

PROPOSED NEW CHILDCARE AT 9 LINCOLN STREET, EASTWOOD NSW



DRAWING LIST

| | | REVISION | | |
|-------|---------------------------|----------|----|----------|
| DA001 | COVER PAGE AND SHEET LIST | B | DA | 20.10.22 |
| DA002 | BCA NOTES | B | DA | 20.10.22 |
| DA010 | SITE ANALYSIS PLAN | B | DA | 20.10.22 |
| DA050 | DEMOLITION PLAN | B | DA | 20.10.22 |
| DA100 | SITE AND ROOF PLAN | B | DA | 20.10.22 |
| DA101 | BASEMENT PLAN | B | DA | 20.10.22 |
| DA102 | GROUND FLOOR PLAN | B | DA | 20.10.22 |
| DA103 | FIRST FLOOR PLAN | B | DA | 20.10.22 |
| DA200 | ELEVATIONS | B | DA | 20.10.22 |
| DA300 | SECTIONS | B | DA | 20.10.22 |
| DA400 | GFA PLANS | B | DA | 20.10.22 |
| DA500 | SHADOW DIAGRAMS | B | DA | 20.10.22 |
| DA600 | LINCOLN STREET - DETAIL | A | DA | 20.10.22 |
| DA900 | MATERIALS AND FINISHES | B | DA | 20.10.22 |
| DA910 | RENDER - LINCOLN STREET | B | DA | 20.10.22 |



| FOR | ISSUE | DATE | AMENDMENT |
|-----|-------|----------|-----------|
| DA | A | 12.09.22 | DA |
| DA | B | 20.10.22 | DA |
| | | | |
| | | | |
| | | | |

| FOR | ISSUE | DATE | AMENDMENT |
|-----|-------|------|-----------|
| | | | |
| | | | |
| | | | |
| | | | |

| |
|--------------|
| DRAFTING |
| DRAWN: YA |
| CHECKED: PO |
| APPROVED: LL |

| | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|
| PROPOSED CHILDCARE AT 9 LINCOLN STREET, EASTWOOD | Scale: NTS @ A1 |
| COVER PAGE AND SHEET LIST | Date : 20.10.22 |
| SUITE 107 LEVEL 1, 53-59 GREAT BUCKINGHAM ST. REDFERN HILLS, NSW PH: 02 9212 3266 E: info@liskowski.com.au www.liskowski.com.au Nominated Architect Laurie Liskowski 4224 | Project No: 211105 Sheet No: DA001 Rev: B |

BCA NOTES

B1.4 – Materials & Forms Construction
The structural resistance of materials and forms of construction must be determined in accordance with the following, as appropriate:
(a)Masonry (including masonry-veneer, unreinforced masonry and reinforced masonry): AS 3700, except—
(i)for piers—isolated or engaged) is removed from Clause 8.5.1(d), and
(ii)where Clause 8.5.1 requires design as for unreinforced masonry in accordance with Section 7, the member must also be designed as unreinforced masonry in accordance with Tables 10.3 and 4.1(a)(i)(C) of AS 3700.
(b)Concrete:
(i)Concrete construction (including reinforced and prestressed concrete): AS 3600.
(ii)Autoclaved aerated concrete: AS 5146.1.
(iii)Post-installed and cast-in fastenings: AS 5216.
(c)Steel construction:
(i)Steel structures: AS 4100.
(ii)Cold-formed steel structures: AS/NZS 4600.
(iii)Residential and low-rise steel framing: NASH Standard – Residential and Low-Rise Steel Framing Part 1 or Part 2.
(d)Composite steel and concrete: AS/NZS 2327.
(e)Aluminium construction: AS/NZS 1664.1 or AS/NZS 1664.2.
(g)Piling: AS 2159.
(h)Glazed assemblies:
(i)The following glazed assemblies in an *external wall* must comply with AS 2047:
(A)Windows excluding those listed in (ii).
(B)Sliding and swinging glazed doors with a frame, including french and bi-fold doors with a frame.
(C)Adjustable louvers.
(D)Shopfronts.
(E)Window walls with one piece framing.
(i)All glazed assemblies not covered by (i) and the following glazed assemblies must comply with AS 1288:
(A)All glazed assemblies not in an *external wall*.
(B)Revolving doors.
(C)Fixed louvers.
(D)Skylights, roof lights and windows in other than the vertical plane.
(E)Sliding and swinging doors without a frame.
(F)Windows constructed on site and architectural one-off windows, which are not design tested in accordance with AS 2047.
(G)Second-hand windows, re-used windows and recycled windows.
(H)Heritage windows.
(i)Glazing used in balustrades and sloping overhead glazing.
(j)Roof construction (except in cyclonic areas):
(i)Terracotta, fibre-cement and timber slates and shingles: AS 4597.
(ii)Roof tiling: AS 2050.
(iii)Cellulose cement corrugated sheets: AS/NZS 2908.1 with safety mesh installed in accordance with AS/NZS1562.3 clause 2.4.3.2 except for sub-clause (g) for plastic sheeting.
(iv)Metal roofing: AS 1562.1.
(k)Particleboard structural flooring: AS 1860.2.
(l)Garage doors and other large access doors in openings not more than 3 m in height in *external walls* of buildings determined as being located in wind region C or D in accordance with AS/NZS 1170.2: AS/NZS 4505.
(m)Lift *shafts* which are not *required* to have an FRL, must—
(i)except as required by (ii), be completely enclosed with non-perforated material between the bottom of the piland the ceiling of the lift *shaft*, other than—
(A) landing doors, emergency doors and pit access doors; and
(B) *low-rise, low-speed constant pressure lifts* and
(C) *small-sized, low-speed automatic lifts*; and
(ii) an *atrium* and observation areas, be protected with non-perforated material not less than 2.5 m in height—
(A) above any places on which a person can stand, which are within 800 mm horizontal reach of any vertical moving lift component including ropes and counterweights; and
(B) at the lowest level of the *atrium* area that the lift serves, on all sides except the door opening, for not less than 2.5 m in height, by enclosure with non-perforated material; and
(iii) be of non-brittle material: and
(iv) where glazing is used—
(A) comply with Table B1.4; or
(B) not fail the deflection criteria *required* by Clause 6(c)(iii) of Specification C1.8.
C1.1 – Type of construction required
The type of fire resisting construction of the building is to be Level B
A *fire wall* must be constructed in accordance with the following:
(i) The *fire wall* has the relevant FRL prescribed by Specification C1.1 for each of the adjoining parts, and if these are different, the greater FRL, except where Tables 3.9, 4.2 and 5.2 of Specification C1.1 permit a lower FRL on the *carpark* side.
(ii) Any openings in a *fire wall* must not reduce the FRL *required* by Specification C1.1 for the *fire wall*, except where permitted by the *Deemed-to-Satisfy* Provisions of Part C3.
(iii) Building elements, other than roof battens with dimensions of 75 mm x 50 mm or less or *sarking-type material*, must not pass through or cross the *fire wall* unless the *required fire-resisting performance of the fire wall* is maintained.
C1.8 - Lightweight construction
If lightweight construction is to be used for the purposes of Fire Resisting Construction, then confirmation is required that such comply with specification C1.8 of the BCA, ie impact static pressure capabilities.
If lightweight construction is used for the fire-resisting covering of a steel column or the like, and the covering is not in continuous contact with the column, then the void must be filled solid, to a height of not less than 1.2 m above the floor to prevent indenting the column is liable to be damaged from the movement of vehicles, materials or equipment, then the covering must be protected by steel or other suitable material.

C1.9 - Non-Combustible Building Elements
(a) In a building *required* to be of Type A or B construction, the following building elements and their components must be *non-combustible*:
(i) *External walls and common walls*, including all components incorporated in them including the facade covering, framing and insulation.
(ii) The flooring and floor framing of lift pits.
(iii) *Non-loadbearing internal walls* where they are *required* to be *fire-resisting*.
(b) A *shaft*, being a lift, ventilating, pipe, garbage, or similar *shaft* that is not for the discharge of hot products of combustion, that is non-*loadbearing*, must be of *non-combustible* construction in—
(i) a building *required* to be of Type A construction; and
(ii) a building *required* to be of Type B construction, subject to C2.10, in—
(A) a Class 2, 3 or 9 building; and
(B) a Class 5, 6, 7 or 8 building if the *shaft* connects more than 2 *storeys*.
(c) A *loadbearing internal wall* and a *loadbearing fire wall*, including those that are part of a *loadbearing shaft*, must comply with Specification C1.1.
(d) The requirements of (a) and (b) do not apply to the following:
(i) Gaskets.
(ii) Caulking.
(iii) Sealants.
(iv) Termite management systems.
(v) Glass, including laminated glass.
(vi) Thermal breaks associated with glazing systems.
(vii) Damp-proof courses.
(g) The following materials may be used wherever a *non-combustible* material is *required*:
(i) Plasterboard.
(ii) Perforated gypsum lath with a normal paper finish.
(iii) Fibrous-plaster sheet.
(iv) Fibre-reinforced cement sheeting.
(v) Pre-finished metal sheeting having a *combustible* surface finish not exceeding 1 mm thickness and where the *Spread-of-Flame Index* of the product is not greater than 0.
(vi) *Sarking-type materials* that do not exceed 1 mm in thickness and have a *Flammability Index* not greater than 5.
(vii) Bonded laminated materials where—
(A) each lamina, including any core, is *non-combustible*; and
(B) glass adhesive layer does not exceed 1 mm in thickness and the total thickness of the adhesive layers does not exceed 2 mm; and
(C) the *Spread-of-Flame Index* and the *Smoke-Developed Index* of the bonded laminated material as a whole do not exceed 0 and 3 respectively.
C1.10 - Fire Hazard Properties
Fire Hazard Properties of materials and assemblies are to comply with the BCA C1.10 and
C1.11 - Performance of external walls in fire
Concrete *external walls* that could collapse as complete panels (e.g. lift-up and pre-cast concrete), in a building having *arise in storeys* of not more than 2, must comply with Specification C1.11.
C2.6 - Vertical separation of openings in external walls
(a) If in a building of Type A construction, any part of a *window* or other opening in an *external wall* is above another opening in the *storey* next below and its vertical projection falls no further than 450 mm outside the lower opening (measured horizontally), the openings must be separated by—
(i) a *spandrel* which—
(A) is not less than 900 mm in height; and
(B) extends not less than 600 mm above the upper surface of the intervening floor; and
(C) is of *non-combustible* material having an FRL of not less than 60/60/60; or
(ii) part of a *curtain wall* or *panel wall* that complies with (i); or
(iii) construction that complies with (i) behind a *curtain wall* or *panel wall* and has any gaps packed with a *non-combustible* material that will withstand thermal expansion and structural movement of the walling without the loss of seal against fire and smoke; or
(iv) a slab or other horizontal construction that—
(A) projects outwards from the external face of the wall not less than 1100 mm; and
(B) extends along the wall not less than 450 mm beyond the openings concerned; and
(C) is *non-combustible* and has an FRL of not less than 60/60/60.
(b) The requirements of (a) do not apply to—
(i) an *open-deck carpark*; or
(ii) an *open spectator stand*; or
(iii) a building which has a sprinkler system (other than a FPAA101D or FPAA101H system) complying with Specification E1.5 installed throughout; or
(iv) openings within the same stairway; or
(v) openings in *external walls* where the floor separating the *storeys* does not require an FRL with respect to *integrity and insulation*.
(c) For the purposes of C2.6, *window* or other opening means that part of the *external wall* of a building that does not have an FRL of 60/60/60 or greater.

C2.12 - Separation of equipment
(a) Equipment other than that described in (b) and (c) must be separated from the remainder of the building with construction complying with (d). If that equipment comprises—
(i) lift motors and lift control panels; or
(ii) emergency generators used to sustain emergency equipment operating in the emergency mode; or
(iii) central smoke control plant; or
(iv) *boilers*; or
(v) a *battery* system installed in the building that has a total capacity of 12 volts or more and a storage capacity of 200 kWh or more.
(b) Equipment need not be separated in accordance with (a) if the equipment comprises—
(i) smoke control exhaust fans located in the air stream which are constructed for high temperature operation in accordance with Specification E2.2b; or
(ii) staff pressurising equipment installed in compliance with the relevant provisions of AS 1668.1; or
(iii) a lift installation without a machine-room; or
(iv) equipment otherwise adequately separated from the remainder of the building.
(c) Separation of on-site fire pumps must comply with the requirements of AS 2419.1.
(d) Separating construction must have—
(i) except as provided by (ii)—
(A) an FRL as *required* by Specification C1.1, but not less than 120/120/20; and
(B) any doorway protected with a *self-closing* fire door having an FRL of not less than ~120/30; or
(ii) when separating a lift *shaft* and lift motor room, an FRL not less than 120/~/.
C2.13 - Electricity supply system
Separation of all electrical equipment to comply with BCA C2.13.
C2.2 - Protection of openings in external walls
Openings in an external wall that is required to have an FRL must be protected in accordance with BCA C3.4
C3.4 - Acceptable methods of protection
(a) Where protection is *required*, doorways, *windows* and other openings must be *protected*, as follows:
(i) Doorways—
(A) Internal or external wall-wetting sprinklers as appropriate used with doors that are *self-closing* or *automatic* closing; or
(ii) ~60/30 fire doors that are *self-closing* or *automatic* closing.
(ii) *Windows*—
(A) Internal or external wall-wetting sprinklers as appropriate used with *windows* that are *automatic* closing or permanently fixed in the closed position; or
(C) ~60/~ *automatic* closing fire shutters.
(iii) Other openings—
(A) Excluding voids — internal or external wall-wetting sprinklers, as appropriate; or
(B) construction having an FRL not less than ~60/~.
C8.8 - Openings in fire-isolated exits
(a) Doorways that open to *fire-isolated stairways, fire-isolated passageways* or *fire-isolated ramps*, and are not doorways opening to a road or *open space*, must be protected by ~60/30 fire doors that are *self-closing*, or *automatic* closing in accordance with (b) and (c).
(b) The *automatic* closing operation *required* by (a) must be initiated by the activation of a smoke detector, or any other detector deemed suitable in accordance with AS 1670.1 if smoke detectors are unsuitable in the atmosphere, installed in accordance with the relevant provisions of AS 1670.1 and located not more than 1.5 m horizontal distance from the approach side of the doorway.
(c) Where any other *required* suitable fire alarm system, including a sprinkler system (other than a FPAA101D system) complying with Specification E1.5, is installed in the building, activation of the system must also initiate the *automatic* closing operation.
(d) A *window* in an *external wall* of a *fire-isolated stairway, fire-isolated passageway* or *fire-isolated ramp* must be protected by ~60/30 fire doors that are *self-closing*, or *automatic* closing in accordance with (b) and (c).
C3.9 - Service Penetrations in fire-isolated exits
Fire-isolated exits must be penetrated by any services other than -
(a) electrical wiring permitted by D2.7(e) to be installed within the exit; or
(b) ducting associated with a pressurisation system if -
(i) is constructed of material having an F.R.L of not less than ~120/60 where it passes through any part of the building; and
(ii) does not open into any other part of the building or
(c) water supply pipes for fire services.
C3.11 – Bounding construction: Class 2, 3 & 4 buildings
A doorway must be protected if it provides access from a sole-occupancy unit to a public corridor in accordance with BCA C3.11, and Specification C1.1 and C3.4.
C3.12 & C3.15 - Openings in floors and ceilings for services
Service openings through fire rated floors must be fire stopped with an approved method in accordance with BCA C3.12 and C3.15
C3.16 - Construction Joints
Construction joints, spaces and the like in and between building elements required to be fire resisting with respect to integrity and insulation must be protected in a manner identical with a prototype tested in accordance with AS 1530.4 to achieve the required FRL.
C3.17 - Columns protected with lightweight construction to achieve FRL
A column protected by lightweight construction, to achieve an FRL which passes through a building element that is required to have an FRL or resistance incipient spread of fire, must be installed using a method & materials identical with a prototype assembly of the construction which has achieved the required FRL or resistance to the incipient spread of fire

D1.6 - Dimension of exits & paths of travel to exits
All internal stairs will be a minimum 1000mm in width when measured clear of obstructions (ie handrails)
D1.10 - Discharge from exits
(a) An *exit* must not be blocked at the point of discharge and where necessary, suitable barriers must be provided to prevent vehicles from blocking the *exit*, or access to it.
(b) If a *required exit* leads to an *open space*, the path of travel to the road must have an unobstructed width throughout of not less than—
(i) the minimum width of the *required exit*; or
(ii) 1 m, whichever is the greater.
(c) If an *exit* discharges to *open space* that is at a different level than the public road to which it is connected, the path of travel to the road must be by—
(i) a ramp or other incline having a gradient not steeper than 1:8 at any part, or not steeper than 1:14 if *required* by the *Deemed-to-Satisfy Provisions* of Part D3; or
(ii) except if the *exit* is from a Class 9a building, a stairway complying with the *Deemed-to-Satisfy Provisions* of the BCA.
(d) The discharge point of alternative *exits* must be located as far apart as practical.
(e) In a Class 9a building which is an *open spectator stand* that accommodates more than 500 persons, a *required stairway* or *required ramp* must not discharge to the ground in front of the stand.
NSW D1.10(i)
(i) In a Class 9a building containing an auditorium which accommodates more than 500 persons, not more than 2/3 of the *required* width of *exits* must be located in the main entrance foyer.
(j) The number of persons accommodated must be calculated according to D1.13.
D2.4 Separation of rising & descending stair flights
(a) There must be no direct connection between a flight rising from a storey below the lowest level of access to a road or open space; and
(i) a flight descending from a storey above that level; and
(b) any construction that separates or is common to the rising and descending flights must be) non combustible; and
(ii) smoke proof in accordance with Clause 2 of Specification C2.5
D2.7 - Installations in exits & paths of travel
Gas or other fuel services must not be installed in a *required* exit. Services or equipment installations must be enclosed in non-combustible cupboards with smoke seals.
D2.13 - Goings & Risers
Stairs & Landings in *Accordance* will be constructed in accordance with Clauses D2.13 & D2.14 of the BCA
D2.14 - Landings
In a stairway,
(a) landings having a maximum gradient of 1:50 may be used in any building to limit the number of risers in each flight and each landing must:
(i) be not less than 750mm long & where this involves a change in direction, the length is measured 500mm from the inside edge of the landing; and
(ii) have:
(A) a surface with a slip-resistance classification not less than that listed in Table D2.14 when tested in accordance with AS4586; or
(B) a strip at the edge of the landing with a slipresistance classification not less than that listed in Table D2.14 when tested in accordance with AS4586, where the edge leads to a flight below
D2.15 Thresholds
The threshold of a doorway must not incorporate a step or ramp at any point closer to the doorway than the width of the door leaf unless—
(c) in a building required to be accessible by Part D3, the doorway) opens to a road or open space; and
(i) is provided with a threshold ramp or step ramp in accordance with AS 1428.1; or
(d) in other cases) the doorway opens to a road or open space, external stair landing or external balcony; and
(i) the door sill is not more than 190mm above the finished surface of the ground, balcony, or the like, to which the doorway opens
D2.16 Balustrades or other barriers
Where required, a balustrade or other safe barrier is to be constructed in accordance with D2.16 of the BCA
D2.17 Handrails
Where required, a handrail is to be constructed in accordance with D2.17 of the BCA
D2.19 (b) iv Doorways and doors
Where required, a doorway serving as a required exit or forming part of a required exit is to be constructed in accordance with D2.19 of the BCA
D2.21 - Operation of Latch
A door in a required exit, forming part of a required exit or in the path of travel to a required exit must be readily operable without a key from the side that faces a person seeking egress by:
(i) a single hand downward action on a single device which is located between 900mm & 1.1m from the floor and if serving an area required to be accessible by Part D3:
(A) be such that the hand of a person who cannot grip will not slip from the handle during the operation of the latch; and
(B) have a clearance between the handle and the back plate or door face at the CENTRE grip section of the handle of not less than 35mm and not more than 45mm; or
(i) a single hand downward action on a single device which is located between 900mm and 1.2m from the floor

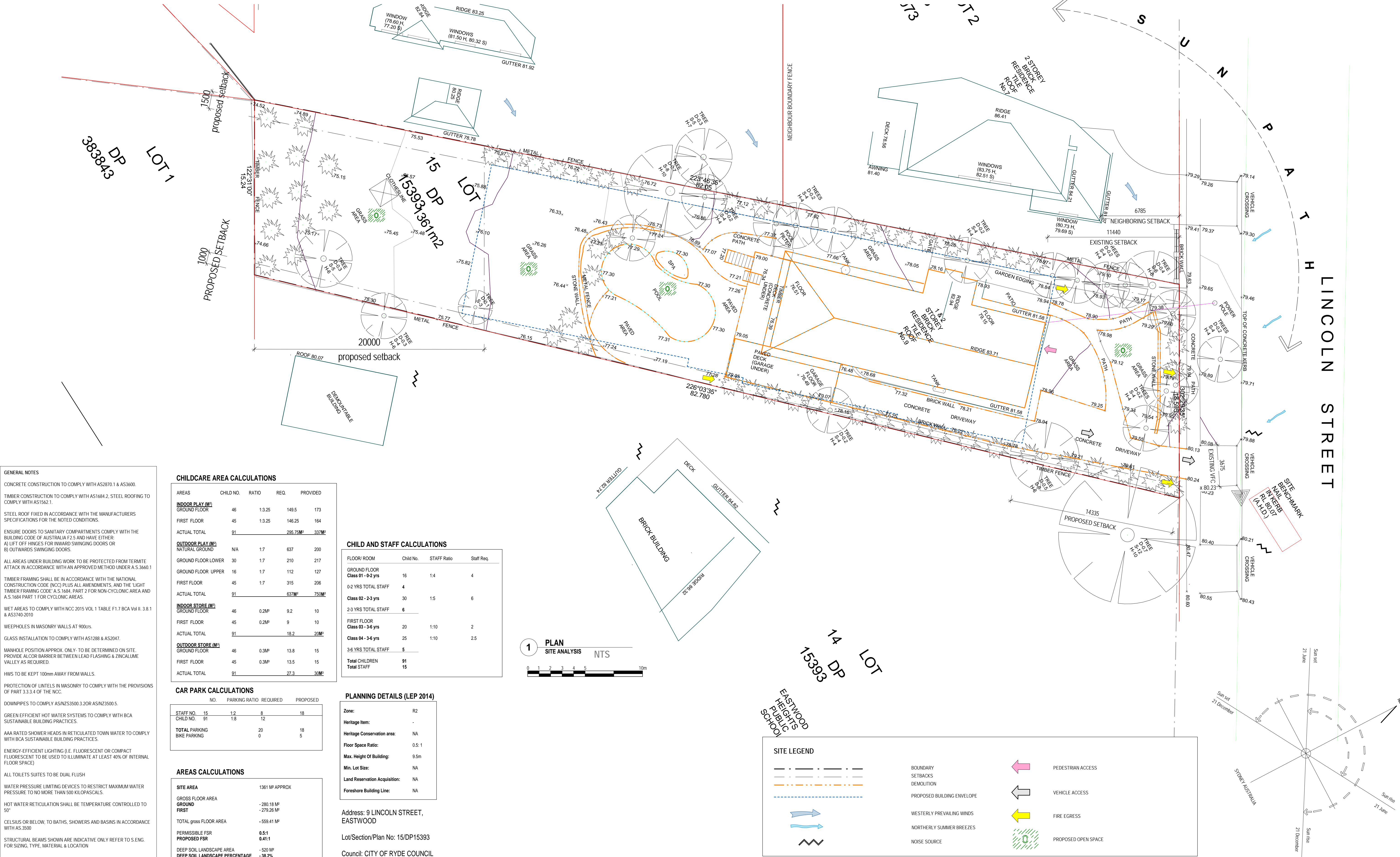
D2.22 - Re-entry from fire-isolated exits
(a) Doors of a fire-isolated exit must not be locked from the inside as follows:
(i) in a fire-isolated exit serving any storey above an effective height of 25m, throughout the exit.
(b) The Requirements of (a) do not apply to a door fitted with a fail-safe device that automatically unlocks the door upon the activation of a fire alarm &:
(i) on at least every fourth storey, the doors are not able to be locked & a sign is fixed on such doors stating that re-entry is available; or
(ii) an accessible system, or an audible or visual alarm system operated from within the enclosure is provided near the doors & a sign fixed adjacent to such doors explaining its purpose & method of operation
D2.23 Signs on doors
SIGNAGE to doors associated with the fire exit will be provided with the following signage:
For self closing fire door – (on the side a person is seeking egress)
‘FIRE SAFETY DOOR
DO NOT OBSTRUCT
DO NOT KEEP OPEN’
Doors discharging from the fire isolated exit – (on both sides)
‘FIRE SAFETY DOOR – DO NOT OBSTRUCT’.
D2.24 Protection of operable windows
Where required, the protection of operable windows is to be constructed in accordance with D2.24 of the BCA
D3.2 - Access to buildings
(a) An *accessway* must be provided to a building *required* to be *accessible*—
(i) from the main points of a pedestrian entry at the allotment boundary; and
(ii) from another *accessible* building connected by a pedestrian link; and
(iii) from any *required accessible* carparking space on the allotment
(b) In a building *required* to be *accessible*, an *accessway* must be provided through the principal pedestrian entrance; and
(i) through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; and
(ii) in a building with a total *floor area* more than 500 m², a pedestrian entrance which is not *accessible* must not be located more than 50 m from an *accessible* pedestrian entrance, except for pedestrian entrances serving only areas exempted by D3.4.
(c) Where a pedestrian entrance *required* to be *accessible* has multiple doorways—
(i) if the pedestrian entrance consists of not more than 3 doorways — not less than 1 of those doorways must be *accessible*; and
(ii) if a pedestrian entrance consists of more than 3 doorways — not less than 50% of those doorways must be *accessible*.
(d) For the purposes of (c)—
(i) an *accessible* pedestrian entrance with multiple doorways is considered to be one pedestrian entrance where—
(A) all doorways serve the same part or parts of the building; and
(B) the distance between each doorway is not more than the width of the widest doorway at that pedestrian entrance (see Figure D3.2); and
(ii) a doorway is considered to be the clear, unobstructed opening created by the opening of one or more doorleaves (see Figure D3.2).
(e) Where a doorway on an *accessway* has multiple leaves, (except an automatic opening door) one of those leaves must have a clear opening width of not less than 850 mm in accordance with AS 1428.1.
D3.3 - Parts of buildings to be accessible
In a building *required* to be *accessible*—
(a) every ramp and stairway, except for ramps and stairways in areas exempted by D3.4, must comply with—
(i) for a ramp, except a *fire-isolated ramp*, clause 10 of AS 1428.1; and
(ii) for a stairway, except a *fire-isolated stairway*, clause 11 of AS 1428.1; and
(iii) for a *fire-isolated stairway*, clause 11.1(f) and (g) of AS 1428.1; and
(b) every passenger lift must comply with E3.6; and
(c) *accessways* must have—
(i) passing spaces complying with AS 1428.1 at maximum 20 m intervals on those parts of an *accessway* where a direct line of sight is not available; and
(ii) turning spaces complying with AS 1428.1—
(A) within 2 m of the end of *accessways* where it is not possible to continue travelling along the *accessway*; and
(B) at maximum 20 m intervals along the *accessway*; and
(d) an intersection of *accessways* satisfies the spatial requirements for a passing and turning space; and
(e) a passing space may serve as a turning space; and
(f) a ramp complying with AS 1428.1 or a passenger lift need not be provided to serve a *storey* or level other than the entrance *storey* in a Class 5, 6, 7b or 8 building—
(i) containing not more than 3 *storeys*; and
(ii) with a *floor area* for each *storey*, excluding the entrance *storey*, of not more than 200 m²; and
(g) clause 7.4.1(a) of AS 1428.1 does not apply and is replaced with the pile height or pile thickness shall not exceed 11 mm and the carpet backing thickness shall not exceed 4 mm; and
(h) the carpet pile height or pile thickness dimension, carpet backing thickness dimension and their combined dimensions shown in Figure 8 of AS 1428.1 do not apply and are replaced with 11 mm, 4 mm and 15 mm respectively.

D3.6 Signage
In a building required to be accessible -
Braille and tactile signage complying with specification D3.6 and incorporating the international symbol of access or *doability*, as appropriate, in accordance with AS 1428.1 must identify each -
- Sanitary Facility
- Ambulant toilet facility
- Any required accessible parking space
- Where needed, directional signage to any parking space, sanitary facility, or accessible adult change facility
- at each 'EXIT' and which 'LEVEL' an occupant is at also needs to be in braille.
Where a bank of sanitary facilities is not provided with an accessible unisex sanitary facility, directional signage incorporating the international symbol of access in accordance with AS 1428.1 must be placed at the location of the sanitary facilities that are not accessible, to direct a person to the location of the nearest accessible unisex sanitary facility.
D3.8 - Tactile indicators
‘Tactile indicators will be provided at the top & bottom of ramps & Public Stairs which will be used by the public in accordance with AS1428.4 in order to warn persons with impairment
E1.3 - Fire hydrants
‘Hydrant system to be installed & designed by fire hydrant services in accordance with E1.3 of the BCA
E1.4 - Fire hose reels
‘Fire hose reels to be installed & designed by fire hydrant services in accordance with E1.4 of the BCA
E1.5 - Sprinklers
‘Sprinklers to be installed & designed by fire hydrant services in accordance with E1.5 of the BCA
E1.6 - Portable fire extinguishers
Where required, Portable fire extinguishers must be provided in accordance with E1.6 of the BCA & AS2444
E2.2 - Smoke hazard management - General requirements
Where required, Smoke hazard management - General requirements must be comply with the requirements of E2.2 of the BCA
E4.2 -Emergency lighting requirements
An emergency lighting system must be installed in accordance with Clause E4.2, E4.4 & ASN2293.1
E4.5 - Exit signs
An exit sign must be clearly visible to persons approaching the exit, & must be installed on, above or adjacent each door or horizontal exit in accordance with Clause E4.5 of the BCA
E4.9 -Sound systems & intercom systems for emergency purposes
A sound system & intercom system must be installed for emergency purposes complying where applicable with AS 1670.4
F1.4 - Weatherproofing
A roof and *external wall* (including openings around windows and doors) must prevent the penetration of water that could cause—
(a) unhealthy or dangerous conditions, or loss of amenity for occupants; and
(b) undue dampness or deterioration of building elements.
F1.6 - Sarking
Sarking-type materials used for weatherproofing of roofs & walls must comply with AS/NZS 4200 Parts 1 & 2
F1.7 - Waterproofing of wet areas in buildings
(a) Building elements in wet areas must) be water resistant or waterproof in accordance with Table F1.7; and
(i) comply with AS 3740
F1.9 - Damp-proofing
Where required, Damp-proofing must be provided in accordance with F1.9 of the BCA
F1.10 - Damp-proofing of floors on the ground
Where required, Damp-proofing of floors on the ground must be provided in accordance with F1.10 of the BCA
F1.11 - Provisions of floor wastes
In a Class 2 & 3 building & a Class 4 part of a building, a bathroom or laundry located at any level above a sole occupancy unit or public space must have-
(a) a floor waste; and
(b) the floor graded to the floor waste to permit drainage of water

| Table C1.1 Type of Construction Required | | | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|--------------------------------|
| Rise in storeys | Class of building | 2, 3, 9 | 5, 6, 7, 8 | |
| 4 OR MORE | A | A | | |
| 3 | A | B | | |
| 2 | B | C | | |
| 1 | C | C | | |
| FIRE SAFETY LEGEND | | | | |
| FIRE SAFETY MEASURES TO BE IMPLEMENTED IF APPLICABLE: | DESIGN/INSTALLATION STANDARD: | MAINTENANCE STANDARD: | | |
| Access Panels, Doors + Hoppers Automatic Fire Detection + Alarm Systems Automatic Fire Suppression Systems Building Occupant Warning System Emergency Lighting Exit Signs Fire Dampers Fire Doors Fire Hose Reels Fire Hydrant Systems Fire Seals Fire Windows Portable Fire Extinguishers Smoke Hazard Management Systems Warning + Operational Signs | BCA C3.13 + AS1530.4-2014 BCA E2.2a + AS1670.1-2018 BCA E1.5 + AS2118.1.4-2017 BCA E1.4 + AS1670.4-2018 BCA E4.4 + AS2293.1-2018 BCA E4.5/E4.6/E4.8 + AS2293.2-2019 BCA C3.15 + AS1668.1-2015 + AS1682.1+ 2-2015 BCA C2.13, C3.2, C3.4-3.8,C3.10, C3.11, NSW C3.11(d),C3.13 + AS1905.1-2005 BCA E1.4 + AS2441-2005 BCA E1.3 + AS2419.1-2017 BCA C3.15 + AS1530.4-2014 BCA C3.4 BCA E1.6 + AS2444-2001 BCA E2 + AS1668.1-2015 Sect.183 of EP&A Regulations 2000, AS1905.1-2015, BCA C3.6,D2.23, E3.3 | AS 1851-2012 Sect.17 AS 1851-2012 Sect.6 AS 1851-2012 Sect.2+3 AS 1851-2012 Sect.9 AS 2293.2-2019 AS 2293.2-2019 AS 1851-2012 AS 1851-2012 Sect.17 AS 1851-2012 Sect.14 AS 1851-2012 Sect.4 Physical Inspection AS 1851.7-1984 AS 1851-2012 Sect.15 AS 1851-2012 Physical Inspection of Integrity and Operation | | |
| Table 4 TYPE A CONSTRUCTION: FRL OF BUILDING ELEMENTS | | | | |
| Building elements | Class of building-FRL:(in minutes) structural adequacy/integrity/insulation | | | |
| | 2, 3 or 4 part | 5, 9 or 6 carpark | 6 | 7b (other than a carpark) or 8 |
| EXTERNAL WALL (including any column and other building element incorporated therein) or other external building element, where the distance from any fire-source feature to which it is exposed is- | | | | |
| For loadbearing parts less than 1.5m | 90/90/90 | 120/120/120 | 180/180/180 | 240/240/240 |
| 1.5 to less than 3m | 90/60/60 | 120/90/90 | 180/180/120 | 240/240/180 |
| 3m or more | 90/60/30 | 120/60/30 | 180/120/90 | 240/180/60 |
| For non loadbearing parts less than 1.5m | -/90/90 | -/120/120 | -/180/180 | -/240/240 |
| 1.5 to less than 3m | -/60/60 | -/90/90 | -/180/120 | -/240/180 |
| 3m or more | -/-/- | -/-/- | -/-/- | -/-/- |
| EXTERNAL COLUMN not incorporating in an external wall, where the distance from any fire source feature to which it is exposed is- | | | | |
| less than 3m | 90/-/- | 120/-/- | 180/-/- | 240/-/- |
| 3m or more | -/-/- | -/-/- | -/-/- | -/-/- |
| COMMON WALLS and FIRE WALLS | 90/90/90 | 120/120/120 | 180/180/180 | 240/240/240 |
| INTERNAL WALL | | | | |
| Fire-resisting lift and stair shafts- Loadbearing | 90/90/90 | 120/120/120 | 180/120/120 | 240/120/120 |
| Fire-resisting stair shafts- Non-loadbearing | -/90/90 | -/120/120 | -/120/120 | -/120/120 |
| Bounding public corridors, public lobbies and the like- Loadbearing Non-loadbearing | 90/90/90 -/60/60 | 120/-/- -/-/- | 180/-/- -/-/- | 240/-/- -/-/- |
| Between or bounding sole-occupancy units- Loadbearing Non-loadbearing | 90/90/90 -/60/60 | 120/-/- -/-/- | 180/-/- -/-/- | 240/-/- -/-/- |
| OTHER LOADBEARING INTERNAL WALLS, INTERNAL BEAMS, TRUSSES and COLUMNS FLOORS | 90/-/- 90/90/90 | 120/-/- 120/120/120 | 180/-/- 180/180/180 | 240/-/- 240/240/240 |
| ROOF | 90/60/30 | 120/60/30 | 180/60/30 | 240/90/60 |



The Essential First Step.



GENERAL NOTES

CONCRETE CONSTRUCTION TO COMPLY WITH AS2870.1 & AS3600.

TIMBER CONSTRUCTION TO COMPLY WITH AS1684.2, STEEL ROOFING TO COMPLY WITH AS1562.1.

STEEL ROOF FIXED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS FOR THE NOTED CONDITIONS.

ENSURE DOORS TO SANITARY COMPARTMENTS COMPLY WITH THE BUILDING CODE OF AUSTRALIA F2.5 AND HAVE EITHER:
A) LIFT OFF HINGES FOR INWARD SWINGING DOORS OR
B) OUTWARDS SWINGING DOORS.

ALL AREAS UNDER BUILDING WORK TO BE PROTECTED FROM TERMITE ATTACK IN ACCORDANCE WITH AN APPROVED METHOD UNDER A.S.3660.1

TIMBER FRAMING SHALL BE IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE (NCC) PLUS ALL AMENDMENTS, AND THE 'LIGHT TIMBER FRAMING CODE' A.S.1684, PART 2 FOR NON-CYCLONIC AREA AND A.S.1684 PART 1 FOR CYCLONIC AREAS.

WET AREAS TO COMPLY WITH NCC 2015 VOL 1 TABLE F1.7 BCA Vol II, 3.8.1 & AS3740-2010

WEEPHOLES IN MASONRY WALLS AT 900cs.

GLASS INSTALLATION TO COMPLY WITH AS1288 & AS2047.

MANHOLE POSITION APPROX. ONLY. TO BE DETERMINED ON SITE. PROVIDE ALCOR BARRIER BETWEEN LEAD FLASHING & ZINCALUME VALLEY AS REQUIRED.

HWS TO BE KEPT 100mm AWAY FROM WALLS.

PROTECTION OF LINTELS IN MASONRY TO COMPLY WITH THE PROVISIONS OF PART 3.3.3.4 OF THE NCC.

DOWNPIPES TO COMPLY AS/NZS3500.3.2OR AS/NZS3500.5.

GREEN EFFICIENT HOT WATER SYSTEMS TO COMPLY WITH BCA SUSTAINABLE BUILDING PRACTICES.

AAA RATED SHOWER HEADS IN RETICULATED TOWN WATER TO COMPLY WITH BCA SUSTAINABLE BUILDING PRACTICES.

ENERGY EFFICIENT LIGHTING (I.E. FLUORESCENT OR COMPACT FLUORESCENT TO BE USED TO ILLUMINATE AT LEAST 40% OF INTERNAL FLOOR SPACE)

ALL TOILETS SUITES TO BE DUAL FLUSH

WATER PRESSURE LIMITING DEVICES TO RESTRICT MAXIMUM WATER PRESSURE TO NO MORE THAN 500 KILOPASCALS.

HOT WATER RETICULATION SHALL BE TEMPERATURE CONTROLLED TO 50°

CELSIUS OR BELOW. TO BATHS, SHOWERS AND BASINS IN ACCORDANCE WITH AS.3500

STRUCTURAL BEAMS SHOWN ARE INDICATIVE ONLY REFER TO S.ENG. FOR SIZING, TYPE, MATERIAL & LOCATION

| CHILD CARE AREA CALCULATIONS | | | | |
|--------------------------------------|-----------|-------------------|----------------------|-------------------|
| AREAS | CHILD NO. | RATIO | REQ. | PROVIDED |
| INDOOR PLAY (M²) | | | | |
| GROUND FLOOR | 46 | 1:3.25 | 149.5 | 173 |
| FIRST FLOOR | 45 | 1:3.25 | 146.25 | 164 |
| ACTUAL TOTAL | 91 | | 295.75M ² | 337M ² |
| OUTDOOR PLAY (M²) | | | | |
| NATURAL GROUND | N/A | 1:7 | 637 | 200 |
| GROUND FLOOR LOWER | 30 | 1:7 | 210 | 217 |
| GROUND FLOOR UPPER | 16 | 1:7 | 112 | 127 |
| FIRST FLOOR | 45 | 1:7 | 315 | 206 |
| ACTUAL TOTAL | 91 | | 637M ² | 750M ² |
| INDOOR STORE (M²) | | | | |
| GROUND FLOOR | 46 | 0.2M ² | 9.2 | 10 |
| FIRST FLOOR | 45 | 0.2M ² | 9 | 10 |
| ACTUAL TOTAL | 91 | | 18.2 | 20M ² |
| OUTDOOR STORE (M²) | | | | |
| GROUND FLOOR | 46 | 0.3M ² | 13.8 | 15 |
| FIRST FLOOR | 45 | 0.3M ² | 13.5 | 15 |
| ACTUAL TOTAL | 91 | | 27.3 | 30M ² |

| CAR PARK CALCULATIONS | | | | |
|-----------------------|---------------|----------|----------|--|
| NO. | PARKING RATIO | REQUIRED | PROPOSED | |
| STAFF NO. 15 | 1:2 | 8 | 18 | |
| CHILD NO. 91 | 1:8 | 12 | | |
| TOTAL PARKING | | 20 | 18 | |
| BIKE PARKING | | 0 | 5 | |

| AREAS CALCULATIONS | |
|--------------------------------|----------------------------|
| SITE AREA | 1361 M ² APPROX |
| GROSS FLOOR AREA | |
| GROUND | -280.18 M ² |
| FIRST | -279.26 M ² |
| TOTAL GROSS FLOOR AREA | -559.41 M ² |
| PERMISSIBLE FSR | 0.5:1 |
| PROPOSED FSR | 0.41:1 |
| DEEP SOIL LANDSCAPE AREA | -520 M ² |
| DEEP SOIL LANDSCAPE PERCENTAGE | -38.2% |

| CHILD AND STAFF CALCULATIONS | | | |
|------------------------------|-----------|-------------|------------|
| FLOOR/ ROOM | Child No. | STAFF Ratio | Staff Req. |
| GROUND FLOOR | | | |
| Class 01 - 0-2 yrs | 16 | 1:4 | 4 |
| 0-2 YRS TOTAL STAFF | 4 | | |
| Class 02 - 2-3 yrs | 30 | 1:5 | 6 |
| 2-3 YRS TOTAL STAFF | 6 | | |
| FIRST FLOOR | | | |
| Class 03 - 3-6 yrs | 20 | 1:10 | 2 |
| Class 04 - 3-6 yrs | 25 | 1:10 | 2.5 |
| 3-6 YRS TOTAL STAFF | 5 | | |
| Total CHILDREN | 91 | | |
| Total STAFF | 15 | | |

| PLANNING DETAILS (LEP 2014) | |
|-------------------------------|--------|
| Zone: | R2 |
| Heritage Item: | - |
| Heritage Conservation area: | NA |
| Floor Space Ratio: | 0.5: 1 |
| Max. Height Of Building: | 9.5m |
| Min. Lot Size: | NA |
| Land Reservation Acquisition: | NA |
| Foreshore Building Line: | NA |

Address: 9 LINCOLN STREET,
EASTWOOD

Lot/Section/Plan No: 15/DP15393

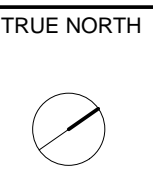
Council: CITY OF RYDE COUNCIL

ALL PLANS TO BE PRINTED IN COLOR FOR DA

- ALL BUILDING WORK TO COMPLY WITH BCA AND AS CODES AND RELEVANT AUTHORITIES REQUIREMENTS.
- ALL STEEL, CONCRETE AND TIMBER WORK TO BE IN ACCORDANCE WITH STRUCTURAL ENGINEERS SPECIFICATIONS AND RELEVANT SAA CODES.
- LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALLER.
- **ALL DIMENSIONS TO BE CONFIRMED ON SITE. CONTACT THE ARCHITECT IF ANY DOUBT OR DISCREPANCY ARISES.**
- READ FIGURED DIMENSIONS IN PREFERENCE TO SCALING.

LISKOWSKI ARCHITECTS

© COPYRIGHT REMAINS WITH LISKOWSKI ARCHITECTS



| FOR | ISSUE | DATE | AMENDMENT | FOR | ISSUE | DATE | AMENDMENT |
|-----|-------|----------|-----------|-----|-------|------|-----------|
| DA | A | 12.09.22 | DA | | | | |
| DA | B | 20.10.22 | DA | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |

| DRAFTING | DRAWN: YA |
|--------------|-----------|
| CHECKED: PO | |
| APPROVED: LL | |

| PROPOSED CHILDCARE AT 9 LINCOLN STREET, EASTWOOD | | | Scale: As indicated |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|-------------------------------------------|
| SITE ANALYSIS PLAN | | | Date: 20.10.22 |
| SUITE 107 LEVEL 1, 53-59 GREAT BUCKINGHAM ST. REDFERN HILLS, NSW PH: 02 9212 3266 E: info@liskowski.com.au www.liskowski.com.au Nominated Architect Laurie Liskowski 4224 | | | Project No: 211105 Sheet No: DA010 Rev: B |

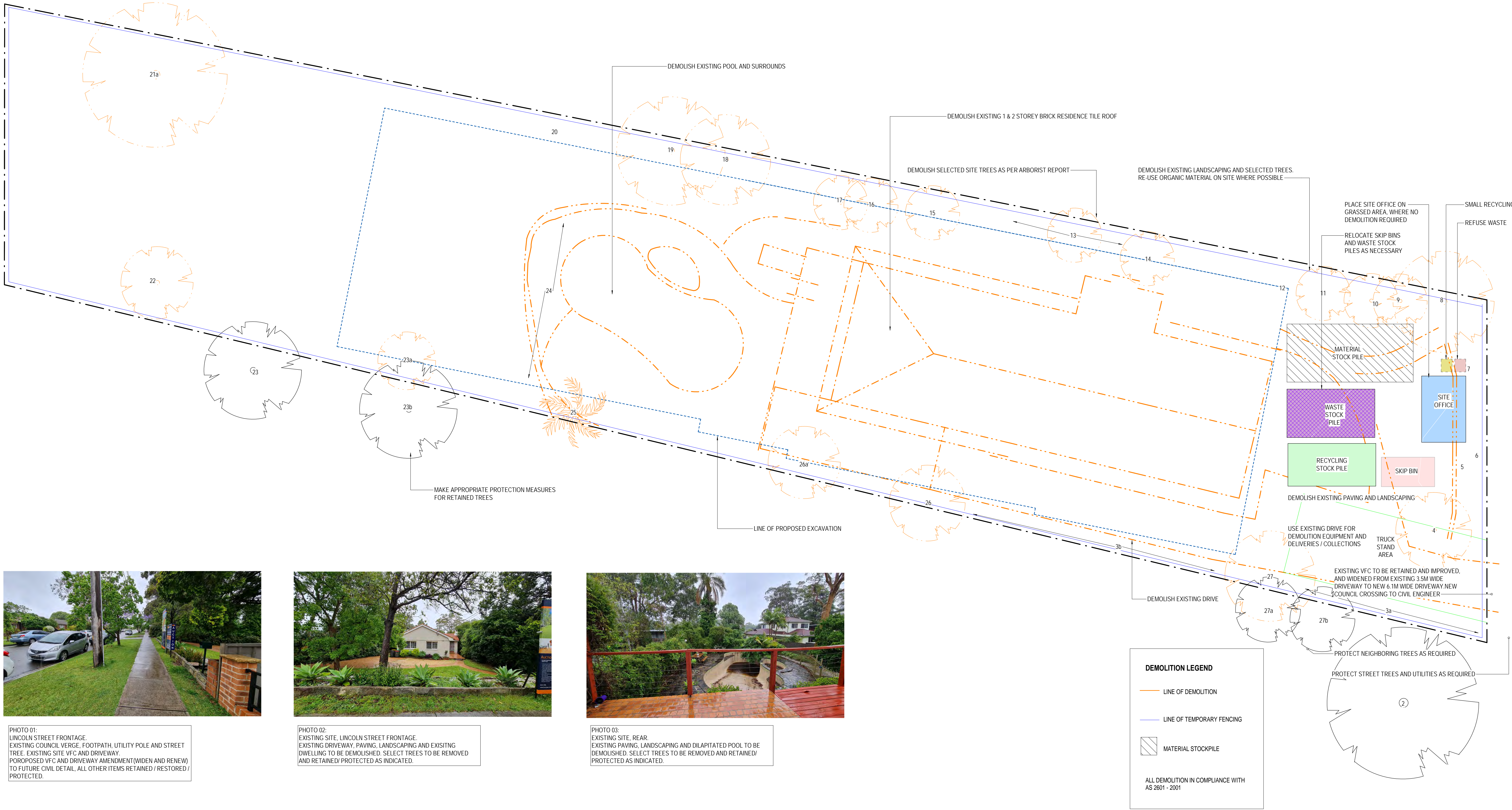


PHOTO 01:
LINCOLN STREET FRONTAGE.
EXISTING COUNCIL VERGE, FOOTPATH, UTILITY POLE AND STREET TREE. EXISTING SITE VFC AND DRIVEWAY.
PROPOSED VFC AND DRIVEWAY AMENDMENT(WIDEN AND RENEW) TO FUTURE CIVIL DETAIL, ALL OTHER ITEMS RETAINED / RESTORED / PROTECTED.



PHOTO 02:
EXISTING SITE, LINCOLN STREET FRONTAGE.
EXISTING DRIVEWAY, PAVING, LANDSCAPING AND EXISTING DWELLING TO BE DEMOLISHED. SELECT TREES TO BE REMOVED AND RETAINED/ PROTECTED AS INDICATED.



PHOTO 03:
EXISTING SITE, REAR.
EXISTING PAVING, LANDSCAPING AND DILAPIDATED POOL TO BE DEMOLISHED. SELECT TREES TO BE REMOVED AND RETAINED/ PROTECTED AS INDICATED.

1 DEMOLITION PLAN

ALL PLANS TO BE PRINTED IN COLOR FOR DA

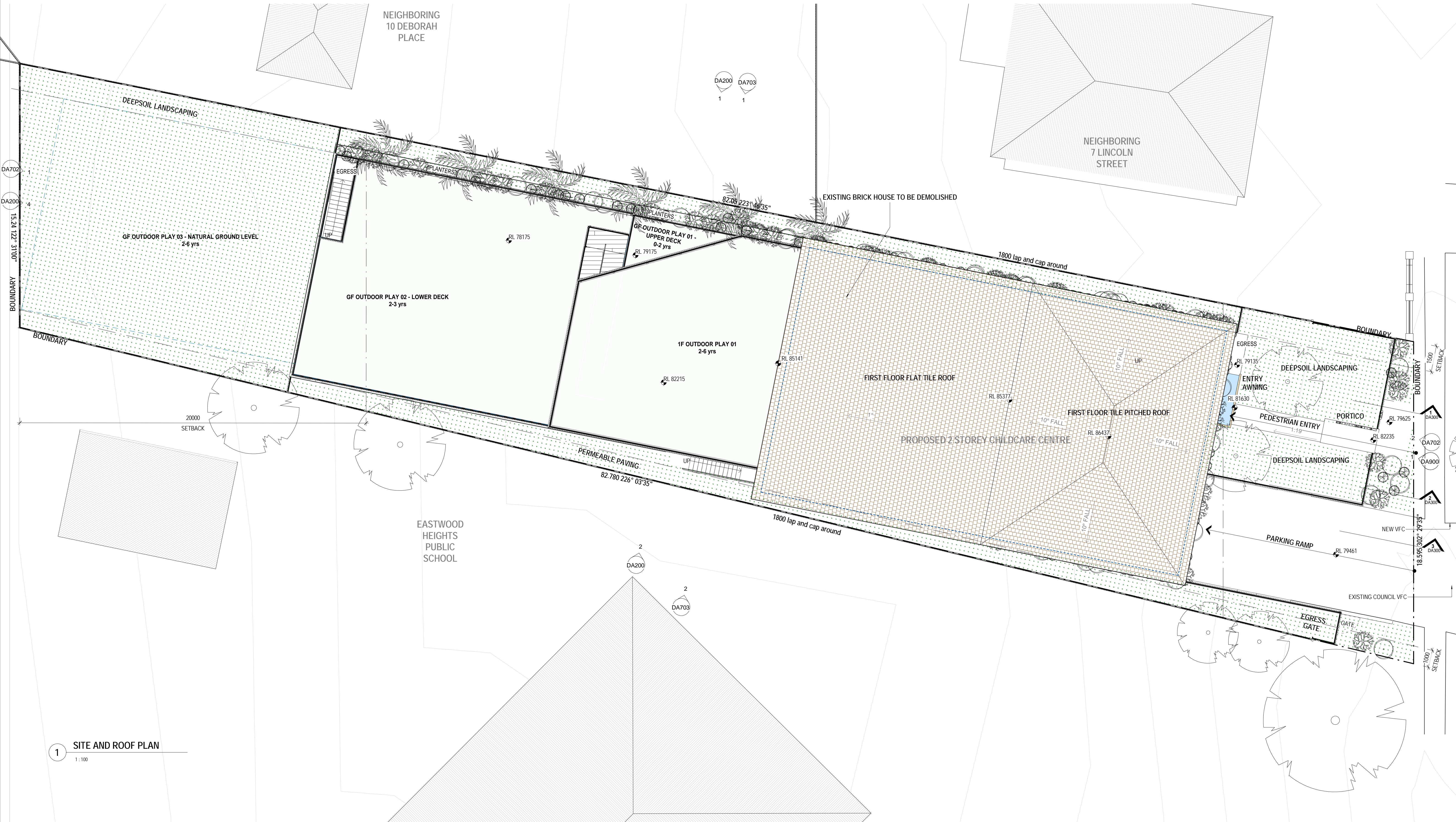
- ALL BUILDING WORK TO COMPLY WITH BCA AND AS CODES AND RELEVANT AUTHORITIES REQUIREMENTS.
- ALL STEEL, CONCRETE AND TIMBER WORK TO BE IN ACCORDANCE WITH STRUCTURAL ENGINEERS SPECIFICATIONS AND RELEVANT SAA CODES.
- LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALLER.
- ALL DIMENSIONS TO BE CONFIRMED ON SITE. CONTACT THE ARCHITECT IF ANY DOUBT OR DISCREPANCY ARISES.
- READ FIGURED DIMENSIONS IN PREFERENCE TO SCALING.

LISKOWSKI ARCHITECTS

© COPYRIGHT REMAINS WITH LISKOWSKI ARCHITECTS

| FOR | ISSUE | DATE | AMENDMENT | FOR | ISSUE | DATE | AMENDMENT | DRAFTING |
|-----|-------|----------|-----------|-----|-------|------|-----------|--------------|
| DA | A | 12.09.22 | DA | | | | | DRAWN: MM |
| DA | B | 20.10.22 | DA | | | | | CHECKED: PO |
| | | | | | | | | APPROVED: LL |

| | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|
| PROPOSED CHILDCARE AT 9 LINCOLN STREET, EASTWOOD | Scale: As indicated |
| DEMOLITION PLAN | Date: 20.10.22 |
| SUITE 107 LEVEL 1, 53-59 GREAT BUCKINGHAM ST. REDFERN HILLS, NSW Ph: 02 9212 3266 E: info@liskowski.com.au www.liskowski.com.au Nominated Architect Laurie Liskowski 4224 | Project No: 211105 Sheet No: DA050 Rev: B |



ALL PLANS TO BE PRINTED IN COLOR **FOR DA**

- ALL BUILDING WORK TO COMPLY WITH BCA AND AS CODES AND RELEVANT AUTHORITIES REQUIREMENTS.
- ALL STEEL, CONCRETE AND TIMBER WORK TO BE IN ACCORDANCE WITH STRUCTURAL ENGINEERS SPECIFICATIONS AND RELEVANT SAA CODES.
- LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALLER.
- ALL DIMENSIONS TO BE CONFIRMED ON SITE. CONTACT THE ARCHITECT IF ANY DOUBT OR DISCREPANCY ARISES.
- READ FIGURED DIMENSIONS IN PREFERENCE TO SCALING.

LISKOWSKI ARCHITECTS

© COPYRIGHT REMAINS WITH LISKOWSKI ARCHITECTS

TRUE NORTH



| FOR | ISSUE | DATE | AMENDMENT |
|-----|-------|----------|-----------|
| DA | A | 12.09.22 | DA |
| DA | B | 20.10.22 | DA |

| FOR | ISSUE | DATE | AMENDMENT |
|-----|-------|------|-----------|
| | | | |
| | | | |

| |
|--------------|
| DRAFTING |
| DRAWN: MM |
| CHECKED: PO |
| APPROVED: LL |

PROPOSED CHILDCARE AT 9 LINCOLN STREET, EASTWOOD

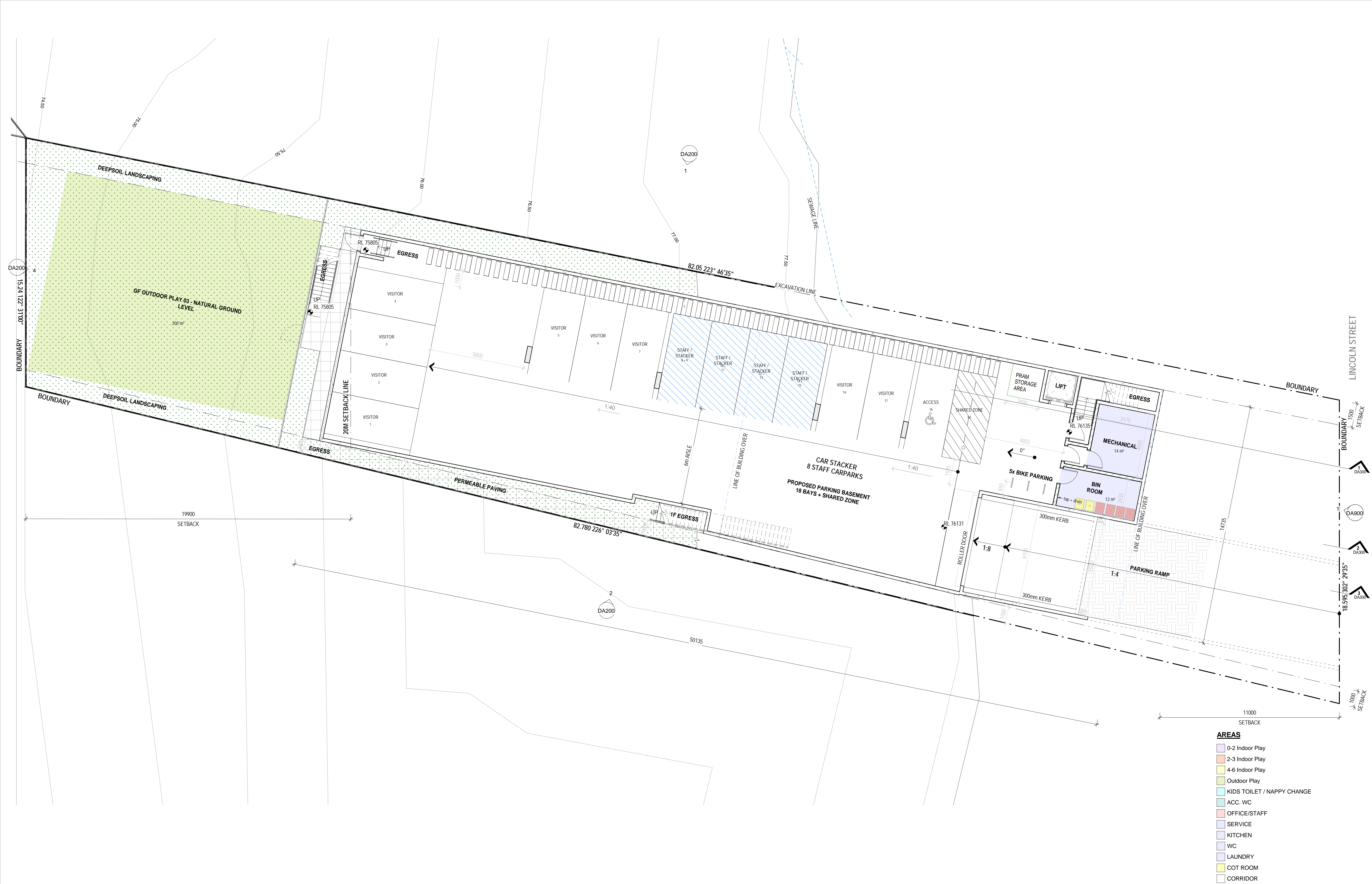
SITE AND ROOF PLAN

SUITE 107 LEVEL 1, 53-59 GREAT BUCKINGHAM ST. REDFERN HILLS, NSW
Ph: 02 9212 3266 | E: info@liskowski.com.au | www.liskowski.com.au
Nominated Architect Laurie Liskowski 4224

Scale: 1 : 100

Date : **20.10.22**

Project No: Sheet No: Rev:
211105 **DA100** B



ALL PLANS TO BE PRINTED IN COLOR **FOR DA**

- ALL BUILDING WORK TO COMPLY WITH BCA AND AS CODES AND RELEVANT AUTHORITIES REQUIREMENTS.
- ALL STEEL, CONCRETE AND TIMBER WORK TO BE IN ACCORDANCE WITH STRUCTURAL ENGINEERS SPECIFICATIONS AND RELEVANT SAA CODES.
- LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALLER.
- ALL DIMENSIONS TO BE CONFIRMED ON SITE. CONTACT THE ARCHITECT IF ANY DOUBT OR DISCREPANCY ARISES.
- READ FIGURED DIMENSIONS IN PREFERENCE TO SCALING.

LSKOWSKI ARCHITECTS

COPYRIGHT REMAINS WITH LSKOWSKI ARCHITECTS

TRUE NORTH



| FOR | ISSUE | DATE | AMENDMENT |
|-----|-------|----------|-----------|
| DA | A | 12.09.22 | DA |
| DA | B | 20.10.22 | DA |
| | | | |
| | | | |

| FOR | ISSUE | DATE | AMENDMENT |
|-----|-------|------|-----------|
| | | | |
| | | | |
| | | | |
| | | | |

| |
|--------------|
| DRAFTING |
| DRAWN: YA |
| CHECKED: PO |
| APPROVED: LL |

PROPOSED CHILDCARE AT 9 LINCOLN STREET, EASTWOOD

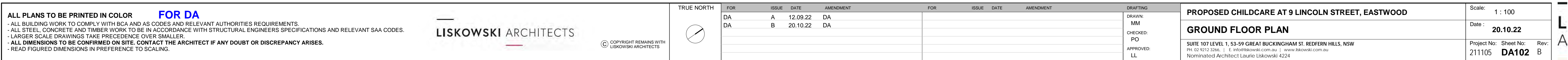
BASEMENT PLAN

SUITE 107 LEVEL 1, 53-59 GREAT BUCKINGHAM ST. REDFERN HILLS, NSW
Ph: 02 9212 3266 | E: info@lskowski.com.au | www.lskowski.com.au
Nominated Architect Laurie Liskowski 4224

Scale: 1 : 100

Date: 20.10.22

Project No: 211105 Sheet No: DA101 Rev: B





AREAS

- 0-2 Indoor Play
- 2-3 Indoor Play
- 4-6 Indoor Play
- Outdoor Play
- KIDS TOILET / NAPPY CHANGE
- ACC. WC
- OFFICE/STAFF
- SERVICE
- KITCHEN
- WC
- LAUNDRY
- COT ROOM
- CORRIDOR

ALL PLANS TO BE PRINTED IN COLOR **FOR DA**

- ALL BUILDING WORK TO COMPLY WITH BCA AND AS CODES AND RELEVANT AUTHORITIES REQUIREMENTS.
- ALL STEEL, CONCRETE AND TIMBER WORK TO BE IN ACCORDANCE WITH STRUCTURAL ENGINEERS SPECIFICATIONS AND RELEVANT SAA CODES.
- LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALLER.
- ALL DIMENSIONS TO BE CONFIRMED ON SITE. CONTACT THE ARCHITECT IF ANY DOUBT OR DISCREPANCY ARISES.
- READ FIGURED DIMENSIONS IN PREFERENCE TO SCALING.

LISKOWSKI ARCHITECTS

COPYRIGHT REMAINS WITH LISKOWSKI ARCHITECTS

TRUE NORTH



| FOR | ISSUE | DATE | AMENDMENT | FOR | ISSUE | DATE | AMENDMENT | DRAFTING |
|-----|-------|----------|-----------|-----|-------|------|-----------|-----------------|
| DA | A | 12.09.22 | DA | | | | | DRAWN: YA |
| DA | B | 20.10.22 | DA | | | | | CHECKED: PO |
| | | | | | | | | APPROVED: LL |

PROPOSED CHILDCARE AT 9 LINCOLN STREET, EASTWOOD

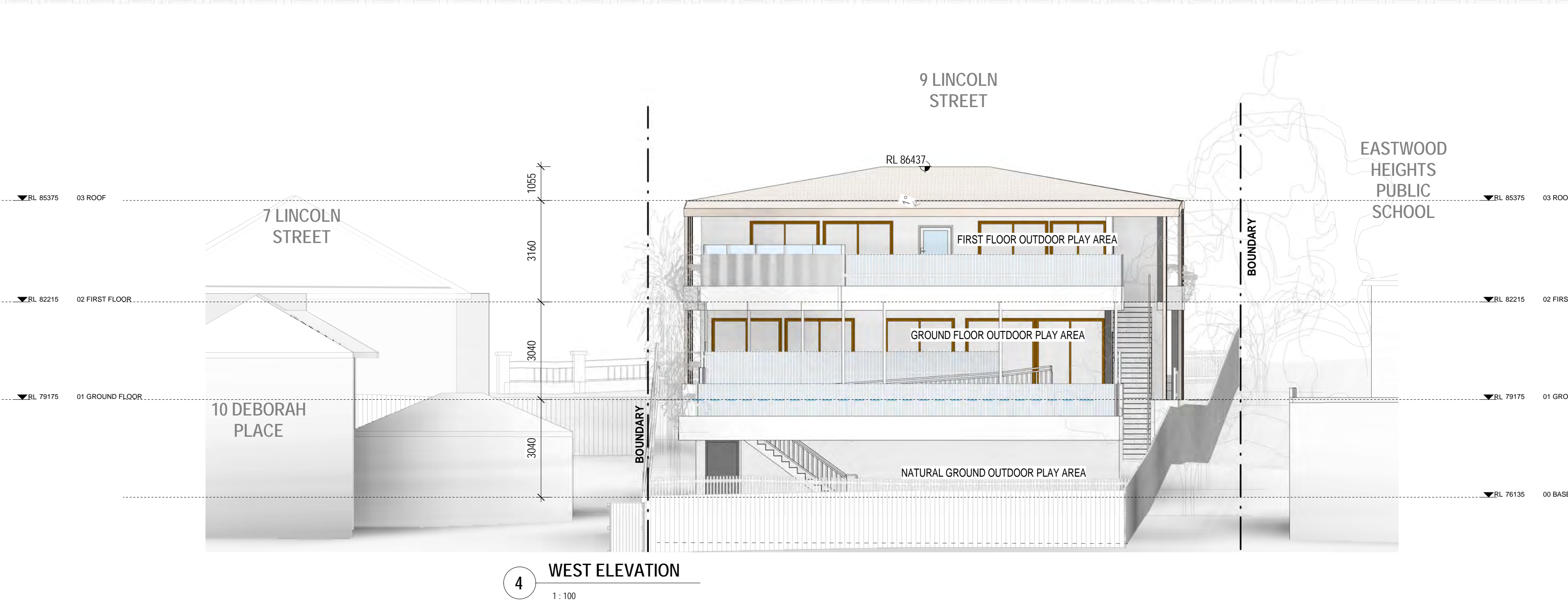
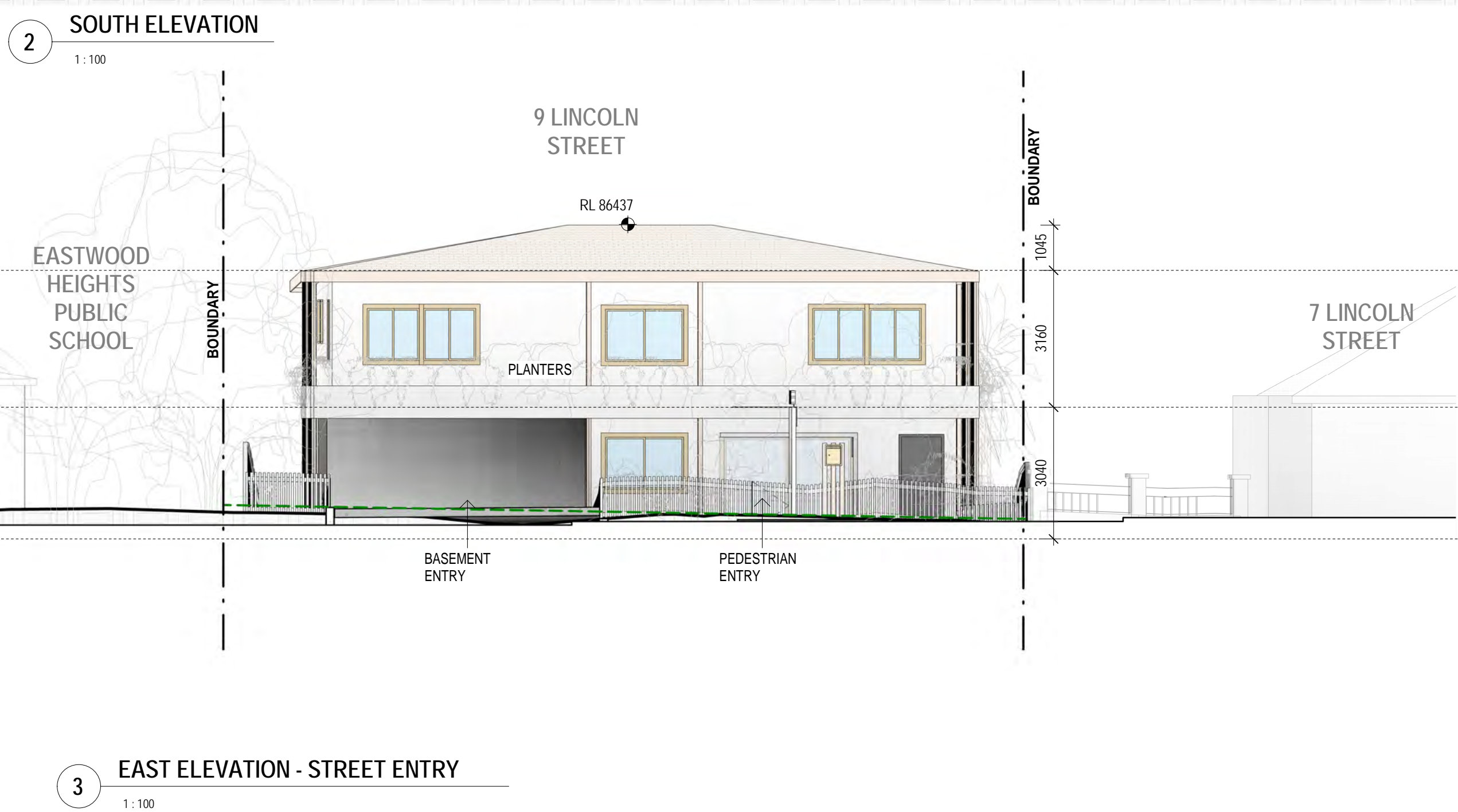
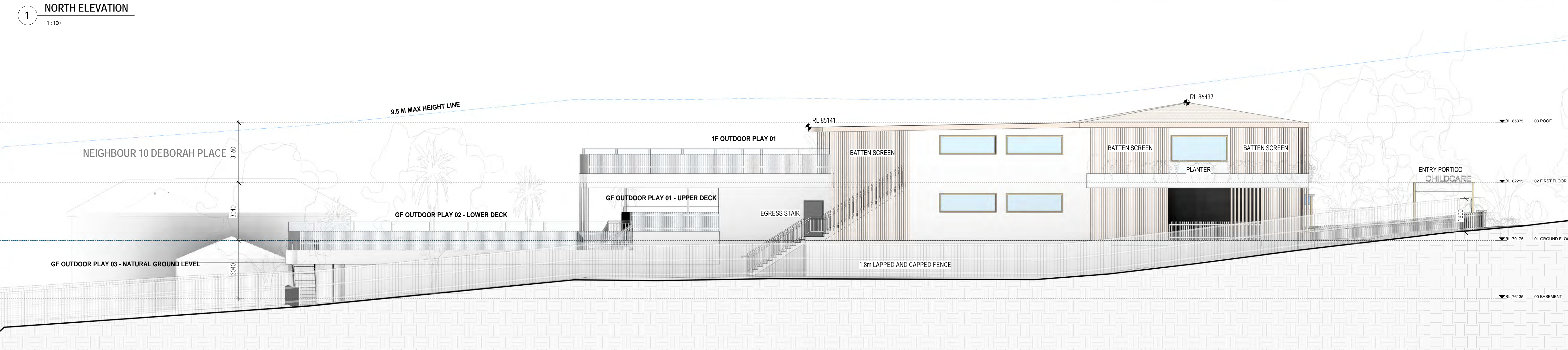
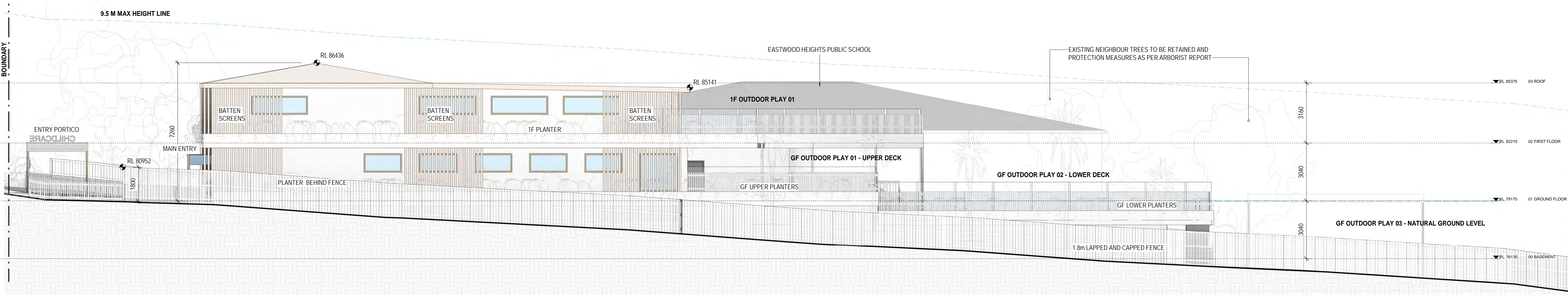
FIRST FLOOR PLAN

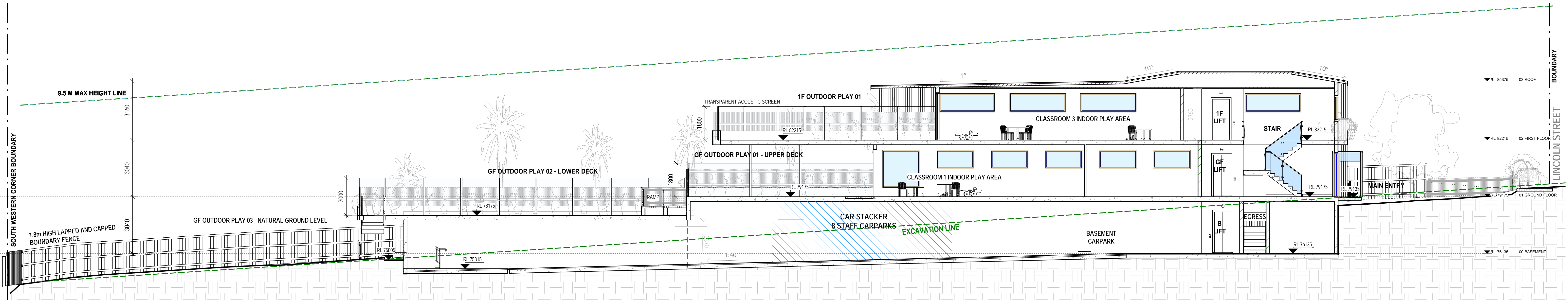
SUITE 107 LEVEL 1, 53-59 GREAT BUCKINGHAM ST. REDFERN HILLS, NSW
PH: 02 9212 3266 | E: info@liskowski.com.au | www.liskowski.com.au
Nominated Architect Laurie Liskowski 4224

Scale: 1 : 100

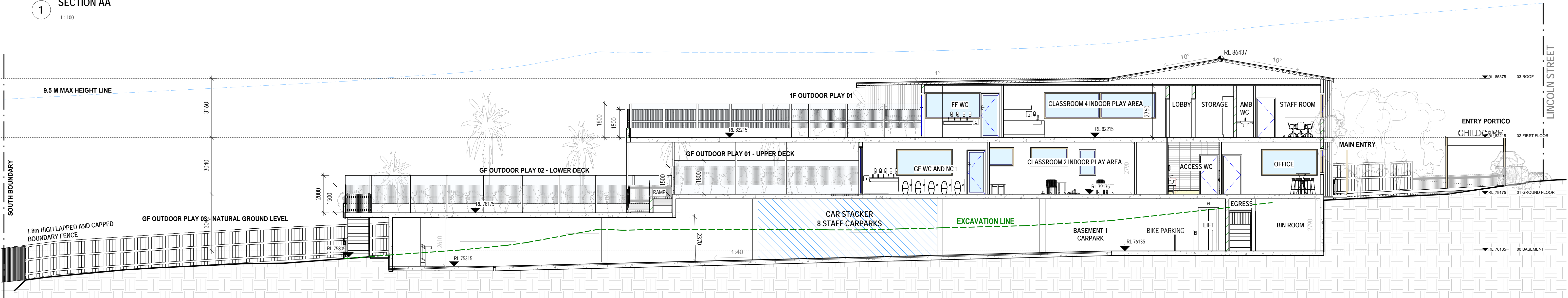
Date : 20.10.22

Project No: 211105 Sheet No: DA103 Rev: B

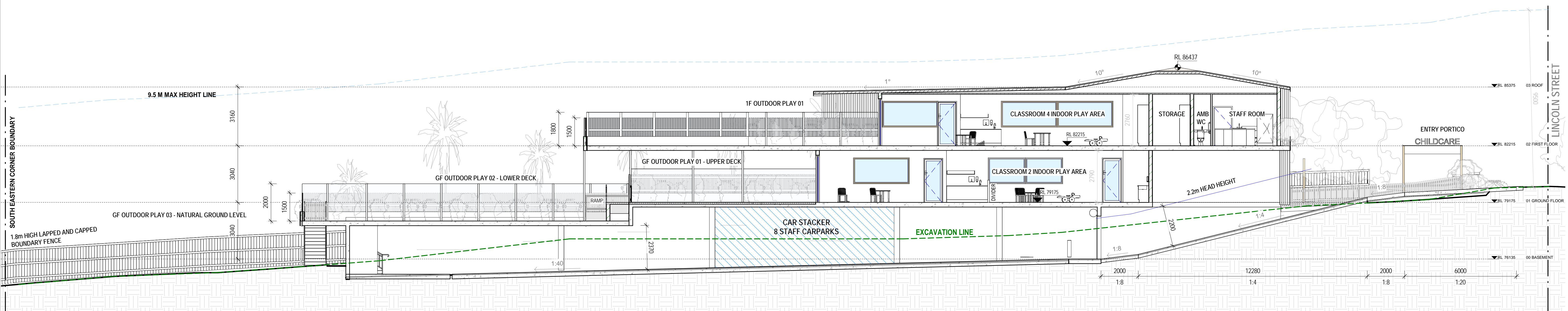




1 SECTION AA
1:100



2 SECTION BB
1:100



3 SECTION CC
1:100

ALL PLANS TO BE PRINTED IN COLOR **FOR DA**

- ALL BUILDING WORK TO COMPLY WITH BCA AND AS CODES AND RELEVANT AUTHORITIES REQUIREMENTS.
- ALL STEEL, CONCRETE AND TIMBER WORK TO BE IN ACCORDANCE WITH STRUCTURAL ENGINEERS SPECIFICATIONS AND RELEVANT SAA CODES.
- LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALLER.
- ALL DIMENSIONS TO BE CONFIRMED ON SITE. CONTACT THE ARCHITECT IF ANY DOUBT OR DISCREPANCY ARISES.
- READ FIGURED DIMENSIONS IN PREFERENCE TO SCALING.

LISKOWSKI ARCHITECTS

© COPYRIGHT REMAINS WITH LISKOWSKI ARCHITECTS

TRUE NORTH



| FOR | ISSUE | DATE | AMENDMENT |
|-----|-------|----------|-----------|
| DA | A | 12.09.22 | DA |
| DA | B | 20.10.22 | DA |

| FOR | ISSUE | DATE | AMENDMENT |
|-----|-------|------|-----------|
| | | | |
| | | | |
| | | | |

| DRAFTING |
|--------------|
| DRAWN: MM |
| CHECKED: PO |
| APPROVED: LL |

PROPOSED CHILDCARE AT 9 LINCOLN STREET, EASTWOOD

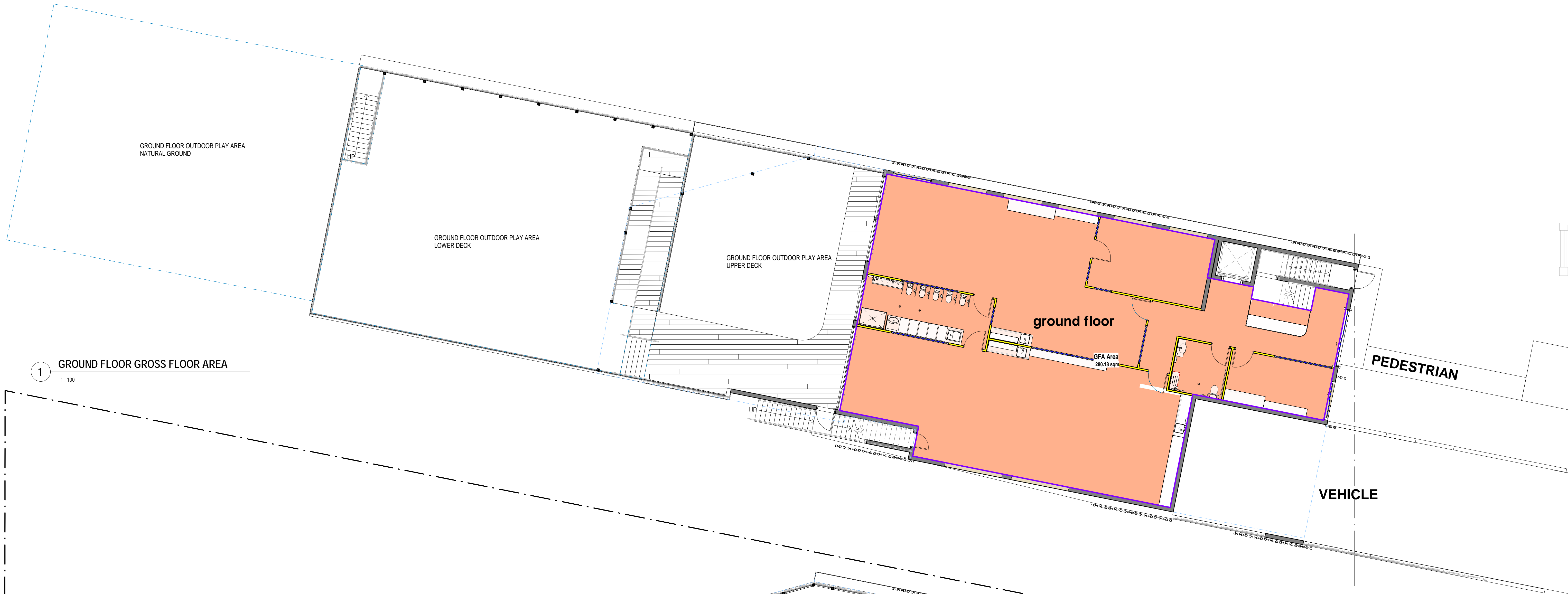
SECTIONS

SUITE 107 LEVEL 1, 53-59 GREAT BUCKINGHAM ST. REDFERN HILLS, NSW
PH: 02 9212 3266 | E: info@liskowski.com.au | www.liskowski.com.au
Nominated Architect Laurie Liskowski 4224

Scale: 1:100

Date: 20.10.22

Project No: 211105 Sheet No: DA300 Rev: B



1 GROUND FLOOR GROSS FLOOR AREA
1 : 100



2 FIRST FLOOR GROSS FLOOR AREA
1 : 100

GROSS FLOOR AREA

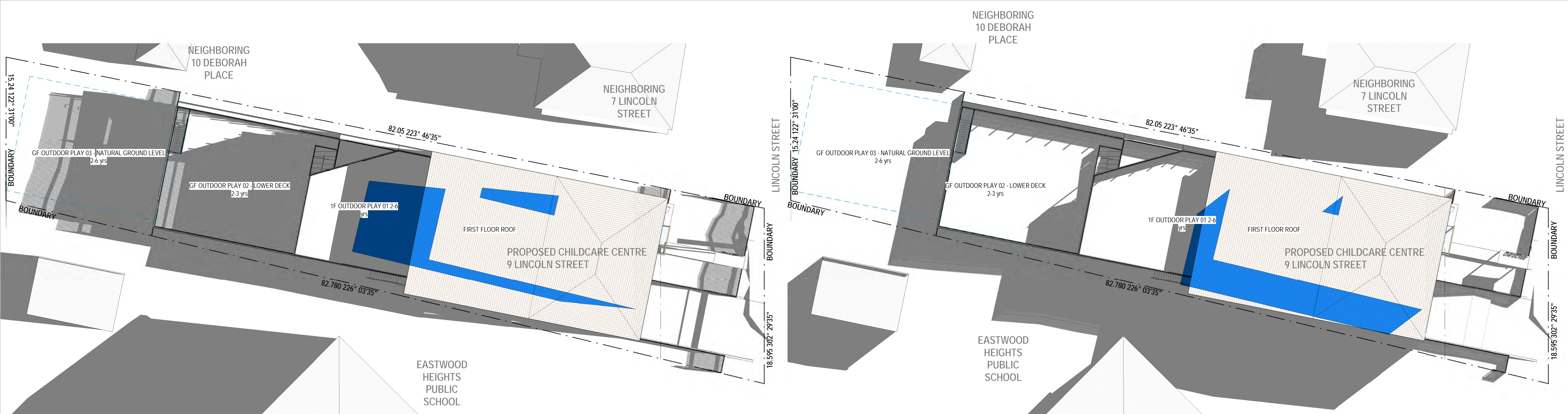
279 m²

280 m²

= 559.41 m² TOTAL

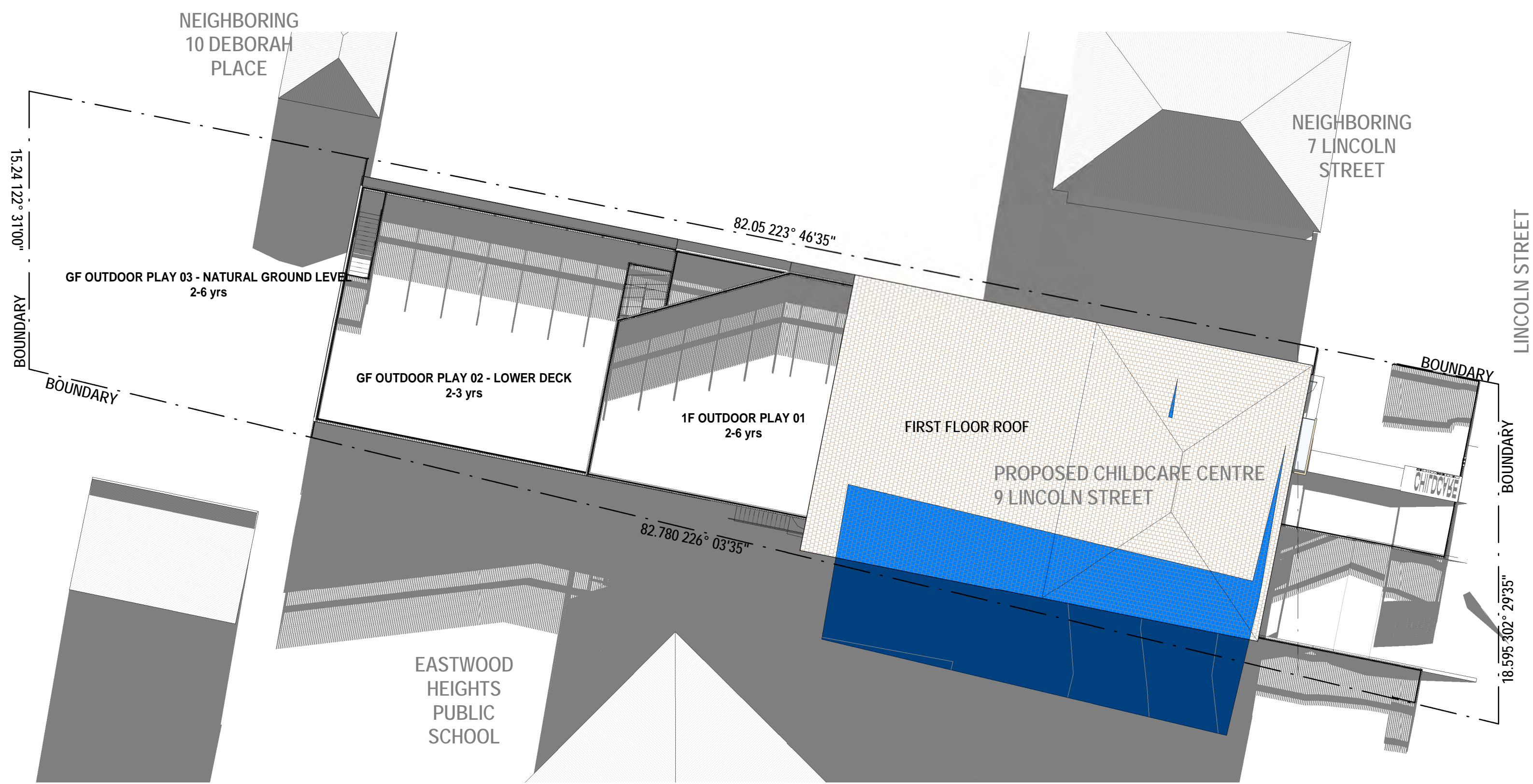
0.41:1 - ACTUAL FSR

0.5:1 - ALLOWED FSR



1 SHADOWS JUNE 21 9AM
1 : 200

2 SHADOWS JUNE 21 12PM
1 : 200



3 SHADOWS JUNE 21 3PM
1 : 200

SHADOW LEGEND

- PROPOSED SITE SHADOWS
- EXISTING SITE SHADOWS

SHADOWS FROM EXISTING TREES AND BOUNDARY FENCES ARE NOT SHOWN

ALL PLANS TO BE PRINTED IN COLOR **FOR DA**

- ALL BUILDING WORK TO COMPLY WITH BCA AND AS CODES AND RELEVANT AUTHORITIES REQUIREMENTS.
- ALL STEEL, CONCRETE AND TIMBER WORK TO BE IN ACCORDANCE WITH STRUCTURAL ENGINEERS SPECIFICATIONS AND RELEVANT SAA CODES.
- LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALLER.
- ALL DIMENSIONS TO BE CONFIRMED ON SITE. CONTACT THE ARCHITECT IF ANY DOUBT OR DISCREPANCY ARISES.
- READ FIGURED DIMENSIONS IN PREFERENCE TO SCALING.

LISKOWSKI ARCHITECTS

© COPYRIGHT REMAINS WITH LISKOWSKI ARCHITECTS

TRUE NORTH



| FOR | ISSUE | DATE | AMENDMENT |
|-----|-------|----------|-----------|
| DA | A | 12.09.22 | DA |
| DA | B | 20.10.22 | DA |
| | | | |
| | | | |

| FOR | ISSUE | DATE | AMENDMENT |
|-----|-------|------|-----------|
| | | | |
| | | | |
| | | | |
| | | | |

| DRAFTING |
|--------------------|
| DRAWN: MM |
| CHECKED: PO |
| APPROVED: Approver |

PROPOSED CHILDCARE AT 9 LINCOLN STREET, EASTWOOD

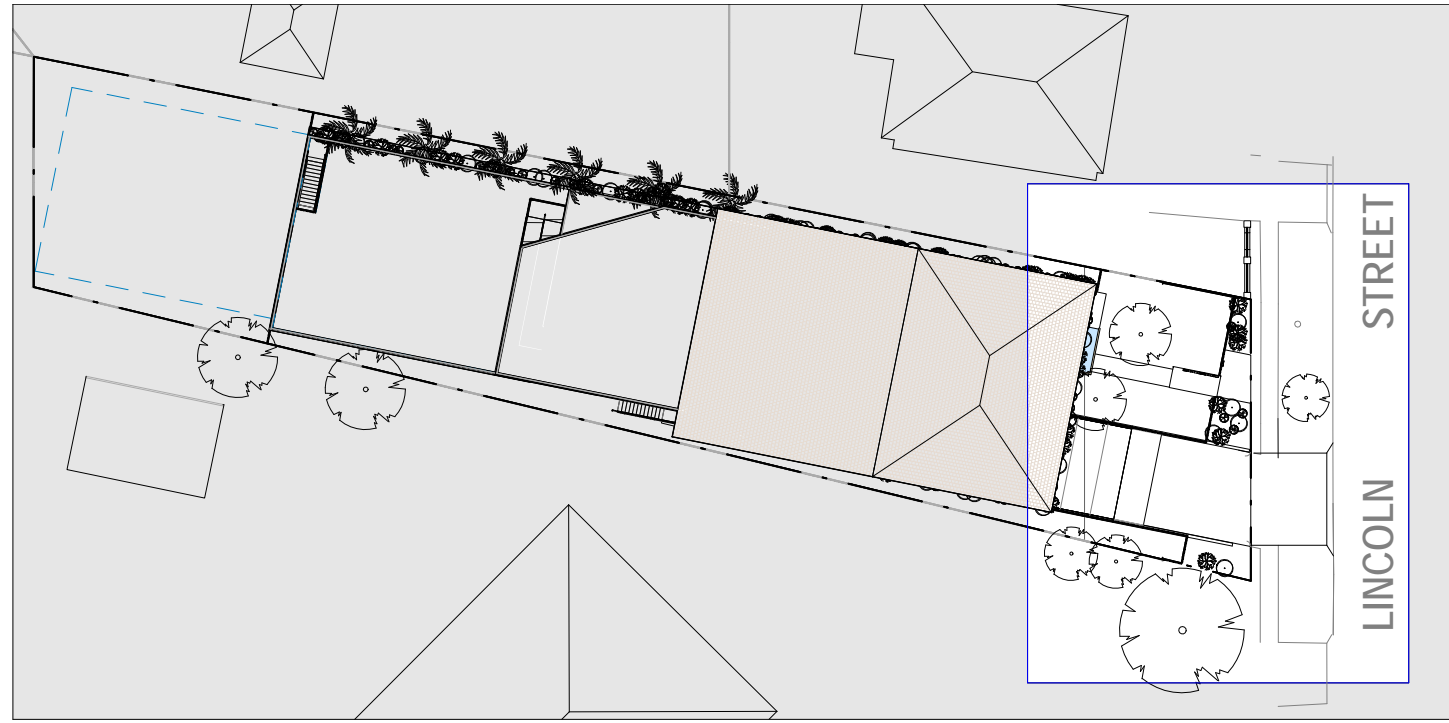
Scale: 1 : 200

SHADOW DIAGRAMS

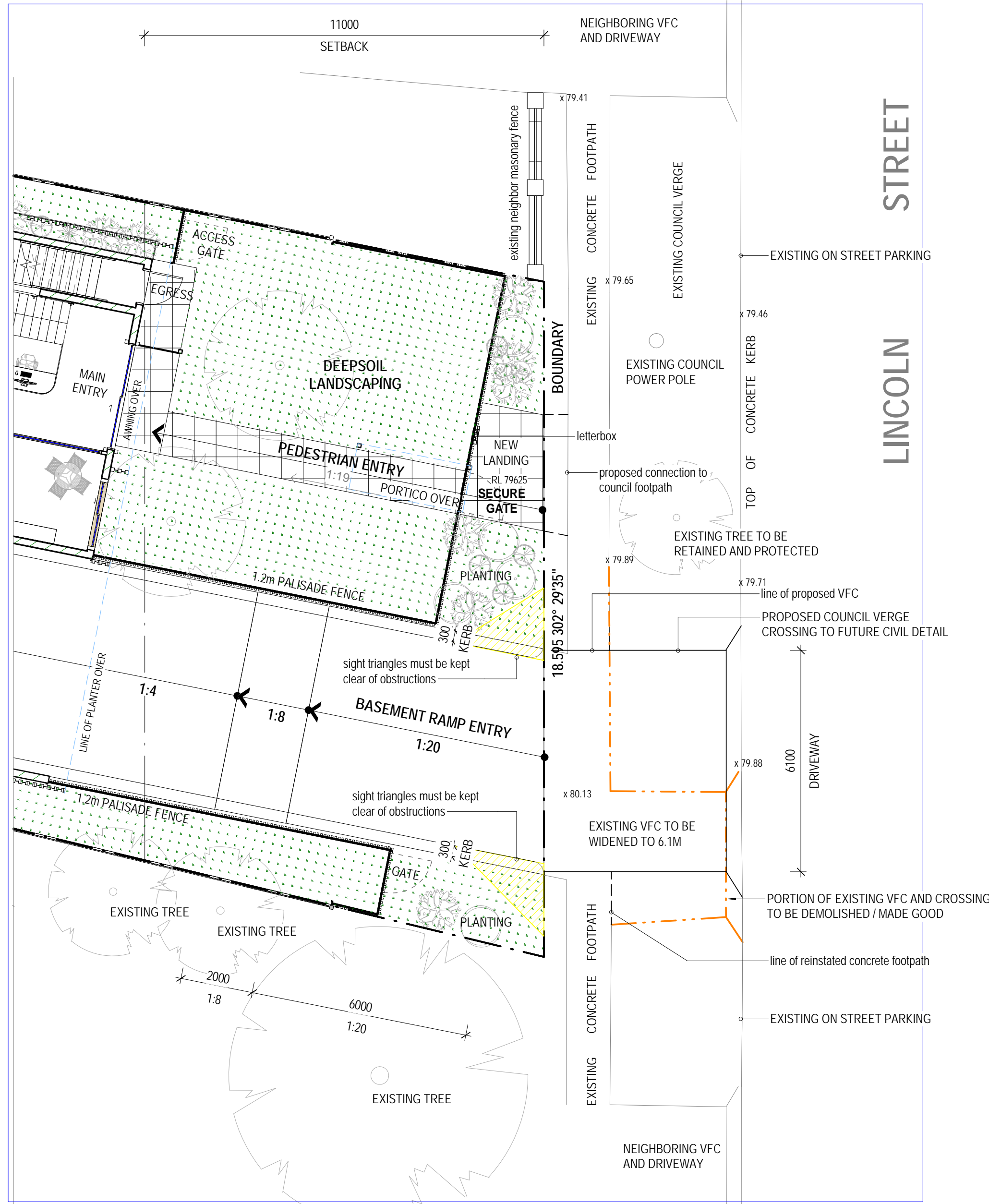
Date : 20.10.22

SUITE 107 LEVEL 1, 53-59 GREAT BUCKINGHAM ST. REDFERN HILLS, NSW
PH: 02 9212 3266 | E: info@liskowski.com.au | www.liskowski.com.au
Nominated Architect Laurie Liskowski 4224

Project No: 211105 Sheet No: DA500 Rev: B



1 REFERENCE PLAN
1:500



2 DETAIL - PROPOSED VFC AND DRIVEWAY
1:100

ALL PLANS TO BE PRINTED IN COLOR **FOR DA**

- ALL BUILDING WORK TO COMPLY WITH BCA AND AS CODES AND RELEVANT AUTHORITIES REQUIREMENTS.
- ALL STEEL, CONCRETE AND TIMBER WORK TO BE IN ACCORDANCE WITH STRUCTURAL ENGINEERS SPECIFICATIONS AND RELEVANT SAA CODES.
- LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALLER.
- ALL DIMENSIONS TO BE CONFIRMED ON SITE. CONTACT THE ARCHITECT IF ANY DOUBT OR DISCREPANCY ARISES.
- READ FIGURED DIMENSIONS IN PREFERENCE TO SCALING.

LISKOWSKI ARCHITECTS

© COPYRIGHT REMAINS WITH LISKOWSKI ARCHITECTS

| FOR | ISSUE | DATE | AMENDMENT |
|-----|-------|----------|-----------|
| DA | A | 20.10.22 | DA |
| | | | |
| | | | |
| | | | |

| FOR | ISSUE | DATE | AMENDMENT |
|-----|-------|------|-----------|
| | | | |
| | | | |
| | | | |
| | | | |

| |
|-----------|
| DRAFTING |
| DRAWN: |
| Author |
| CHECKED: |
| Checker |
| APPROVED: |
| Approver |

PROPOSED CHILDCARE AT 9 LINCOLN STREET, EASTWOOD

Scale: As indicated

LINCOLN STREET - DETAIL

Date: 20.10.22

SUITE 107 LEVEL 1, 53-59 GREAT BUCKINGHAM ST. REDFERN HILLS, NSW
Ph: 02 9212 3266 | E: info@liskowski.com.au | www.liskowski.com.au
Nominated Architect Laurie Liskowski 4224

Project No: 211105 Sheet No: DA600 Rev: A

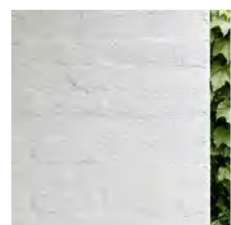


1 EAST ELEVATION - FINISHES

1 : 50



FB01
FIRST FLOOR AND ROOF LINING FASCIA
BOARDS, TALL PROFILE.
NOM. PAINT FINISH DULUX CHALK U.S.A
OR SIMILAR



RB01
RENDERED WALLS STUCCO FINISH
LIGHT NEUTRAL DULUX FINISH



RT01
TERRACOTTA ROOF TILE, LAPPED
FINISH.



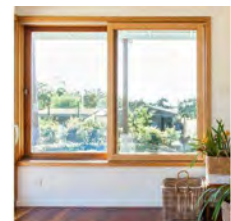
BS01
BATTEN SCREENS, TIMBER LOOK, NOM.
50MM X 50MM BATTENS WITH EQUAL SPACING
FULL HEIGHT / VARIABLE



BF01
BATTEN FENCE, TIMBER LOOK, NOM.
50MM X 50MM BATTENS WITH EQUAL
SPACING, 1200MM HIGH



LS01
GENERAL LANDSCAPING, NATIVE
PLANTING TO CITY OF RYDE PLANT
GUIDE. REFER LANDSCAPE ARCHITECTS
PLANS



WF01
TIMBER LOOK ALUMINIUM
WINDOW FRAMES

ALL PLANS TO BE PRINTED IN COLOR **FOR DA**
- ALL BUILDING WORK TO COMPLY WITH BCA AND AS CODES AND RELEVANT AUTHORITIES REQUIREMENTS.
- ALL STEEL, CONCRETE AND TIMBER WORK TO BE IN ACCORDANCE WITH STRUCTURAL ENGINEERS SPECIFICATIONS AND RELEVANT SAA CODES.
- LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALLER.
- ALL DIMENSIONS TO BE CONFIRMED ON SITE. CONTACT THE ARCHITECT IF ANY DOUBT OR DISCREPANCY ARISES.
- READ FIGURED DIMENSIONS IN PREFERENCE TO SCALING.

LISKOWSKI ARCHITECTS

© COPYRIGHT REMAINS WITH LISKOWSKI ARCHITECTS

| FOR | ISSUE | DATE | AMENDMENT |
|-----|-------|----------|-----------|
| DA | A | 12.09.22 | DA |
| DA | B | 20.10.22 | DA |
| | | | |
| | | | |
| | | | |

| FOR | ISSUE | DATE | AMENDMENT |
|-----|-------|------|-----------|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

| DRAFTING |
|-----------------------|
| DRAWN: Author |
| CHECKED: PO |
| APPROVED: Approver |

PROPOSED CHILDCARE AT 9 LINCOLN STREET, EASTWOOD

Scale: As indicated

MATERIALS AND FINISHES

Date : 20.10.22

SUITE 107 LEVEL 1, 53-59 GREAT BUCKINGHAM ST. REDFERN HILLS, NSW
PH. 02 9212 3266 | E. info@liskowski.com.au | www.liskowski.com.au
Nominated Architect Laurie Liskowski 4224

Project No: 211105 Sheet No: DA900 Rev: B



ALL PLANS TO BE PRINTED IN COLOR **FOR DA**

- ALL BUILDING WORK TO COMPLY WITH BCA AND AS CODES AND RELEVANT AUTHORITIES REQUIREMENTS.
- ALL STEEL, CONCRETE AND TIMBER WORK TO BE IN ACCORDANCE WITH STRUCTURAL ENGINEERS SPECIFICATIONS AND RELEVANT SAA CODES.
- LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALLER.
- **ALL DIMENSIONS TO BE CONFIRMED ON SITE. CONTACT THE ARCHITECT IF ANY DOUBT OR DISCREPANCY ARISES.**
- READ FIGURED DIMENSIONS IN PREFERENCE TO SCALING.

LISKOWSKI ARCHITECTS

© COPYRIGHT REMAINS WITH LISKOWSKI ARCHITECTS

TRUE NORTH



| FOR | ISSUE | DATE | AMENDMENT |
|-----|-------|----------|-----------|
| DA | A | 12.09.22 | DA |
| DA | B | 20.10.22 | DA |
| | | | |
| | | | |
| | | | |

| FOR | ISSUE | DATE | AMENDMENT |
|-----|-------|------|-----------|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

| |
|-----------------|
| DRAFTING |
| DRAWN: MM |
| CHECKED: PO |
| APPROVED: LL |

PROPOSED CHILDCARE AT 9 LINCOLN STREET, EASTWOOD

RENDER - LINCOLN STREET

SUITE 107 LEVEL 1, 53-59 GREAT BUCKINGHAM ST. REDFERN HILLS, NSW
Ph: 02 9212 3266 | E: info@liskowski.com.au | www.liskowski.com.au
Nominated Architect Laurie Liskowski 4224

Scale:

Date : **20.10.22**

Project No: Sheet No: Rev:
211105 **DA910** B

L
A