16 Terry Road, Eastwood

Proposed Child Care Centre
Development Application

DRAWING SCHEDULE:

GENERAL NOTES

1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS. DO NOT SCALE FROM DRAWINGS.
2. ALL BUILDING WORKS SHALL BE IN ACCORDANCE WITH THE RELEVANT NATIONAL CONSTRUCTION CODE (NCC), BUILDING CODE OF AUSTRALIA (BCA), RELEVANT AUSTRALIAN STANDARDS (AS), INCLUDING AMENDMENTS AND THE REQUIREMENTS OF COUNCIL AND PRIVATE CERTIFIERS (PC) AND OTHER AUTHORITIES HAVING JURISDICTION.
3. THE ARCHITECTURAL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONSULTANT DRAWINGS AND REPORTS FOR COORDINATION AND INFORMATION.
4. THRESHOLDS AND DOORWAYS ARE FLUSH FOR WHEELCHAIR ACCESS IN ACCORDANCE WITH AS1428.1 DESIGN FOR ACCESS AND MOBILITY. REFER TO ACCESS CONSULTANT REPORT FOR DISPENSATIONS AND POTENTIAL PERFORMANCE SOLUTION PROPOSED.
5. DRAWINGS ARE NOT COORDINATED BY JANSSEN DESIGNS, CONDITIONS AND DOCUMENTS NEED TO BE COORDINATED AND CHECKED TO CONFIRM THEY SATISFY THE AUSTRALIAN STANDARDS, SPECIALIST DISABILITY ACCOMMODATION, DESIGN FOR DISABILITY ACCOMMODATION, DEVELOPMENT APPLICATION REQUIREMENTS, THE NCC, BCA CODES AND CONTROLS THAT APPLY TO THIS PROJECT. A COORDINATED CONSTRUCTION SET MAY VARY FROM THE PRODUCED DRAWINGS. JANSSEN DESIGNS DOES NOT ACCEPT ANY LIABILITY, DIRECT OR INDIRECT, FOR ANY LOSS LIABILITY OR LOSS SUFFERED OR INCURRED BY ANY PERSON OR THIRD PARTY PLACING ANY RELIANCE ON THE SERVICES OR DOCUMENTS OR ADVICE ARISING IN CONNECTION WITH THE SERVICE.
6. ALL STRUCTURAL ELEMENTS ARE SHOWN INDICATIVELY AND ARE TO BE CONFIRMED WITH THE DESIGN, DETAIL AND SPECIFICATION OF THE STRUCTURAL ENGINEER.
7. ALL STRUCTURAL FRAMING, LOADING, BEARING, RETAINING AND FIXING OF ELEMENTS ARE TO THE DESIGN, DETAIL AND SPECIFICATION OF THE STRUCTURAL ENGINEER.
8. ALL SERVICES ELEMENTS INCLUDING HYDRAULICS, ELECTRICAL, MECHANICAL, FIRE AND COMMUNICATION SERVICES SHOWN ARE INDICATIVE ONLY. REFER TO SERVICES CONSULTANT SEPARATE DOCUMENTATION AND SPECIFICATION FOR DETAILED DESIGN.
9. ANY DISCREPANCIES BETWEEN ARCHITECTURAL CONSULTANT DOCUMENTATION ARE TO BE REPORTED TO THE ARCHITECT IMMEDIATELY FOR CLARIFICATION.
10. ALL CONCRETE AND METALWORK ITEMS, SUCH AS SHOP DRAWINGS, TO BE ORGANISED AND REVIEWED BY THE CLIENT.
11. ALL SITE AND BUILDING GRID SET-OUT IS TO BE CONDUCTED AND VERIFIED BY A REGISTERED SURVEYOR BEFORE COMMENCEMENT OF CONSTRUCTION WITH ANY DISCREPANCIES NOTIFIED TO THE CLIENT FOR CLARIFICATION.
12. ALL ALUMINIUM FRAMED GLAZING TO COMPLY WITH AS 1288,AS 2208.
13. TERMITE CONTROL KORDON TERMITE BARRIER IS TO BE USED AS A BUILDING PERIMETER AND SERVICE PENETRATION TERMITE PROTECTION SYSTEM (AS 3660.1 - 2000). IT IS TO BE INSTALLED BY A MANUFACTURER'S ACCREDITED INSTALLER, AS PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. THE BUILDER IS TO PROVIDE ALL RELEVANT SLAB OR CONSTRUCTION DETAILS TO THE ACCREDITED INSTALLER FOR PRICING ETC. THE BUILDER IS TO TREAT THE BUILDINGS TERMITE PROTECTION AS PART OF THE BUILDING PROCESS AND THEREFORE INCLUDED IN THE CONSTRUCTION PROGRAM.

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Nominated Architect: Jake Janssen NSW ARB 11575

AMENDMENTS		
ISSUE:	DESCRIPTION	DATE:

Project Title:
Proposed Child Care Centre

DRAWING TITLE:
Cover Page

ADDRESS:
16 Terry Road, Eastwood

CLIENT DETAILS:
Zhong

LOCAL GOVERNMENT AREA:
Ryde Council

Issue For: DA | Issue: A

Date: 1.9.2023 | Scale: 1:100 | Drawing #: A000 | Project #: 10258

COMPLIANCE TABLE

TOTAL SITE AREA	1,487.00m2
MAX BUILDING HEIGHT	9.5M
PROPOSED BUILDING HEIGHT	8.1M - COMPLIES
MAX FLOOR SPACE RATIO	743.50m2 | 50%
PROPOSED FLOOR SPACE RATIO	685.5m2 | 46% - COMPLIES

CHILDCARE

NUMBER OF CHILDREN:

0-2 YEARS - 16 PLACES
2-3 YEARS - 20 PLACES
3-5 YEARS - 90 PLACES

TOTAL - 126 PLACES

NUMBER OF TEACHERS:

0-2 YEARS - 4 TEACHERS @ 1:4 RATIO
2-3 YEARS - 4 TEACHERS @ 1:5 RATIO
3-5 YEARS - 9 TEACHERS @ 1:10 RATIO

INDOOR PLAY AREA:

0-2 YEARS - 65.5m2 @ 4.09m2 / KID - COMPLIES
2-3 YEARS - 65.6m2 @ 3.280m2 / KID - COMPLIES
3-5 YEARS - 295.7m2 @ 3.2855m2 / KID - COMPLIES

TOTAL INTERNAL AREA: 426.8m2 | 3.387m2 PER CHILD - COMPLIES

OUTDOOR PLAY AREA:

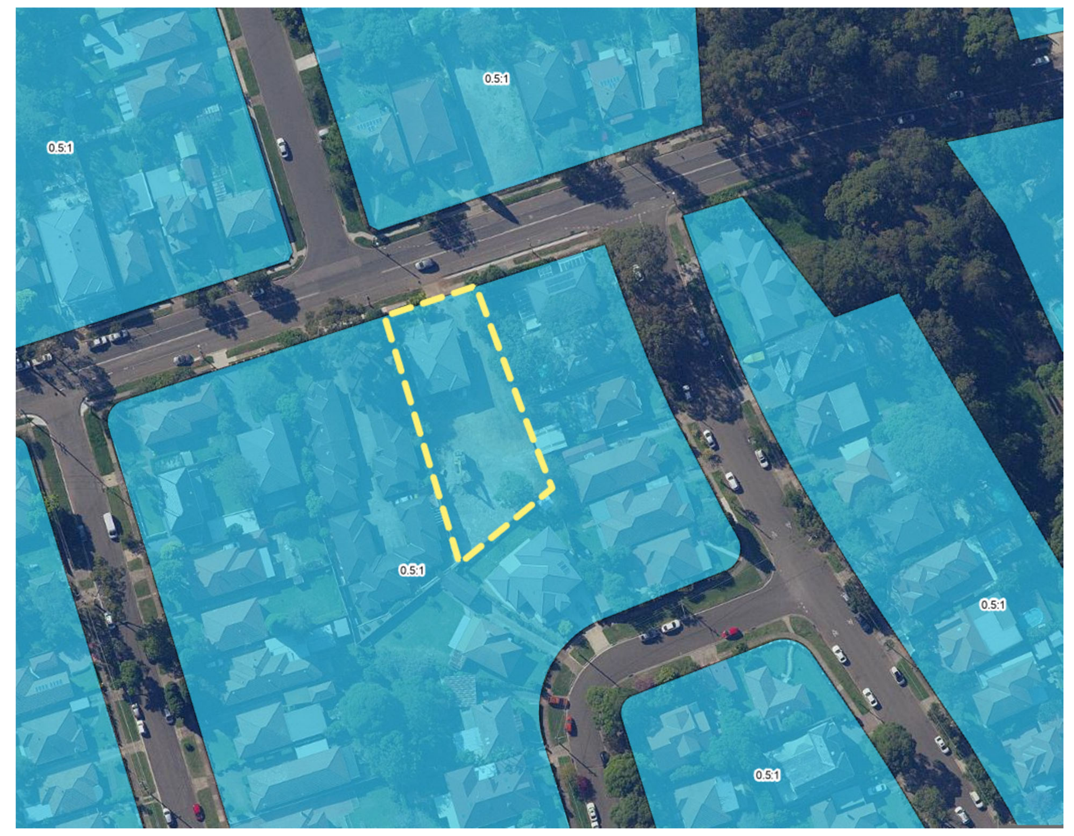
TOTAL AREA - 889.3m2 @ 7.05m2 / KID - COMPLIES

MINIMUM REQUIRED INTERNAL STORAGE VOLUME: 25.2m3 | 0.2m3 PER CHILD
PROPOSED INTERNAL STORAGE VOLUME: 32.555m3 | 0.258m2 PER CHILD - COMPLIES

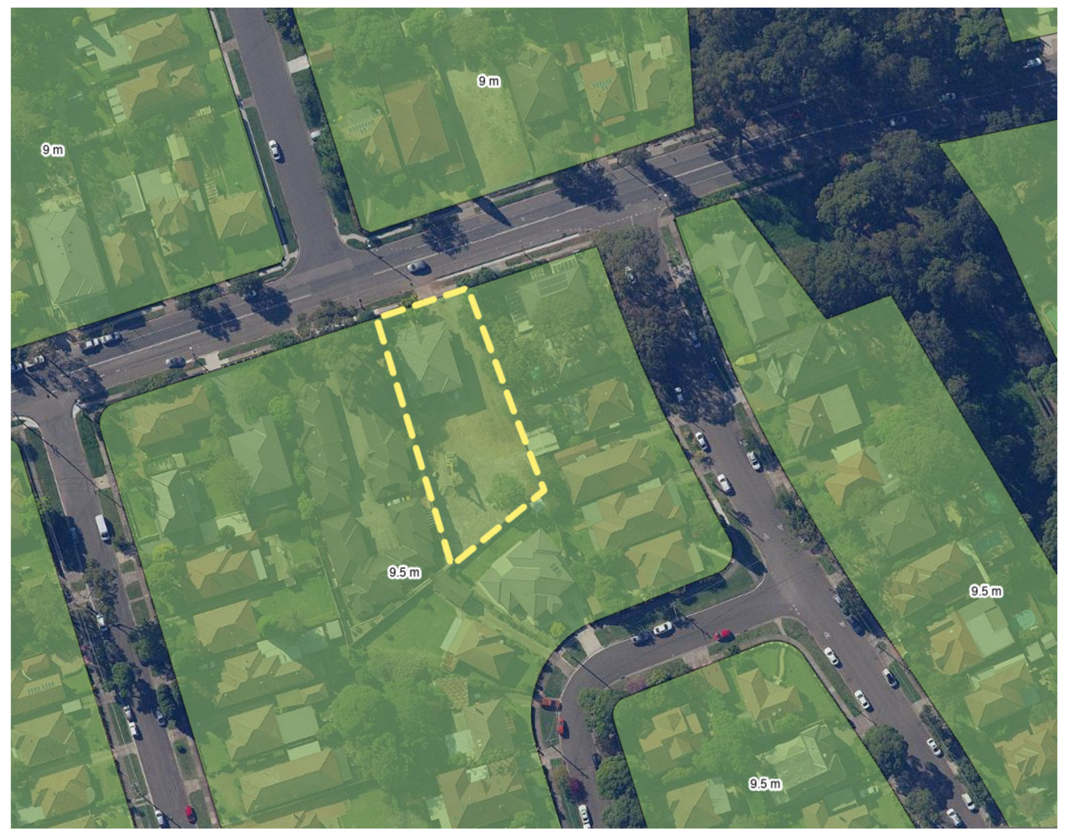
MINIMUM REQUIRED OUTDOOR STORAGE VOLUME: 37.8m3 | 0.3m3 PER CHILD
PROPOSED OUTDOOR STORAGE VOLUME: 38.6m3 | 0.306m3 PER CHILD - COMPLIES

ZONING - R2 LOW DENSITY RESIDENTIAL

FLOOR SPACE RATIO - 0.5:1



MAXIMUM BUILDING HEIGHT - 9.5M



HERITAGE - N/A

BUSHFIRE - N/A

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AMENDMENTS		
ISSUE:	DESCRIPTION	DATE:

Project Title:
Proposed Child Care Centre

DRAWING TITLE:
Calculations and LEP Controls

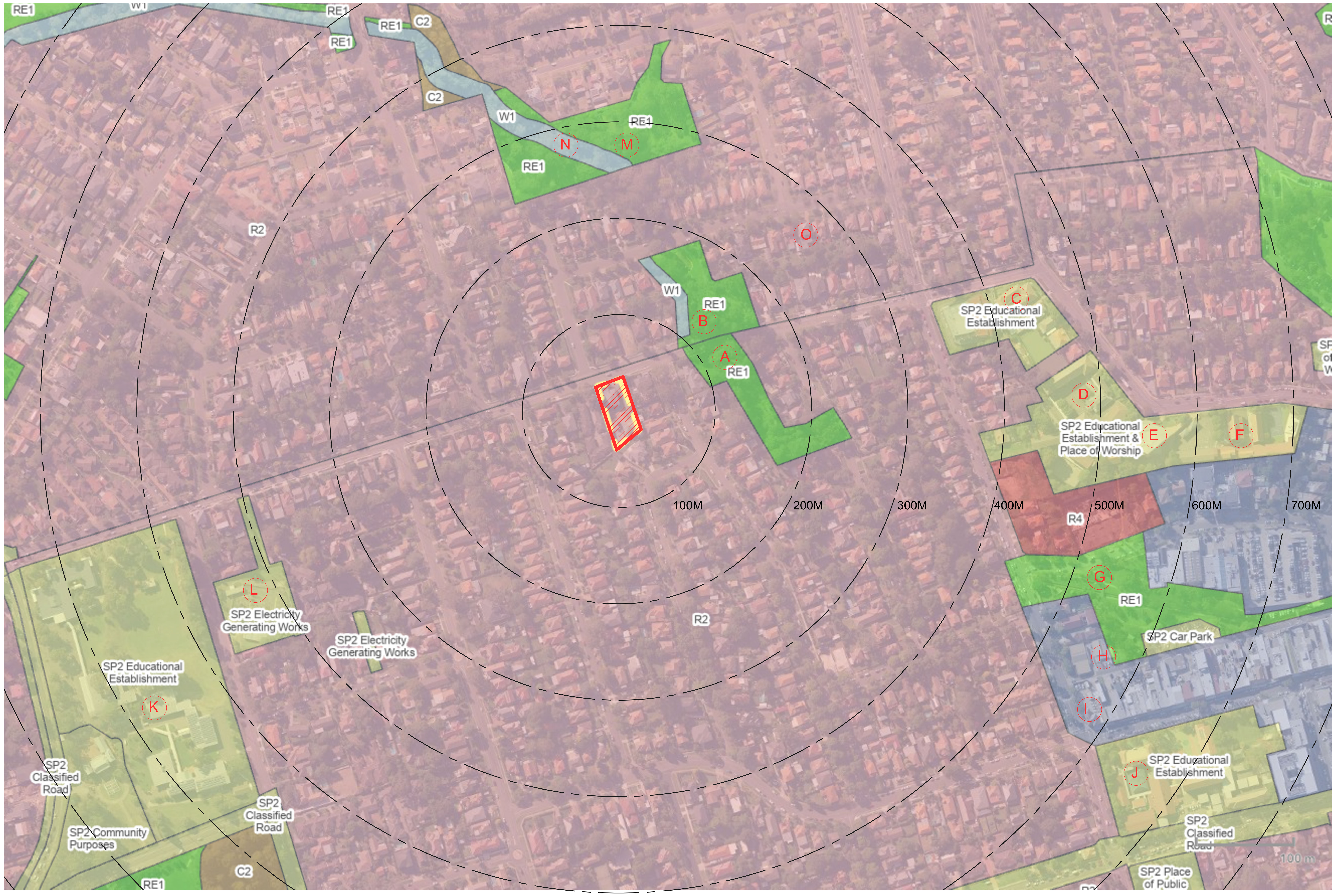
ADDRESS:
16 Terry Road, Eastwood

CLIENT DETAILS:
Zhong

LOCAL GOVERNMENT AREA:
Ryde Council

Issue For: DA | Issue: A

Date: 1.9.2023 | Scale: 1:100 | Drawing #: A001 | Project #: 10258



LANDMARKS

A - BRAEMAR PARK

B - DAVID HAMILTON RESERVE

C - MARIST BROTHERS EASTWOOD COMMUNITY

D - MARIST COLLEGE EASTWOOD

E - ST KEVINS CATHOLIC CHURCH

F - ST KEVINS CATHOLIC PRIMARY

G - GLEN RESERVE

H - EASTWOOD OCCASIONAL CHILDCARE CENTRE

I - FIRE AND RESCUE EASTWOOD FIRE STATION

J - EASTWOOD PUBLIC SCHOOL

K - BRUSH FARM CORRECTIVE SERVICES ACADEMY

L - AUSGRID ELECTRICAL SUBSTATION

M - SKENES RESERVE

N - TERRYS CREEK

O - BANGALOW PRESCHOOL

SITE CONTEXT PLAN -
N.T.S.

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AMENDMENTS		
ISSUE	DESCRIPTION	DATE

Project Title: Proposed Child Care Centre

DRAWING TITLE: Site Context Plan

ADDRESS: 16 Terry Road, Eastwood

CLIENT DETAILS: Zhong

LOCAL GOVERNMENT AREA: Ryde Council

Issue For:	Issue:
DA	A

Date:	Scale:	Drawing #:	Project #:
1.9.2023	1:100	A002	10258

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SITE ANALYSIS PLAN -
1:100 @ A1

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AMENDMENTS		
ISSUE:	DESCRIPTION	DATE:

Project Title:
Proposed Child Care Centre

DRAWING TITLE:
Site Analysis Plan

ADDRESS:
16 Terry Road, Eastwood

CLIENT DETAILS:
Zhong

LOCAL GOVERNMENT AREA:
Ryde Council

Issue For:	Issue:
DA	A

Date:	Scale:	Drawing #:	Project #:
1.9.2023	1:100	A003	10258

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DEMOLITION PLAN -
1:100 @ A1

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AMENDMENTS

ISSUE:	DESCRIPTION	DATE:

Project Title:
Proposed Child Care Centre

DRAWING TITLE:
Demolition Plan

ADDRESS:
16 Terry Road, Eastwood

CLIENT DETAILS:
Zhong

LOCAL GOVERNMENT AREA:
Ryde Council

Issue For: DA | Issue: A

Date: 1.9.2023 | Scale: 1:100 | Drawing #: A004 | Project #: 10258

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SITE PLAN -
1:100 @ A1

AMENDMENTS		
ISSUE:	DESCRIPTION	DATE:

Project Title:
Proposed Child Care Centre

DRAWING TITLE:
Site Plan

ADDRESS:
16 Terry Road, Eastwood

CLIENT DETAILS:
Zhong

LOCAL GOVERNMENT AREA:
Ryde Council

Issue For:	Issue:
DA	A

Date:	Scale:	Drawing #:	Project #:
1.9.2023	1:100	A005	10258

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DO NOT SCALE OFF ARCHITECTURAL DRAWINGS

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BASEMENT PLAN -
1:100 @ A1

AMENDMENTS		
ISSUE:	DESCRIPTION	DATE:

Project Title:
Proposed Child Care Centre

DRAWING TITLE:
Basement Plan

ADDRESS:
16 Terry Road, Eastwood

CLIENT DETAILS:
Zhong

LOCAL GOVERNMENT AREA:
Ryde Council

Issue For: DA | Issue: A

Date: 1.9.2023 | Scale: 1:100 | Drawing #: A006 | Project #: 10258

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DO NOT SCALE OFF ARCHITECTURAL DRAWINGS

GROUND FLOOR PLAN -
1:100 @ A1

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Nominated Architect: Jake Janssen NSW ARB 11575

AMENDMENTS		
ISSUE:	DESCRIPTION	DATE:

Project Title:

Proposed Child Care Centre

DRAWING TITLE: Ground Floor Plan

ADDRESS: 16 Terry Road, Eastwood

CLIENT DETAILS: Zhong

LOCAL GOVERNMENT AREA: Ryde Council

Issue For: DA | Issue: A

Date: 1.9.2023 | Scale: 1:100 | Drawing #: A007 | Project #: 10258

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DO NOT SCALE OFF ARCHITECTURAL DRAWINGS

FIRST FLOOR PLAN -
1:100 @ A1

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Nominated Architect: Jake Janssen NSW ARB 11575

AMENDMENTS		
ISSUE:	DESCRIPTION	DATE:

Project Title:
Proposed Child Care Centre

DRAWING TITLE:
First Floor Plan

ADDRESS:
16 Terry Road, Eastwood

CLIENT DETAILS:
Zhong

LOCAL GOVERNMENT AREA:
Ryde Council

Issue For:	Issue:
DA	A

Date:	Scale:	Drawing #:	Project #:
1.9.2023	1:100	A008	10258

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DO NOT SCALE OFF ARCHITECTURAL DRAWINGS

FIRST FLOOR PLAN -
1:100 @ A1

JANSSEN DESIGNS

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Nominated Architect: Jake Janssen NSW ARB 11575

AMENDMENTS		
ISSUE:	DESCRIPTION	DATE:

Project Title:
Proposed Child Care Centre

DRAWING TITLE:
Roof Plan

ADDRESS:
16 Terry Road, Eastwood

CLIENT DETAILS:
Zhong

LOCAL GOVERNMENT AREA:
Ryde Council

Issue For: DA | Issue: A

Date: 1.9.2023 | Scale: 1:100 | Drawing #: A009 | Project #: 10258

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DO NOT SCALE OFF ARCHITECTURAL DRAWINGS

NORTH ELEVATION | STREETSCAPE -
1:100 @ A1

WEST ELEVATION -
1:100 @ A1

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Nominated Architect: Jake Janssen NSW ARB 11575

AMENDMENTS

ISSUE:	DESCRIPTION	DATE:

Project Title:
Proposed Child Care Centre

DRAWING TITLE:
Elevations

ADDRESS:
16 Terry Road, Eastwood

CLIENT DETAILS:
Zhong

LOCAL GOVERNMENT AREA:
Ryde Council

Issue For: DA | Issue: A

Date: 1.9.2023 | Scale: 1:100 | Drawing #: A010 | Project #: 10258

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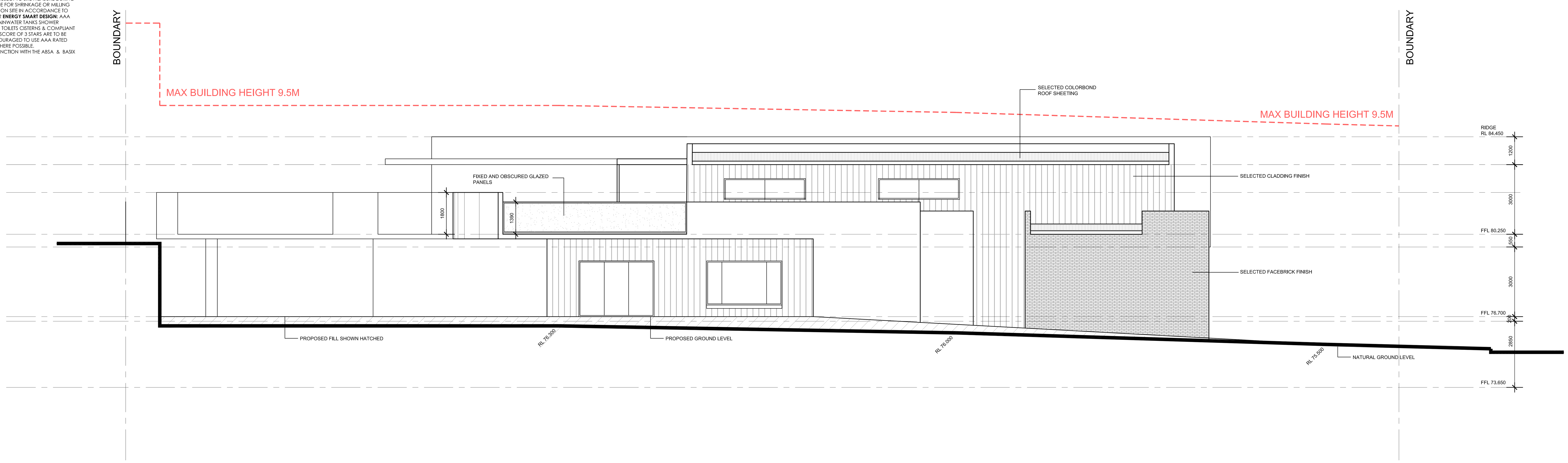
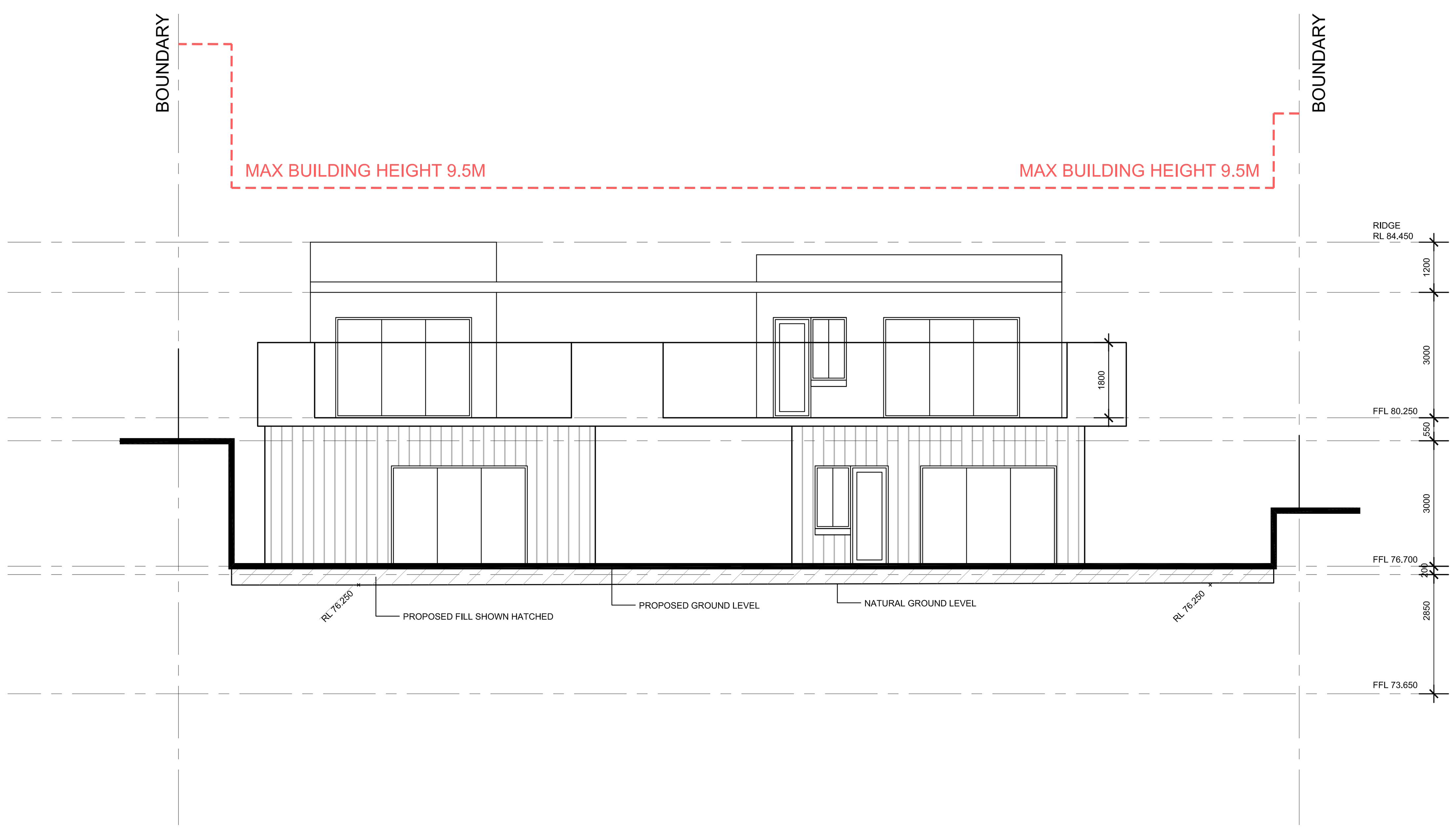


EAST ELEVATION -
1:100 @ A1



SOUTH ELEVATION -
1:100 @ A1

JANSSEN DESIGNS

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Nominated Architect: Jake Janssen NSW ARB 11575

AMENDMENTS		
ISSUE:	DESCRIPTION	DATE:

Project Title:
Proposed Child Care Centre

DRAWING TITLE:
Elevations

ADDRESS:
16 Terry Road, Eastwood

CLIENT DETAILS:
Zhong

LOCAL GOVERNMENT AREA:
Ryde Council

Issue For:	Issue:
DA	A

Date:	Scale:	Drawing #:	Project #:
1.9.2023	1:100	A011	10258

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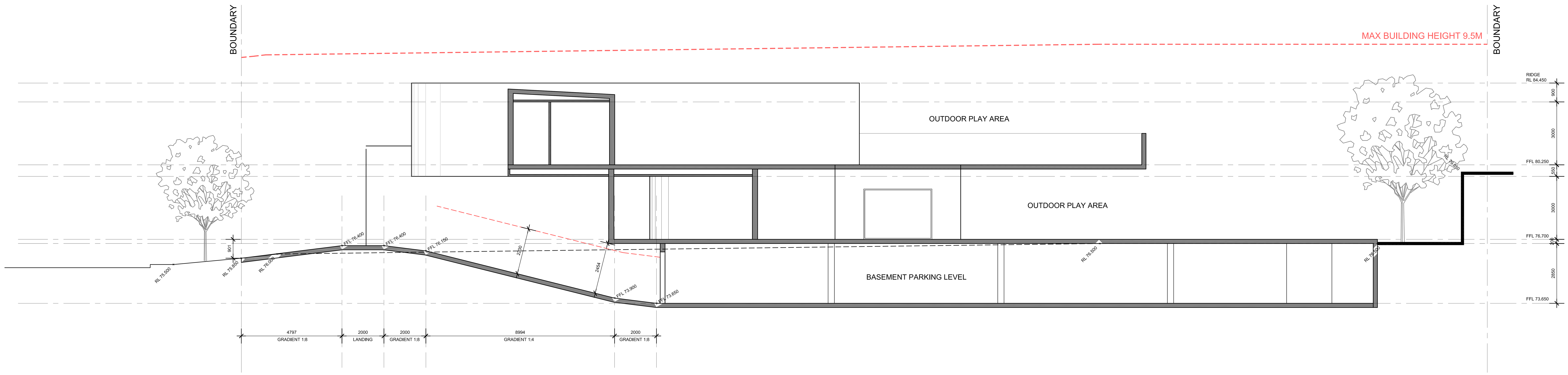
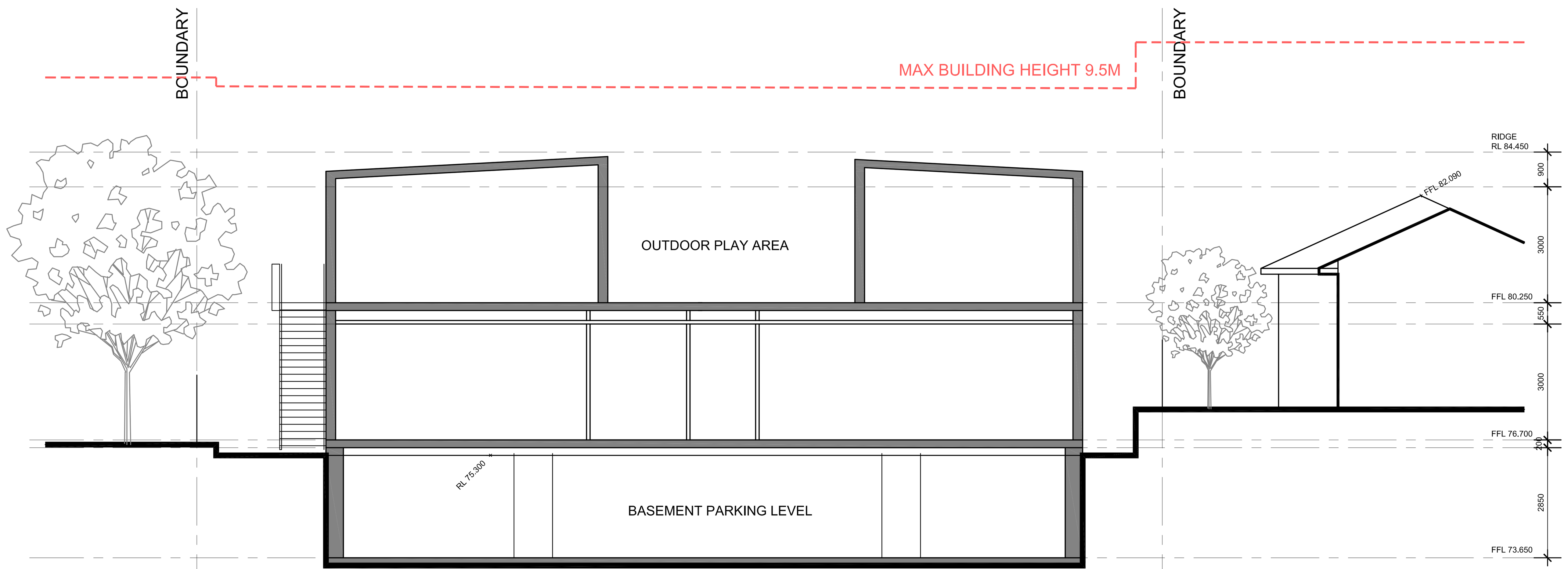
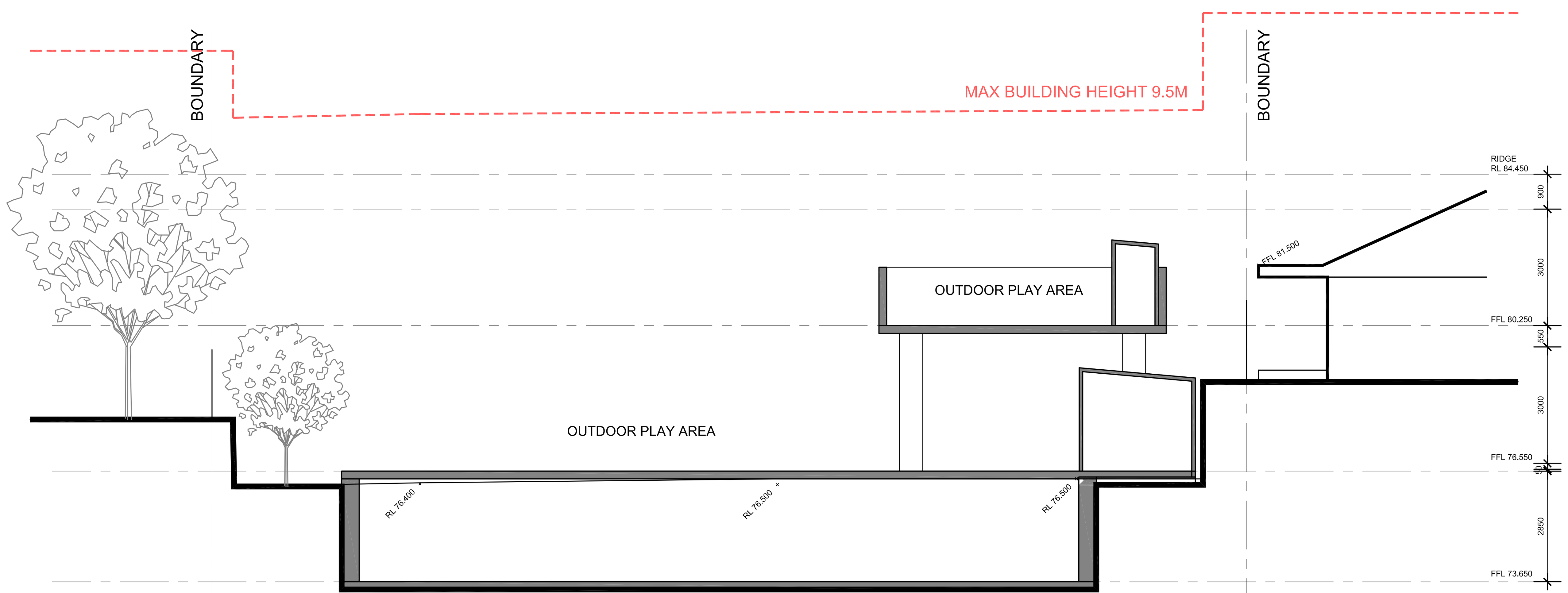


SECTION A -
1:100 @ A1



SECTION B -
1:100 @ A1



SECTION C -
1:100 @ A1

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Nominated Architect: Jake Janssen NSW ARB 11575

AMENDMENTS		
ISSUE:	DESCRIPTION	DATE:

Project Title:
Proposed Child Care Centre

DRAWING TITLE:
Sections

ADDRESS:
16 Terry Road, Eastwood

CLIENT DETAILS:
Zhong

LOCAL GOVERNMENT AREA:
Ryde Council

Issue For: DA | Issue: A

Date: 1.9.2023 | Scale: 1:100 | Drawing #: A012 | Project #: 10258

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DO NOT SCALE OFF ARCHITECTURAL DRAWINGS

GROSS FLOOR AREA CALCULATION DIAGRAM - GROUND FLOOR PLAN -

1:100 @ A1

TOTAL AREA: 397m2

EXTENT OF AREA CALCULATED AS GROSS FLOOR AREA

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AMENDMENTS		
ISSUE:	DESCRIPTION	DATE:

Project Title:

Proposed Child Care Centre

DRAWING TITLE:

Gross Floor Area Calculation Diagram Ground Floor Plan

ADDRESS:

16 Terry Road, Eastwood

CLIENT DETAILS:

Zhong

LOCAL GOVERNMENT AREA:

Ryde Council

Issue For: DA | Issue: A

Date: 1.9.2023 | Scale: 1:100 | Drawing #: A013 | Project #: 10258

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DO NOT SCALE OFF ARCHITECTURAL DRAWINGS

GROSS FLOOR AREA CALCULATION DIAGRAM - FIRST FLOOR PLAN -

1:100 @ A1

TOTAL AREA: 288.5m2

EXTENT OF AREA CALCULATED AS GROSS FLOOR AREA

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AMENDMENTS		
ISSUE:	DESCRIPTION	DATE:

Project Title:

Proposed Child Care Centre

DRAWING TITLE:

Gross Floor Area Calculation Diagram First Floor Plan

ADDRESS:

16 Terry Road, Eastwood

CLIENT DETAILS:

Zhong

LOCAL GOVERNMENT AREA:

Ryde Council

Issue For: DA | Issue: A

Date: 1.9.2023 | Scale: 1:100 | Drawing #: A014 | Project #: 10258

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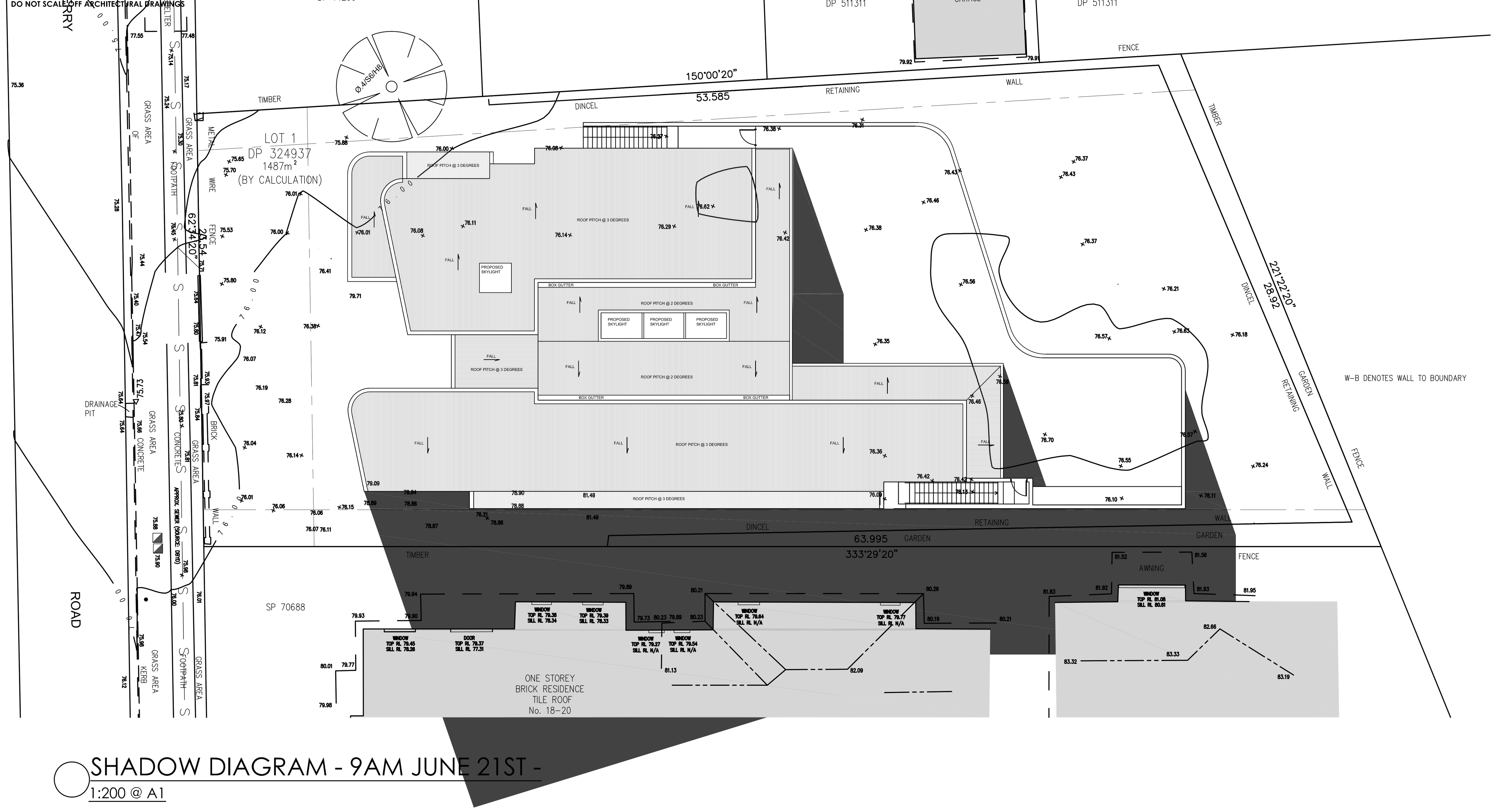
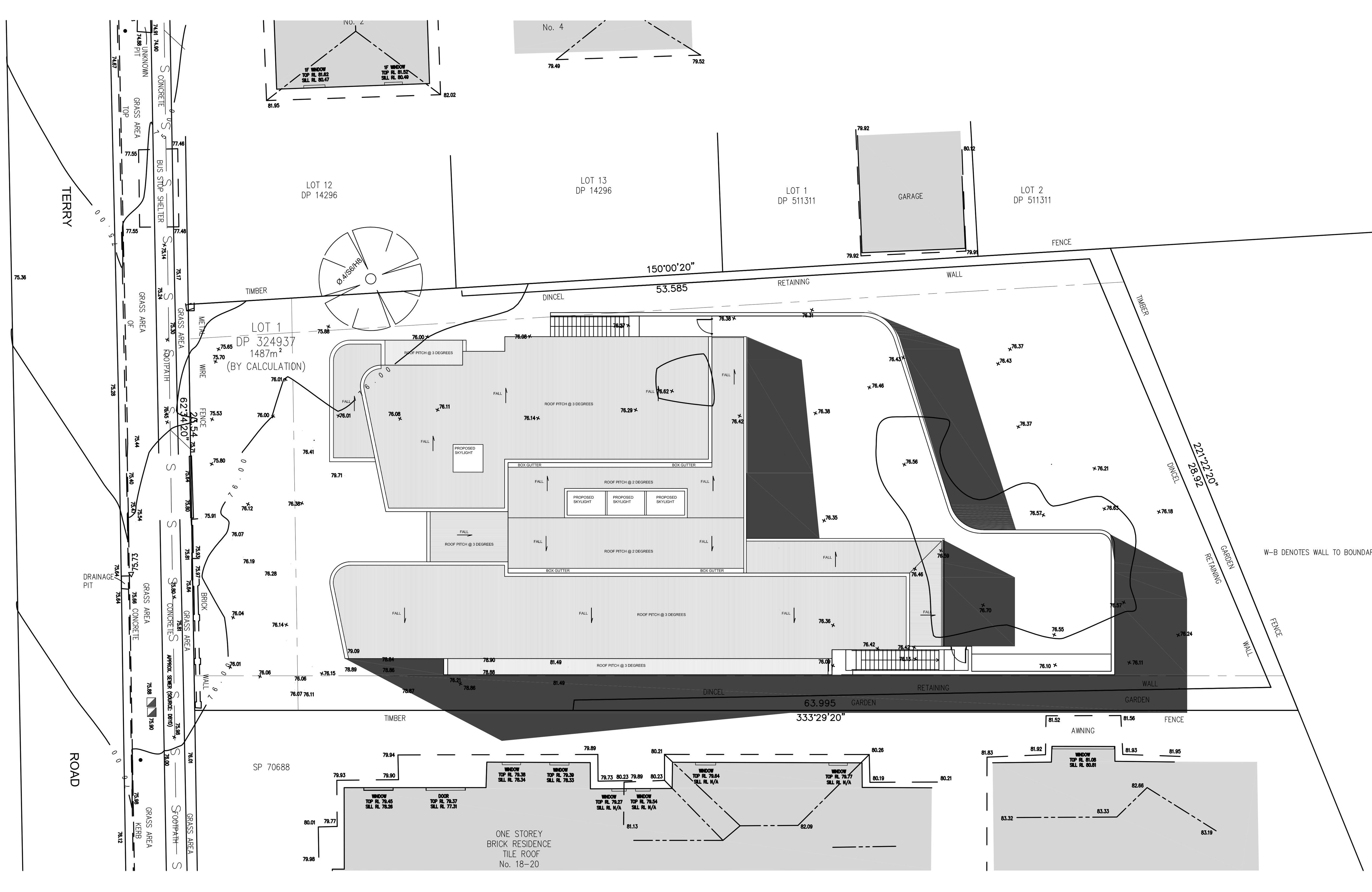
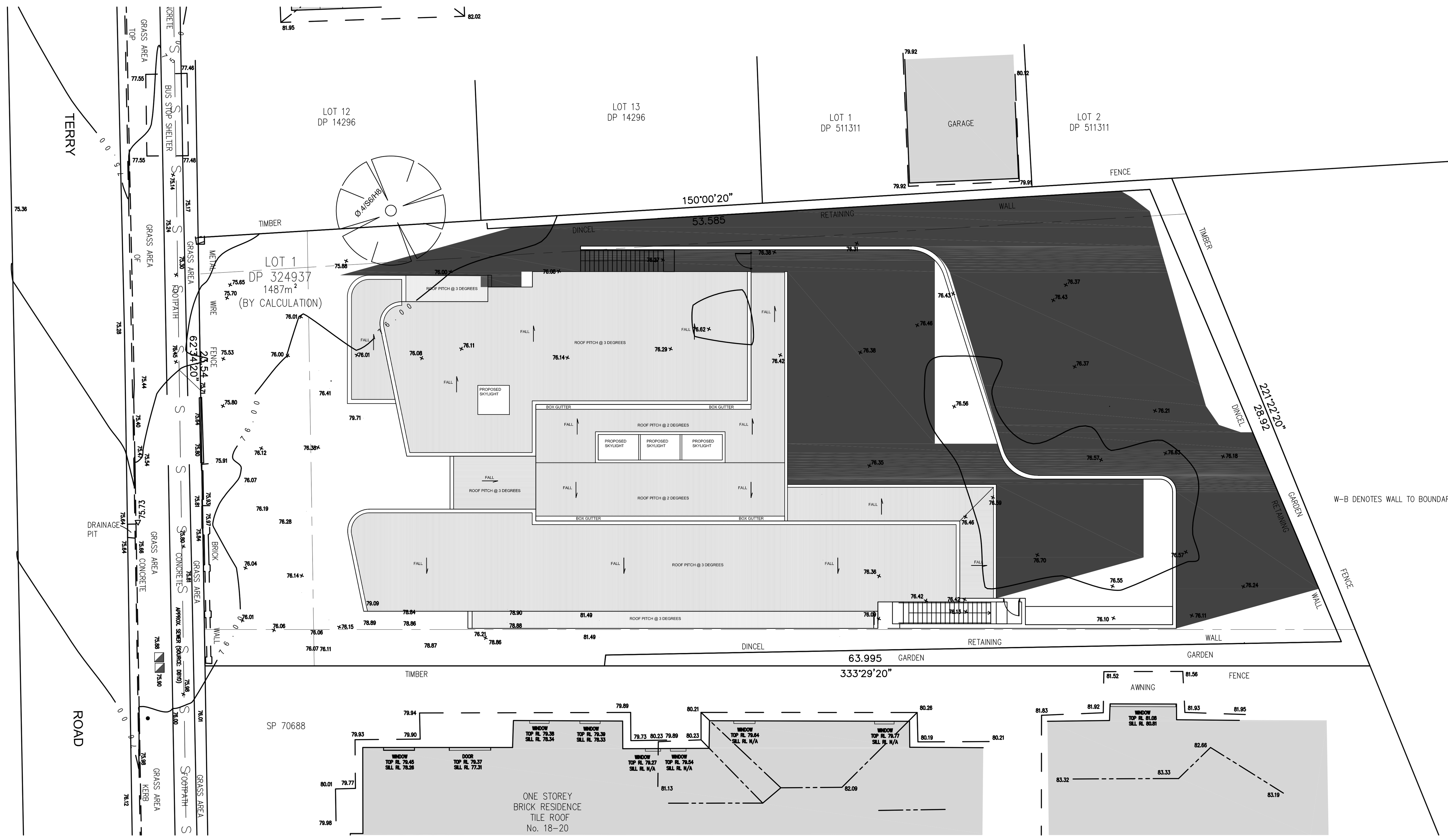
DO NOT SCALE OFF ARCHITECTURAL DRAWINGS

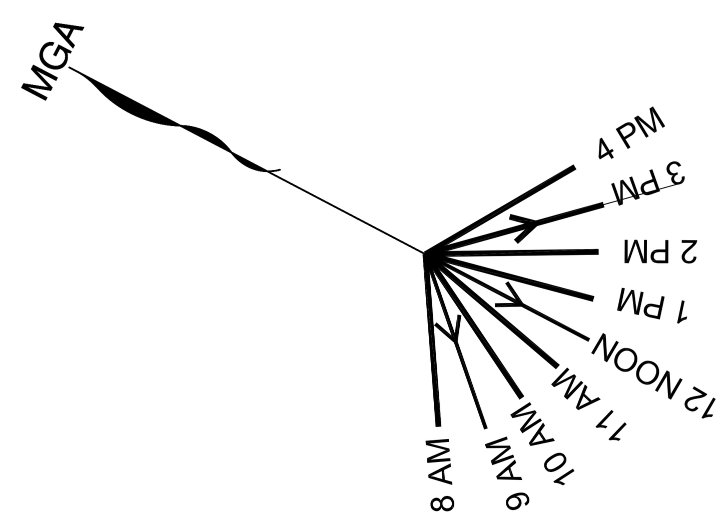


SHADOW DIAGRAM - 9AM JUNE 21ST -
1:200 @ A1



SHADOW DIAGRAM - 12 NOON JUNE 21ST -
1:200 @ A1





SHADOW DIAGRAM - 3PM JUNE 21ST -
1:200 @ A1

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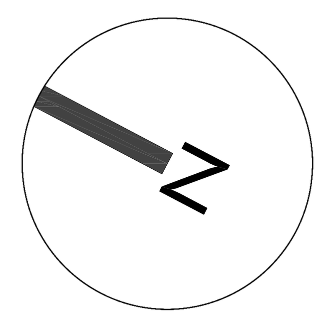

AMENDMENTS		
ISSUE:	DESCRIPTION	DATE:

Project Title:
Proposed Child Care Centre

DRAWING TITLE:
Shadow Diagrams

ADDRESS:
16 Terry Road, Eastwood

CLIENT DETAILS:
Zhong

LOCAL GOVERNMENT AREA:
Ryde Council

Issue For: DA | Issue: A

Date: 1.9.2023 | Scale: 1:100 | Drawing #: A015 | Project #: 10258

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DO NOT SCALE OFF ARCHITECTURAL DRAWINGS

SOLAR ACCESS DIAGRAM - 9AM - 21ST JUNE -

1:100 @ A1

TOTAL OUTDOOR PLAY AREA: 545.3m2
MINIMUM REQUIRED OUTDOOR PLAY AREA: 490m2
MINIMUM REQUIRED SOLAR ACCESS: 30% | 147m2
TOTAL PROPOSED SOLAR ACCESS: 37.4% | 183.4m2

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Nominated Architect: Jake Janssen NSW ARB 11575

AMENDMENTS		
ISSUE:	DESCRIPTION	DATE:

Project Title:
Proposed Child Care Centre

DRAWING TITLE:
Solar Access Diagram - 9am June 21st

ADDRESS:
16 Terry Road, Eastwood

CLIENT DETAILS:
Zhong

LOCAL GOVERNMENT AREA:
Ryde Council

Issue For: DA | Issue: A

Date: 1.9.2023 | Scale: 1:100 | Drawing #: A016 | Project #: 10258

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DO NOT SCALE OFF ARCHITECTURAL DRAWINGS

SOLAR ACCESS DIAGRAM - 10AM - 21ST JUNE -

1:100 @ A1

TOTAL OUTDOOR PLAY AREA: 545.3m2
MINIMUM REQUIRED OUTDOOR PLAY AREA: 490m2
MINIMUM REQUIRED SOLAR ACCESS: 30% | 147m2
TOTAL PROPOSED SOLAR ACCESS: 39.7% | 195m2

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Nominated Architect: Jake Janssen NSW ARB 11575

AMENDMENTS

ISSUE:	DESCRIPTION	DATE:

Project Title:
Proposed Child Care Centre

DRAWING TITLE:
Solar Access Diagram - 10am June 21st

ADDRESS:
16 Terry Road, Eastwood

CLIENT DETAILS:
Zhong

LOCAL GOVERNMENT AREA:
Ryde Council

Issue For: DA | Issue: A

Date: 1.9.2023 | Scale: 1:100 | Drawing #: A017 | Project #: 10258

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DO NOT SCALE OFF ARCHITECTURAL DRAWINGS

SOLAR ACCESS DIAGRAM - 11AM - 21ST JUNE -
1:100 @ A1

TOTAL OUTDOOR PLAY AREA: 545.3m2
MINIMUM REQUIRED OUTDOOR PLAY AREA: 490m2
MINIMUM REQUIRED SOLAR ACCESS: 30% | 147m2
TOTAL PROPOSED SOLAR ACCESS: 37.9% | 186m2

JANSSEN DESIGNS
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Nominated Architect: Jake Janssen NSW ARB 11575

AMENDMENTS

ISSUE:	DESCRIPTION	DATE:

Project Title:
Proposed Child Care Centre

DRAWING TITLE:
Solar Access Diagram - 11am June 21st

ADDRESS:
16 Terry Road, Eastwood

CLIENT DETAILS:
Zhong

LOCAL GOVERNMENT AREA:
Ryde Council

Issue For: DA | Issue: A

Date: 1.9.2023 | Scale: 1:100 | Drawing #: A018 | Project #: 10258

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DO NOT SCALE OFF ARCHITECTURAL DRAWINGS

SOLAR ACCESS DIAGRAM - 12 NOON - 21ST JUNE -

1:100 @ A1

TOTAL OUTDOOR PLAY AREA: 545.3m2
MINIMUM REQUIRED OUTDOOR PLAY AREA: 490m2
MINIMUM REQUIRED SOLAR ACCESS: 30% | 147m2
TOTAL PROPOSED SOLAR ACCESS: 41.0% | 201m2

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Nominated Architect: Jake Janssen NSW ARB 11575

AMENDMENTS		
ISSUE:	DESCRIPTION	DATE:

Project Title:
Proposed Child Care Centre

DRAWING TITLE:
Solar Access Diagram - 12 noon June 21st

ADDRESS:
16 Terry Road, Eastwood

CLIENT DETAILS:
Zhong

LOCAL GOVERNMENT AREA:
Ryde Council

Issue For: DA
Issue: A
Date: 1.9.2023
Scale: 1:100
Drawing #: A019
Project #: 10258

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DO NOT SCALE OFF ARCHITECTURAL DRAWINGS

SOLAR ACCESS DIAGRAM - 1PM - 21ST JUNE -
1:100 @ A1

TOTAL OUTDOOR PLAY AREA: 548m2
MINIMUM REQUIRED OUTDOOR PLAY AREA: 490m2
MINIMUM REQUIRED SOLAR ACCESS: 30% | 147m2
TOTAL PROPOSED SOLAR ACCESS: 35.5% | 174m2

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Nominated Architect: Jake Janssen NSW ARB 11575

AMENDMENTS		
ISSUE:	DESCRIPTION	DATE:

Project Title:
Proposed Child Care Centre

DRAWING TITLE:
Solar Access Diagram - 1pm June 21st

ADDRESS:
16 Terry Road, Eastwood

CLIENT DETAILS:
Zhong

LOCAL GOVERNMENT AREA:
Ryde Council

Issue For: DA
Issue: A

Date: 1.9.2023
Scale: 1:100
Drawing #: A020
Project #: 10258

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CUT AND FILL DIAGRAM -
1:100 @ A1

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Nominated Architect: Jake Janssen NSW ARB 11575

AMENDMENTS		
ISSUE:	DESCRIPTION	DATE:

Project Title:
Proposed Child Care Centre

DRAWING TITLE:
Cut and Fill Diagram

ADDRESS:
16 Terry Road, Eastwood

CLIENT DETAILS:
Zhong

LOCAL GOVERNMENT AREA:
Ryde Council

Issue For: DA | Issue: A

Date: 1.9.2023 | Scale: 1:100 | Drawing #: A021 | Project #: 10258

EMERGENCY PROCEDURES

R — Remove
Anyone in immediate danger

A — Alert others & raise the alarm
Advise all occupants, Contact Emergency Services, Contact Chief Warden

C — Contain
The emergency to an area

E — Evacuate
To a safer place

IN AN EMERGENCY

P POLICE
FIRE
AMBULANCE

DIAL 000

LEGEND

Exit

Evacuation route

Alternate route

For Development Application submission purposes only

EMERGENCY EVACUATION DIAGRAM - GROUND FLOOR PLAN -
1:100 @ A1

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Nominated Architect: Jake Janssen NSW ARB 11575

AMENDMENTS

ISSUE	DESCRIPTION	DATE

Project Title:
Proposed Child Care Centre

DRAWING TITLE:
Emergency Evacuation Diagram - Ground Floor Plan

ADDRESS:
16 Terry Road, Eastwood

CLIENT DETAILS:
Zhong

LOCAL GOVERNMENT AREA:
Ryde Council

Issue For:	Issue:
DA	A

Date:	Scale:	Drawing #:	Project #:
1.9.2023	1:100	A022	10258

EMERGENCY EVACUATION DIAGRAM - FIRST FLOOR PLAN -

1:100 @ A1

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AMENDMENTS		
ISSUE:	DESCRIPTION	DATE:

Project Title:
Proposed Child Care Centre

DRAWING TITLE:
Emergency Evacuation Diagram - First Floor Plan

ADDRESS:
16 Terry Road, Eastwood

CLIENT DETAILS:
Zhong

LOCAL GOVERNMENT AREA:
Ryde Council

Issue For: DA | Issue: A

Date: 1.9.2023 | Scale: 1:100 | Drawing #: A023 | Project #: 10258

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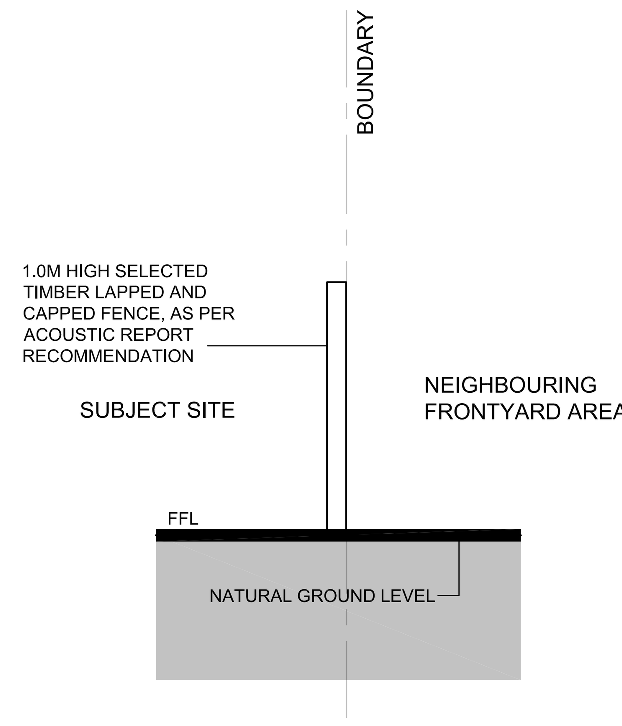
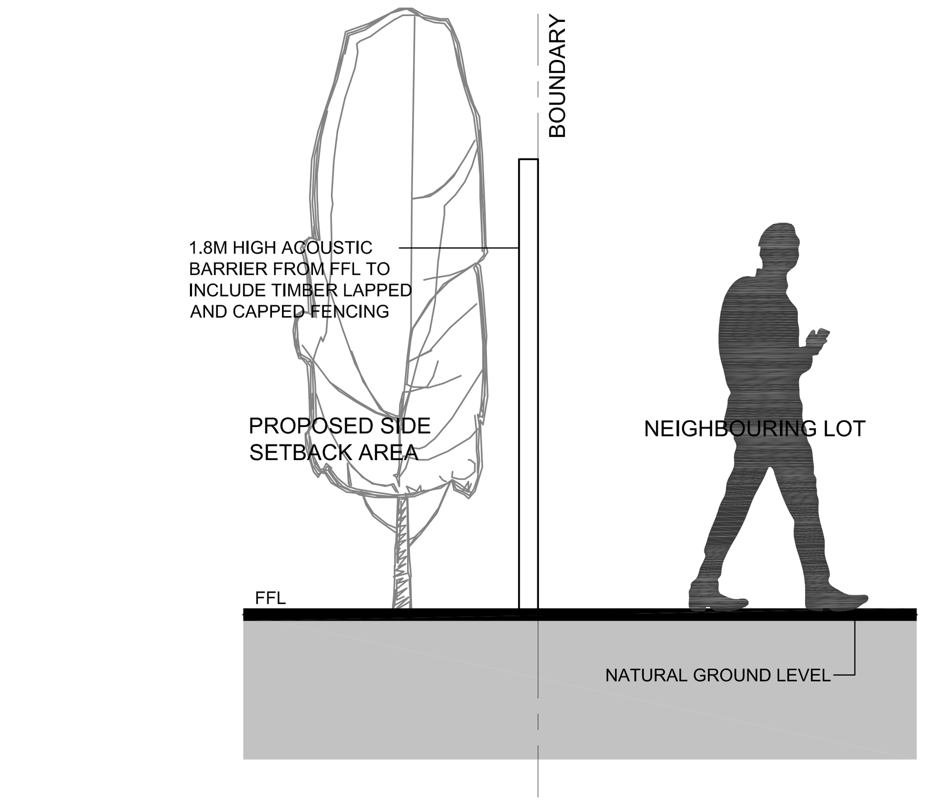
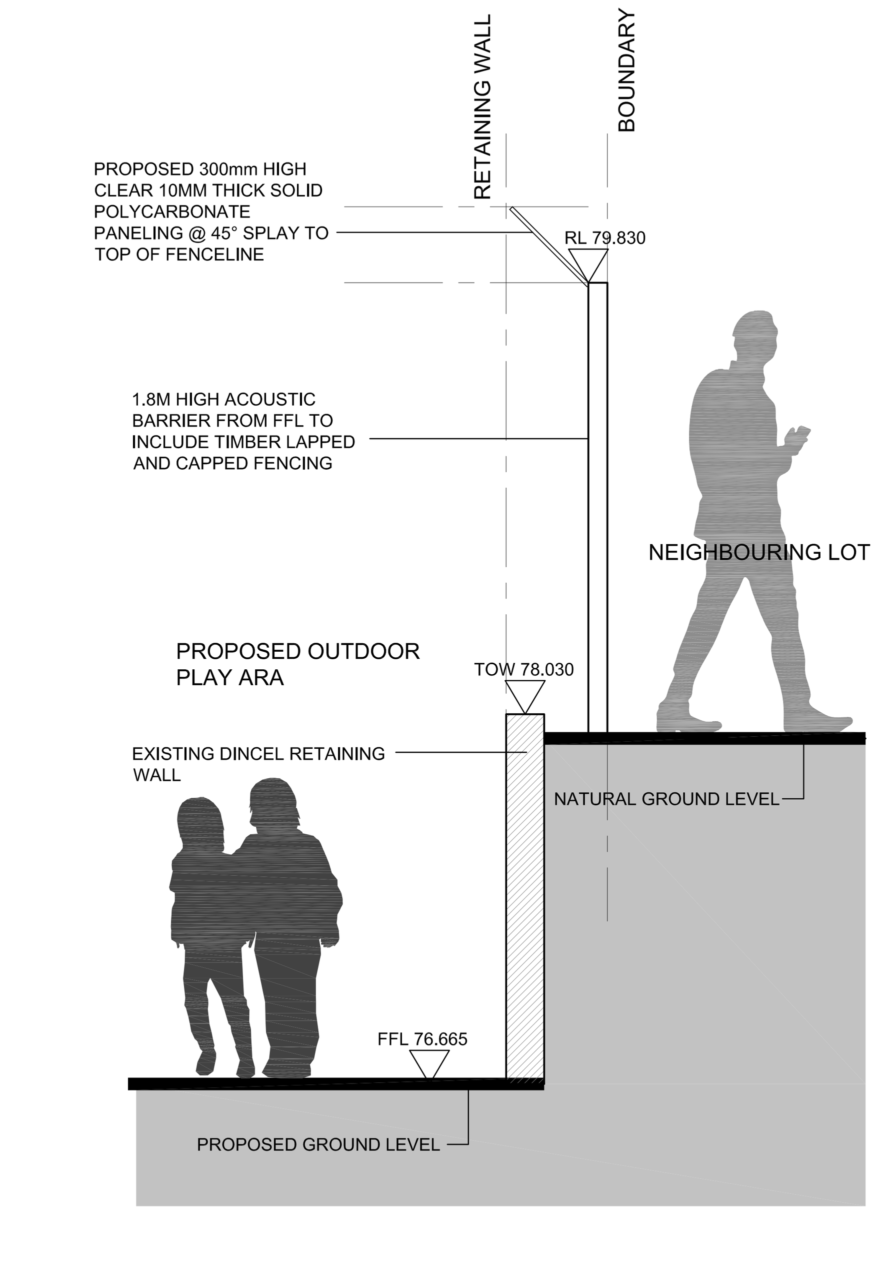


ACOUSTIC BARRIER - TYPE 1
1:25 @ A1 SCALE



ACOUSTIC BARRIER - TYPE 2
1:25 @ A1 SCALE



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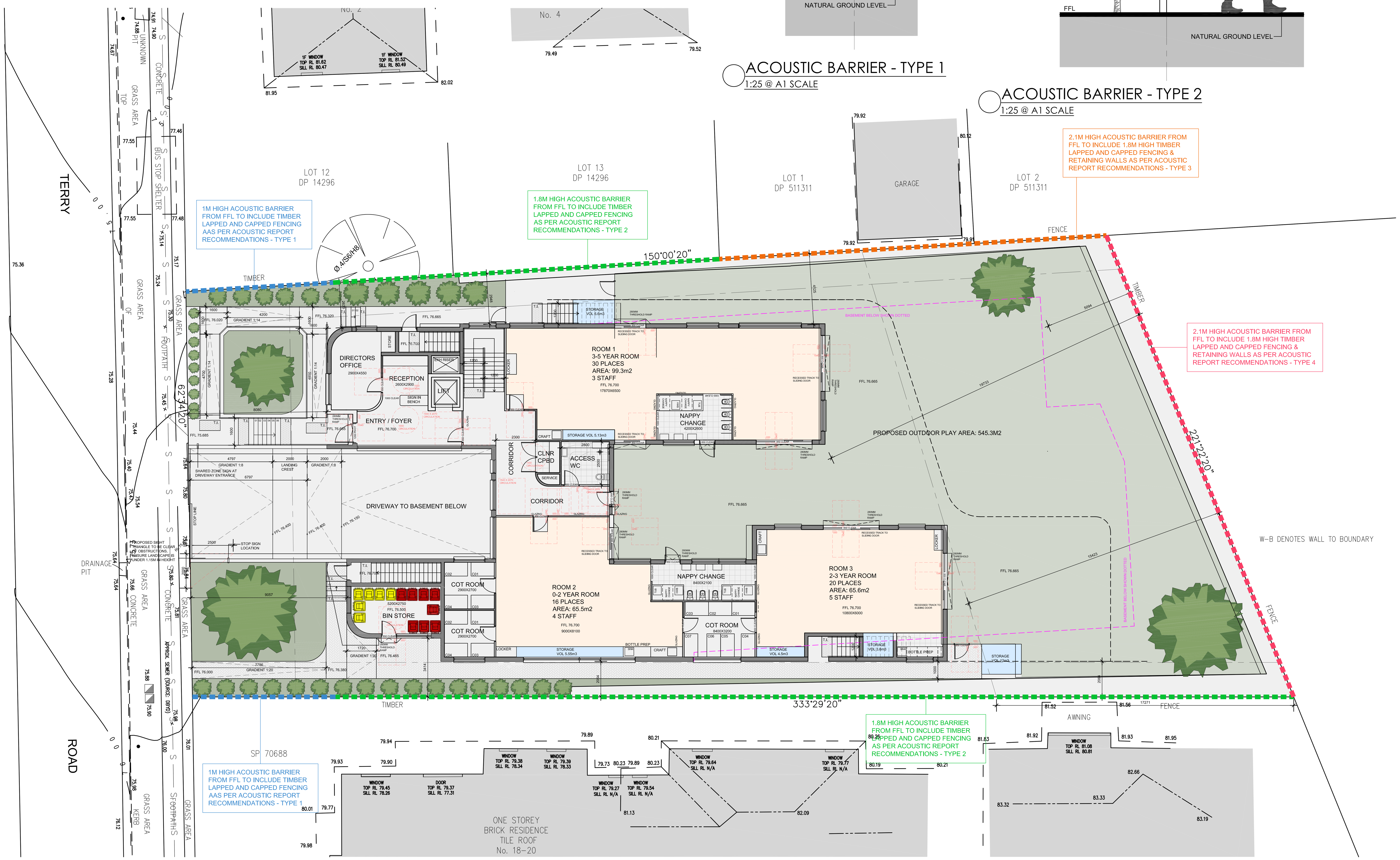
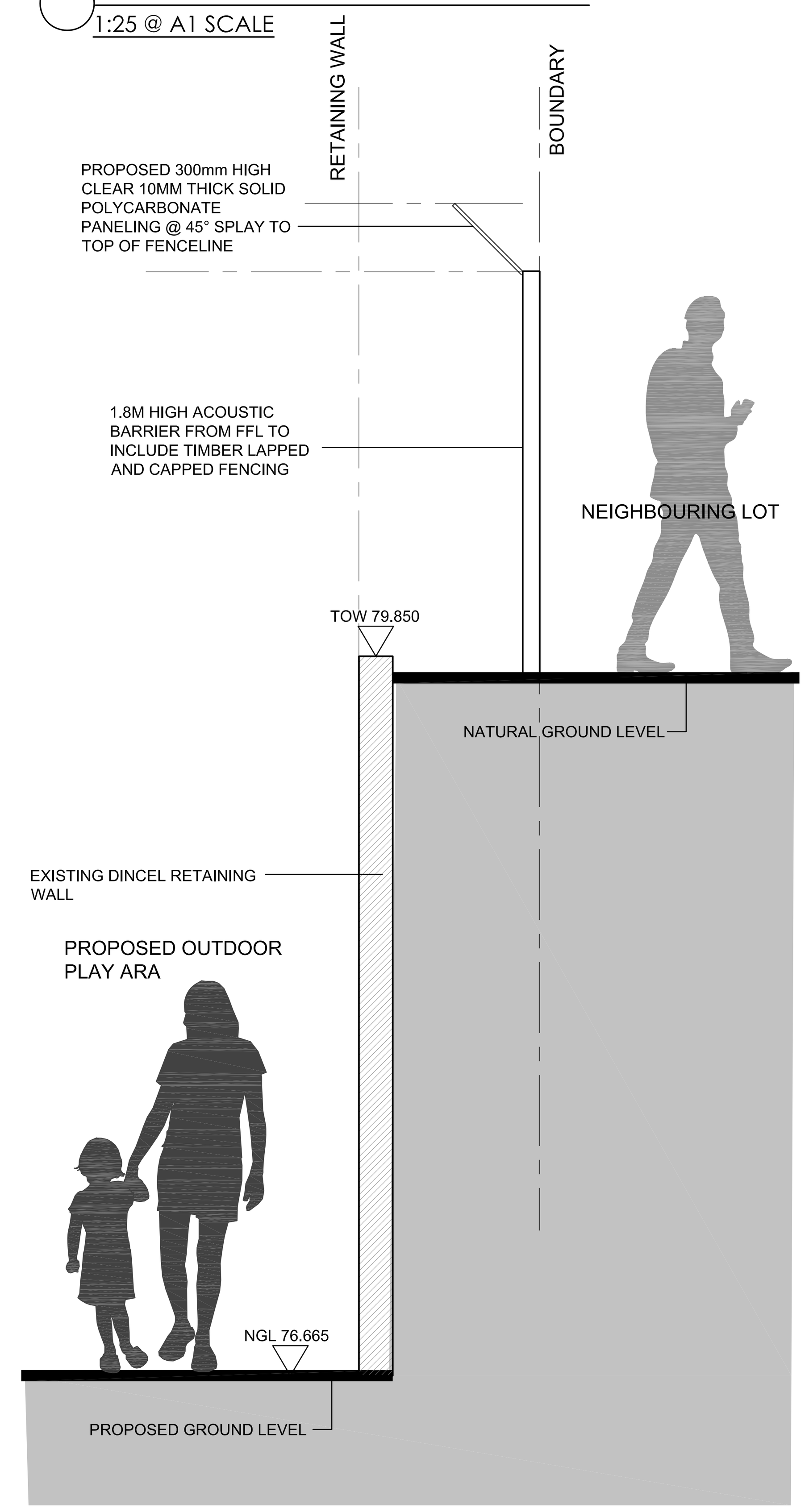
1:25 @ A1 SCALE



ACOUSTIC DETAIL PLAN - GROUND FLOOR PLAN -
N.T.S.



ACOUSTIC BARRIER - TYPE 4
1:25 @ A1 SCALE

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AMENDMENTS		
ISSUE	DESCRIPTION	DATE

Project Title:
Proposed Child Care Centre

DRAWING TITLE:
Acoustic Detail Plan - Ground Floor

ADDRESS:
16 Terry Road, Eastwood

CLIENT DETAILS:
Zhong

LOCAL GOVERNMENT AREA:
Ryde Council

Issue For:	Issue:
DA	A

Date:	Scale:	Drawing #:	Project #:
1.9.2023	1:100	A024	10258

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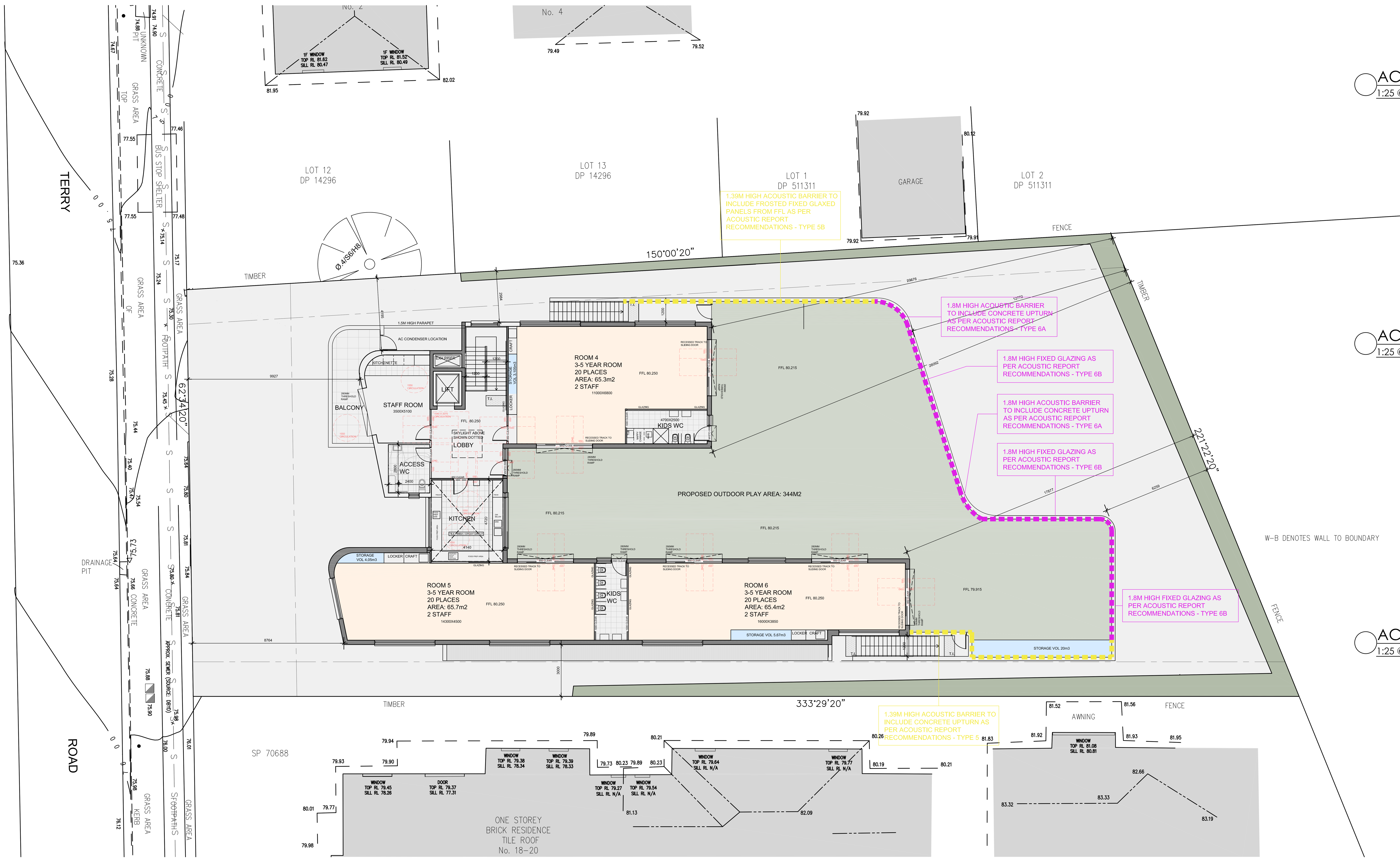
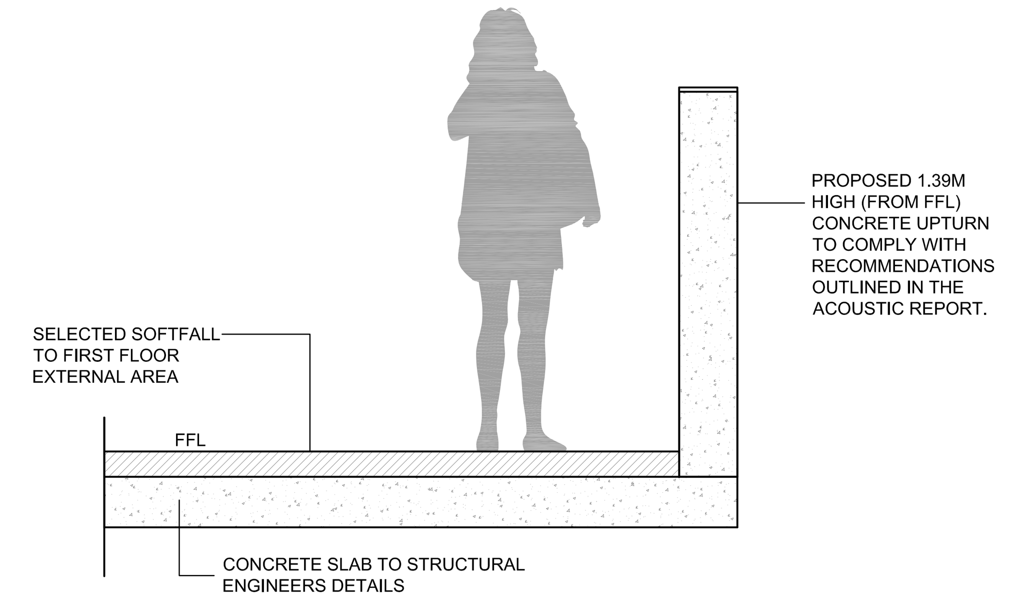
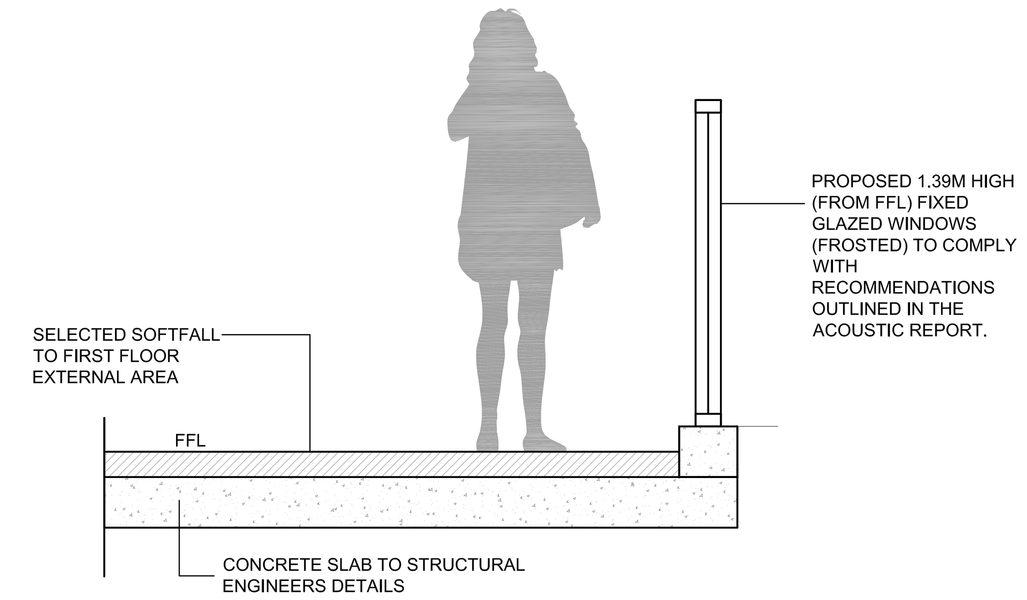


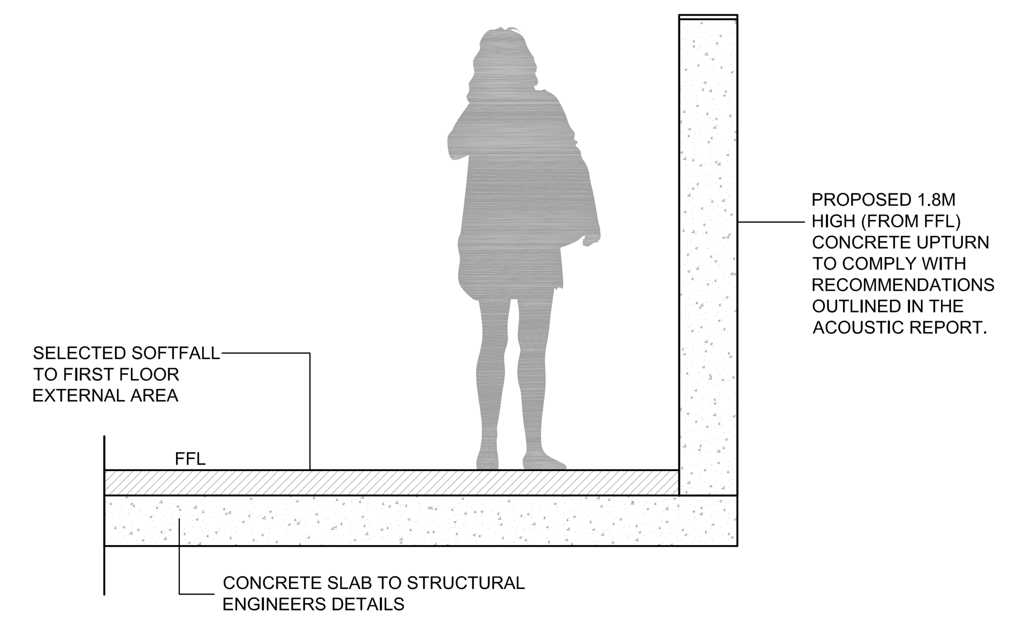
ACOUSTIC DETAIL PLAN - FIRST FLOOR PLAN -
N.T.S.



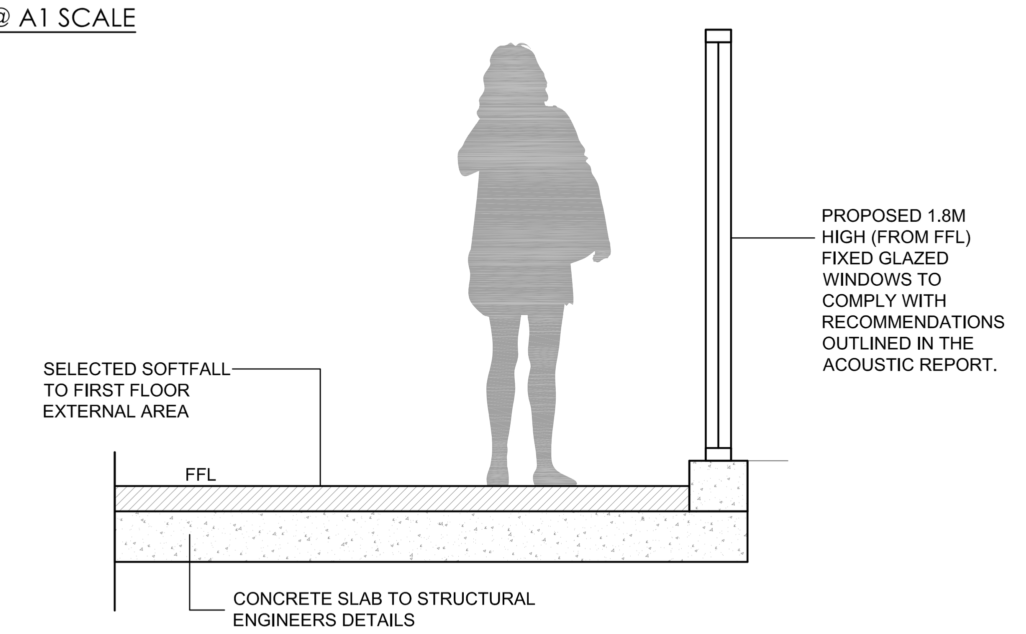
ACOUSTIC BARRIER - TYPE 5A
1:25 @ A1 SCALE



ACOUSTIC BARRIER - TYPE 5B
1:25 @ A1 SCALE



ACOUSTIC BARRIER - TYPE 6A
1:25 @ A1 SCALE



ACOUSTIC BARRIER - TYPE 6B
1:25 @ A1 SCALE

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AMENDMENTS		
ISSUE:	DESCRIPTION	DATE:

Project Title:
Proposed Child Care Centre

DRAWING TITLE:
Acoustic Detail Plan - First Floor Plan

ADDRESS:
16 Terry Road, Eastwood

CLIENT DETAILS:
Zhong

LOCAL GOVERNMENT AREA:
Ryde Council

Issue For: DA | Issue: A

Date: 1.9.2023 | Scale: 1:100 | Drawing #: A025 | Project #: 10258

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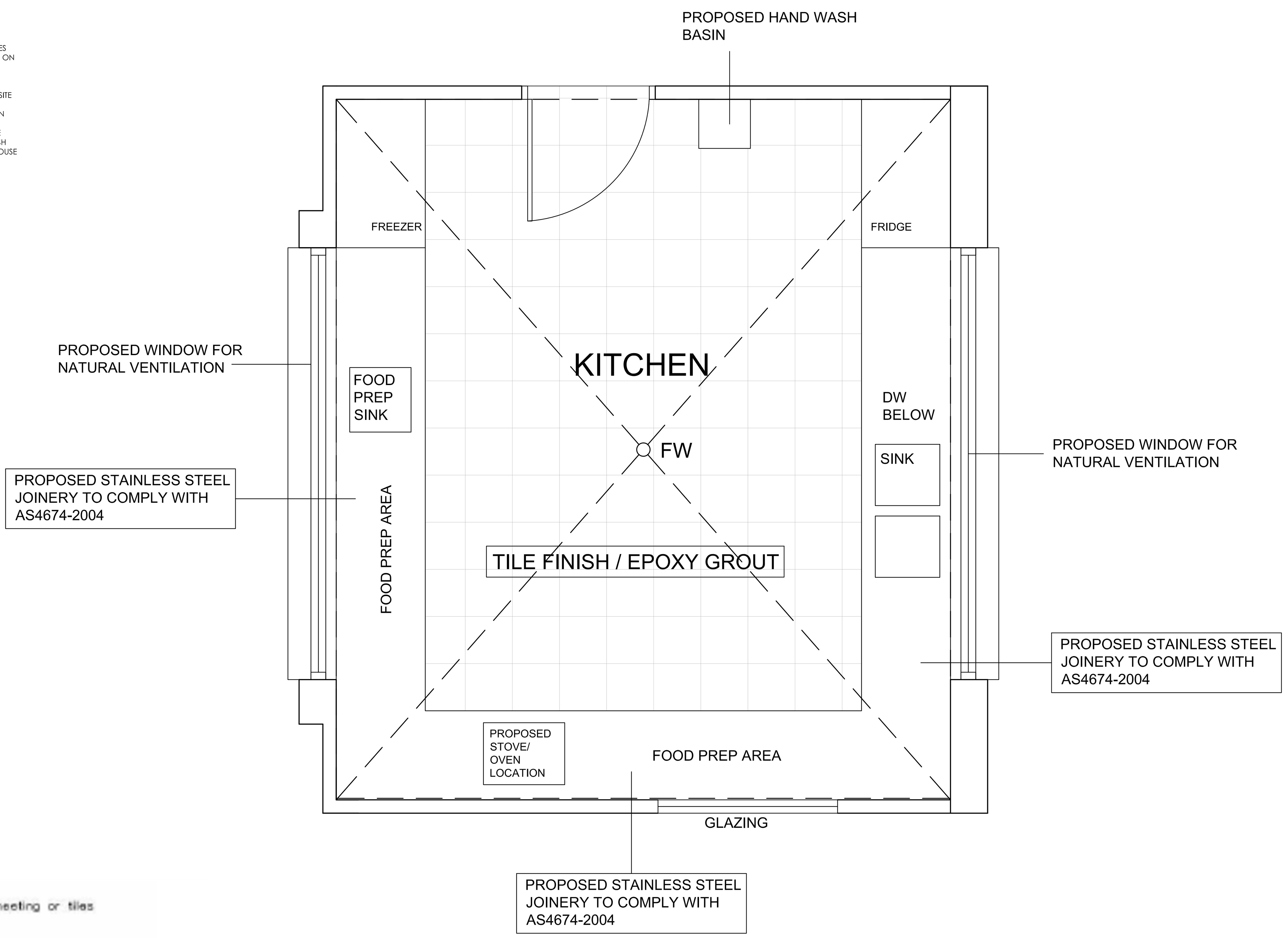

DETAIL PLAN - KITCHEN

1:25 @ A1

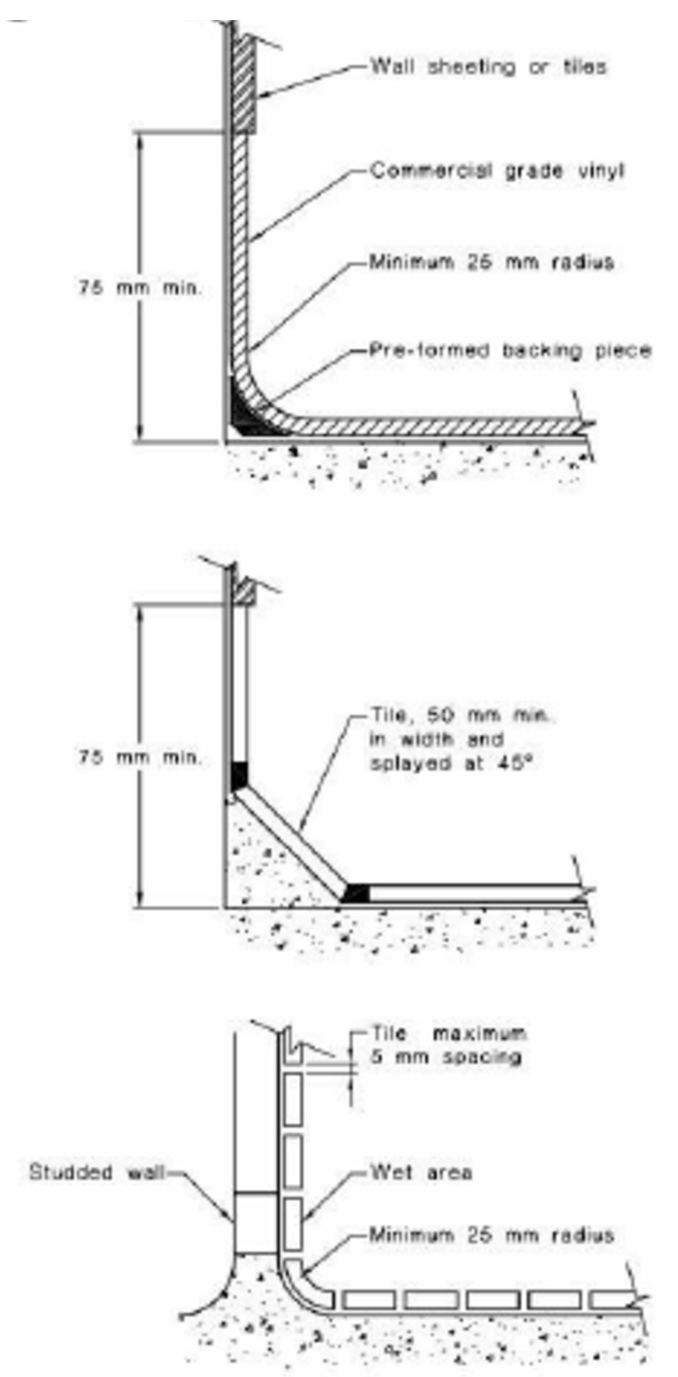

FIGURE 3.1 TYPICAL COVING METHODS

COVING DETAILS

AS4674-2004 2.6 LIGHTING

2.6.1 GENERAL REQUIREMENTS

ALL FOOD PREMISES SHALL HAVE NATURAL OR ARTIFICICAL LIGHTING IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA (BCA), WITH THE FOLLOWING EXCEPTIONS:

A. WHERE NATURAL LIGHTING IS PROVIDED THE LIGHTING SHALL ALSO COMPLY BE EQUIVALENT TO THE LEVELS FOR ARTIFICIAL LIGHTING.

B. WHERE ARTIFICIAL LIGHTING IS PROVIDED THE LIGHTING SHALL ALSO COMPLY WITH THE REQUIREMENTS OF AS1680.1 AND AS/NZS1680.2.4

SUBDUED LIGHTING MAY BE PROVIDED IN DINING AND DRINKING AREAS, PROVIDED THAT THERE IS LIGHTIN AVAILABLE THAT COMPLIES WITH THE ABOVE REQRUIEMENTS DURING CLEANING AND INSPECTION OPERATIONS.

THE EXPOSED SURFACE OF ALL CONDUITS INSTALLED ON THE SURFACE OF WALLS OR CEILINGS SHALL BE SMOOTH.

2.6.2 LIGHT FITTINGS

IN AREAS WHERE OPEN FOOD IS HANDLED OR STORED, LIGHT FITTINGS SHALL BE -

A. DESIGNED AND CONSTRUCTED TO PREVENT CONTAMINATION OF FOOD SHOULD THE GLOBE OR TUBE SHATTER; AND

B. FREE FROM ANY FEATURES THAT WOULD HARBOUR DIRT, DUST OR INSECTS OR MAKE THE FITTING DIFFICULT TO CLEAN.

LIGHT FITTINGS, WHETHER INTENDED TO PROVIDE LIGHT OR HEAT, THAT ARE PART OF EQUIPMENT USED TO PROCESS OR DISPLAY OPEN FOOD SHALL COMPLY WITH THE REQUIREMENTS FOR LIGHT FITTINGS ABOVE.

2.5 VENTILATION

2.5.1 GENERAL REQUIREMENTS

ALL FOOD PREMISES SHALL HAVE EITHER NATURAL OR MECHANICAL VENTILATION IN ACCORDANCE WITH THE BUILDING CC AUSTRALIA.

EQUIPMENT INSTALLED IN AREAS OF THE PREMISES, AFTER THE MECHANICAL EXHAUST VENTILATION SYSTEM HAS BEEN DESIGNED AND INSTALLED IN THAT AREA, SHALL NOT BE LOCATED SO AS TO IMPAIR THE EFFICIENCY OF THE MECHANICAL EXHAUST VENTILATION OR OF NATURAL VENTILATION.

2.5.2 MECHANICAL VENTILATION AND FILTRATION

IN ADDITION TO THE REQUIREMENTS OF AS/NZS 1668.1 AND AS 1668.2, AN EXTRACTION SYSTEM SHALL BE PROVIDED WHERE THERE IS ANY DISHWASHER AND OTHER WASHING AND SANITIZING EQUIPMENT THAT VENTS STEAM INTO THE AREA TO THE EXTENT THAT THERE IS, OR IS LIKELY TO BE, CONDENSATION ON WALLS AND CEILINGS.

GENERAL FOOD TO BE PROVIDED AS PER 'CARING FOR CHILDREN - BIRTH TO 5 YEARS (FOOD, NUTRITION AND LEARNING EXPERIENCES)

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

Food Group and Serve Sizes	Minimum number of serves while in care for 8 hours	Comments
Vegetables and legumes/beans **Each of the following foods is one serve:** ½ cup cooked vegetables ½ cup cooked dried, canned beans, peas or lentils 1 cup salad vegetables ½ medium potato or sweet potato 1 medium tomato	2	• Include different types and colours. • Fresh, frozen and canned varieties can be used. • Choose canned varieties with no added salt.
Fruit **Each of the following foods is one serve:** 1 medium (150g) piece of fruit e.g. apple, banana, orange or pear 2 small apricots, kiwi fruits or plums 1 cup diced or canned fruit (no added sugar) 30g dried fruit e.g. 4 dried apricot halves	1	• Serve fresh fruit rather than juice.
Wholegrain cereal foods and breads **Each of the following foods is one serve:** 1 slice of bread ½ a bread roll ⅔ cup wheat cereal flakes ½ cup cooked rice ½ cup cooked pasta 3 crispbread biscuits 1 crumpet 1 English muffin 1 scone	2	• Include a variety – breads, cereals, rice, pasta, noodles, polenta, couscous, oats, quinoa and barley. • Choose wholegrain or wholemeal varieties and when available varieties with added iron.
Lean meat and poultry, fish, eggs, tofu, seeds and legumes **Each of the following foods is one serve:** 65g cooked lean meats - beef, lamb, veal, pork, goat, kangaroo (90-100g raw) 80g cooked lean poultry or turkey (100g raw) 100g cooked fish (115g raw) 1 small can fish 2 large eggs 1 cup cooked or canned legumes/ beans 170g tofu	¾	• Trim fat from meat where possible.
Milk, yoghurt, cheese and alternatives **Each of the following foods is one serve:** 1 cup milk 2 slices of cheese (40g) 200g yoghurt 120g ricotta cheese 1 cup soy milk with at least 100mg of added calcium per 100ml	1	• Serving milk at morning and afternoon tea may be an easy and reliable way to meet this requirement. • Choose mostly reduced fat varieties.

Note: If a child is in care for more than eight hours extra meals and/or midmeals (i.e. breakfast or late afternoon tea) should be provided.

CHILD CARE CENTRE KITCHEN

THE PREMISES ARE TO BE CONSTRUCTED AND FITTED OUT STRICTLY IN ACCORDANCE WITH THE AUSTRALIAN/NEW ZEALAND FOOD SAFETY STANDARDS CODE 3.2.3 'FOOD PREMISES & EQUIPMENT' AND AUSTRALIAN STANDARD 4674.2004 DESIGN, CONSTRUCTION & FIT OUT OF FOOD PREMISES.

FITOUT OF FOOD PREPARATION AREA

A RIGID SMOOTH FACED IMPERVIOUS CEILING SHALL BE PROVIDED OVER THE FOOD PREPARATION, COOKING AND SERVING AREAS. THE SURFACE FINISH SHALL BE FREE OF OPEN JOINTS, CRACKS, CREVICES OR OPENINGS WITH INTERSECTION OF THE WALLS AND CEILING BEING TIGHT JOINTED, SEALED AND DUSTPROOF.

THE CEILING SHALL BE PAINTED WITH A LIGHT COLOURED WASHABLE PAINT.

ALL FLUORESCENT LIGHT FITTINGS SHALL BE FITTED WITH A SMOOTH FACED DIFFUSER. LIGHTING SHALL BE EITHER:
- RECESSED SO THAT THE DIFFUSER IS FLUSH WITH THE CEILING OR
- DESIGNED TO ENSURE THAT NO HORIZONTAL SURFACE EXISTS WHICH WOULD ALLOW DUST & GREASE TO ACCUMULATE.

THE FLOOR IS TO BE CONSTRUCTED OF CONCRETE OR OTHER MATERIAL IMPERVIOUS TO MOISTURE, FINISHED TO A SMOOTH TROWELLED FINIISH, COVED AT THE INTERSECTIONS WITH THE WALLS AND GRADED AND DRAINED TO APPROVED SEWERAGE CONNECTIONS.

COVING IS TO BE PROVIDED BETWEEN ALL WALLS AND THE FLOOR AND BETWEEN THE FLOOR AND ALL FITTINGS. THIS CAN BE ACHIEVED BY COVING TILES, CEMENT RENDER, OR BY TURNING VINYL FLOORING UP THE WALLS. IN THIS CASE A FILLET OR BACKING PIECE IS REQUIRED TO SUPPORT THE COVE.

FLOOR TO BE CONSTRUCTED OF MATERIAL IMPERVIOUS TO WATER, NON SLIP AND GRADED AND DRAINED TO FLOOR WASTE.

THE WALLS IN THE KITCHEN ARE TO BE TILED WITH CLOSE JOINTED, GLAZED TILES OF A LIGHT COLOUR TO A HEIGHT OF 450MM ABOVE ALL SINKS, TUBS, DRAINING BOARDS, WASH HAND BASINS AND PREPARATION BENCHES.

ALL WALLS WHERE NOT TILED SHALL BE CEMENT RENDERED TO A SMOOTH SURFACE AND PAINTED WITH A LIGHT COLOURED WASHABLE PAINT.

REFRIGERATION, FROZEN FOOD CABINETS, COOKING APPLIANCES, EQUIPMENT, FITTINGS, CUPBOARDS AND CABINETS ARE TO BE SUPPORTED ON ONE OF THE FOLLOWING SYSTEMS:
- WHEELS OR COASTERS WHICH ALLOW THE FULLY LOADED FITTING TO BE EASILY MOVED.
- LEGS WHICH PROVIDE A MIN. 150MM CLEARANCE FROM THE FLOOR TO THE UNDERSIDE OF THE FITTING.

ALL SHELVING TO BE INSTALLED ON APPROVED METAL BRACKETS KEPT AT LEAST 25MM CLEAR OF WALL.

FOOD PREPARATION BENCHES SHALL BE CONSTRUCTED OF STAINLESS STEEL.

THE TOP AND EXPOSED EDGES OF ALL BENCHES, COUNTERS AND SHELVING TO FINISHED IN A SMOOTH AND NON-ABSORBENT MATERIAL FREE OF JOINT.

ALL SERVICE PIPES, CONDENSATE PIPES AND ELECTRICAL CONDUITS MUST BE SEALED INTO THE WALLS, FLOORS OR PLINTHS.

A FREESTANDING WASH HAND BASIN IS TO BE PROVIDED IN AN APPROVED POSITION IN THE KITCHEN/FOOD PREPARATION AREA CONNECTED TO BOTH HOT AND COLD WATER AT A MINIMUM TEMPERATURE OF 40ºC THROUGH A SINGLE OUTLET, AS REQUIRED BY CLAUSE 14(1) AND (2) OF THE AUSTRALIAN NEW ZEALAND FOOD STANDARDS CODE FOOD SAFETY STANDARD 3.2.3 PROVIDE AND MAINTAIN DISPENSABLE SOAP AND SINGLE USE TOWELS OR OTHER SUITABLE HAND DRYING FACILITIES NEAR THE WASH HAND BASIN.

ALL OPENINGS IN THE WALLS, FLOOR AND CEILING AND ALL EXTERNAL DOORS AND WINDOWS MUST BE VERMIN PROOF.

ALL WINDOWS AND DOORS TO THE EXTERNAL AIR ARE TO BE PROVIDED WITH FLY SCREENS.

A KITCHEN EXHAUST HOOD IS TO BE PROVIDED ABOVE ALL APPLIANCES OF HEATING CAPACITY GREATER THAN 8KW IN ACCORDANCE WITH AS 1668 PART 2. A TEST CERTIFICATE SHALL BE SUBMITTED TO THE PRINCIPAL CERTIFYING AUTHORITY WITH AN APPLICATION FOR AN OCCUPATION CERTIFICATE.

THE DOORS OF THE AIR-LOCK AND SANITARY COMPARTMENTS MUST BE CLOSE FITTING AND SELF CLOSING.

A LIQUID SOAP DISPENSER AND PAPER TOWEL DISPENSER MUST BE PROVIDED ABOVE OR ADJACENT TO THE HAND BASIN.

WASHING FACILITIES MUST BE PROVIDED AND COMPLY WITH THE FOOD PREMISES CODE.

NOT LESS THAN 100 LUX OF LIGHT TO BE AVAILABLE ON ALL SURFACES WHERE FOOD IS PREPARED, OR UTENSILS ARE WASHED AND STERILIZED IN ACCORDANCE WITH AS 1680.

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Nominated Architect: Jake Janssen NSW Registered Architect 11575

AMENDMENTS		
ISSUE:	DESCRIPTION	DATE:

Project Title:

Proposed Child Care Centre

DRAWING TITLE: Kitchen Detail Plan

ADDRESS: 16 Terry Road, Eastwood

CLIENT DETAILS: Zhong

LOCAL GOVERNMENT AREA: Ryde Council

Issue For:	Issue:
DA	A

Date:	Scale:	Drawing #:	Project #:
1.9.2023	1:25	A026	10258

16 Terry Road, Eastwood

PROPOSED CHILDCARE CENTRE

COLOUR AND FINISHES SCHEDULE

FINISHES SCHEDULE TABLE:

BRICK WORK - FBI - AUSTRAL BRICKS - SAN REMO RECLAIMED - LIMEWASH OR EQ TO.

CLADDING - C1 - JAMES HARDIE 'AXON' - SHALE GREY OR EQUAL TO.

WINDOW FRAMES - ALUMINIUM FRAMES WITH NIGHT SKY COLORBOND FINISH OR EQUAL TO.

FASCIA - COLORBOND FINISH WITH NIGHT SKY COLOUR OR EQUAL TO.

FENCING TO BOUNDARIES - TIMBER LAPPED AND CAPPED - TIMBER FINISH

ROOFING - COLORBOND SHEETING - WINDSPRAY OR EQUAL TO.

FENCE - 900MM HIGH ALUMINIUM SLAT WITH BLACK FINISH

Selected 'Timber look' finish to steel louvres

Aluminium Framed Windows - Night Sky or equ

Aluminium Framed Windows - Night Sky or equ

Aluminium slat fence - Night Sky or equ

Selected Stone finish to feature letterbox wall

Driveway to have natural concrete finish

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AMENDMENTS		
ISSUE:	DESCRIPTION	DATE:

Project Title:

Proposed Child Care Centre

DRAWING TITLE:

Colours and Finishes Schedule

ADDRESS:

16 Terry Road, Eastwood

CLIENT DETAILS:

Zhong

LOCAL GOVERNMENT AREA:

Ryde Council

Issue For: DA | Issue: A

Date: 1.9.2023 | Scale: 1:100 | Drawing #: A027 | Project #: 10258