



Location Map

**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 48 PLACES CHILDCARE CENTRE**

CHILDREN & STAFF NUMBERS		
CHILDREN	NUMBER	STAFF
0-2 YRS	8	2
2-3 YRS	15	3
3-5 YRS	25	3
<b>TOTAL</b>	<b>48</b>	<b>8</b>

**CAR PARKING 12 SPACES**

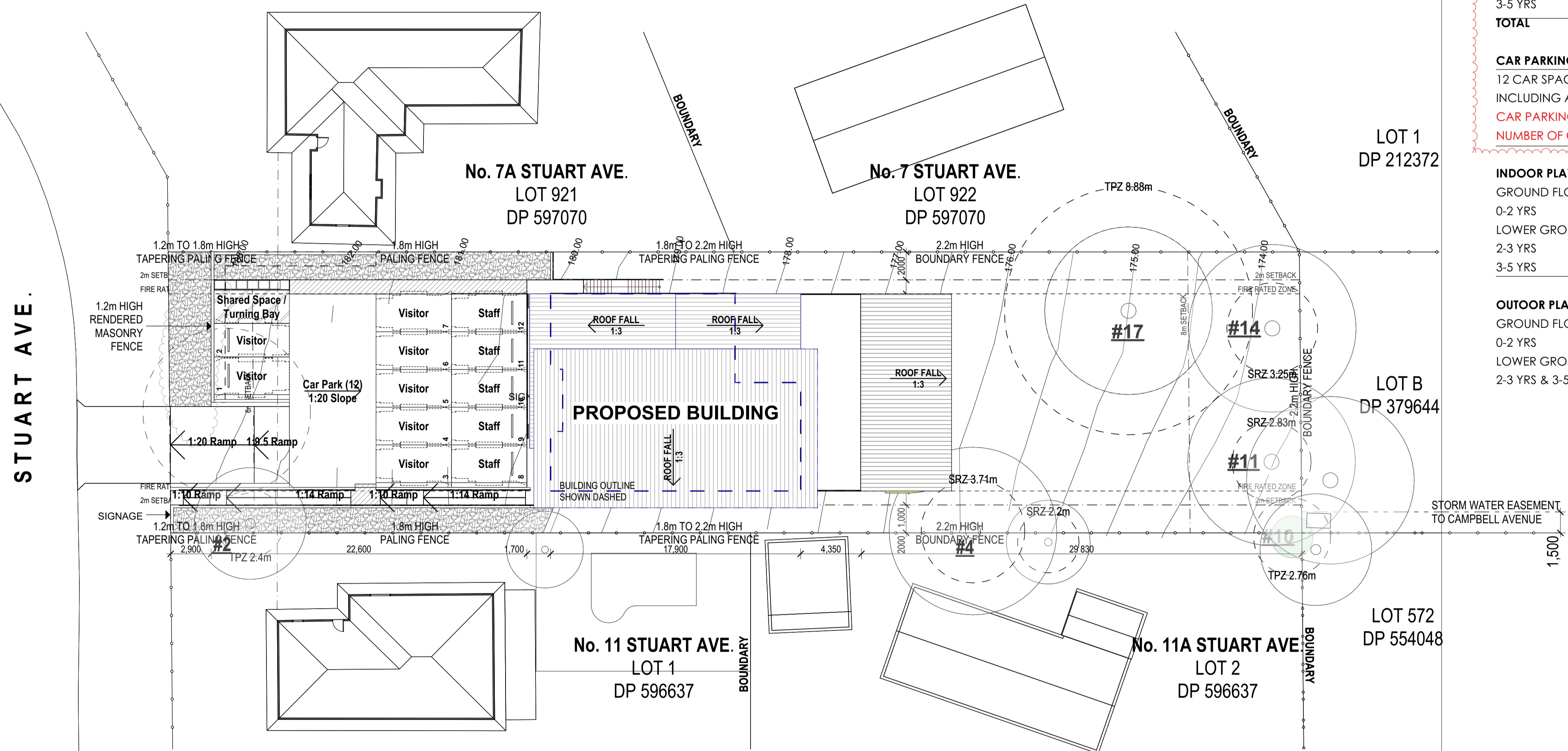
12 CAR SPACES ONSITE PARKING INCLUDING ACCESSIBLE CAR SPACE  
 CAR PARKING REQUIREMENTS: 1 SPACE PER 4 CHILDREN  
 NUMBER OF CHILDREN PERMISSIBLE: **48 CHILDREN (MAX.)**

**INDOOR PLAY AREA CALCULATION 210 sqm**

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

**OUTDOOR PLAY AREA CALCULATION 530 sqm**

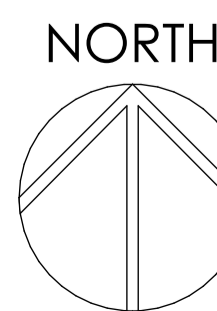
GROUND FLOOR	85 sqm
0-2 YRS	
LOWER GROUND FLOOR	445 sqm
2-3 YRS & 3-5 YRS	



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 (tbc)
K	Review documentation		Site area: 1628.8m <sup>2</sup>
	\$4.55 Application	28/04/22	



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	13/10/2022	

ARCHITECT

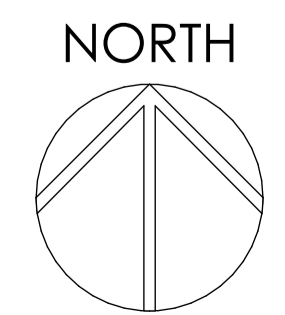
Level 2, Suite 2.01 460 Pacific Highway  
 St. Leonards NSW 2065  
 T (02) 9929 4777  
 A.C.N. 104 476 833  
 Nominated Architect - Alstar Ross Gardner (Reg No. 3949)  
 PROJECT STATUS

Area Calculation	
Level	Area



1 Ground SCALE - 1:100

REV	DESCRIPTION	DATE	DATE
H	For Information	06/07/20	NCC 2019
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J	Section 8.2 Review	21/07/20	Type of Construction: Type C (tbc)
K	Amendments to Section 8.2	14/10/20	Site area: 1628.8m <sup>2</sup>
L	Review documentation		
L	S4.55 Application	28/04/22	



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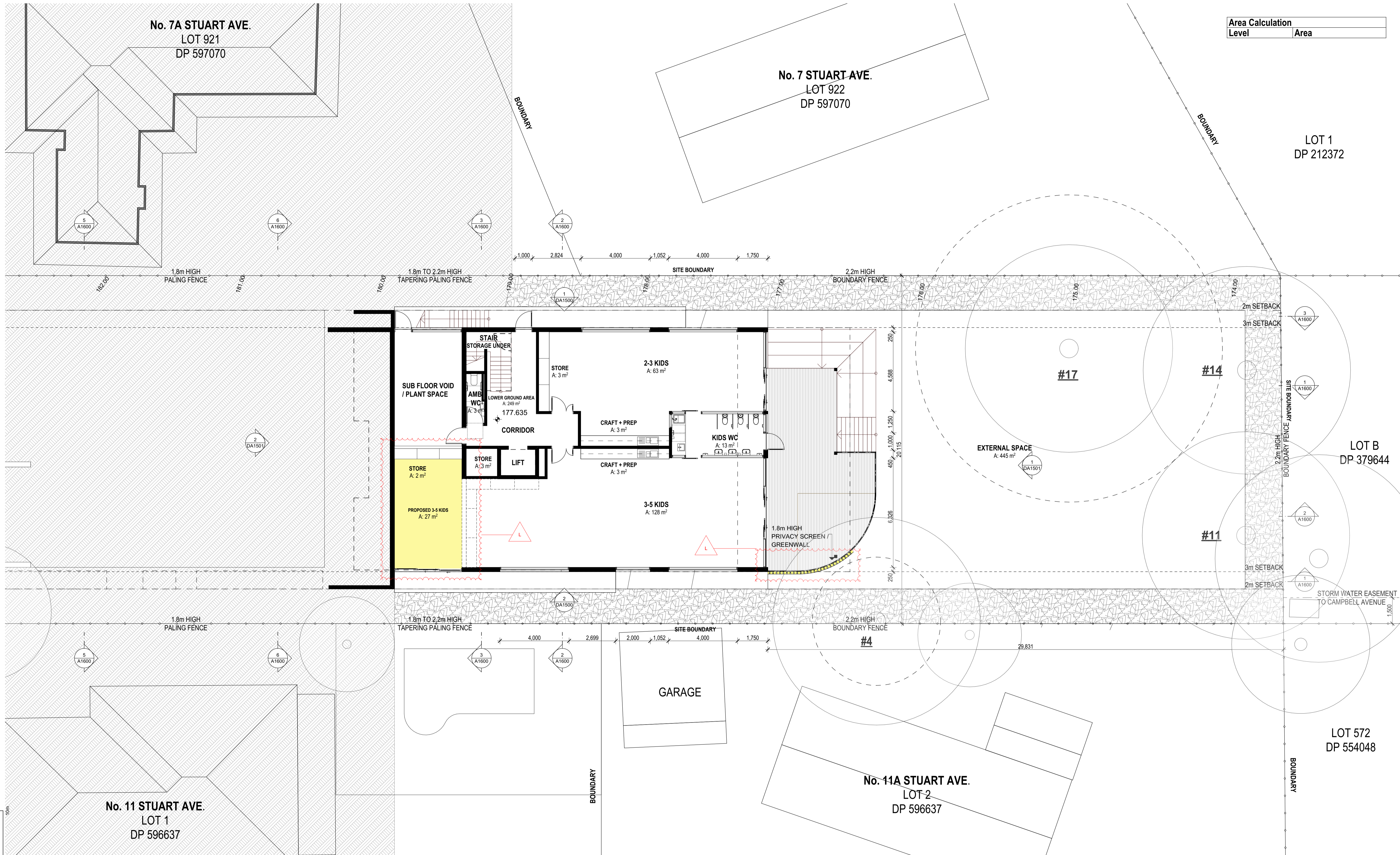
PROJECT  
Normanhurst Childcare Centre  
9 Stuart Ave.,  
Normanhurst, NSW 2076

DRAWING TITLE		ARCHITECT	
Ground Level Plan			
PROJECT No	DRAWING No	REVISION	
18063	DA1201	K	
DRAWING SCALE	SHEET SIZE	DRAWN	CHECKED
As Shown	A1	TWoo	RG
		DATE	
		13/10/2022	

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PROJECT STATUS

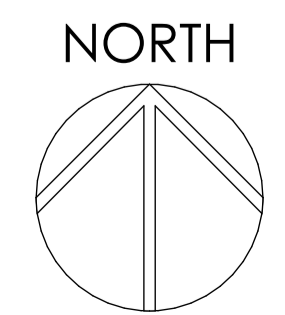
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Area Calculation	
Level	Area



1 Lower Ground  
SCALE - 1:100

REV	DESCRIPTION	DATE	
H	For Information	06/07/20	NCC 2019
I	Preliminary Issue	13/07/20	Classification: 9b
J	Section 8.2 Review	21/07/20	Type of Construction: Type C (tbc)
K	Amendments to Section 8.2	14/10/20	Site area: 1628.8m <sup>2</sup>
L	Review documentation		
L	S4.55 Application	28/04/22	



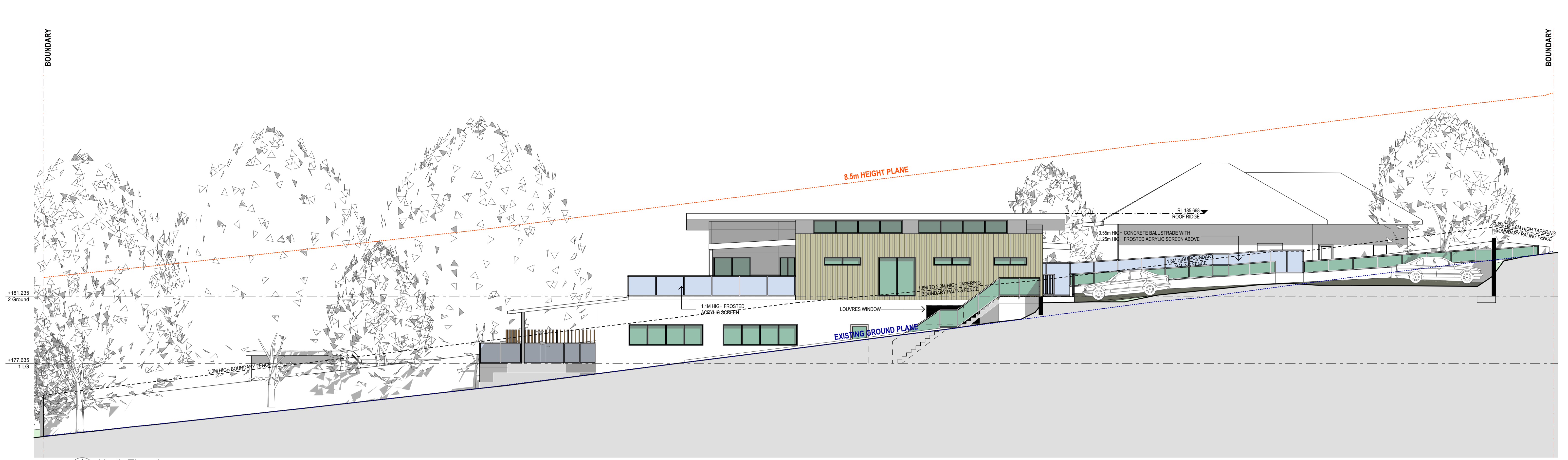
CLIENT  
S.M. Tavana Pty Ltd

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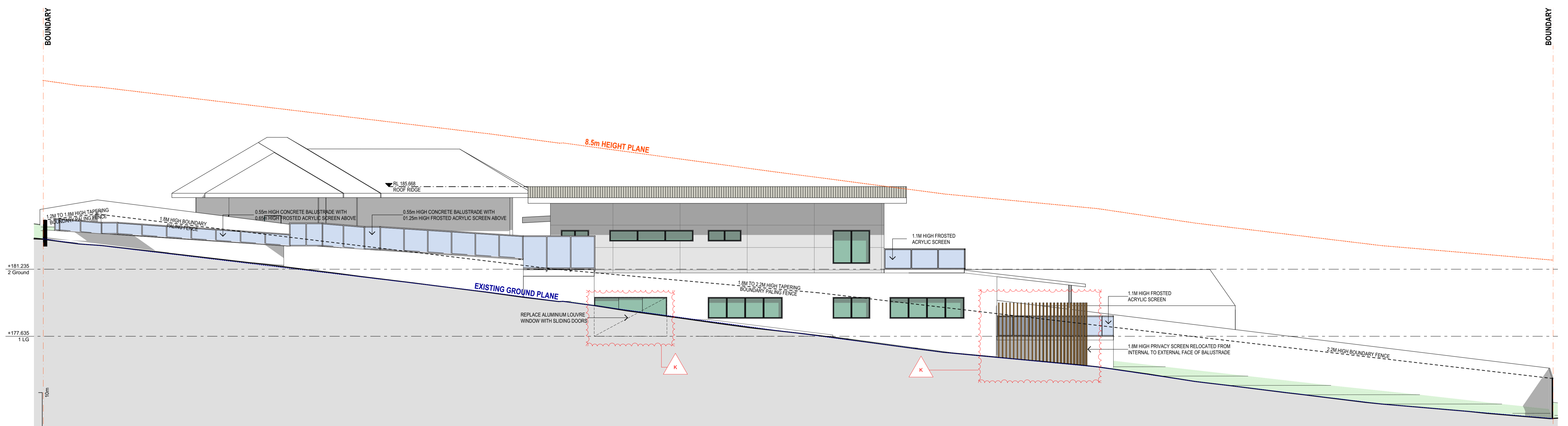
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Lower Ground 1			
PROJECT No	DRAWING No	REVISION	
18063	DA1202	K	
DRAWING SCALE	SHEET SIZE	DRAWN	CHECKED
As Shown	A1	TWoo	RG
		DATE	
		13/10/2022	

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1 North Elevation  
SCALE - 1:100



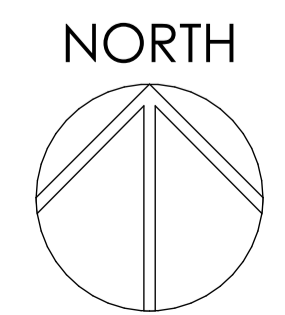
2 South Elevation  
SCALE - 1:100

REV	DESCRIPTION	DATE
H	Preliminary Issue	13/07/20
I	Section 8.2 Review	21/07/20
J	Amendments to Section 8.2 Review documentation	14/10/20
K	\$4.55 Application	28/04/22

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

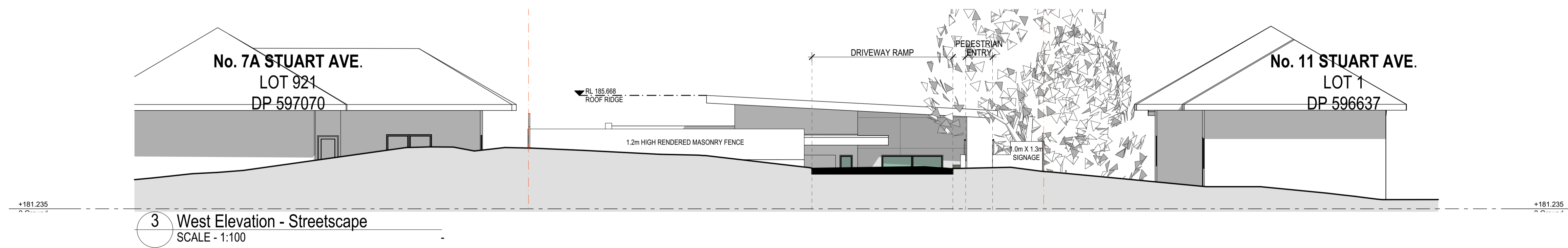
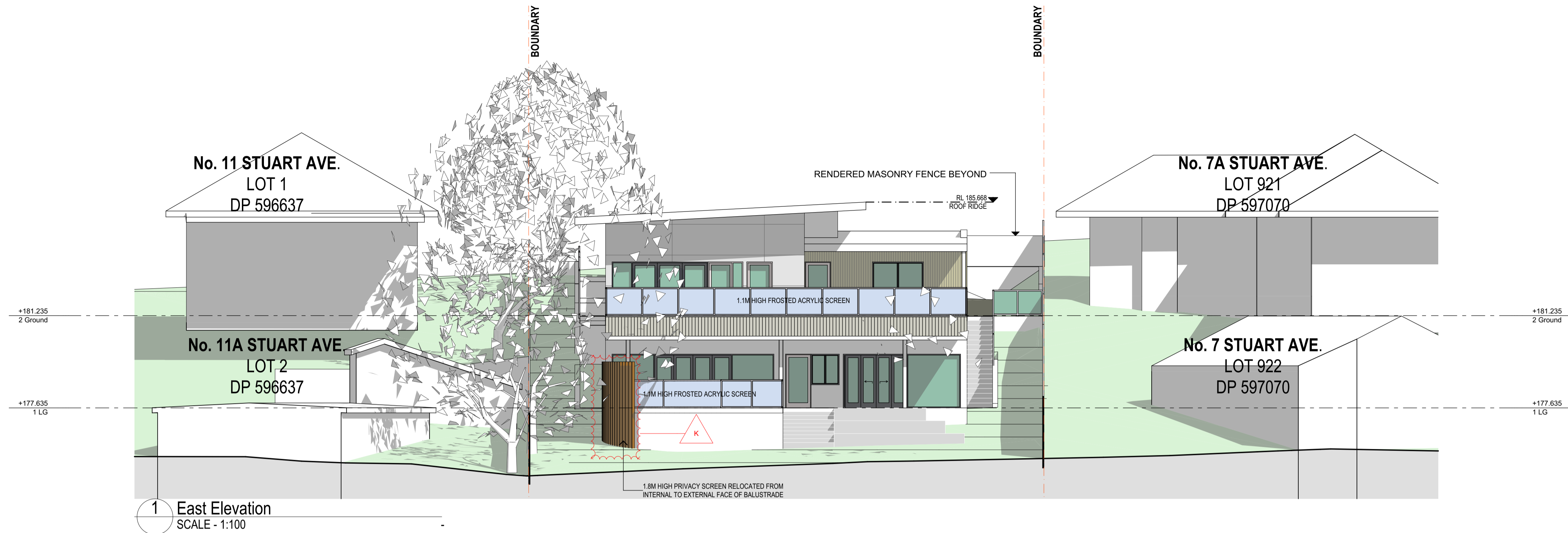
**MATERIALS**  
ROOF: METAL ROOF @ 3 DEGREES  
COLORBOND EAVES GUTTERS & DOWNPIPES  
TIMBER FASCIA  
  
WALLS: RENDERED & PAINTED BRICK VENEER & PANELS OF WEATHERBOARD & FIBRE CEMENT CLADDING

FENCING: 1.8M TO 2.2M HIGH TIMBER FENCE LAPPED & CAPPED



CLIENT  
S.M. Tavana Pty Ltd  
  
PROJECT  
Normanhurst Childcare Centre  
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DRAWING TITLE		ARCHITECT	
Elevations - Sheet 1		Level 2, Suite 2.01 460 Pacific Highway S1, Leonards NSW 2065 T (02) 9929 4777 A.C.N. 104 476 833 Nominated Architect - Alstar Ross Gardner (Reg No. 3949) PROJECT STATUS	
PROJECT No	DRAWING No	REVISION	
18063	DA1500	J	
DRAWING SCALE	SHEET SIZE	DRAWN	CHECKED
As Shown	A1	TWoo	RG
		DATE	
		13/10/2022	



1:100 @ ORIGINAL SIZE

REV	DESCRIPTION	DATE
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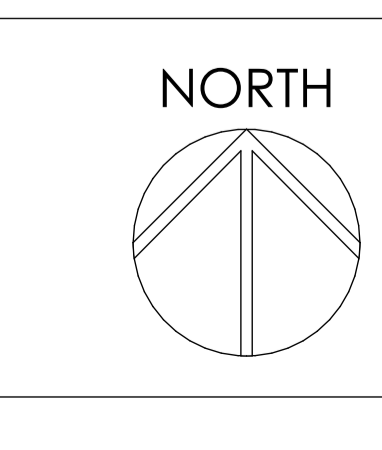
DATE	13/07/20
Classification:	NCC 2019
Type of Construction:	9b
Site area:	1628.8m <sup>2</sup>

**MATERIALS**

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TIMBER FASCIA

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CLIENT: S.M. Tavana Pty Ltd

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DRAWING TITLE: Elevations - Sheet 2

PROJECT No	18063	DRAWING No	DA1501	REVISION	J
DRAWING SCALE	As Shown	SHEET SIZE	A1	DRAWN	TWoo
CHECKED	RG	DATE	13/10/2022		

ARCHITECT: Level 2, Suite 2.01 460 Pacific Highway  
St. Leonards NSW 2065  
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Nominated Architect - Alister Ross Gardner (Reg No. 3949)  
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