



Location Map

**HORNSBY**  
THREE COUNCIL

This document is approved subject to the notes, advice and conditions listed in Development Consent No. DA/893/2019 Dated. 25/11/2020

GENERAL MANAGER

**SUMMARY CALCULATION**

TOTAL SITE AREA	1628.8 sqm
PERMITTED FLOOR SPACE RATIO	N/A
PROPOSED FLOOR SPACE RATIO	0.25 : 1.00
PROPOSED TOTAL FLOOR SPACE	411.6 sqm

**BUILDING SETBACKS**

FRONT SETBACK	27.2 m
REAR SETBACK	29.8 m
SIDE SETBACK	3.0 m

BUILDING SITE COVERAGE	334 sqm
SITE COVERAGE PERCENTAGE	20.5%

BUILDING & CARPARK SITE COVERAGE	875 sqm
SITE COVERAGE PERCENTAGE	53.7%

**PROPOSED 40 PLACES CHILDCARE CENTRE**

**CHILDREN & STAFF NUMBERS**

CHILDREN	NUMBER	STAFF
0-2 YRS	8	2
2-3 YRS	15	3
3-5 YRS	17	2
<b>TOTAL</b>	<b>40</b>	<b>7</b>

**CAR PARKING 12 SPACES**

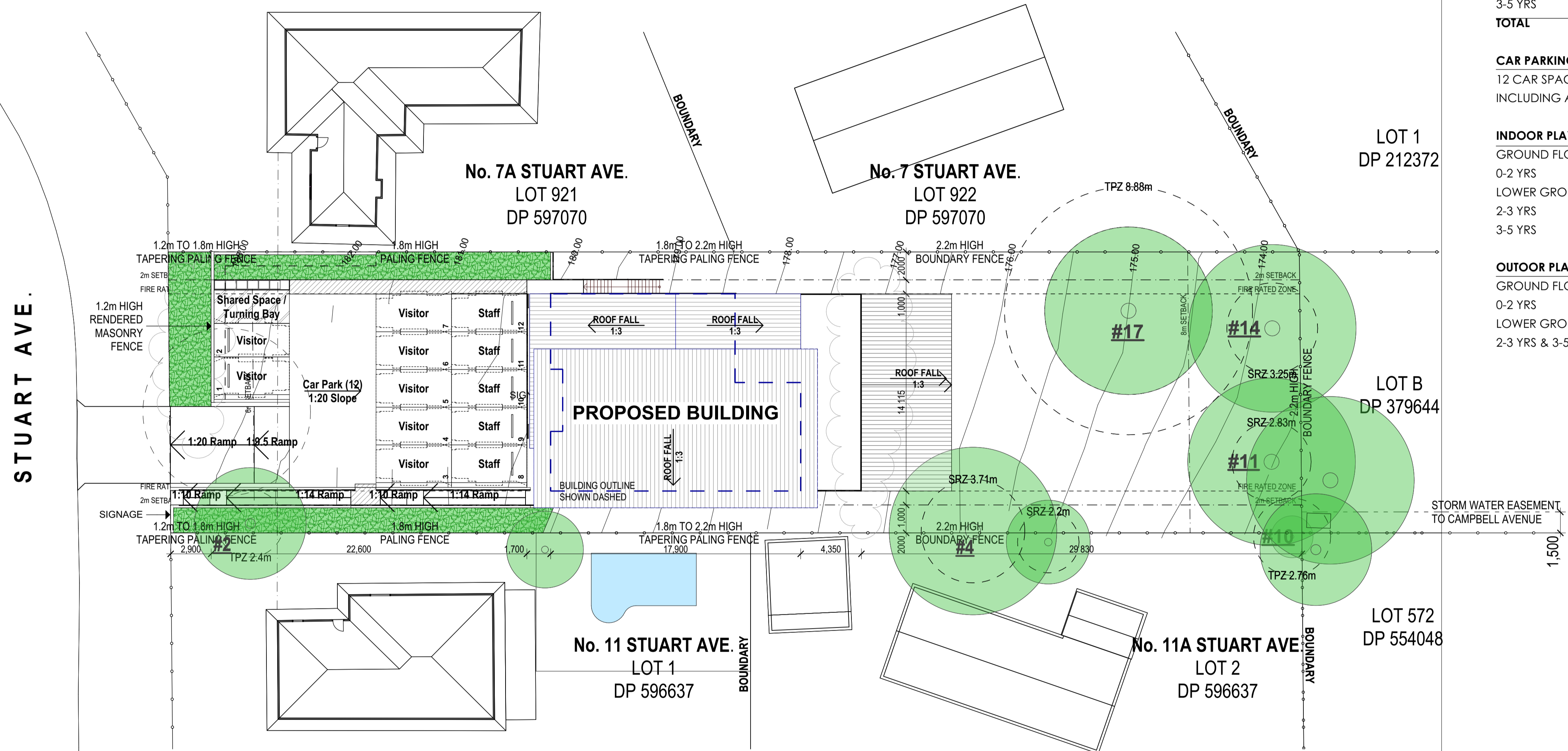
12 CAR SPACES ONSITE PARKING INCLUDING ACCESSIBLE CAR SPACE

**INDOOR PLAY AREA CALCULATION 210 sqm**

GROUND FLOOR	
0-2 YRS	47 sqm
LOWER GROUND FLOOR	
2-3 YRS	60 sqm
3-5 YRS	103 sqm

**OUTDOOR PLAY AREA CALCULATION 530 sqm**

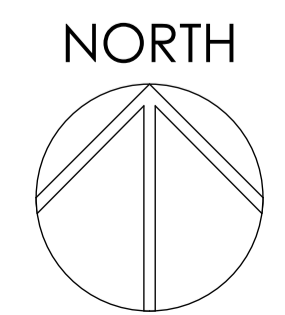
GROUND FLOOR	
0-2 YRS	85 sqm
LOWER GROUND FLOOR	
2-3 YRS & 3-5 YRS	445 sqm



1 Site Plan  
SCALE - 1:200

1:200 @ ORIGINAL SIZE

REV	DESCRIPTION	DATE	
H	Preliminary Issue	13/07/20	NCC 2019
I	Section 8.2 Review	21/07/20	Classification: 9b
J	Amendments to Section 8.2	14/10/20	Type of Construction: Type C (Ibc)
	Review documentation		Site area: 1628.8m <sup>2</sup>



CLIENT  
S.M. Tavana Pty Ltd

PROJECT  
Normanhurst Childcare Centre  
9 Stuart Ave.,  
Normanhurst, NSW 2076

DRAWING TITLE  
Location Plan / Site Plan / Roof Plan

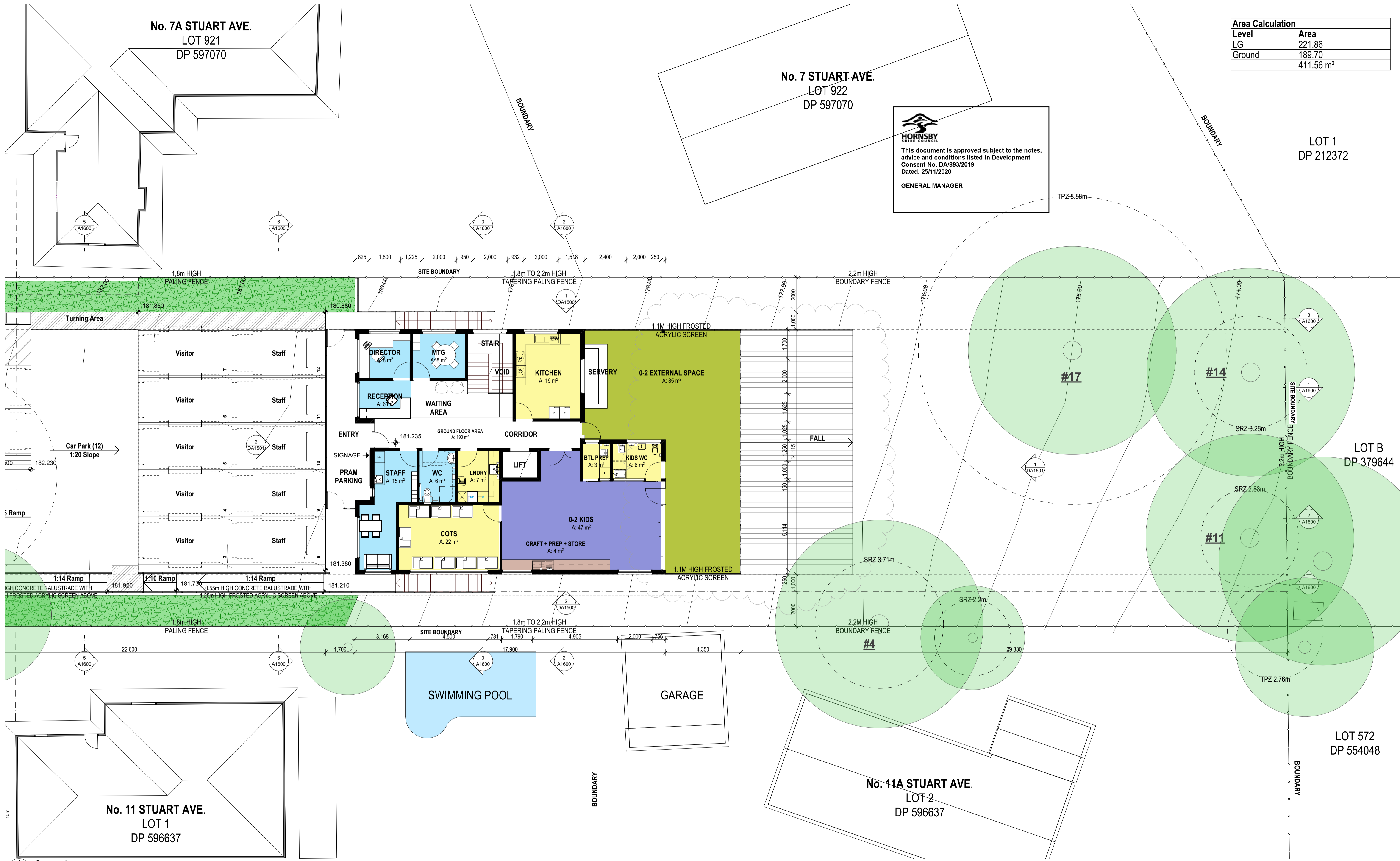
PROJECT No	DRAWING No	REVISION
18063	DA1200	J
DRAWING SCALE	SHEET SIZE	DRAWN
As Shown	A1	TWoo
CHECKED	DATE	
RG	15/10/2020	

ARCHITECT  
**GARDNER WETHERILL**  
ASSOCIATES

Level 2, Suite 2.01 460 Pacific Highway  
St. Leonards NSW 2065  
T (02) 9929 4777  
A.C.N. 104 476 833  
Nominated Architect - Alistair Ross Gardner (Reg No. 3949)  
PROJECT STATUS



Area Calculation	
Level	Area
LG	221.86
Ground	189.70
	411.56 m <sup>2</sup>



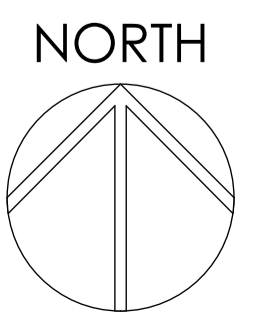
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GENERAL MANAGER

1 Ground  
SCALE - 1:100

REV	DESCRIPTION	DATE	
H	For Information	06/07/20	NCC 2019
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K	Amendments to Section 8.2	14/10/20	Site area: 1628.8m <sup>2</sup>
	Review documentation		



CLIENT  
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PROJECT  
Normanhurst Childcare Centre  
9 Stuart Ave.,  
Normanhurst, NSW 2076

DRAWING TITLE  
Ground Level Plan

PROJECT No	DRAWING No	REVISION
18063	DA1201	K
DRAWING SCALE	SHEET SIZE	DRAWN
As Shown	A1	TWoo
CHECKED	DATE	
RG	15/10/2020	

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PROJECT STATUS

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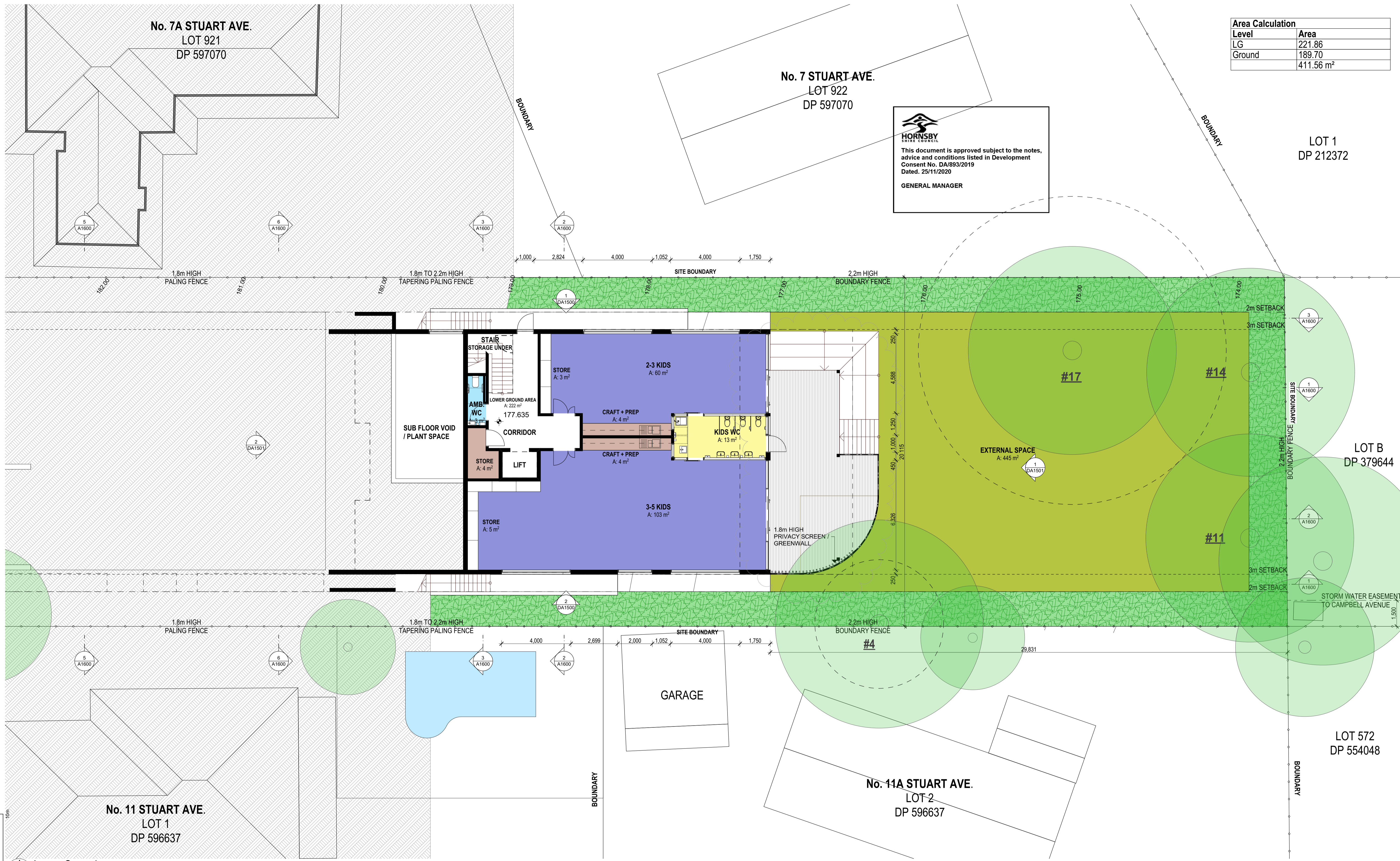


Area Calculation	
Level	Area
LG	221.86
Ground	189.70
	411.56 m <sup>2</sup>

**HORNSBY**  
THREE COUNCIL

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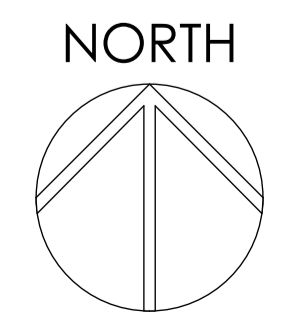
GENERAL MANAGER



**1** Lower Ground  
SCALE - 1:100

REV	DESCRIPTION	DATE
H	For Information	06/07/20
I	Preliminary Issue	13/07/20
J	Section 8.2 Review	21/07/20
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NCC 2019  
Classification: 9b  
Type of Construction: Type C (tbc)  
Site area: 1628.8m<sup>2</sup>



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PROJECT  
**Normanhurst Childcare Centre**  
9 Stuart Ave.,  
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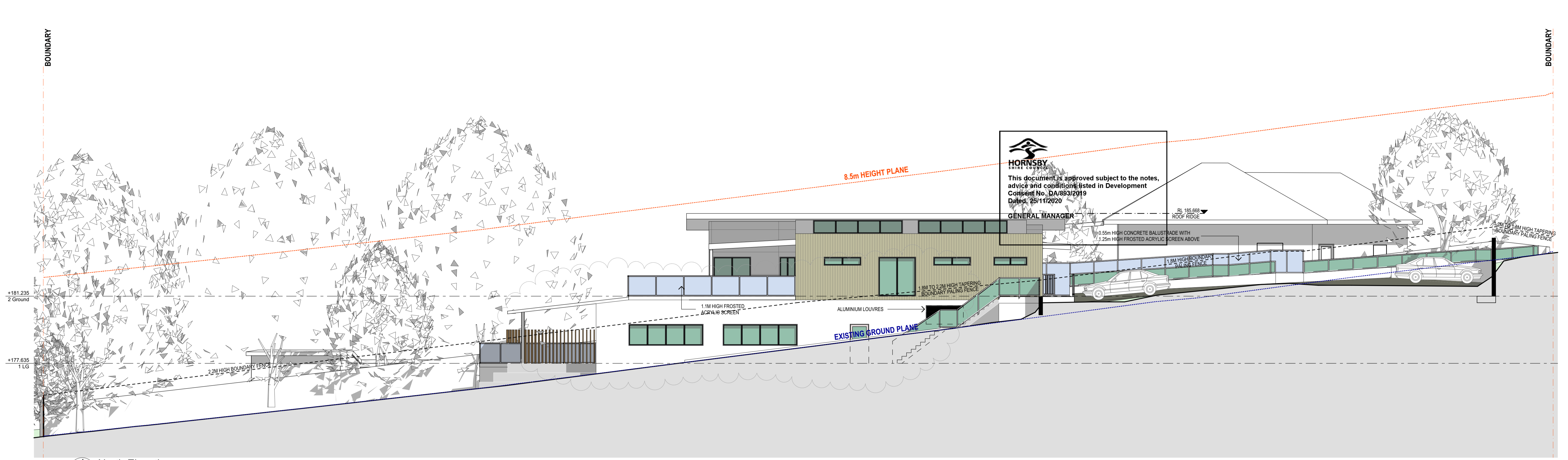
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<b>Lower Ground 1</b>		<b>DA1202</b>		<b>K</b>	
PROJECT No	18063	DRAWN	TWoo	CHECKED	RG
DRAWING SCALE	As Shown	SHEET SIZE	A1	DATE	15/10/2020

ARCHITECT  
**GARDNER WETHERILL ASSOCIATES**

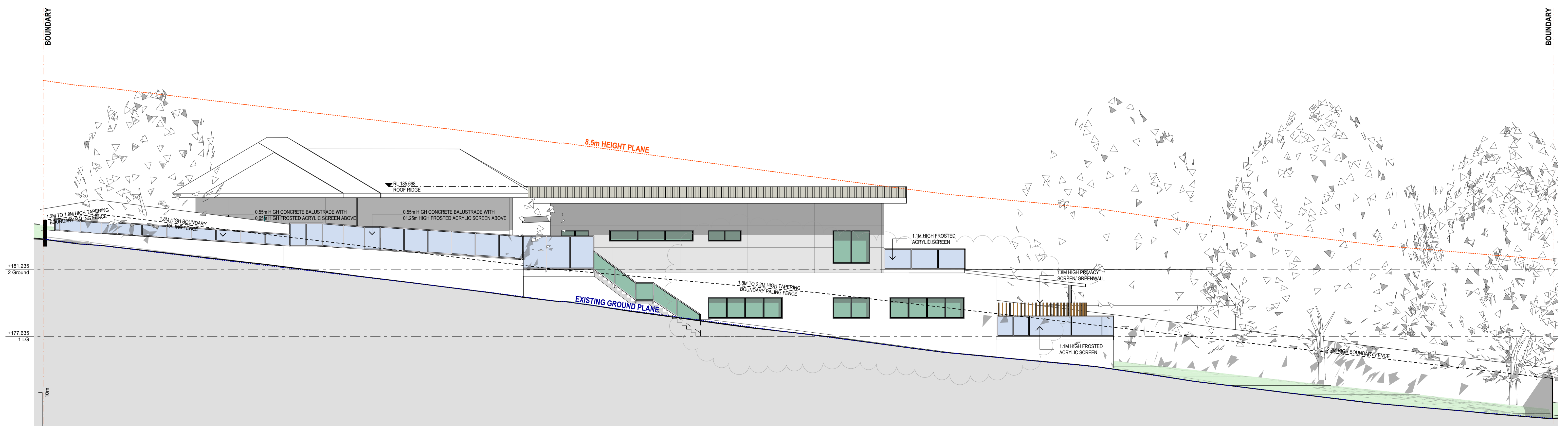
Level 2, Suite 2.01 460 Pacific Highway  
St. Leonards NSW 2065  
T (02) 9929 4777  
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1 North Elevation  
SCALE - 1:100



2 South Elevation  
SCALE - 1:100

REV	DESCRIPTION	DATE
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J	Amendments to Section 8.2 Review documentation	14/10/20

NCC 2019  
Classification: 9b  
Type of Construction: Type C (tbc)  
Site area: 1628.8m<sup>2</sup>

**MATERIALS**  
ROOF: METAL ROOF @ 3 DEGREES  
COLORBOND EAVES GUTTERS & DOWNPIPES  
TIMBER FASCIA  
WALLS: RENDERED & PAINTED BRICK VENEER & PANELS OF WEATHERBOARD & FIBRE CEMENT CLADDING  
FENCING: 1.8M TO 2.2M HIGH TIMBER FENCE LAPPED & CAPPED

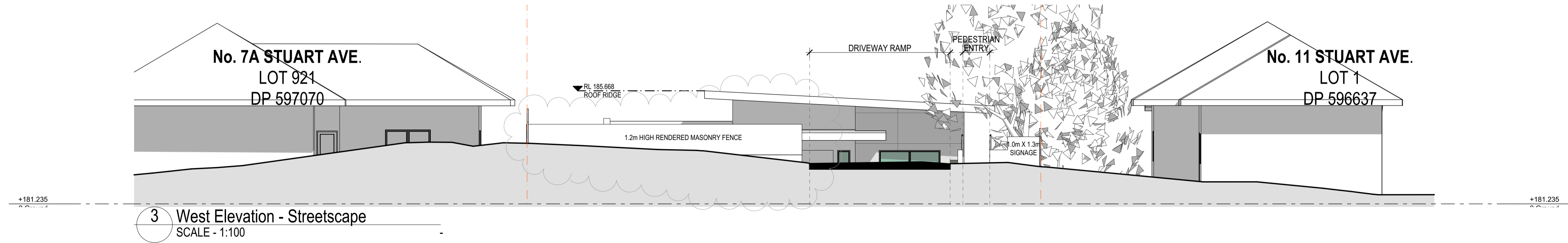
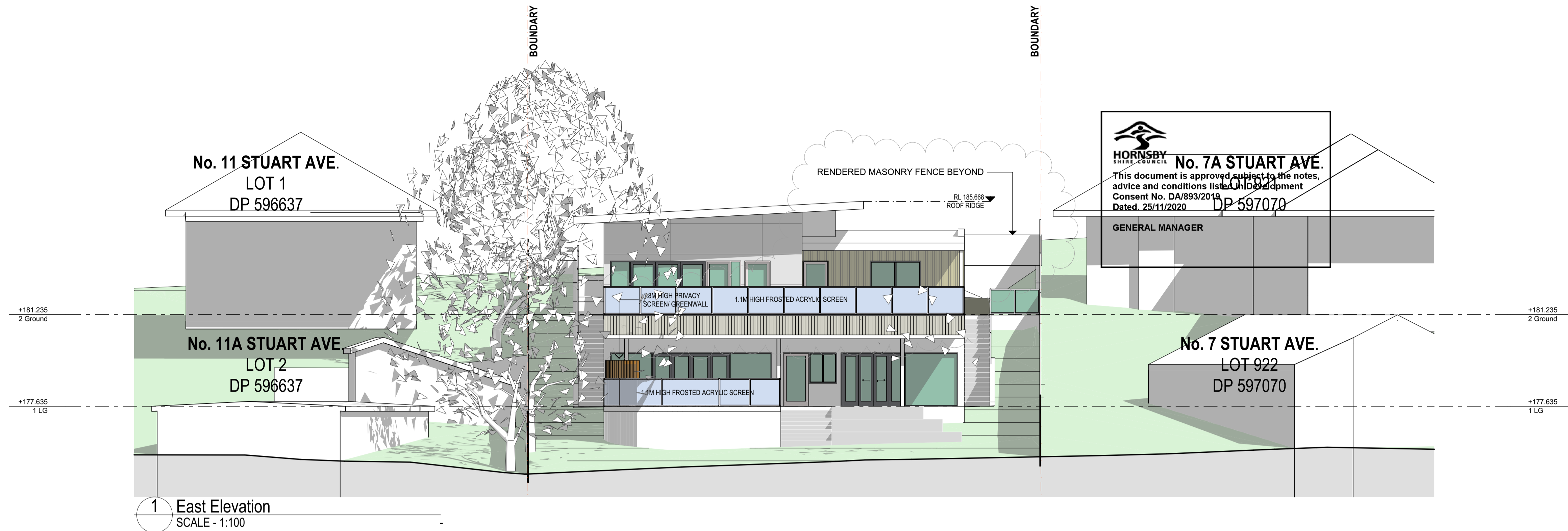


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PROJECT  
Normanhurst Childcare Centre  
9 Stuart Ave.,  
Normanhurst, NSW 2076

DRAWING TITLE		DRAWING No		REVISION	
Elevations - Sheet 1		DA1500		J	
PROJECT No	18063	DRAWING No	DA1500	REVISION	J
DRAWING SCALE	As Shown	SHEET SIZE	A1	DRAWN	TWoo
		CHECKED	RG	DATE	15/10/2020

ARCHITECT  
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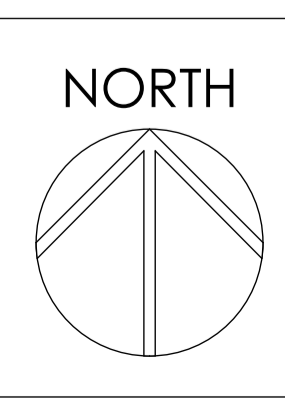


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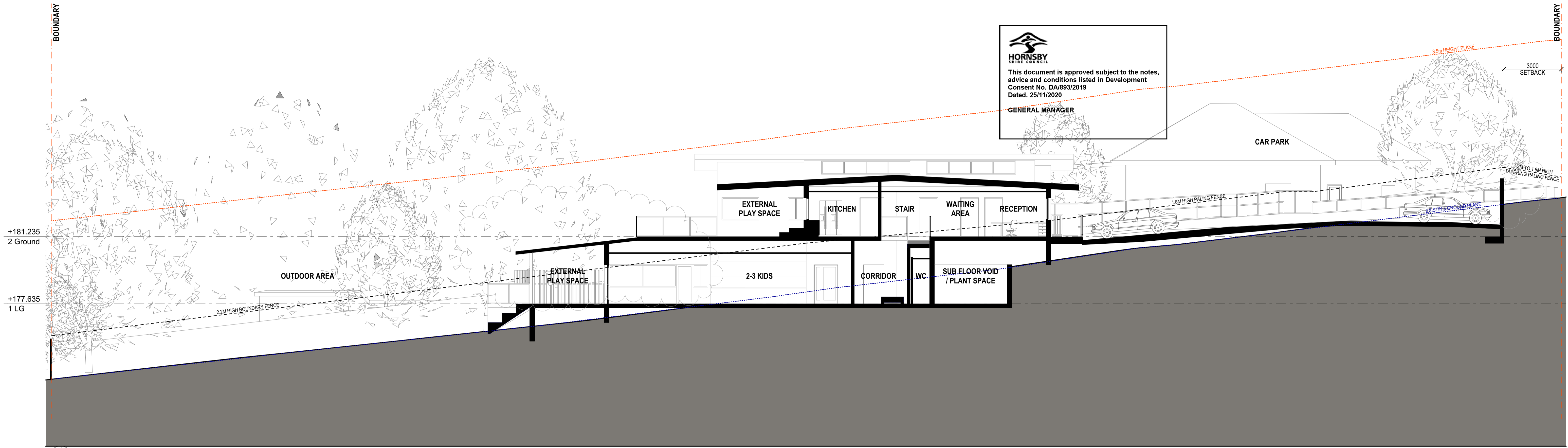
CLIENT: S.M. Tavana Pty Ltd  
PROJECT: Normanhurst Childcare Centre  
9 Stuart Ave., Normanhurst, NSW 2076

DRAWING TITLE		PROJECT No		DRAWING No		REVISION	
Elevations - Sheet 2		18063		DA1501		J	
DRAWING SCALE	SHEET SIZE	DRAWN	CHECKED	DATE			
As Shown	A1	TWoo	RG	15/10/2020			

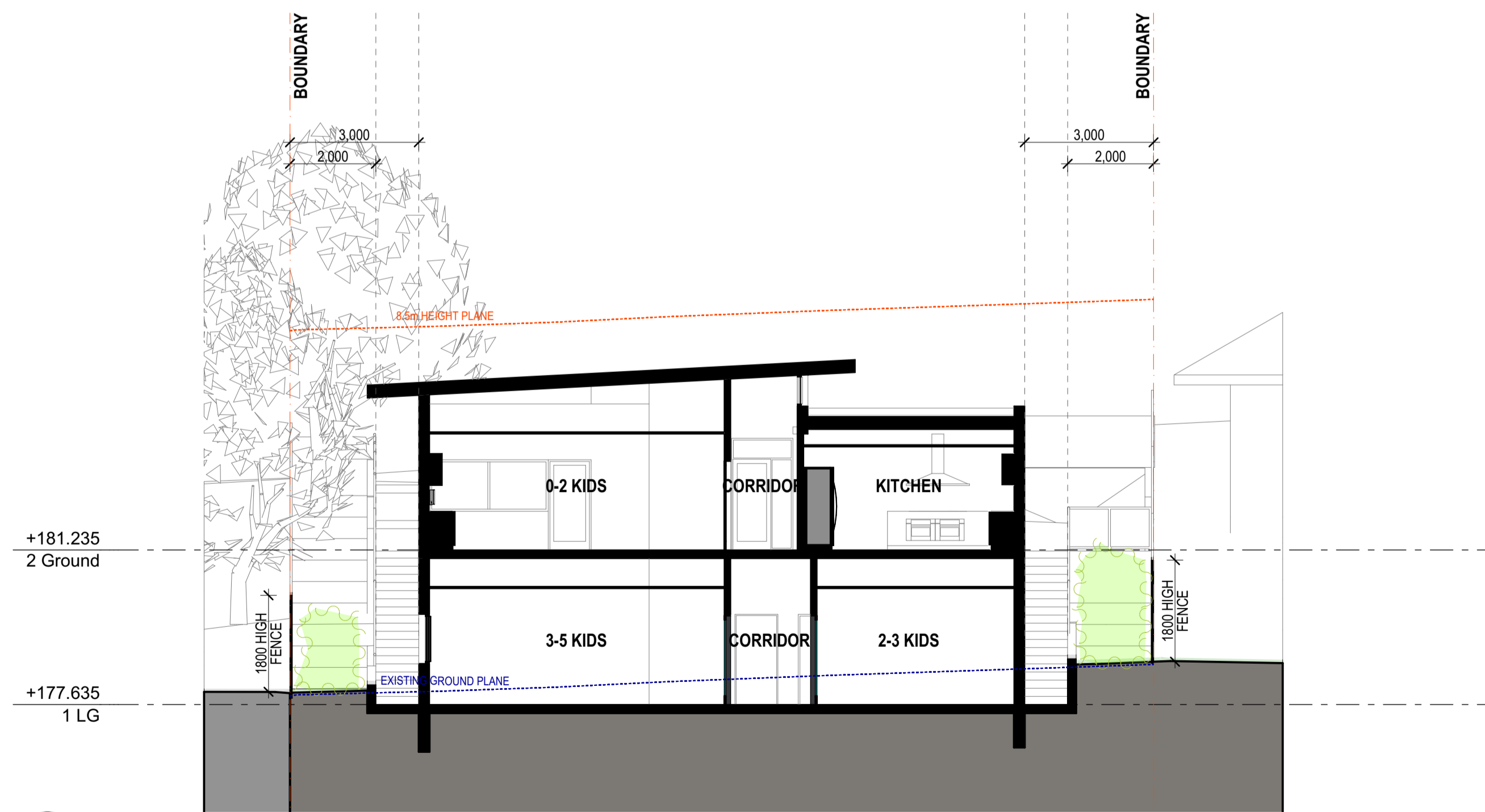
ARCHITECT: **GARDNER WETHERILL ASSOCIATES**  
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PROJECT STATUS

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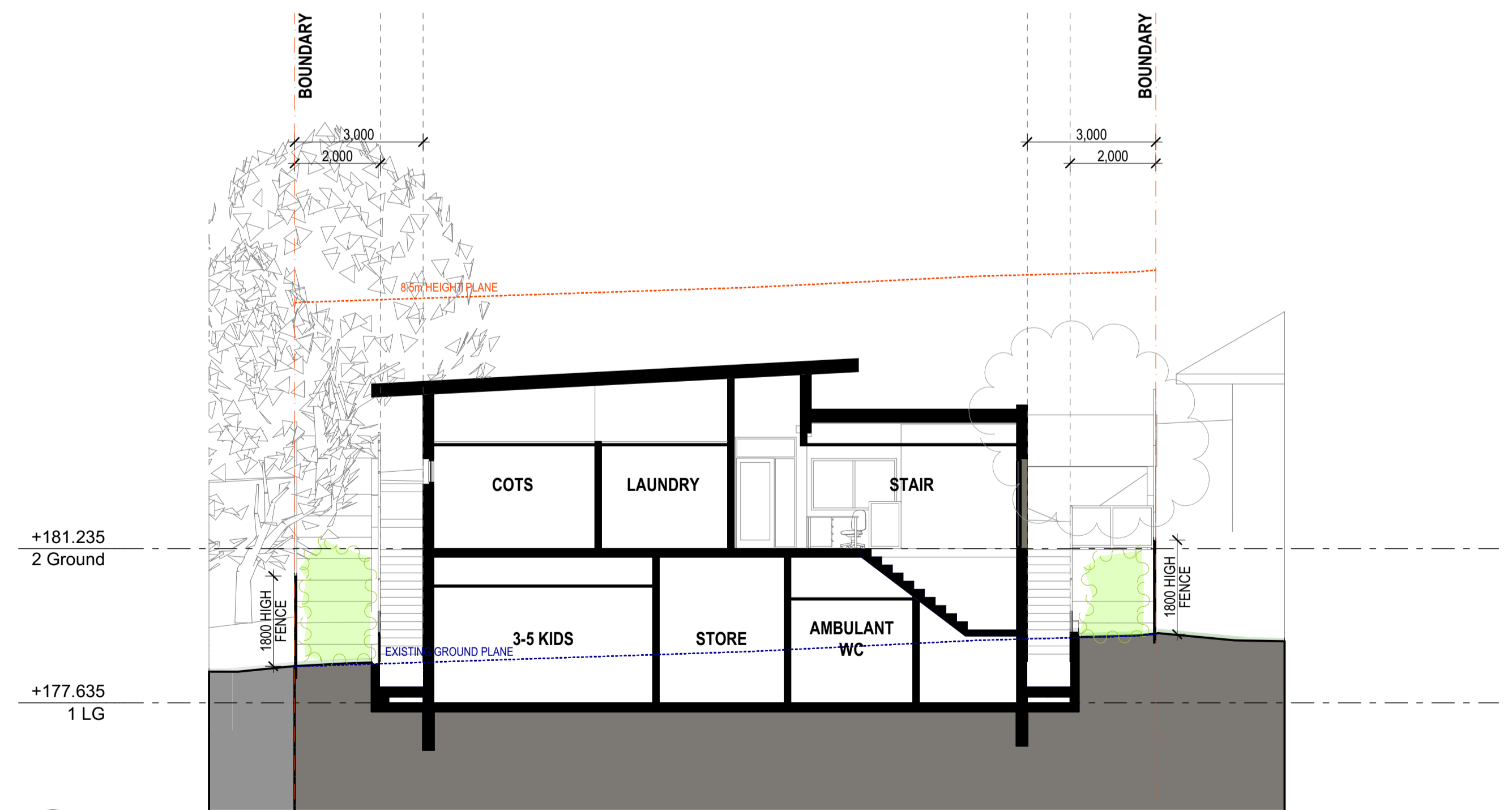




1 Long Section  
SCALE - 1:100



2 Cross Section 01  
SCALE - 1:100



3 Cross Section 02  
SCALE - 1:100

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CLIENT  
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PROJECT  
Normanhurst Childcare Centre  
9 Stuart Ave.,  
Normanhurst, NSW 2076

DRAWING TITLE		ARCHITECT	
Sections		<b>GARDNER WETHERILL ASSOCIATES</b>	
PROJECT No	DRAWING No	Level 2, Suite 2.01 460 Pacific Highway St. Leonards NSW 2065 T (02) 9929 4777 A.C.N. 104 476 833 Nominated Architect - Alistair Ross Gardner (Reg No. 3949) PROJECT STATUS	
18063	DA1600	<b>J</b>	
DRAWING SCALE	SHEET SIZE	DRAWN	CHECKED
As Shown	A1	TWoo	RG
		DATE	
		15/10/2020	



**LEGEND**

- + 55.28 EXISTING LEVELS
- + 65.20 PROPOSED LANDSCAPE LEVELS
- EXISTING TREES TO BE RETAINED
- EXISTING TREES TO BE REMOVED
- NEW TURF AREAS
- CONCRETE PAVING. REFER TO ARCHITECTS DETAILS.
- SYNTHETIC GRASS
- DECKING. REFER TO ARCHITECTS DETAILS.
- LOW MASONRY WALLS
- BRICK GARDEN EDGING
- SANDSTONE STEPPING STONES

**SCHEDULE OF EXISTING TREES**

KEY	BOTANICAL NAME	COMMON NAME	HEIGHT X SPREAD
1.	<i>Glochidion ferdinandi</i>	Cheese Tree	15 x 13m
2.	<i>Camellia sesanqua</i>	Camellia	6 x 5m
3.	<i>Arecastrum romansiflora</i> (x 2)	Cocos Palm	7 x 5m
4.	<i>Eucalyptus saligna</i>	Sydney Blue Gum	21 x 18m
5.	<i>Eucalyptus microcorys</i>	Tallowood	10 x 7m
6.	<i>Eucalyptus globulus</i> subsp. <i>globulus</i>	Tasmanian Blue Gum	7 x 5m
7.	<i>Casuarina cunninghamiana</i>	River She Oak	8 x 5m
8.	<i>Archontophoenix cunninghamiana</i>	Bangalow Palm	6 x 5m
9.	<i>Casuarina cunninghamiana</i> (x 3)	River She Oak	7 x 3m
10.	<i>Brachychiton acerifolius</i>	Illawarra Flame Tree	10 x 6m
11.	<i>Eucalyptus pilularis</i>	Blackbutt	19 x 15m
12.	<i>Eucalyptus saligna</i>	Sydney Blue Gum	25 x 15m
13.	<i>Eucalyptus saligna</i>	Sydney Blue Gum	23 x 15m
14.	<i>Eucalyptus saligna</i>	Sydney Blue Gum	25 x 18m
15.	<i>Eucalyptus saligna</i>	Sydney Blue Gum	21 x 13m
16.	<i>Brachychiton acerifolius</i>	Illawarra Flame Tree	10 x 6m
17.	<i>Eucalyptus saligna</i>	Sydney Blue Gum	25 x 20m

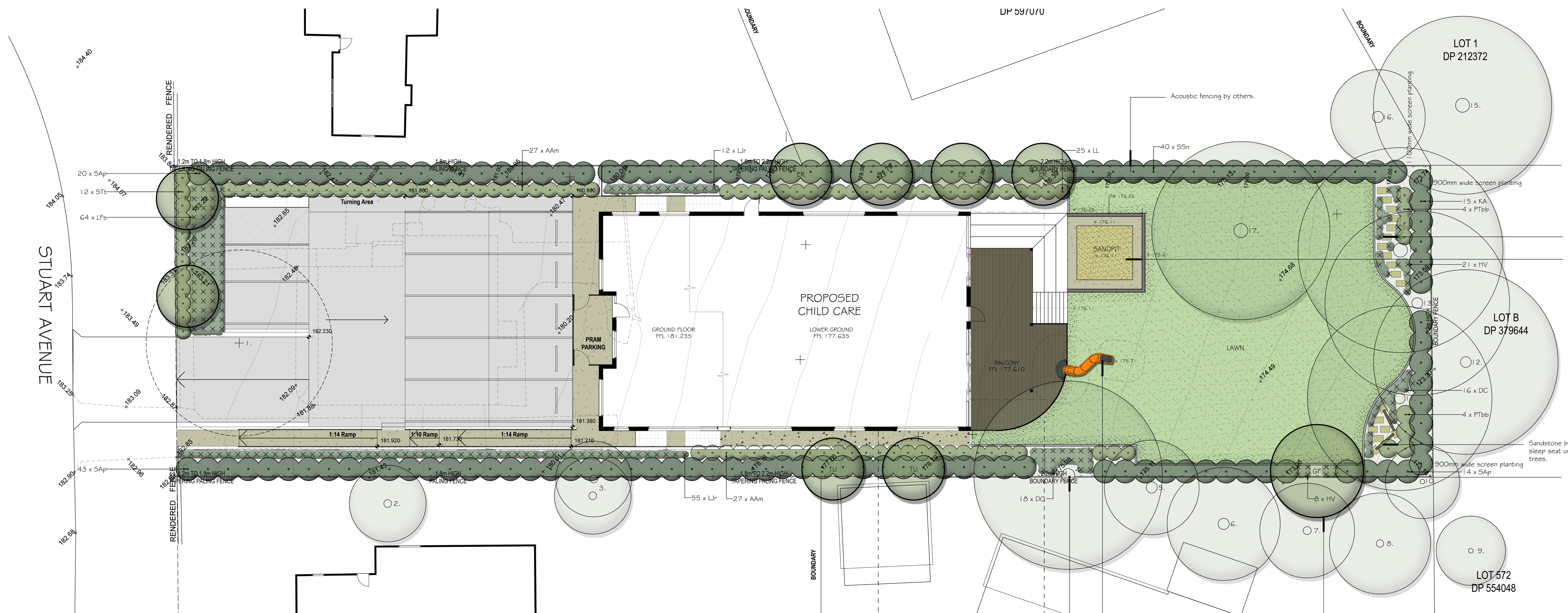
**SCHEDULE OF PLANT MATERIAL**

CODE	BOTANICAL NAME	COMMON NAME	QUANTITY	MATURE HEIGHT	CONTAINER SIZE	STAKES
AAm	<i>Acmena smithii</i> 'Allyn Magic'	Dwarf Lilli Pilli	54	1m	200mm	-
BS	<i>Banksia serrata</i>	Old Man Banksia	1	7m	75 litre	2
DC	<i>Dianella caerulea</i>	Paroo Lily	34	0.4m	140mm	-
ER	<i>Elaeocarpus reticulatus</i>	Blueberry Ash	3	5m	75 litre	2
GF	<i>Glochidion ferdinandi</i> *	Cheese Tree	1	8m	200 litre	2
HV	<i>Hardenbergia violacea</i>	Native Sarsparilla	29	prostrate	140mm	-
KA	<i>Kunzea ambigua</i>	Tick Bush	14	2.5m	200mm	-
LJr	<i>Liriope</i> 'Just Right'	Turf Lily	67	0.4m	140mm	-
LFS	<i>Lomandra fluvialis</i> 'Shara'	Fine Leaf Lomandra	64	0.4m	140mm	-
LL	<i>Lomandra longifolia</i>	Mat Rush	25	1m	140mm	-
PTbb	<i>Phormium tenax</i> 'Bronze Baby'	Dwarf NZ Flax	8	1m	200mm	-
SAP	<i>Syzygium australe</i> 'Pinnacle'	Dwarf Lilli Pilli	77	3m	200mm	-
SSn	<i>Syzygium</i> 'Straight & Narrow'	Dwarf Lilli Pilli	40	4m	200mm	-
STt	<i>Syzygium</i> 'Tiny Trev'	Dwarf Lilli Pilli	12	0.6m	200mm	-
TLI	<i>Tristanopsis laurina</i> 'Luscious'	Water Gum	4	5m	75 litre	-

\* mature specimen to replace existing Tree No. 1 in accordance with Arbosit report recommendations. The majority of the plants in this schedule have been selected from a list of indigenous species for Hornsby Shire Council and Sydney Water low water use plants.



NOTE: Also refer to the Arboricultural Impact Assessment prepared by William Dunlop, Temporal Tree Management Pty Ltd.



Nature walk setting stone path under existing trees.  
Proposed 400mm deep sandpit with concrete apron. Low wall around sandpit to have a maximum height of 450mm above ground level.

Verify all dimensions on site before commencing construction or ordering materials. Verify the dimensions of all manufactured products before installation. Use figured dimensions in preference to scaled dimensions. Report any discrepancies to the Landscape Architect for a decision before work commences.

**NOTES**

This plan is to be read in conjunction with all documentation prepared by Gardner Wetherill Associates.



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email ijla@netspace.net.au

**project**  
Proposed Child Care  
9 Stuart Avenue, Normanhurst

**drawing**  
Landscape Plan

**client**  
S.M. Tavana Pty Ltd

**date**  
July 2020

**job.dwg no.**  
133.20(19)/285'A'

**designed by**  
IJ

**scale**  
1:100 @ A0  
1:200 @ A2

**no. in set**  
ONE/ONE

**drawn by**  
AM/HL

**REVISIONS**

**A** 21.07.20  
1. Revisions to suit revised architectural plans.

