



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
TOTAL	40	7

CAR PARKING 12 SPACES

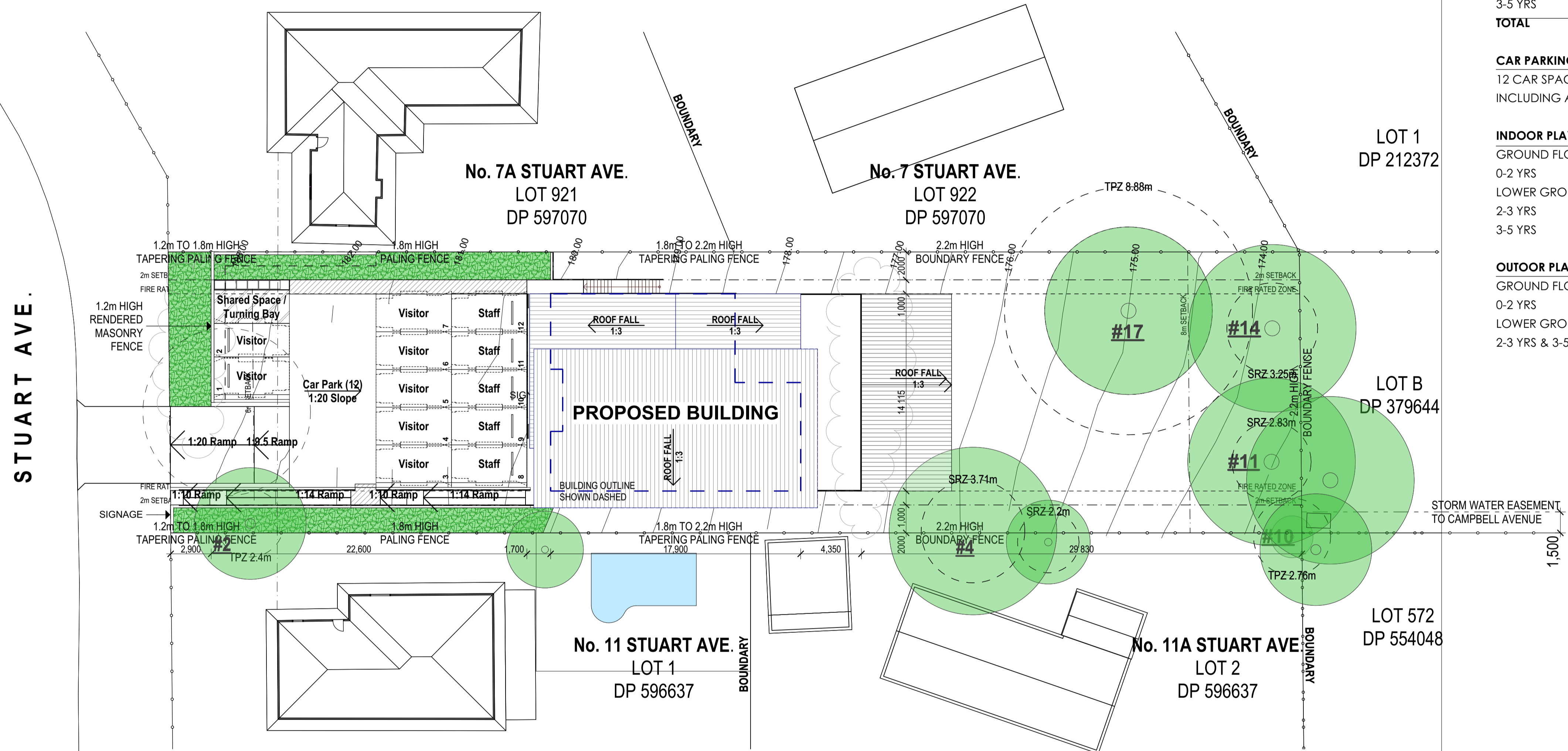
12 CAR SPACES ONSITE PARKING INCLUDING ACCESSIBLE CAR SPACE

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

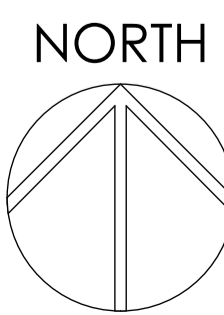


1 Site Plan
SCALE - 1:200

1:200 @ ORIGINAL SIZE

REV	DESCRIPTION	DATE
H	Preliminary Issue	13/07/20
I	Section 8.2 Review	21/07/20
J	Amendments to Section 8.2 Review documentation	14/10/20

NCC 2019
Classification: 9b
Type of Construction: Type C (Ibc)
Site area: 1628.8m²



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

ARCHITECT
GARDNER WETHERILL ASSOCIATES
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Nominated Architect - Alistair Ross Gardner (Reg No. 3949)
PROJECT STATUS