DEVELOPMENT APPLICATION

NEW CHILDCARE CENTRE

826 VICTORIA ROAD, RYDE 2112

PERSPECTIVE VIEW FROM VICTORIA ROAD LOOKING WEST

PERSPECTIVE VIEW FROM VICTORIA ROAD LOOKING SOUTH-WEST

DA DRAWING LIST

SHEET No.	SHEET NAME	REVISION
DA0000	COVER SHEET	1
DA0001	SITE LOCATION PLAN	1
DA0002	SITE ANALYSIS PLAN	1
DA0003	SITE PLAN / ROOF PLAN	1
DA0004	SHADOW DIAGRAMS - 22 JUNE	1
DA0005	SHADOW DIAGRAMS - 22 SEPTEMBER	1
DA1001	DEMOLITION SITE PLAN	1
DA1101	LOWER GROUND LEVEL FLOOR PLAN	1
DA1102	UPPER GROUND LEVEL FLOOR PLAN	1
DA2101	PROPOSED ELEVATIONS - SHEET 1	1
DA2102	PROPOSED ELEVATIONS - SHEET 2	1
DA2103	PROPOSED ELEVATIONS - SHEET 3	1
DA2104	PROPOSED ELEVATIONS - SHEET 4	1
DA3001	PROPOSED SECTIONS - SHEET 1	1
DA3002	PROPOSED SECTIONS - SHEET 2	1
DA3003	PROPOSED SECTIONS - SHEET 3	1
DA9011	AREA PLANS	1

DEVELOPMENT APPLICATION

ISSUE	DATE	DESCRIPTION
1	31/10/2022	ISSUED FOR DEVELOPMENT APPLICATION

CLIENT:

PROJECT:

CHILDCARE CENTRE AT 826 VICTORIA ROAD, RYDE

ARCHITECT:

ALTIS ARCHITECTURE

DRAWING TITLE:

COVER SHEET

NOTES:

Nominated architect: Rolfe Latimer : 5535

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TL	AW	3110.01	DA0000	1

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NOT TO SCALE

NOT TO SCALE

DEVELOPMENT APPLICATION

ISSUE	DATE	DESCRIPTION
1	31/10/2022	ISSUED FOR DEVELOPMENT APPLICATION

CLIENT:

PROJECT:

CHILDCARE CENTRE AT 826 VICTORIA ROAD, RYDE

ARCHITECT:

ALTIS ARCHITECTURE

DRAWING TITLE:

SITE LOCATION PLAN

NOTES:

Nominated architect: Rolfe Latimer : 5535

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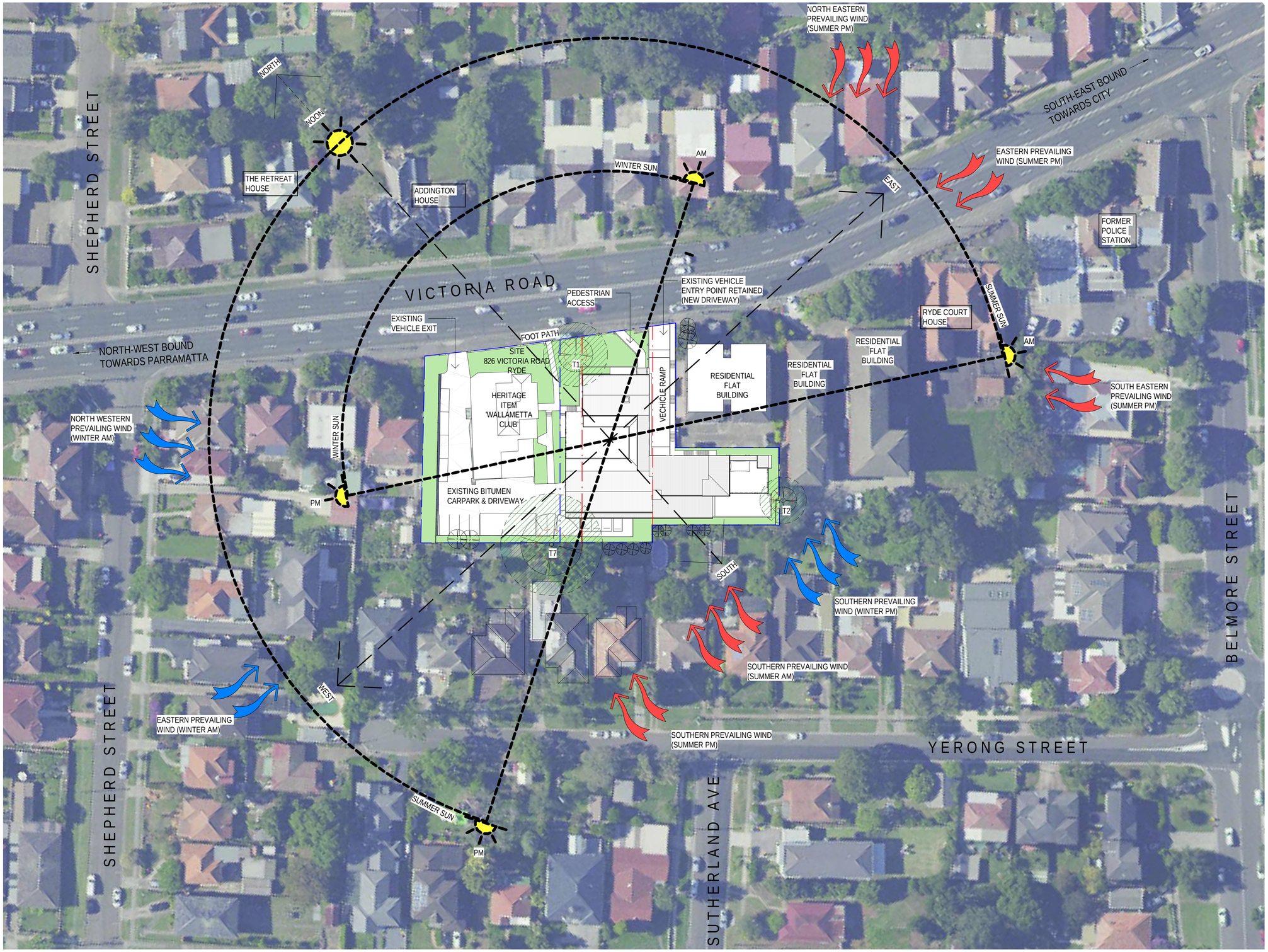

5 0 5 10 15 20 25
SCALE 1:500 m

DEVELOPMENT APPLICATION

ISSUE	DATE	DESCRIPTION
1	31/10/2022	ISSUED FOR DEVELOPMENT APPLICATION

HERITAGE

HERITAGE — HERITAGE ITEM NAMES SHOWN WITH TEXT BORDER

PREVAILING WINDS

- PREVAILING WIND
- PREVAILING WIND (MORE DOMINANT)
- WINTER WIND
- SUMMER WIND

CLIENT:
THE TRUSTEES OF THE ROMAN CATHOLIC CHURCH FOR THE DIOCESE OF SAINT MARON SYDNEY

PROJECT:
CHILDCARE CENTRE AT 826 VICTORIA ROAD, RYDE

ARCHITECT:
ALTIS ARCHITECTURE

DRAWING TITLE:
SITE ANALYSIS PLAN

NOTES:
Nominated architect: Rolfe Latimer : 5535
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CAD FILE:	DRAWING NO: DA0002	ISSUE: 1

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ISSUE	DATE	DESCRIPTION
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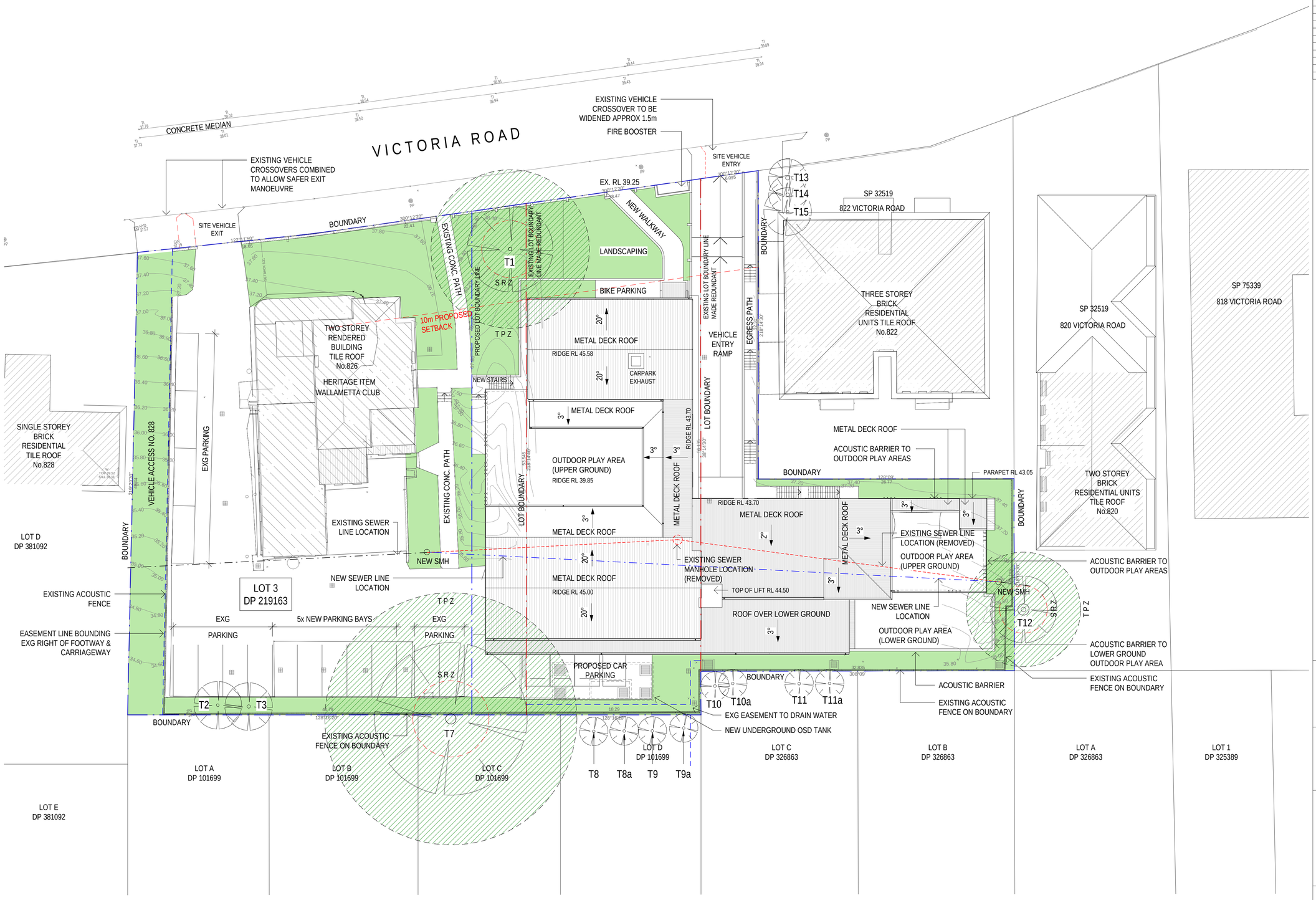

1 **SITE PLAN / ROOF PLAN**
Scale: 1 : 200

SCALE 1:200 (2 0 2 4 6 8 10 m)

DEVELOPMENT APPLICATION

SECTION J - BUILDING FABRIC REQUIREMENTS (ROOFS & FLOORS)

THE BELOW ACHIEVES DTS COMPLIANCE WITH NCC SECTION J. COMPLIANCE IS ALSO ACHIEVABLE THROUGH A PERFORMANCE BASED SOLUTION & WILL BE FURTHER CLARIFIED DURING THE CONSTRUCTION CERTIFICATE STAGE

METAL DECK ROOF
MINIMUM TOTAL R-VALUE = Rt3.70
- ROOF TO BE INSULATED WITH A COMBINATION OF ROOF & CEILING INSULATION TO ACHIEVE TOTAL R-VALUE

CONCRETE ROOF
UPPER LEVEL PLAY AREA OVER LOWER LEVEL INTERNAL SPACE
MINIMUM TOTAL R-VALUE = Rt3.70
- ROOF TO BE INSULATED WITH A COMBINATION OF SOFFIT & CEILING INSULATION TO ACHIEVE TOTAL R-VALUE

EXPOSED CONCRETE FLOOR
INTERNAL AREAS OVER EXPOSED EXTERNAL AREAS
MINIMUM TOTAL R-VALUE = Rt2.0

CONCRETE SLAB ON GROUND
MINIMUM TOTAL R-VALUE = Rt2.0

BUILDING SEALING
THE BUILDING WILL BE SEALED IN ACCORDANCE WITH NCC PART J3

PARKING NUMBERS

EXISTING PARKING BAYS TOTAL	36
EXISTING PARKING BAYS REMOVED	26
EXISTING PARKING BAYS RETAINED	10
NEW PARKING BAYS (CHILDCARE)	21
NEW PARKING BAYS (MONASTERY)	5
TOTAL	36

TREES
TREE PROTECTION ZONE (TPZ)
STRUCTURAL ROOT ZONE (SRZ)

CLIENT:
THE TRUSTEES OF THE ROMAN CATHOLIC CHURCH FOR THE DIOCESE OF SAINT MARON SYDNEY

PROJECT:
CHILDCARE CENTRE AT 826 VICTORIA ROAD, RYDE

ARCHITECT:
ALTIS ARCHITECTURE

DRAWING TITLE:
SITE PLAN / ROOF PLAN

NOTES:
Nominated architect: Rolfe Latimer : 5535
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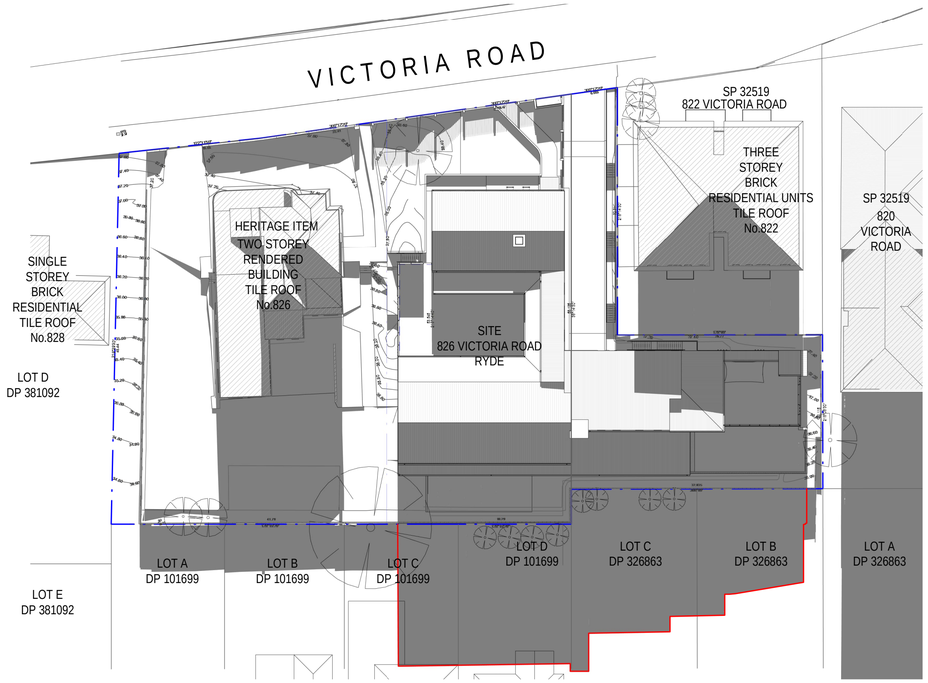
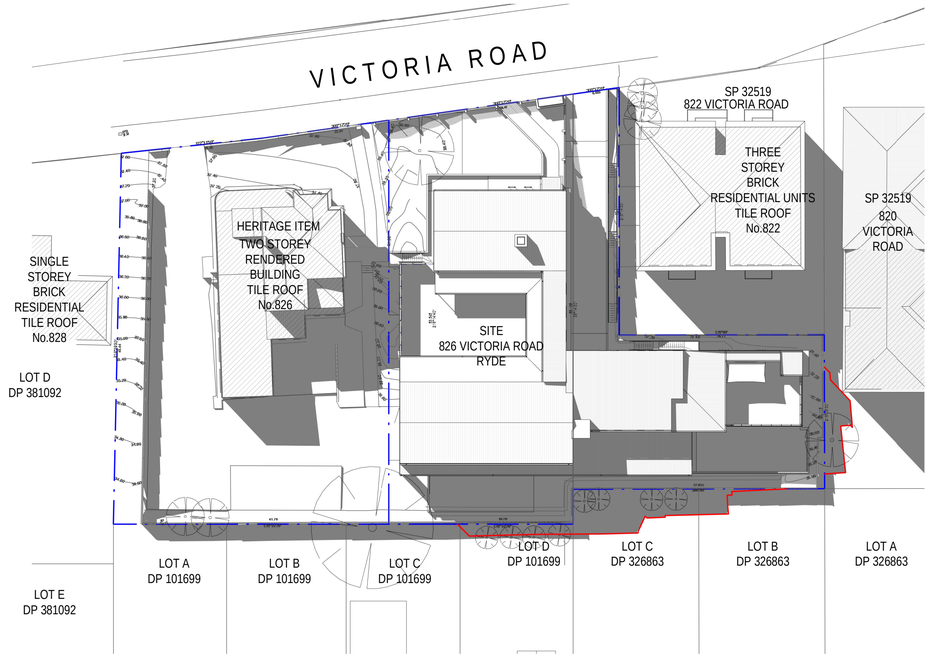
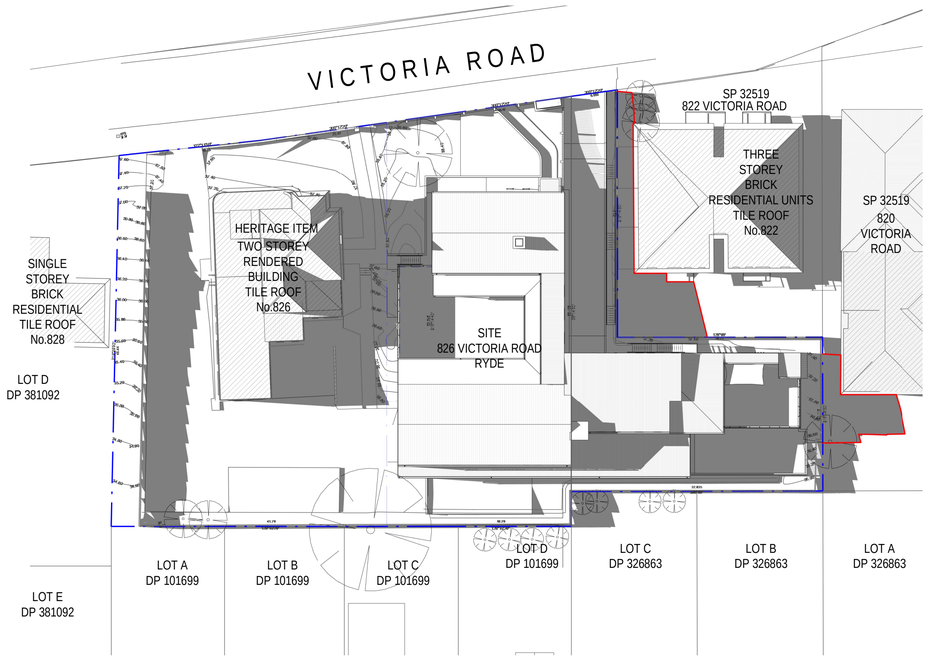


1 **22 JUNE - 9AM**
Scale:1 : 400



2 **22 JUNE - 12PM**
Scale:1 : 400



3 **22 JUNE - 3PM**
Scale:1 : 400

LEGEND

SHADOWS

RED OUTLINE INDICATES SHADOW FALLING OUTSIDE PROPERTY BOUNDARY RESULTING FROM THE PROPOSED DEVELOPMENT

4 0 4 8 12 16 20
SCALE 1:400 m

DEVELOPMENT APPLICATION

CLIENT:
THE TRUSTEES OF THE ROMAN CATHOLIC CHURCH FOR THE DIOCESE OF SAINT MARON SYDNEY

PROJECT:
CHILDCARE CENTRE AT 826 VICTORIA ROAD, RYDE

ARCHITECT:
ALTIS ARCHITECTURE

DRAWING TITLE:
SHADOW DIAGRAMS - 22 JUNE

NOTES:
Nominated architect: Rolfe Latimer : 5535

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1 : 400	@ A1	OCTOBER 2022

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CAD FILE:

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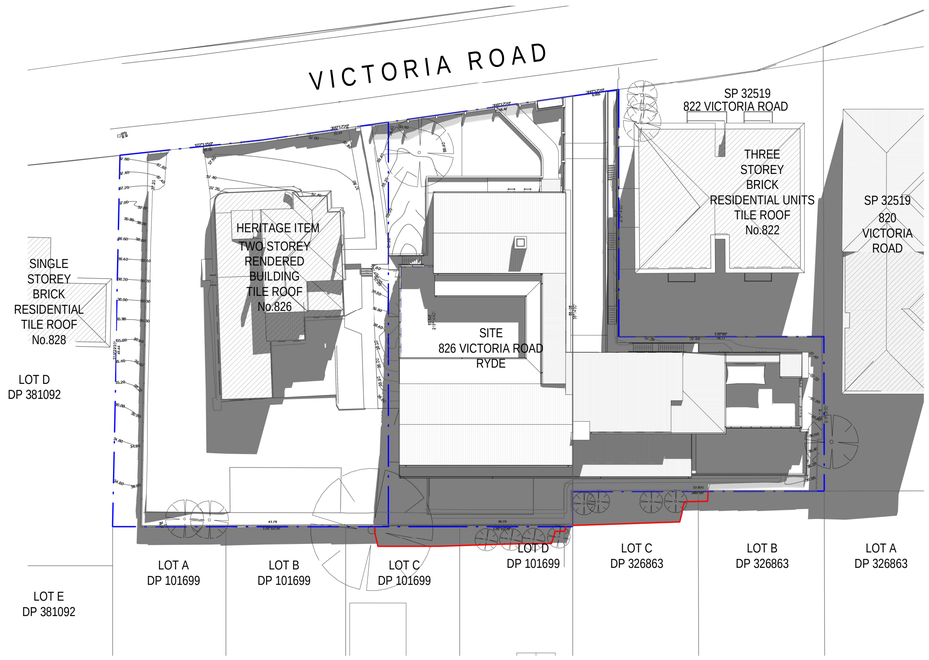
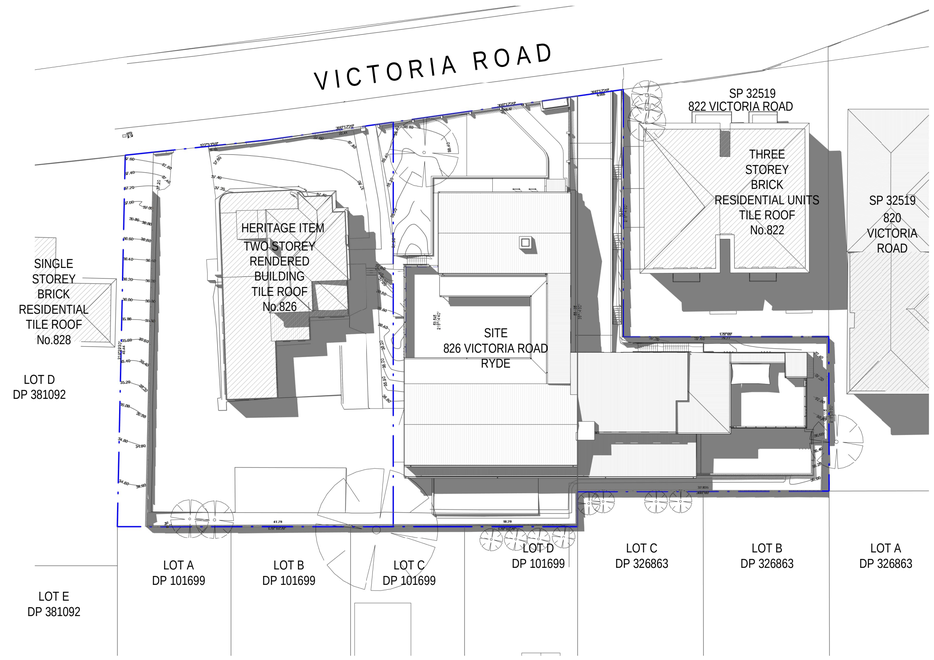


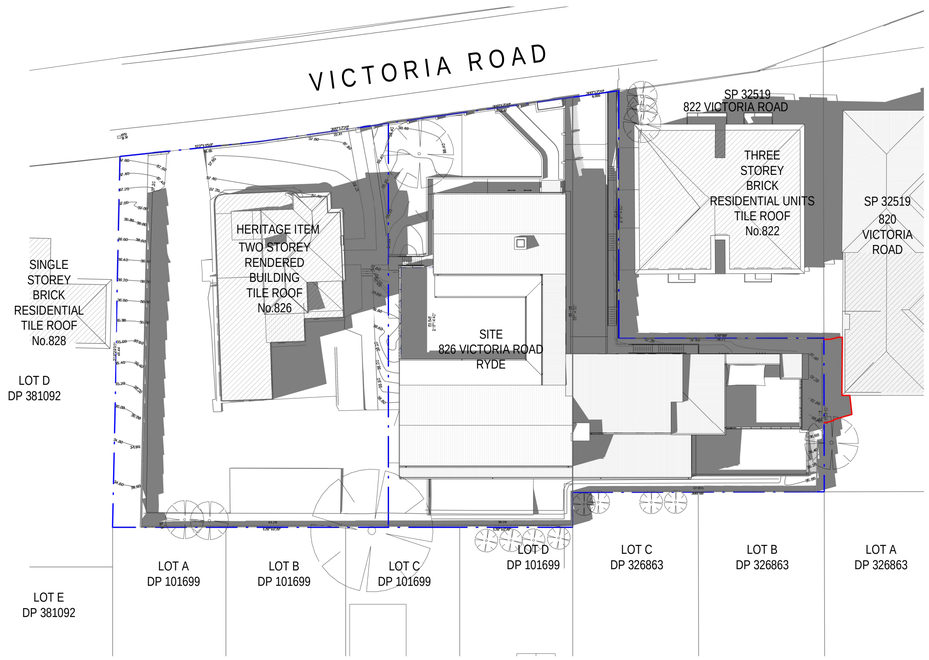
1 **22 SEPTEMBER - 9AM**

Scale:1 : 400



2 **22 SEPTEMBER - 12PM**

Scale:1 : 400



3 **22 SEPTEMBER - 3PM**

Scale:1 : 400

4 0 4 8 12 16 20

SCALE 1:400 m

DEVELOPMENT APPLICATION

ISSUE	DATE	DESCRIPTION
1	31/10/2022	ISSUED FOR DEVELOPMENT APPLICATION

LEGEND

SHADOWS

RED OUTLINE INDICATES SHADOW FALLING OUTSIDE PROPERTY BOUNDARY RESULTING FROM THE PROPOSED DEVELOPMENT

CLIENT:

THE TRUSTEES OF THE ROMAN CATHOLIC CHURCH FOR THE DIOCESE OF SAINT MARON SYDNEY

PROJECT:

CHILDCARE CENTRE AT 826 VICTORIA ROAD, RYDE

ARCHITECT:

ALTIS ARCHITECTURE

DRAWING TITLE:

SHADOW DIAGRAMS - 22 SEPTEMBER

NOTES:

Nominated architect: Rolfe Latimer : 5535

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ISSUE	DATE	DESCRIPTION
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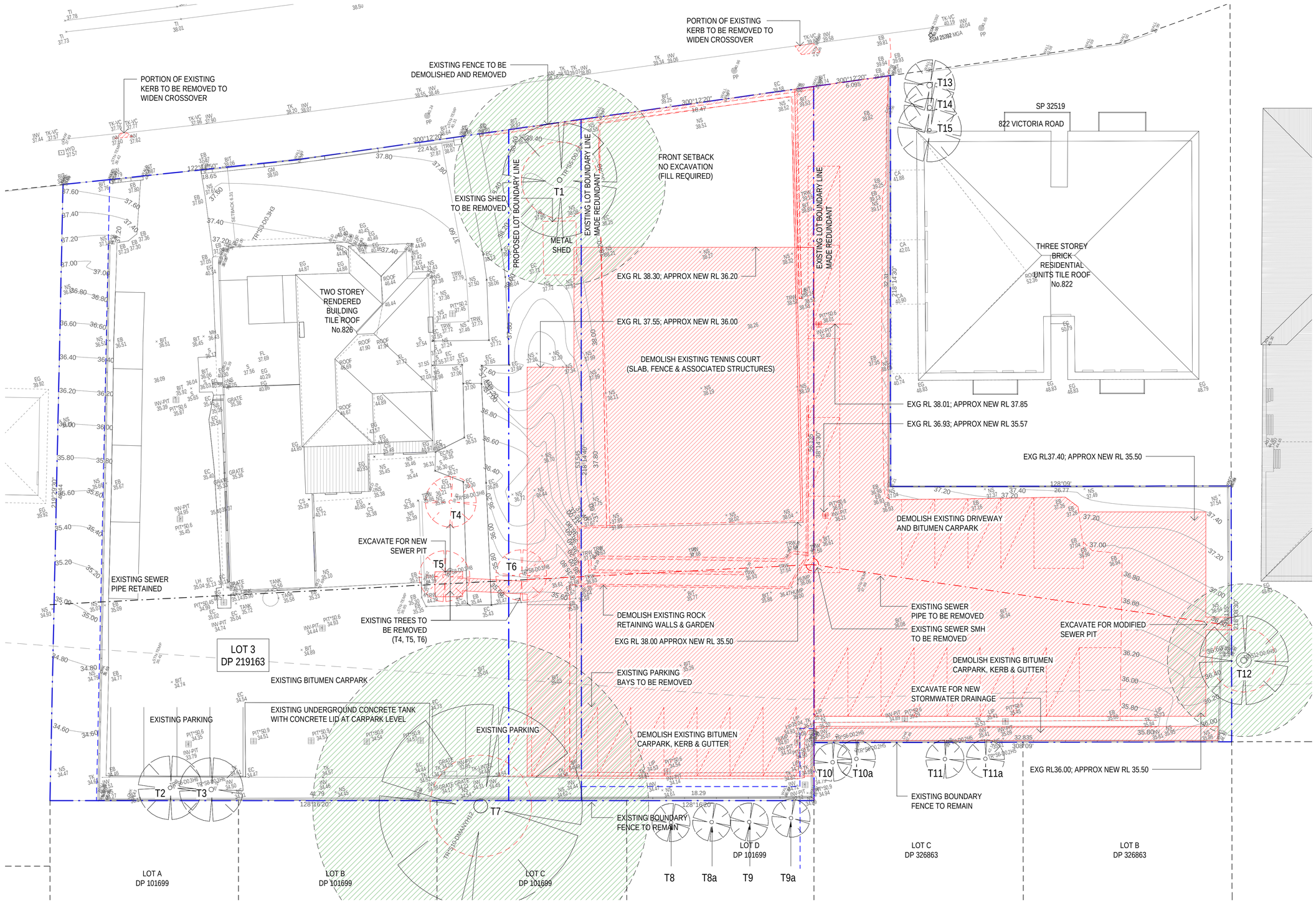

1 **DEMOLITION PLAN**
Scale:1 : 150

SITE BOUNDARY

EXISTING STRUCTURES TO BE DEMOLISHED / EXCAVATION REQUIRED

ELEMENTS TO BE DEMOLISHED

PARKING BAYS TO BE REMOVED

EXISTING PARKING BAYS TOTAL	36
EXISTING PARKING BAYS REMOVED	26
EXISTING PARKING BAYS RETAINED	10

TREES TO BE REMOVED. REFER TO ARBORIST REPORT

TREE PROTECTION ZONE (TPZ)

STRUCTURAL ROOT ZONE (SRZ)

CLIENT:
THE TRUSTEES OF THE ROMAN CATHOLIC CHURCH FOR THE DIOCESE OF SAINT MARON SYDNEY

PROJECT:
CHILDCARE CENTRE AT 826 VICTORIA ROAD, RYDE

ARCHITECT:
ALTIS ARCHITECTURE

DRAWING TITLE:
DEMOLITION SITE PLAN

NOTES:
Nominated architect: Rolfe Latimer : 5535
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PROJECT NO: 3110.01
DRAWING NO: DA1001
ISSUE: 1
CAD FILE:

DEVELOPMENT APPLICATION

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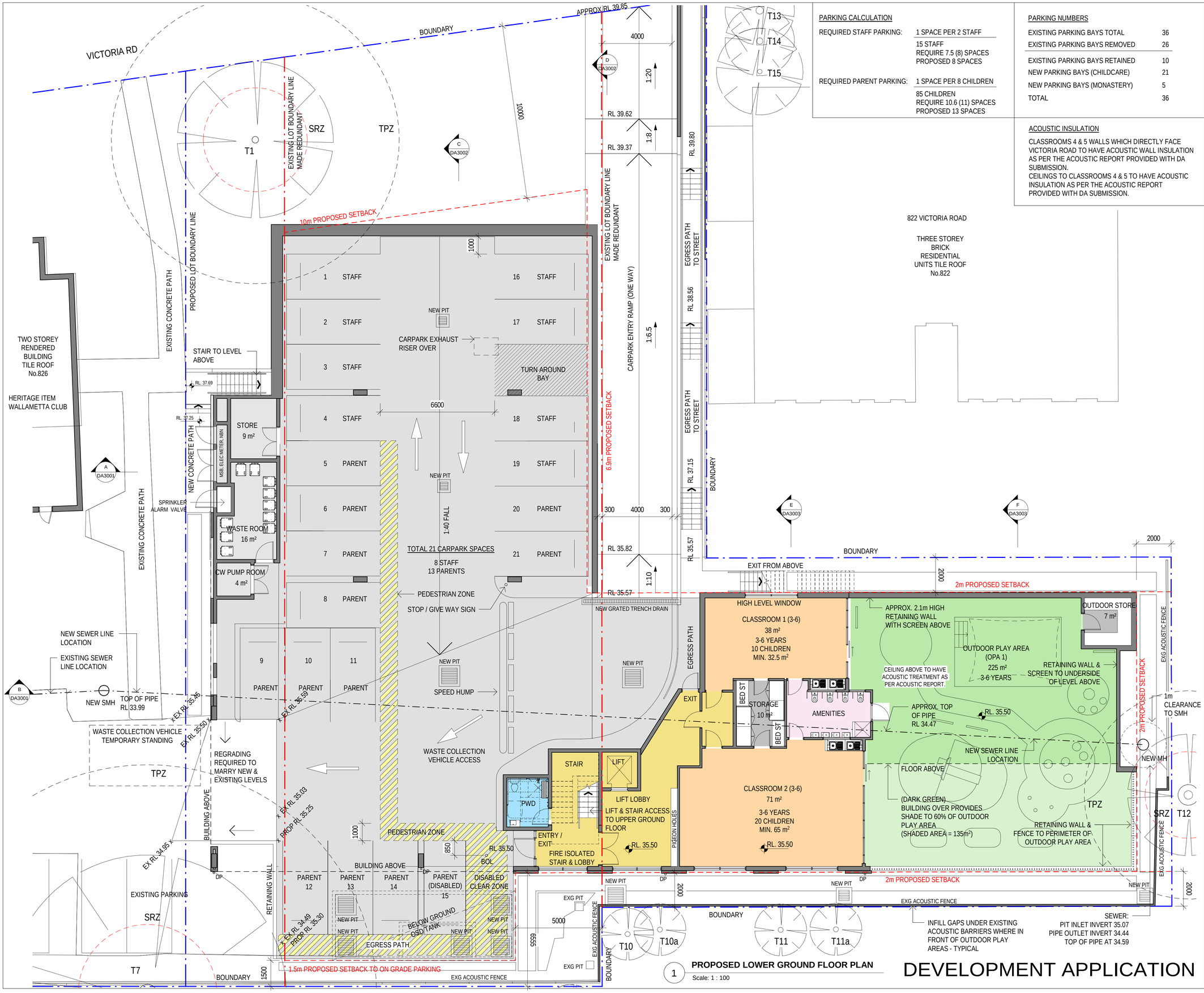

1 PROPOSED LOWER GROUND FLOOR PLAN
Scale: 1 : 100

DEVELOPMENT APPLICATION

PARKING CALCULATION

REQUIRED STAFF PARKING: 1 SPACE PER 2 STAFF
15 STAFF
REQUIRE 7.5 (8) SPACES
PROPOSED 8 SPACES

REQUIRED PARENT PARKING: 1 SPACE PER 8 CHILDREN
85 CHILDREN
REQUIRE 10.6 (11) SPACES
PROPOSED 13 SPACES

PARKING NUMBERS

EXISTING PARKING BAYS TOTAL	36
EXISTING PARKING BAYS REMOVED	26
EXISTING PARKING BAYS RETAINED	10
NEW PARKING BAYS (CHILDCARE)	21
NEW PARKING BAYS (MONASTERY)	5
TOTAL	36

ACOUSTIC INSULATION

CLASSROOMS 4 & 5 WALLS WHICH DIRECTLY FACE VICTORIA ROAD TO HAVE ACOUSTIC WALL INSULATION AS PER THE ACOUSTIC REPORT PROVIDED WITH DA SUBMISSION.
CEILINGS TO CLASSROOMS 4 & 5 TO HAVE ACOUSTIC INSULATION AS PER THE ACOUSTIC REPORT PROVIDED WITH DA SUBMISSION.

ISSUE	DATE	DESCRIPTION
1	31/10/2022	ISSUED FOR DEVELOPMENT APPLICATION

CLASSROOM SCHEDULE

Name	UNENCUMBERED AREA	NO.OF CHILDREN
CLASSROOM 1 (3-6)	38 m²	10
CLASSROOM 2 (3-6)	71 m²	20
CLASSROOM 3 (2-3)	71 m²	20
CLASSROOM 4 (2-3)	54 m²	15
CLASSROOM 5 (0-2)	68 m²	20
	301 m²	85

3.25m² OF UNENCUMBERED AREA PER CHILD REQUIRED

TOTAL NUMBER OF CHILDREN = 85

MINIMUM REQUIRED UNENCUMBERED CLASSROOM AREA = 276.25m²

OUTDOOR PLAY

TOTAL NUMBER OF CHILDREN = 85

UNENCUMBERED OUTDOOR PLAY AREA REQUIREMENT = 7m² PER CHILD

MINIMUM REQUIRED UNENCUMBERED OUTDOOR PLAY AREA = 85 x 7 = 595m²

PROPOSED UNENCUMBERED OUTDOOR PLAY AREA

LOWER GROUND
OPA 1 = 225 m²

UPPER GROUND
OPA 2 = 255m²
OPA 3 = 143m²
TOTAL = 623m²

SECTION J - BUILDING FABRIC REQUIREMENTS (WALLS)

THE BELOW ACHIEVES DTS COMPLIANCE WITH NCC SECTION J. COMPLIANCE IS ALSO ACHIEVABLE THROUGH A PERFORMANCE BASED SOLUTION. METHOD OF COMPLIANCE WILL BE CONFIRMED DURING THE CONSTRUCTION CERTIFICATE STAGE.

MASONRY VENEER WALLS

MINIMUM TOTAL R-VALUE = Rt 1.40
- WALLS TO INCORPORATE MIN. R1.6 BULK INSULATION

FRAMED EXTERNAL WALLS

MINIMUM TOTAL R-VALUE = Rt 1.40
- WALLS TO INCORPORATE MIN. R2.10 BULK INSULATION

INTERNAL WALLS

MINIMUM TOTAL R-VALUE = Rt 1.40

CLIENT:
THE TRUSTEES OF THE ROMAN CATHOLIC CHURCH FOR THE DIOCESE OF SAINT MARON SYDNEY

PROJECT:
CHILDCARE CENTRE AT 826 VICTORIA ROAD, RYDE

ARCHITECT:
ALTIS ARCHITECTURE

DRAWING TITLE:
LOWER GROUND LEVEL FLOOR PLAN

NOTES:
Nominated architect: Rolfe Latimer : 5535
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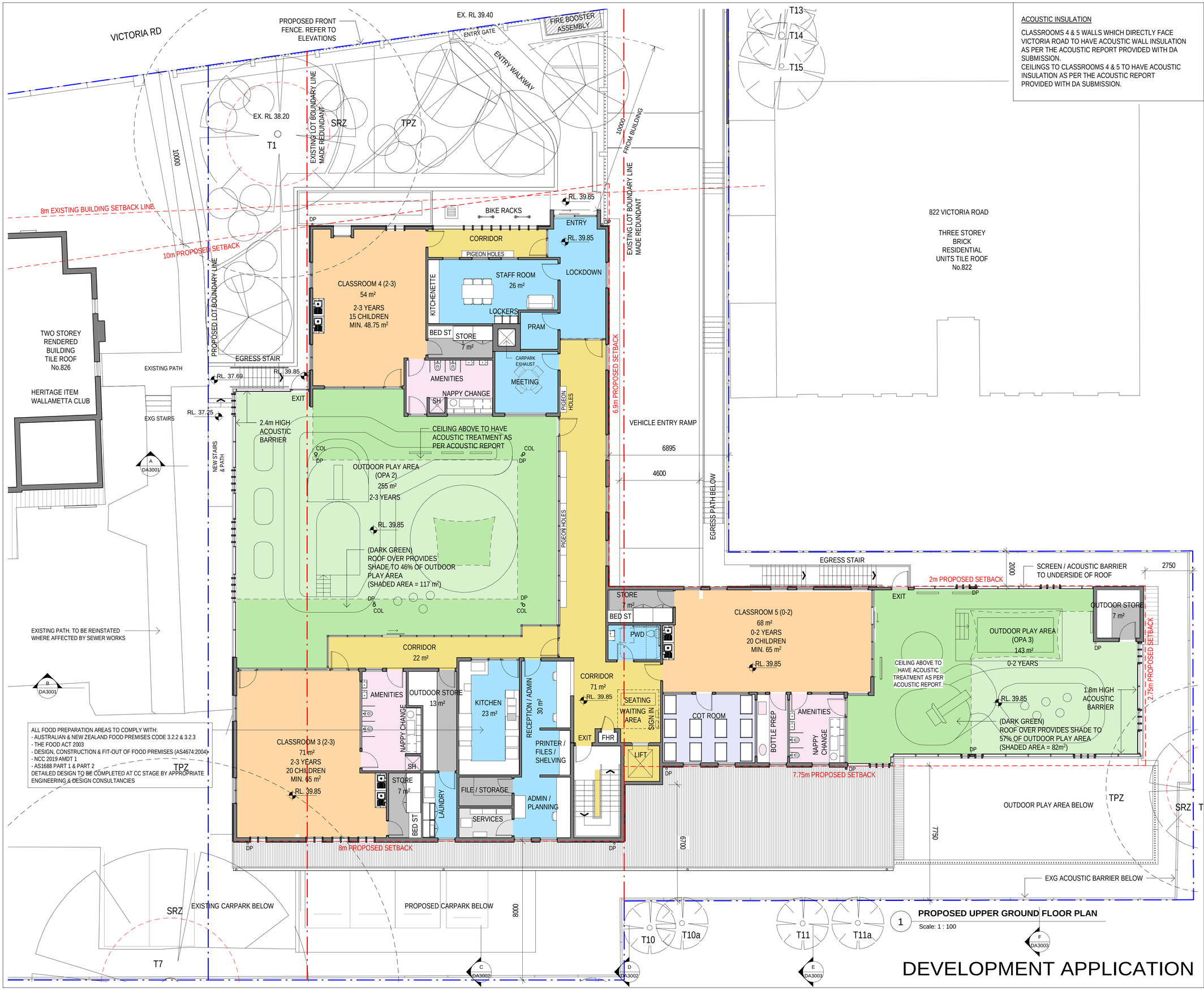

1 **PROPOSED UPPER GROUND FLOOR PLAN**
Scale: 1 : 100

DEVELOPMENT APPLICATION

ACOUSTIC INSULATION

CLASSROOMS 4 & 5 WALLS WHICH DIRECTLY FACE VICTORIA ROAD TO HAVE ACOUSTIC WALL INSULATION AS PER THE ACOUSTIC REPORT PROVIDED WITH DA SUBMISSION.
CEILINGS TO CLASSROOMS 4 & 5 TO HAVE ACOUSTIC INSULATION AS PER THE ACOUSTIC REPORT PROVIDED WITH DA SUBMISSION.

ISSUE	DATE	DESCRIPTION
1	31/10/2022	ISSUED FOR DEVELOPMENT APPLICATION

CLASSROOM SCHEDULE

Name	UNENCUMBERED AREA	NO.OF CHILDREN
CLASSROOM 1 (3-6)	38 m²	10
CLASSROOM 2 (3-6)	71 m²	20
CLASSROOM 3 (2-3)	71 m²	20
CLASSROOM 4 (2-3)	54 m²	15
CLASSROOM 5 (0-2)	68 m²	20
	301 m²	85

3.25m² OF UNENCUMBERED AREA PER CHILD REQUIRED

TOTAL NUMBER OF CHILDREN = 85

MINIMUM REQUIRED UNENCUMBERED CLASSROOM AREA = 276.25m²

OUTDOOR PLAY

TOTAL NUMBER OF CHILDREN = 85

UNENCUMBERED OUTDOOR PLAY AREA REQUIREMENT = 7m² PER CHILD

MINIMUM REQUIRED UNENCUMBERED OUTDOOR PLAY AREA = 85 x 7 = 595m²

PROPOSED UNENCUMBERED OUTDOOR PLAY AREA

LOWER GROUND
OPA 1 = 225 m²

UPPER GROUND
OPA 2 = 255m²
OPA 3 = 143m²
TOTAL = 623m²

SECTION J - BUILDING FABRIC REQUIREMENTS (WALLS)

THE BELOW ACHIEVES DTS COMPLIANCE WITH NCC SECTION J. COMPLIANCE IS ALSO ACHIEVABLE THROUGH A PERFORMANCE BASED SOLUTION. METHOD OF COMPLIANCE WILL BE CONFIRMED DURING THE CONSTRUCTION CERTIFICATE STAGE.

MASONRY VENEER WALLS
MINIMUM TOTAL R-VALUE = Rt 1.40
- WALLS TO INCORPORATE MIN. R1.6 BULK INSULATION

FRAMED EXTERNAL WALLS
MINIMUM TOTAL R-VALUE = Rt 1.40
- WALLS TO INCORPORATE MIN. R2.10 BULK INSULATION

INTERNAL WALLS
MINIMUM TOTAL R-VALUE = Rt 1.40

CLIENT:
THE TRUSTEES OF THE ROMAN CATHOLIC CHURCH FOR THE DIOCESE OF SAINT MARON SYDNEY

PROJECT:
CHILDCARE CENTRE AT 826 VICTORIA ROAD, RYDE

ARCHITECT:
ALTIS ARCHITECTURE

DRAWING TITLE:
UPPER GROUND LEVEL FLOOR PLAN

NOTES:
Nominated architect: Rolfe Latimer : 5535
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ISSUE	DATE	DESCRIPTION
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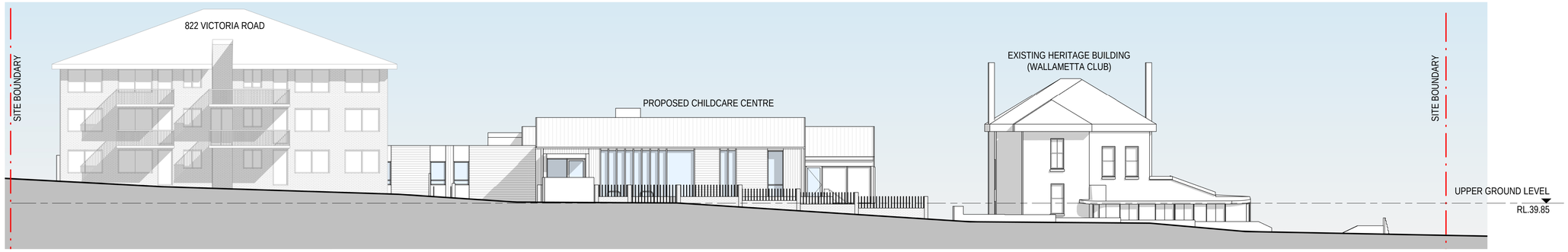
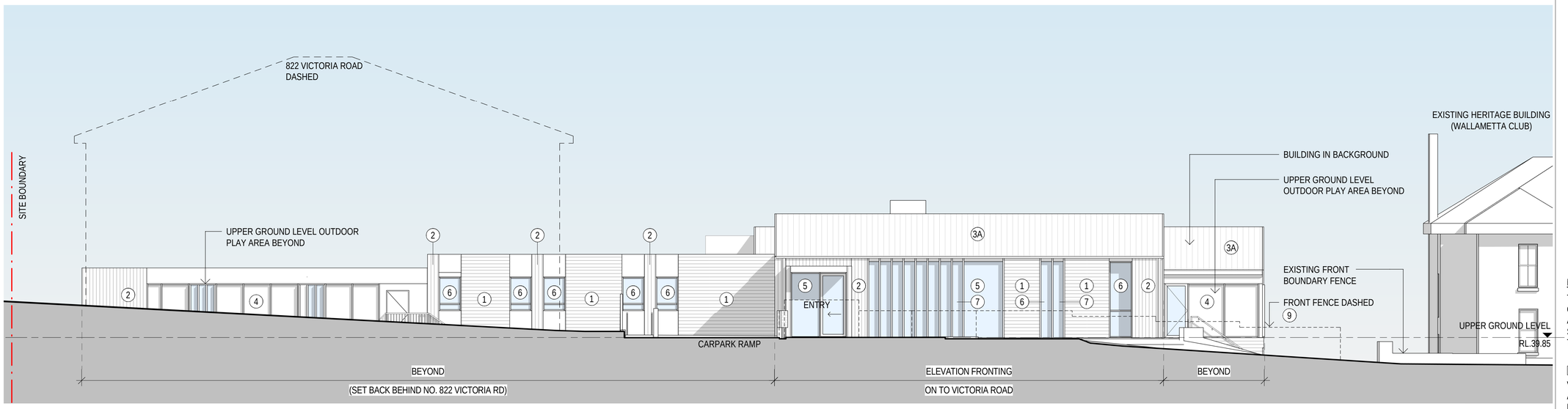


1 **PROPOSED VICTORIA ROAD (NORTH EAST) ELEVATION**
Scale:1 : 150



2 **PROPOSED NORTH EAST ELEVATION**
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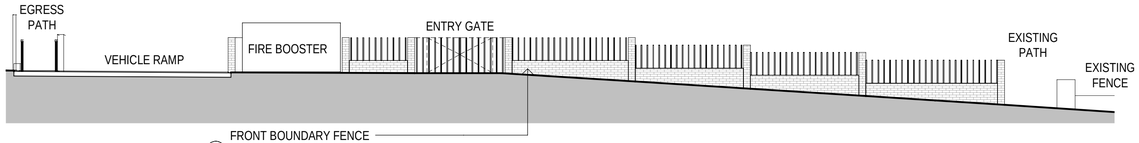

FRONT BOUNDARY FENCE
9 400mm HIGH BRICK BASE WITH METAL
BLADE FENCING ABOVE TO 1200mm HIGH

3 **FRONT FENCE ELEVATION**
Scale: 1 : 100

1 HORIZONTAL CLADDING
EXPRESSED JOINTS
COLOUR: MID NEUTRAL / GREY

2 VERTICAL CLADDING
EXPRESSED JOINTS
COLOUR: MID NEUTRAL / GREY

3A METAL DECK ROOF
COLOUR: CHARCOAL GREY
(COLORBOND MONUMENT
OR SIMILAR)

3B METAL DECK ROOF
COLOUR: MID GREY
(COLORBOND SHALE GREY
OR SIMILAR)

4 GLASS / PERSPEX ACOUSTIC
BARRIERS WITH VERTICAL BATTENS 7

5 ALUMINIUM FRAMED GLAZED WINDOWS
& DOORS

- WINDOWS TO INCORPORATE OPENABLE PANELS
- FRAME COLOUR: CHARCOAL

ACOUSTIC MIN. REQUIREMENT
(REFER TO ACOUSTIC REPORT)
- MIN. 10mm THICK EXTERNAL GLAZING TO
CLASSROOMS 4 & 5

SECTION J - BUILDING FABRIC REQUIREMENTS
ALL GLAZING - SYSTEM MAX U-VALUE = 4.30
ALL GLAZING - SYSTEM MAX SHGC = 0.45

6 WINDOWS WITH
COLOURED REVEALS

7 VERTICAL BATTENS
WITH COLOURED
REVEALS

8 RENDERED AND PAINTED
MASONRY, PAINTED BRICK
OR PAINTED FC CLADDING.
COLOUR: WHITE / NEUTRAL
RANGE

9 FRONT BOUNDARY
FENCE. PAINTED
BRICK WALL WITH
BLACK METAL
UPRIGHTS ABOVE

DEVELOPMENT APPLICATION

NOTES

THE GLAZING REQUIREMENTS NOTED ACHIEVE DTS COMPLIANCE WITH NCC SECTION J. COMPLIANCE IS ALSO ACHIEVABLE THROUGH A PERFOMANCE BASED SOLUTION & WILL BE FURTHER CLARIFIED DURING THE CONSTRUCTION CERTIFICATE STAGE

VENTILATION LOUVRES SHOWN ON ELEVATIONS ARE APPROXIMATE AND SUBJECT TO FURTHER DETAILED DESIGN AT CONSTRUCTION CERTIFICATE STAGE

CLIENT:
THE TRUSTEES OF THE ROMAN CATHOLIC CHURCH FOR THE DIOCESE OF SAINT MARON SYDNEY

PROJECT:
CHILDCARE CENTRE AT 826 VICTORIA ROAD, RYDE

ARCHITECT:
ALTIS ARCHITECTURE

DRAWING TITLE:
PROPOSED ELEVATIONS - SHEET 1

NOTES:
Nominated architect: Rolfe Latimer : 5535

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DATE: OCTOBER 2022
DRAWN BY: JW
CHECKED BY: AW
PROJECT NO: 3110.01
DRAWING NO: DA2101
ISSUE: 1
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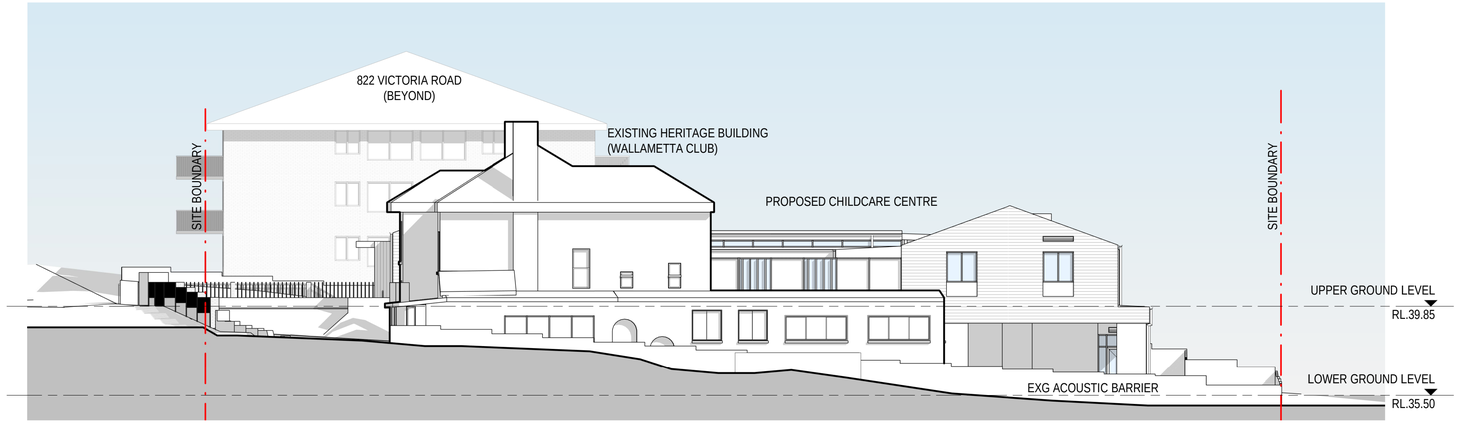
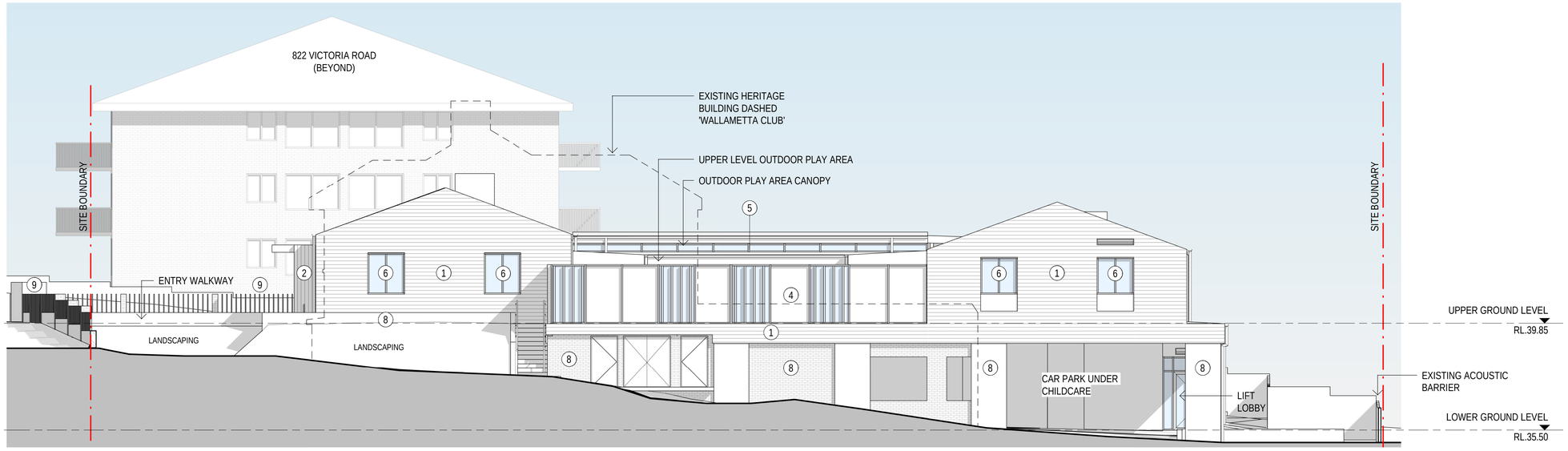


1 **PROPOSED NORTH WEST ELEVATION (HERITAGE ITEM IN FRONT)**
Scale:1 : 150



2 **PROPOSED NORTH WEST ELEVATION**
Scale: 1 : 100

1 HORIZONTAL CLADDING
EXPRESSED JOINTS
COLOUR: MID NEUTRAL / GREY

2 VERTICAL CLADDING
EXPRESSED JOINTS
COLOUR: MID NEUTRAL / GREY

3A METAL DECK ROOF
COLOUR: CHARCOAL GREY
(COLORBOND MONUMENT
OR SIMILAR)

3B METAL DECK ROOF
COLOUR: MID GREY
(COLORBOND SHALE GREY
OR SIMILAR)

4 GLASS / PERSPEX ACOUSTIC
BARRIERS WITH VERTICAL BATTENS 7

5 ALUMINIUM FRAMED GLAZED WINDOWS
& DOORS

- WINDOWS TO INCORPORATE OPENABLE PANELS
- FRAME COLOUR: CHARCOAL

ACOUSTIC MIN. REQUIREMENT
(REFER TO ACOUSTIC REPORT)
- MIN. 10mm THICK EXTERNAL GLAZING TO
CLASSROOMS 4 & 5

SECTION J - BUILDING FABRIC REQUIREMENTS
ALL GLAZING - SYSTEM MAX U-VALUE = 4.30
ALL GLAZING - SYSTEM MAX SHGC = 0.45

6 WINDOWS WITH
COLOURED REVEALS

7 VERTICAL BATTENS
WITH COLOURED
REVEALS

8 RENDERED AND PAINTED
MASONRY, PAINTED BRICK
OR PAINTED FC CLADDING.
COLOUR: WHITE / NEUTRAL
RANGE

9 FRONT BOUNDARY
FENCE. PAINTED
BRICK WALL WITH
BLACK METAL
UPRIGHTS ABOVE

DEVELOPMENT APPLICATION

ISSUE	DATE	DESCRIPTION
1	31/10/2022	ISSUED FOR DEVELOPMENT APPLICATION

NOTES

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PROJECT:
CHILDCARE CENTRE AT 826 VICTORIA ROAD, RYDE

ARCHITECT:
ALTIS ARCHITECTURE

DRAWING TITLE:
PROPOSED ELEVATIONS - SHEET 2

NOTES:
Nominated architect: Rolfe Latimer : 5535

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JW	AW	3110.01	DA2102	1

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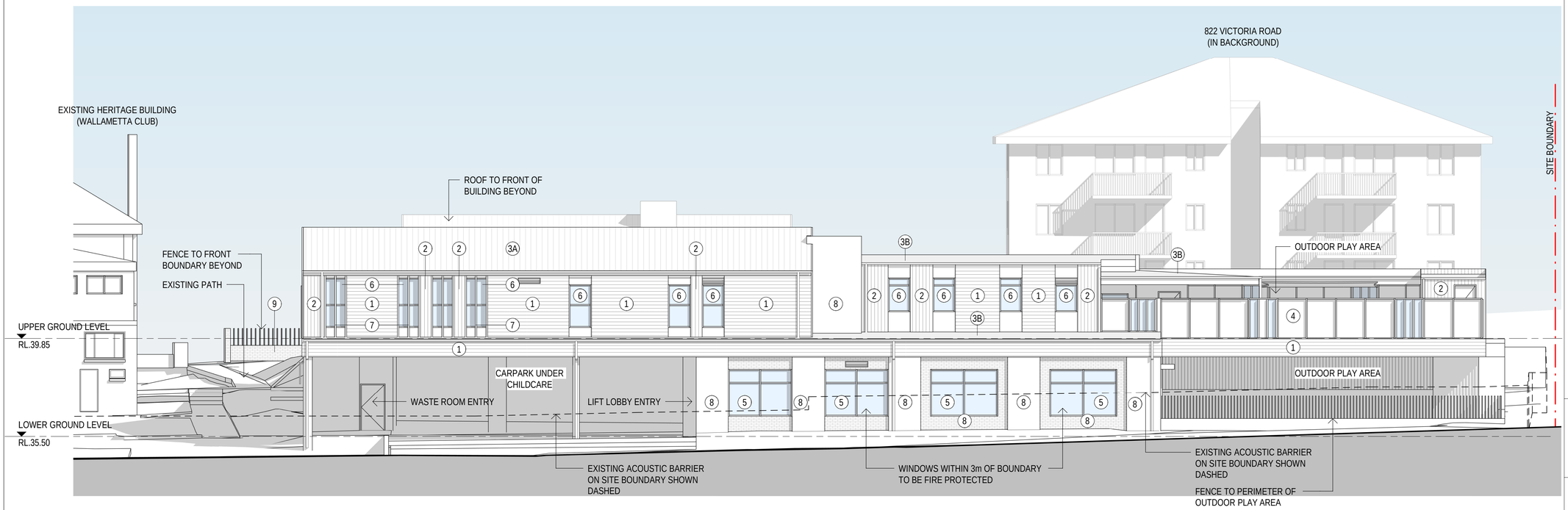
1 **PROPOSED OVERALL SOUTH WEST ELEVATION**

Scale:1 : 150



2 **PROPOSED SOUTH WEST ELEVATION**

Scale: 1 : 100

1 HORIZONTAL CLADDING EXPRESSED JOINTS COLOUR: MID NEUTRAL / GREY

2 VERTICAL CLADDING EXPRESSED JOINTS COLOUR: MID NEUTRAL / GREY

3A METAL DECK ROOF COLOUR: CHARCOAL GREY (COLORBOND MONUMENT OR SIMILAR)

3B METAL DECK ROOF COLOUR: MID GREY (COLORBOND SHALE GREY OR SIMILAR)

4 GLASS / PERSPEX ACOUSTIC BARRIERS WITH VERTICAL BATTENS 7

5 ALUMINIUM FRAMED GLAZED WINDOWS & DOORS

- WINDOWS TO INCORPORATE OPENABLE PANELS
- FRAME COLOUR: CHARCOAL

ACOUSTIC MIN. REQUIREMENT
(REFER TO ACOUSTIC REPORT)
- MIN. 10mm THICK EXTERNAL GLAZING TO CLASSROOMS 4 & 5

SECTION J - BUILDING FABRIC REQUIREMENTS
ALL GLAZING - SYSTEM MAX U-VALUE = 4.30
ALL GLAZING - SYSTEM MAX SHGC = 0.45

6 WINDOWS WITH COLOURED REVEALS

7 VERTICAL BATTENS WITH COLOURED REVEALS

8 RENDERED AND PAINTED MASONRY, PAINTED BRICK OR PAINTED FC CLADDING. COLOUR: WHITE / NEUTRAL RANGE

9 FRONT BOUNDARY FENCE. PAINTED BRICK WALL WITH BLACK METAL UPRIGHTS ABOVE

DEVELOPMENT APPLICATION

ISSUE	DATE	DESCRIPTION
1	31/10/2022	ISSUED FOR DEVELOPMENT APPLICATION

NOTES

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CLIENT:

THE TRUSTEES OF THE ROMAN CATHOLIC CHURCH FOR THE DIOCESE OF SAINT MARON SYDNEY

PROJECT:

CHILDCARE CENTRE AT 826 VICTORIA ROAD, RYDE

ARCHITECT:

ALTIS ARCHITECTURE

DRAWING TITLE:

PROPOSED ELEVATIONS - SHEET 3

NOTES:

Nominated architect: Rolfe Latimer : 5535

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JW	AW	3110.01	DA2103	1

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1 **PROPOSED SOUTH EAST ELEVATION**

Scale: 1 : 100

1 HORIZONTAL CLADDING
EXPRESSED JOINTS
COLOUR: MID NEUTRAL / GREY

2 VERTICAL CLADDING
EXPRESSED JOINTS
COLOUR: MID NEUTRAL / GREY

3A METAL DECK ROOF
COLOUR: CHARCOAL GREY
(COLORBOND MONUMENT
OR SIMILAR)

3B METAL DECK ROOF
COLOUR: MID GREY
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COLOUR: WHITE / NEUTRAL
RANGE

9 FRONT BOUNDARY
FENCE. PAINTED
BRICK WALL WITH
BLACK METAL
UPRIGHTS ABOVE

DEVELOPMENT APPLICATION

ISSUE	DATE	DESCRIPTION
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PROJECT:

CHILDCARE CENTRE AT 826 VICTORIA ROAD, RYDE

ARCHITECT:

ALTIS ARCHITECTURE

DRAWING TITLE:

PROPOSED ELEVATIONS - SHEET 4

NOTES:

Nominated architect: Rolfe Latimer : 5535

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ISSUE	DATE	DESCRIPTION
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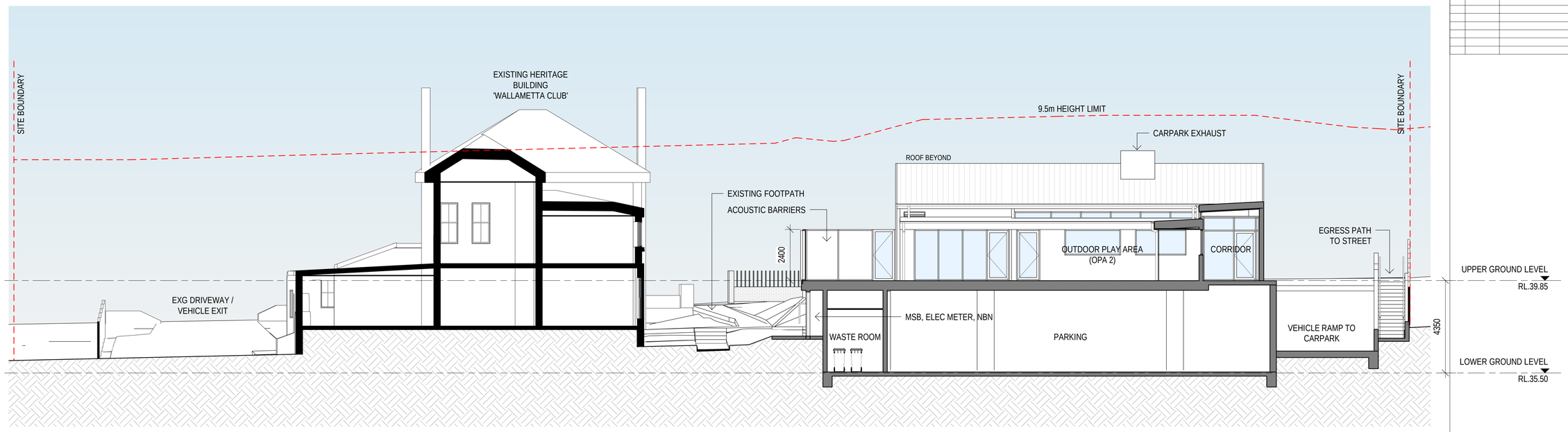
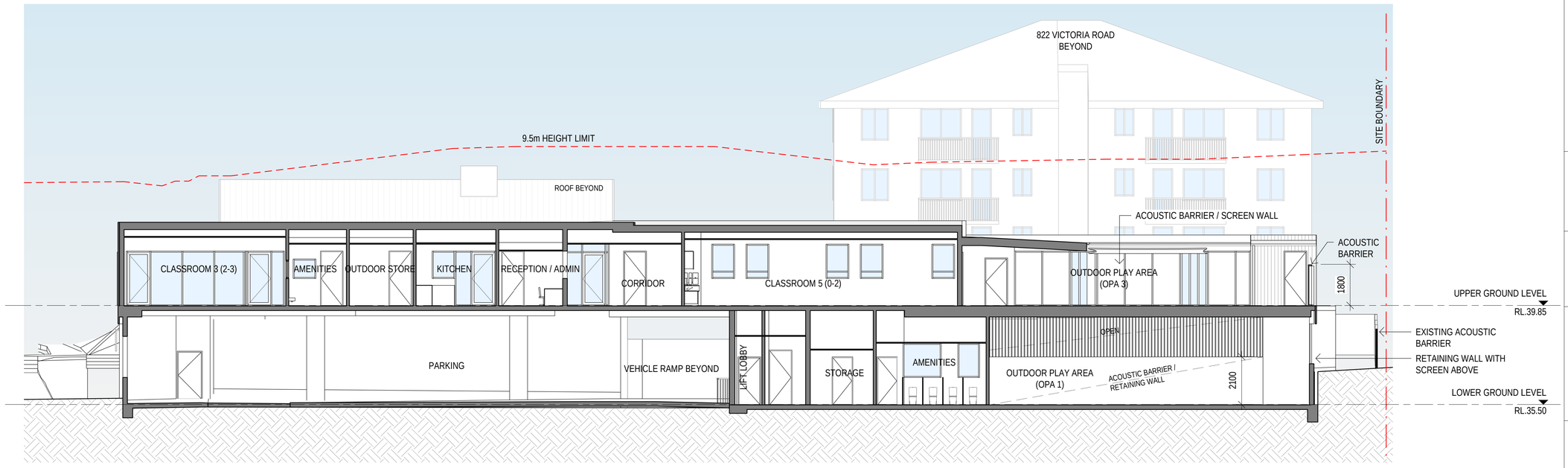


A **SECTION A**
Scale: 1 : 100



B **SECTION B**
Scale: 1 : 100

9.5m HEIGHT LIMIT

HEIGHT LIMIT LINE RELATES TO BUILDING AND NATURAL GROUND LEVEL WHERE SECTION IS CUT. BUILDING ELEMENTS SHOWN IN ELEVATION DO NOT RELATE TO THE HEIGHT LIMIT LINE

CLIENT:
THE TRUSTEES OF THE ROMAN CATHOLIC CHURCH FOR THE DIOCESE OF SAINT MARON SYDNEY

PROJECT:
CHILDCARE CENTRE AT 826 VICTORIA ROAD, RYDE

ARCHITECT:
ALTIS ARCHITECTURE

DRAWING TITLE:
PROPOSED SECTIONS - SHEET 1

NOTES:
Nominated architect: Rolfe Latimer : 5535

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DEVELOPMENT APPLICATION

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ISSUE	DATE	DESCRIPTION
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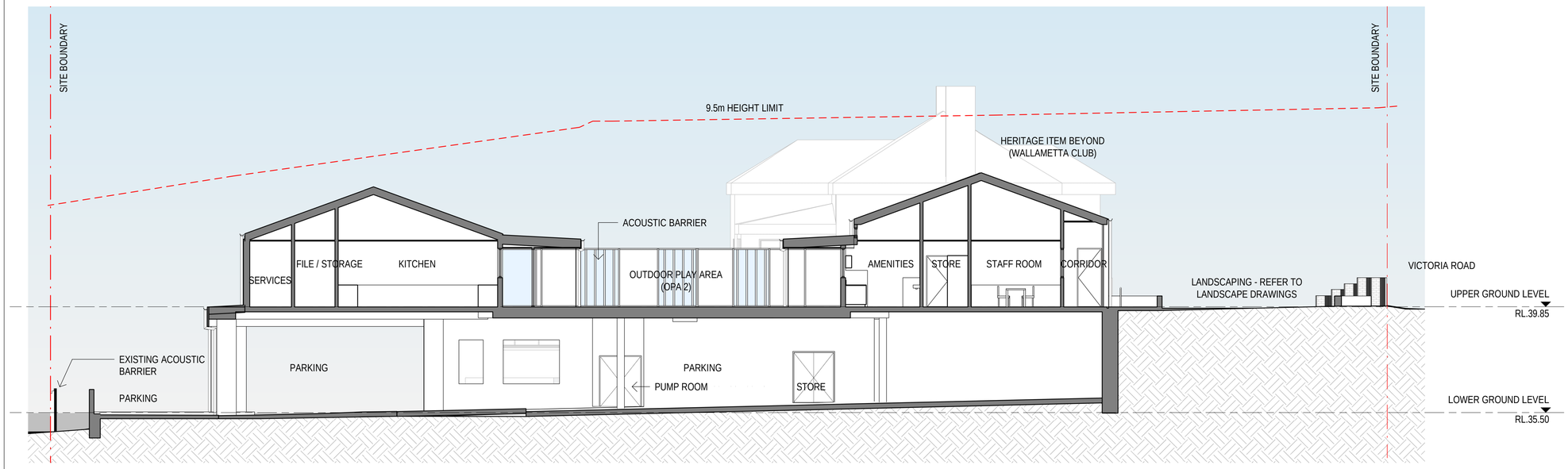
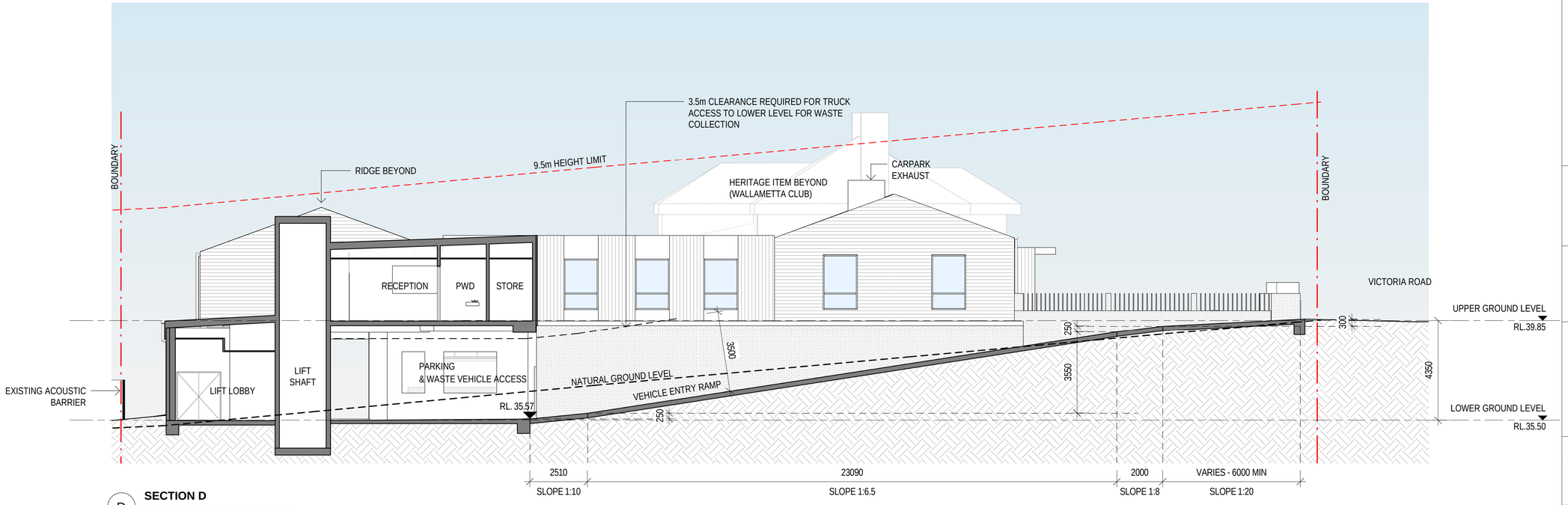


C **SECTION C**
Scale: 1 : 100



D **SECTION D**
Scale: 1 : 100

9.5m HEIGHT LIMIT

HEIGHT LIMIT LINE RELATES TO BUILDING AND NATURAL GROUND LEVEL WHERE SECTION IS CUT. BUILDING ELEMENTS SHOWN IN ELEVATION DO NOT RELATE TO THE HEIGHT LIMIT LINE

CLIENT:
THE TRUSTEES OF THE ROMAN CATHOLIC CHURCH FOR THE DIOCESE OF SAINT MARON SYDNEY

PROJECT:
CHILDCARE CENTRE AT 826 VICTORIA ROAD, RYDE

ARCHITECT:
ALTIS ARCHITECTURE

DRAWING TITLE:
PROPOSED SECTIONS - SHEET 2

NOTES:
Nominated architect: Rolfe Latimer : 5535

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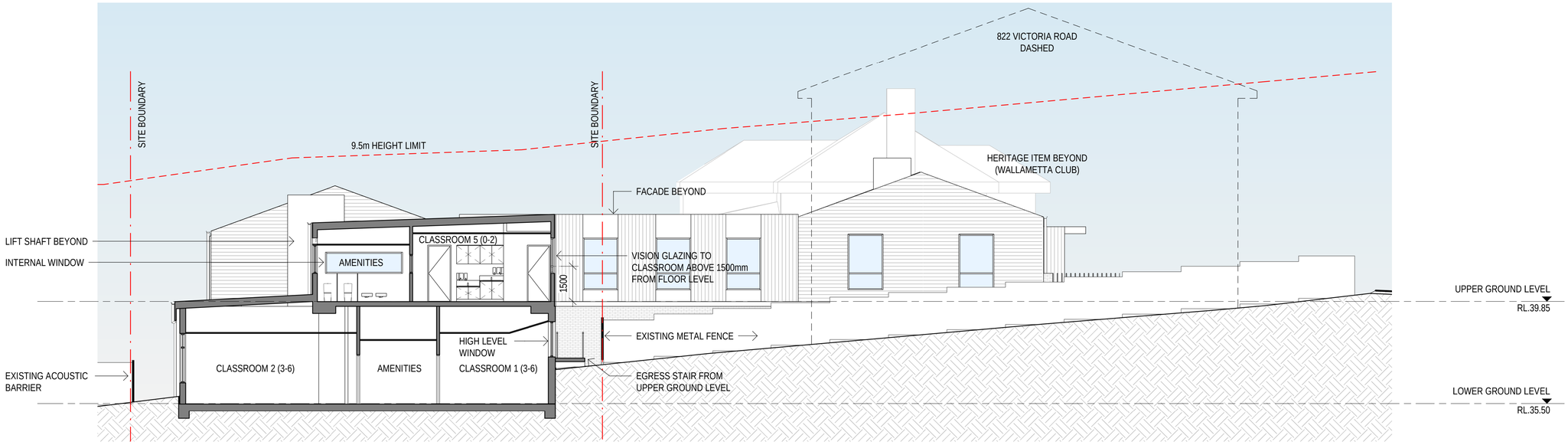
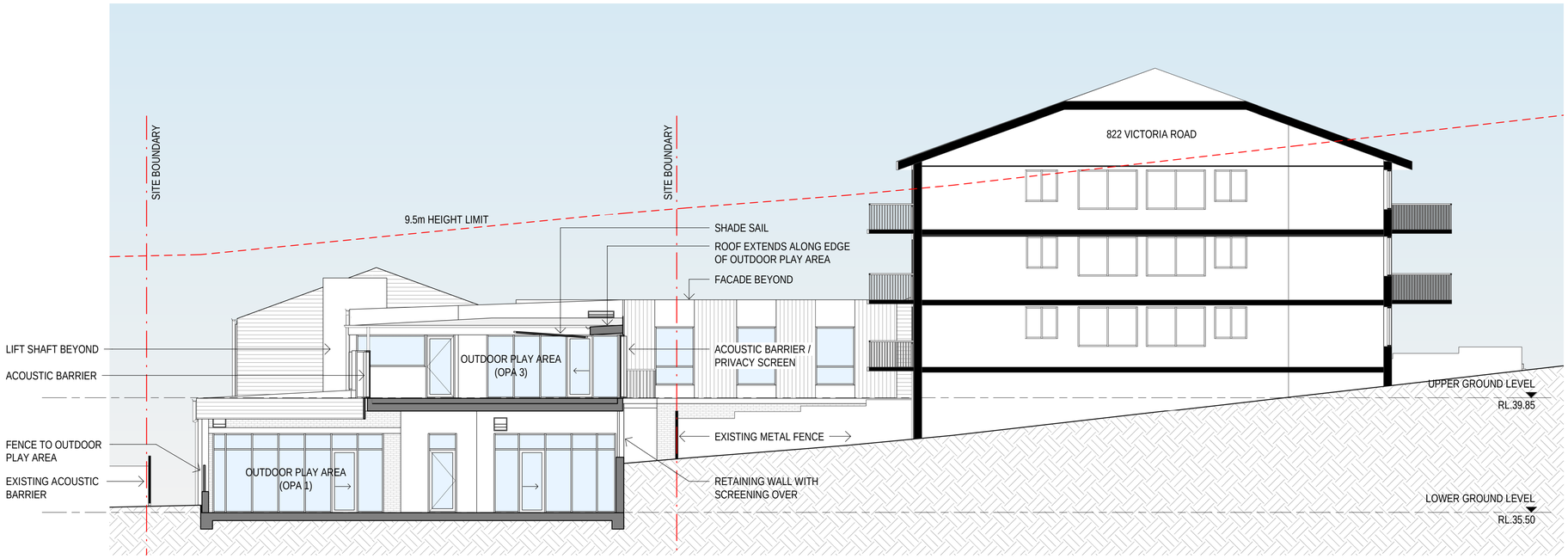


E **SECTION E**

Scale: 1 : 100



F **SECTION F**

Scale: 1 : 100

ISSUE	DATE	DESCRIPTION
1	31/10/2022	ISSUED FOR DEVELOPMENT APPLICATION

9.5m HEIGHT LIMIT

HEIGHT LIMIT LINE RELATES TO BUILDING AND NATURAL GROUND LEVEL WHERE SECTION IS CUT. BUILDING ELEMENTS SHOWN IN ELEVATION DO NOT RELATE TO THE HEIGHT LIMIT LINE

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PROJECT:

CHILDCARE CENTRE AT 826 VICTORIA ROAD, RYDE

ARCHITECT:

ALTIS ARCHITECTURE

DRAWING TITLE:

PROPOSED SECTIONS - SHEET 3

NOTES:

Nominated architect: Rolfe Latimer : 5535

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CAD FILE:	DRAWING NO: DA3003	ISSUE: 1

DEVELOPMENT APPLICATION

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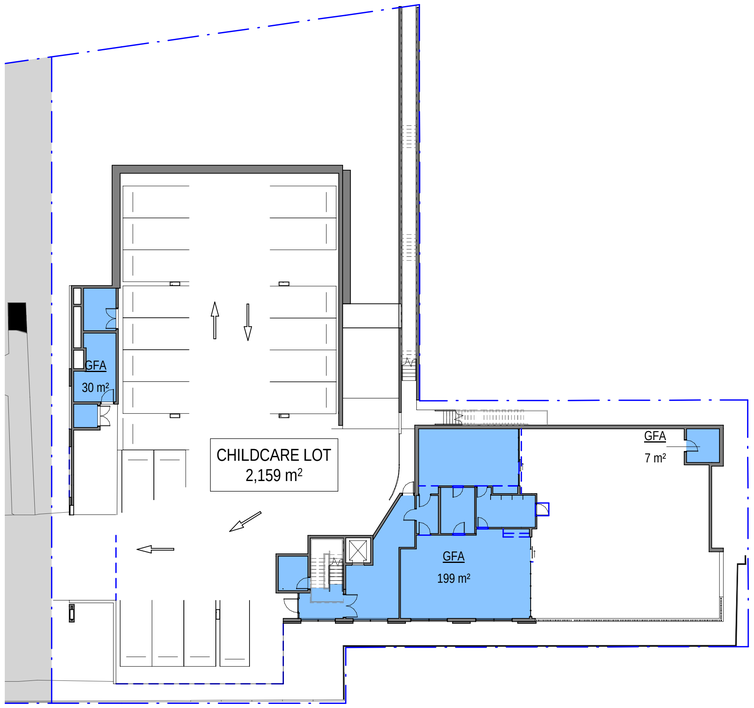
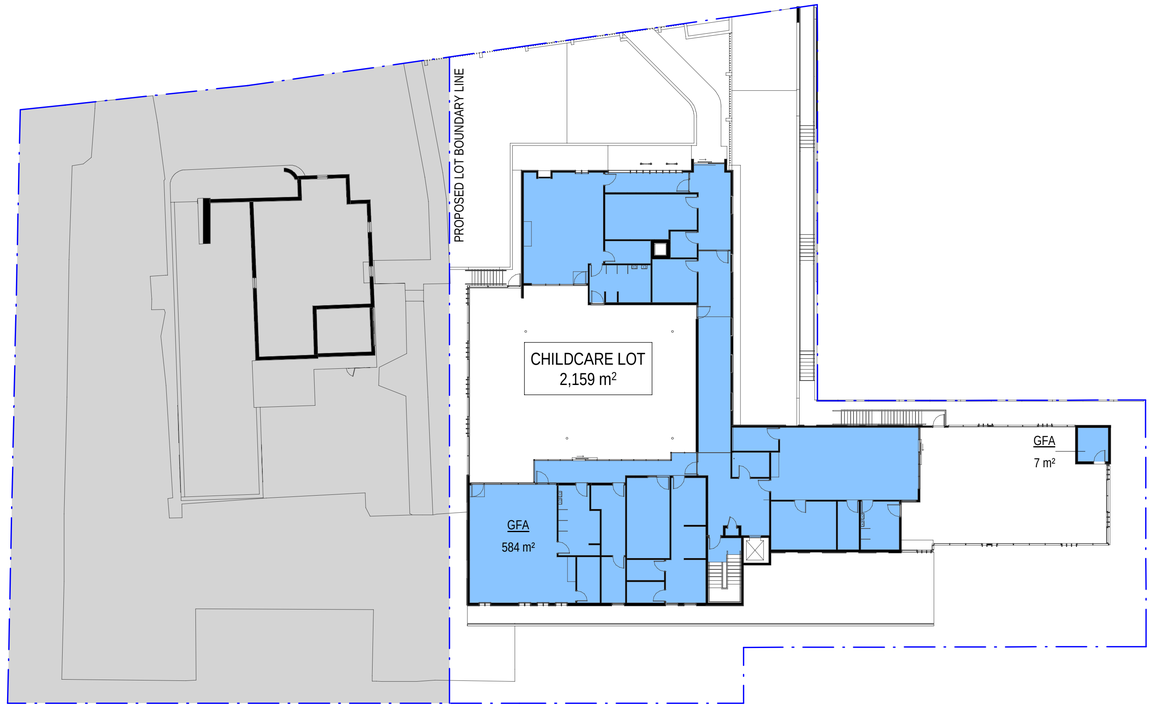


1 **GFA-LOWER LEVEL**
Scale:1 : 250



2 **GFA-UPPER LEVEL**
Scale:1 : 250

GFA & FSR CALCULATIONS

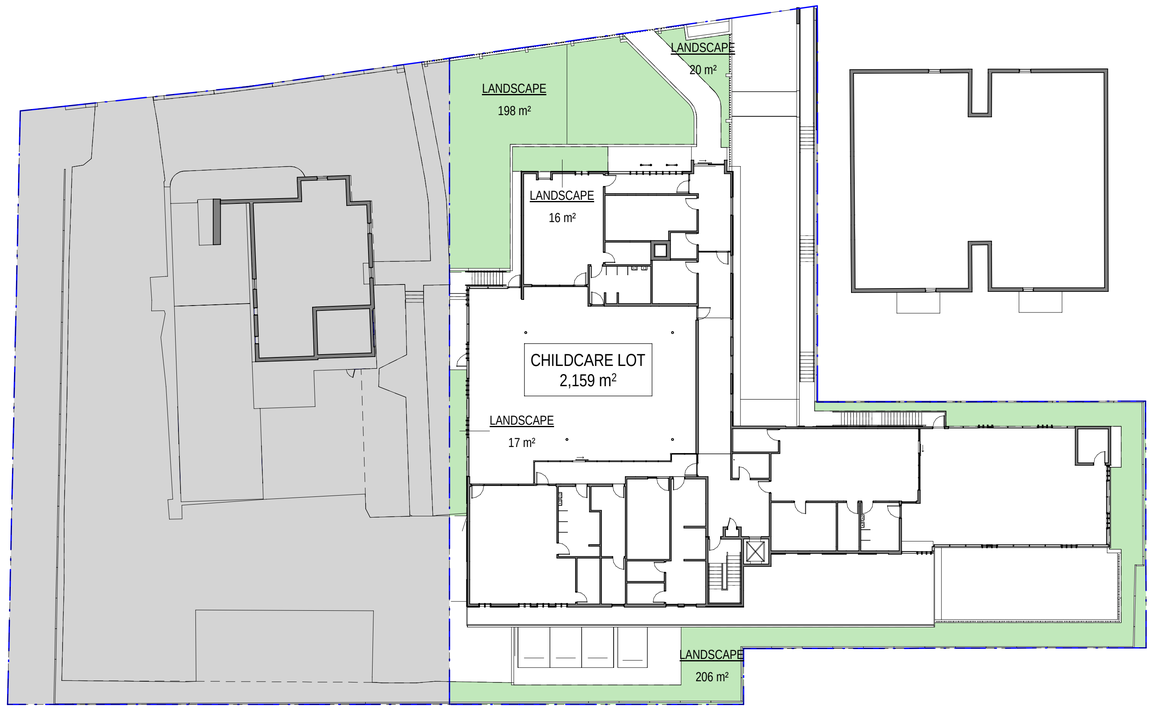
CHILDCARE LOT AREA: 2159m²
MAX FSR: 0.5 : 1
MAX PERMISSIBLE GFA: 1079.5m²

GROSS FLOOR AREA LOWER FLOOR	236m²
GROSS FLOOR AREA UPPER FLOOR	591m²
TOTAL GROSS FLOOR AREA	827m² (FSR 0.38 : 1)

LANDSCAPED AREA / SITE COVERAGE

CHILDCARE LOT AREA: 2159m²

PROPOSED LANDSCAPED AREA (NOT INCLUDING OUTDOOR PLAY AREA)	457m² (21% OF LOT AREA)
SITE COVERAGE BASED ON LANDSCAPED AREA	1702m² (79% OF LOT AREA)



3 **LANDSCAPED AREA PLAN**
Scale:1 : 250

DEVELOPMENT APPLICATION

ISSUE	DATE	DESCRIPTION
1	31/10/2022	ISSUED FOR DEVELOPMENT APPLICATION

CLIENT:
THE TRUSTEES OF THE ROMAN CATHOLIC CHURCH FOR THE DIOCESE OF SAINT MARON SYDNEY

PROJECT:
CHILDCARE CENTRE AT 826 VICTORIA ROAD, RYDE

ARCHITECT:
ALTIS ARCHITECTURE

DRAWING TITLE:
AREA PLANS

NOTES:
Nominated architect: Rolfe Latimer : 5535
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TL	DB	3110.01	DA9011	1

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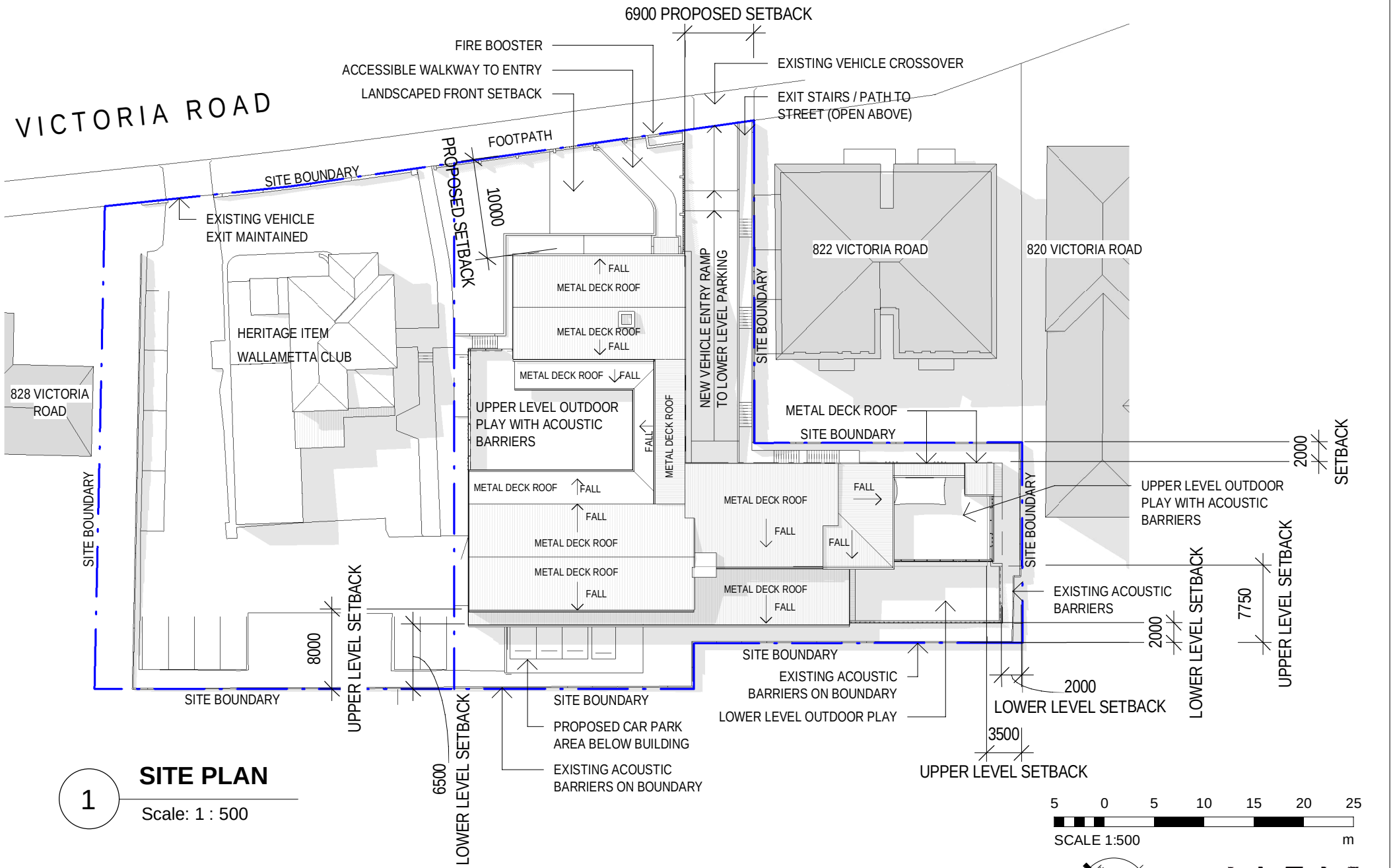


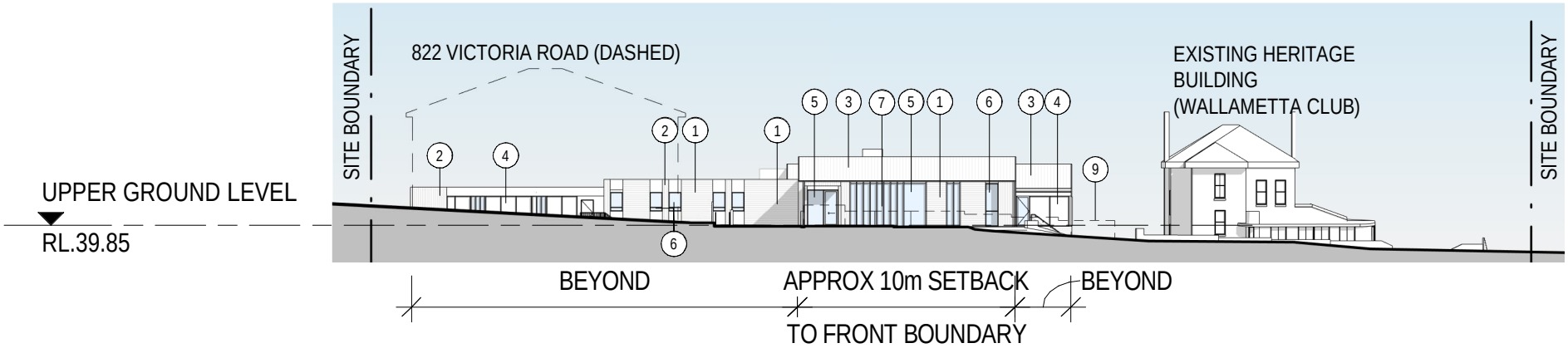
1

SITE PLAN

Scale: 1 : 500

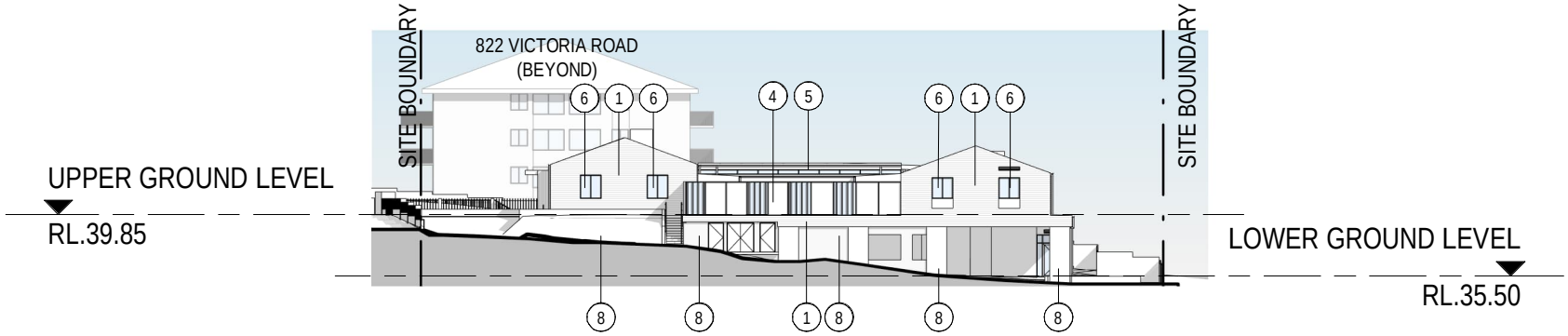
NOTIFICATION PLAN - CHILDCARE CENTRE, 826 VICTORIA ROAD, RYDE NSW 2112

ALTIS ARCHITECTURE



1 NORTH EAST ELEVATION

Scale: 1 : 500



2 NORTH WEST ELEVATION

Scale: 1 : 500

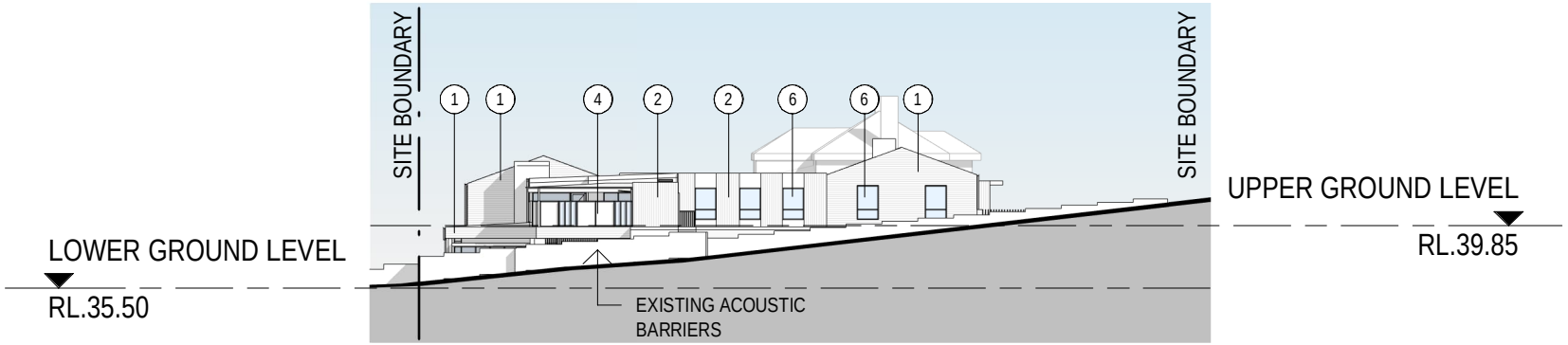
1 HORIZONTAL CLADDING EXPRESSED JOINTS COLOUR: MID GREY	2 VERTICAL CLADDING EXPRESSED JOINTS COLOUR: MID GREY	3 METAL DECK ROOF	4 ACOUSTIC BARRIERS	5 ALUMINIUM FRAMED WINDOWS
6 WINDOWS WITH COLOURED REVEALS	7 VERTICAL BATTENS WITH COLOURED REVEALS	8 RENDERED AND PAINTED MASONRY, PAINTED BRICK OR PAINTED FC CLADDING. COLOUR: WHITE RANGE	9 FRONT BOUNDARY FENCE. PAINTED BRICK WALL WITH BLACK METAL UPRIGHTS ABOVE	

5 0 5 10 15 20 25

SCALE 1:500 m

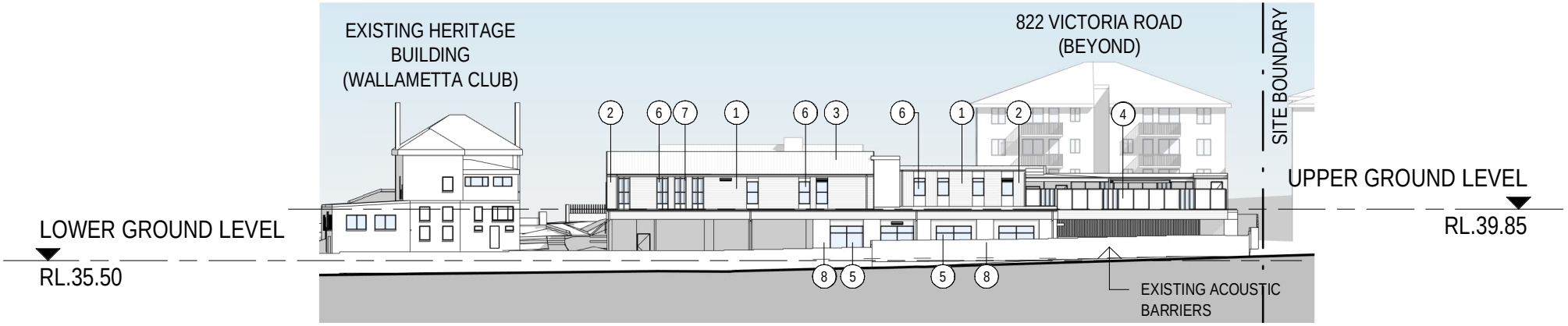
NOTIFICATION PLAN - CHILDCARE CENTRE, 826 VICTORIA ROAD, RYDE NSW 2112

ALTIS ARCHITECTURE



1 SOUTH EAST ELEVATION

Scale: 1 : 500



2 SOUTH WEST ELEVATION

Scale: 1 : 500

1 HORIZONTAL CLADDING EXPRESSED JOINTS COLOUR: MID GREY	2 VERTICAL CLADDING EXPRESSED JOINTS COLOUR: MID GREY	3 METAL DECK ROOF	4 ACOUSTIC BARRIERS	5 ALUMINIUM FRAMED WINDOWS
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5 0 5 10 15 20 25

SCALE 1:500 m

NOTIFICATION PLAN - CHILDCARE CENTRE, 826 VICTORIA ROAD, RYDE NSW 2112

ALTIS ARCHITECTURE