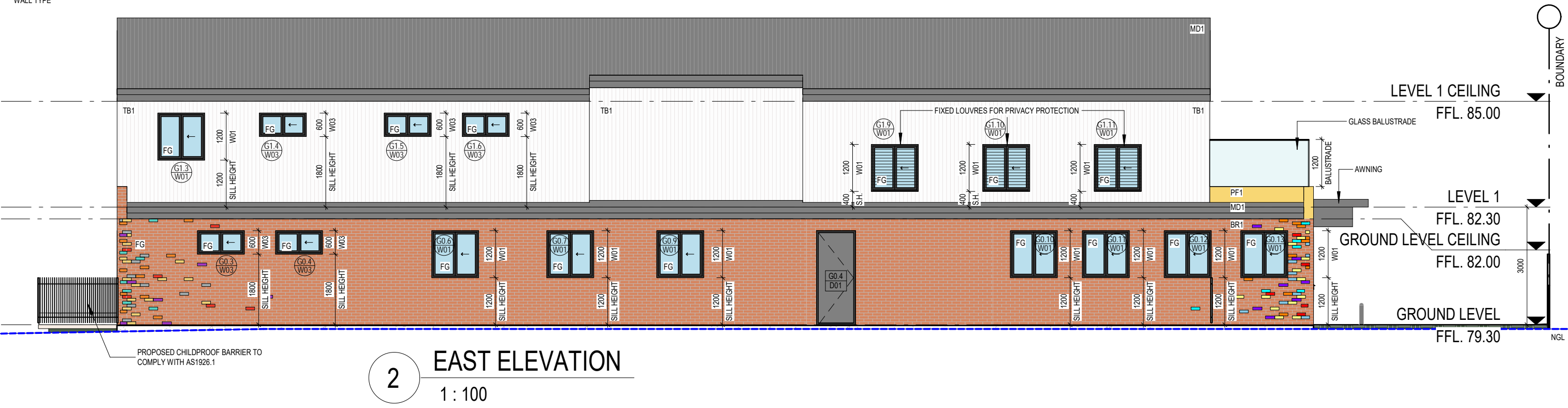
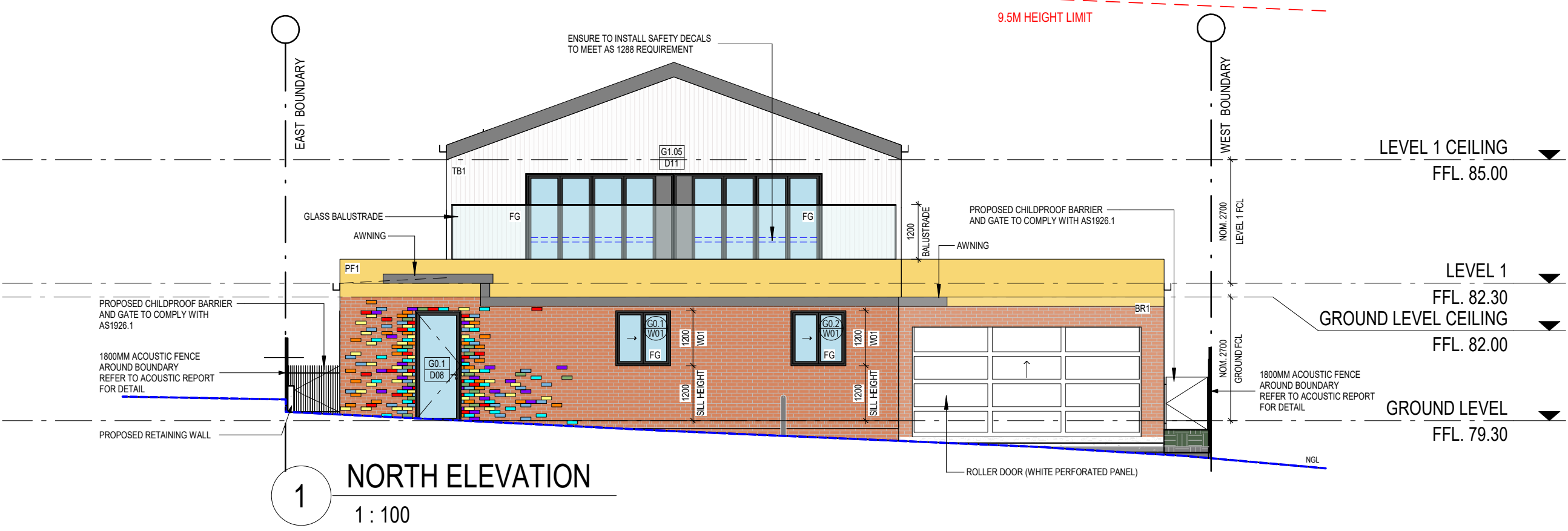
Client Name
ISABELLA LEE

Project Name
21 LOVELL ROAD, DENISTONE EAST

Drawing Title LEVEL 1				
Job No.	Scale	Drawing no:	ISSUE	
A20156	1:200 @A3	A1.04	A14	

ABBREVIATION

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BL	BOLLARD LIGHTING
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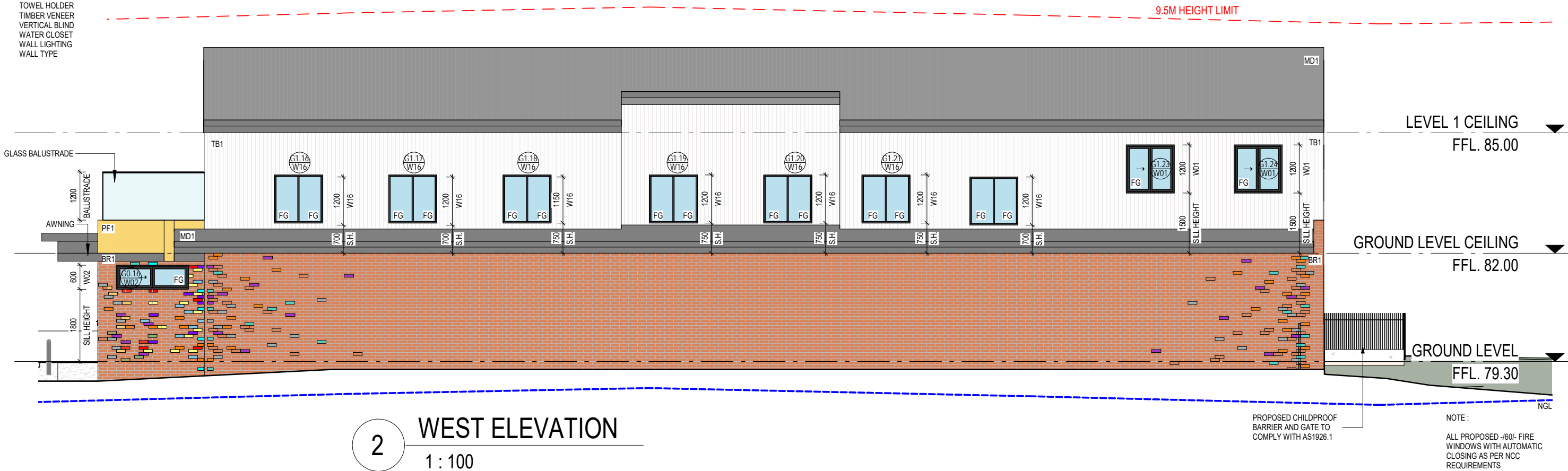
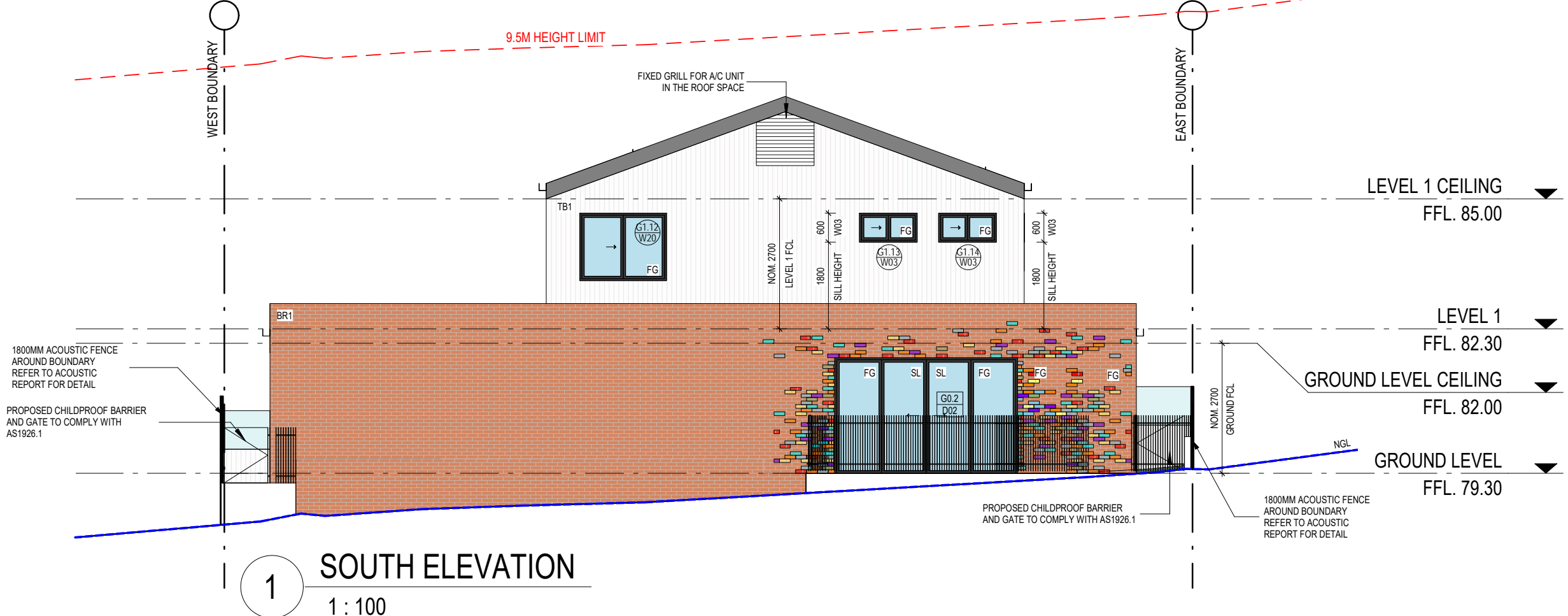
Project Name
21 LOVELL ROAD, DENISTONE EAST

Drawing Title NORTH & EAST ELEVATIONS				
Job No.	Scale	Drawing no:	ISSUE	
A20156	1 : 100 @A3	A2.00	A14	

ABBREVIATION

BAL
BL
BSN
BTH
CL
CONC
CT
CU
DL
DP
DRY
DW
DT
F
FL
FR
FRZ
FW
GD
GR
HD
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BALUSTRADE
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TOWEL HOLDER
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VERTICAL BLIND
WATER CLOSET
WALL LIGHTING
WALL TYPE



Issue	Description	Date	DB	CB
A14	ISSUE FOR DA	07.10.2022	MM	EK

Client Name	ISABELLA LEE
Project Name	21 LOVELL ROAD, DENISTONE EAST

Drawing Title			
SOUTH & WEST ELEVATIONS			
Job No.	Scale	Drawing no:	ISSUE
A20156	1 : 100 @A3	A2.01	A14

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1800MM ACOUSTIC FENCE
AROUND BOUNDARY
REFER TO ACOUSTIC
REPORT FOR DETAIL

2 SECTION 2
1 : 100

PROPOSED CHILDPROOF BARRIER
AND GATE TO COMPLY WITH AS1926.1

9.5M HEIGHT LIMIT

PROPOSED CHILDPROOF BARRIER
AND GATE TO COMPLY WITH AS1926.1

PROPOSED CHILDPROOF BARRIER
AND GATE TO COMPLY WITH AS1926.1

LEVEL 1 CEILING

FFL. 85.00

LEVEL 1

FFL. 82.30

GROUND LEVEL CEILING

FFL. 82.00

GROUND LEVEL

FFL. 79.30

1800MM ACOUSTIC FENCE
AROUND BOUNDARY
REFER TO ACOUSTIC
REPORT FOR DETAIL

9.5M HEIGHT LIMIT

LIFT OVERRUN WITHIN THE ROOF
SPACE

1 SECTION 1
1 : 100

ROOF

FFL. 85.30

LEVEL 1 CEILING

FFL. 85.00

LEVEL 1

FFL. 82.30

GROUND LEVEL CEILING

FFL. 82.00

GROUND LEVEL

FFL. 79.30

2700MM HIGH CEILING
FOR TEACHER'S ROOM

PROPOSED CHILDPROOF BARRIER
AND GATE TO COMPLY WITH AS1926.1



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Nominated Architects
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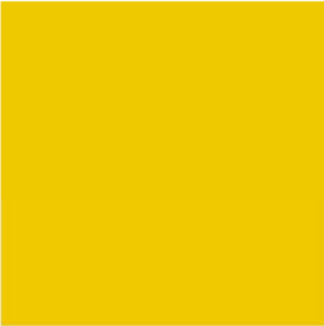
Project Name
21 LOVELL ROAD, DENISTONE EAST

Drawing Title
SECTIONS

Job No.	Scale	Drawing no:	ISSUE
A20156	1 : 100 @A3	A2.03	A14



MATERIAL SCHEDULE & FINISHES



PF1: PAINT FINISH
(COLOUR: YELLOW)



BR1: FACE BRICK WALL



MD1: METAL ROOF
(COLOUR: CHARCOAL)



F01: PALISADE STEEL
FENCE
(COLOUR: CHARCOAL)



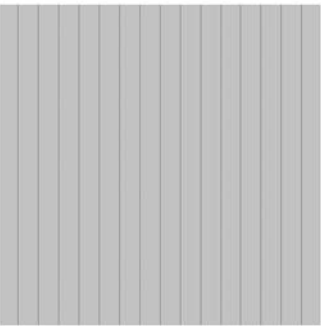
F02: TIMBER FENCE
(REFER ACOUSTIC REPORT)



F03: GREEN WALL FENCE



F04: GLASS FENCE
(REFER ACOUSTIC REPORT)



TB1: VERTICAL CLADDING
(COLOUR: WHITE)



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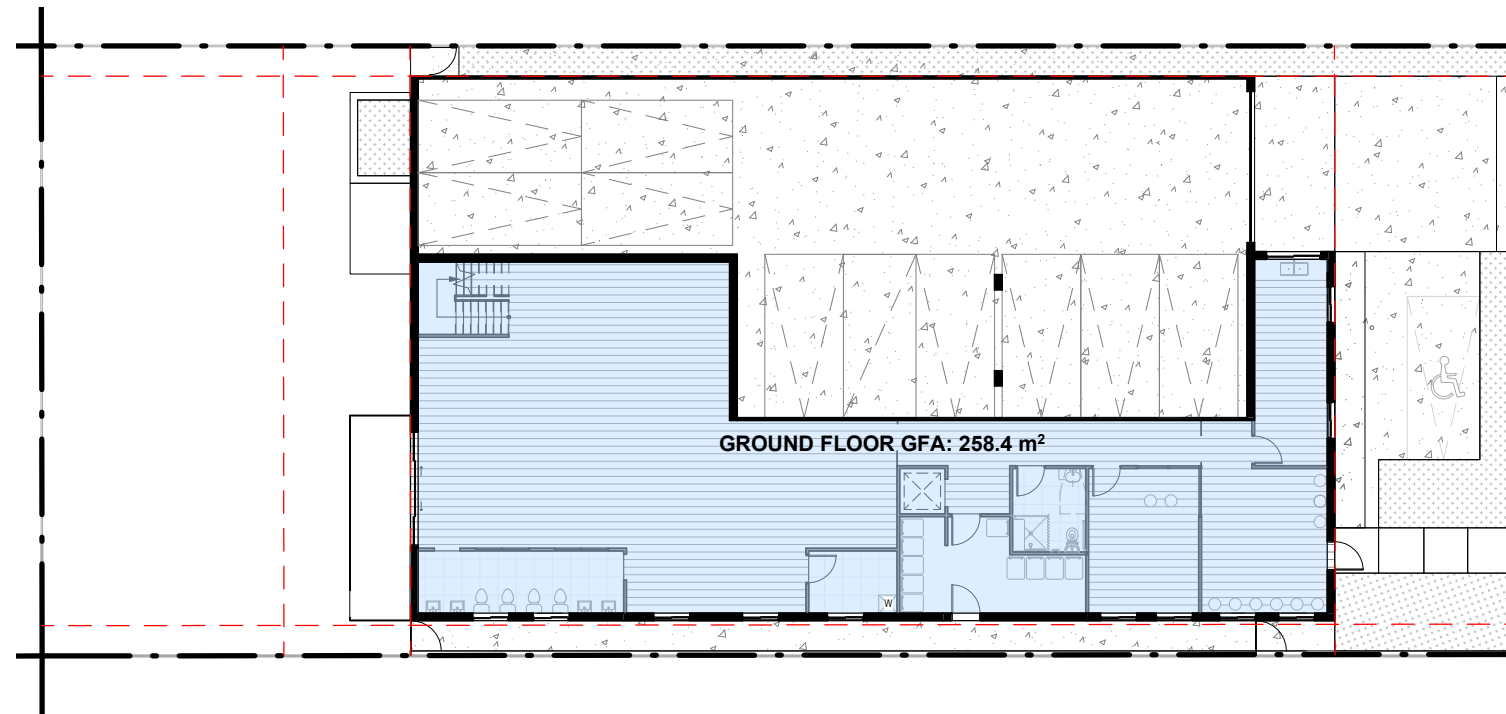
Issue	Description	Date	DB	CB
A14	ISSUE FOR DA	07.10.2022	MM	EK

Client Name
ISABELLA LEE

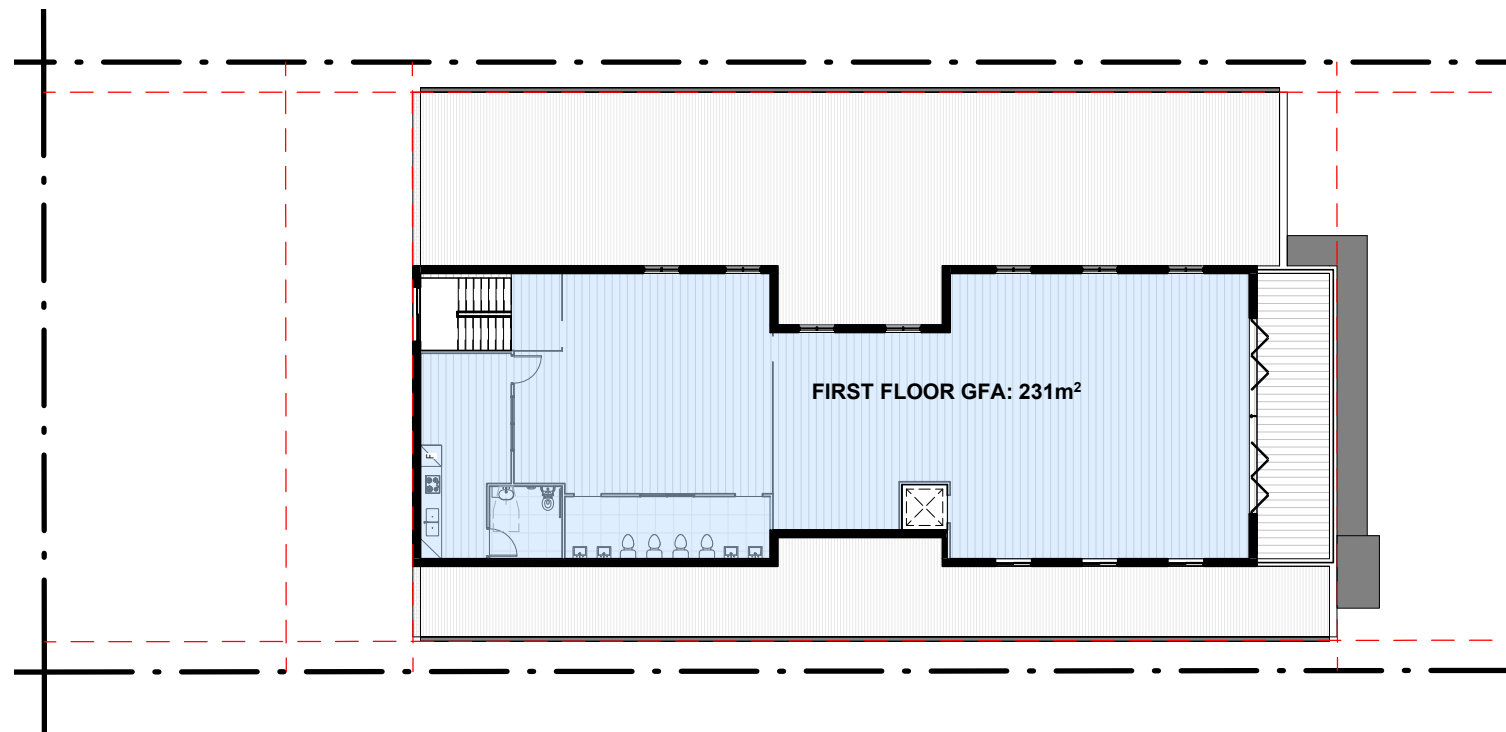
Project Name
21 LOVELL ROAD, DENISTONE EAST

Drawing Title
SCHEDULE OF EXTERNAL FINISHES

Job No.	Scale	Drawing no:	ISSUE
A20156	@A3	A3.00	A14



1 GROUND FLOOR - GFA
1 : 250



2 FIRST FLOOR - GFA
1 : 250

GFA SUMMARY

DCP REQUIREMENTS:

SITE AREA: 980 SQM

FSR: 0.5 : 1

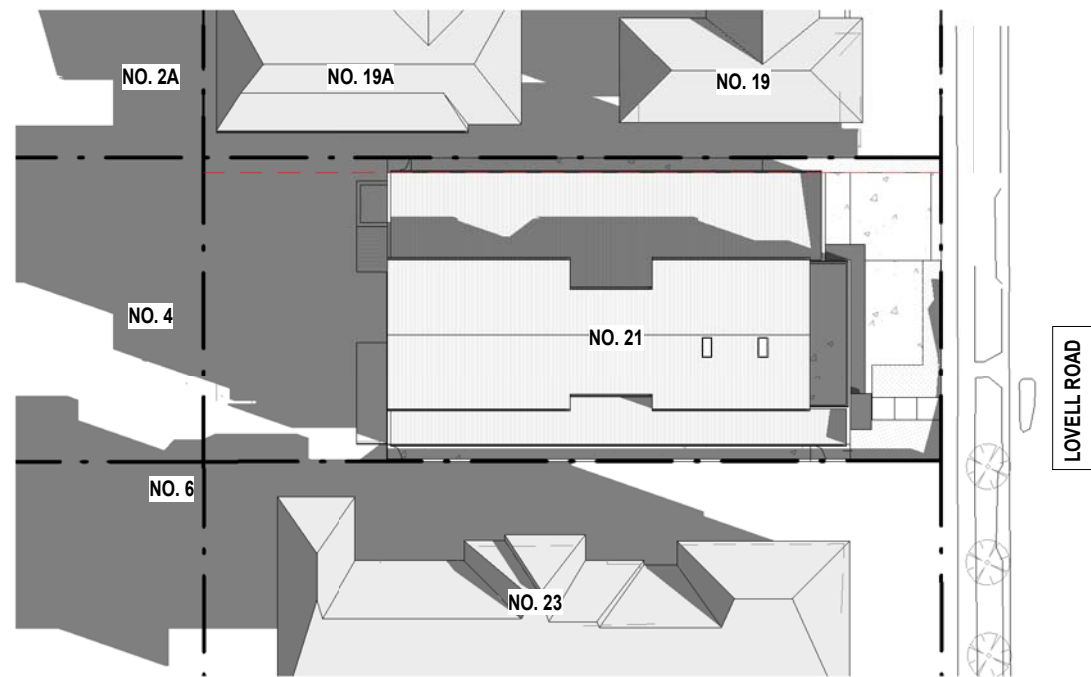
MAX GFA: 490 SQM

PROPOSED GROSS FLOOR AREA

TOTAL PROPOSED GFA: 489.4 SQM

LEGEND:

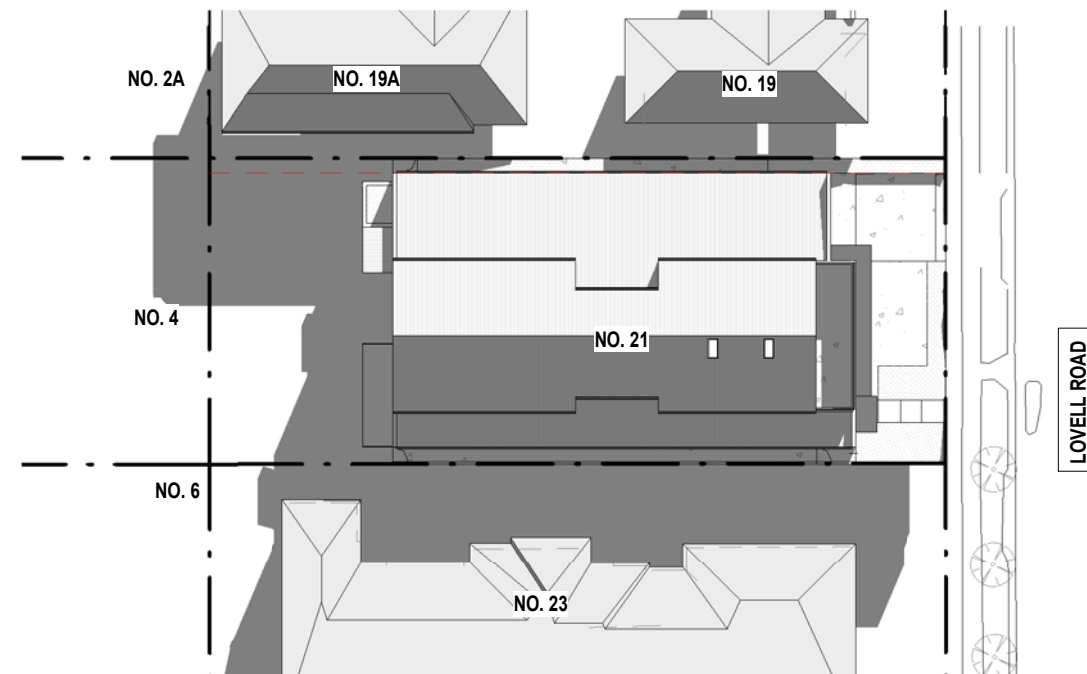
GFA AREA



1 SHADOW STUDY - 21 JUNE 9AM
1 : 500



2 SHADOW STUDY - 21 JUNE 12 PM
1 : 500



3 SHADOW STUDY - 21 JUNE 3 PM
1 : 500

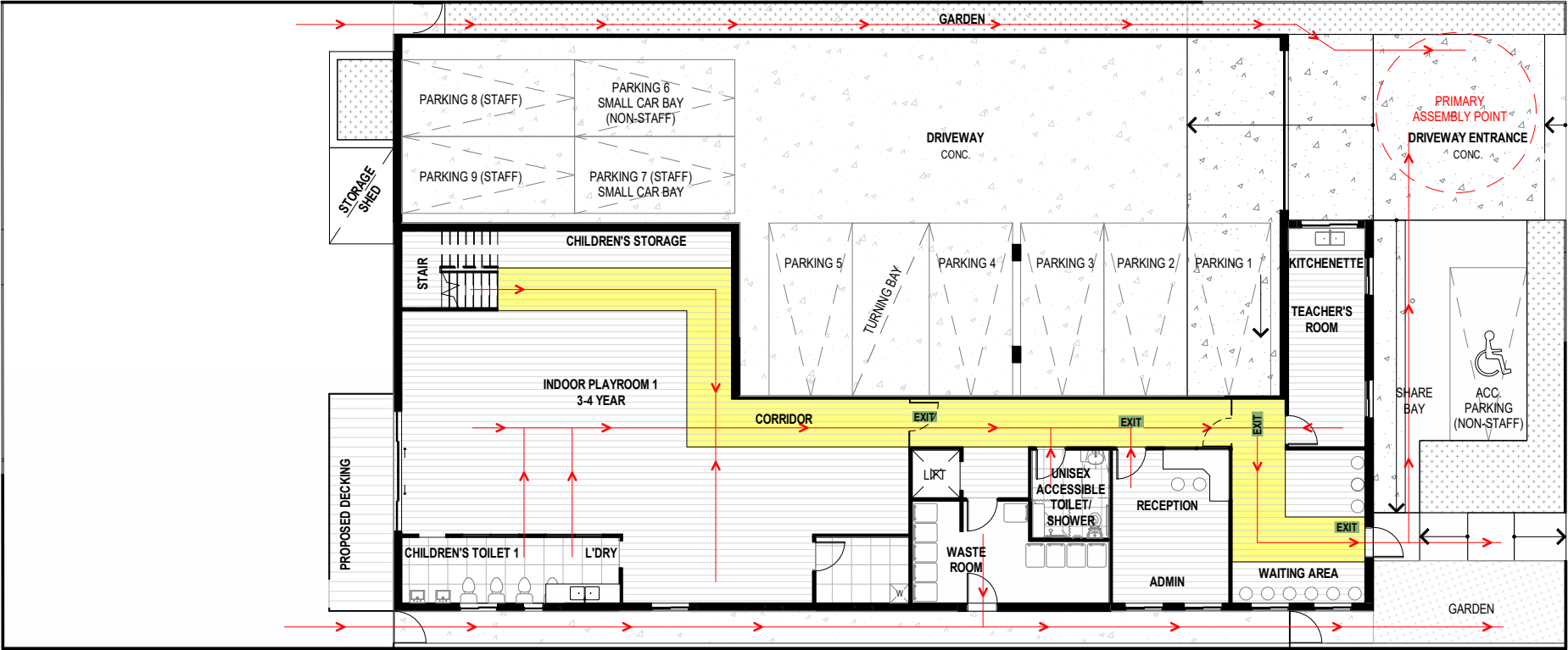


CONCEPT EVACUATION DIAGRAM

21 LOVELL ROAD,
DENISTONE EAST

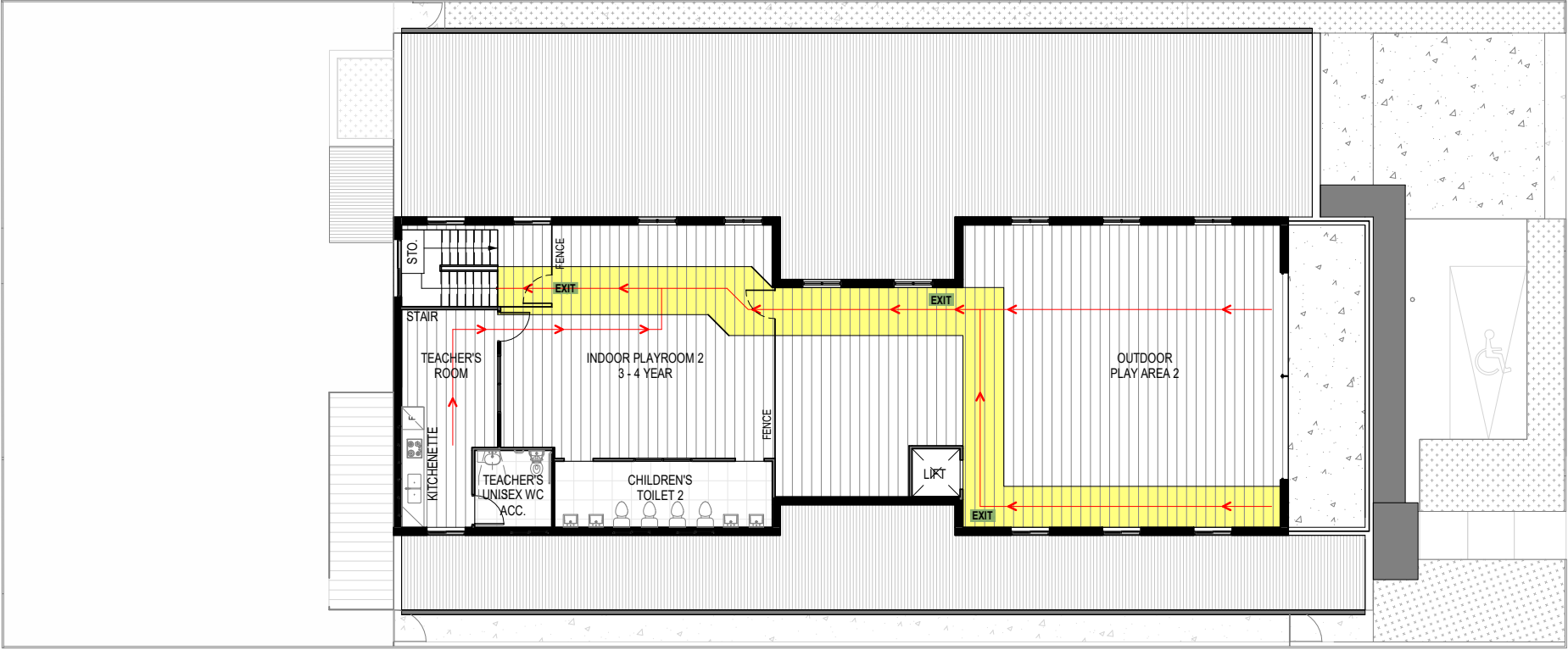
RACE

- R emove people from immediate danger
- A lert Emergency switchboard - dial 555
- C onfine fire & some - close doors & windows
- E xtinguish fire, if safe to do so



EXT EXTINGUISHER	EL EMERGENCY LIGHTING
FB FIRE BLANKET	RCP RED CALL POINT
FHR FIRE HOSE REEL	WCP WHITE CALL POINT
FH FIRE HYDRANT	VA VISUAL ALARM
FD FIRE DOOR	WIP WIP PHONE
FW FIRE WALL	EXIT EXIT SIGN

1 EVACUATION PLAN - GROUND
1 : 200



STAGES OF EVACUATION
STAGE 1 Remove people from immediate danger and close doors.
STAGE 2 Remove people from fire area through closest fire doors into adjoining area.
STAGE 3 Evacuate patients to lower floor or to the designated assembly area.

ACKNOWLEDGEMENTS
AS 3745-2002 - "Emergency control organisation & procedures for buildings, structures and workplaces"
AS 4083-2010 - "Planning for emergencies - Health care facilities"
"NSW Health Policy Directive" PD 2010-024 - Fire Safety & Healthcare Facilities
The information contained within the diagram has been provided by consultants to the contractor for construction of the building.

2 EVACUATION PLAN - LEVEL 1
1 : 200

