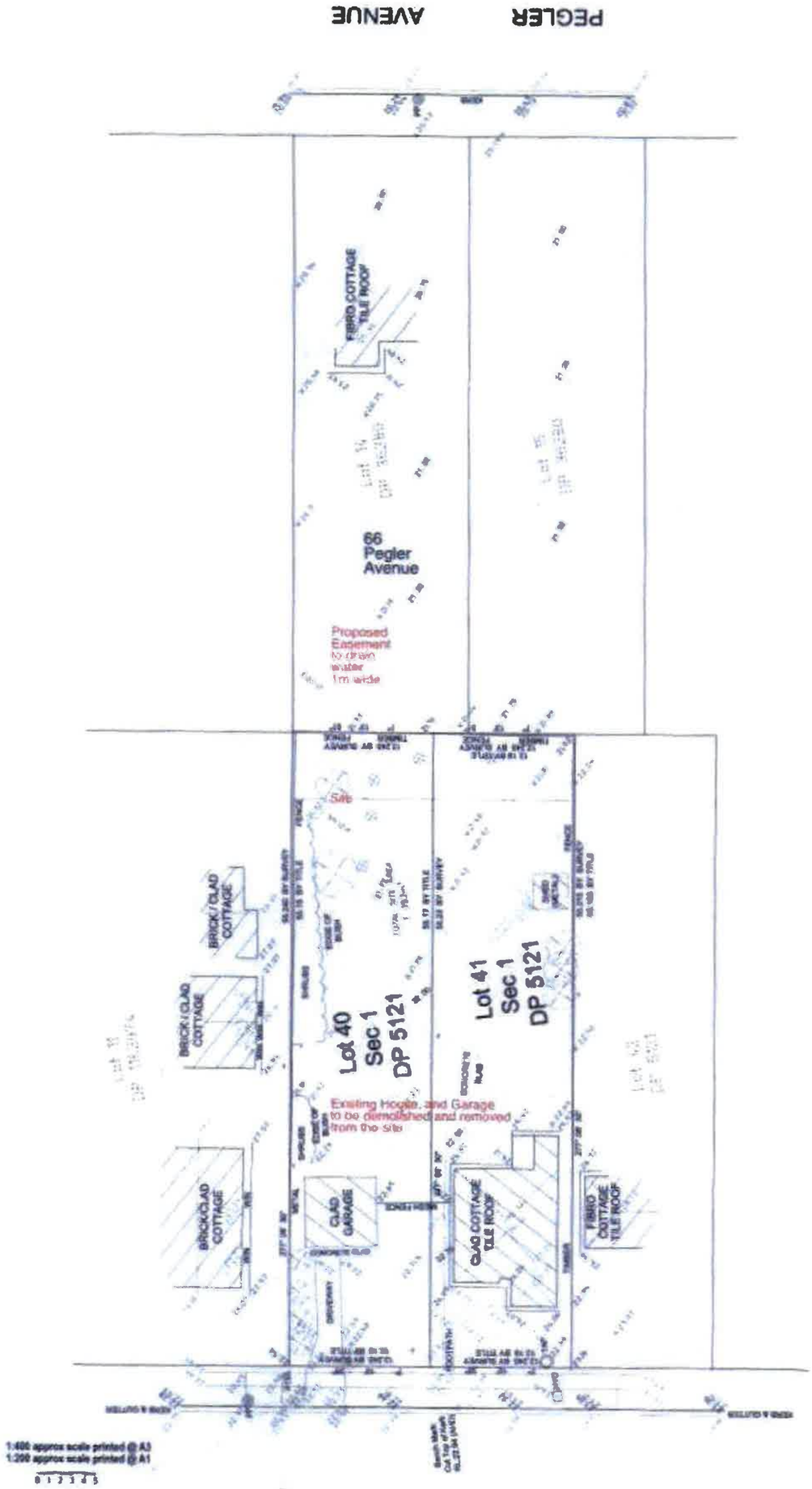


BLAXCELL STREET

AS EXISTING SITE SURVEY PLAN

N

LEGEND

Site Area	1,353 sq m	
Zoning	R4	
FSR Permitted (1,082.4 sq m complies)	8:1	
Height Permitted	11m	
Areas sq m	Internal	External
Second Floor	241.00	260.07
First Floor	551.00	259.57
Ground Floor	219.00	1,134.00
Total	1,011.00	1,653.64
FSR Area Provided	1,058.41 sq m (.78)	
Landscaped Area Provided (30%)	433.63 sq m plus upper level play areas planting 51 sq m	

LOCATION PLAN

Proposed 1m wide easement

Housing NSW

Child Care Centre

Townhouses 319 - 325 Blaxcell

SITE

Housing NSW 333 Blaxcell

Townhouses 335 -339 Blaxcell

BLOCK PLAN

Areas in FSR and Landscape calculations as per amendments

A 28.10.17

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

NIGEL MERRYWEATHER ARCHITECT

TELEPHONE 9818 2839
FACSIMILE 9818 2839

DATE 24.8.17 SCALE as noted

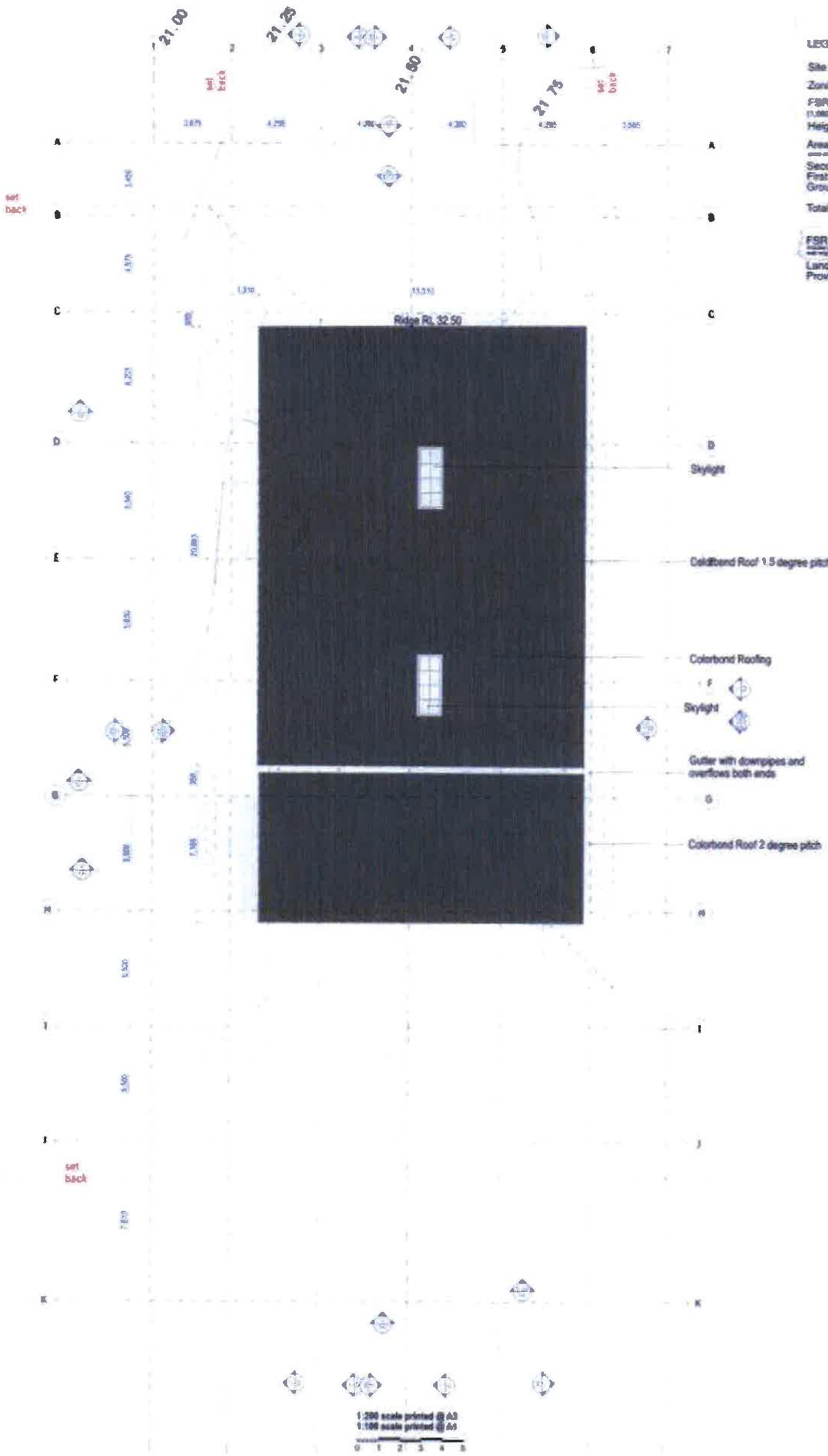
DRAWING NUMBER A1 a

Cumberland Council

THESE ENDORSED PLANS ARE TO BE READ IN CONJUNCTION WITH DEVELOPMENT CONSENT

No. DA-290/2017

8/4/2019



Z

LEGEND

Site Area	1,393 sq m
Zoning	R4
FSR Permitted	.8:1
Height Permitted	11m

Areas sq m	Internal	External
Second Floor	241.00	260.07
First Floor	551.00	259.57
Ground Floor	219.00	1,134.00
Total	1,011.00	1,653.64

FSR Area Provided	1,072.14 sq m (.793)
Landscaped Area Provided	433.63 sq m plus upper level play areas planting 51 sq m

[redacted]	
5	3.4.18
[redacted]	
4	28.10.11

Cumberland Council

THESE ENDORSED PLANS ARE TO BE READ IN CONJUNCTION WITH DEVELOPMENT CONSENT

No. DA-290/2017

8/4/2019

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

PROPOSED EARLY LEARNING CENTRE

ROOF PLAN

NIGEL MERRYWEATHER
ARCHITECT
TELEPHONE 9899 3939
FACSIMILE 9899 2439

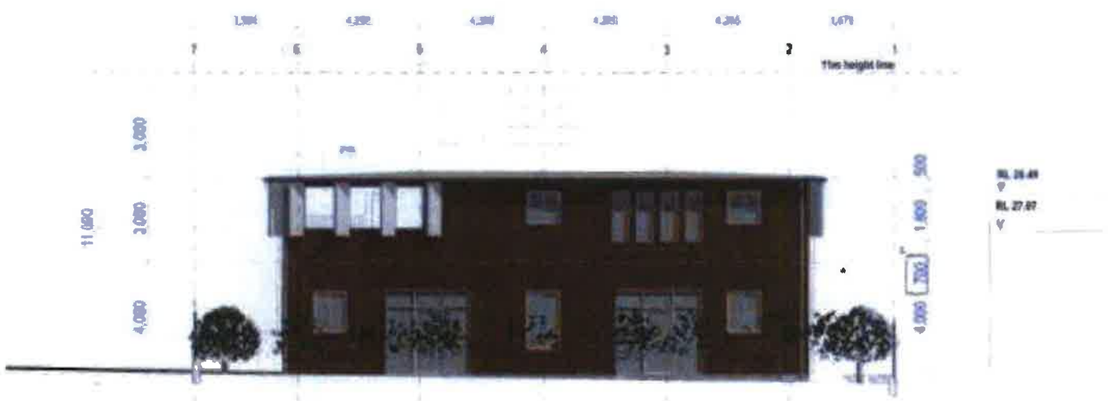
DATE 31.5.17 SCALE 1:100

DRAWING NUMBER A5 b

E01 NORTH ELEVATION
1:100

E-02 SOUTH ELEVATION
1:100

E-03 WEST ELEVATION
1:100



E04 EAST ELEVATION
1:100

Cumberland Council

THESE ENDORSED PLANS ARE TO BE READ IN CONJUNCTION WITH DEVELOPMENT CONSENT

No. DA-290/2017

8/4/2019

331 BLAXCELL STREET
SOUTH GRANVILLE NSW 2142
LOTS 4041 SECTION 1 DP 6121

PROPOSED EARLY LEARNING CENTRE

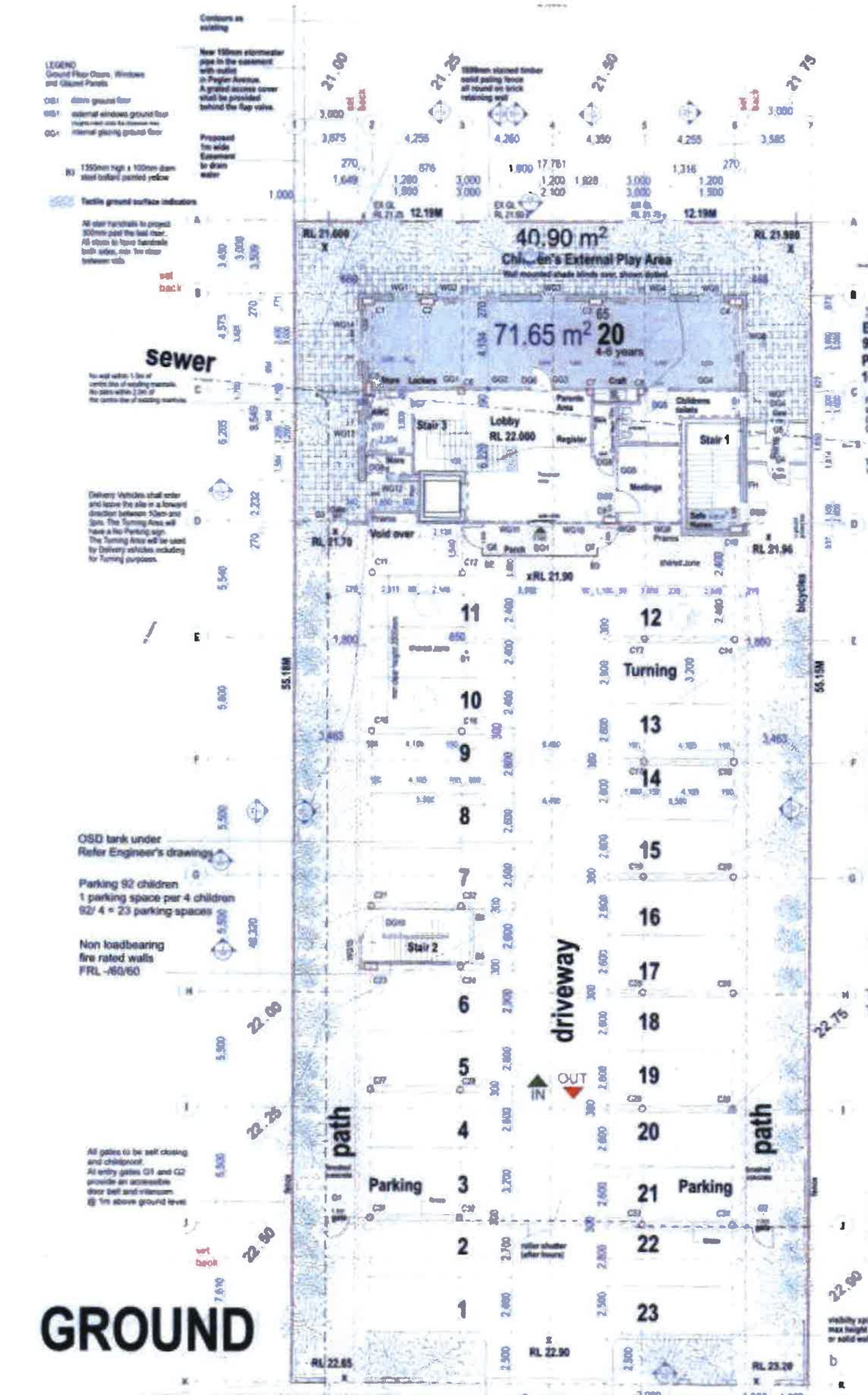
ELEVATIONS

NIGEL MERRYWEATHER
ARCHITECT

TELEPHONE 9818 2038
FACSIMILE 9818 2439

DATE 21.3.17 SCALE 1:100

DRAWING NUMBER A6 c



LEGEND

Site Area	1,353 sq m
Zoning	R4
FSR Permitted (1,082.4 sq m complying)	8:1
Height Permitted	11m

Areas sq m	Internal	External
Second Floor	241.00	260.07
First Floor	551.00	259.57
Ground Floor	219.00	1,134.00
Total	1,011.00	1,653.64

FSR Area Provided 1,072.14 sq m (.793)

Landscaped Area Provided (38%) 433.63 sq m plus upper level play areas planting 51 sq m

External Play required
92 x 7 = 644 sq m
Provided
142.26 + 259.57 + 260.07 = 661.90 sq m

For Waste Management details refer the Waste Management Plan dated May 2017. Waste collection will be done between 10am and 3pm twice a week by a Private Contractor. Nappy bins will be removed daily. All in accordance with Parramatta City Council's Waste Management Guidelines for new development 2016.

This floor 2 staff, 20 children - 2 children's' ratio required, 2 provided
1 staff as required, 1 provided

FSR
1,353 SQM x .8 = 1,082 sqm complying
Provided
155.79 + 589.81 + 326.54 = 1,072.14
(includes external play area with screens over 1400mm h)

1 teacher / 4 0-2 years
1 teacher / 5 2-3 years
1 teacher / 10 3-6 years / 2 staff

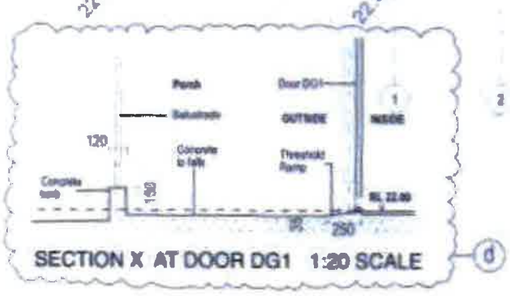
20 CHILDREN
this floor
2 staff total this floor

landscape
433.63 m²
plus external Play Area
planting on the upper floors

fsr 155.79 m²

Total Staff Nos - Ground 2, First 16, Second 3
Total Staff = 21

92 CHILDREN
TOTAL



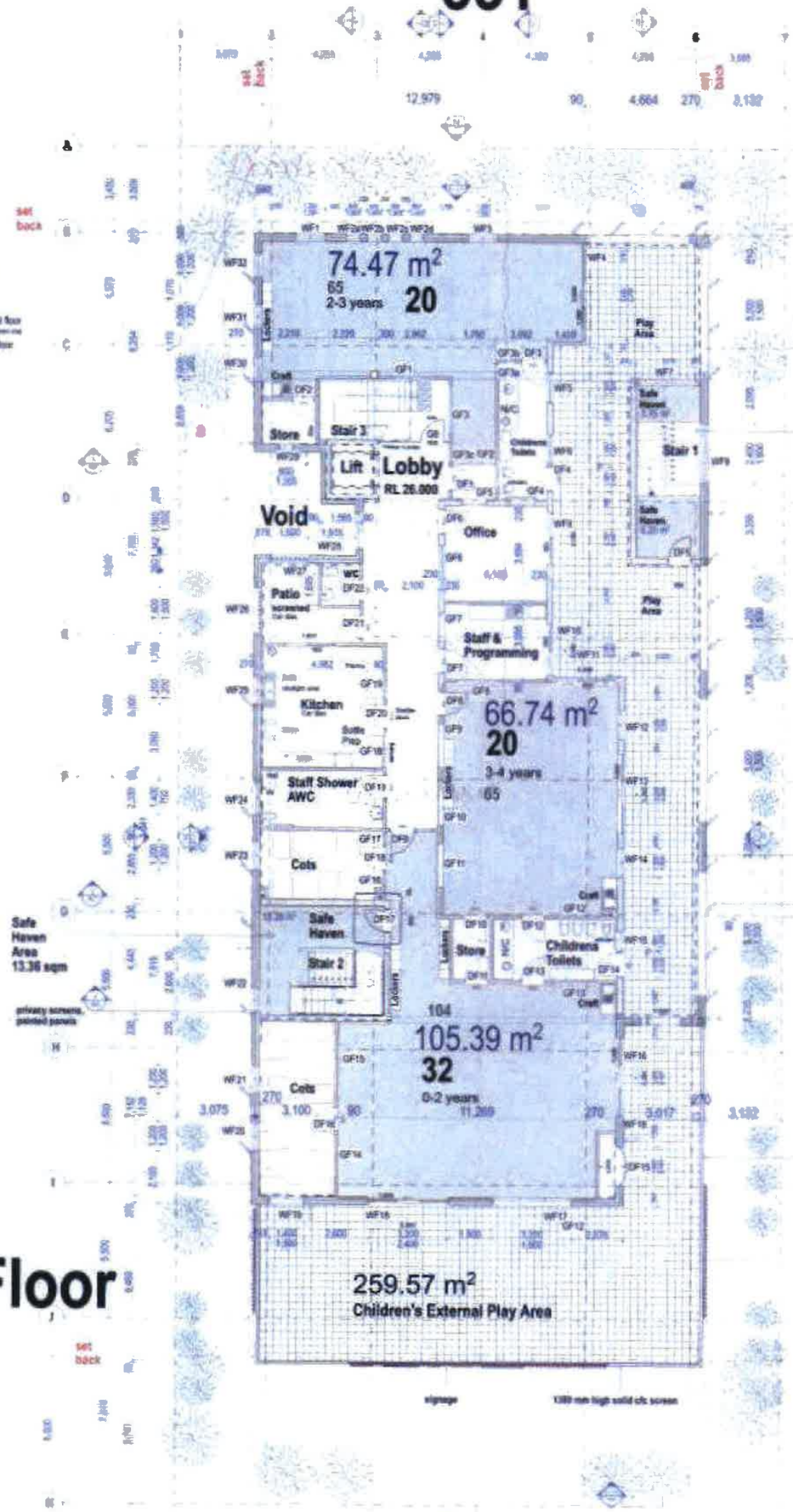
SECTION X AT DOOR DG1 1:20 SCALE

Cumberland Council
THESE ENDORSED PLANS ARE TO BE READ IN CONJUNCTION WITH DEVELOPMENT CONSENT
No. DA-290/2017 Stage 1

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

NIGEL MERRYWEATHER ARCHITECT
TELEPHONE 9816 2839
FACSIMILE 9816 2435
DATE 20.3.17 SCALE 1:100
DRAWING NUMBER A2.1

331



LEGEND

Site Area	1,353 sq m
Zoning	R4
FSR Permitted	.8:1
Height Permitted	11m

Areas sq m	Internal	External
Second Floor	241.00	260.07
First Floor	551.00	269.57
Ground Floor	219.00	1,134.00
Total	1,011.00	1,653.64

FSR Area Provided	1,072.14 sq m (.793)
Landscaped Area Provided (min)	433.63 sq m plus upper level play areas planting 51 sq m

This floor 16 staff, 72 children - 5 children's' rooms required, 6 provided 2 staff wc required, 2 provided

Safe Haven Total Area 16.00 sqm

Safe Haven Area this floor
13.36 + 3.75 + 6.25 = 23.36 sq m provided

72 children x .25 sq m =
18 sq m + 2 staff =
18.5 sq m Safe Haven required

1 teacher / 4 0-2 years / 8 staff
1 teacher / 5 2-3 years / 4 staff
1 teacher / 10 3-6 years / 2 staff

72 CHILDREN

this floor

16 staff total this floor

full height wall with screened openings

privacy screens, painted panels

fsr

589.81 m²

1380 mm high solid cfc screen

existing single storey house

powdercoated aluminium slats

LEGEND
First Floor Doors, Windows and Glazed Panels

DF1 doors first floor
WF1 external windows first floor
GF1 external glazing first floor

First Floor

Cumberland Council
THESE ENDORSED PLANS ARE TO BE READ IN CONJUNCTION WITH DEVELOPMENT CONSENT
No.

Cumberland Council
THESE ENDORSED PLANS ARE TO BE READ IN CONJUNCTION WITH DEVELOPMENT CONSENT
No. DA-290/2017
8/4/2019

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

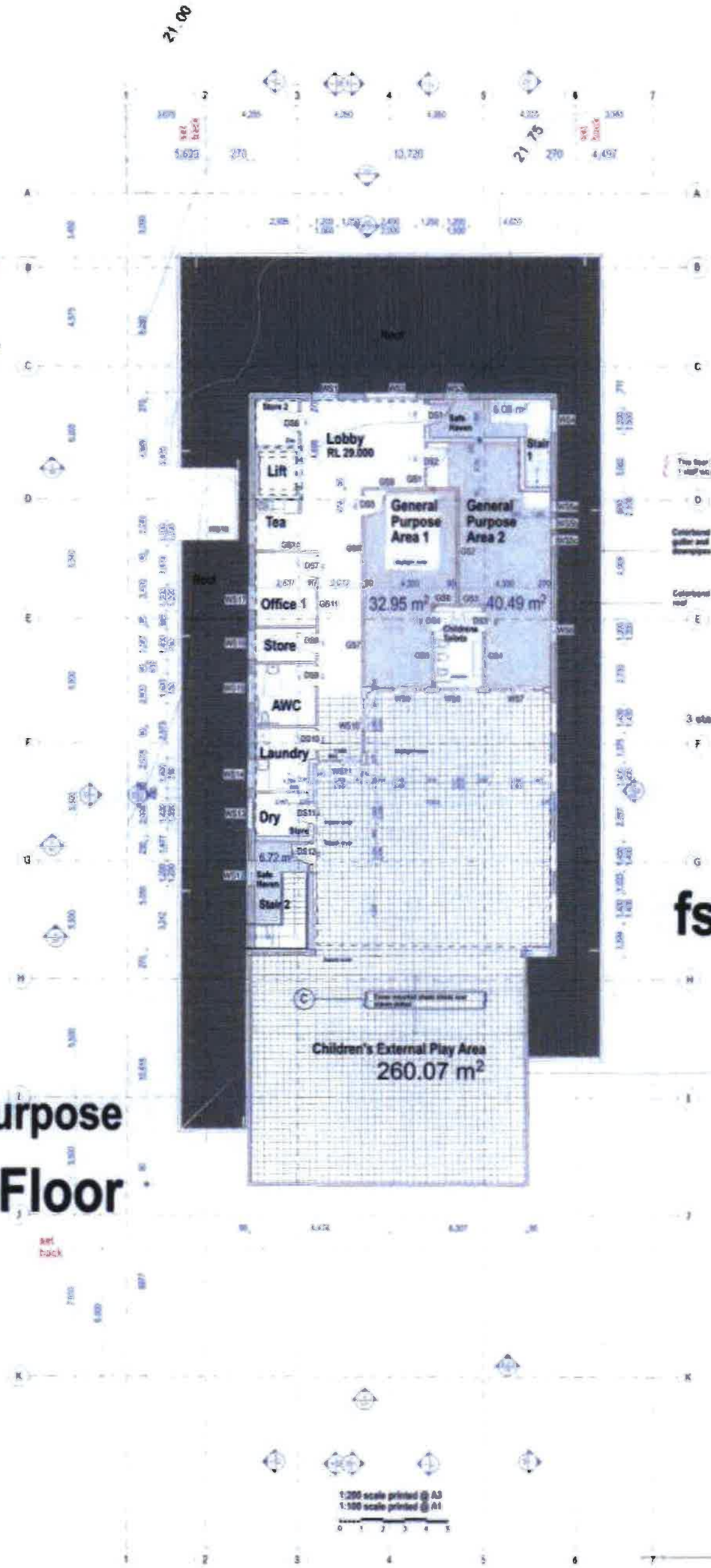
PROPOSED EARLY LEARNING CENTRE

FIRST FLOOR PLAN

NIGEL MERRYWEATHER
ARCHITECT
TELEPHONE 9818 2838
FACSIMILE 9818 2439

DATE SCALE 1:100

DRAWING NUMBER A3 d



LEGEND

Site Area	1,353 sq m
Zoning	R4
FSR Permitted (1,082.4 sq m complies)	0.8:1
Height Permitted	11m

Areas sq m	Internal	External
Second Floor	241.00	260.07
First Floor	551.00	258.57
Ground Floor	219.00	1,134.00
Total	1,011.00	1,653.64

FSR Area Provided	1,072.14 sq m (.793)
Landscaped Area Provided (35%)	433.83 sq m plus upper level play areas planting 51 sq m

LEGEND
Second Floor Doors, Windows and Glazed Panels

DS1 doors second floor
WS1 external windows second floor
GS1 internal glazing second floor

The four 3 staff, 17 children - 1 children's rate required, 3 provided 1 staff rate required, 1 provided.

Colorbond gutter and downpipes

Colorbond roof

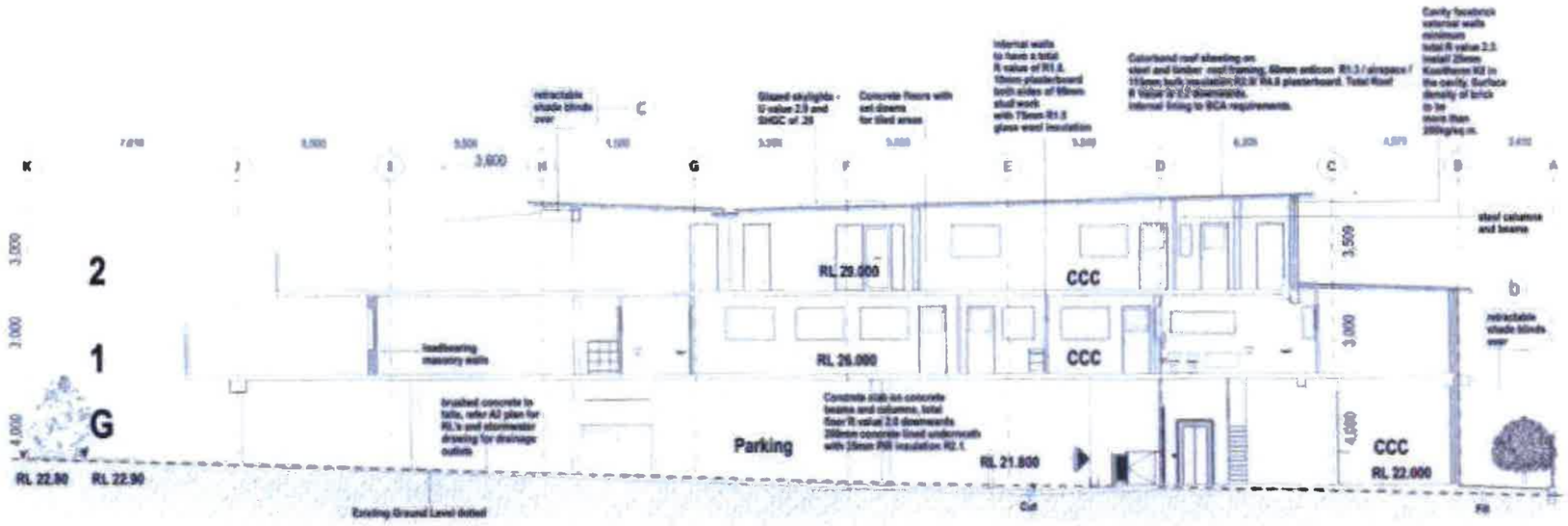
3 staff total this floor

fsr 326.54 m²

General Purpose
Second Floor

Cumberland Council
THESE ENDORSED PLANS ARE TO BE READ IN CONJUNCTION WITH DEVELOPMENT CONSENT
No. DA-290/2017
8/4/2019

331 BLAXCELL STREET SOUTH GRANVILLE NSW 2142	NIGEL MERRYWEATHER ARCHITECT
LOTS 4641 SECTION 1 IN DP 5121	TELEPHONE 9816 2839 FACSIMILE 9816 2439
PROPOSED EARLY LEARNING CENTRE	DATE 31.8.17 SCALE 1:100
SECOND FLOOR PLAN	DRAWING NUMBER A4d



SECTION 1
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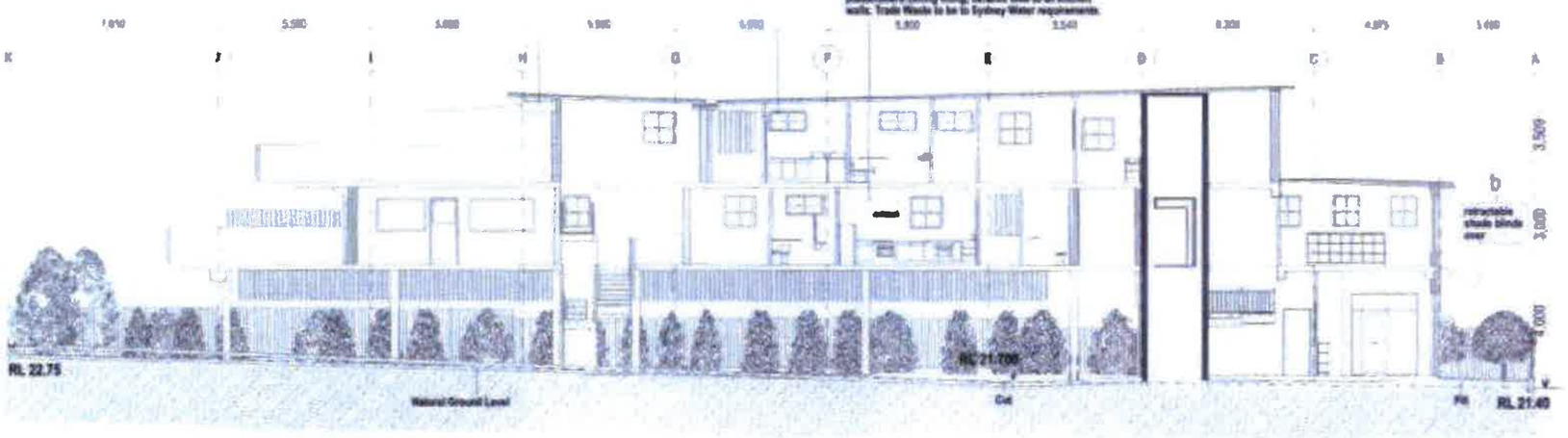


SECTION 2
1:100

SECTION 3
1:100

Cumberland Council

THESE ENDORSED PLANS ARE TO BE READ IN CONJUNCTION WITH DEVELOPMENT CONSENT

No. DA-290/2017

8/4/2019

e	9.4.18
d	2.2.18
c	30.1.18
b	07.1.18
a	26.10.17

281 BLAXCELL STREET
SOUTH GRANVILLE NSW 2142
LOTS 40/41 SECTION 1 IN DP 6129

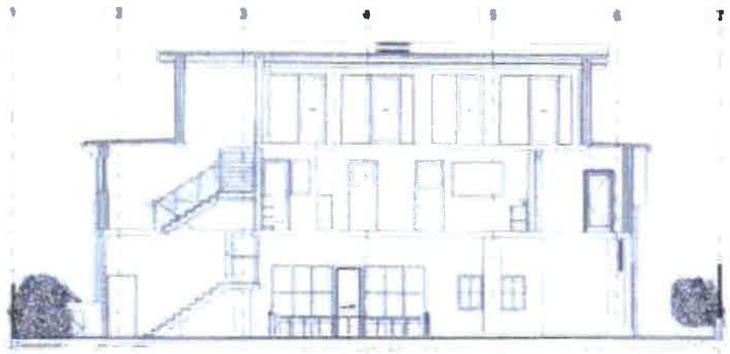
PROPOSED EARLY LEARNING CENTRE

SECTIONS 1

NIGEL MERRYWEATHER
ARCHITECT
TELEPHONE 9818 2839
FACSIMILE 9818 2439

DATE 31.3.17 SCALE 1:100

DRAWING NUMBER A7e



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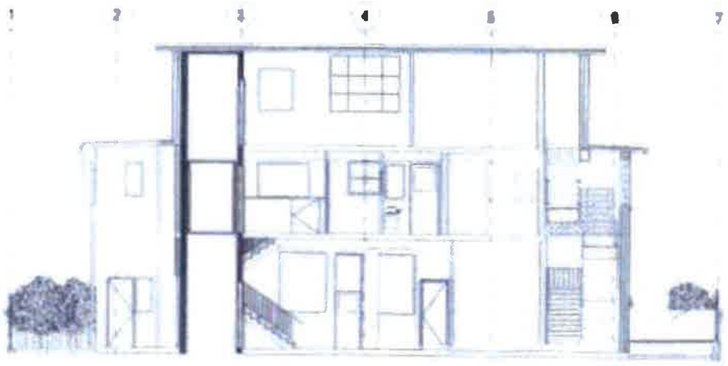
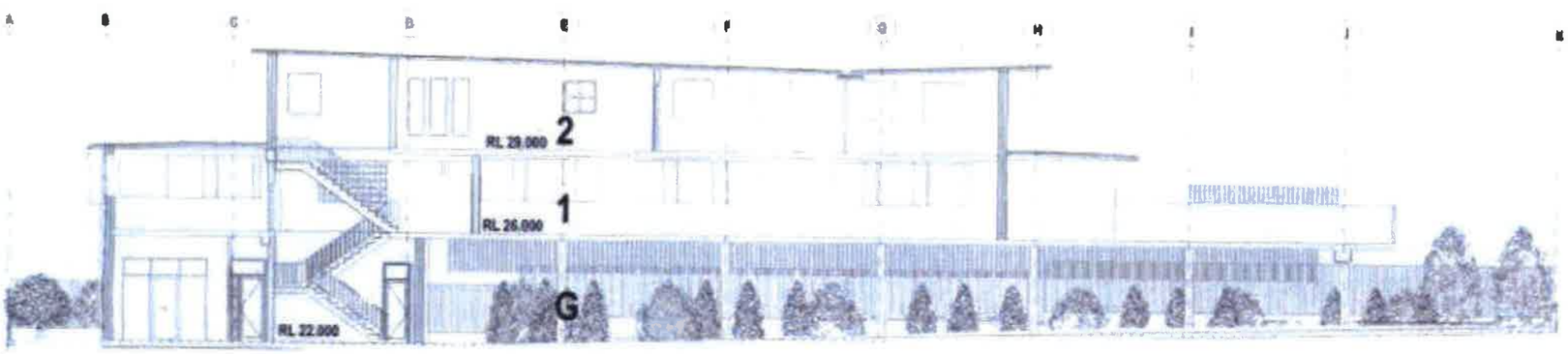


SECTION
1:100

SECTION (1)
1:100



SECTION

SECTION (1)
1:100

SECTION
1:100

Cumberland Council

THESE ENDORSED PLANS ARE TO BE READ IN CONJUNCTION WITH DEVELOPMENT CONSENT

No. DA-290/2017

8/4/2019

Grids added

b

Amendments to LEC conditions, car park access locations changed, fences added

a 26.10.17

331 BLAXCELL STREET
SOUTH GRANVILLE NSW 2142

LOTS 4041 SECTION 9 IN DP 5121

PROPOSED EARLY LEARNING CENTRE

SECTIONS 2

NIGEL MERRYWEATHER
ARCHITECT

TELEPHONE 9818 2839
FACSIMILE 9818 2439

DATE 21.5.17 SCALE 1:100

DRAWING NUMBER A8 b