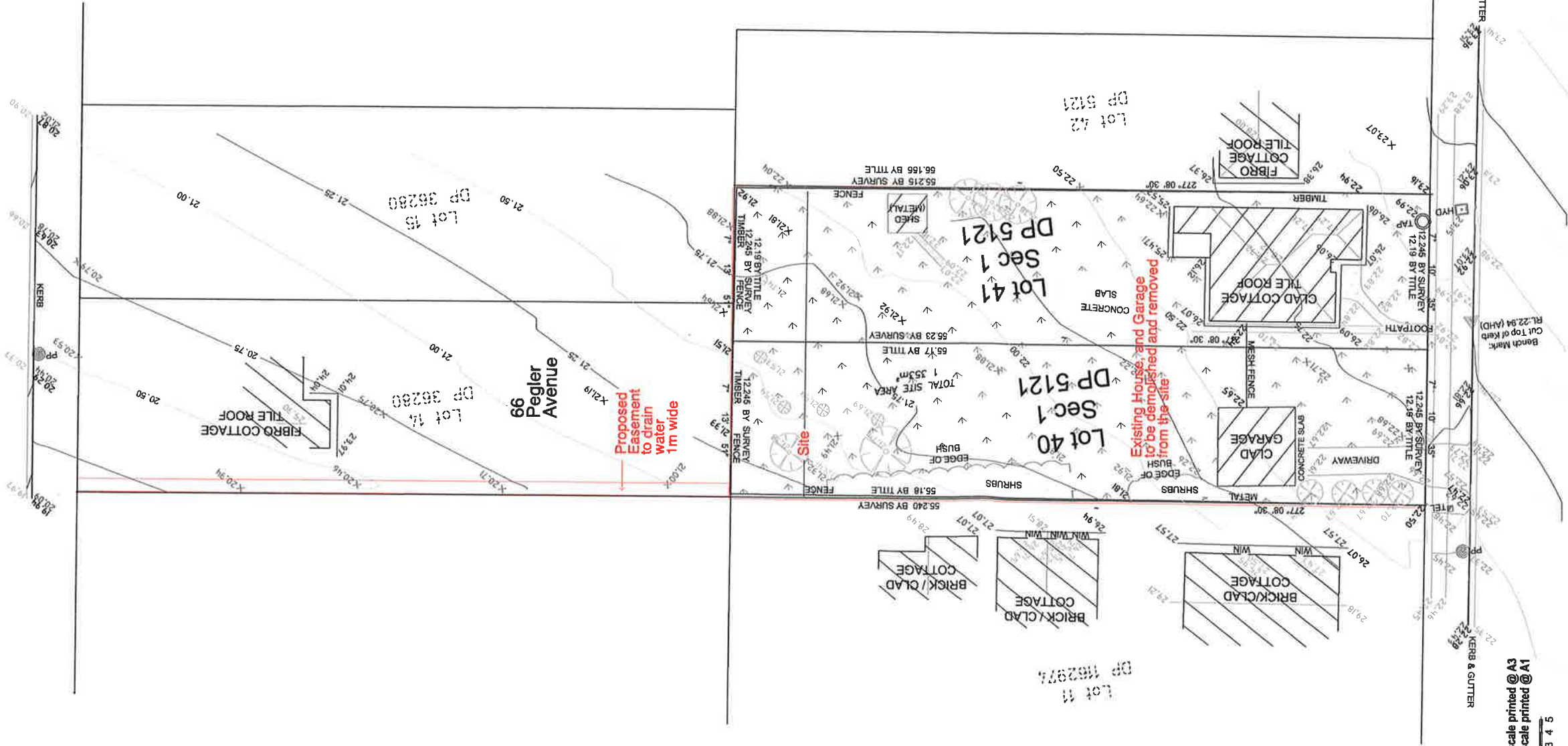


PEGLER AVENUE

1037565/2019



1:400 approx scale printed @ A3
1:200 approx scale printed @ A1

0 1 2 3 4 5

BLAXCELL STREET

AS EXISTING SITE SURVEY PLAN

LOCATION PLAN



Proposed
1m wide
easement

Housing
NSW

Child Care Centre



Townhouses
319 - 325 Blaxcell

Housing NSW
333 Blaxcell

Townhouses
335 - 339 Blaxcell

BLOCK PLAN

OPTION A WITH ROOF GARDEN

Areas to FSR and Landscape
areas included as per amendments.

a 26.10.17

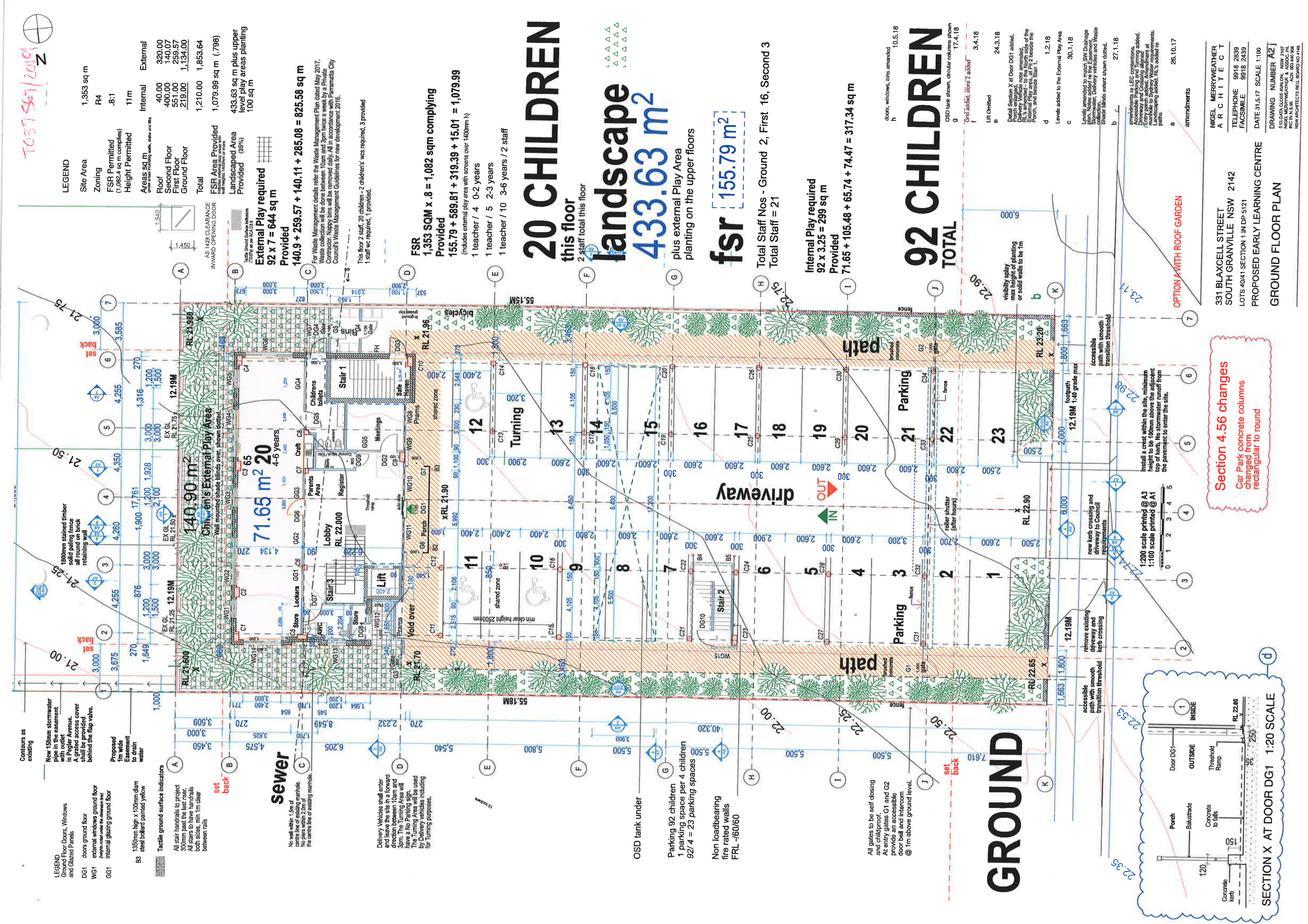
Section 4.56 changes

No changes

331 BLAXCELL STREET
SOUTH GRANVILLE NSW 2142
LOTS 40/41 SECTION 1 IN DP 5121

PROPOSED EARLY LEARNING CENTRE
SITE PLAN, AND SURVEY
LOCATION AND BLOCK PLANS

NGEL MERRYWEATHER
ARCHITECT
TELEPHONE 9918 2439
FACSIMILE 9918 2439
DATE 31.5.17 SCALE NOTED
DRAWING NUMBER A1a
5 ELAPATA CLOSE ANALON, NSW 2107
NGEL MERRYWEATHER ARCHITECTS
INC IN N.S.W. A/CN 003 440 906
NSW ARCHITECTS REG. BOARD NO 4146





N



Star 2 amended	
d	17.4.18
Grid added	
c	3.4.18
Lift omitted	
b	24.3.18

a amendments re LEC containers, WC added, bottle preparation area shown in kitchen, gate to stair 3 added. 26.10.17

Section 4.56 changes
No changes

331 BLAXCELL STREET
SOUTH GRANVILLE NSW 2142
LOTS 40/41 SECTION 1 IN DP 5121
PROPOSED EARLY LEARNING CENTRE

NIGEL MERRYWEATHER
ARCHITECT
TELEPHONE 9918 2839
FACSIMILE 9918 2439
DATE 31.3.17 SCALE 1:100
DRAWING NUMBER A3 e
S.E.D. T.A. CLOSE B.A. N.C.N. N.S.W. 1/97
NIGEL MERRYWEATHER & ASSOC. PT
INC IN N.S.W. A/CN 103 446 968
NSW ARCHITECTS REG. BOARD NO. 4146

FIRST FLOOR PLAN

TC 3757472019



LEGEND

Site Area
Zoning
FSR Permitted
Height Permitted

Areas sq m
Roof
Second Floor
First Floor
Ground Floor

Internal
External

320.00
400.00
551.00
219.00

1,210.00
1,079.99 sq m (.798)

433.63 sq m plus upper
level play areas planting
100 sq m

Landscaped Area
Provided (35%)

1,353 sq m
R4
.8-1
11m

FSR Permitted
(1,082.4 sq m compiles)

Height Permitted

Areas sq m
Roof
Second Floor
First Floor
Ground Floor

Internal
External

320.00
400.00
551.00
219.00

1,210.00
1,079.99 sq m (.798)

433.63 sq m plus upper
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Areas sq m
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Ground Floor

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External

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551.00
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Areas sq m
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Ground Floor

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External

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551.00
219.00

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.8-1
11m

FSR Permitted
(1,082.4 sq m compiles)

Height Permitted

Areas sq m
Roof
Second Floor
First Floor
Ground Floor

Internal
External

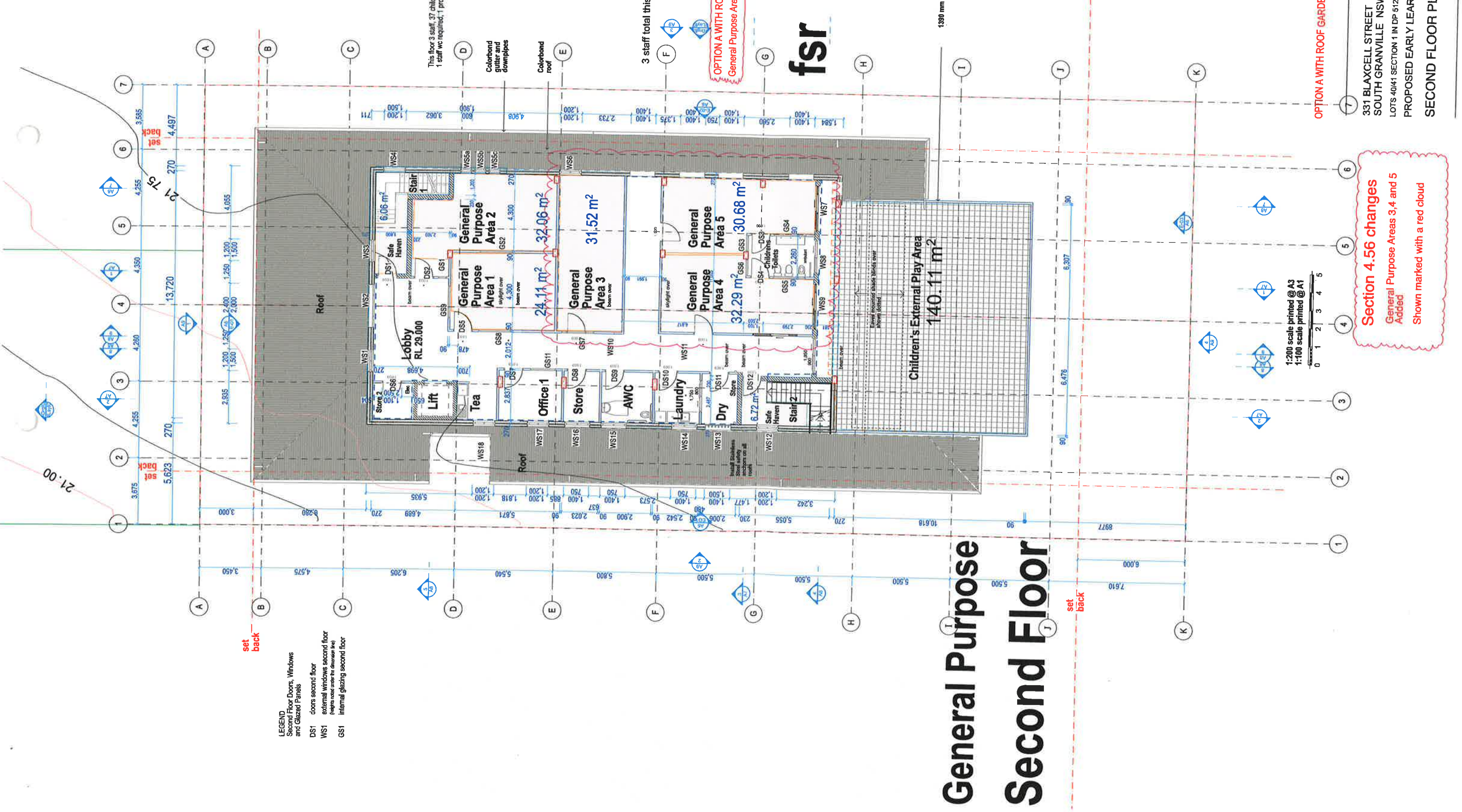
320.00
400.00
551.00
219.00

1,210.00
1,079.99 sq m (.798)

433.63 sq m plus upper
level play areas planting
100 sq m

Landscaped Area
Provided (35%)

1,353 sq m
R4
.8-1
11m



General Purpose Second Floor

1:200 scale printed @ A3
1:100 scale printed @ A1

Section 4.56 changes
General Purpose Areas 3, 4 and 5
Added
Shown marked with a red cloud

OPTION A WITH ROOF GARDEN

OPTION A WITH ROOF GARDEN
General Purpose Areas 3, 4 and 5 added.

fsr
319.39 m²

3 staff total this floor

1990 mm high solid cfc screen

Grid added	e	3.4.18
Lift omitted	d	24.3.18
Shade blinds extent increased.	c	30.1.18
Shade blinds extent shown dotted.	b	27.1.18
amendments re LEC contingencies, areas shown, wc requirements added, shade blinds added	a	26.10.17

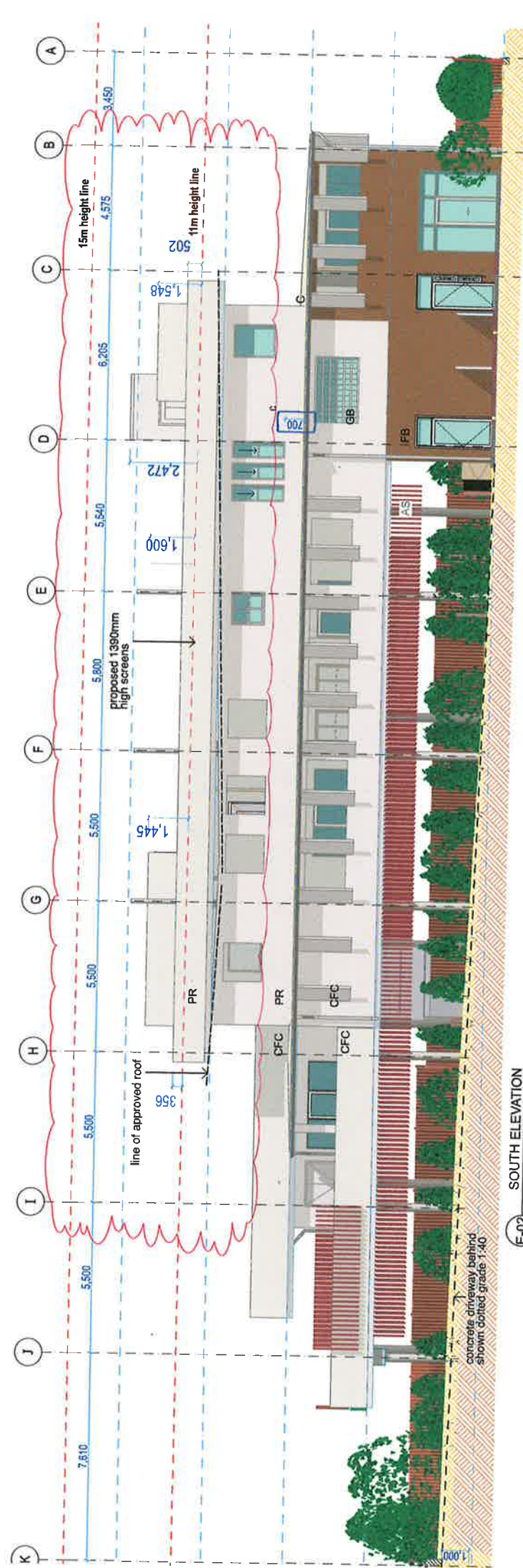
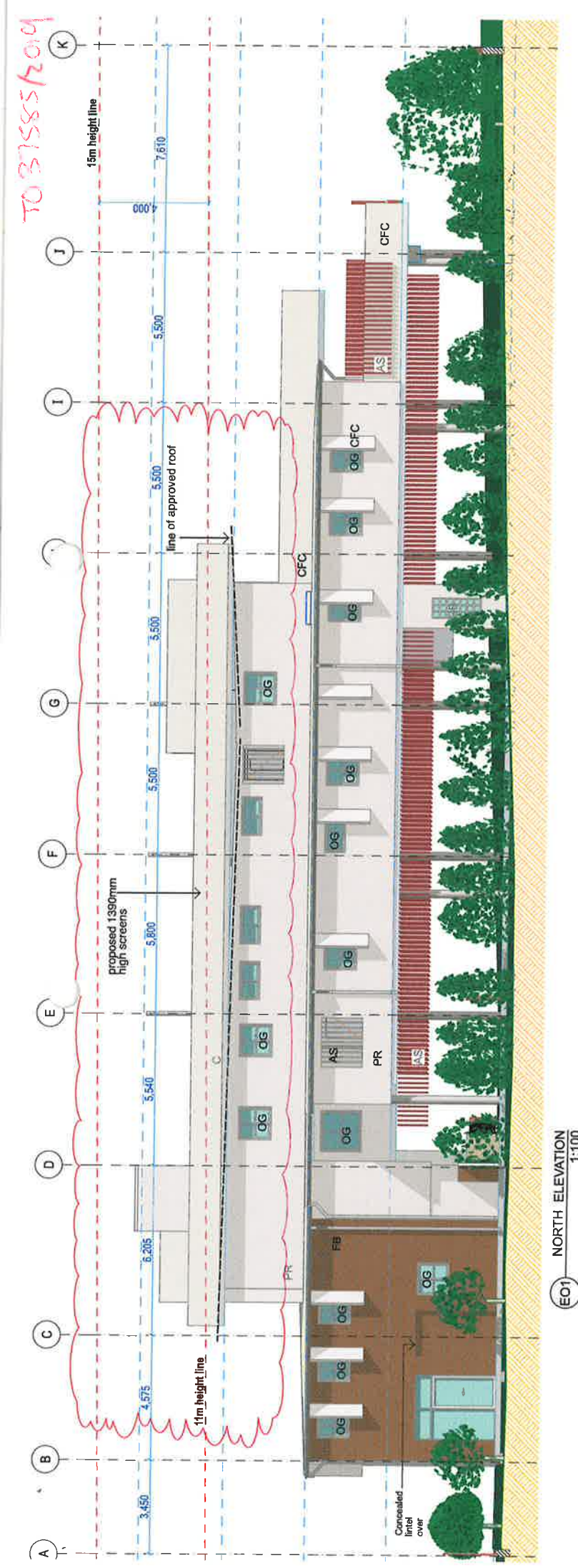
NIGEL MERRYWEATHER
ARCHITECT
331 BLAXCELL STREET
SOUTH GRANVILLE NSW 2142
TELEPHONE 9918 2839
FACSIMILE 9918 2439
DATE 31.5.17 SCALE 1:100
DRAWING NUMBER A41
SECTION CLOSE ANALYSIS NSW 2107
NIGEL MERRYWEATHER ARCHITECTS
INC. IN N.S.W. ACN 093 446 909
NSW ARCHITECTS REG. BOARD NO 4146



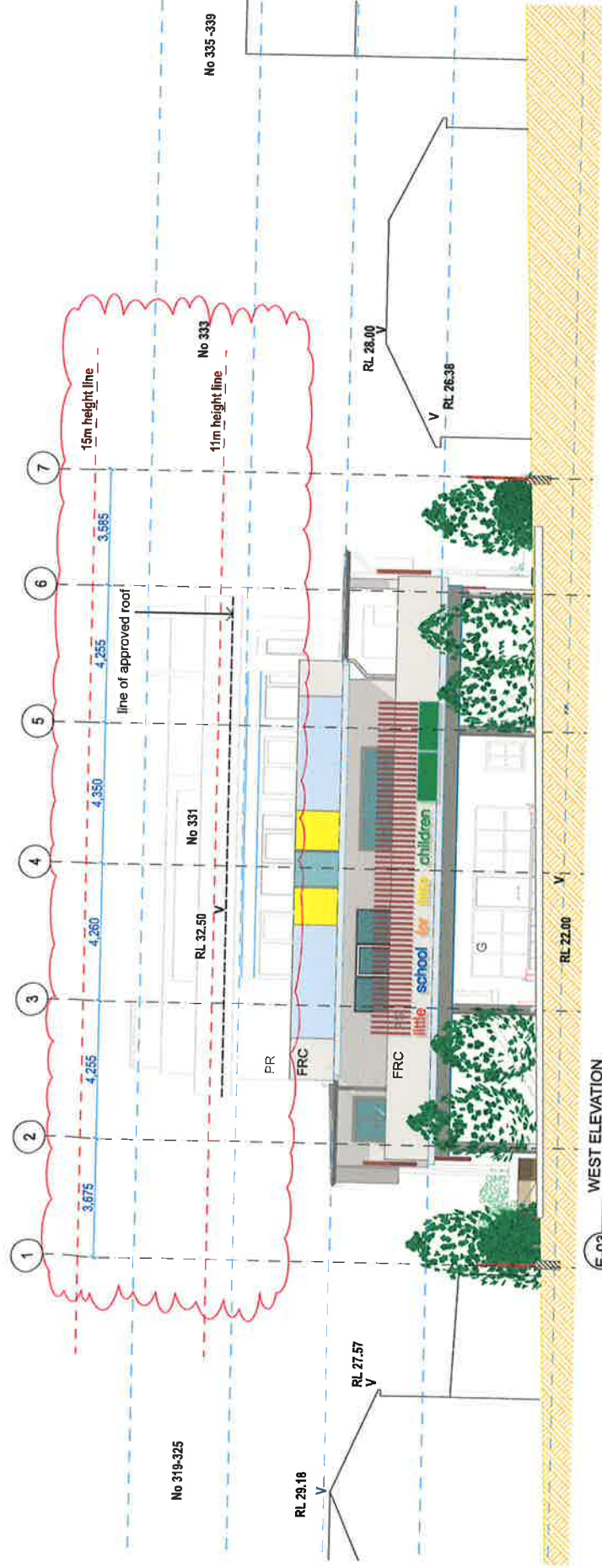
Shown marked with a red cloud.

ROOF PLAN

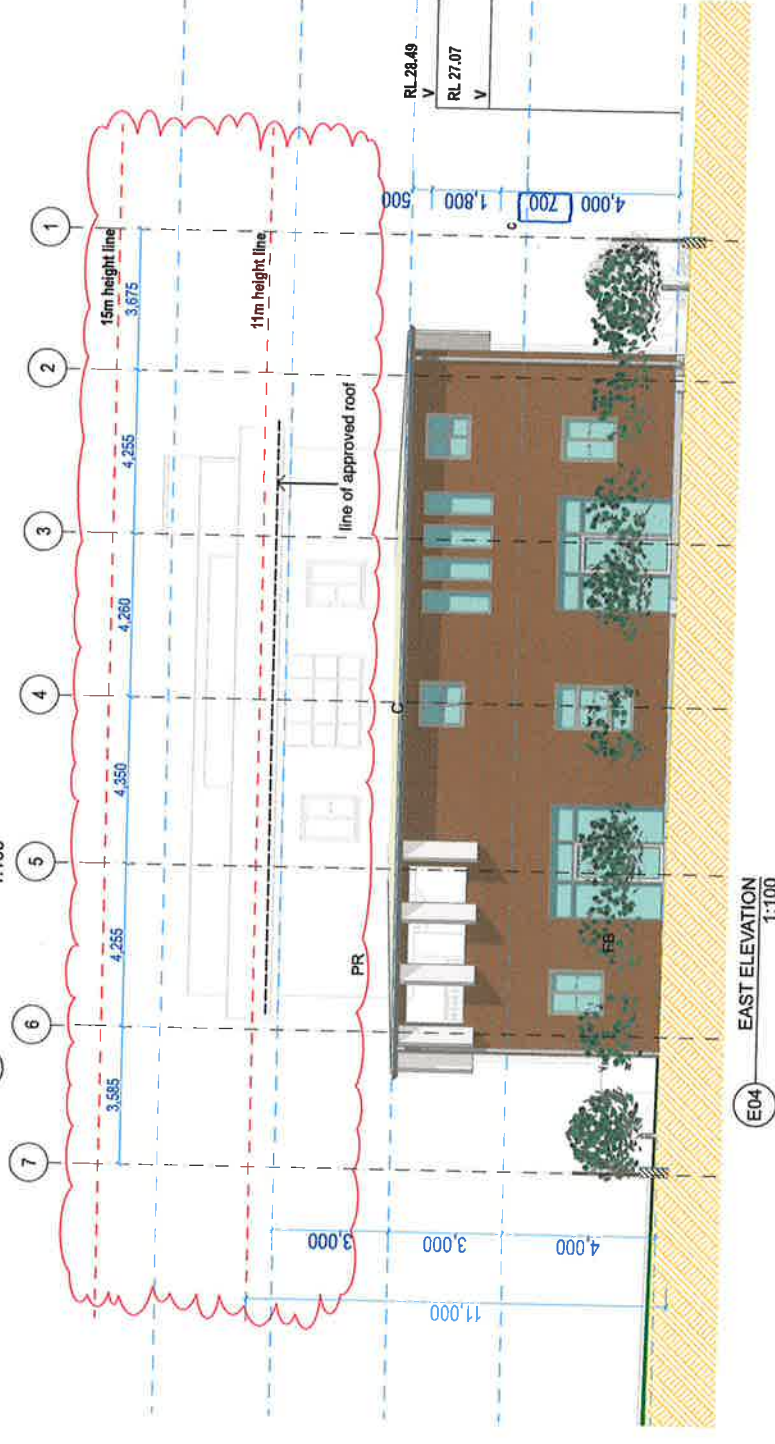
DRAWING NUMBER A5 b
5 ELGATA CLOSE AVALON, NSW 2107
NIGEL MERRYWEATHER & ASSOC. P/L
INC IN N.S.W. ACN 003 440 908
NSW ARCHITECTS REG. BOARD NO 4146



E-02 SOUTH ELEVATION
1:100



E-03 — **WEST ELEVATION**
1:100



E04 — **EAST ELEVATION**
1:100

Section 4.56 changes

Pitched Colorbond Roofs changed to flat concrete roof with landscaping to form a sanctuary roof garden with 1390mm high parapet screen walls

DA Approved roof marked and 15m height line shown

Shown marked with a red cloud.

OPTION A WITH ROOF GARDEN

331 BLAXCELL STREET
SOUTH GRANVILLE NSW 2142
LOTS 40/41 SECTION 1 IN DP 5121

PROPOSED EARLY LEARNING CENTRE ELEVATIONS

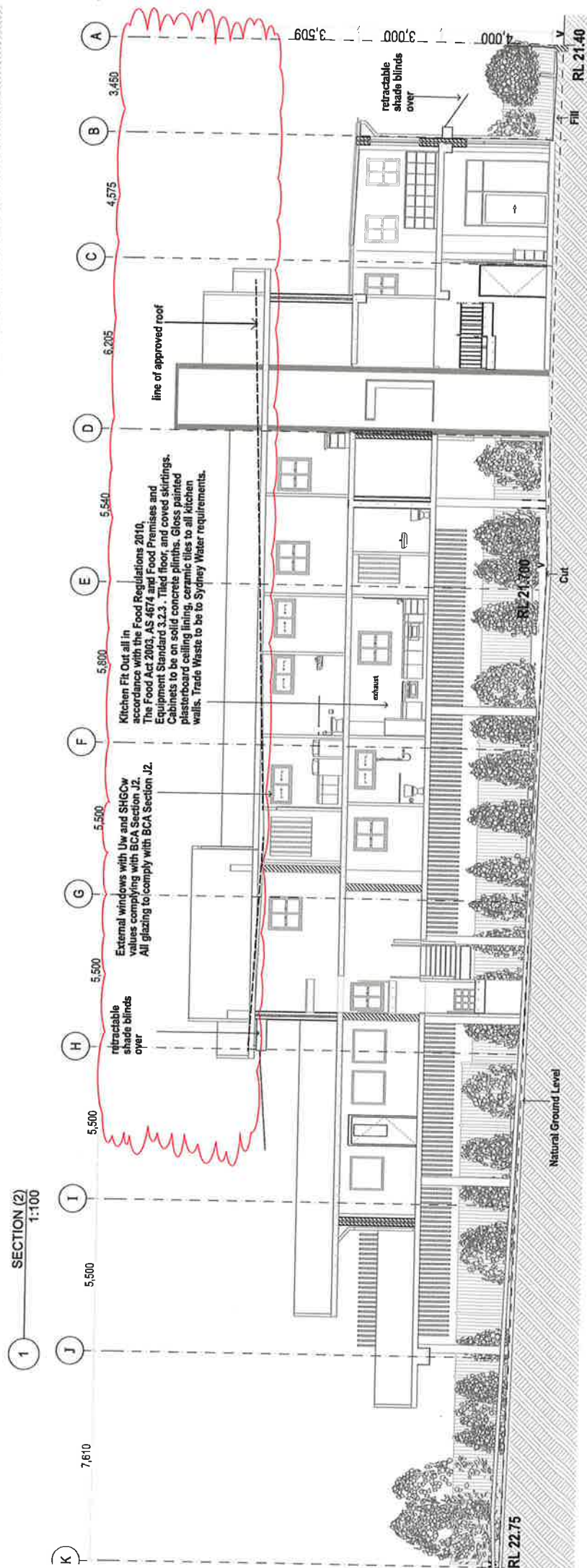
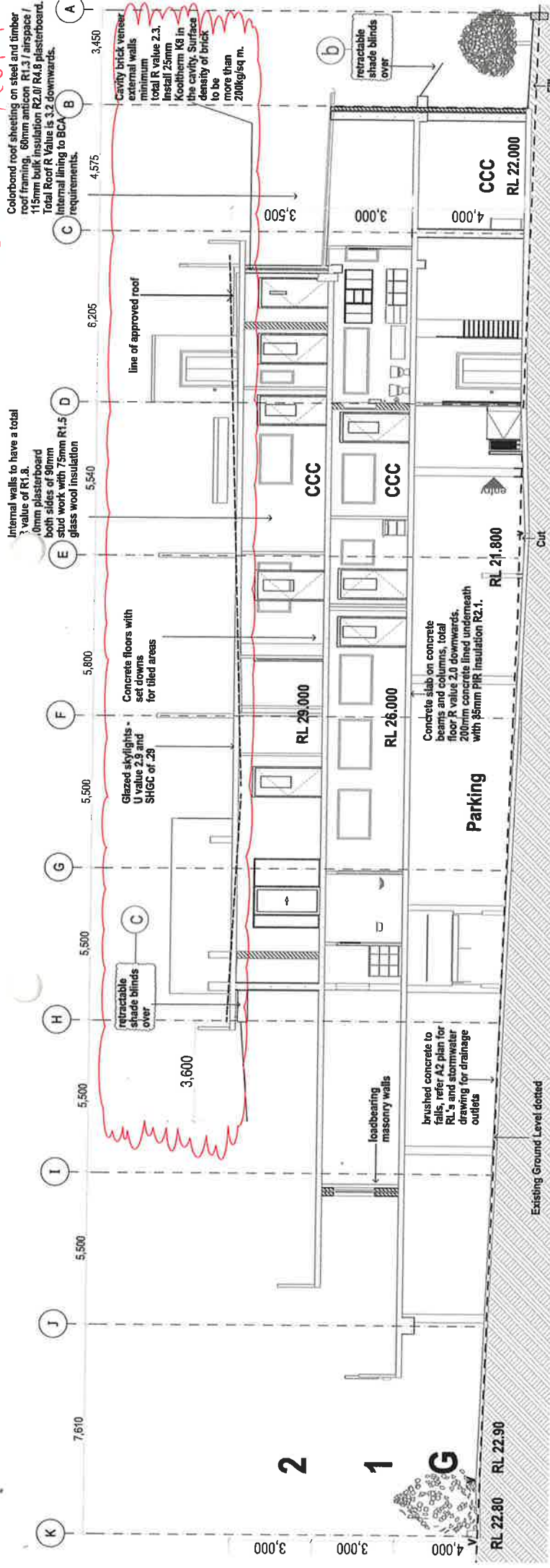
ELEVATIONS

DRAWING NUMBER A6 C

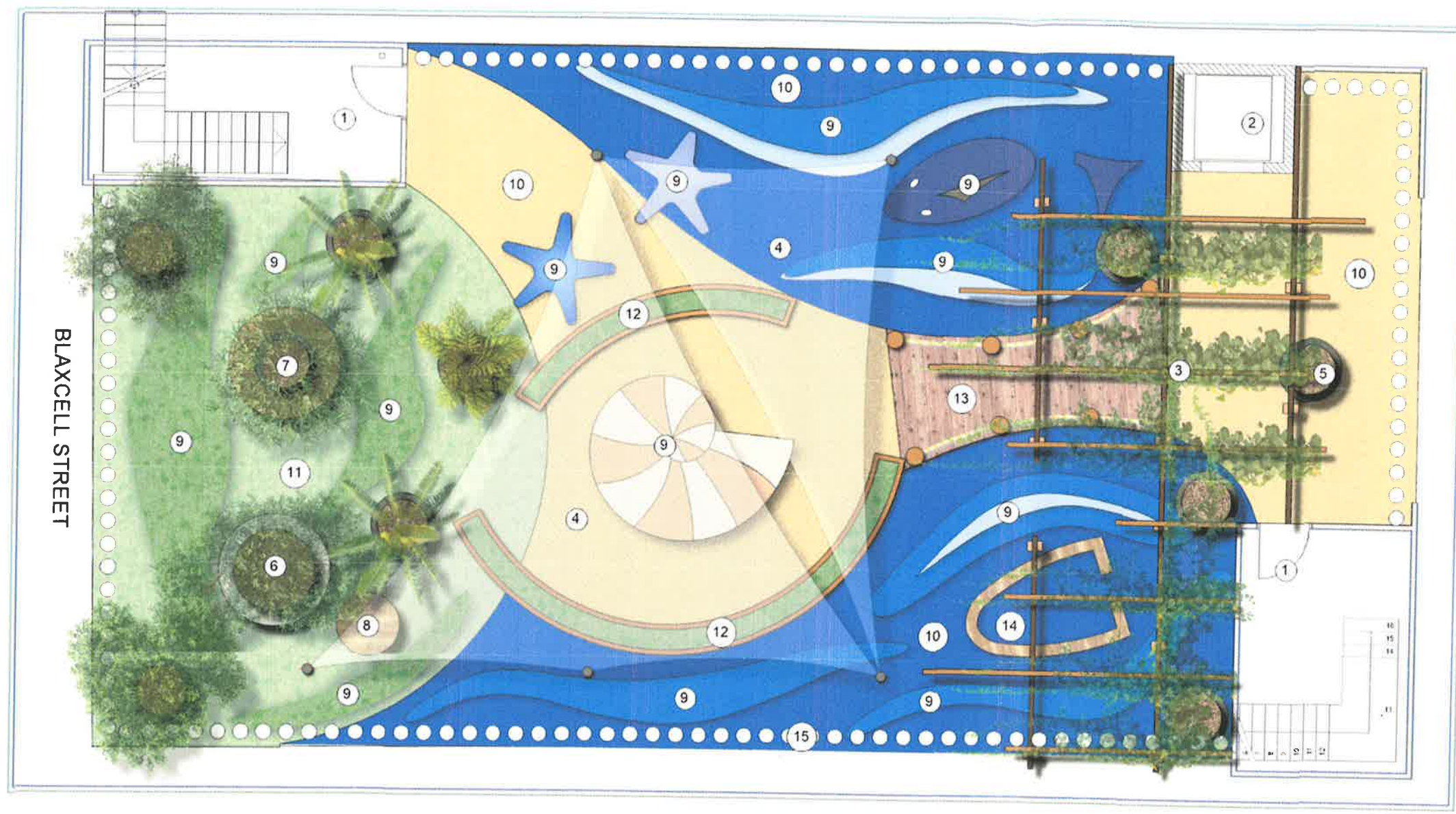
5 ELGATA CLOSE AVALON, NSW 2107
NIGEL MERRYWEATHER & ASSOC. P/L
INC IN N.S.W. ACN 003 440 008

INC IN N.S.W. ACN 003 440 908
NSW ARCHITECTS REG. BOARD NO 4146

TC 37586/2019



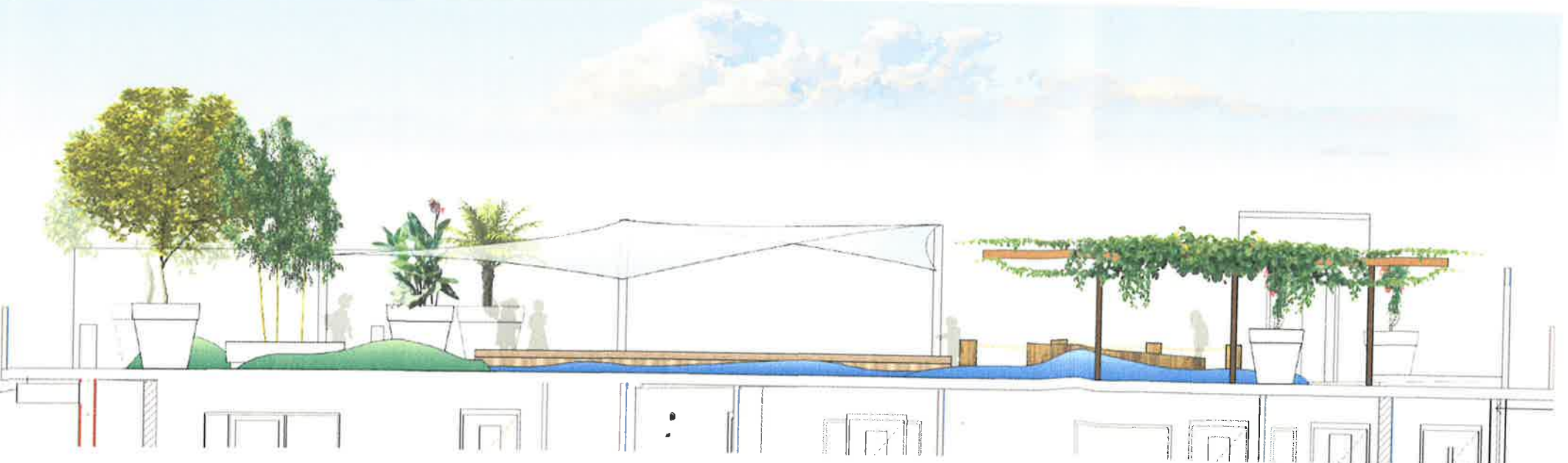
1 Mass plan
Scale: 1:100



2 Elevation
Scale: 1:100

Legend

- 1. Staircase access
- 2. Lift
- 3. Pergolas with climbing vines
- 4. Shade sails over on framing
- 5. 1000mm Pot planter
- 6. 2200mm Seat planter
- 7. 2200mm Seat planter with timber deck
- 8. 1240mm Seat with timber deck
- 9. 3D rubber animal and shapes
- 10. Rubber softfall
- 11. Synthetic grass
- 12. Sitting bench with artificial grass
- 13. Timber deck
- 14. Boat shape
- 15. Shaped wood bollards



1037603/2019

ID	Qty	Common Name	Botanical Name	Scheduled Size	Mature Height	Mature Spread
Trees						
1	1	Japanese maple	Acer palmatum 'Osakazuki'	100L	4m	4m
2	1	Japanese Water Camellia	Camellia sasanqua 'Nipponkai'	75L	2.5m	3.5m
Shrubs						
3	2	Great Bird Of Paradise	Strelitzia reginae	45L	5 - 10m	3.5 - 6m
Climbers						
4	2	Bottle Acladia	Acladia arguta	200mm	5 - 10m	10 - 15m
5	2	Water Wreath	Chytus hypoglauca	200mm	3 - 5m	0.6 - 0.9m
Perennials						
6	1	Chinese daisy	Banksia laevis	45L	2.4m	1.2m
7	1	Alphonsa Kerr Bamboo	Bambusa multiplex 'Alphonsa Kerr'	45L	3 - 5m	0.9 - 1.2m
Ferns						
8	1	Tasmanian Tree Fern	Dicksonia antarctica	45L	3 - 5m	3.5 - 6m



1	1/15/19	Issue for S4.55	FV
ISSUE	DATE	ISSUE NOTE	BY

A	15/11/17	Revised Architectural Plans / Additional Information RC	HY
REVISION	DATE	REVISION NOTE	BY

PROJECT
Proposed Childcare Centre

ADDRESS
No 331 Blaxcell Street Granville NSW

CLIENT
Zinnia Group

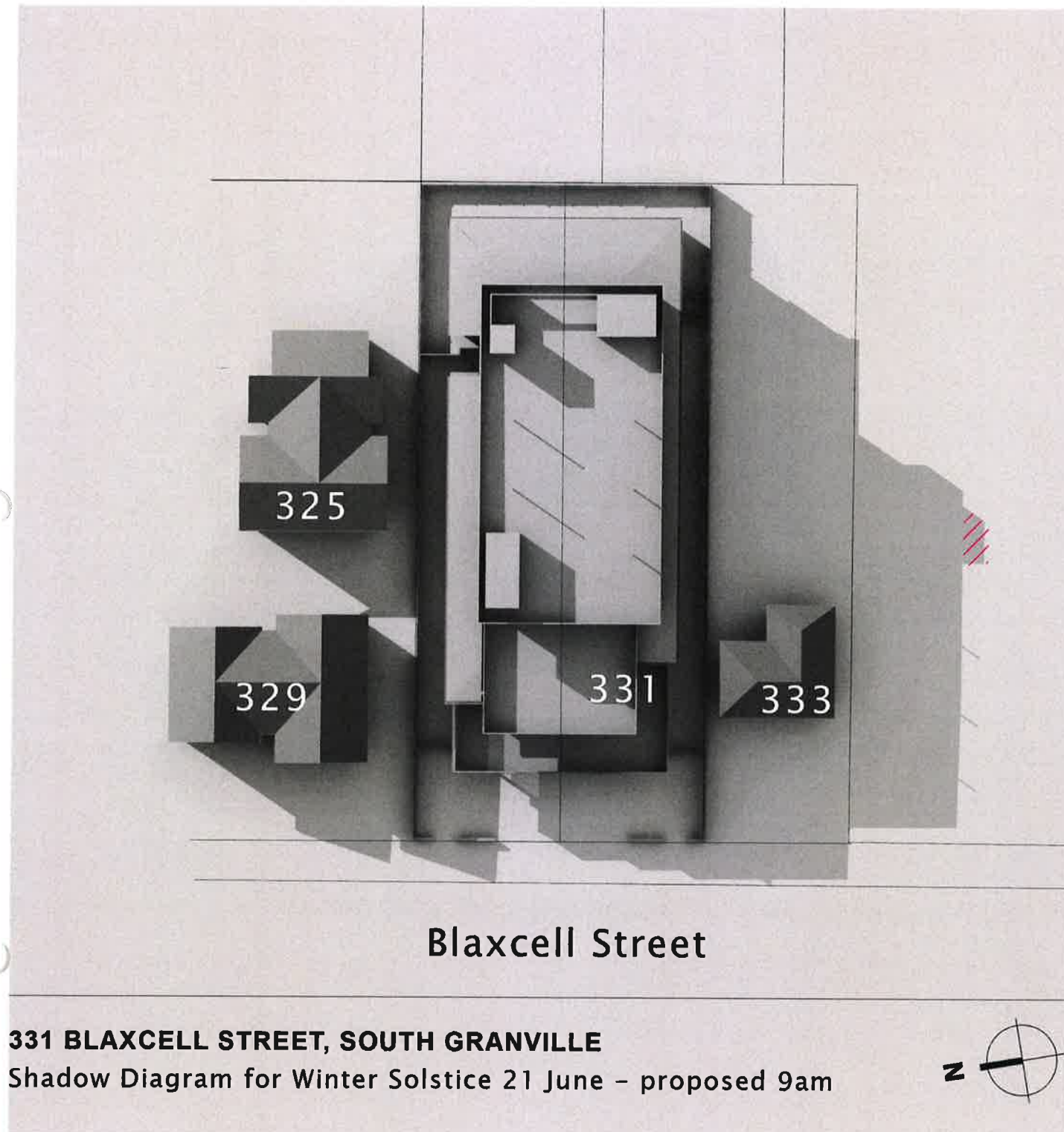
DRAWING
Landscape concept plan

Captivate
Landscape Design
www.captivatedesign.com.au
020 4232 1191
info@captivatedesign.com.au

PROJECT #	1282	DWG STATUS	A
DWG DATE	15/01/19	CAD FILE NAME	Landscape - Rooftop.vwx
PLOT DATE	15/01/19	DWG #	REVISION
ORIGINAL SHEET SIZE	A3		
SCALE @ A1	As Shown		
DRAWN	RC	CHKD	RC
			OF 2

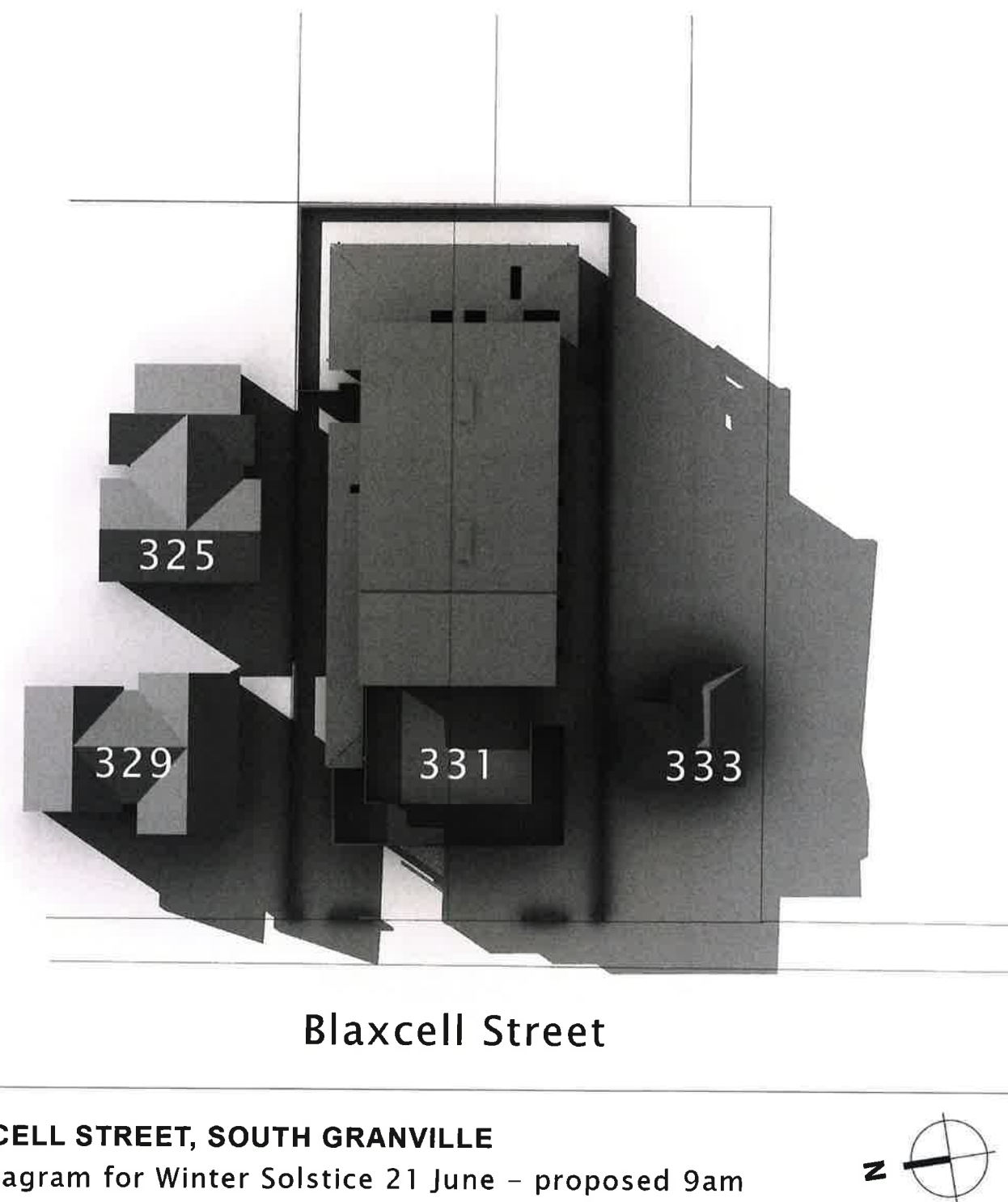
For Development Application Only

T037608/2019



PROPOSED ROOF GARDEN SHADOWS

INCREASED SHADOW
COMPARED WITH
PITCHED ROOF 1.5%



APPROVED PITCHED ROOF SHADOWS

331 BLAXCELL STREET
SOUTH GRANVILLE NSW 2142
LOTS 40/41 SECTION 1 IN DP 5121

PROPOSED EARLY LEARNING CENTRE

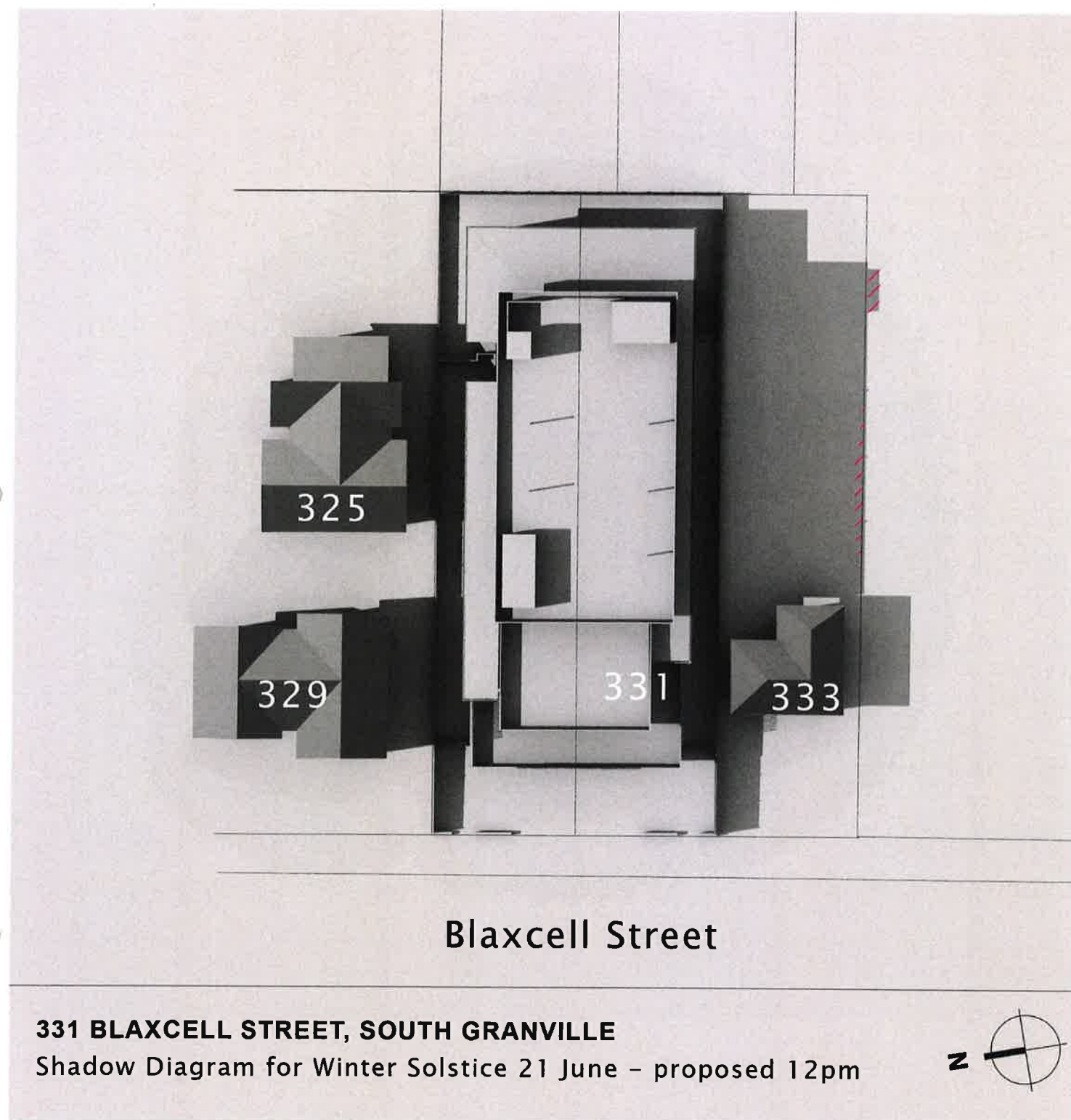
ROOF GARDEN SHADOWS
9AM 21 JUNE

NIGEL MERRYWEATHER
ARCHITECT

TELEPHONE 9918 2839
FACSIMILE 9918 2439

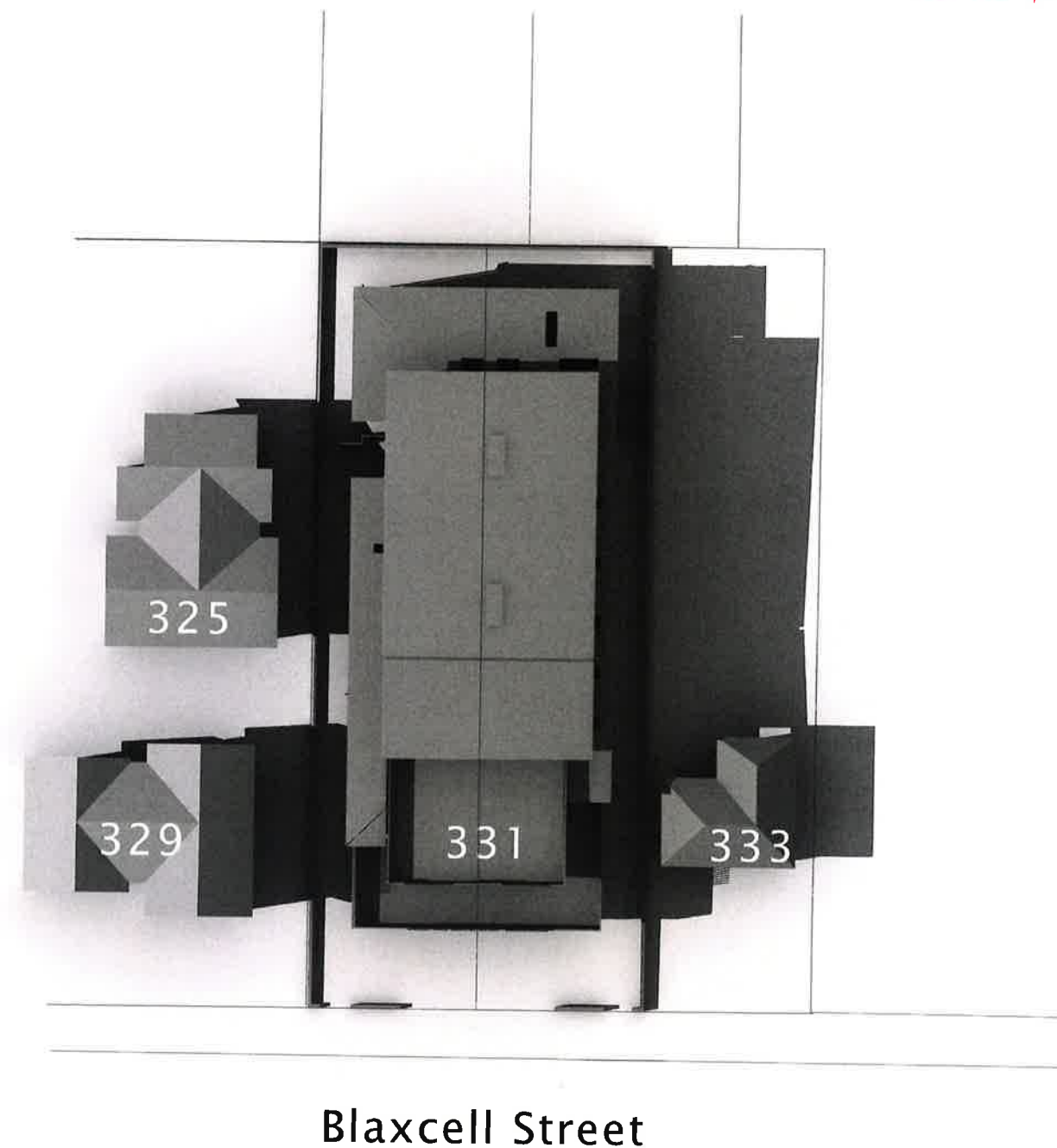
DATE 15.4.19 SCALE 1:500
@ A3

DRAWING NUMBER S1
5 ELGATA CLOSE AVALON, NSW 2107
NIGEL MERRYWEATHER & ASSOC. P/L
INC IN N.S.W. ACN 003 440 908
NSW ARCHITECTS REG. BOARD NO 4146



PROPOSED ROOF GARDEN SHADOWS

INCREASED SHADOW
COMPARED WITH
PITCHED ROOF 1%



APPROVED PITCHED ROOF SHADOWS

331 BLAXCELL STREET
SOUTH GRANVILLE NSW 2142
LOTS 40/41 SECTION 1 IN DP 5121

PROPOSED EARLY LEARNING CENTRE

ROOF GARDEN SHADOWS
12 NOON 21 JUNE

NIGEL MERRYWEATHER
ARCHITECT

TELEPHONE 9918 2839
FACSIMILE 9918 2439

DATE 15.4.19 SCALE 1:500
@ A3

DRAWING NUMBER **S2**

5 ELGATA CLOSE AVALON, NSW 2107
NIGEL MERRYWEATHER & ASSOC. P/L
INC IN N.S.W. ACN 003 440 908
NSW ARCHITECTS REG. BOARD NO 4146