

proposed new childcare centre 26 beattie ave, denistone east

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This and the following
the annexure marked "A" referred to in the
Affidavit of Anthony Basilotta
sworn / affirmed
at Essex this 17th day of May 2022
before me

Solicitor / Justice of the Peace

garbage room notes:

01. Floor to be solid & graded to central removable bucket trap floor drain.
02. Epoxy floor finish, slip rated to AS4586 & all covered to walls 150mm high.
03. Walls to be solid filled masonry walls, with washable epoxy-based paint.
04. Install protective wall bumper railings.
05. Install switches and other electric equipment 1.7m above floor level (afl).
06. Provide hot & cold water hose cocks, 1.6m afl, with hose reel assembly.
07. Seal room to prevent vermin entry.

acoustic notes:

01. Comply with latest Acoustic Report.
02. Fit external windows & doors with min 6.38mm laminate glass or acoustic equal.
03. Install "Bostik Fireban One" sealant to all external window & door frame facade openings.
04. Fit full Schlegel Q-Lon acoustic seals to all external window & door perimeters.
05. Install Bradford Soundscreen™ 2.5 mineral wool-based ceiling insulation with minimum Rw of 43 to the roof void.
06. Provide 1800mm min high fence with a Rw of min 25 dBA to the north & east boundaries and the associated outdoor play areas, as detailed in acoustic report.
07. Select & refer to acoustic consultant all mechanical plant & equipment to ensure compliance with the noise criteria
08. Prepare, & include in the Centres Plan of Management, a Noise Management Plan consistent with the Acoustic Report guidelines. Submit to the PCA to ensure compliance with the Acoustic report.

wet area notes

01. Waterproof wet areas complying with AS3740 and NCC/BCA Part F1.7.
02. Materials, assemblies & fixed lining to comply with NCC/BCA.
03. Ceilings to be painted flush panel moisture resistant plasterboard.
04. Grade floor finish to floor waste @ max 1:80 fall.
05. Finish floor finish flush to adjoining floor levels.
06. Coving floor & wall junctions uno.
07. Fix ceramic wall tiles to substrate to comply with adhesive suppliers instructions.
08. Comply with NSW Health & AS3500 requirements to temperature control taps
09. Cabinet layout is indicative. Prior to fabrication submit shop drawings for approval.
10. Silicone seal cabinets to wall finish.
11. All sanitary fixtures and fittings to comply with relevant standards & codes.
12. Install stainless steel grab railing in accessible WC/Shower, complying with AS 1428.

childcare facility notes:

- Childcare facilities to comply with NCC/BCA, Aust. Standards, Childrens Services Regulations & Authority Codes, including:
- Generally:** Ensure no finger snags, sharp/rough edges, tripping hazards, & any other dangers to all surfaces & items within potential reach of children.
- Childrens Amenities:** Nappy change bench, low-height basin trough & child-size toilet pans (max 600mm rim height). Pans to be separated with 900-1200mm high opaque partitions.
- Bottle Preparation Area:** S/S sink, over & under-bench cabinets with child-proof latches & under-bench fridge.
- Nappy Change Area:** Change table/bench, baby bath, hand basin, sluice or waste disposal unit, over & under-bench cabinets with child-proof latches.
- Laundry/Cleaner:** S/S wash-tub, over & under-bench cabinets with child-proof latches washing machine & dryer, & S/S cleaners sink.
- Kitchen:** S/S sinks, hand basins & space for refrigerator & cooking facilities. Child-proof latch to all doors. Comply with Food Premises Codes.
- Craft Area:** S/S sink, child-proof latches to over & under-bench cabinets.
- Staff Area:** S/S sink, over & under-bench cabinets & space for refrigerator.
- Accessible WC/Shower Facility:** Comply with AS1428.1
- Water Supply:** Hot & Cold water to Staff, Bottle Prep, Kitchen, Laundry, Cleaner, Craft, Toilet Facilities & Garbage Store.
- Access:** Comply with AS1428.1 & NCC/BCA Part D3 to ensure access for persons with a disability, including required tactile signs & indicators.
- Enclosure:** Prevent children falling over/thru sides of stairs, ramp, balcony, etc.
- Fire Protection:** Comply with NCC/BCA, including smoke detector, fire blanket & fire extinguisher provision.
- All Glazing:** To be toughened safety glass complying with AS1288 & NCC/BCA.
- All External Windows & Doors:** Install acoustic seals between panels & to edges & base. Provide insect screens.
- All Glazed Sliding Doors:** Recess track so max 3mm above Finished Floor Level.
- All Doors:** Install finger guards.
- Floor Surfaces:** All to be non-slip. Comply with BCA D2.14, AS4586, HB197 & HB198.
- Door Thresholds:** Comply with AS1428.1
- Outdoor Play Areas:** To be fenced on all sides & designed to prevent children scaling them & complying with AS1926.
- Personnel Gates:** To be min. 1000mm wide & 1500mm high, unless noted otherwise, self-closing with a childproof latch at 1500mm above ground level.
- Playground Surfaces:** Comply with AS4422.
- Playground Equipment:** Comply with AS4685.
- Passenger Lift:** Comply with AS1735.12, AS1428.1 & NCC/BCA.

abbreviations:

| | |
|-------|-------------------------------|
| A/C | Air Conditioning Unit |
| AL | Aluminium |
| BB | Baby Bath |
| BCA | Building Code of Australia |
| CRC | Compressed Fibre Cement |
| CFT | Ceramic Floor Tiles |
| COL | Column |
| CONC | Concrete |
| COS | Check On Site |
| CPD | Cupboard |
| CPT | Carpet |
| CR | Cement Render |
| CT | A/C Condenser Unit |
| D | Door |
| DP | Downpipe |
| ERL | Existing (nom) Relative Level |
| EXIST | Existing |
| FC | Fibre Cement |
| FCL | Finished Ceiling Level |
| FFL | Finished Floor Level |
| FGL | Finished Ground Level |
| FT | Floor Tiles |
| FW | Floor Waste |
| HC | Hose Cock |
| HR | Handrail |
| HWS | Hot Water Service |
| HYD | Fire Hydrant |
| LDY | Laundry |
| MV | Mechanical Vent |
| MS | Mild Steel-Paint Finish |
| NCC | National Construction Code |
| NGL | Natural Ground Line |
| NOM | Nominal |
| NRL | New (proposed) Relative Level |
| O/H | Over Head |
| PB | Plasterboard |
| R | Refrigerator |
| RL | Relative Level (to AHD) |
| SW | Stormwater Pipe |
| SWP | Storm Water Pit |
| T | Laundry Tub |
| TBA | To Be Advised |
| U/B | Under Bench |
| VOS | Verify On Site |
| VS | Vinyl Sheet Flooring |
| W | Window |

outdoor play area notes:

01. Install play equipment complying with suppliers written instructions.
02. All play area works to comply with AS4685.
03. All impact absorbing surfaces to comply with AS/NZ 4422.
04. All exposed edges to be rounded & free of splinters.
05. Do not use CCC treated timber.
06. Any gaps between any decking to be 5mm max. Allow for timber shrinkage & expansion.
07. All relative height levels shown are to finished surface levels.
08. Grade base of mulch & sand to achieve positive drainage.
09. Max 300-350mm height of seating logs/decks/rocks above adjacent surfaces unless otherwise noted.

general specification/notes:

- Generally:** It is the Builders responsibility to ensure that all construction complies with the NCC/BCA; applicable Australian Standards; written instructions & details of material manufacturers/suppliers; Local Council & Statutory Authority Policies, Specifications & Codes; DA Conditions; & all Consultants Drawings/Reports/etc, incl. Engineers drawings.
- Site Preparation/Demolition:** Comply with AS 2601 & any Engineers Instructions.
- Earthworks:** Comply with AS 3798 & Engineers Details.
- Site Drainage:** Comply with AS 3500, Council Codes & Engineers Details.
- Termite Treatment:** Comply with BCA Part F, AS 3660 & Engineers Details.
- Footings & Slabs:** Comply with BCA Part B, AS 3600 & Engineers Details.
- Masonry:** Comply with BCA Part B, AS 3700 & Engineers Details.
- Framing:** Comply with BCA Part B, AS 1684 & Engineers Details.
- Steelwork:** Comply with AS 1170, AS 4100 & Engineers Details.
- Fire-Resistant Construction:** Comply with BCA Part C & manufacturers instructions.
- Material Fire-Hazard Properties:** Comply with BCA Part C1.10 & Spec C1.10.
- Weatherproofing Requirements:** Comply with BCA Part F1 & AS4654.
- Wet Areas:** Comply with BCA Part F1, AS3740 & AS4586.
- Roof Cladding:** Comply with BCA Part F & AS1562/AS2049
- Gutters & Downpipes:** Comply with AS/NZS 3500.3 & Engineers Details.
- Wall Cladding:** Comply with applicable Aust. Standards & manufacturers details.
- Floor Surfaces:** Comply with BCA D2.14, AS4586, HB197 & HB198.
- Glazing Assemblies:** Comply with BCA F1.13; AS 1288 & AS 2047 & manufacturers instructions.
- Openable Windows:** Comply with BCA Part D2.24.
- Light & Ventilation:** Comply with BCA F4.
- Energy Efficiency/Insulation Requirement:** Comply with BCA Part J & Section J Report.
- Sound Insulation:** Comply with BCA Part F5.
- Stairs & Handrails:** Comply with BCA Part D2.
- Accessibility Design:** Comply with BCA Parts D3 & F2.4; & AS 1428.
- Lift Installations:** Comply with BCA Part E3, AS1735 & selected Lift Suppliers details.
- Fire Services:** Comply with BCA Part E2 & Spec G3.8, AS1670 & Engineers Details.
- Parking:** Comply with AS 2890, Council Codes & Traffic Report.
- Childcare Centre Facilities:** Comply with BCA Part F2.3 (h).
- Outdoor Play Area Barriers:** Comply with BCA Part G1.3.
- Acoustic Fence/Barrier:** Comply with Acoustic Report.

| rev / date | description | status | general notes |
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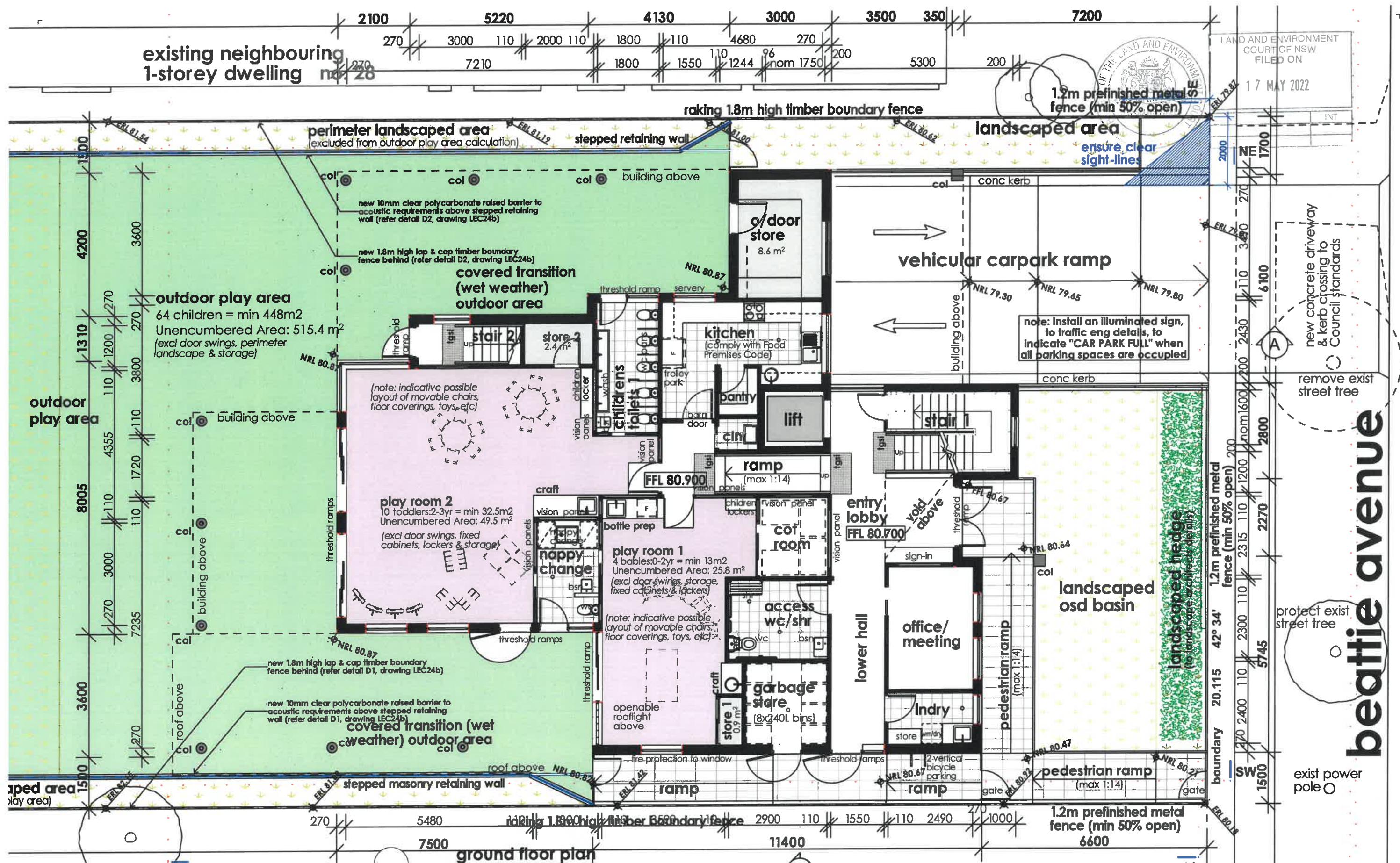
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project
**proposed childcare centre
26 beattie avenue
denistone east**
drawing
drawing list + general notes

scale 1:100 @ A3 true north
drawn CAD
designed ADZ
checked ADZ
plot date 16/5/22
project no. drwg no. issue
1945A LEC-00 B



| rev / date | description | status |
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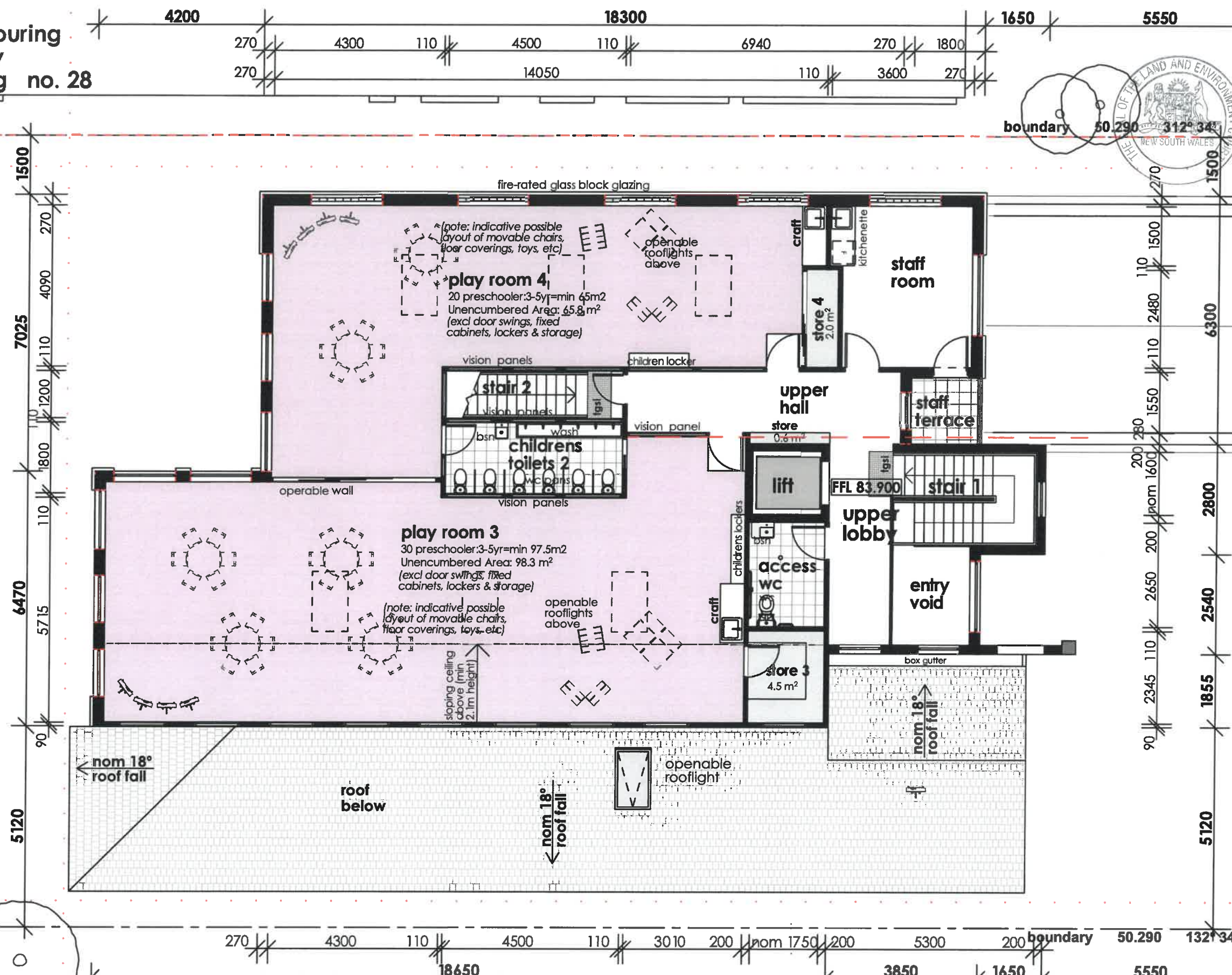
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project
proposed childcare centre
26 beattie avenue
denistone east
drawing
ground floor plan

scale 1:100
drawn CAD
designed ADZ
checked ADZ
plot date 16/5/22
project no. 1945A LEC-03
drwg no. B
issue



neighbouring
1-storey
dwelling no. 28



LAND AND ENVIRONMENT
COURT OF NSW
FILED ON
17 MAY 2022

beatie avenue

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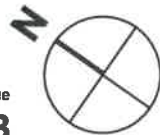
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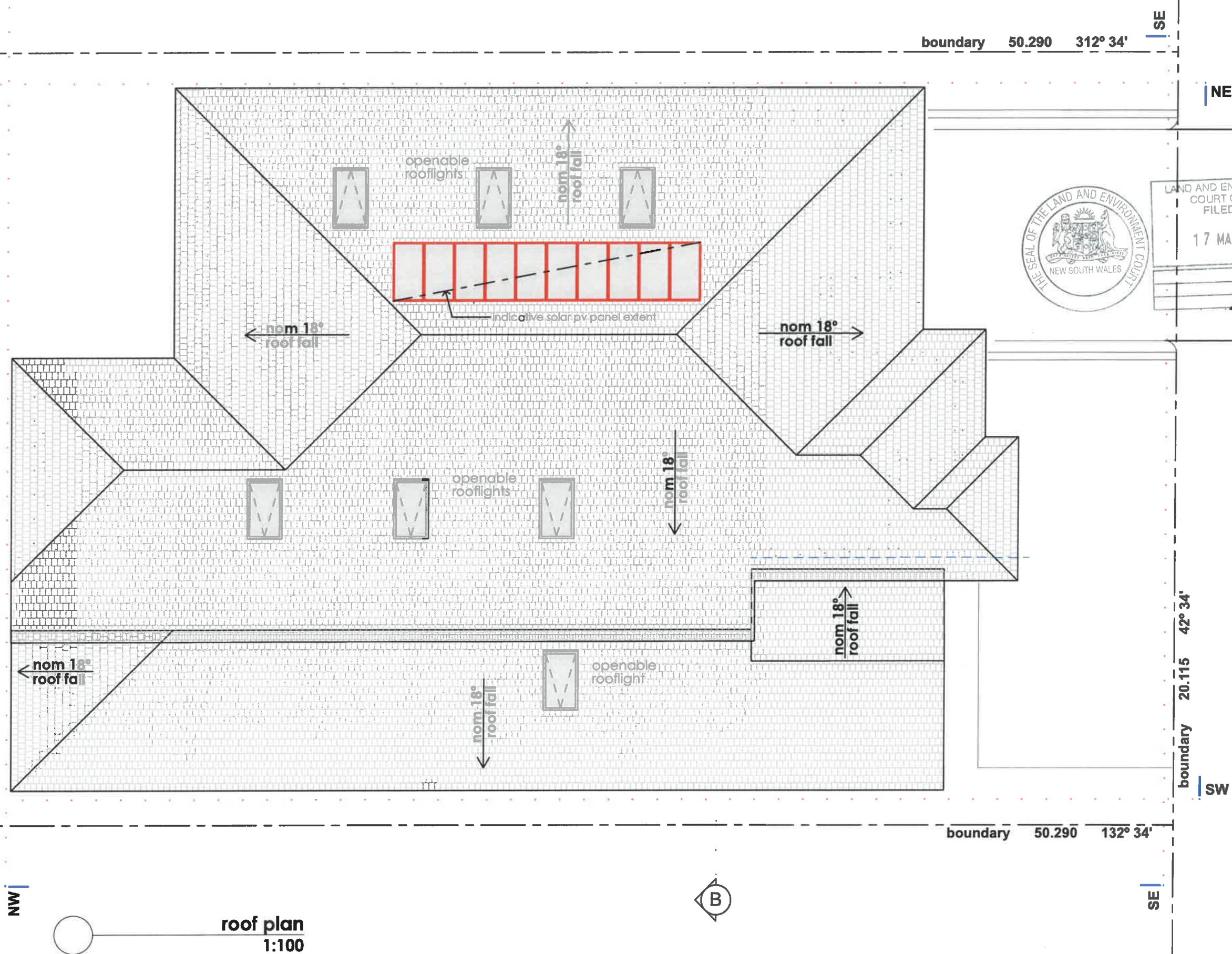


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project
**proposed childcare centre
26 beattie avenue
denistone east**
drawing
upper floor plan

scale 1:100
drawn CAD
designed ADZ
checked ADZ
plot date 16/5/22
project no. 1945A
drwg no. LEC-04
issue B





roof plan
1:100

| rev / date | description | status |
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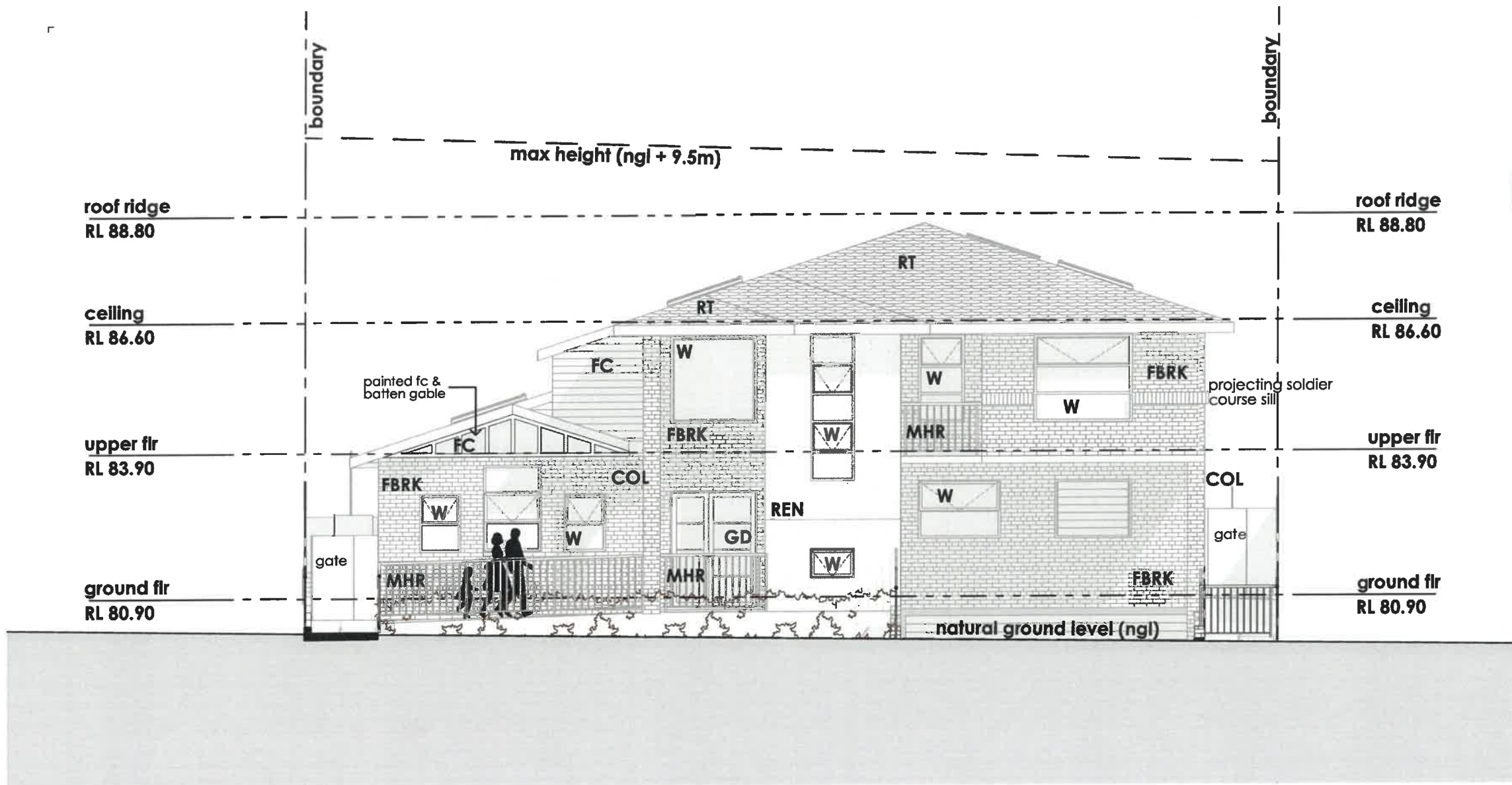


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project
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26 beattie avenue
denistone east
drawing
roof plan

scale 1:100 @ A3 true north
drawn CAD
designed ADZ
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plot date 16/5/22
project no. 1945A
drwg no. LEC-05
issue B





| | |
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| LAND AND ENVIRONMENT COURT OF NSW FILED ON | |
| 17 MAY 2022 | |
| | INT |
| | |

south-east (beattie st) elevation
1:100

preliminary external finishes:

| Code | Type |
|-------|-----------------------------------|
| wall: | |
| CFC | CFC Cladding with Paint Finish |
| FBRK | Face Brickwork |
| FBLK | Face Blockwork |
| MC | Prefinished Metal Cladding |
| OFC | Off-Form Concrete |
| REN | Render with Paint Finish |
| ST | Selected Stone Cladding |
| TC | Timber Cladding with Paint Finish |

wall openings-windows/doors:

| | |
|-----|--------------------------------|
| GBW | Glass Blockwork |
| GD | Prefinished Alum-Frame Doors |
| W | Prefinished Alum-Frame Glazing |

balustrade/handrails:

| | |
|-----|----------------------------|
| GB | Glazed Balustrade |
| MHR | Prefinished Metal Handrail |

roof:

| | |
|-----|----------------------------|
| RT | Roof Tiles |
| DP | Prefinished Metal Downpipe |
| SKY | Skylight |

| rev / date | description | status |
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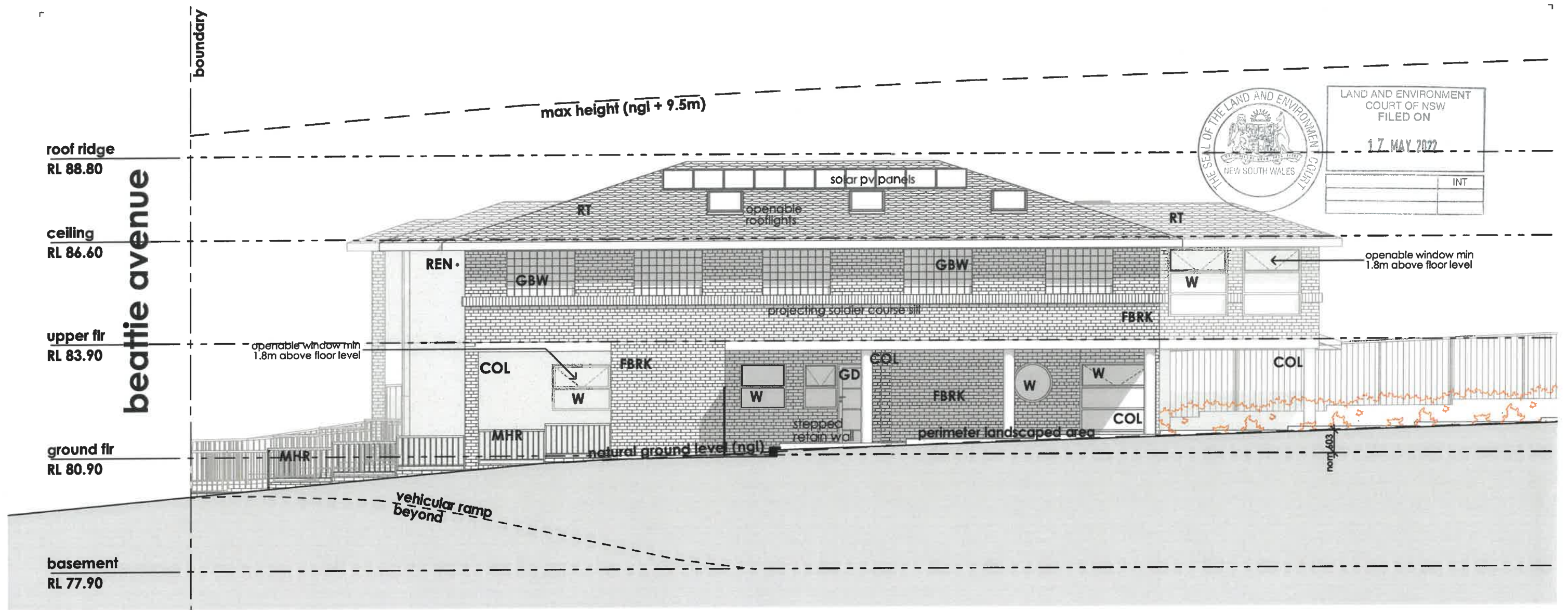
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denistone east
drawing
south-east (beattie st) elevation

| | | |
|-------------|---------|-----------------|
| scale | 1:100 | @ A3 true north |
| drawn | CAD | |
| designed | ADZ | |
| checked | ADZ | |
| plot date | 16/5/22 | |
| project no. | 1945A | LEC-06 |
| drwg no. | | B |
| issue | | |



○ north-east elevation
1:100



| | |
|--|-----|
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north-east elevation

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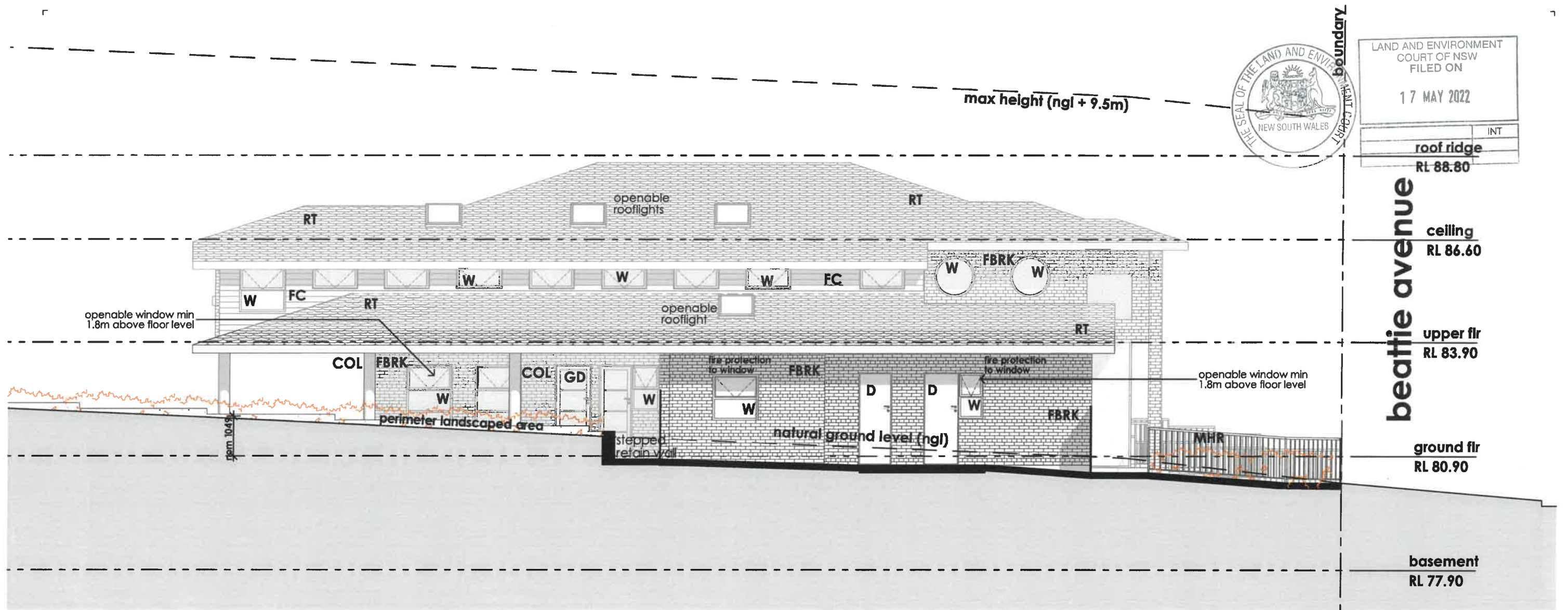
balustrade/handrails:

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|-----|----------------------------|
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roof:

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| DP | Prefinished Metal Downpipe |
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| | | |
|--------------|----------|-----------------|
| scale | 1:100 | @ A3 true north |
| drawn | CAD | |
| designed | ADZ | |
| checked | ADZ | |
| plot date | 16/5/22 | |
| project no. | drwg no. | issue |
| 1945A LEC-07 | B | |



○ south-west elevation
1:100

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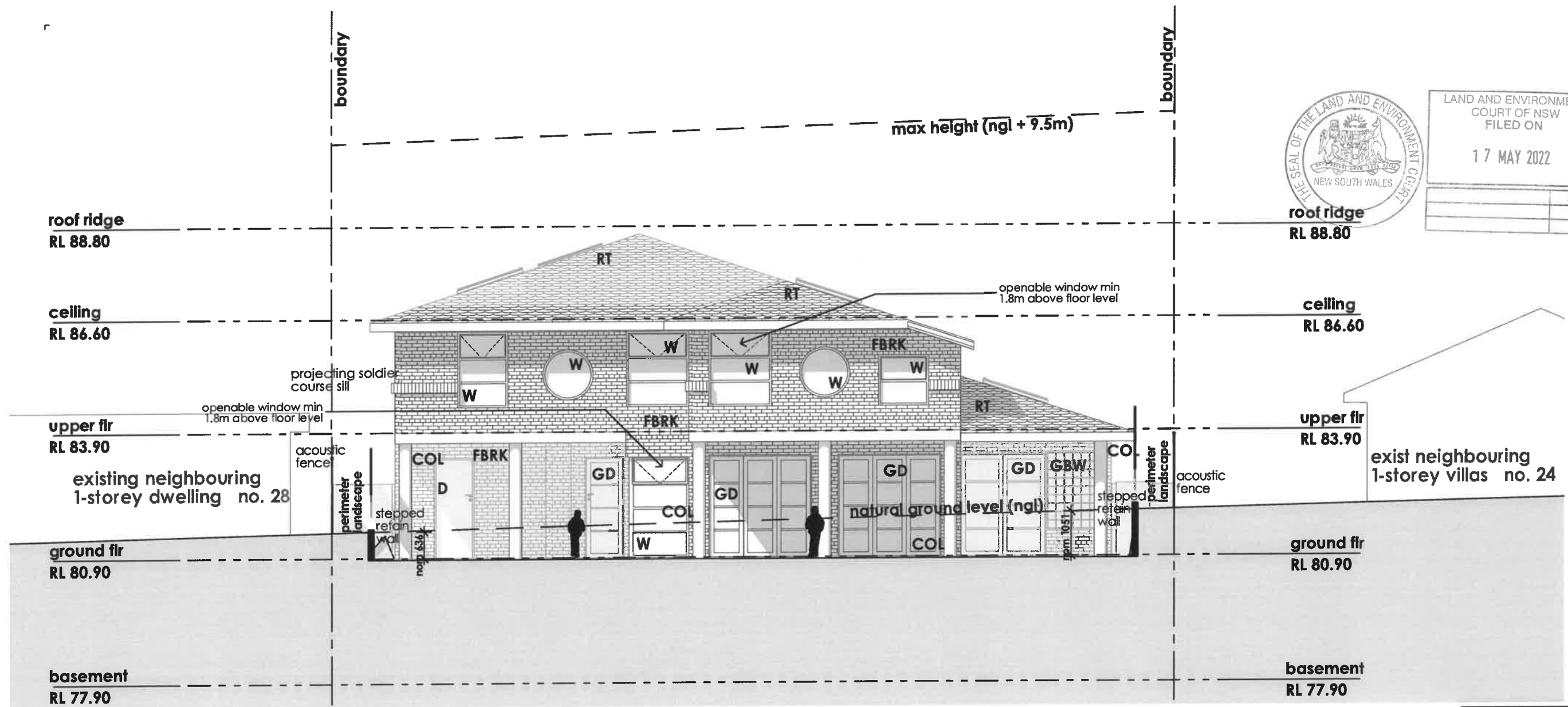
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e info@archizenarchitects.com.au

project

proposed childcare centre
26 beattie avenue
denistone east
south-west elevation

| | | |
|-------------|----------|-----------------|
| scale | 1:100 | @ A3 true north |
| drawn | CAD | |
| designed | ADZ | |
| checked | ADZ | |
| plot date | 16/5/22 | |
| project no. | drwg no. | issue |
| 1945A | LEC-08 | B |



| | |
|--|-----|
| LAND AND ENVIRONMENT COURT OF NSW FILED ON | |
| 17 MAY 2022 | |
| | INT |

north-west elevation
1:100

preliminary external finishes:

| Code | Type |
|-------|-----------------------------------|
| wall: | |
| CFC | CFC Cladding with Paint Finish |
| FBRK | Face Brickwork |
| FBLK | Face Blockwork |
| MC | Prefinished Metal Cladding |
| OFC | Off-Form Concrete |
| REN | Render with Paint Finish |
| ST | Selected Stone Cladding |
| TC | Timber Cladding with Paint Finish |

wall openings-windows/doors:

| | |
|-----|--------------------------------|
| GBW | Glass Blockwork |
| GD | Prefinished Alum-Frame Doors |
| W | Prefinished Alum-Frame Glazing |

balustrade/handrails:

| | |
|-----|----------------------------|
| GB | Glazed Balustrade |
| MHR | Prefinished Metal Handrail |

roof:

| | |
|-----|----------------------------|
| RT | Roof Tiles |
| DP | Prefinished Metal Downpipe |
| SKY | Skylight |

| rev / date | description | status |
|---------------|------------------------------------|----------------------|
| A 08-10-2021 | for L&EC submission only. | not for construction |
| A4 09-02-2022 | revised, for L&EC submission only. | not for construction |
| B 11-05-2022 | revised, for L&EC submission only. | not for construction |

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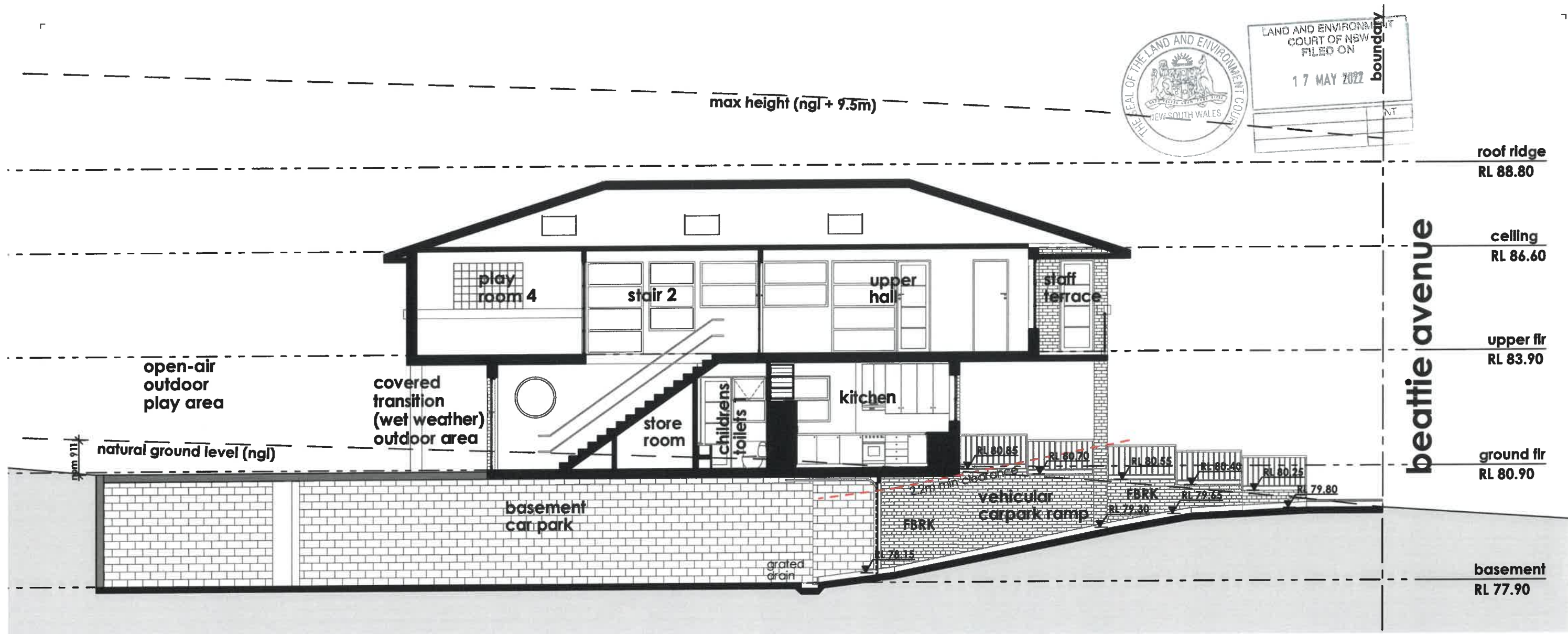
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project
proposed childcare centre
26 beattie avenue
denistone east
drawing
north-west elevation

scale 1:100 @ A3 true north
drawn CAD
designed ADZ
checked ADZ
plot date 16/5/22
project no. 1945A LEC-09
drwg no. B
issue



section a
1:100

preliminary external finishes:

| Code | Type |
|-------|-----------------------------------|
| wall: | |
| CFC | CFC Cladding with Paint Finish |
| FBRK | Face Brickwork |
| FBLK | Face Blockwork |
| MC | Prefinished Metal Cladding |
| OFC | Off-Form Concrete |
| REN | Render with Paint Finish |
| ST | Selected Stone Cladding |
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| | |
|-----|--------------------------------|
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| GD | Prefinished Alum-Frame Doors |
| W | Prefinished Alum-Frame Glazing |

balustrade/handrails:

| | |
|-----|----------------------------|
| GB | Glazed Balustrade |
| MHR | Prefinished Metal Handrail |

roof:

| | |
|-----|----------------------------|
| RT | Roof Tiles |
| DP | Prefinished Metal Downpipe |
| SKY | Skylight |

| rev / date | description | status |
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project

proposed childcare centre
26 beattie avenue
denistone east
drawing
section a-a

scale 1:100 @ A3 true north

drawn CAD

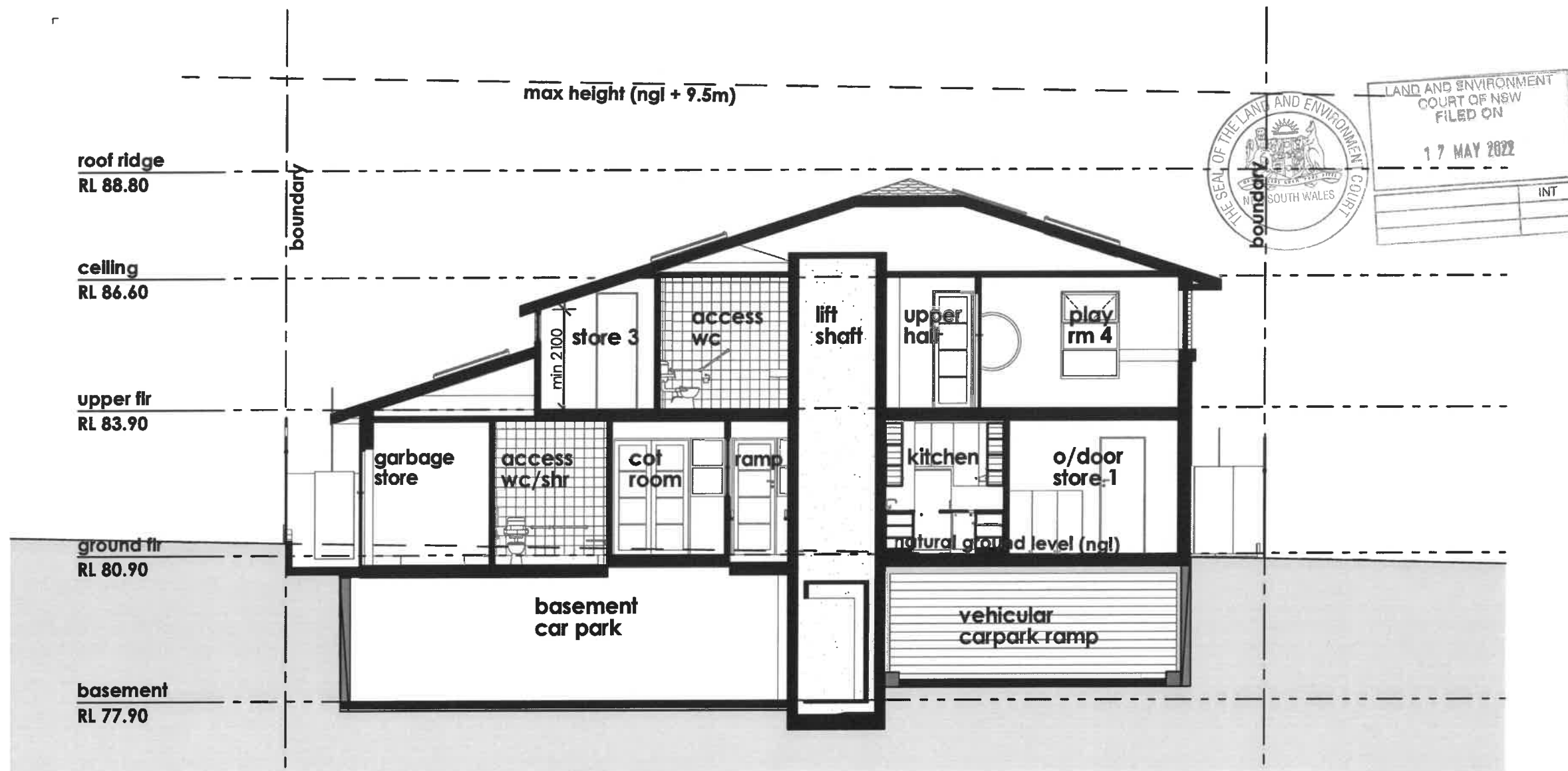
designed ADZ

checked ADZ

plot date 16/5/22

project no. drwg no. issue

1945A LEC-10 B



section b
1:100

preliminary external finishes:

| Code | Type |
|-------|-----------------------------------|
| wall: | |
| CFC | CFC Cladding with Paint Finish |
| FBRK | Face Brickwork |
| FBLK | Face Blockwork |
| MC | Prefinished Metal Cladding |
| OFC | Off-Form Concrete |
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roof:

| | |
|-----|----------------------------|
| RT | Roof Tiles |
| DP | Prefinished Metal Downpipe |
| SKY | Skylight |

kitchen notes:

01. The layout is concept design intent only. Refer to selected Kitchen consultant's drawing, schedule & specification for final layouts & equipment selection.
02. Kitchen contractor to confirm layout & provide fully dimensioned set-outs noting service requirements for all items agreed with the Client.
03. The kitchen design, construction, fitout & finishes are to comply with FSANZ Standard 3.2.3, AS4674 & NCC/BCA.

construction generally:

01. Provide coving to all floor/wall junctions.
02. Install selected, light-coloured sheet vinyl floor, with welded joints, graded and drained to floor waste.
03. Provide solid plinths under heavy equipment that can't be moved for cleaning.
04. Walls to be finished with selected, light-coloured full-height ceramic tiles with epoxy grouting.
05. Ceiling, at minimum 2400mm height, to be rigid smooth faced plasterboard, with selected light-coloured gloss finish.
06. The wall/ceiling junctions are to be tight jointed, sealed and dust-proof.
07. Seal between all fittings, and between equipment bases and floor/plinths. All fittings to be either sealed to wall or be minimum 200mm clear of wall.
08. Supply and install Kitchen exhaust canopy hood with ducted fan system in accordance with ventilation code requirements. Lights to be grease style. No storage shelves below mechanical exhaust ventilation canopy.
09. Benches to be stainless steel framed with 300mm splashback & bottom shelf min 250mm above floor.
10. Any played window sill to be minimum 300mm above preparation bench.
11. Door frame to be mortar-filled pressed metal.
12. Fix exposed pipes/conduits on brackets providing minimum 25mm clearance to adjacent surfaces.
13. All water & drainage pipes to be concealed.
14. Provide hot & cold water mixing set to handbasin & install liquid soap and paper towel dispensers, and fix "Hand Wash Only" sign adjacent.
15. All hydraulic/mechanical/electrical isolators to be in visible/accessible locations, complying with code requirements.
16. All fittings, tapsets, spouts, cocks, controls, etc are to be "WELS" approved.
17. Light fittings to be recessed into ceiling & fitted with approved light diffuser cover to prevent food contamination from broken light globes/tubes and designed so that it cannot collect dirt/dust, harbour insects or be difficult to clean.
18. Provide Mechanical Ventilation complying with NCC/BCA and AS1668.
19. Provide a ducted extraction system to dishwasher or sanitizing equipment that vent steam causing condensation to collect on walls and/or ceilings.

| rev / date | description | status |
|---------------|------------------------------------|----------------------|
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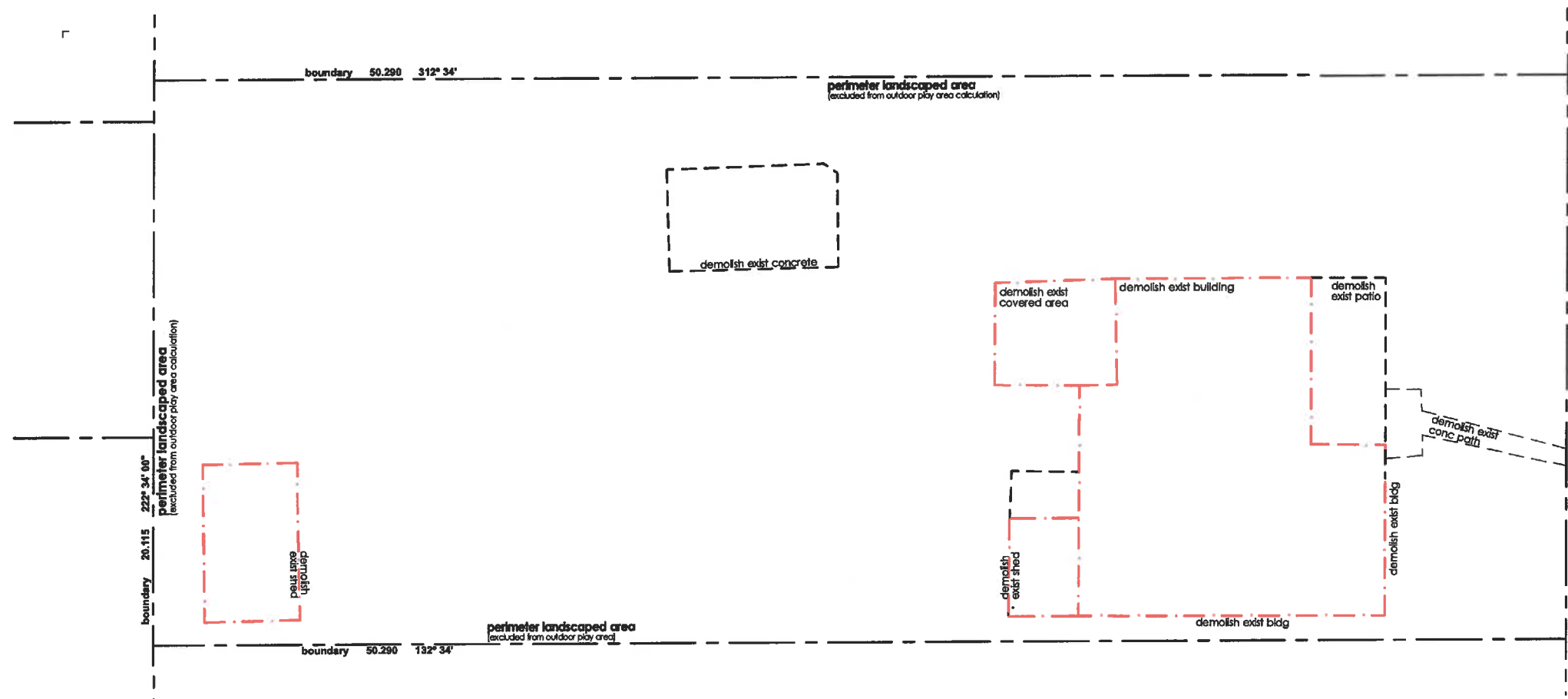
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project
proposed childcare centre
26 beattie avenue
denistone east
drawing
section b-b

scale 1:100 @ A3 true north
drawn CAD
designed ADZ
checked ADZ
plot date 16/5/22
project no. 1945A LEC-11
drwg no. B
issue



demolition plan
1:200

asbestos removal notes:

01. It is the contractors responsibility to assess existence of asbestos &/or other toxic substances, based on visual inspection & any information provided with the tender.
02. The architect has no knowledge of, and shall not be held liable, for any asbestos or other hazardous substances on the jobsite.
03. If asbestos or other toxic material is detected, immediately stop work, isolate the affected area & notify the superintendent or owner.
04. Provide a proposed work plan & program schedule for the asbestos removal for superintendents written approval.
05. A licenced contractor to remove asbestos complying with worksafe nsw, nsw work health & safety regulations & associated codes of practice.

soil & water management plan

01. Maintain a single site entry/exit point. Stabilish with gravel if necessary.
02. Maintain exist site fences and install sediment fence along site low sides.
03. If required, divert any up slope water around the work site and stabilise channels.
04. Generally clear areas minimum 2 metres from new work & fence off areas where vegetation is retained. Minimise disturbed areas.
05. Store sand & soil stockpiles within the site, away from drains, gutters & footpaths, & maintain sediment controls around them. Seek Council approval for any off-site storage.
06. If required, stabilise exposed earth banks, using erosion control mats & install downslope a sediment fence as described below.
07. Site Manager to inspect and maintain erosion & sediment control measures daily.
08. Connect temporary or permanent downpipes to the stormwater system before laying the roof covering.
09. Keep road & footpath clean & clear at all times.

sediment fence description

Bury Geotextile sediment fabric 150mm in an upslope trench. Attach fabric, to maximum 600mm height, to metal star picket posts at maximum 3 m centres.

construction management plan:

01. Maintain a single site entry/exit point. Stabilish with gravel if necessary.
02. Maintain existing site fences and/or install sediment fence along the low sides of the site.
03. Divert any up slope water around the work site and stabilise channels.
04. Generally clear areas minimum 2 m from new work & fence off areas where vegetation is retained. Minimise disturbed areas.
05. Store sand & other stockpiles within the site, away from drains, gutters & footpaths, & maintain sediment controls around them. Seek Council approval for any required off-site storage.
06. Stabilise exposed earth banks, using erosion control mats & install a sediment fence downslope as described below.
07. Inspect and maintain erosion & sediment control measures daily.
08. Connect temporary or permanent downpipes to the stormwater system before laying the roof covering.
09. Keep road & footpath clean & clear at all times.
10. Obtain Authority permission before standing and/or operating any equipment from Public Roadways.
11. Load all waste material into Skip-Bins.
12. Supervise traffic movements across the construction site, footpaths & roads. Use signage and barricades to warn and direct traffic and pedestrians.

demolition notes:

01. This drawing shows general scope only. The work includes all demolition & making good required to complete the Work.
02. Read this drawing together with any prepared Engineers drawings & Hazardous Materials Report.
03. Obtain all required Permits & pay all Fees necessary for demolition.
04. Ensure site access is restricted with temporary fences or similar.
05. Agree with Structural Engineer all required permanent or temporary supports to ensure structural integrity before starting demolition.
06. Comply with AS2601 & relevant codes/ordinances. Provide necessary measures, including rubbish chutes, barricade fences, warning lights/signs etc, to protect any occupants, the public & workmen, adjoining property footpaths, etc during demolition.
07. Complete 'dial-before-you-dig' enquiries before starting any works.
08. Complete dilapidation reports on all neighbouring properties & submit to PCA before starting any works.
09. Obtain all necessary permissions from adjacent property owners for the demolition of 'common' shared structures e.g. fences.
10. Make good to original condition, at no expense to proprietor, damage to adjacent property & structures to be retained resulting from demolition.
11. Check & verify on site all levels & dimensions before commencing any work. Notify the Superintendent immediately of any discrepancies.
12. Demolish all flooring, windows, doors, fittings & joinery shown dotted & remove from site, unless otherwise noted. If in any doubt - **ASK**.
13. No blasting is allowed.
14. Remove all trees, concrete paths, garden beds, etc shown dashed.
15. Cut and properly seal all services to be removed & reinstated.
16. Remove items to be reused with due care & keep in good condition.
17. Notify Superintendent immediately asbestos or other toxic material is found. Remove complying with relevant authorities requirements.
18. Remove all concrete footings & other below-ground structures.
19. Remove & make good redundant driveways & crossovers.
20. All demolished material becomes the contractor's property u.n.o., & is to be removed from site to local Council & EPA Guideline. **DO NOT** burn or bury any materials on site.
21. Advise the Superintendent of all unstable or deteriorated structure, materials or finishes discovered during demolition.

| rev / date | description | status |
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project
proposed childcare centre
26 beattie avenue
denistone east
drawing
demolition plan

scale 1:200, 1:100@ A3 true north
drawn CAD
designed ADZ
checked ADZ
plot date 16/5/22
project no. 1945A LEC-12
dwg no. B
issue



existing neighbouring 1-storey dwelling no. 28

boundary 50.290 312° 34'



| | |
|--|--|
| LAND AND ENVIRONMENT COURT OF NSW FILED ON | |
| 17 MAY 2022 | |
| INT | |

sloping cut

nil cut

sloping cut

step in cut

cut to basement carpark
as required to achieve
FFL 77.900

nom 3.2m cut

nom 4.4m cut

nom 1.2m cut

nil cut

boundary 50.290 132° 34'

boundary 20.115 42° 34'

beattie avenue

exist neighbouring
1-storey villas no. 24

cut & fill plan
1:150

earthworks/fill placement notes:

01. All earthworks, site preparation and materials to comply with AS3798 & engineers & councils requirements.
02. The engineer to inspect soil type & site conditions during excavation to confirm the site classification.
03. Clear all organic matter beneath footings and slabs, complying with AS3798 & engineers requirements.
04. If it cannot be reused from the site, bring suitable filling to the site.
05. All filling to be sound & clean material, free of perishable material or any other material that will not form stable fill.
06. Engineer to confirm of suitability of using site excavated material as filling to raise subgrade levels.
07. Place & compact all fill material complying with AS3798 & engineers drawings.
08. Proof roll cut and fill surfaces to a density & moisture content complying with engineers requirements.

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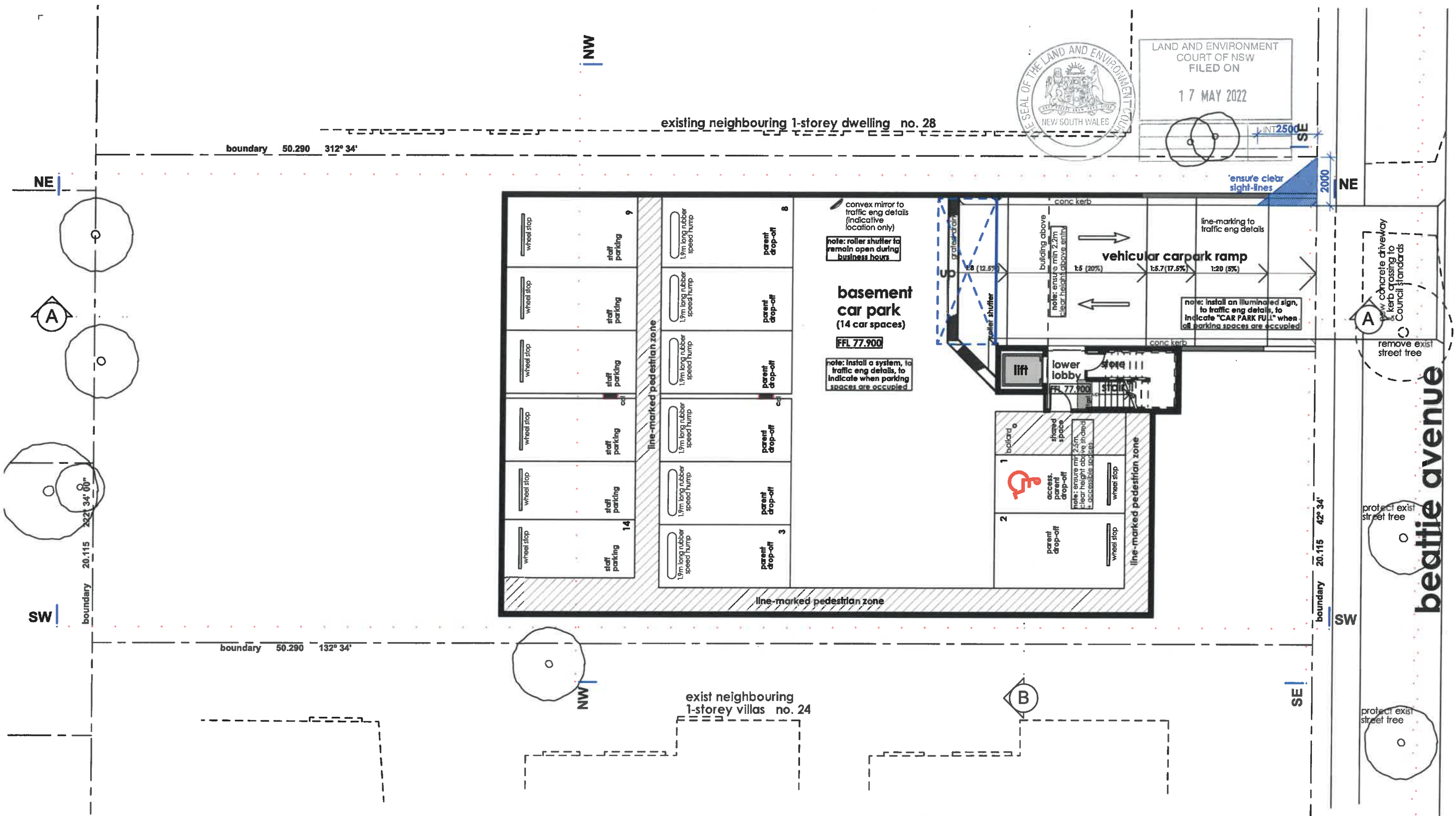


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project
**proposed childcare centre
26 beattie avenue
denistone east**
drawing
cut & fill plan

scale 1:150 @ A3 true north
drawn CAD
designed ADZ
checked ADZ
plot date 16/5/22
project no. 1945A LEC-13
drwg no. B
issue





overall basement floor plan

1:150

| rev / date | description | status |
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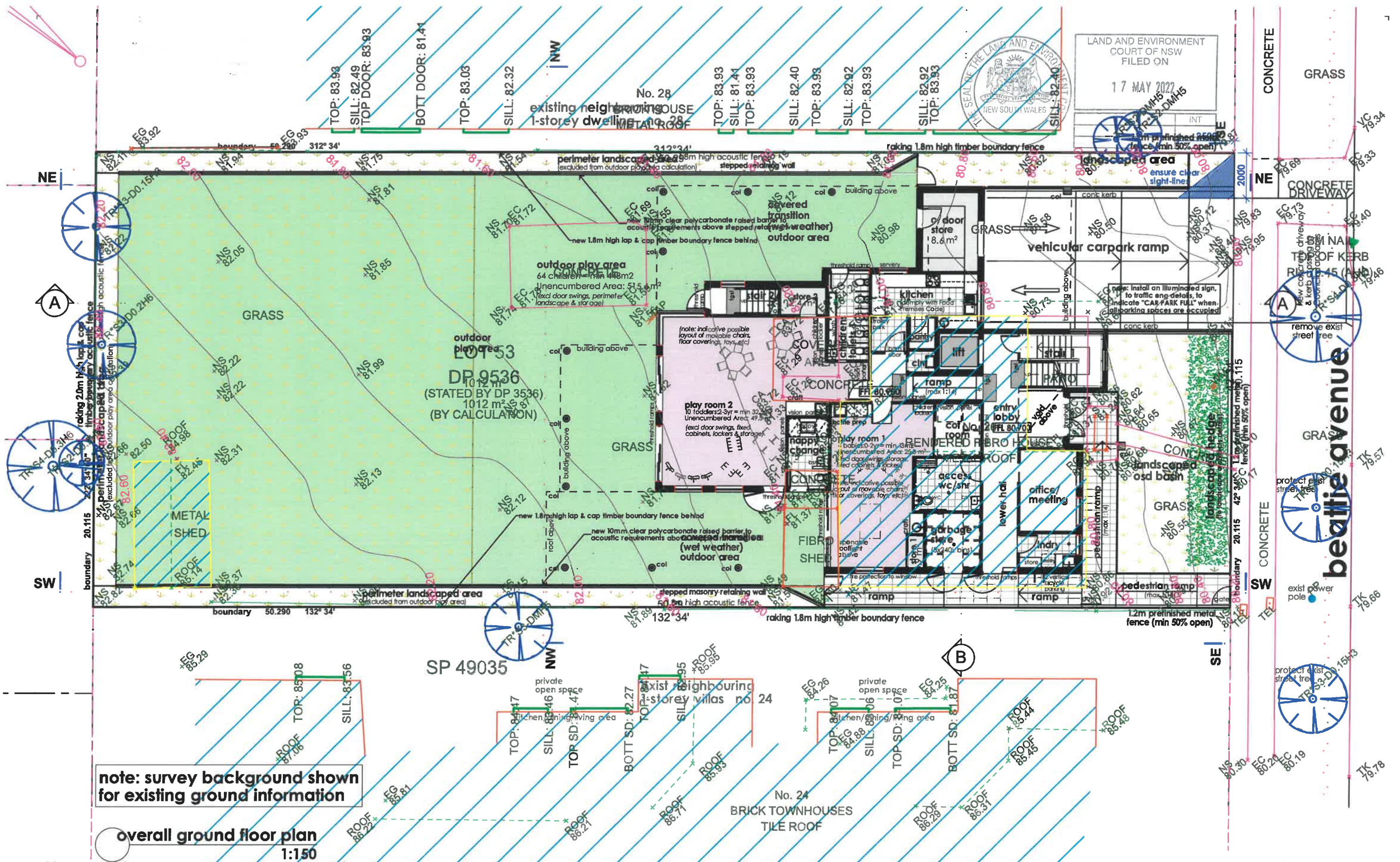
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project
proposed childcare centre
26 beattie avenue
denistone east
drawing
overall basement floor plan

scale 1:150 @ A3 true north
drawn CAD
designed ADZ
checked ADZ
plot date 16/5/22
project no. 1945A
drwg no. LEC-14
issue B





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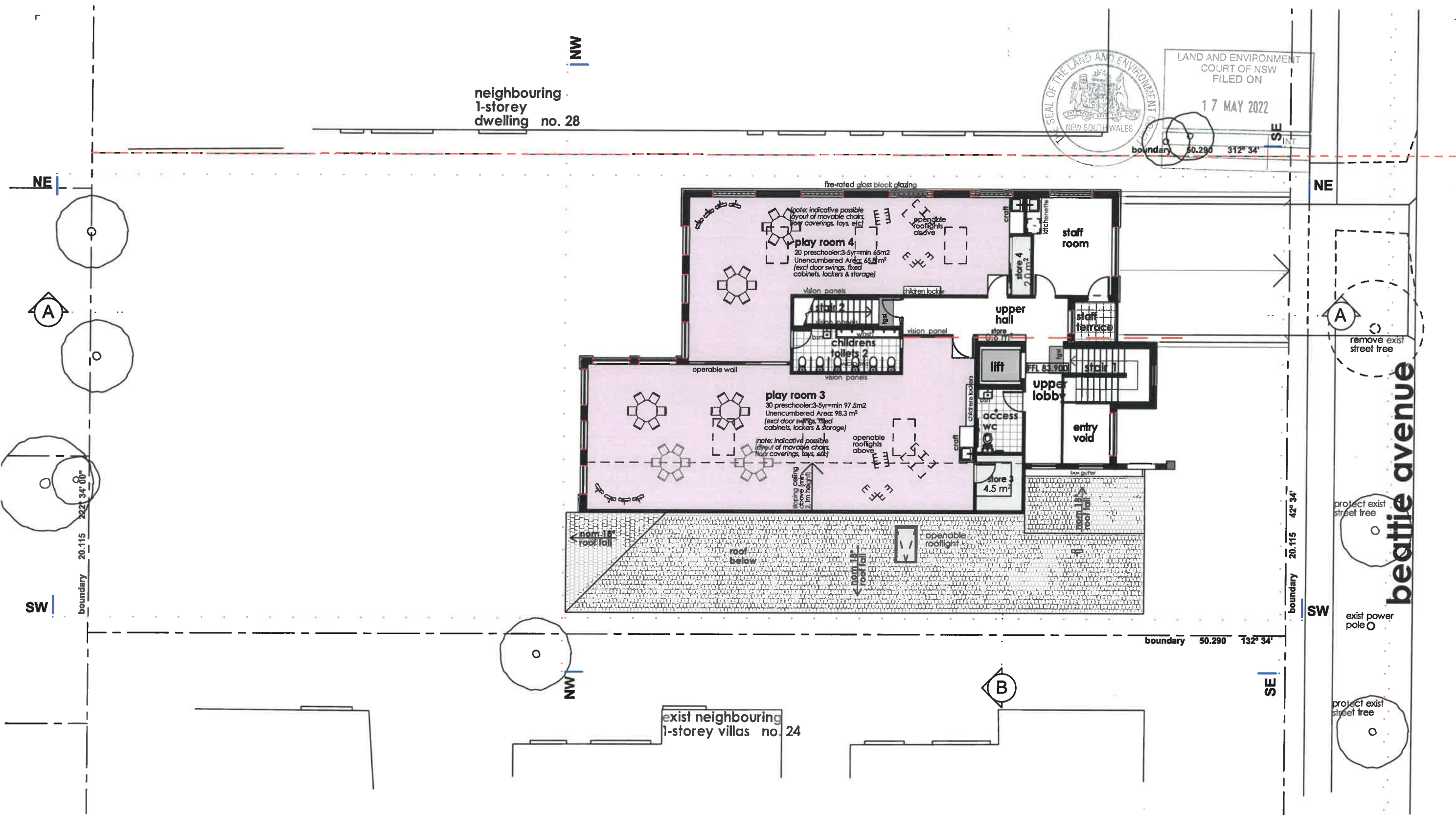
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proposed childcare centre
26 beattie avenue
denistone east

overall ground floor plan

| | | |
|-------------|----------|-----------------|
| scale | 1:150 | @ A3 true north |
| drawn | CAD | |
| designed | ADZ | |
| checked | ADZ | |
| plot date | 16/5/22 | |
| project no. | drwg no. | issue |
| 1945A | LEC-15 | B |



overall upper floor plan
1:150

| rev / date | description | status |
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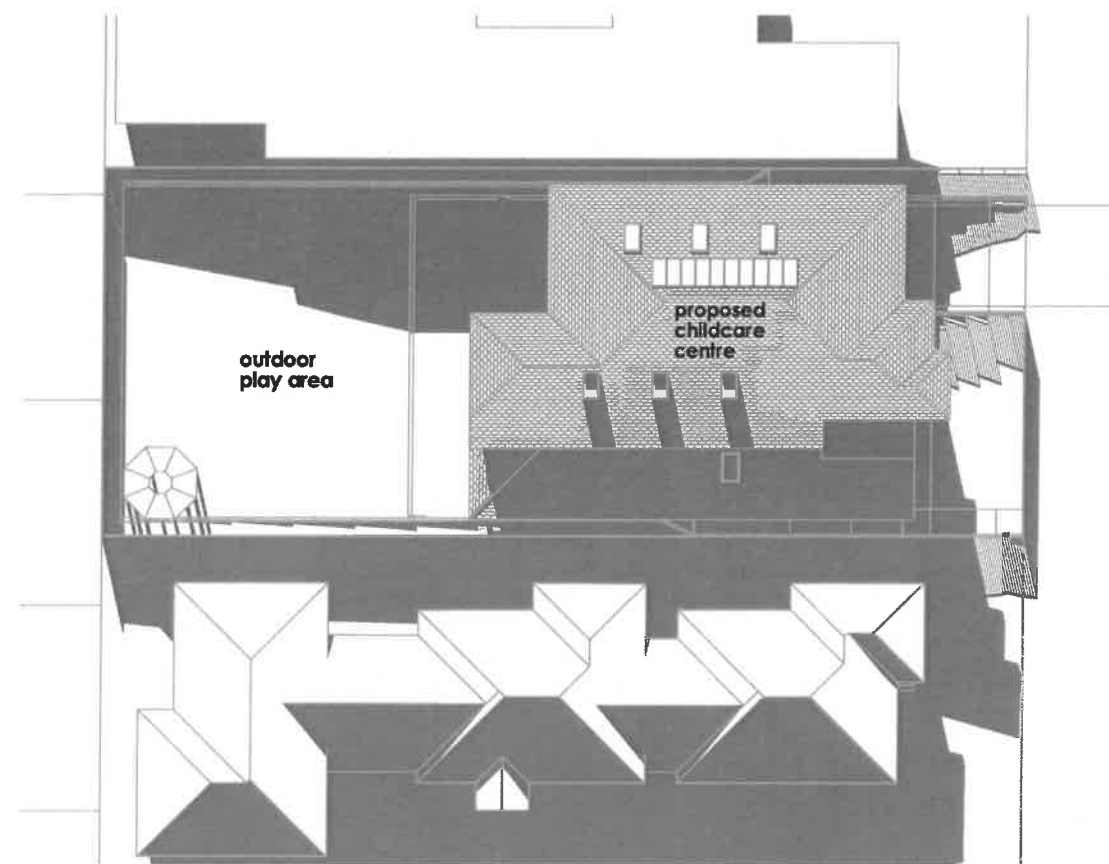
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e info@archizenarchitects.com.au

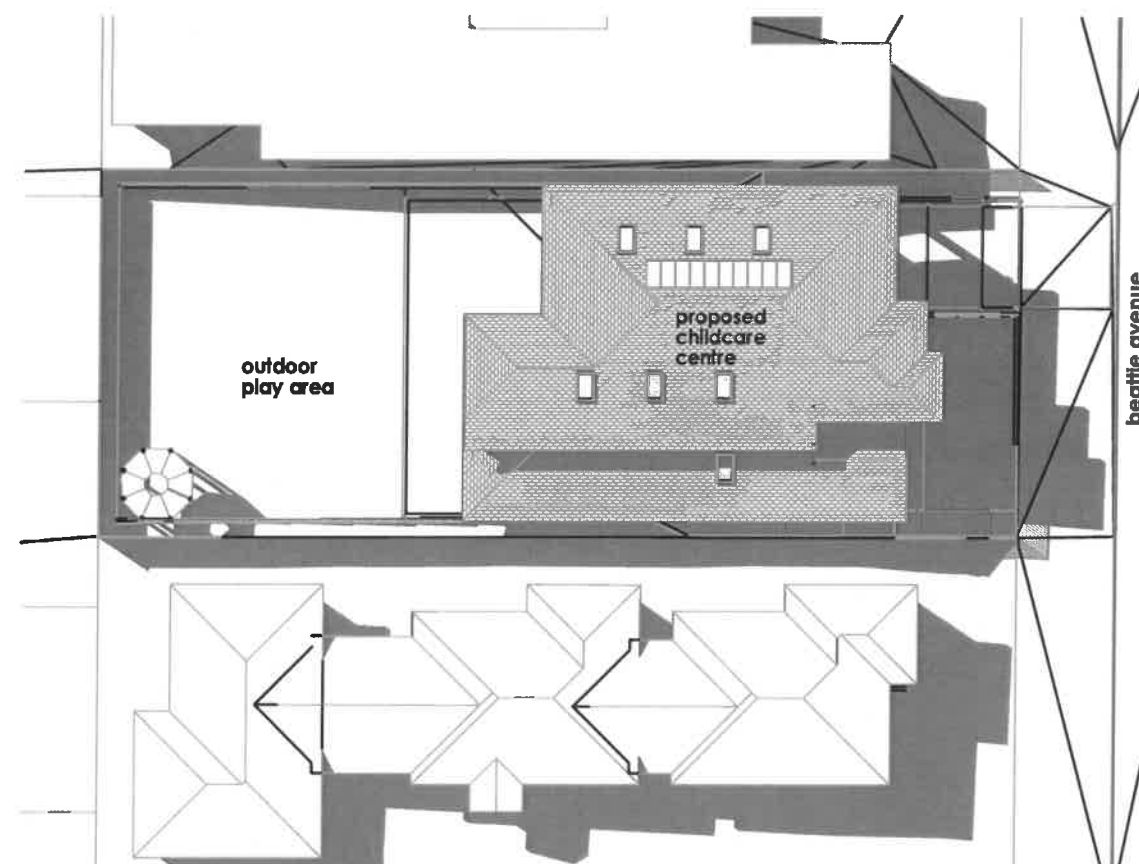
project
proposed childcare centre
26 beattie avenue
denistone east
drawing
overall upper floor plan

scale 1:150 @ A3 true north
drawn CAD
designed ADZ
checked ADZ
plot date 16/5/22
project no. 1945A LEC-16
drwg no. B
issue

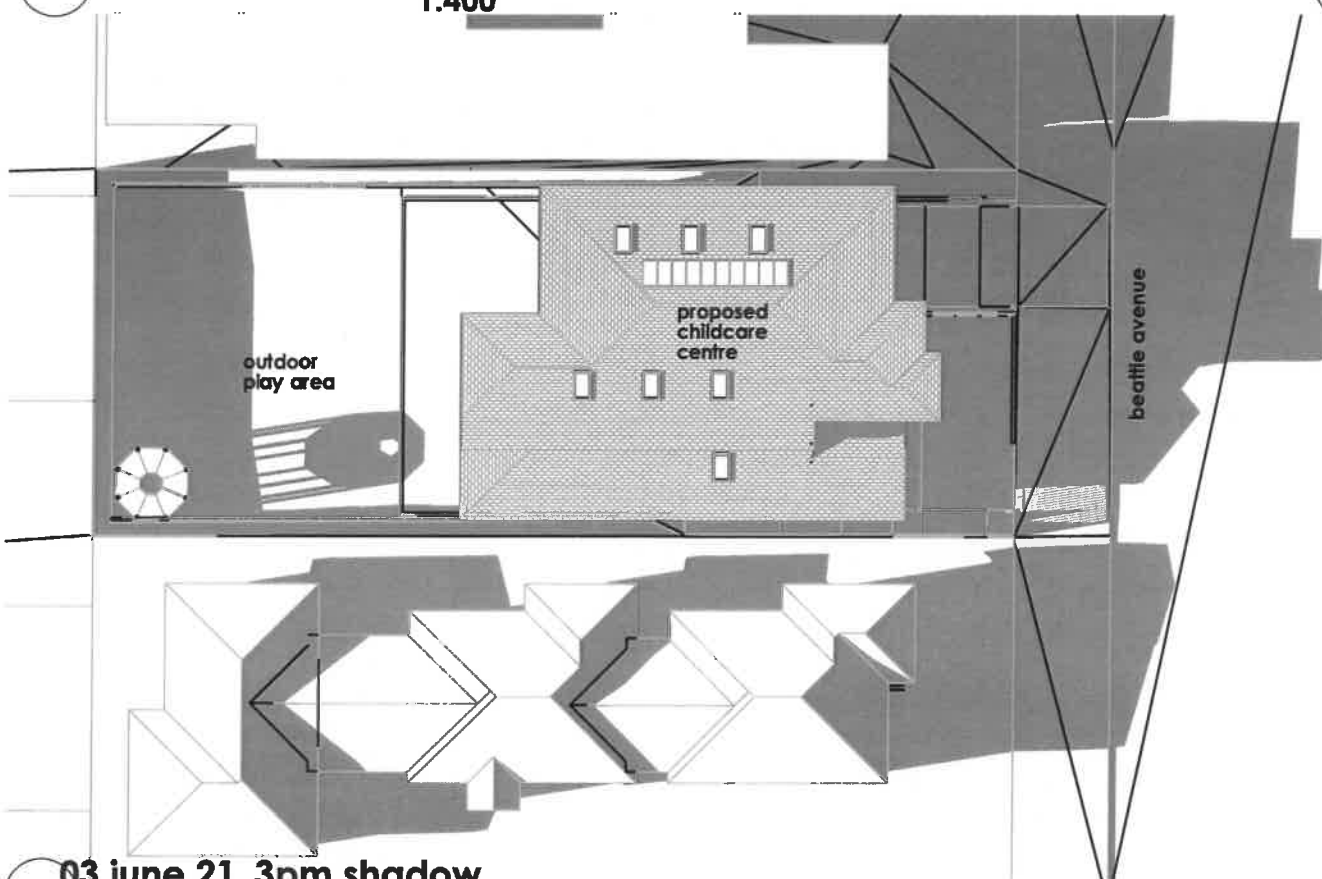




01 june 21_9am shadow
1:400



02 june 21_noon shadow
1:400



03 june 21_3pm shadow
1:400

| rev / date | description | status |
|---------------|------------------------------------|----------------------|
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project
proposed childcare centre
26 beattie avenue
denistone east
drawing
shadows @ jun 21

shadow diagram notes:

Shadow Generation
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Principal Solar Angles

Location: Sydney
Latitude: 34° South
Longitude: 151° East

| Day | Time | ALT | AZI |
|-------------------------|------|-----|------|
| June 22 | 9am | 19° | 42° |
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| | 3pm | 18° | 316° |
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| | 3pm | 36° | 300° |
| December 22 | 9am | 51° | 86° |
| | 12pm | 79° | 351° |
| | 3pm | 48° | 272° |

Abbreviations:

ALT Solar Altitude from horizontal
Zenith - 90°
AZI Solar Azimuth 0 - 360°

Limitations in Accuracy

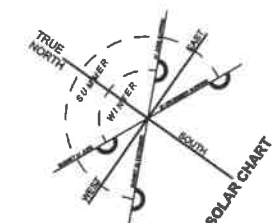
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scale 1:400 @ A3 true north

drawn CAD

designed ADZ

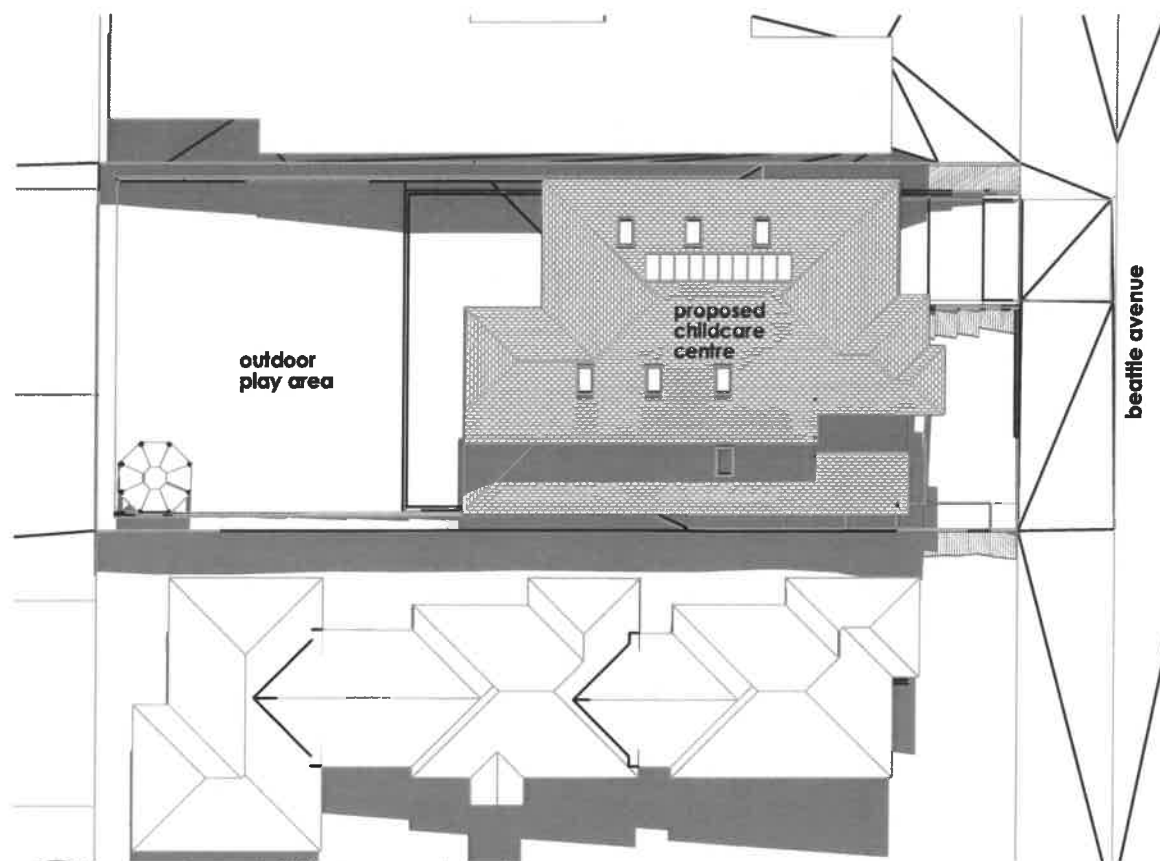
checked ADZ

plot date 16/5/22

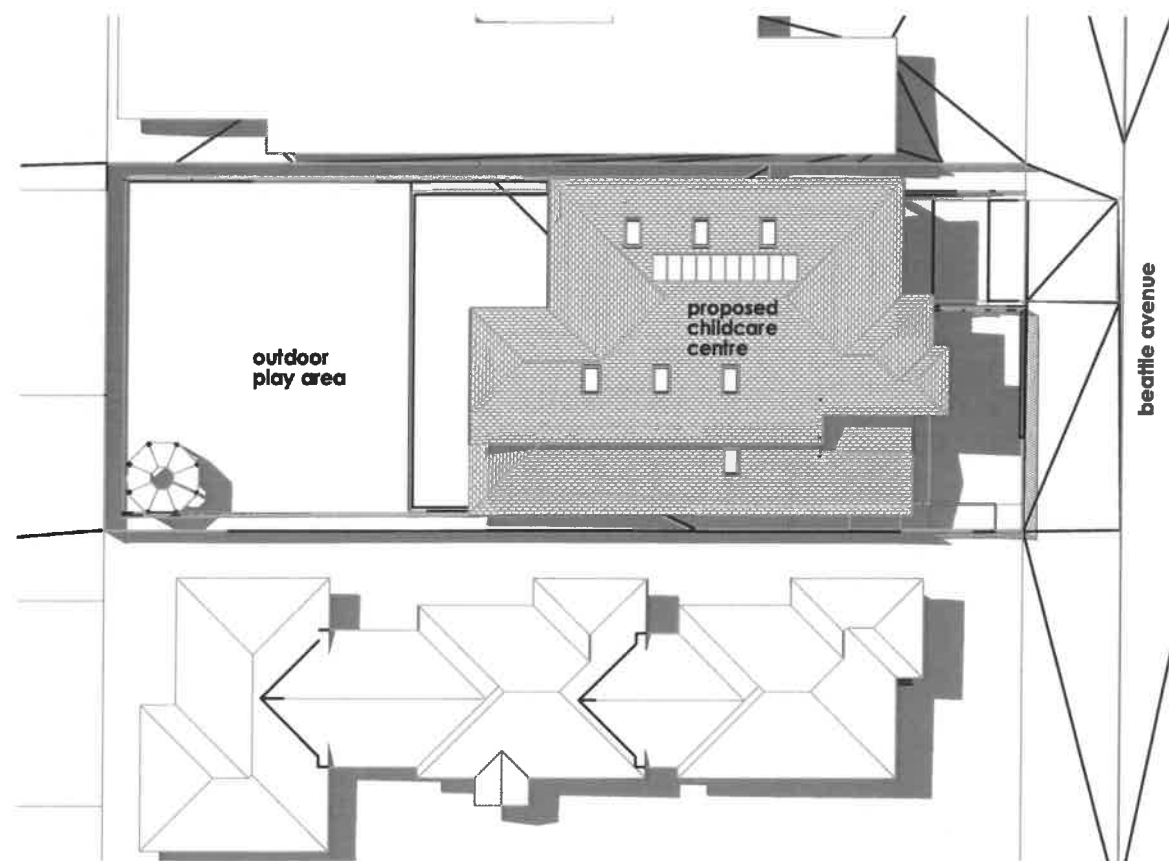
project no. drwg no. issue

1945A LEC-17 B

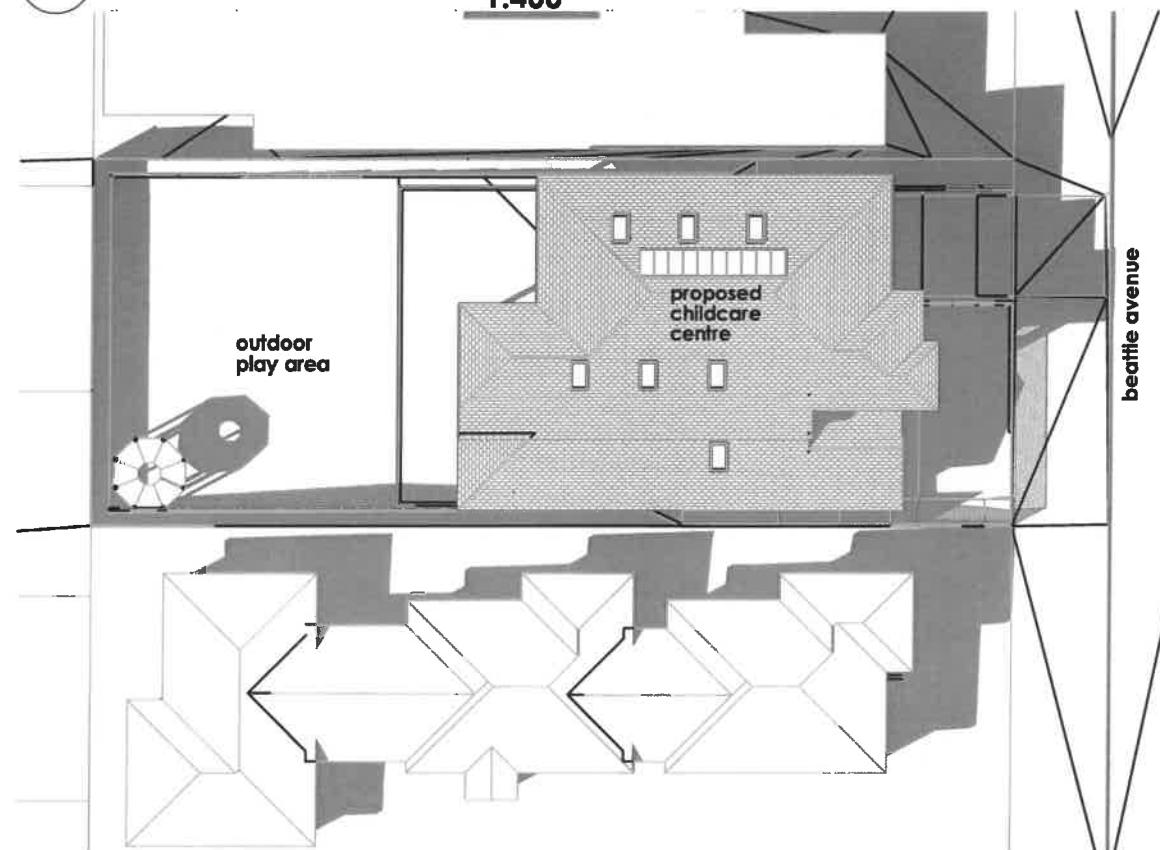




04 mar/sept 21_9am shadow
1:400



05 mar/sept 21_noon shadow
1:400



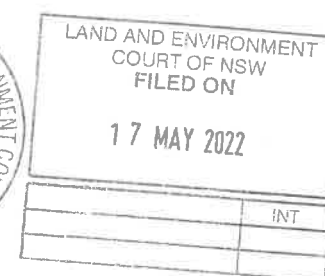
06 mar/sept 21_3pm shadow
1:400

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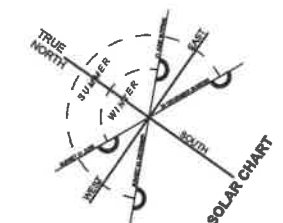
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scale 1:400 @ A3 true north

drawn CAD

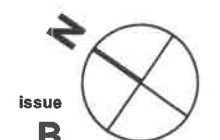
designed ADZ

checked ADZ

plot date 16/5/22

project no. drwg no.

1945A LEC-18



issue B

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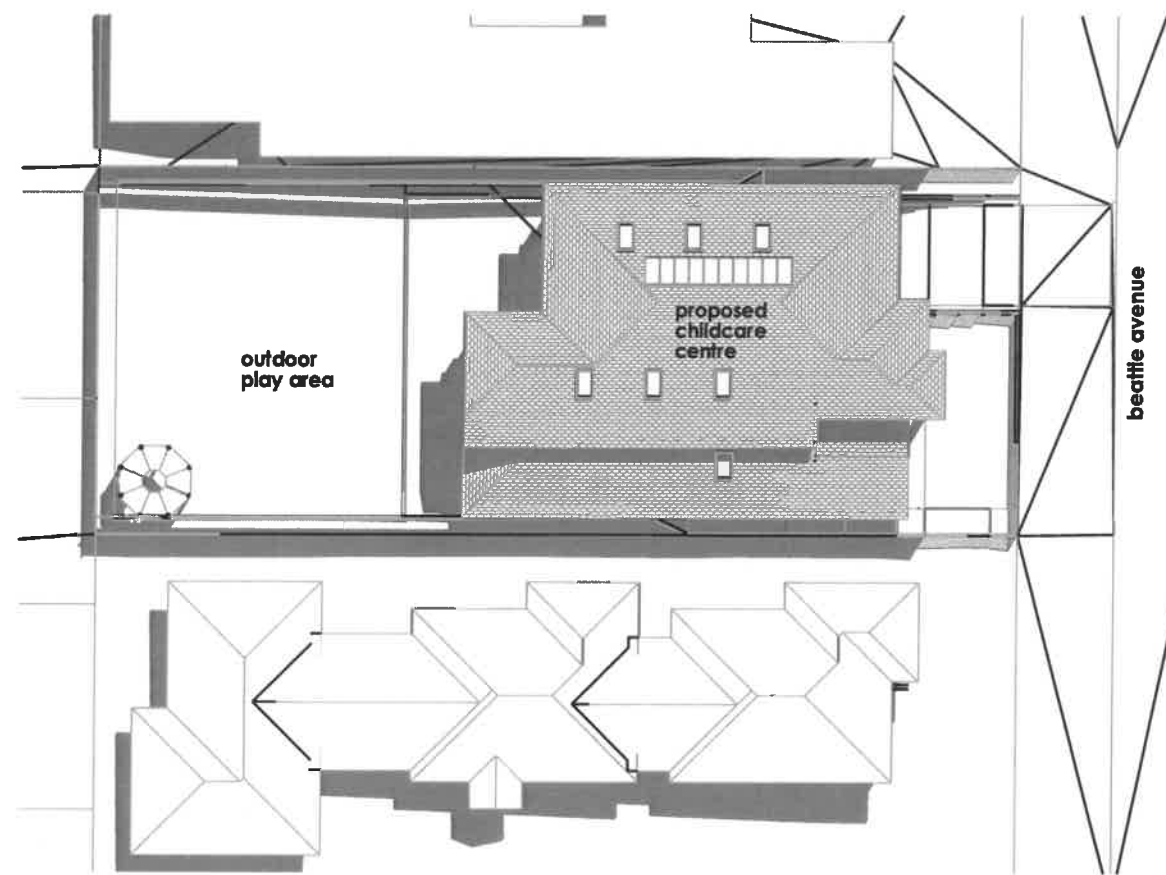
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project

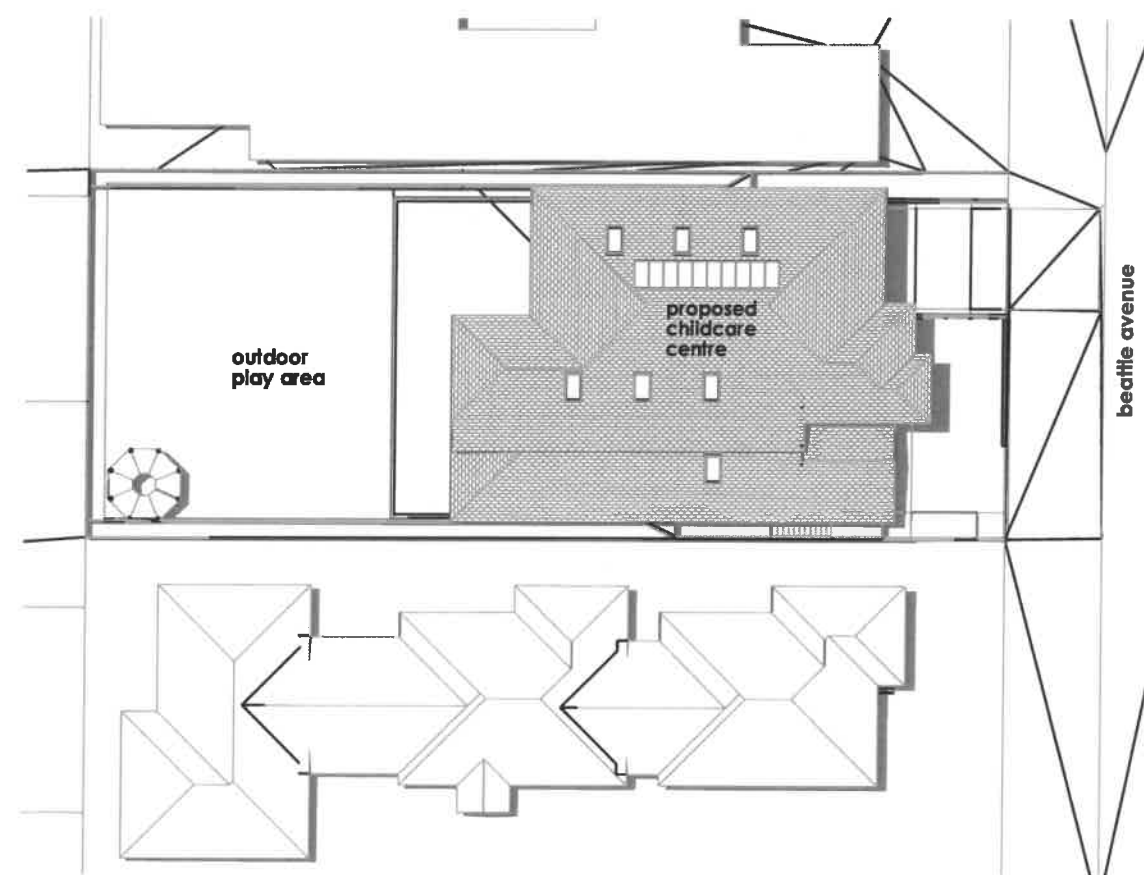
proposed childcare centre
26 beattie avenue
denistone east

drawing

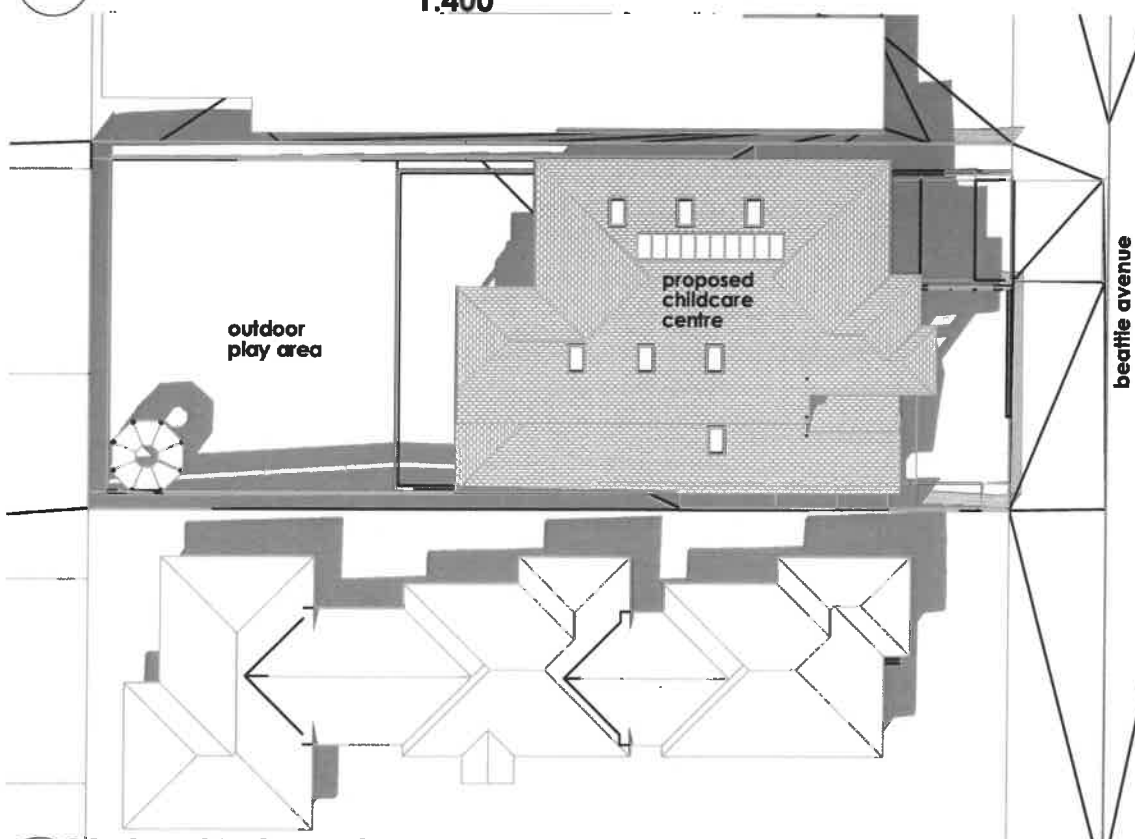
shadows @ mar/sept 21



07 dec 21_9am shadow
1:400



08 dec 21_noon shadow
1:400



09 dec 21_3pm shadow
1:400

| rev / date | description | status |
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project
proposed childcare centre
26 beattie avenue
denistone east
drawing
shadows @ dec 21

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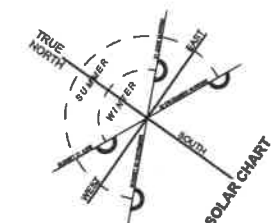
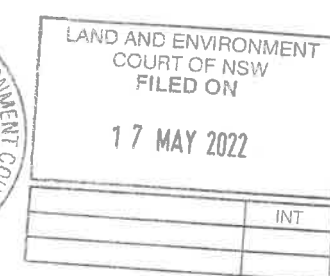
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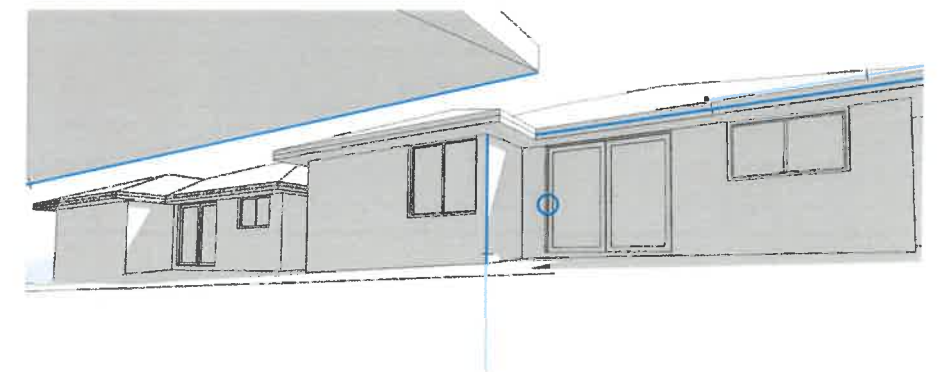
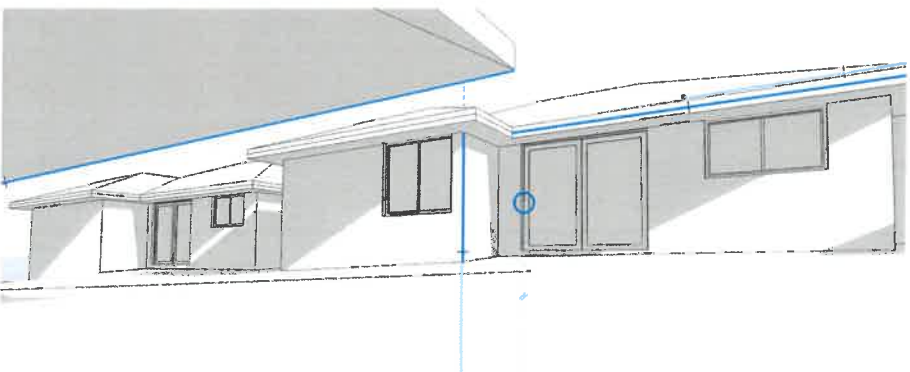
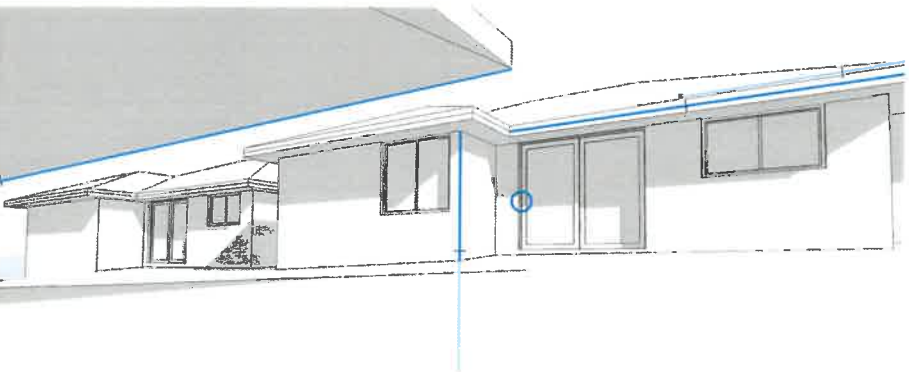
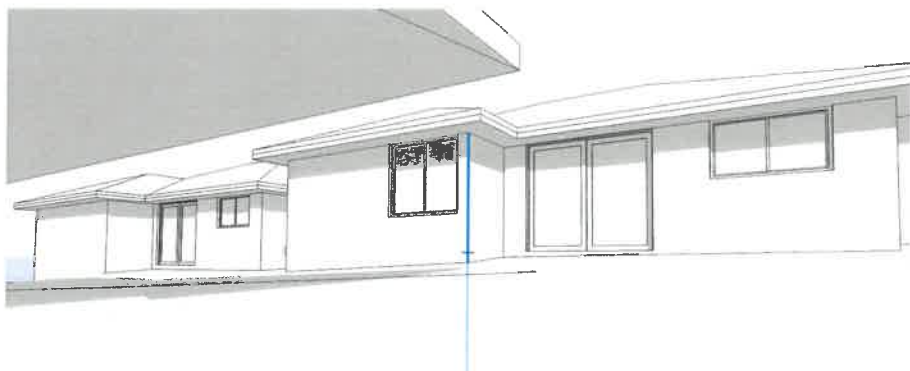
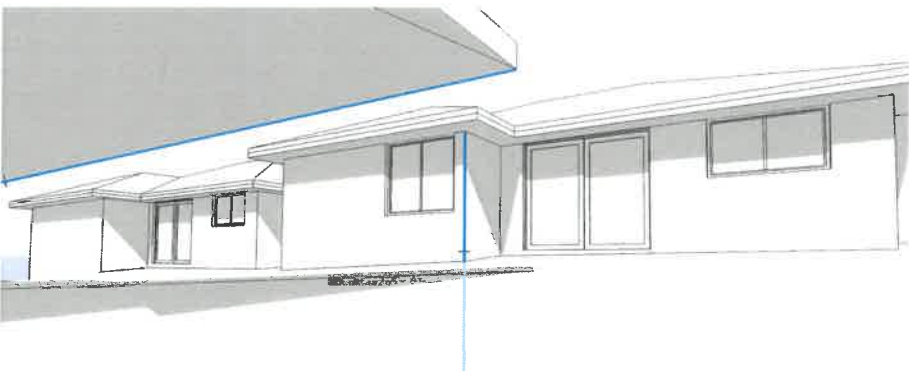
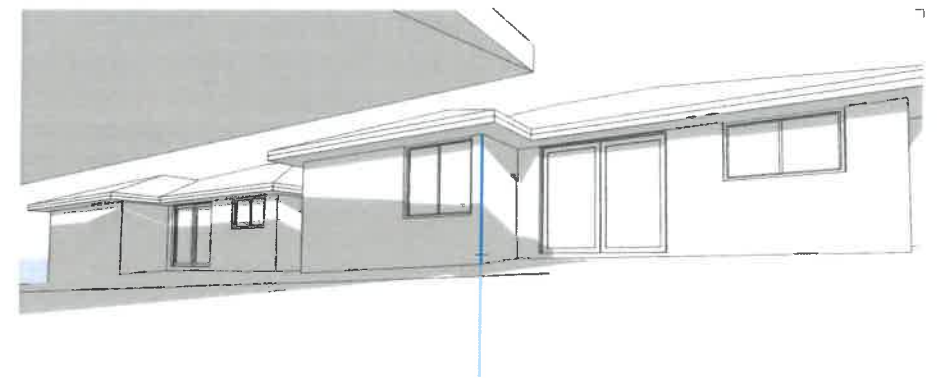
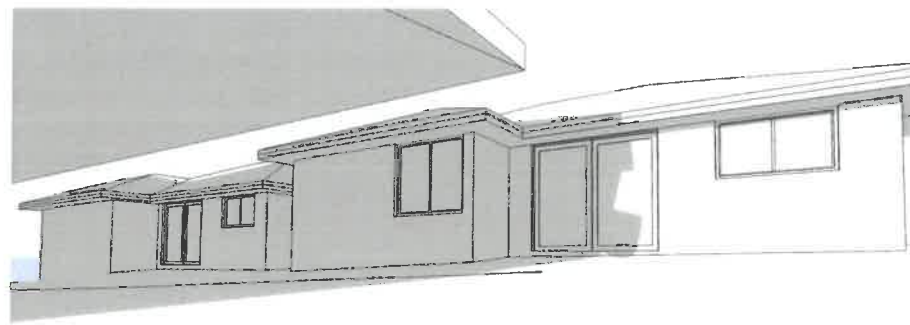
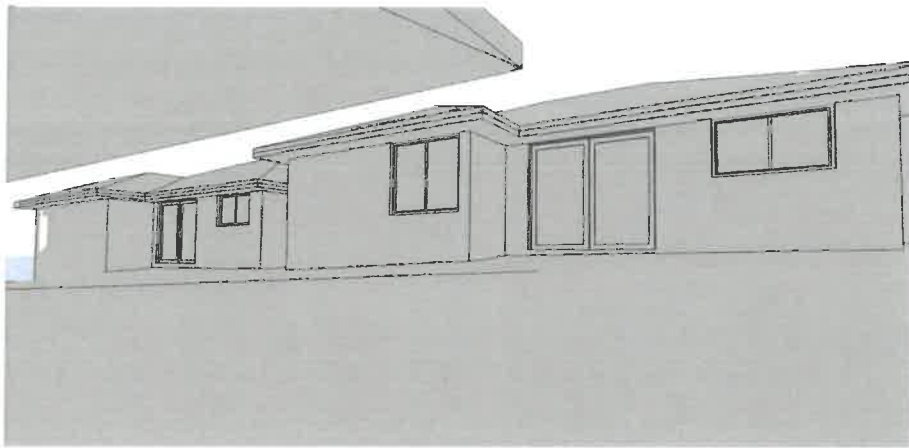
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scale 1:400 @ A3 true north
drawn CAD
designed ADZ
checked ADZ
plot date 16/5/22
project no. drwg no. issue
1945A LEC-19 B





208.91*

Distance 44256
X Coordinate 18327



| rev / date | description | status |
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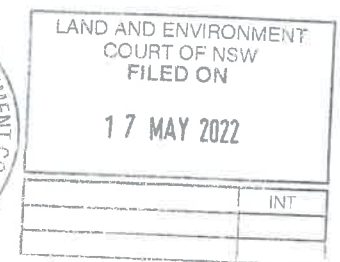
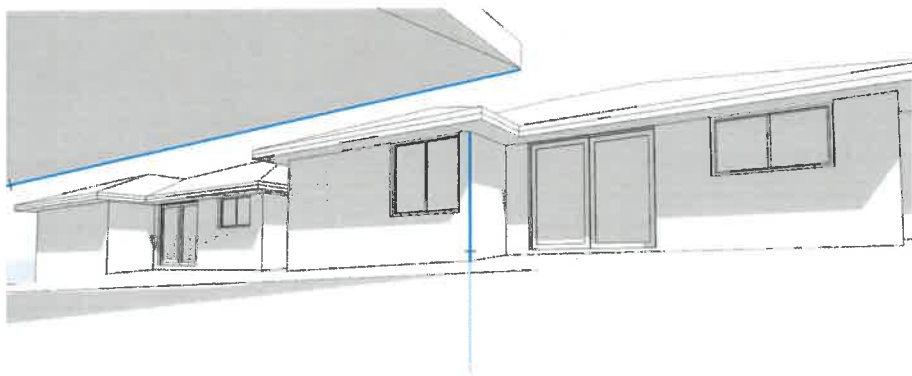
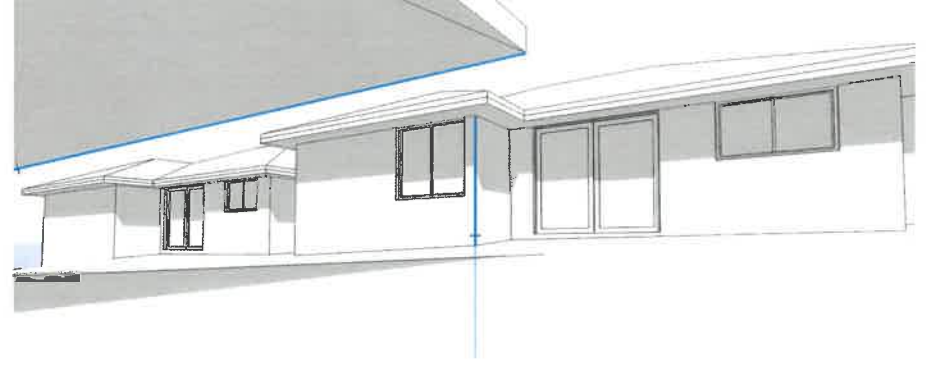
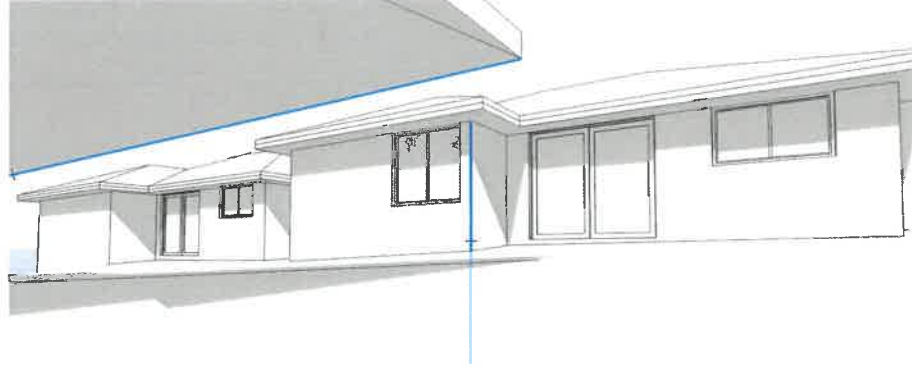
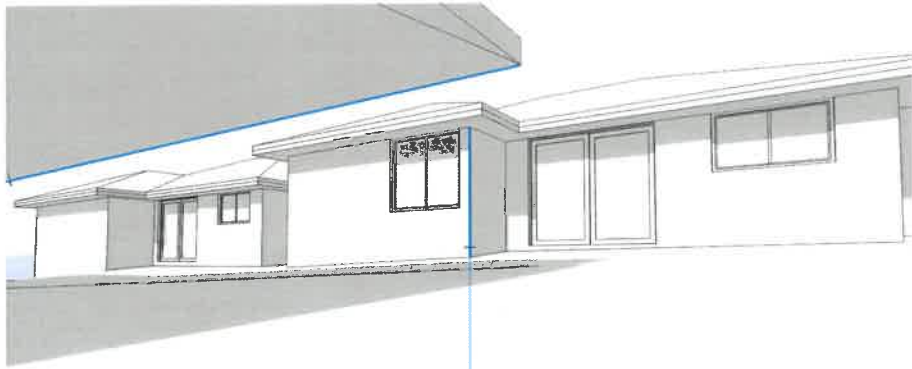
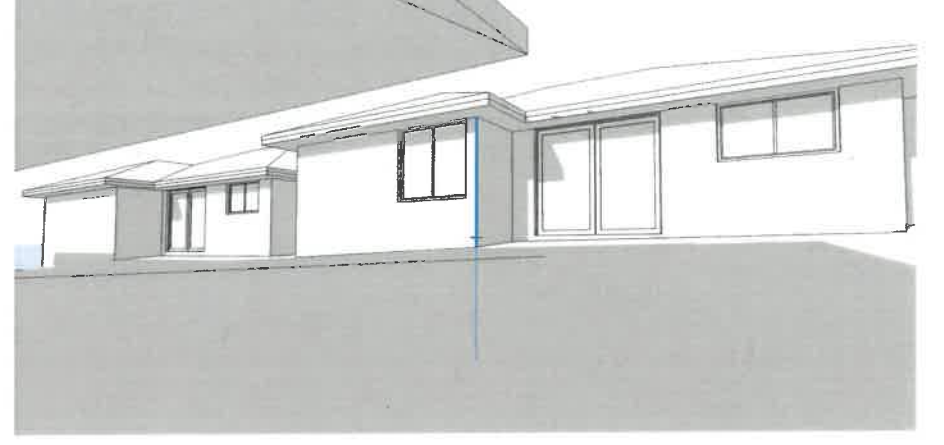
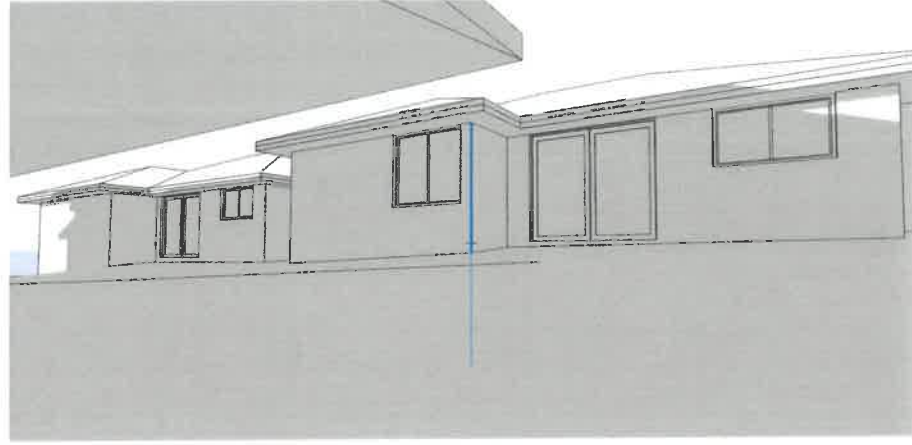
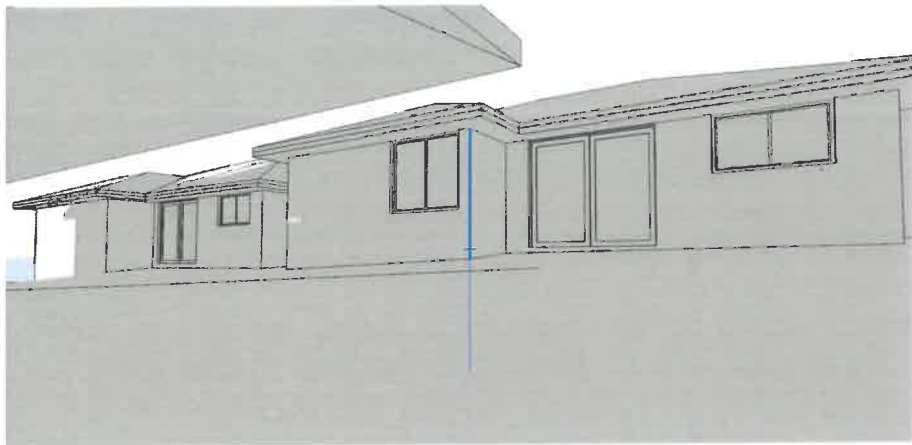
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e info@archizenarchitects.com.au

project
proposed childcare centre
26 beattie avenue
denistone east
drawing
june 21 shadows onto #24

scale @ A3 true north
drawn CAD
designed ADZ
checked ADZ
plot date 16/5/22
project no. drwg no. issue
1945A LEC-20 B



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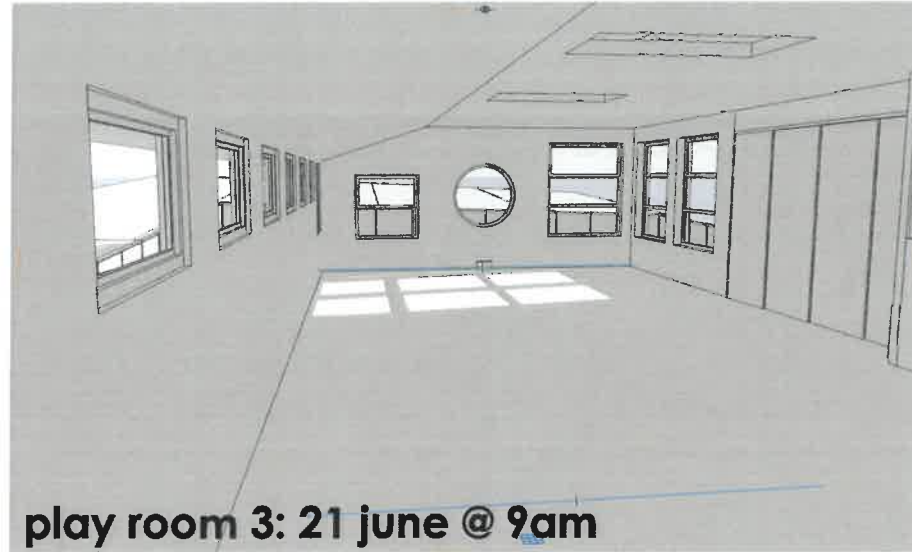
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drawing
mar/sept 21 shadows onto #24

scale
drawn CAD
designed ADZ
checked ADZ
plot date 16/5/22
project no. 1945A
drwg no. LEC-21
issue B
@ A3 true north



play room 2: 21 june @ 9am



play room 3: 21 june @ 9am



play room 4: 21 june @ 9am



play room 2: 21 june @ 12noon



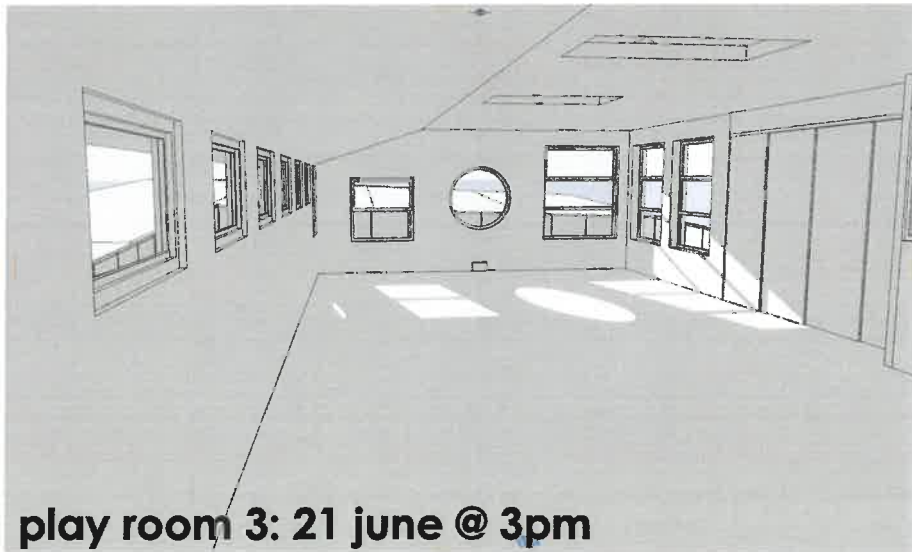
play room 3: 21 june @ 12noon



play room 4: 21 june @ 12noon



play room 2: 21 june @ 3pm



play room 3: 21 june @ 3pm



play room 4: 21 june @ 3pm

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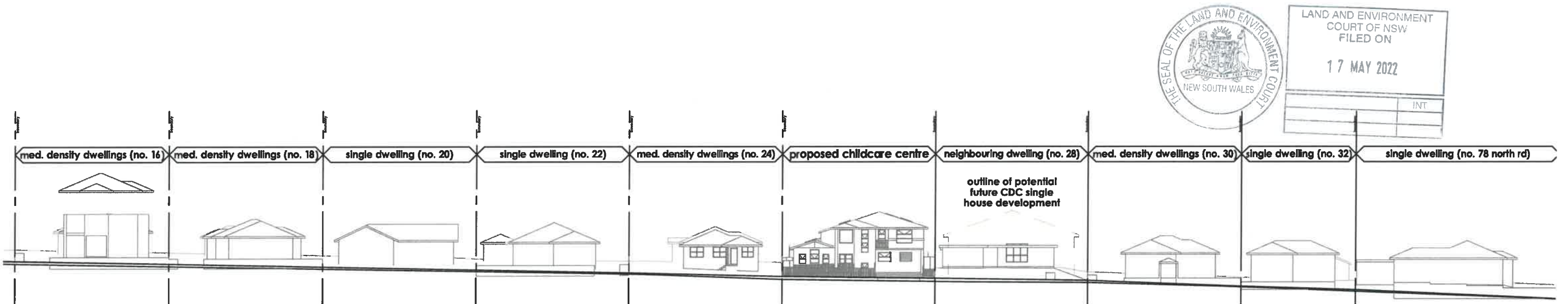
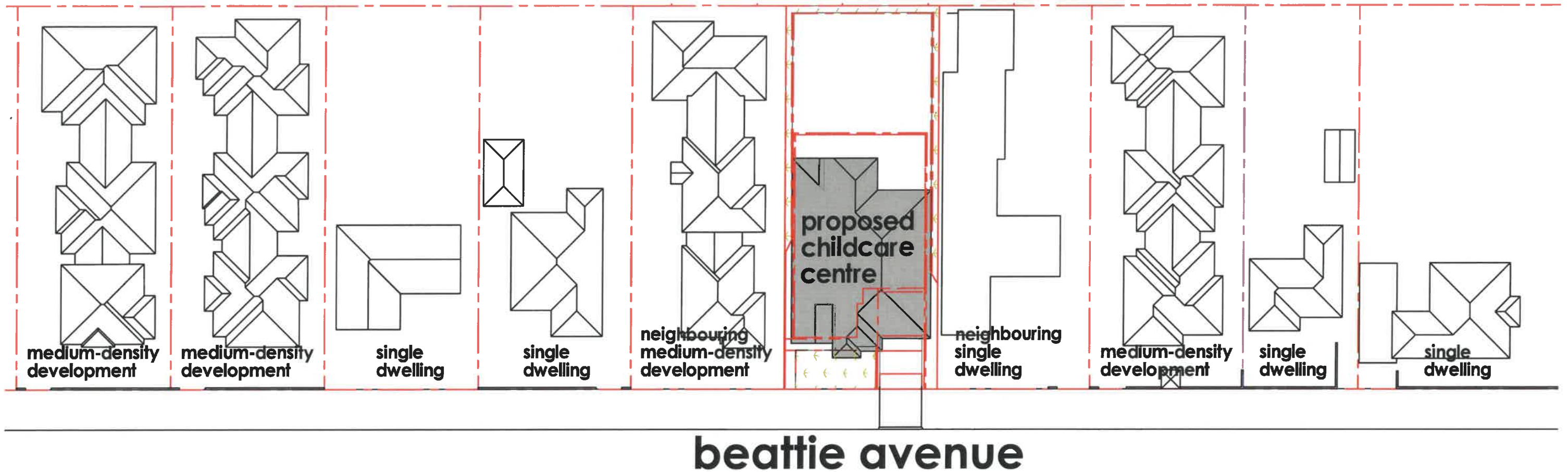
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project
proposed childcare centre
26 beattie avenue
denistone east
 drawing
solar access into play rooms

| scale | @ A3 true north |
|-------------|-----------------|
| drawn | CAD |
| designed | ADZ |
| checked | ADZ |
| plot date | 16/5/22 |
| project no. | 1945A |
| drwg no. | LEC-22 |
| issue | B |



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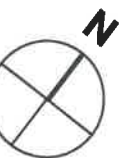
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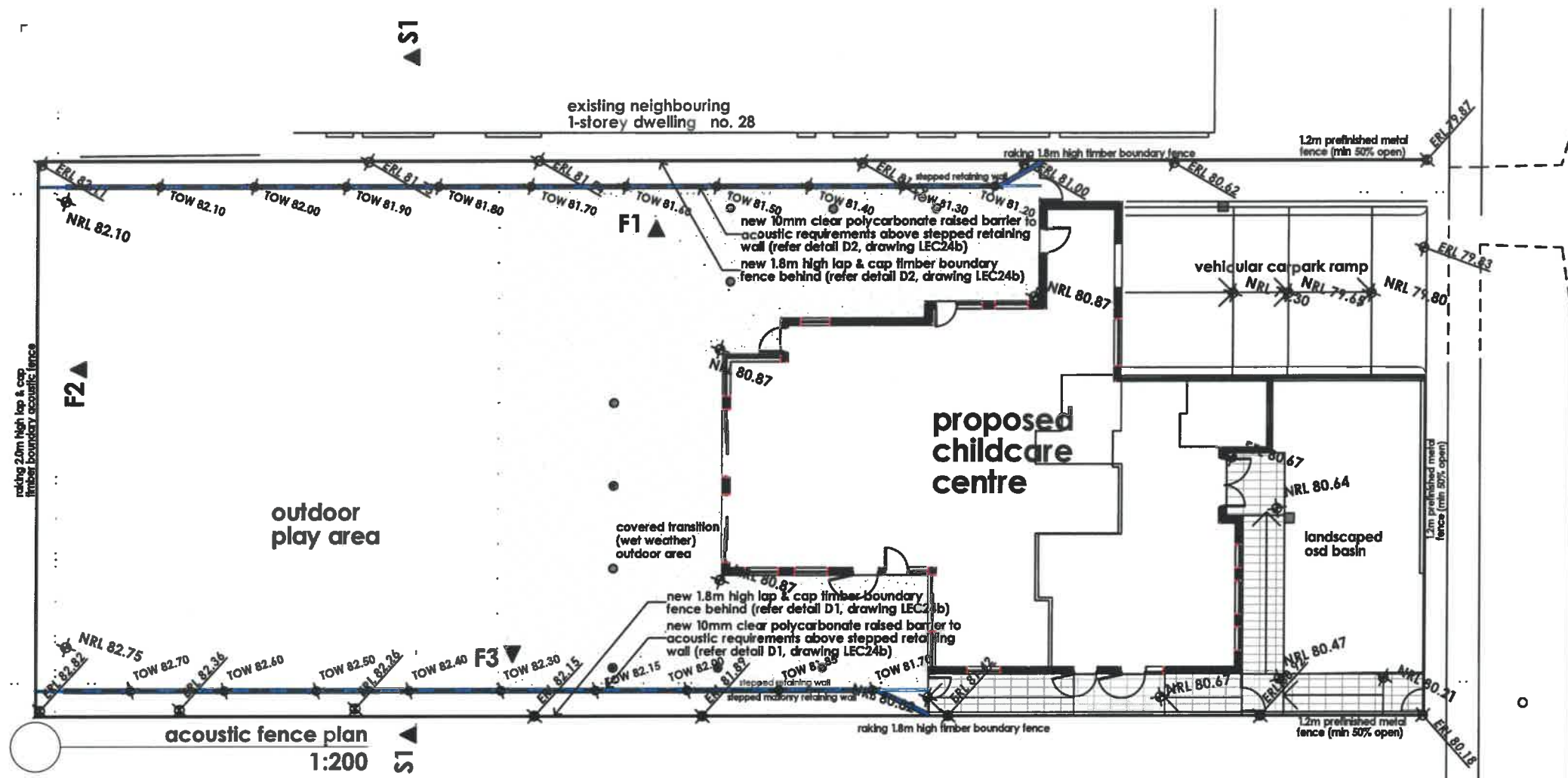


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 e info@archizenarchitects.com.au

project
proposed childcare centre
26 beattie avenue
denistone east
 drawing
beattie streetscape

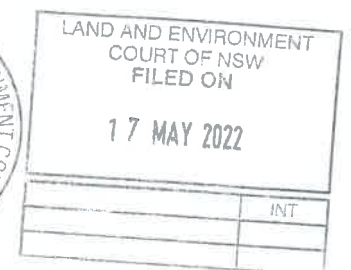
scale 0 @ A3 true north
 drawn CAD
 designed ADZ
 checked ADZ
 plot date 16/5/22
 project no. 1945A
 drwg no. LEC-23
 issue B



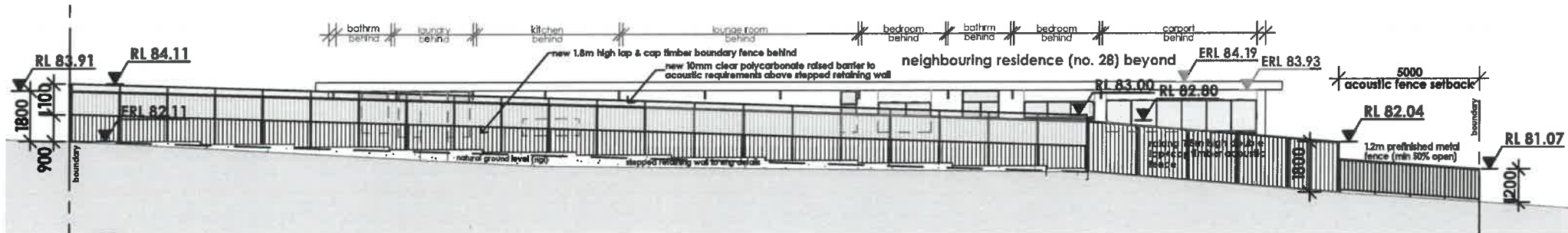


acoustic fence notes:

01. Comply with latest Acoustics Report & any Addendums, prepared by Day Design Pty Ltd.
02. Acoustic fencing, surrounding the outdoor play area, is to be installed as indicated in the Acoustic Report.
03. Ensure fencing & support structure is located wholly within the subject property.
04. Ensure acoustic fencing has no holes, gaps or penetrations
05. Contact Superintendent or Day Design Pty Ltd. if in any doubt of acoustic requirements..



beattie avenue



F1 acoustic fence elevation - north east
1:200



F2 acoustic fence elevation - north west
1:200



F3 acoustic fence elevation - south west
1:200

| rev / date | description | status |
|---------------|------------------------------------|----------------------|
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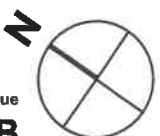
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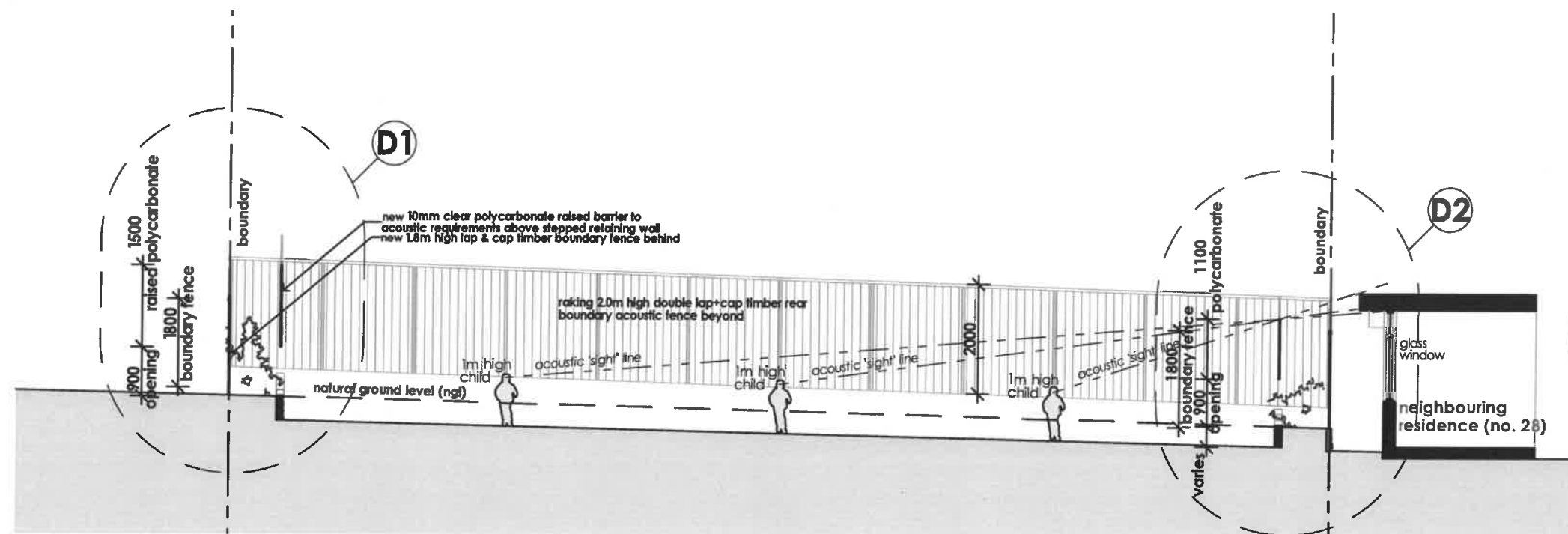


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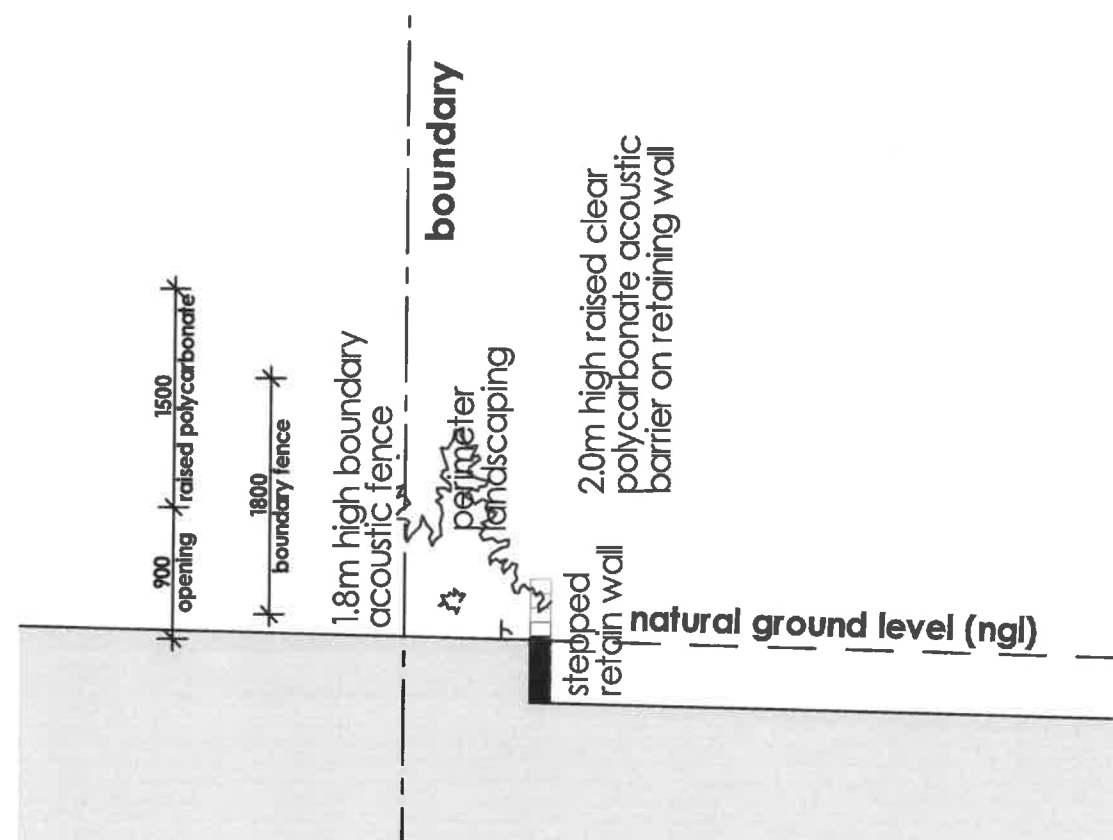
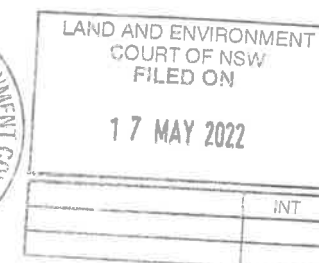
project
proposed childcare centre
26 beattie avenue
denistone east
drawing
acoustic fence layout

scale 1:200 @ A3 true north
drawn CAD
designed ADZ
checked ADZ
plot date 16/5/22
project no. 1945A
dwg no. LEC-24a
issue B

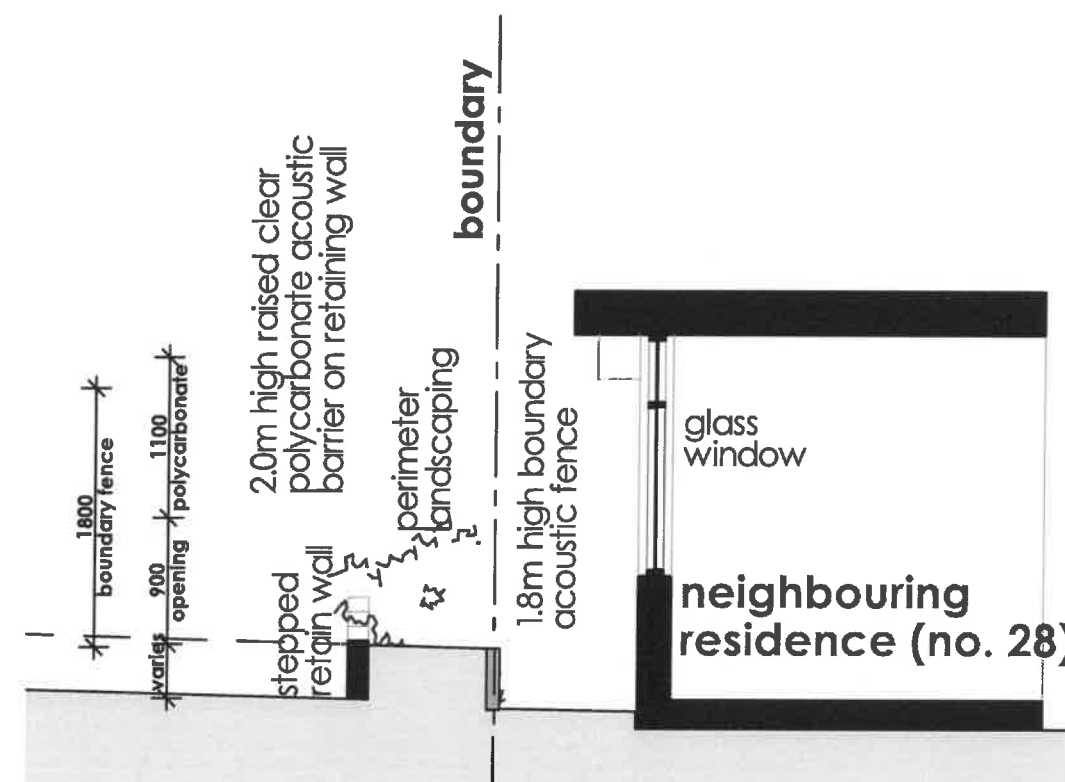




S1 outdoor play area section
1:100



D1 acoustic barriers: south-west boundary
1:50



D2 acoustic barriers: north-east boundary
1:50

| rev / date | description | status |
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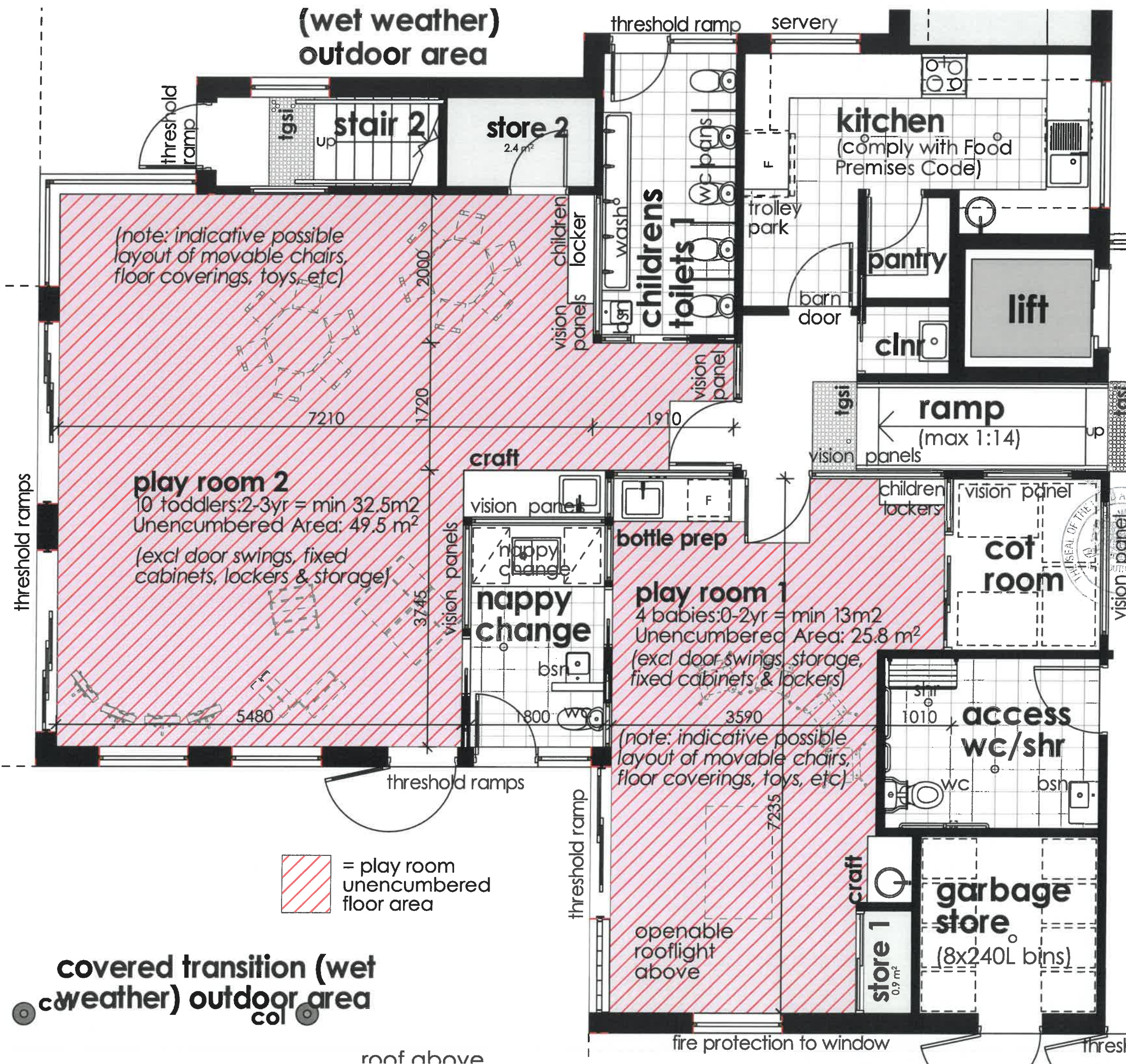
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project
proposed childcare centre
26 beattie avenue
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drawing
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project no. drwg no. issue
1945A LEC-24b B



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| abbreviations | | | |
|---------------|------------------------|-----|---------------------|
| A/C | air conditioning unit | HR | handrail |
| ALUM | aluminium | HWU | hot water unit |
| B | bath | HYD | fire hydrant |
| BBQ | barbecue | M | mirror |
| BSN | basin | MG | metal gutter |
| BWK | brickwork | MSR | metal sheet roof |
| COL | column | NGL | natural ground line |
| CONC | concrete | O/F | overhead |
| CPD | cupboard | O/H | overhead |
| CPT | carpet | PB | plasterboard |
| CT | ceramic tiles | REN | render |
| D | door | REF | refrigerator |
| DP | downpipe | RL | reduced level |
| EQ | equal | RWH | rainwater head |
| EXIST | existing | SS | stainless steel |
| FC | fibre cement | ST | selected stone |
| FCL | finished ceiling level | SWP | stormwater pit |
| FFL | finished floor level | T | laundry tub |
| FG | fixed glass | TBC | to be confirmed |
| FGL | finished ground line | TF | timber floor |
| FW | floor waste | U/S | underside |
| GD | glass door | VOS | verify on site |
| GL | glass louvres | W | window |
| HC | hose cock | WM | washing machine |

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NSW Registration Board No. 5457

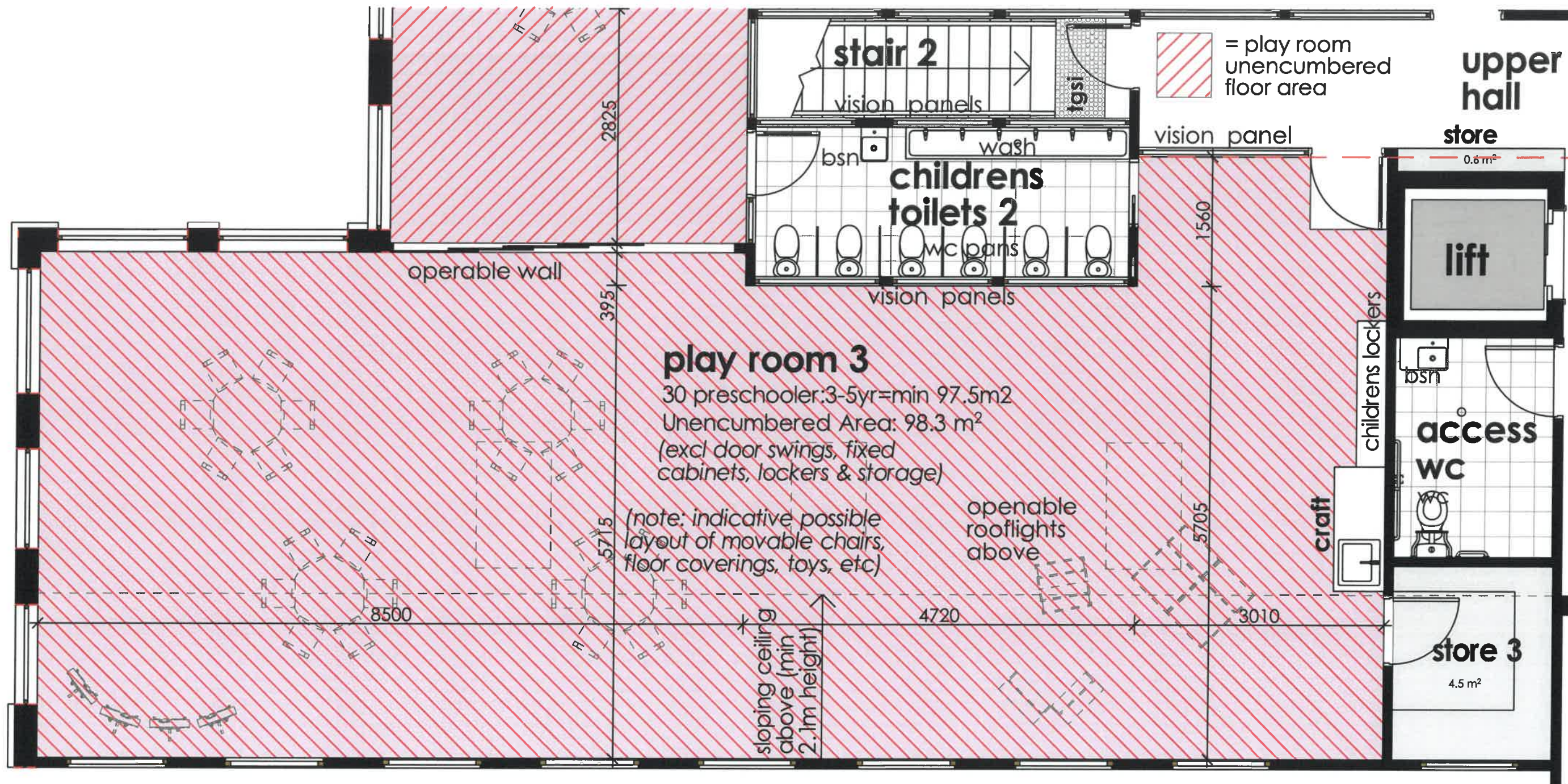
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po box 80 south hurstville nsw australia 2221
t 61 2 9546 8988 e info@archizen.com.au
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project
proposed childcare centre
26 beattie avenue
denistone east

drawing
play rm 1&2 possible layout plan

scale 1:50 @ A3 true north
drawn
designed ADZ
checked ADZ
plot date 16/5/22
project no. drwg no. issue
1945A LEC-25A4





| rev / date | description | status |
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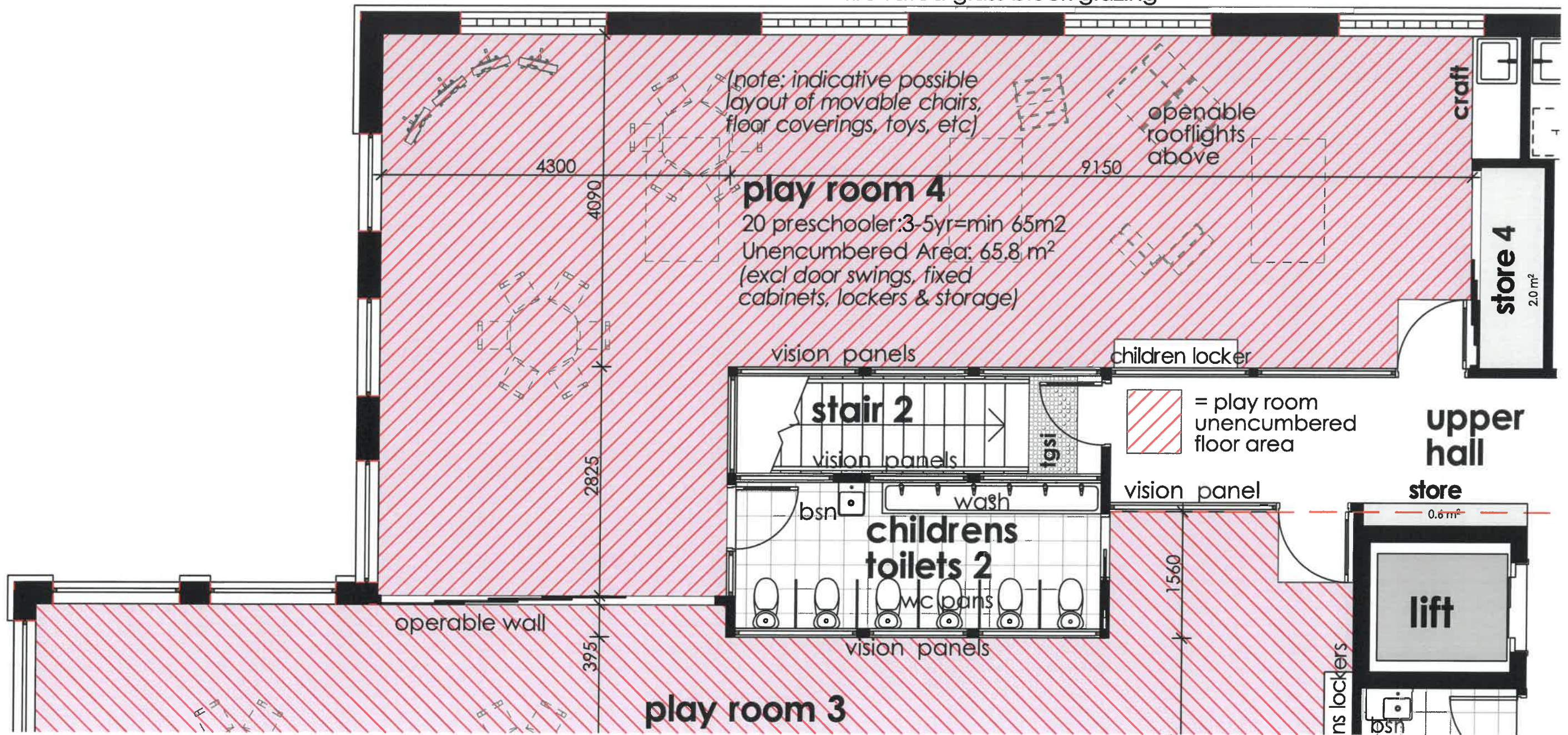
project
proposed childcare centre
26 beattie avenue
denistone east
drawing
play rm 3 possible layout plan

scale 1:50 @ A3 true north
drawn CAD
designed ADZ
checked ADZ
plot date 16/5/22
project no. 1945A
drwg no. LEC-26
issue B



LAND AND ENVIRONMENT
COURT OF NSW
FILED ON
17 MAY 2022
INT

fire-rated glass block glazing



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FILED ON
17 MAY 2022
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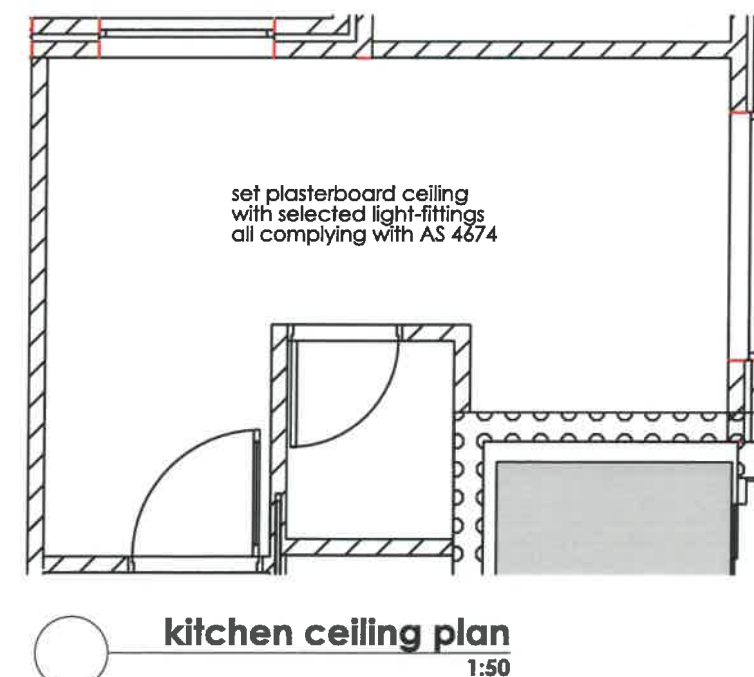
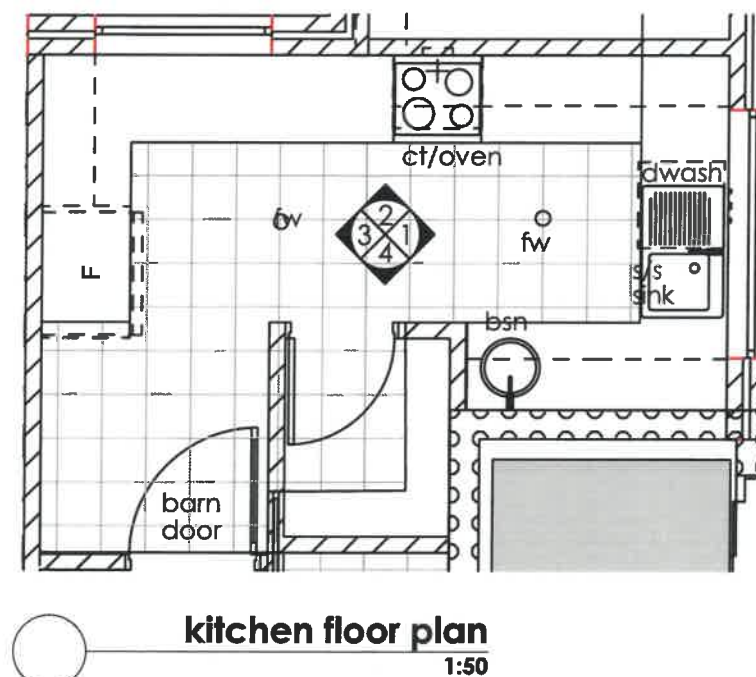
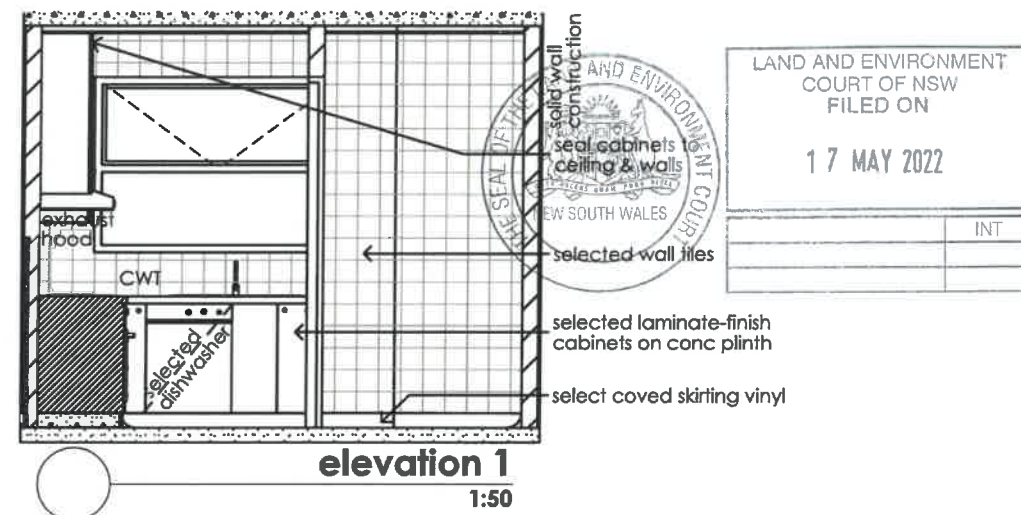
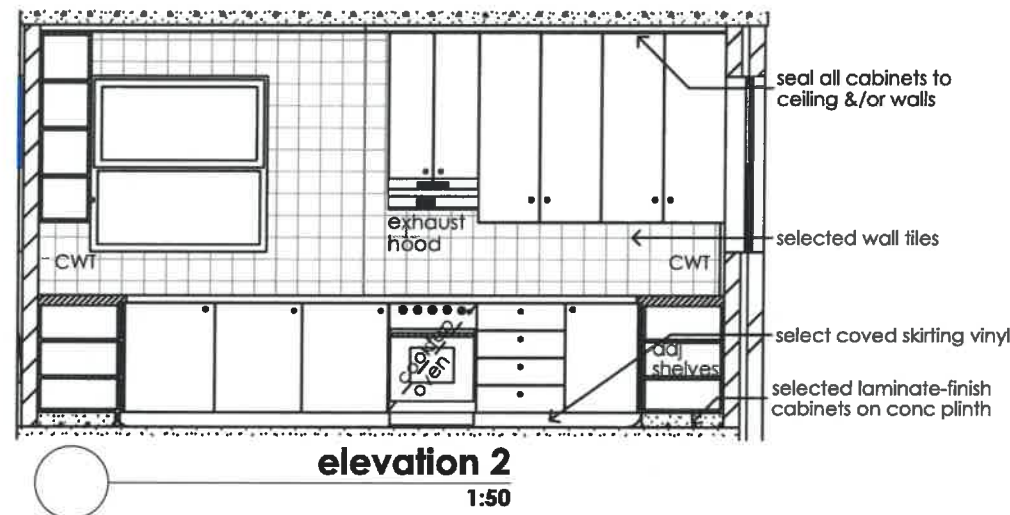
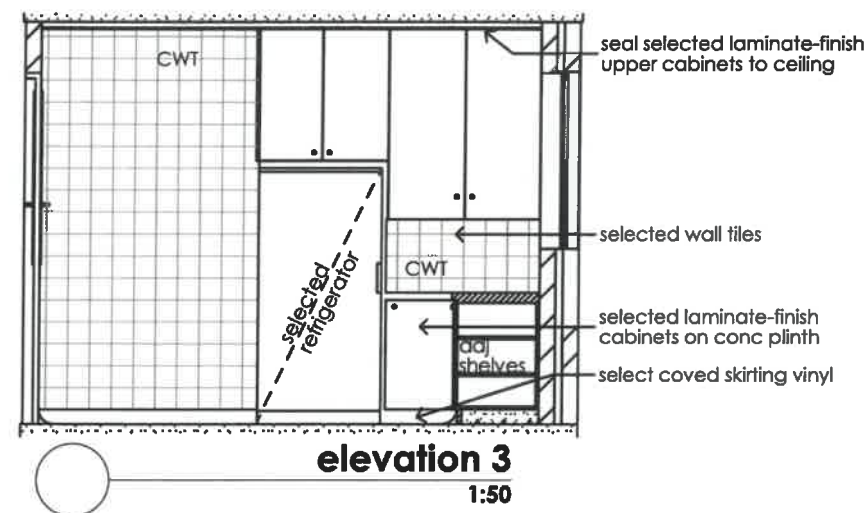
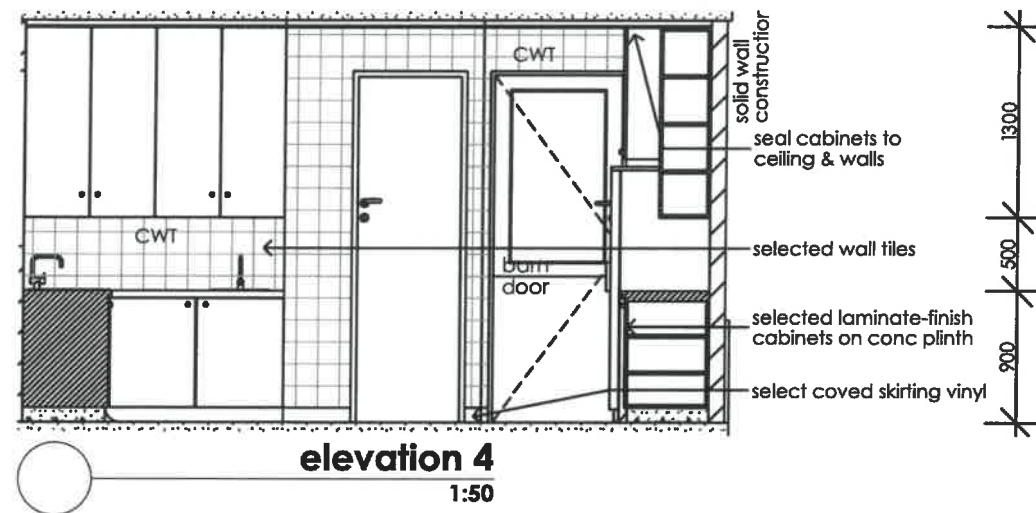


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project
proposed childcare centre
26 beattie avenue
denistone east
drawing
play rm 4 possible layout plan

scale 1:50 @ A3 true north
drawn CAD
designed ADZ
checked ADZ
plot date 16/5/22
project no. 1945A
drwg no. LEC-27
issue B





| rev / date | description | status |
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project
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26 beattie avenue
denistone east
drawing
kitchen layout

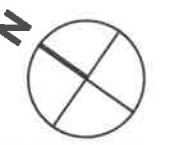
general kitchen notes:

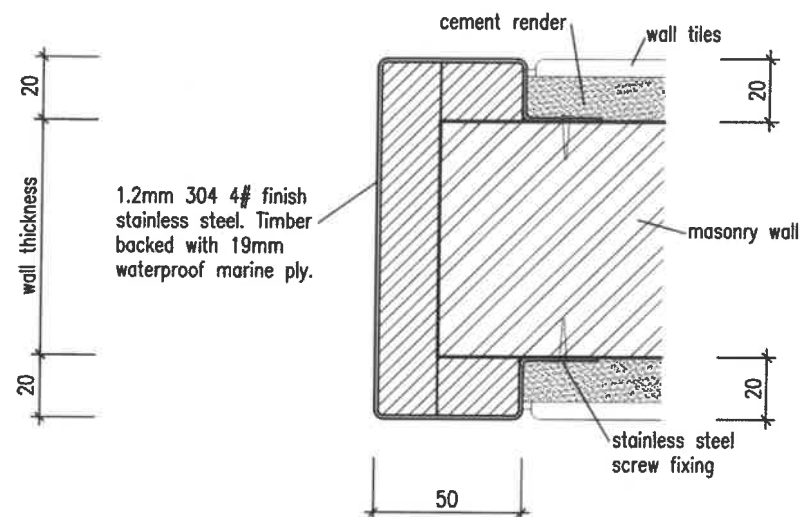
01. The layout is **concept design intent only**. Refer to selected Kitchen consultant's drawing, schedule & specification for final layouts, setouts & equipment selection.
02. Kitchen contractor to confirm layout & provide dimensioned set-outs noting service requirements for all items agreed with Client.
03. The kitchen design, construction, fitout & finishes are to comply with FSANZ Standard 3.2.3, AS4674 & NCC/BCA.
04. Mechanical ventilation to comply with NCC/BCA & AS1668.
05. Install smoke detection & alarm system in accordance with AS1670 & NCC/BCA E2.
06. Provide portable fire extinguishers complying with AS2444, NCC/BCA E1.6.

kitchen construction notes:

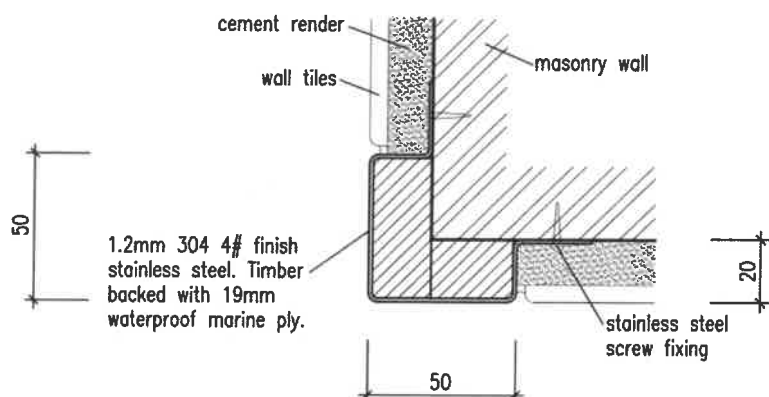
01. Provide coving to all floor/wall junctions
02. Install light-colour, slip-resistant sheet vinyl floor, with welded joints, fall to floor waste.
03. Provide solid plinths under all heavy equipment that can't be moved for cleaning.
04. All kitchen & pantry walls to be solid with no voids or cavities & finished with selected, light-coloured full-height ceramic tiles with epoxy grouting.
05. Ceiling, at min. 2400mm height, to be rigid smooth faced moisture-resistant plasterboard with selected light-coloured gloss finish.
06. The wall/ceiling junctions are to be tight jointed, sealed and dust-proof.
07. Seal between all fittings, and between equipment bases and floor/plinths. All fittings to be either sealed to wall or be min. 200mm clear of wall.
08. Supply & install exhaust canopy hood with ducted fan system complying with ventilation code requirements. Lights to be grease style. No storage shelves below mechanical exhaust ventilation canopy.
09. Protect all windows, doors & serving latches against the entry of pests.
10. Any splayed window sill to be min. 300mm above preparation bench.
11. Mortar-fill pressed metal door frames.
12. Fix exposed pipes/conduits on brackets with min. 25mm clearance to adj. surfaces.
13. Conceal all water & drainage pipes.
14. Provide hot & cold water mixing set to handbasin & install liquid soap and paper towel dispensers, and fix "Hand Wash Only" sign adjacent.
15. Hydraulic/mechanical/electrical isolators to be in visible/accessible positions, complying with all code requirements.
16. All fittings, tapsets, spouts, cocks, controls, etc are to be "WELS" approved.
17. Recess light fittings into ceiling & fit with approved light diffuser cover to prevent food contamination from broken light globes/tubes & designed so it cannot collect dirt/dust, harbour insects or be difficult to clean.
18. Provide a ducted extraction system to dishwasher to prevent vent steam causing condensation to collect on walls/ceilings.
19. Any equipment installed after mech. ventilation system has been designed and installed must not impair the efficiency of the system or the natural ventilation.
20. Ensure no gaps or voids under kitchen cupboard joinery.
21. Provide shop drawings for review prior to installation of any joinery & casework.
22. Provide any stainless steel benches with 300mm splashback; legs min 25mm from walls; & bottom shelf min 250mm above floor.

| | |
|-------------|-----------------------------|
| scale | 1:50, 1:100 @ A3 true north |
| drawn | CAD |
| designed | ADZ |
| checked | ADZ |
| plot date | 16/5/22 |
| project no. | 1945A |
| drwg no. | LEC-28 |
| issue | B |

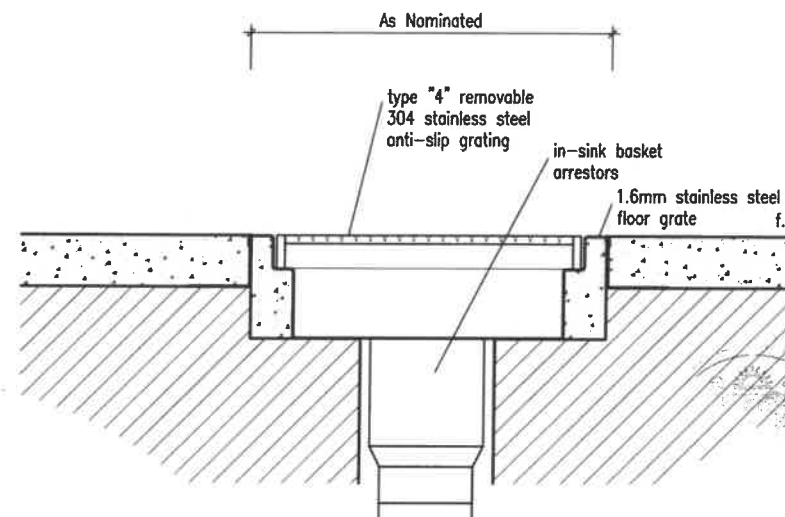
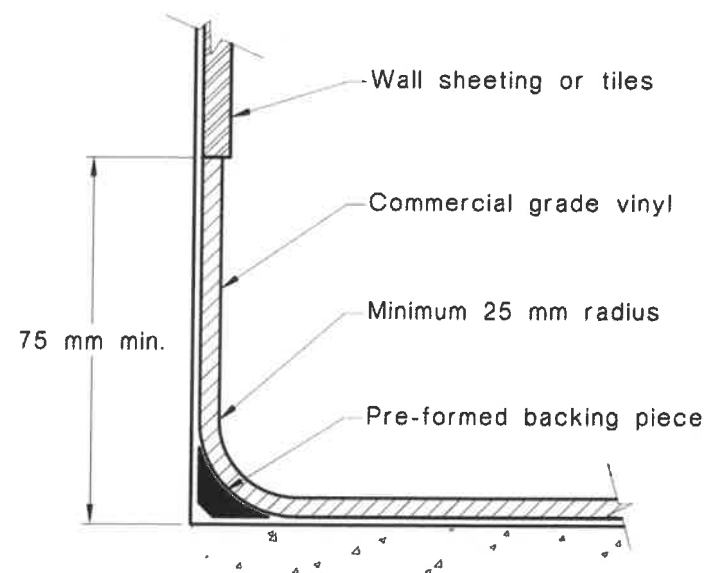




180° CORNER GUARD SECTIONAL DETAIL

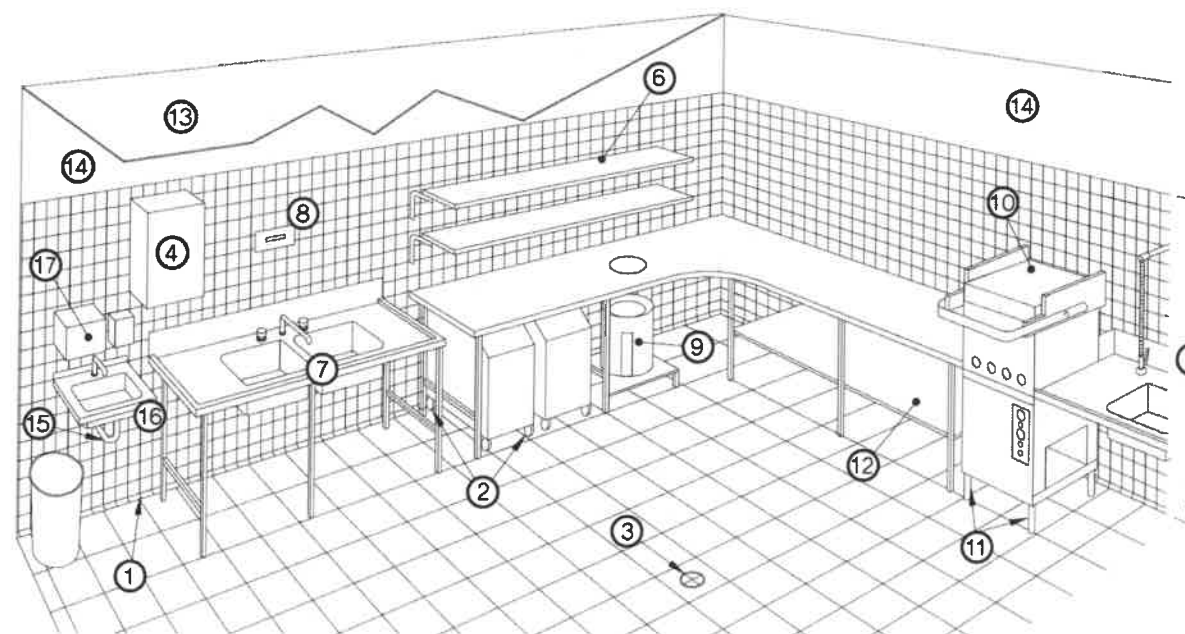


90° CORNER GUARD SECTIONAL DETAIL



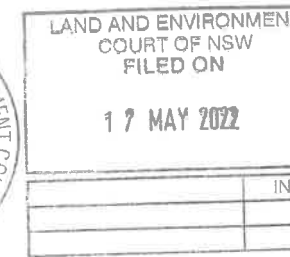
SECTION THROUGH 100mm DEEP FLOOR GRATE

scale 1:5



LEGEND:

- | | |
|---|--|
| ① = Floor/wall coving | ⑩ = Dishwasher with temperature indicating device |
| ② = Castors to under bench storage | ⑪ = Legs 150 mm min. |
| ③ = Impervious floor graded and drained | ⑫ = Underside of support bracket 150mm to the finished floor surface |
| ④ = Hot water heater sealed to wall | ⑬ = Painted plasterboard ceiling |
| ⑤ = Walls tiled | ⑭ = Smooth cement rendering |
| ⑥ = Shelving 25 mm clear of wall | ⑮ = Water drainage pipes concealed into walls |
| ⑦ = Sink unit on metal frame | ⑯ = Hand basin, hot and cold water mixing set |
| ⑧ = Thermometer | ⑰ = Soap and towel dispenser |
| ⑨ = Garbage receptacle | |



general kitchen notes:

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04. Mechanical ventilation to comply with NCC/BCA & AS1668.
05. Install smoke detection & alarm system in accordance with AS1670 & NCC/BCA E2.
06. Provide portable fire extinguishers complying with AS2444, NCC/BCA E1.6.

kitchen construction notes:

01. Provide coving to all floor/wall junctions
02. Install light-colour, slip-resistant sheet vinyl floor, with welded joints, fall to floor waste.
03. Provide solid plinths under all heavy equipment that can't be moved for cleaning.
04. All kitchen & pantry walls to be solid with no voids or cavities & finished with selected, light-coloured full-height ceramic tiles with epoxy grouting.
05. Ceiling, at min. 2400mm height, to be rigid smooth faced moisture-resistant plasterboard with selected light-coloured gloss finish.
06. The wall/ceiling junctions are to be tight jointed, sealed and dust-proof.
07. Seal between all fittings, and between equipment bases and floor/plinths. All fittings to be either sealed to wall or be min. 200mm clear of wall.
08. Supply & install exhaust canopy hood with ducted fan system complying with ventilation code requirements. Lights to be grease style. No storage shelves below mechanical exhaust ventilation canopy.
09. Protect all windows, doors & serving latches against the entry of pests.
10. Any played window sill to be min. 300mm above preparation bench.
11. Mortar-fill pressed metal door frames.
12. Fix exposed pipes/conduits on brackets with min. 25mm clearance to adj. surfaces.
13. Conceal all water & drainage pipes.
14. Provide hot & cold water mixing set to handbasin & install liquid soap and paper towel dispensers, and fix "Hand Wash Only" sign adjacent.
15. Hydraulic/mechanical/electrical isolators to be in visible/accessible positions, complying with all code requirements.
16. All fittings, tapsets, spouts, cocks, controls, etc are to be "WELS" approved.
17. Recess light fittings into ceiling & fit with approved light diffuser cover to prevent food contamination from broken light globes/tubes & designed so it cannot collect dirt/dust, harbour insects or be difficult to clean.
18. Provide a ducted extraction system to dishwasher to prevent vent steam causing condensation to collect on walls/ceilings.
19. Any equipment installed after mech. ventilation system has been designed and installed must not impair the efficiency of the system or the natural ventilation.
20. Ensure no gaps or voids under kitchen cupboard joinery.
21. Provide shop drawings for review prior to installation of any joinery & casework.
22. Provide any stainless steel benches with 300mm splashback; legs min 25mm from walls; & bottom shelf min 250mm above floor.

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project

proposed childcare centre
26 beattie avenue
denistone east

drawing

kitchen typical details

scale 1:100 @ A3 true north

drawn CAD

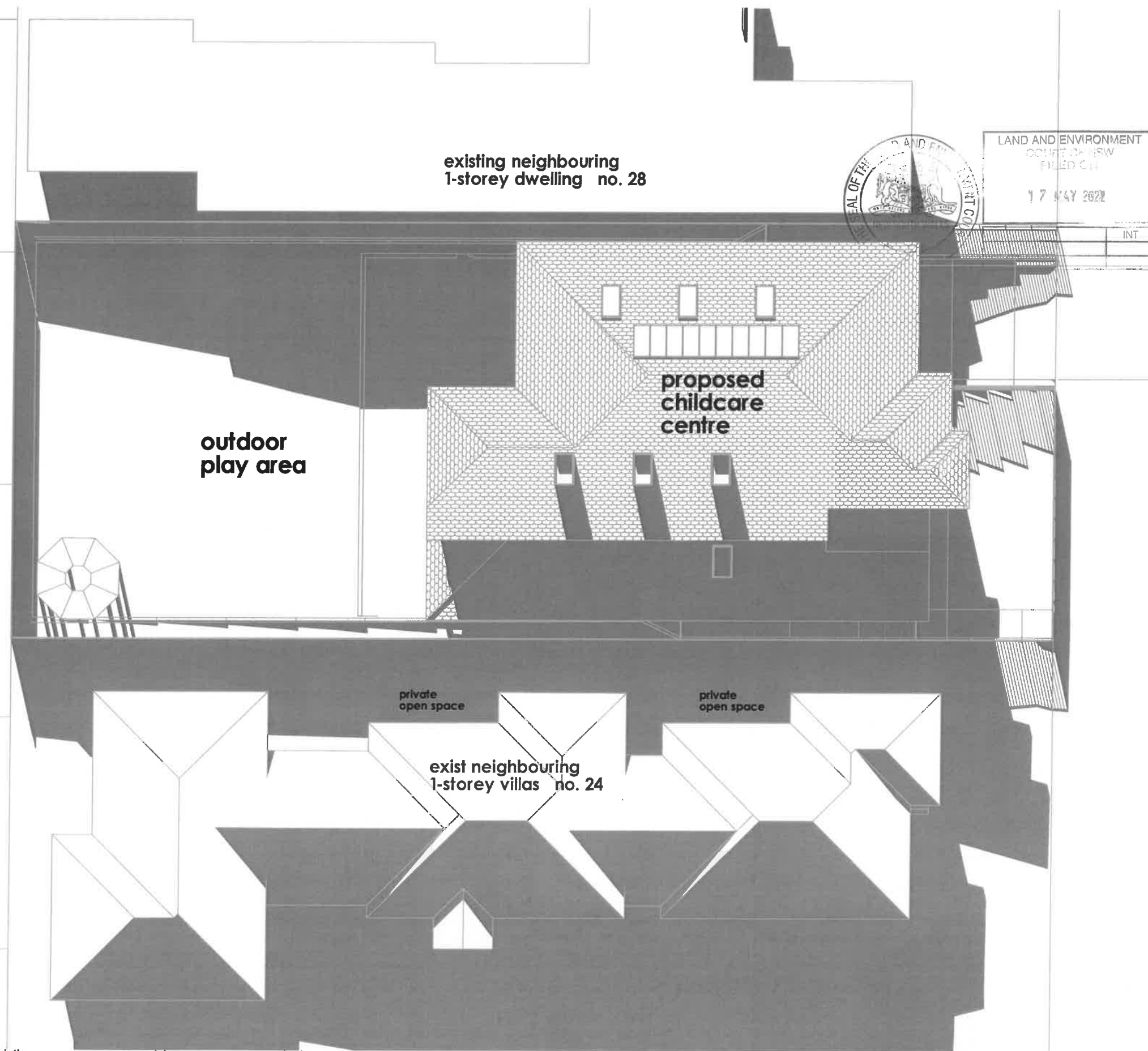
designed ADZ

checked ADZ

plot date 16/5/22

project no. drwg no. issue

1945A LEC-29 B



shadow diagram notes:

Shadow Generation
Shadows shown on these diagrams are generated from a computer model of the proposed and adjacent existing development using 'Sunshine & Shade in Australia' (CSIRO Technical Report 92/2) to determine shadow angles.

Principal Solar Angles

Location: Sydney
Latitude: 34° South
Longitude: 151° East

| Day | Time | ALT | AZI |
|-------------------------|------|-----|------|
| June 22 | 9am | 19° | 42° |
| | 12pm | 33° | 359° |
| | 3pm | 18° | 316° |
| March 22 & September 22 | 9am | 35° | 61° |
| | 12pm | 56° | 1° |
| | 3pm | 36° | 300° |
| December 22 | 9am | 51° | 86° |
| | 12pm | 79° | 351° |
| | 3pm | 48° | 272° |

Abbreviations:

ALT Solar Altitude from horizontal
Zenith - 90°
AZI Solar Azimuth 0 - 360°

Limitations in Accuracy

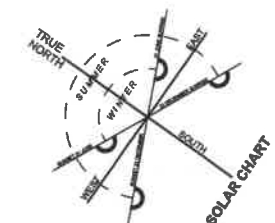
Whilst due care has been taken in preparing the model from which these diagrams are generated, its accuracy may be limited due to the respective accuracy of existing site information. In this respect these diagrams should only be considered indicative of the shadow extent. Additionally other site features, such as existing and proposed external work and landscaping, not specifically indicated on this diagram will generate shadows that may not be accurately represented by this diagram.

Details of Adjacent Properties

Some details of neighbouring property levels, window/door sizes and locations, balcony/veranda locations, external works, vegetation and other features may have been visually estimated. Consequently such information, not specifically translated from the survey drawings, may be limited in accuracy.

Important Note

Shadows cast by the proposed building, the boundary 1.8m high acoustic fences and significant landscape elements adjacent to the south-west boundary are shown.



| rev / date | description | status |
|---------------|------------------------------------|----------------------|
| A 08-10-2021 | for L&EC submission only. | not for construction |
| A4 09-02-2022 | revised, for L&EC submission only. | not for construction |
| B 11-05-2022 | revised, for L&EC submission only. | not for construction |

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project

proposed childcare centre
26 beattie avenue
denistone east
drawing
shadows @ jun 21 @ 9am

scale 1:200 @ A3 true north

drawn CAD

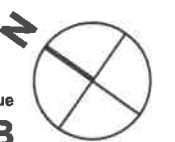
designed ADZ

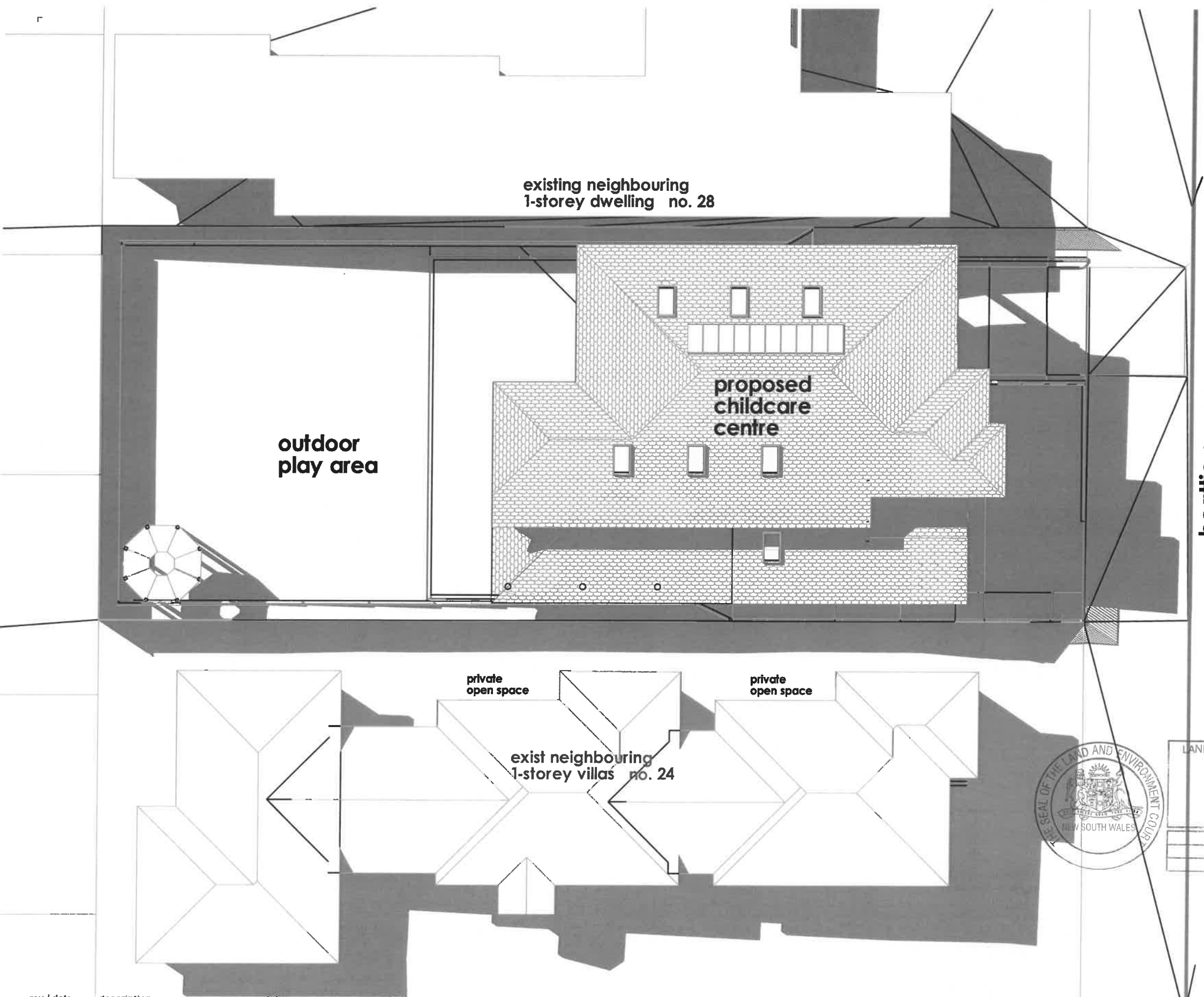
checked ADZ

plot date 16/5/22

project no. drwg no.

1945A LEC-30





shadow diagram notes:

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Principal Solar Angles

Location: Sydney
Latitude: 34° South
Longitude: 151° East

| Day | Time | ALT | AZI |
|-------------------------|------|-----|------|
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Abbreviations:

ALT Solar Altitude from horizontal
Zenith - 90°
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Limitations in Accuracy

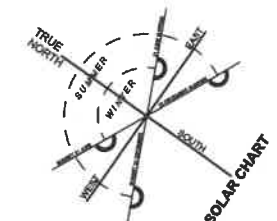
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project

proposed childcare centre
26 beattie avenue
denistone east
drawing
shadows @ jun 21 @ noon

scale 1:100 @ A3 true north
drawn CAD
designed ADZ
checked ADZ
plot date 16/5/22
project no. drwg no. issue
1945A LEC-31 B



existing neighbouring
1-storey dwelling no. 28

outdoor
play area

proposed
childcare
centre

beattie avenue

exist neighbouring
1-storey villas no. 24

private
open space

private
open space

| rev / date | description | status |
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project

proposed childcare centre
26 beattie avenue
denistone east
drawing
shadows @ jun 21 @ 3pm

shadow diagram notes:

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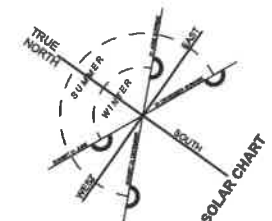
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scale 1:200 @ A3 true north
drawn CAD
designed ADZ
checked ADZ
plot date 16/5/22
project no. 1945A
drwg no. LEC-32
issue B

