



ATTACHMENTS

LOCAL PLANNING PANEL MEETING

**Wednesday 28 October 2020
at 6:30PM**



TABLE OF CONTENTS

LOCAL PLANNING PANEL

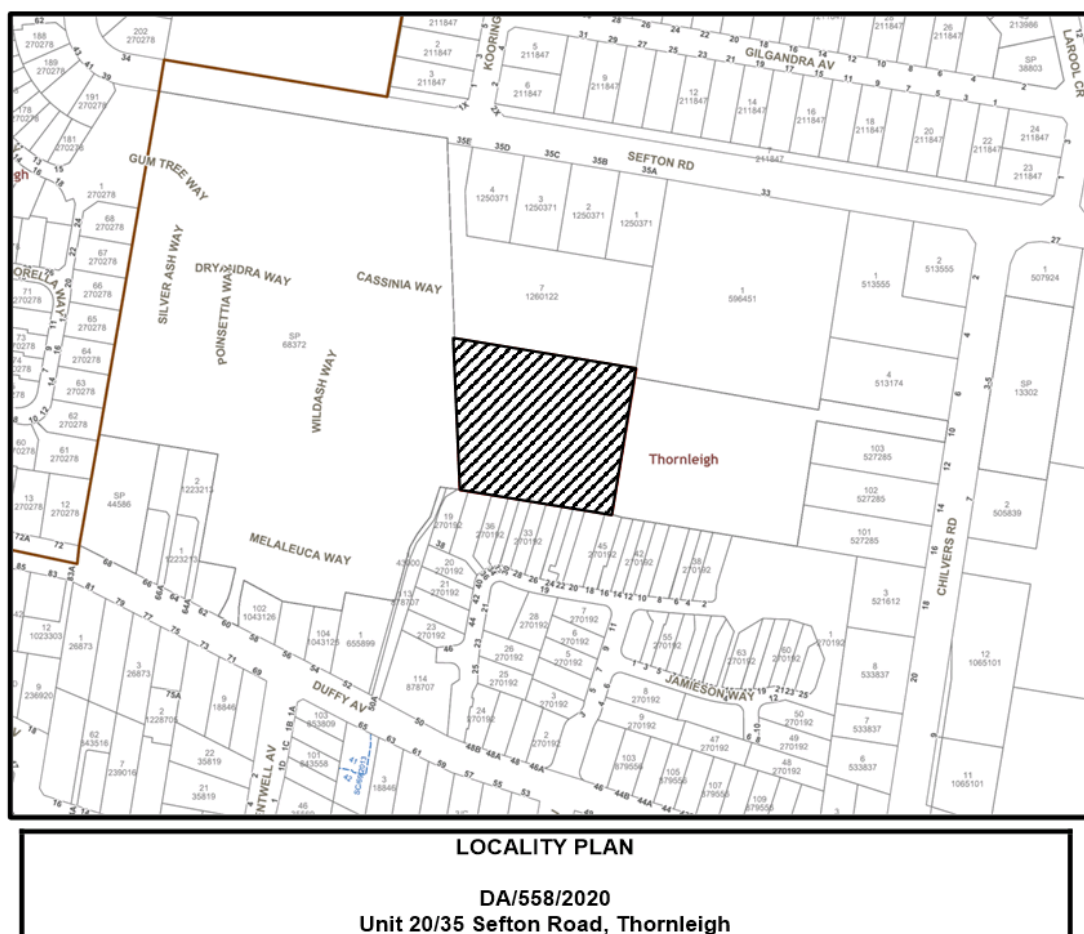
1	LPP19/20	Development Application - Alterations and Additions to an Industrial Unit Comprising the Installation of a 58sqm Mezzanine Level - 20 / 35 Sefton Road, Thornleigh	
	Attachment 1:	Locality Plan.....	2
	Attachment 2:	Strata Plan	3
	Attachment 3:	Architectural Plans	5
2	LPP31/20	Development Application - Alterations and Additions to an Industrial Unit Comprising the Installation of a 40sqm Mezzanine Storage Area - 30/35 Sefton Road Thornleigh	
	Attachment 1:	Locality Plan.....	13
	Attachment 2:	Development Plans	14
3	LPP30/20	Development Application - Demolition of a Tennis Court, Shed, Garage and Driveway and Construction of a Purpose Built Addition to a Dwelling House and Change of use to a 70 Place Child Care Centre with a Basement Car Park and Associated Landscaping	
	Attachment 1:	Locality Plan.....	18
	Attachment 2:	Plans Architectural	19
	Attachment 3:	Landcape Plan	45

ATTACHMENT/S

REPORT NO. LPP19/20

ITEM 1

- 1. LOCALITY PLAN**
- 2. STRATA PLAN**
- 3. ARCHITECTURAL PLANS**



ATTACHMENT 1 - ITEM 1

ATTACHMENT 2 - ITEM 1

ATTACHMENT 2 - ITEM 1

[illegible]



NOTE: DIMENSIONS SHOWN ARE TO INTERNAL FACE OF WALLS

GLA AREA SCHEDULE	
UNIT	84 m ²
OFFICE	0 m ²
TOTAL	84 m ²



SBA
Sustainable Building Awards
2020

PROPOSED INDUSTRIAL DEVELOPMENT

35 SEFTON ROAD - THORNLEIGH

LOT 6 - LOWER LEVEL
INDUSTRIAL UNIT 20

DATE: 26.07.18
SCALE: 1:100 @ A3
DRAWN BY: MK133
CHECKED BY: B

ATTACHMENT 3 - ITEM 1

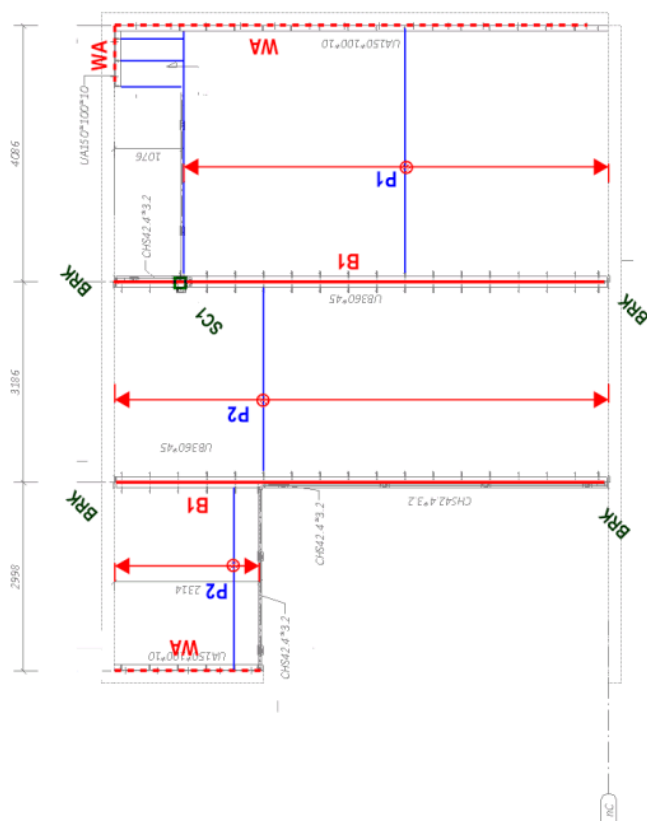
MEMBER SCHEDULE

B1: 360 UB 45
GRADE 300

SC1: 100x100x6.0 SHS GRADE 350 w/ "SHAPED"
BASE PLATE 10MM

P1: C20019 AT 400 C/C
P2: C20015 AT 400 C/C

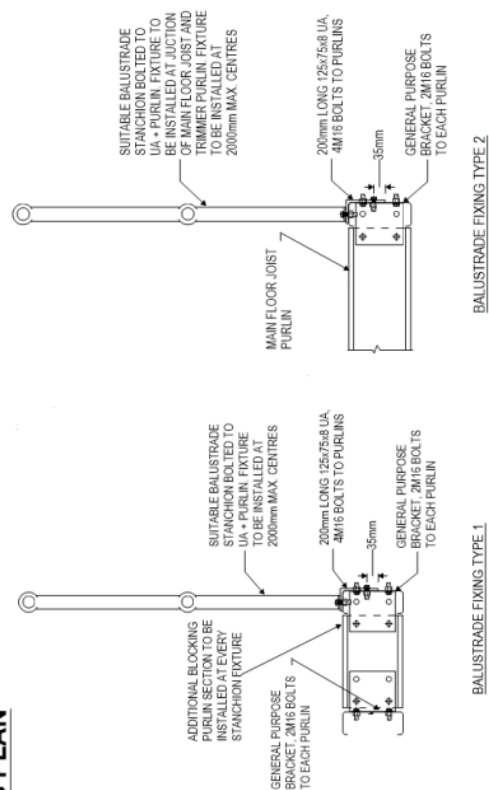
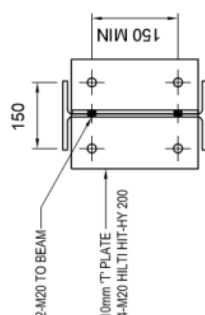
WA: 150X100X10 UA M20 AT 600 C/S TO EX.
CONCRETE WALL

**MEZZANINE FLOOR FRAMING PLAN**

Designed for 5.0 kPa LL

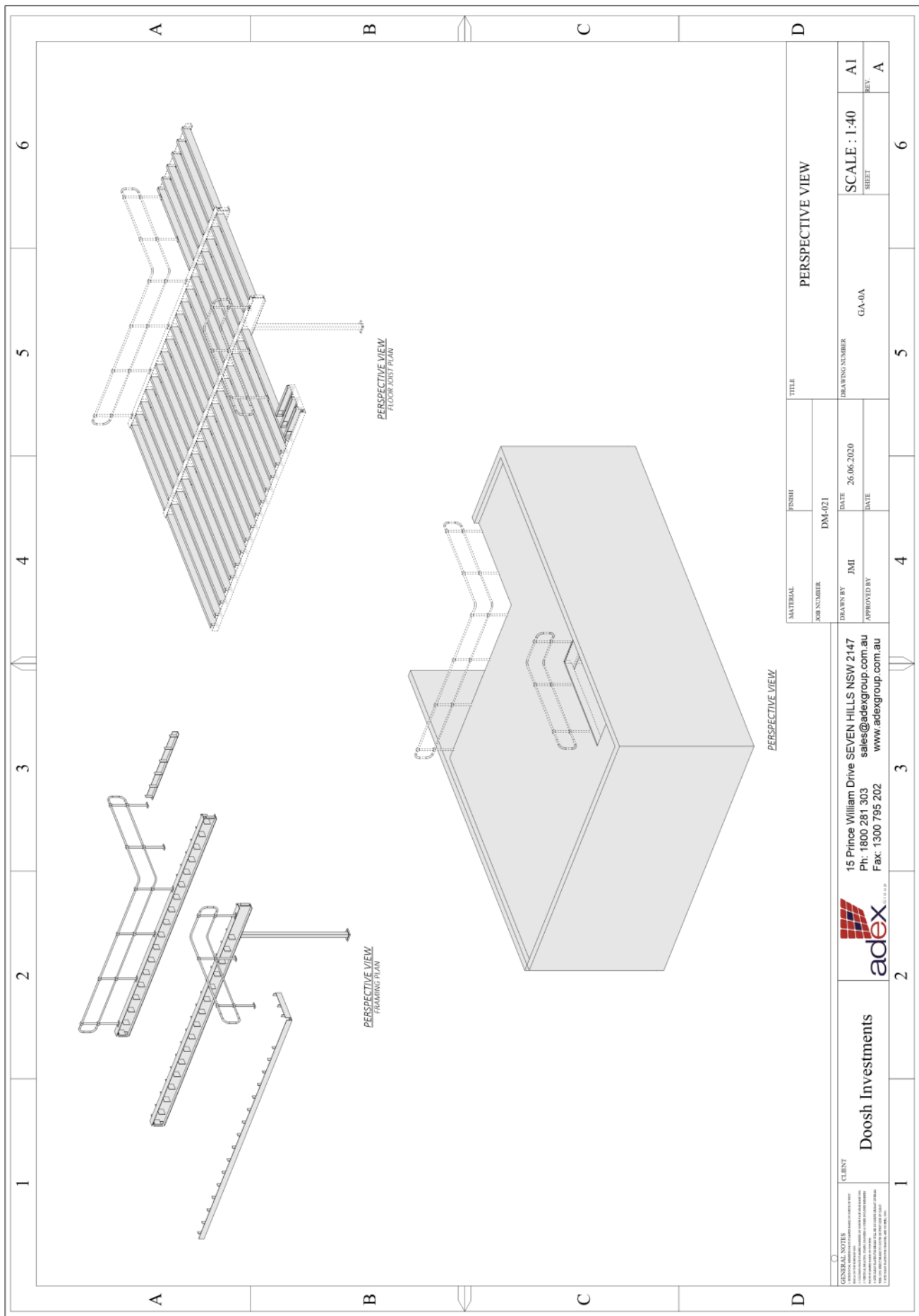
BRACKET DETAIL -BRK

(Check for location of wall joint min. edge distance
125mm.)

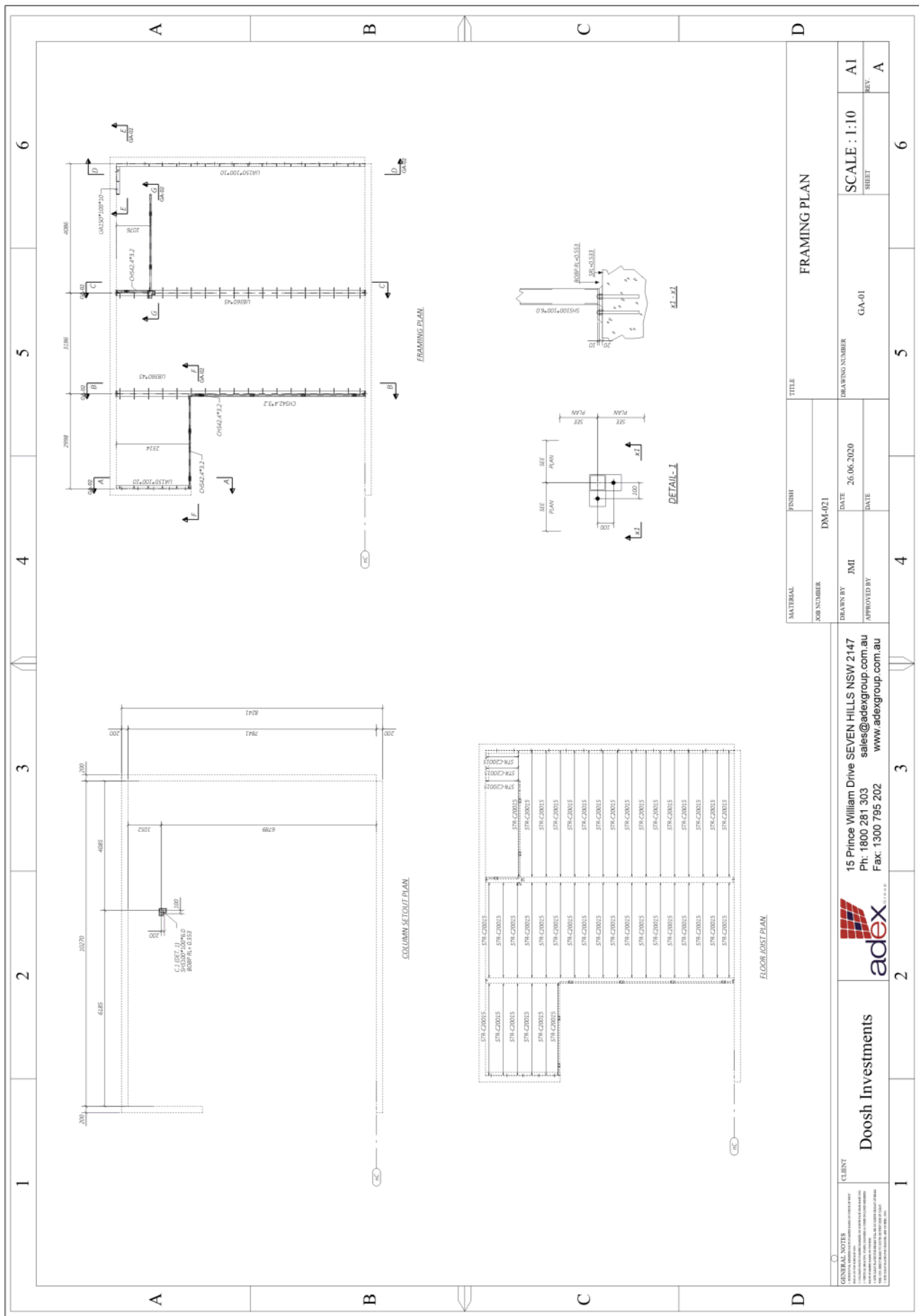


		PROPOSED MEZZANINE FLOOR UNIT 20/ 35 SEFTON ROAD, THORNLEIGH NSW	
Suite 2.01 828 Pacific Highway Gordon NSW 2072 Tel: +61 2 9417 8400 Fax: +61 2 9417 8337 email@hornsbycouncil.com.au	DESIGNED BY DK	DATE 30.06.2020	SCALE DRAWING No SK01
PROJECT No 20804		ISSUE	

ATTACHMENT 3 - ITEM 1

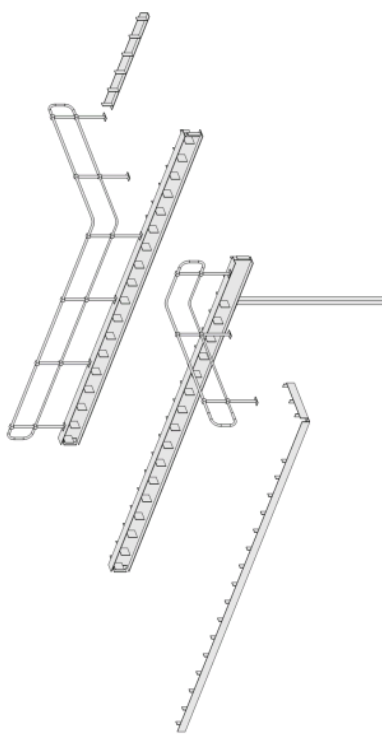
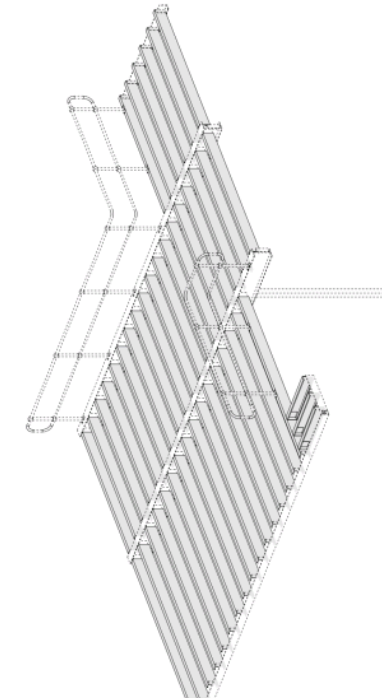
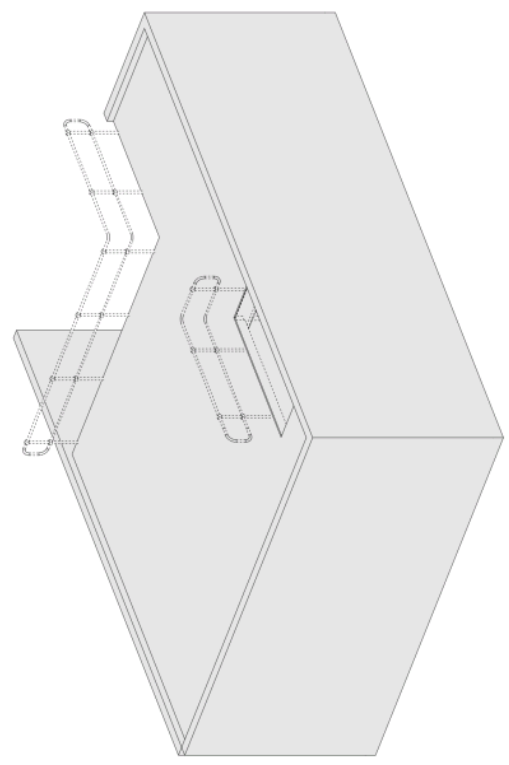
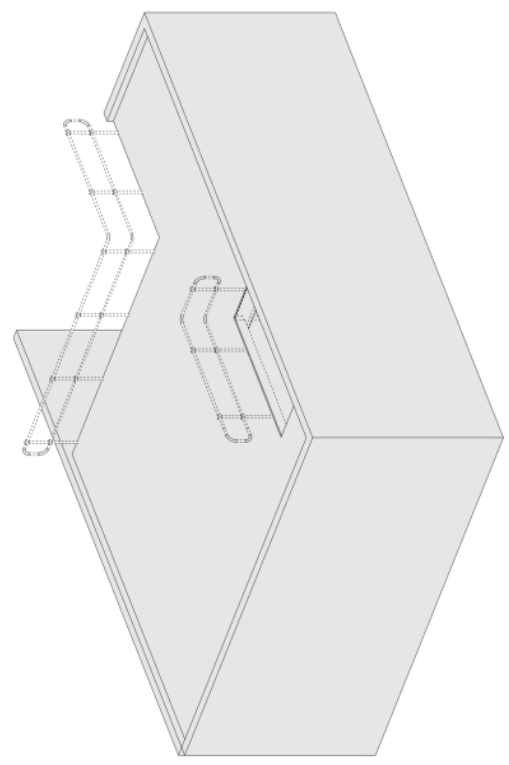


ATTACHMENT 3 - ITEM 1



ATTACHMENT 3 - ITEM 1



1		2		3		4		5		6																																			
A		B		C		D		A		B																																			
 <p>PERSPECTIVE VIEW FRAMING PLAN</p>		 <p>PERSPECTIVE VIEW FLOOR JOIST PLAN</p>		 <p>PERSPECTIVE VIEW</p>		 <p>PERSPECTIVE VIEW</p>		<table border="1"> <tr> <td>MATERIAL</td> <td>FINISH</td> <td colspan="2">TITLE</td> </tr> <tr> <td>JOB NUMBER</td> <td>DM-021</td> <td colspan="2">PERSPECTIVE VIEW</td> </tr> <tr> <td>DRAWN BY</td> <td>JMI</td> <td>DATE</td> <td>26.06.2020</td> </tr> <tr> <td>APPROVED BY</td> <td></td> <td>DATE</td> <td></td> </tr> <tr> <td colspan="2">DRAWING NUMBER</td> <td>GA-0A</td> <td>SCALE : 1:40</td> </tr> <tr> <td colspan="2"></td> <td>SHEET</td> <td>A1</td> </tr> <tr> <td colspan="2"></td> <td>REV.</td> <td>A</td> </tr> </table>		MATERIAL	FINISH	TITLE		JOB NUMBER	DM-021	PERSPECTIVE VIEW		DRAWN BY	JMI	DATE	26.06.2020	APPROVED BY		DATE		DRAWING NUMBER		GA-0A	SCALE : 1:40			SHEET	A1			REV.	A	<table border="1"> <tr> <td>CLIENT</td> <td>15 Prince William Drive SEVEN HILLS NSW 2147</td> </tr> <tr> <td>Doosh Investments</td> <td>Ph: 1800 281 303 sales@adexgroup.com.au</td> </tr> <tr> <td></td> <td>Fax: 1300 795 202 www.adexgroup.com.au</td> </tr> </table>		CLIENT	15 Prince William Drive SEVEN HILLS NSW 2147	Doosh Investments	Ph: 1800 281 303 sales@adexgroup.com.au		Fax: 1300 795 202 www.adexgroup.com.au
MATERIAL	FINISH	TITLE																																											
JOB NUMBER	DM-021	PERSPECTIVE VIEW																																											
DRAWN BY	JMI	DATE	26.06.2020																																										
APPROVED BY		DATE																																											
DRAWING NUMBER		GA-0A	SCALE : 1:40																																										
		SHEET	A1																																										
		REV.	A																																										
CLIENT	15 Prince William Drive SEVEN HILLS NSW 2147																																												
Doosh Investments	Ph: 1800 281 303 sales@adexgroup.com.au																																												
	Fax: 1300 795 202 www.adexgroup.com.au																																												
1		2		3		4		5		6																																			
A		B		C		D		A		B																																			

ATTACHMENT 3 - ITEM 1

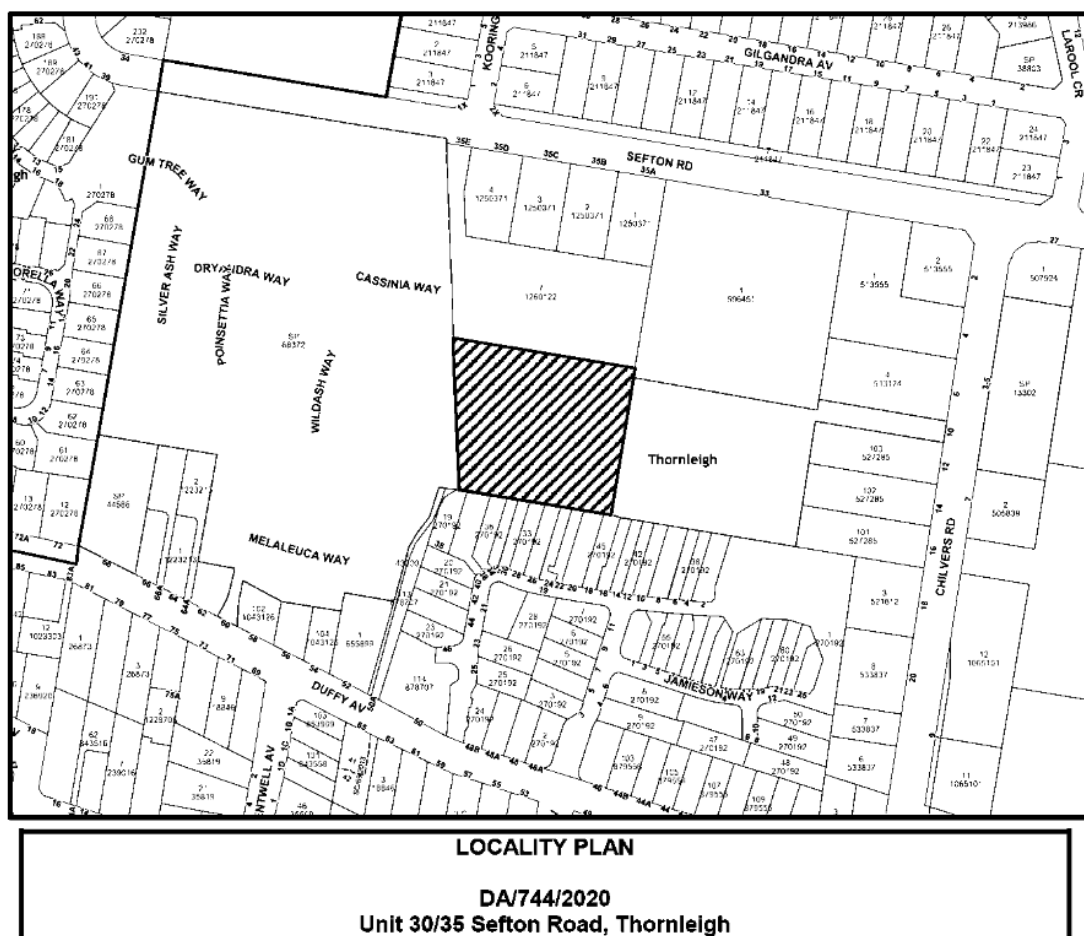


ATTACHMENT/S

REPORT NO. LPP31/20

ITEM 2

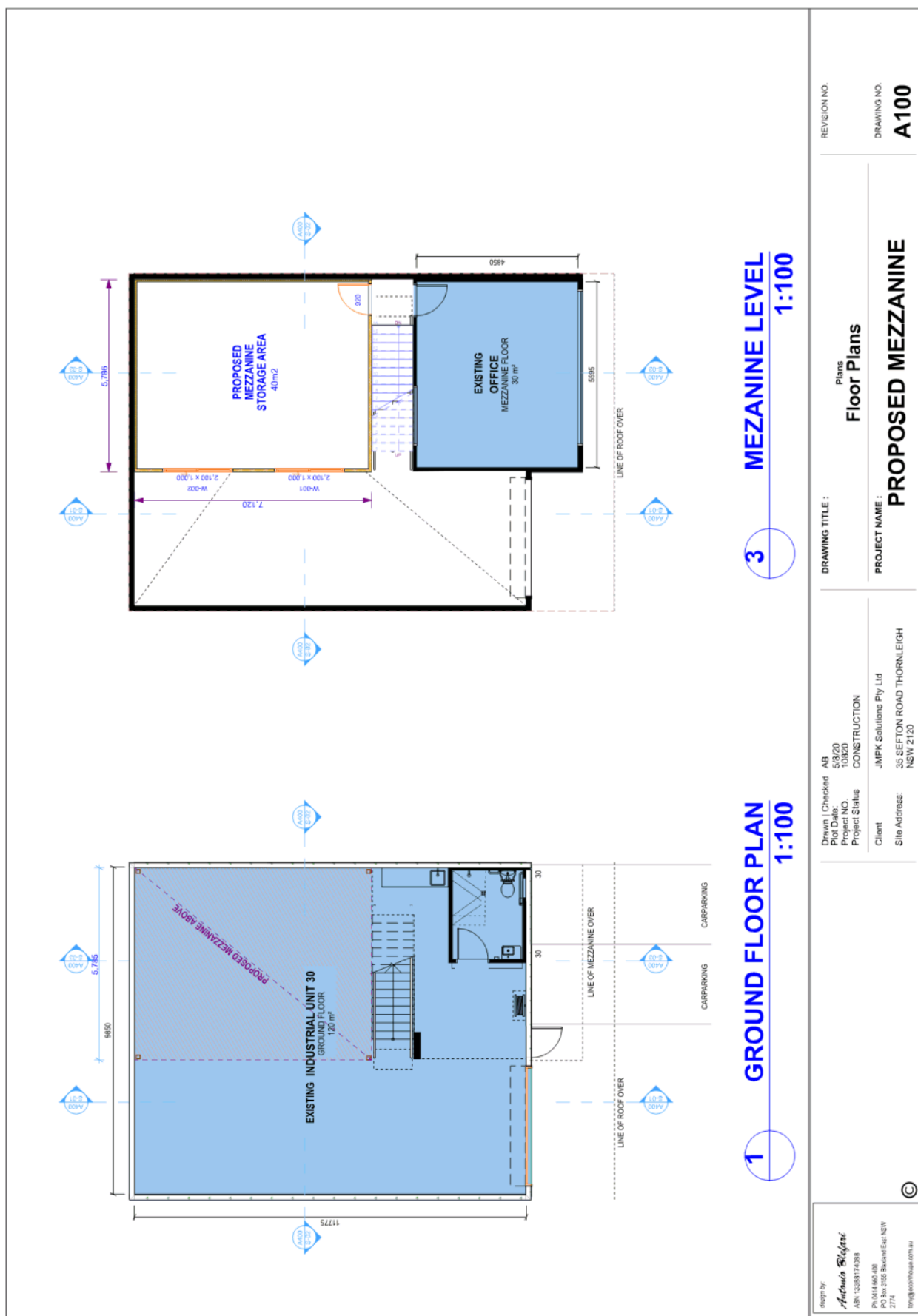
- 1. LOCALITY PLAN**
- 2. DEVELOPMENT PLANS**



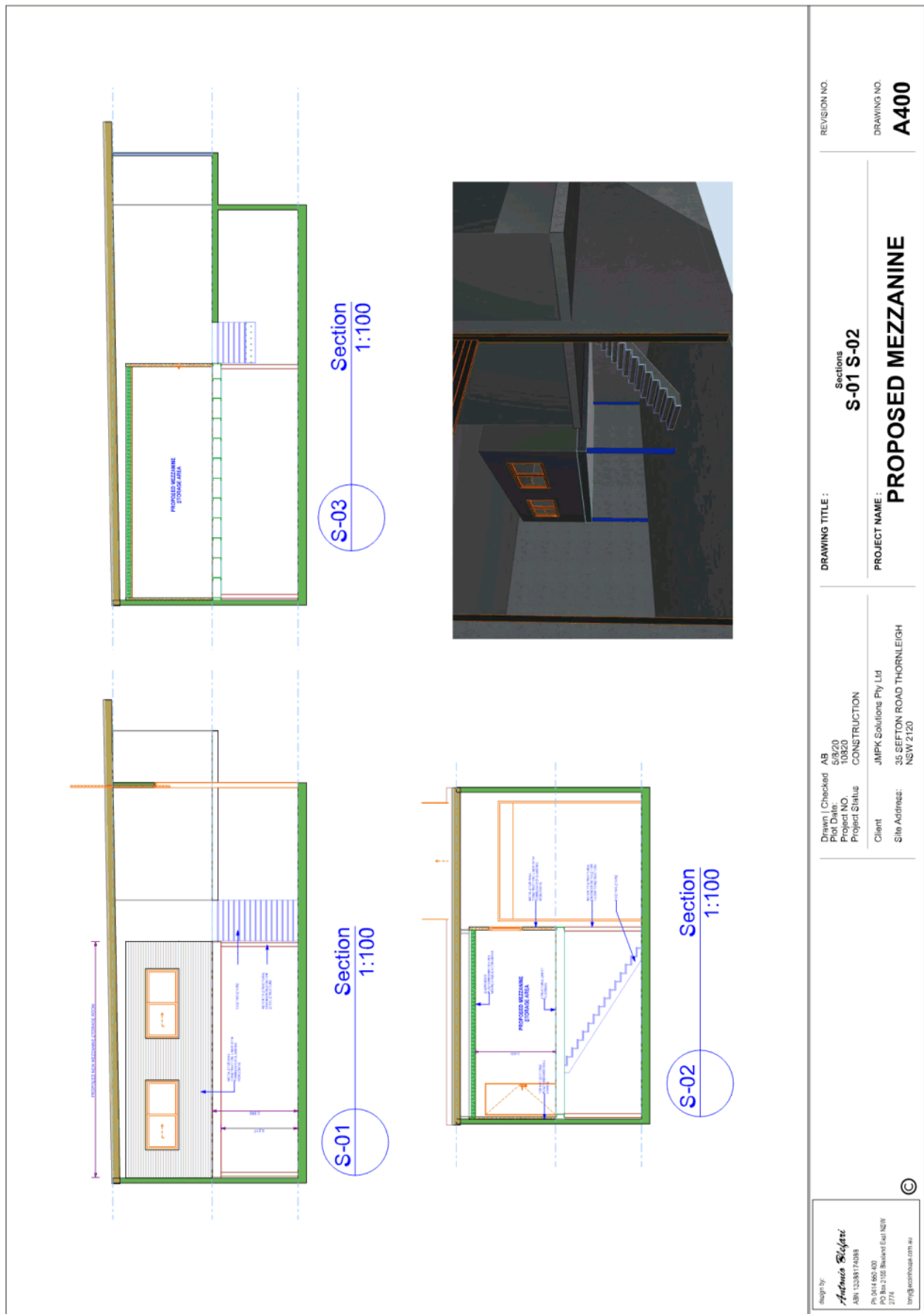
ATTACHMENT 1 - ITEM 2



ATTACHMENT 2 - ITEM 2



ATTACHMENT 2 - ITEM 2



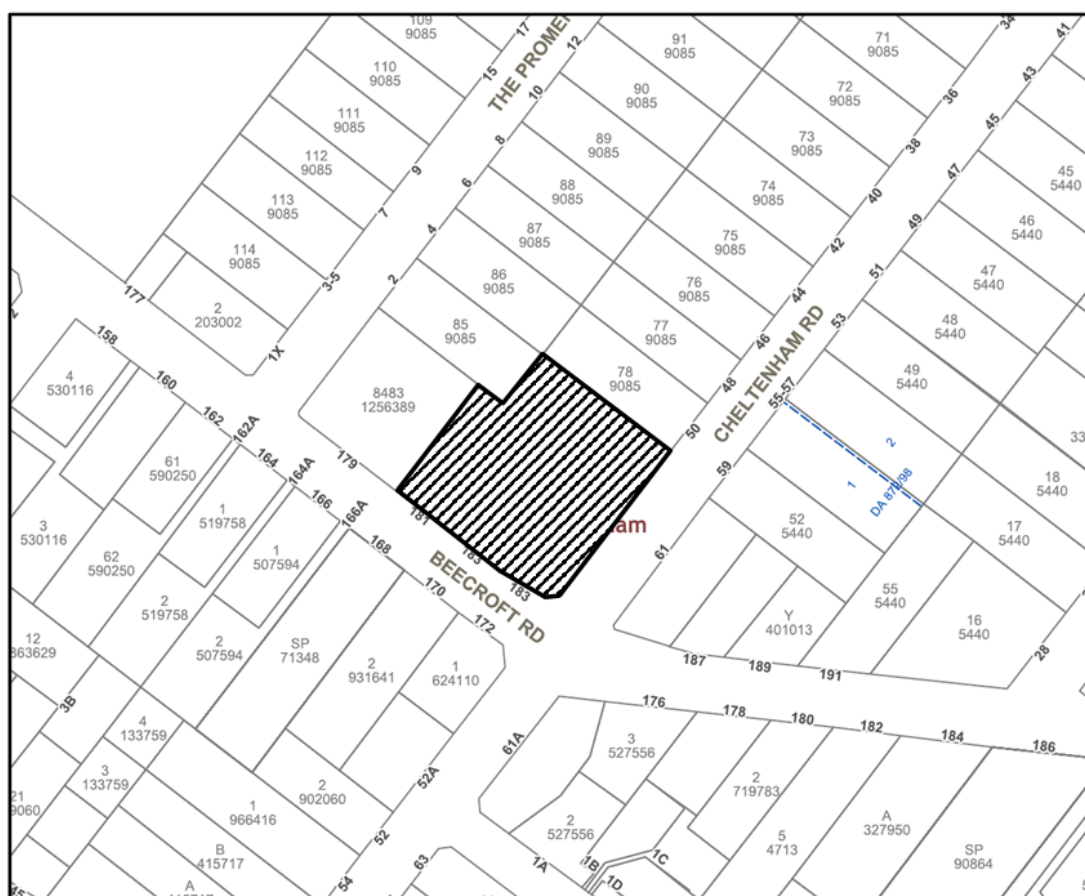
ATTACHMENT 2 - ITEM 2

ATTACHMENT/S

REPORT NO. LPP30/20

ITEM 3

- 1. LOCALITY PLAN**
- 2. PLANS ARCHITECTURAL**
- 3. LANDCAPE PLAN**

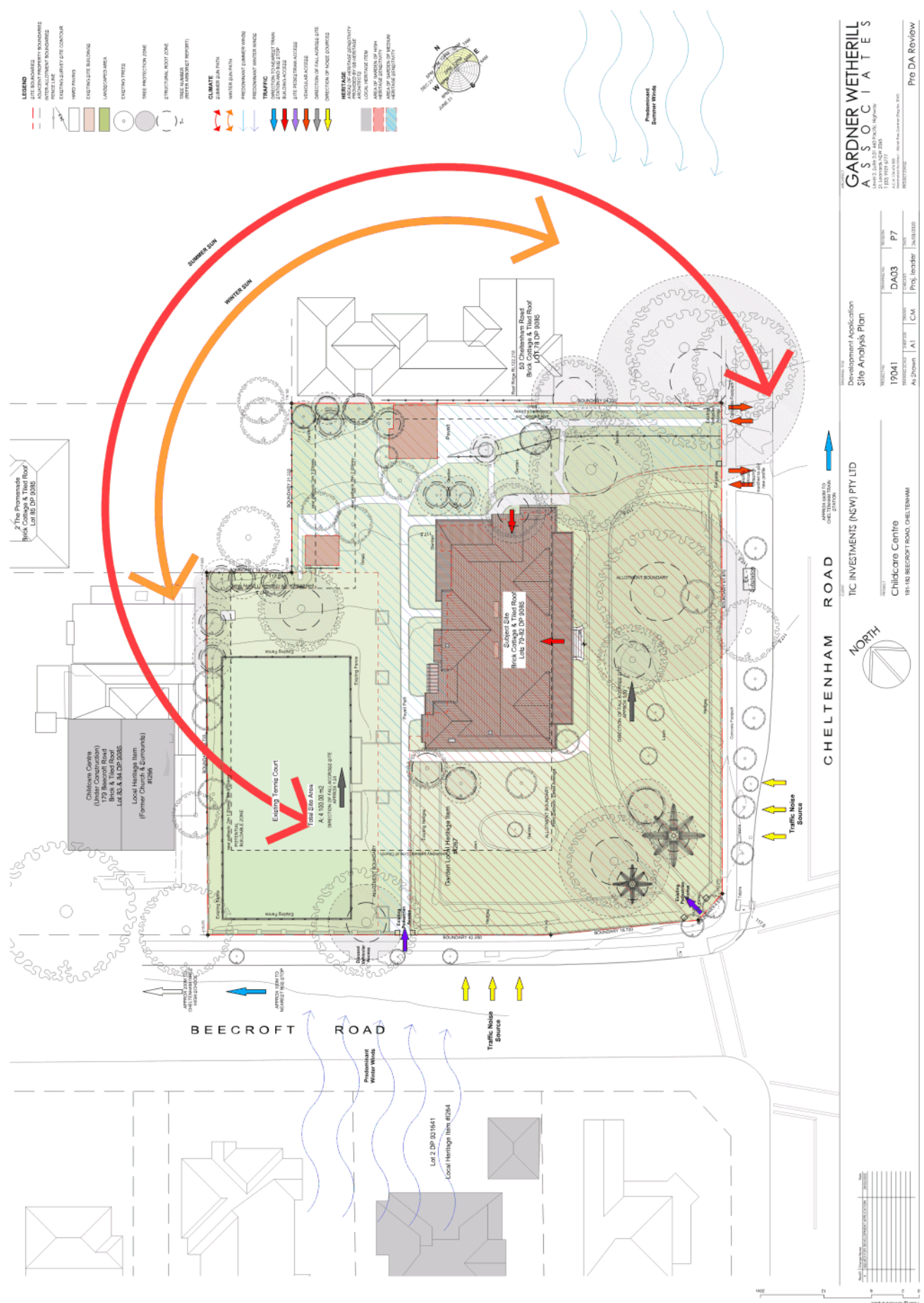


LOCALITY PLAN

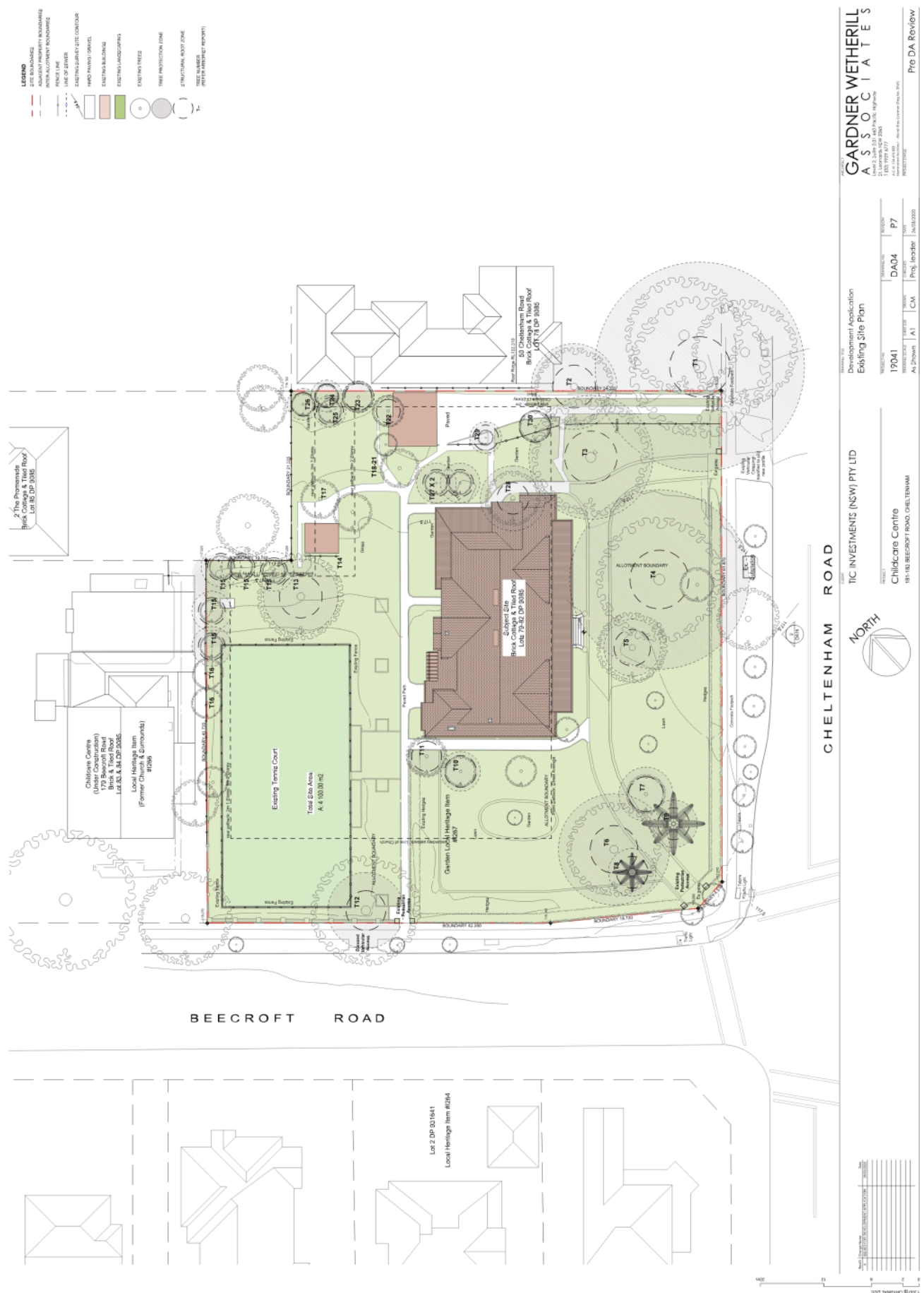
**DA/259/2020
181-183 Beecroft Road Cheltenham**

ATTACHMENT 1 - ITEM 3

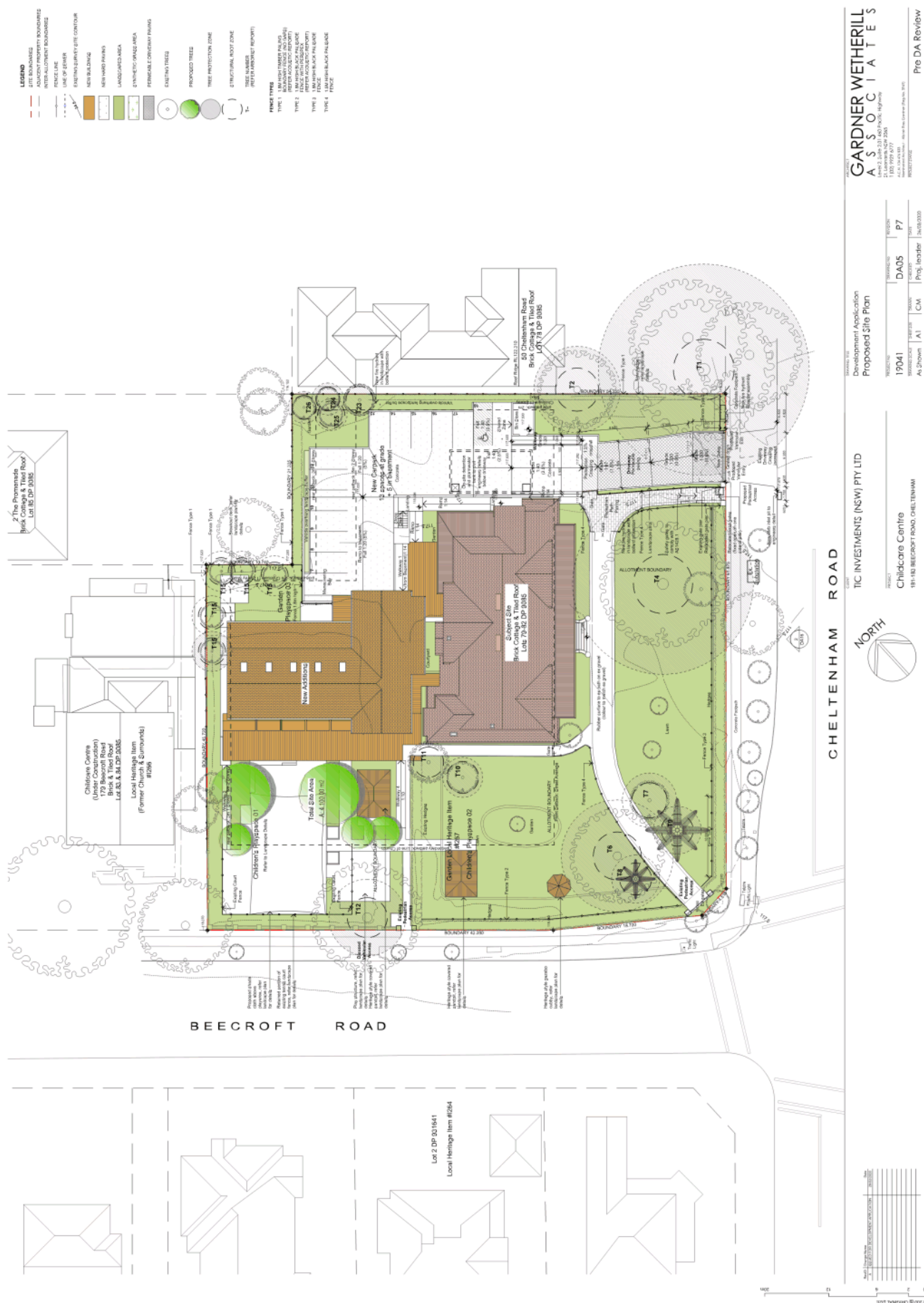




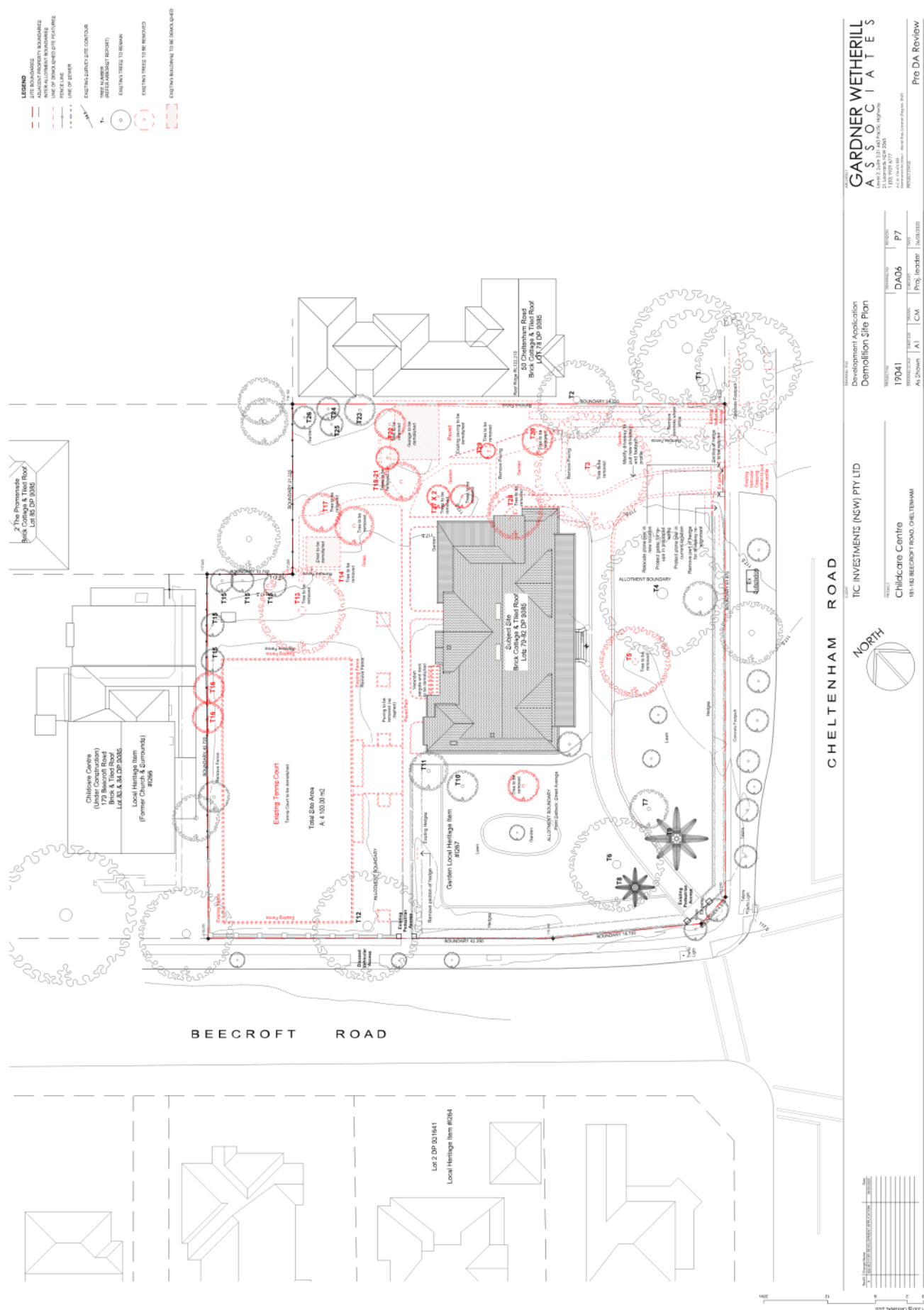
ATTACHMENT 2 - ITEM 3



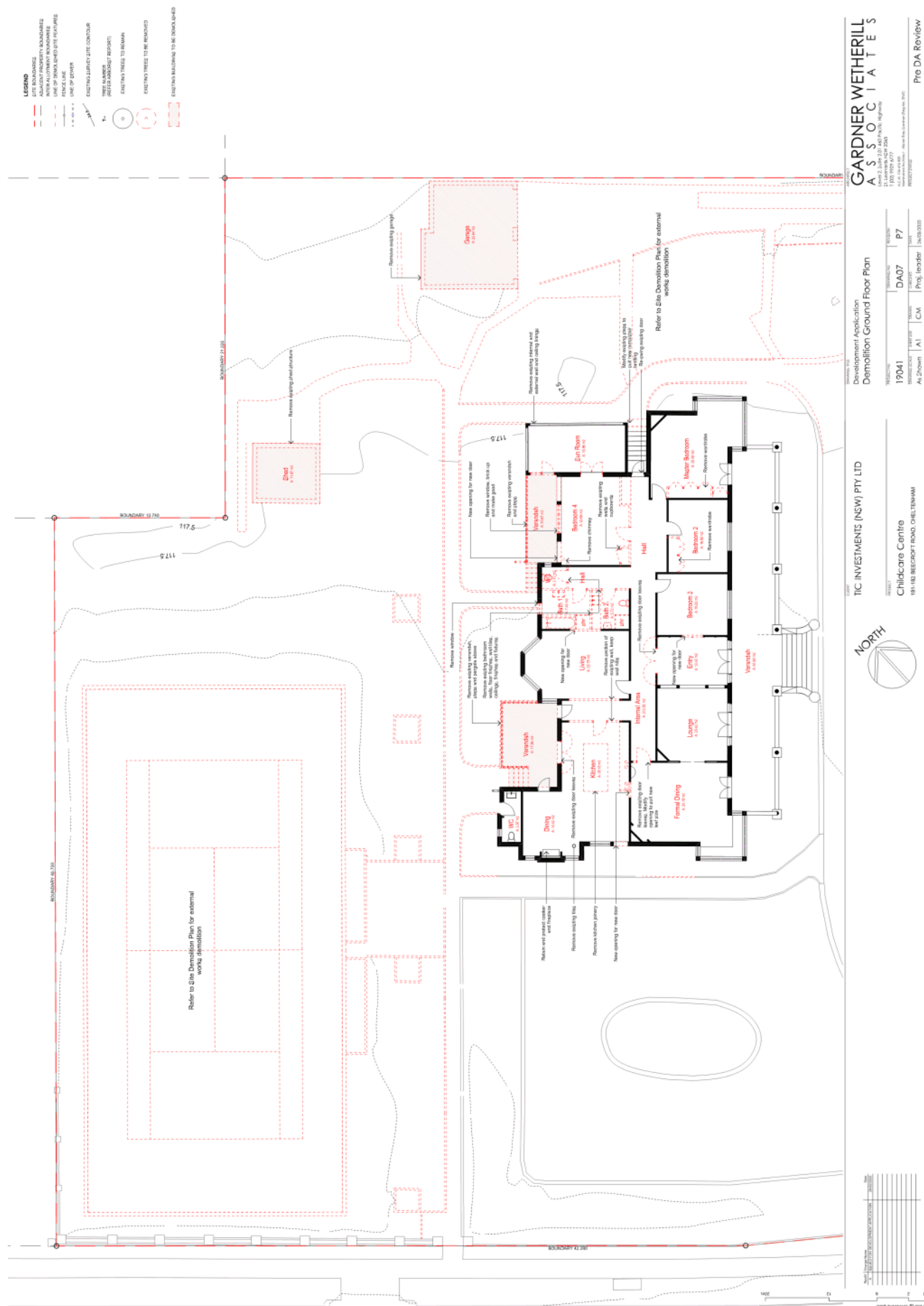
ATTACHMENT 2 - ITEM 3



ATTACHMENT 2 - ITEM 3



ATTACHMENT 2 - ITEM 3

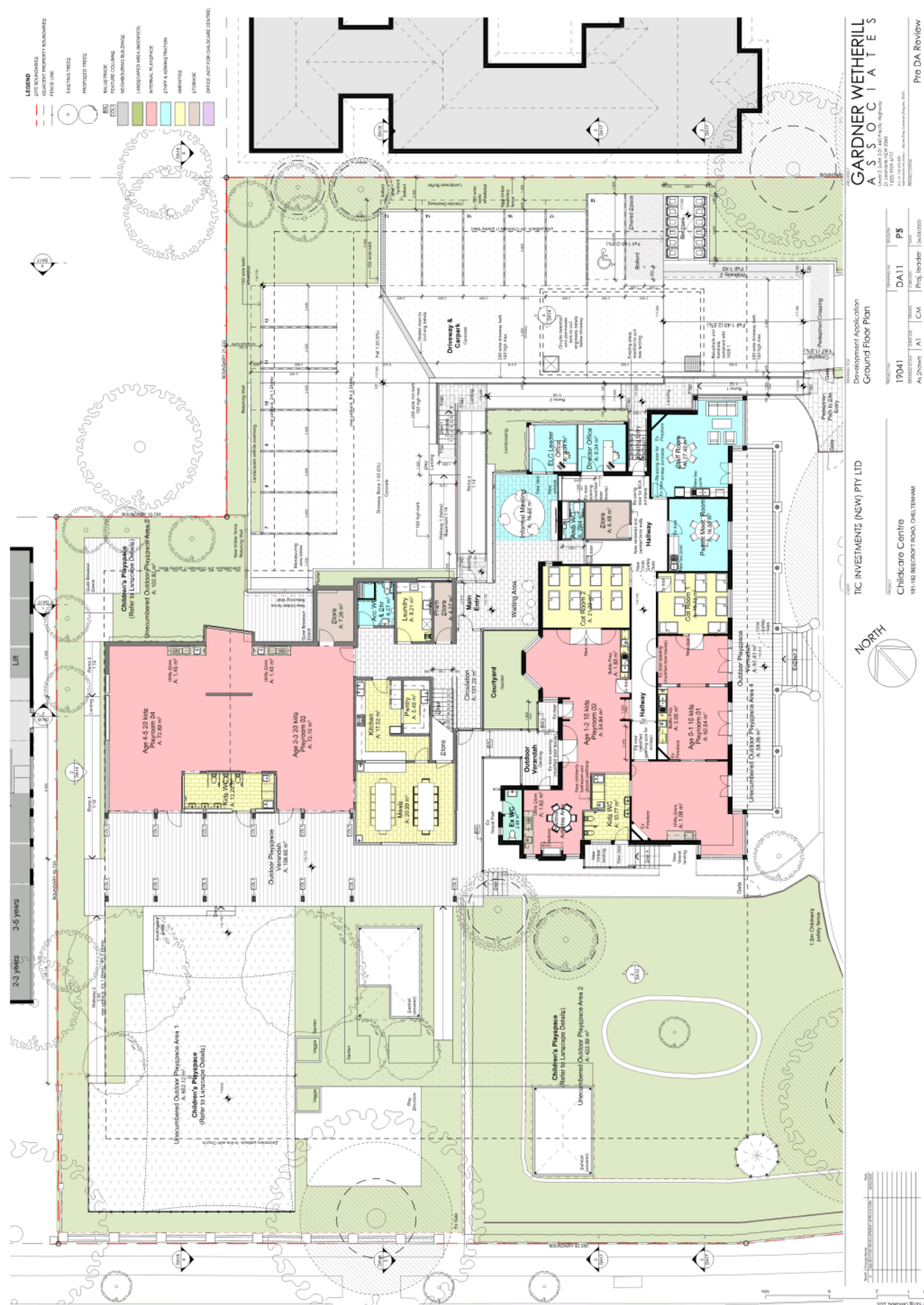


ATTACHMENT 2 - ITEM 3









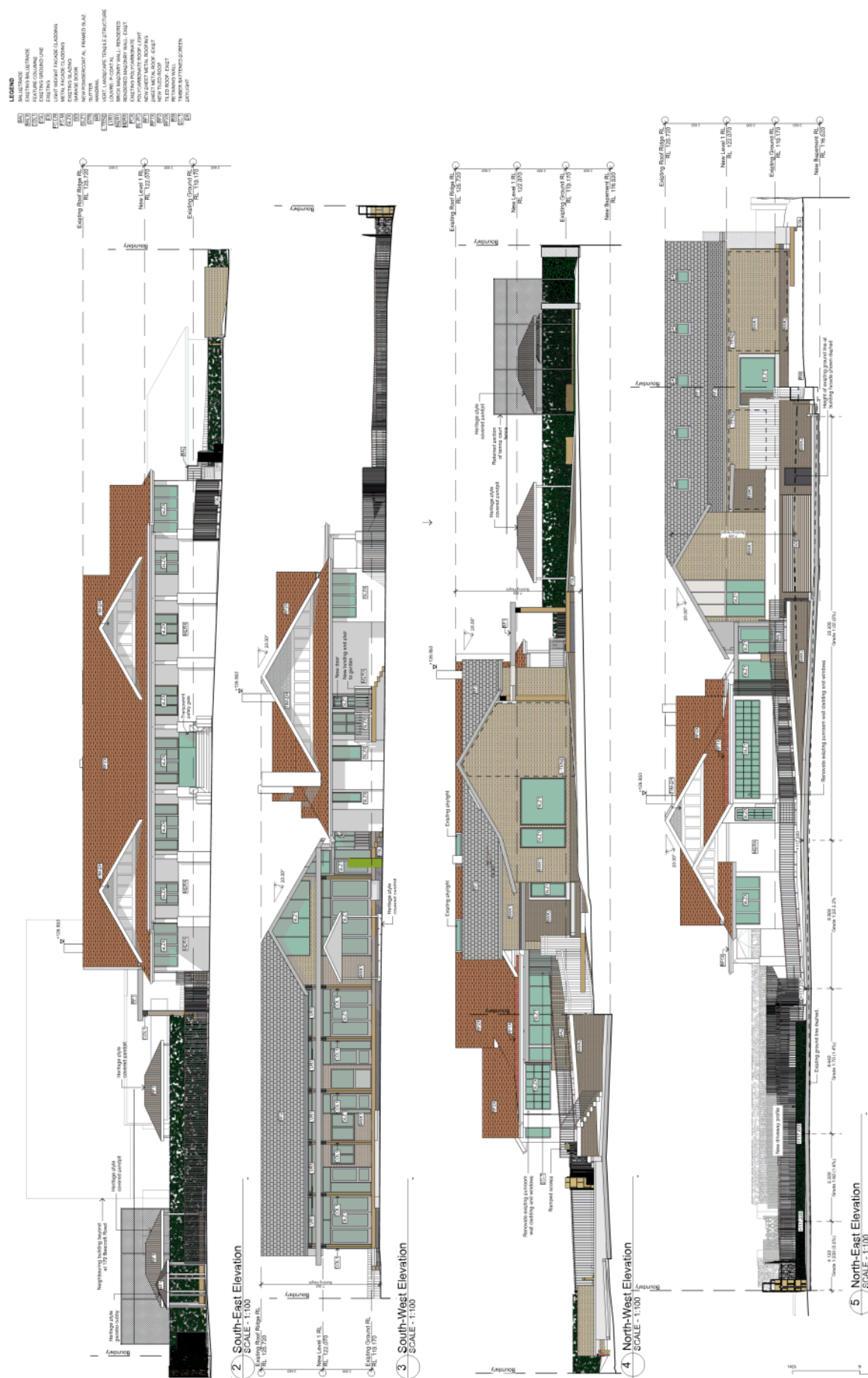
ATTACHMENT 2 - ITEM 3



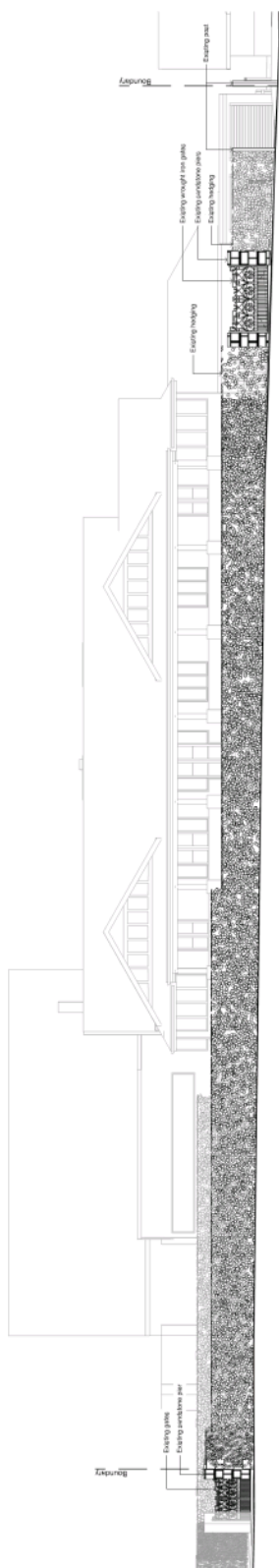




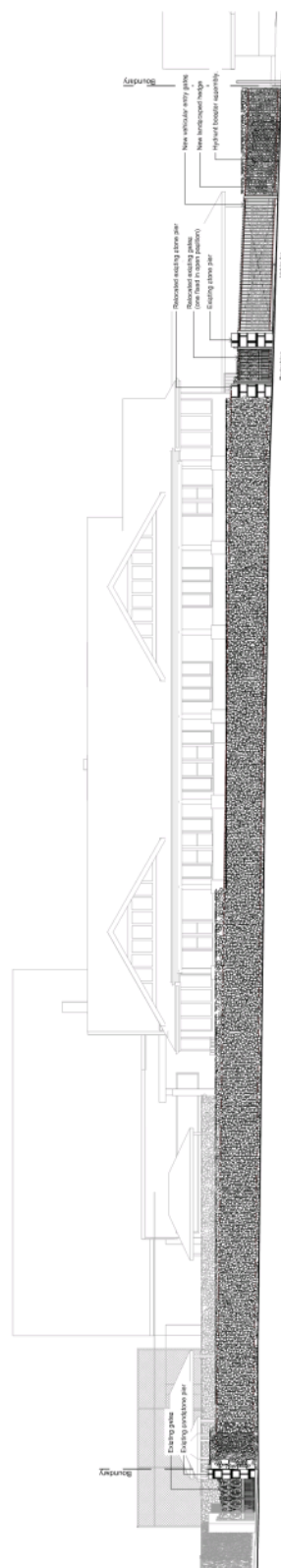
ATTACHMENT 2 - ITEM 3

[illegible]

ATTACHMENT 2 - ITEM 3

[illegible]

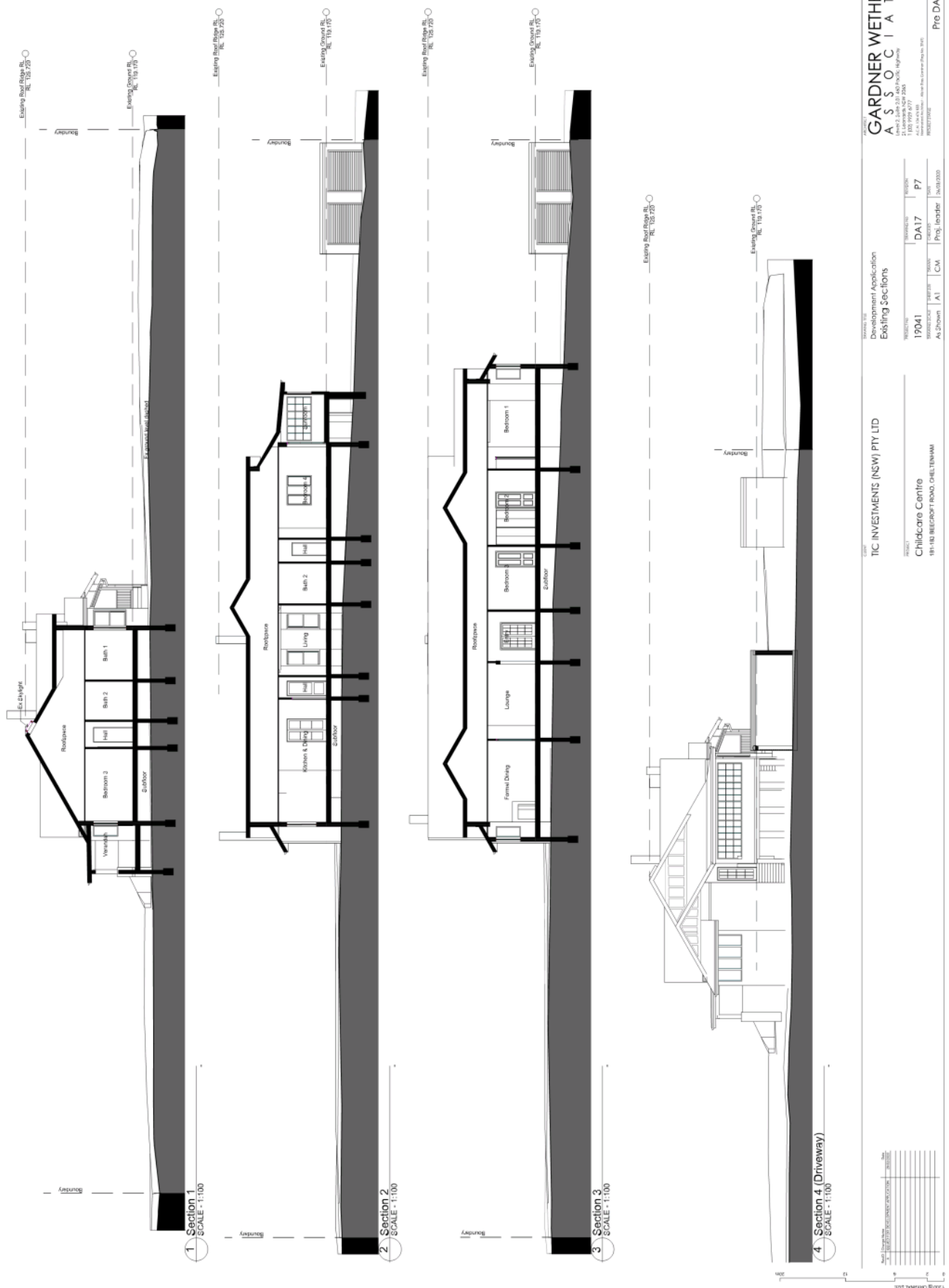
2 Existing Cheltenham Road Elevation
SCALE = 1:100



3 Proposed Cheltenham Road Elevation
SCALE = 1:100

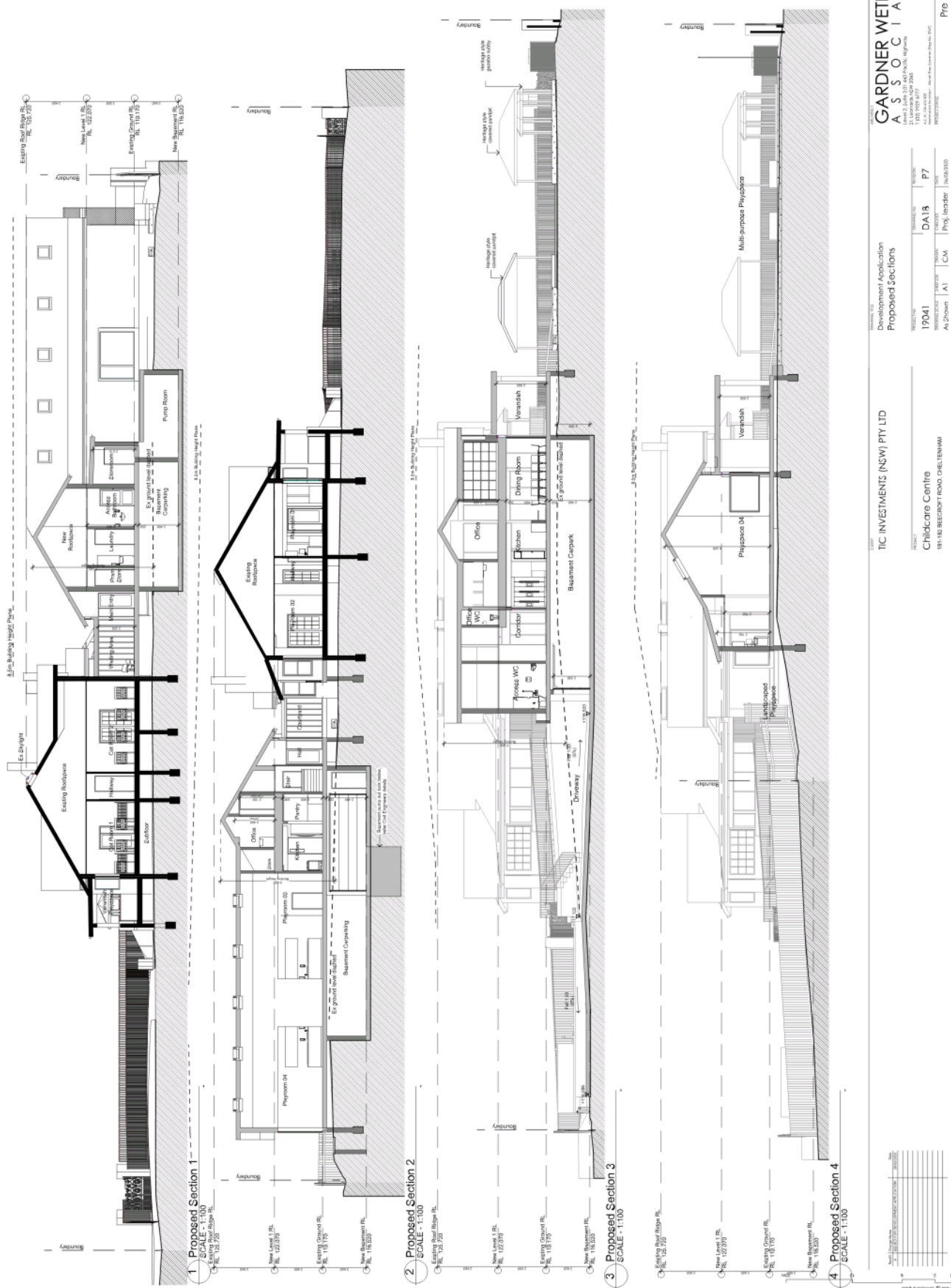
Name: TIC INVESTMENTS (NSW) PTY LTD Address: 191-193 BEDFORD ROAD, CHILTERNHAM City: CHILTERNHAM State: NSW Postcode: 2515 Country: AUSTRALIA		Development Application Existing and Proposed Chilternham Street Elevation 10/20/2020		Project Name: Childcare Centre Address: 191-193 BEDFORD ROAD, CHILTERNHAM City: CHILTERNHAM State: NSW Postcode: 2515 Country: AUSTRALIA	
Project Number: 19041 Project Name: Childcare Centre Project Address: 191-193 BEDFORD ROAD, CHILTERNHAM Project City: CHILTERNHAM Project State: NSW Project Postcode: 2515 Project Country: AUSTRALIA		DA Number: DA16 DA Name: DA16 DA Address: 191-193 BEDFORD ROAD, CHILTERNHAM DA City: CHILTERNHAM DA State: NSW DA Postcode: 2515 DA Country: AUSTRALIA		Project Number: 19041 Project Name: Childcare Centre Project Address: 191-193 BEDFORD ROAD, CHILTERNHAM Project City: CHILTERNHAM Project State: NSW Project Postcode: 2515 Project Country: AUSTRALIA	
Project Number: 19041 Project Name: Childcare Centre Project Address: 191-193 BEDFORD ROAD, CHILTERNHAM Project City: CHILTERNHAM Project State: NSW Project Postcode: 2515 Project Country: AUSTRALIA		DA Number: DA16 DA Name: DA16 DA Address: 191-193 BEDFORD ROAD, CHILTERNHAM DA City: CHILTERNHAM DA State: NSW DA Postcode: 2515 DA Country: AUSTRALIA		Project Number: 19041 Project Name: Childcare Centre Project Address: 191-193 BEDFORD ROAD, CHILTERNHAM Project City: CHILTERNHAM Project State: NSW Project Postcode: 2515 Project Country: AUSTRALIA	

ATTACHMENT 2 - ITEM 3

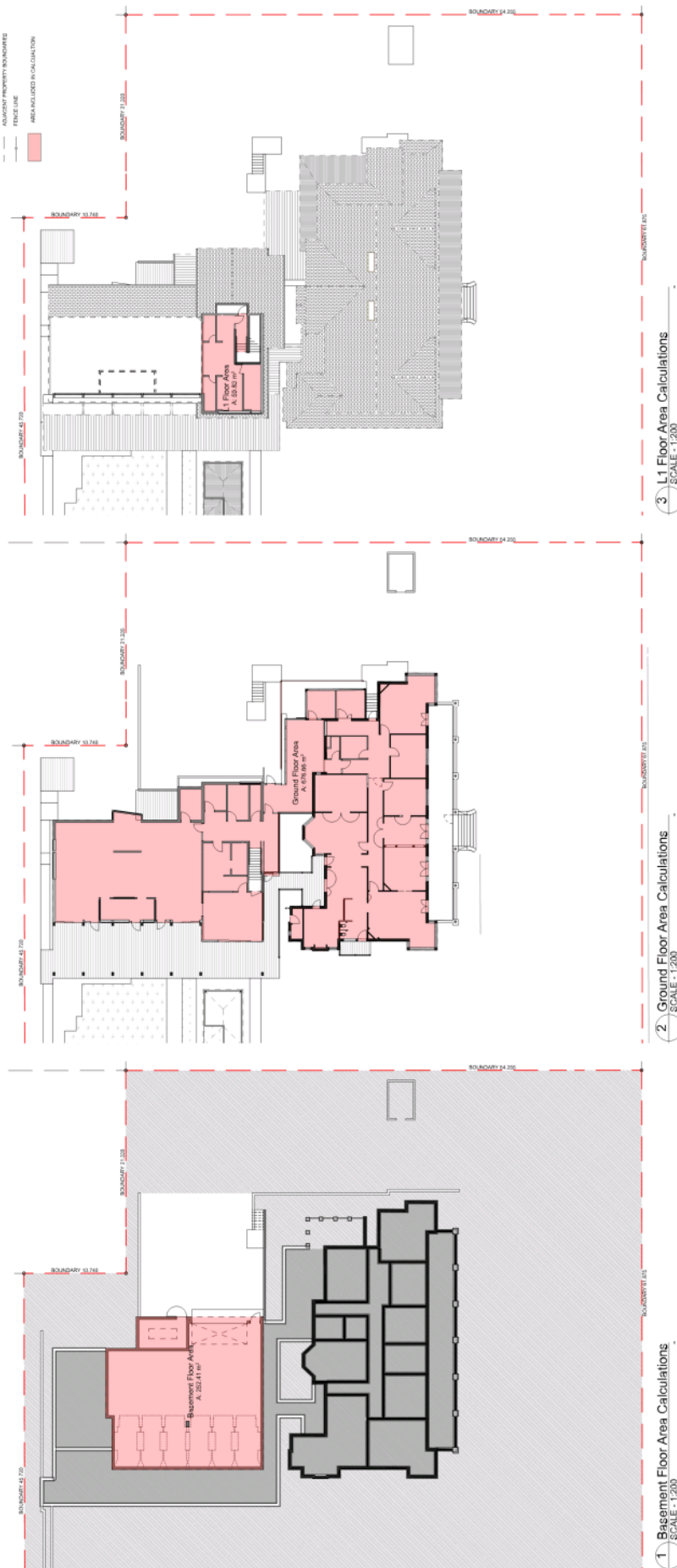


GARDNER WETHERILL ASSOCIATES 21 LINDSAY STREET, SYDNEY NSW 1585 TEL: 02 9550 1234 FAX: 02 9550 1235 WWW.GARDNERWETHERILL.COM.AU		TIC INVESTMENTS (NSW) PTY LTD Childcare Centre 181-183 BEECHSTOCK ROAD, CHILTERNHAM		Development Application Existing Sections 19041 DA17 P7 As Shown A1 CM Proj. leader 14/03/2020		Pre DA Review
---	--	--	--	--	--	---------------

ATTACHMENT 2 - ITEM 3



ATTACHMENT 2 - ITEM 3



Floor Area (as per NSW Housing Code)	Measured Area m ²
Basement Floor Area	252.41
Ground Floor Area	676.86
L1 Floor Area	65.80
Total	988.30

Site Area	Measured Area m ²
Site Area	4130.00
Total	4130.00

1:200 0 100 200 300 400 500 600 700 800 900 1000

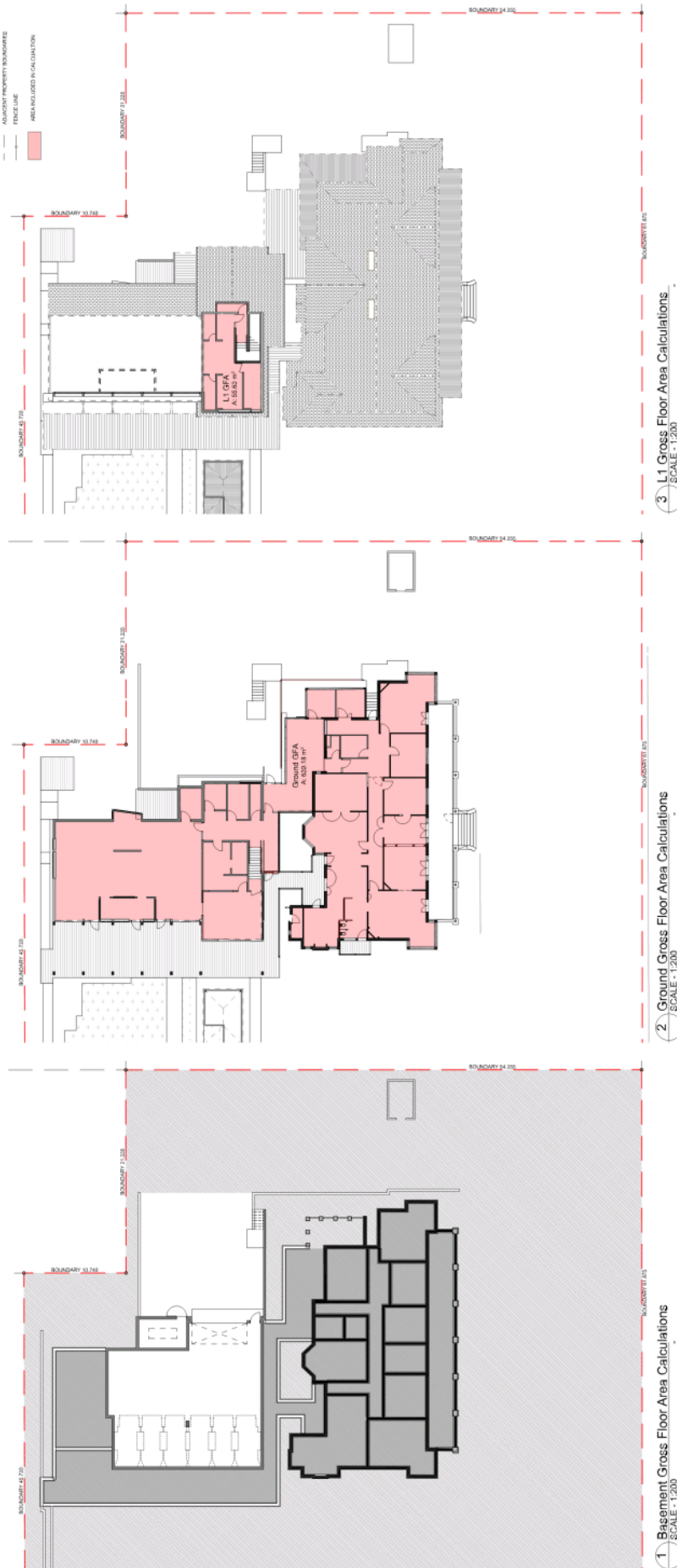
GARDNER WETHERILL ASSOCIATES
21 LORRAINE AVE, SYDNEY NSW 1585
TEL: 02 9550 1111 FAX: 02 9550 1112
WWW.GARDNERWETHERILL.COM.AU

Development Application
Hornsby DCP Floor Area Calculations

19041 **DA19** **CM** **Pre DA Review**

TIC INVESTMENTS (NSW) PTY LTD
Childcare Centre
181-183 BEECHSTOCK ROAD, CHILTERNHAM

NORTH



Gross Floor Area (Hornsby LEP)	
Area	Measured Area m ²
Ground GFA	4,130.18
L1 GFA	4,558.90
	8,689.08 m²

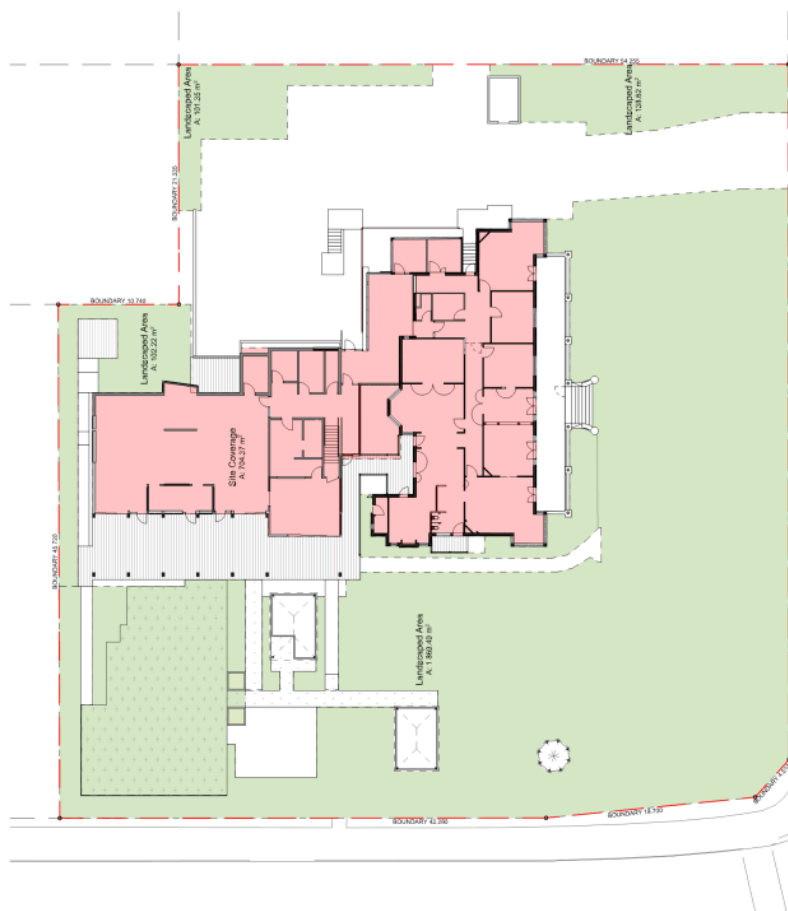
Site Area	
Area	Measured Area m ²
Site Area	4,130.18
	4,130.18 m²

1:200 0 10 20 30 40 50 60 70 80 90 100

Project No: 19041
Development Application: Hornsby LEP Gross Floor Area Calculations
Project Name: Childcare Centre
Project Location: 181-183 BEECHCROFT ROAD, CHILTERNHAM
Project Status: DA20
Project Date: 14/03/2020
Project Author: GARDNER WETHERILL ASSOCIATES
Project Review: Pre DA Review

ATTACHMENT 2 - ITEM 3

LEGEND
 SITE BOUNDARY
 INTER-ALLIANT BOUNDARY
 ADJACENT PROPERTY BOUNDARY
 FUTURE USE
 AREA INCLUDED IN CALCULATION



2. Site Coverage & Landscaped Area
 SCALE = 1:200

Site Area	
Area	Measured Area m²
Site Area	4,100.00
Site Coverage	794.57

Landscaped Area = 80% of total site (45% min required)
 Site Coverage = 19% of total site (45% min required)

GARDNER WETHERILL
 ASSOCIATES
 21 LORRAINE AVE, SYDNEY NSW 1585
 TEL: 02 9550 1111
 FAX: 02 9550 1112
 PROJECT: 19041

TIC INVESTMENTS (NSW) PTY LTD
 Childcare Centre
 181-183 BEECHROFT ROAD, CHILTERNHAM

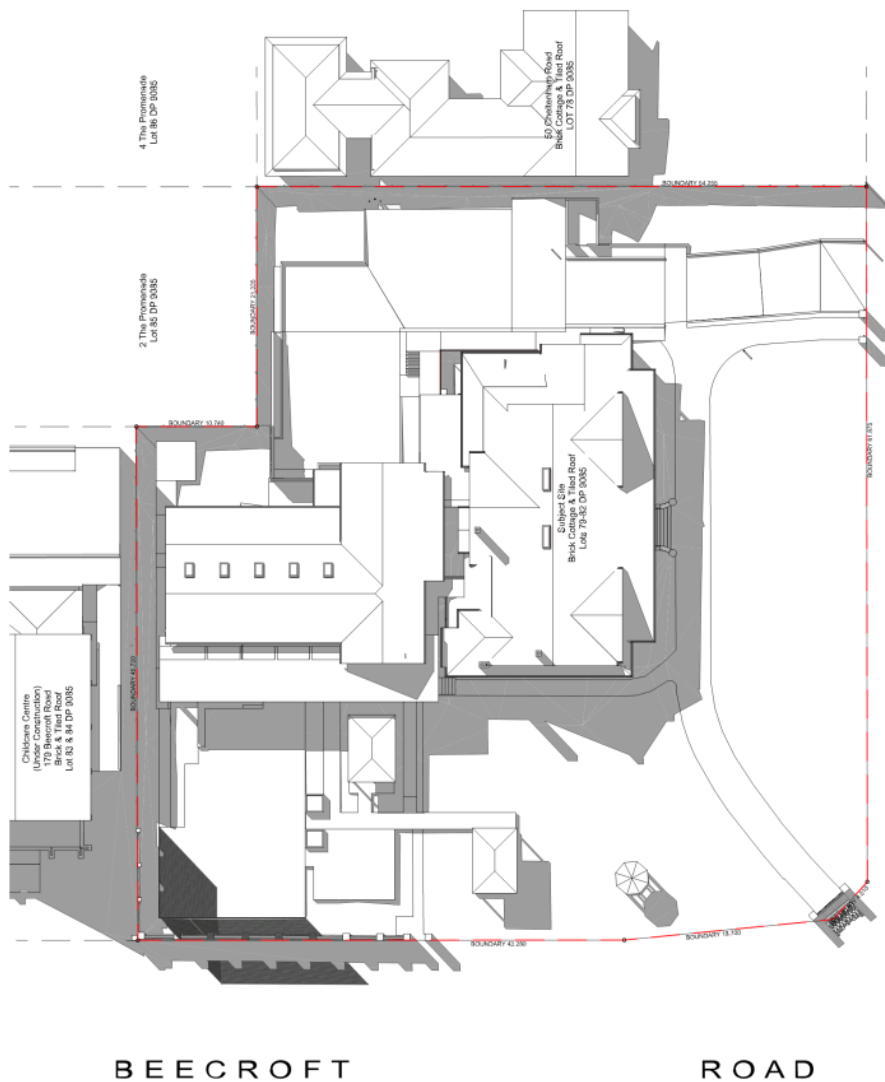
Development Application
 Landscaped Area & Site Coverage

19041
 DA21

As Shown | **As Shown** | **As Shown** | **As Shown**

Pre DA Review

ATTACHMENT 2 - ITEM 3



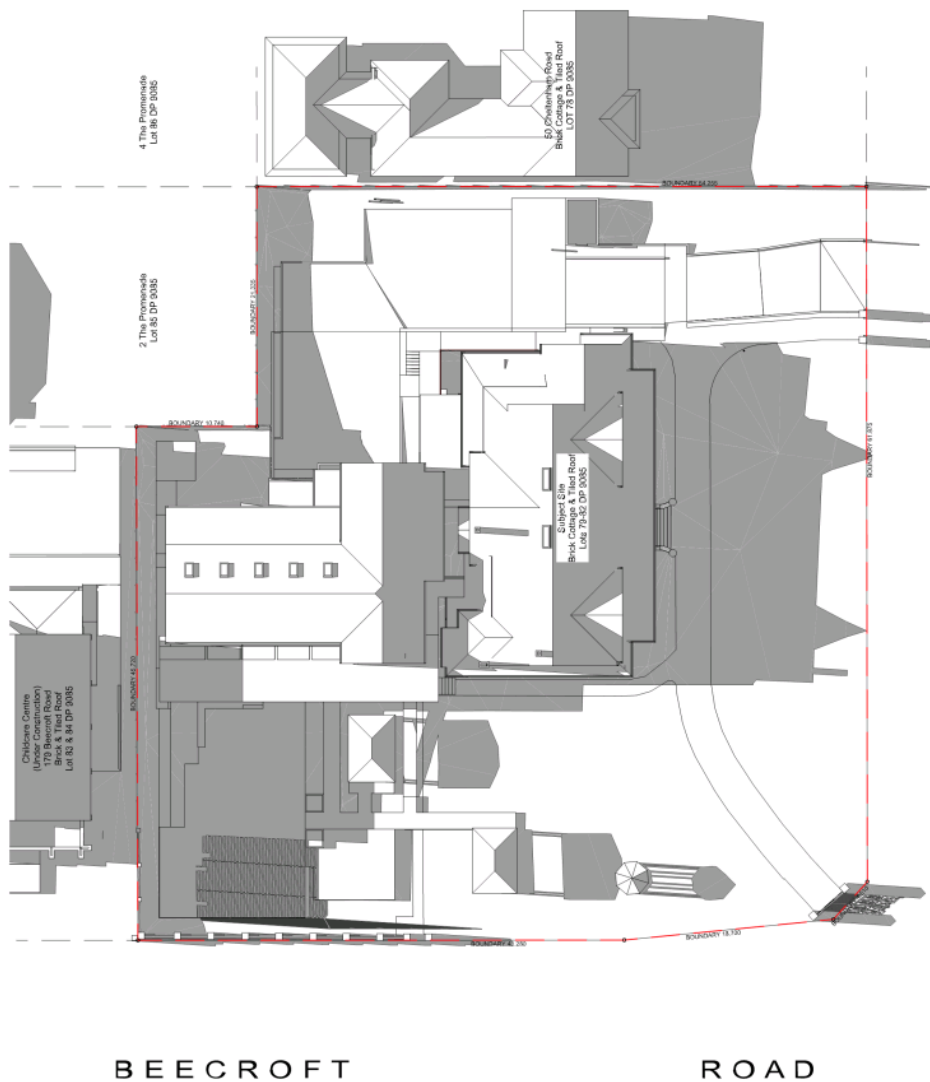
CHELTENHAM ROAD

1 June 22 12pm Proposed
SCALE 1:250



<p>181-183 BEECROFT ROAD, CHELTENHAM</p> <p>Childcare Centre</p> <p>181-183 BEECROFT ROAD, CHELTENHAM</p>		<p>181-183 BEECROFT ROAD, CHELTENHAM</p> <p>Childcare Centre</p> <p>181-183 BEECROFT ROAD, CHELTENHAM</p>	<p>181-183 BEECROFT ROAD, CHELTENHAM</p> <p>Childcare Centre</p> <p>181-183 BEECROFT ROAD, CHELTENHAM</p>
<p>181-183 BEECROFT ROAD, CHELTENHAM</p> <p>Childcare Centre</p> <p>181-183 BEECROFT ROAD, CHELTENHAM</p>	<p>181-183 BEECROFT ROAD, CHELTENHAM</p> <p>Childcare Centre</p> <p>181-183 BEECROFT ROAD, CHELTENHAM</p>	<p>181-183 BEECROFT ROAD, CHELTENHAM</p> <p>Childcare Centre</p> <p>181-183 BEECROFT ROAD, CHELTENHAM</p>	<p>181-183 BEECROFT ROAD, CHELTENHAM</p> <p>Childcare Centre</p> <p>181-183 BEECROFT ROAD, CHELTENHAM</p>

ATTACHMENT 2 - ITEM 3

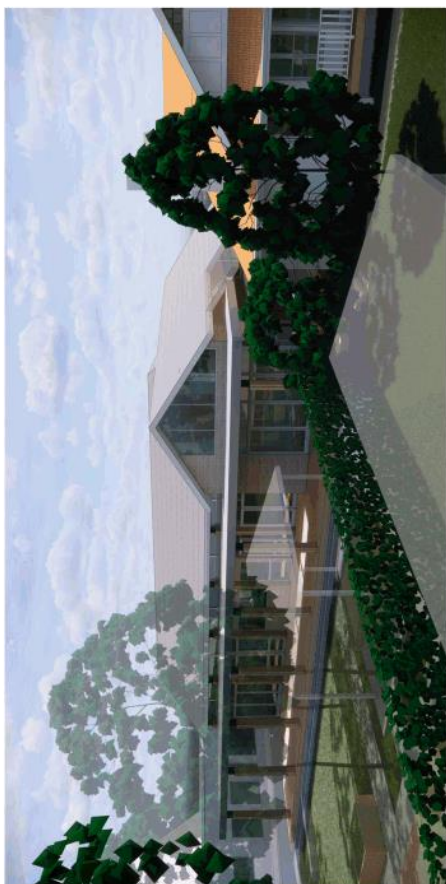


CHELTENHAM ROAD

1 June 22 3pm Proposed
SCALE 1:1200

<p>1:1200</p> <p>GARDNER WETHERILL ASSOCIATES</p> <p>21 LORRAINE ROAD, SYDNEY NSW 1570</p> <p>02 9550 1111</p> <p>www.gardnerwetherill.com.au</p>		<p>Development Application Shadow Diagrams June 22 3pm</p>		<p>19041</p> <p>DA24</p> <p>As Shown A1 CM Proj. leader 14/03/2020</p>	
<p>TIC INVESTMENTS (NSW) PTY LTD</p> <p>Childcare Centre</p> <p>181-183 BEECROFT ROAD, CHELTENHAM</p>		<p>19041</p> <p>DA24</p> <p>As Shown A1 CM Proj. leader 14/03/2020</p>		<p>Pre DA Review</p>	

ATTACHMENT 2 - ITEM 3



Perspective from corner Beecroft Road and Cheltenham Road
(Proposed landscape and playground structures transparent for clarity)



Perspective to new Childcare Centre extensions from Beecroft Road Playspace
(Proposed landscape and playground structures transparent for clarity)



Perspective from main entry to Childcare Centre

[illegible]

ATTACHMENT 2 - ITEM 3



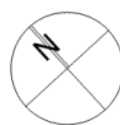
Perspective 1: Southern Perspective (from Bescroft Road Playground)



Perspective 2: Northern Perspective (Main Entry)

01	Roofing Shingle profile ceramic tile Colour: Light charcoal	
02	Painted Elements Paint Colour: Warm grey	
03	Timber Cladding to Columns, Battens & Decking Hardwood Timber Colour: Blackbutt or similar	
04	Powdercoated Aluminium Glazing Powdercoat Colour: Charcoal	
05	Face Bricks Clay Brick (Splits) Colour: "Van Gough" (or similar)	
06	Face Bricks (building base) Clay Brick (Splits) Colour: "Greenway" (or similar)	

<p>CLIENT</p> <p>TIC INVESTMENTS (NSW) PTY LTD</p> <p>Street Number and Name City Postcode & State Phone & Fax Numbers</p>	<p>PROJECT</p> <p>Childcare Centre 181-183 BEECROFT ROAD, CHELTENHAM</p> <p>Finishes Schedule Scale NTS</p>	<p>ARCHITECT</p> <p>GARDNER WETHERILL & ASSOCIATES LEVEL 2 - Suite 2.01 460 PACIFIC HIGHWAY ST. LEONARDS 2065 T (02) 9923 6777 F (02) 9923 3909 E design@gardnerwetherill.com.au A.C.N. 104 476 823 Notified Architect - Allipart Road Quarter (Reg No. 2849)</p>	<p>Date Feb 2020</p>



SHEET SIZE
A3

ATTACHMENT 2 - ITEM 3

ATTACHMENT 3 - ITEM 3

[illegible]