

PLANNING ISSUE

Rev	Amendment	Date
1	FOR PLANNING APPROVAL	20.05.2022



ARCH DRAWING SCHEDULE

No.	Sheet Name
DA01	FRONT COVER DRAWING SCHEDULE
DA02	DEMOLITION PLAN
DA03	PROPOSED CHILD CARE SITE PLAN
DA04	PROPOSED CHILD CARE GROUND FLOOR
DA05	PROPOSED CHILD CARE FIRST FLOOR
DA06	PROPOSED FIRST FLOOR AND ROOF PLAN
DA07	BUILDING ELEVATIONS
DA08	BUILDING ELEVATIONS
DA09	BUILDING SECTIONS
DA10	MATERIALS SELECTIONS
DA11	3D CONCEPT IMAGES



ON Architecture Pty Ltd abn 71 627 522 043
 242 ANGAS STREET, ADELAIDE, SOUTH AUSTRALIA. 5000
 Troy Owen 0422 225 859 t.owen@onarchitecture.com.au
 Mark Nield 0432 680 486 m.nield@onarchitecture.com.au

Project
CHILD CARE FACILITY
 20 Davids Hill Road, Monbulk

Drawing
 TITLE

Scale	As indicated	Drawn	
Client	-		
Date	09/2022		
Job No.	202200028		
Dwg No.	DA01	Rev: 1	

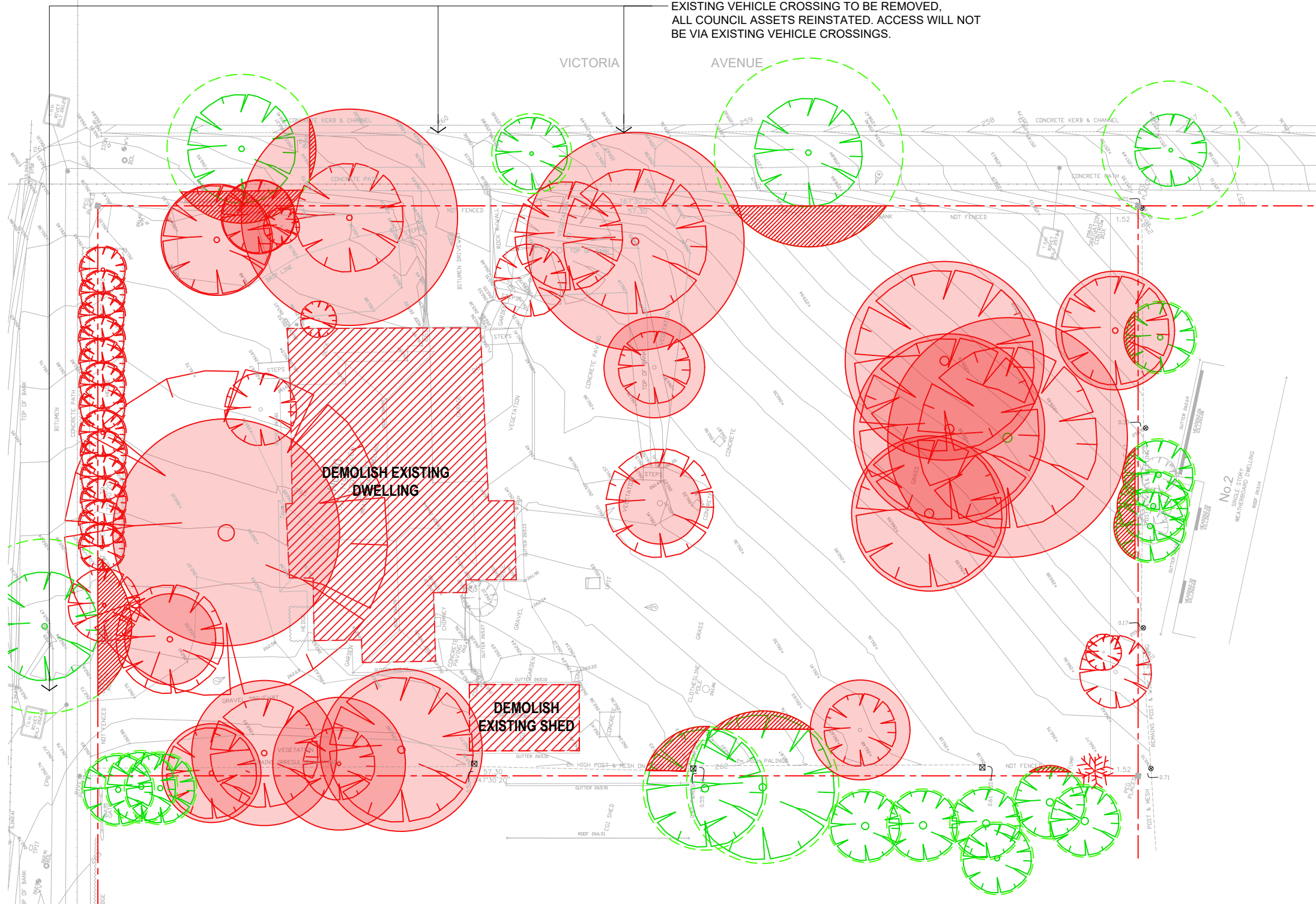
A3 SHEET

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EXISTING VEHICLE CROSSING TO BE REMOVED,
ALL COUNCIL ASSETS REINSTATED. ACCESS WILL NOT
BE VIA EXISTING VEHICLE CROSSINGS.

VICTORIA AVENUE



DEMOLISH EXISTING DWELLING

DEMOLISH EXISTING SHED

No.2
SINGLE STORY
WEATHERBOARD DWELLING
ROOF ROAD

DEMOLITION PLAN

1:250

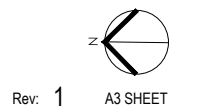


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242 ANGAS STREET, ADELAIDE, SOUTH AUSTRALIA. 5000
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CHILD CARE FACILITY
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Drawing
DEMOLITION PLAN

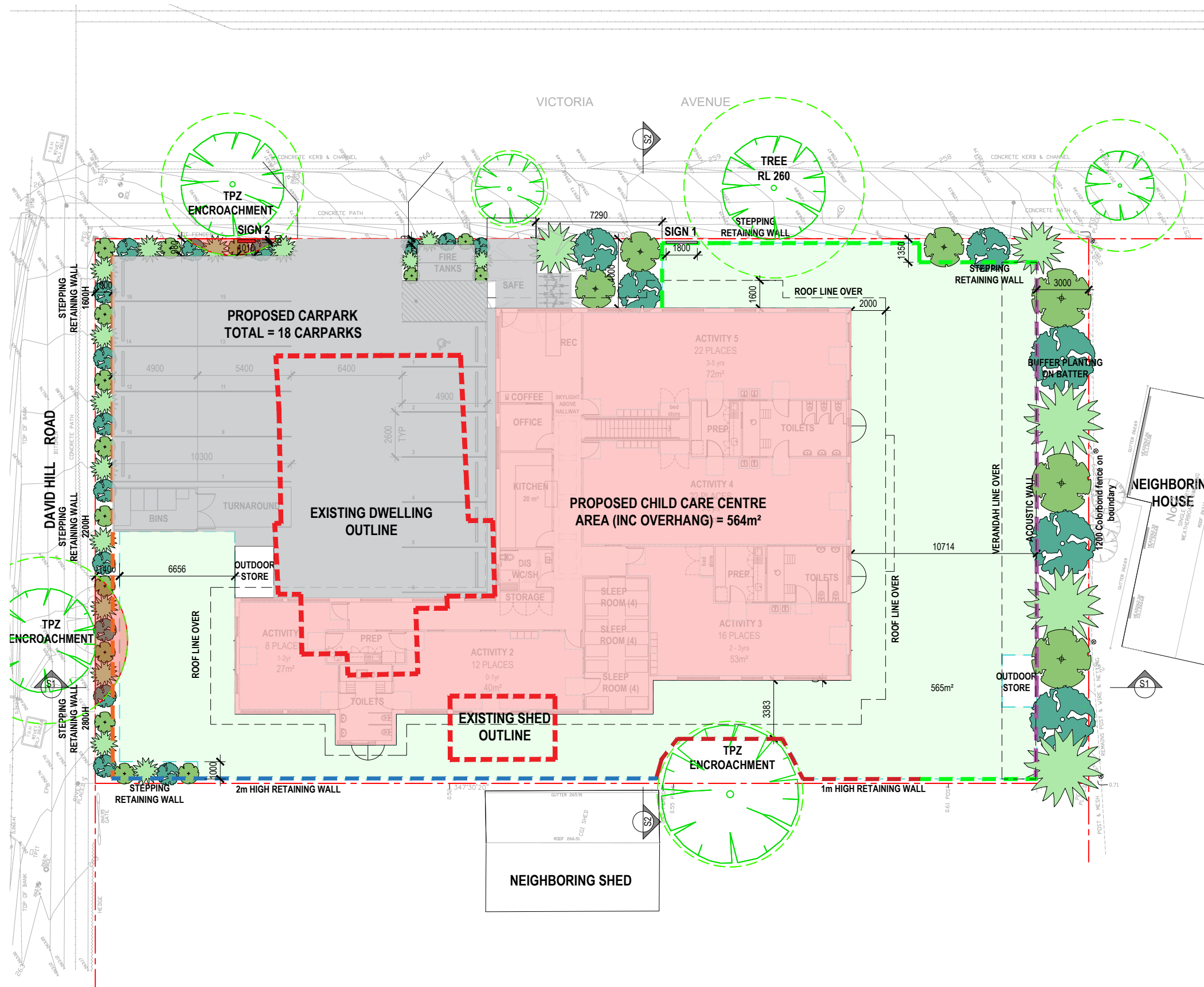
Scale As indicated Drawn
Client -
Date 09/2022
Job No. 202200028
Dwg No. **DA02**



Rev: 1 A3 SHEET

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SITE DATA								
SITE AREA	1798sqm							
BUILDING AREAS (GFA)								
• Ground	564sqm							
• First	65sqm							
TOTAL	629sqm							
PROPOSED CHILD CARE PLACES	80							
SITE COVER	590sqm = 31.3%							
IMPERVIOUS COVER	1000sqm = 55.6%							
REQUIRED CARPARKING	0.22 per place = 17.6 cars required							
PROPOSED CARPARKING	16 Carparks							
ACTIVITY AREA SCHEDULE								
ROOM	PLACES	AGE	STAFF RATIO	STAFF No.	AREA REQ	UNENCUMBERED AREA	ENCUMBERED AREA	TOTAL AREA PROVIDED
ROOM 1	8	0-2	1:4	2	26	27sqm	8sqm	35sqm
ROOM 2	12	2-3	1:4	3	39	40sqm	8sqm	48sqm
ROOM 3	16	2-3	1:4	4	52	53sqm	8sqm	61sqm
ROOM 4	22	4-5	1:11	2	71.5	72sqm	9sqm	81sqm
ROOM 5	22	3-4	1:11	2	71.5	72sqm	9sqm	81sqm
TOTALS	80			15	286	290sqm	43sqm	333sqm
OUTDOOR PLAY AREA SCHEDULE								
ROOMS	PLACES	AREA REQ	UNENCUMBERED AREA	ENCUMBERED AREA	TOTAL AREA PROVIDED			
ROOM 1	8	560	565sqm	12sqm	577sqm			
ROOM 2	12							
ROOM 3	16							
ROOM 4	22							
ROOM 5	22							

SITE PLAN
1:250



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242 ANGAS STREET, ADELAIDE, SOUTH AUSTRALIA. 5000
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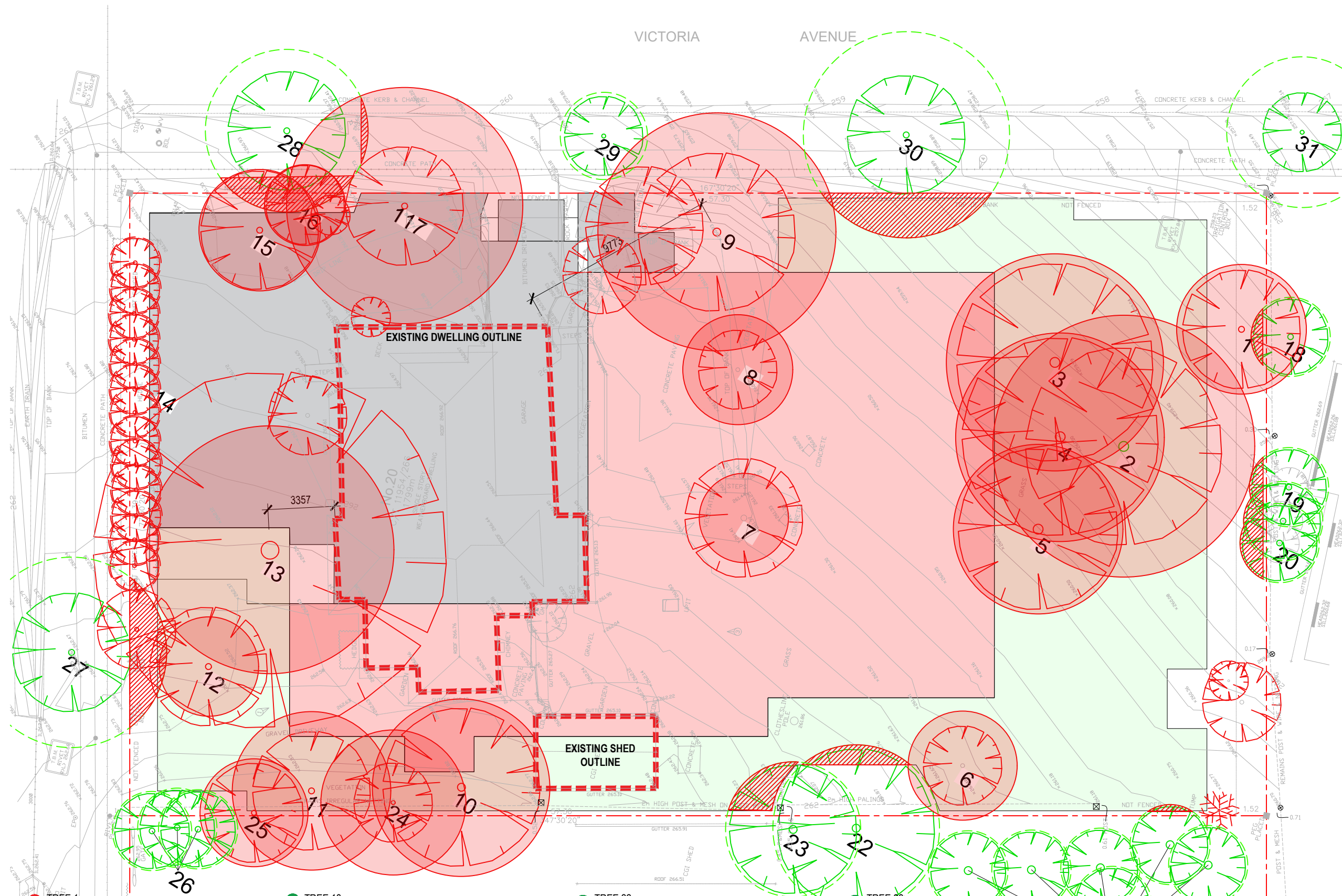
Drawing
SITE PLAN

Scale As indicated Drawn MN
Client -
Date 09/2022
Job No. 202200028
Dwg No. **DA03** Rev: 1 A3 SHEET



PLANNING ISSUE

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PLAN KEY

- ▨ TPZ ENCROACHMENT
- TREE RETAINED
- - - TREE PROTECTION ZONE
- - - TREE DEMOLITION

LEGEND KEY

- - TREE RETAINED/NO ENCROACHMENT
- - TREE RETAINED/NO ENCROACHMENT
- - TREE RETAINED/NO ENCROACHMENT

NOTE: TREE SPREAD TRIMMING AS REQUIRED BY CFA AND AS SUPERVISED BY A REGISTERED ARBORIST

NOTE: ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE ENDORSED ESD REPORT, AND THAT ALL ESD INITIATIVES WITHIN ARE TO BE IMPLEMENTED TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY.



ON Architecture Pty Ltd abn 71 627 522 043
 242 ANGAS STREET, ADELAIDE, SOUTH AUSTRALIA. 5000
 Troy Owen 0422 225 859
 Mark Nield 0432 680 486
 t.owen@onarchitecture.com.au m.nield@onarchitecture.com.au

Project
CHILD CARE FACILITY
 20 Davids Hill Road, Monbulk

Drawing
EXISTING TREES/ PROTECTION ZONES

Scale As indicated Drawn MN
 Client -
 Date 09/2022
 Job No. 202200028
 Dwg No. **DA04** Rev: 1 A3 SHEET

- TREE 1: TREE PROPOSED TO BE REMOVED.
- TREE 2: TREE PROPOSED TO BE REMOVED.
- TREES 3 to 17: TREES PROPOSED TO BE REMOVED.

- TREE 18: TREE TO REMAIN. (TPZ - 2.0m) TPZ ENCROACHED BY LESS THAN 10% CONSIDERED A MINOR ENCROACHMENT.
- TREE 19: TREE TO REMAIN. (TPZ - 2.0m) TPZ ENCROACHED BY LESS THAN 10% CONSIDERED A MINOR ENCROACHMENT.
- TREE 20: TREE TO REMAIN. (TPZ - 2.0m) TPZ IS ENCROACHED BY 17% CONSIDERED A MAJOR ENCROACHMENT (>10%) UNDER AS4970
- TREE 21: TREE TO REMAIN. (TPZ - 2.0m) TPZ IS ENCROACHED BY 6.7%, CONSIDERED A MINOR ENCROACHMENT.

- TREE 22: TREE TO REMAIN. (TPZ - 4.2m) TPZ IS ENCROACHED BY 6.7% CONSIDERED A MINOR ENCROACHMENT.
- TREE 23: TREE TO REMAIN. (TPZ - 3.4m) TPZ IS ENCROACHED BY 12.7%, CONSIDERED A MAJOR ENCROACHMENT.
- TREE 24 - 25: TREES PROPOSED TO BE REMOVED.
- TREE 26: TREE TO REMAIN. (TPZ - 2.0m) PROTECTION ZONE UNENCUMBERED.
- TREE 27: TREE TO REMAIN. (TPZ - 4.8m) TPZ IS ENCROACHED BY 13.6%, CONSIDERED A MAJOR ENCROACHMENT.

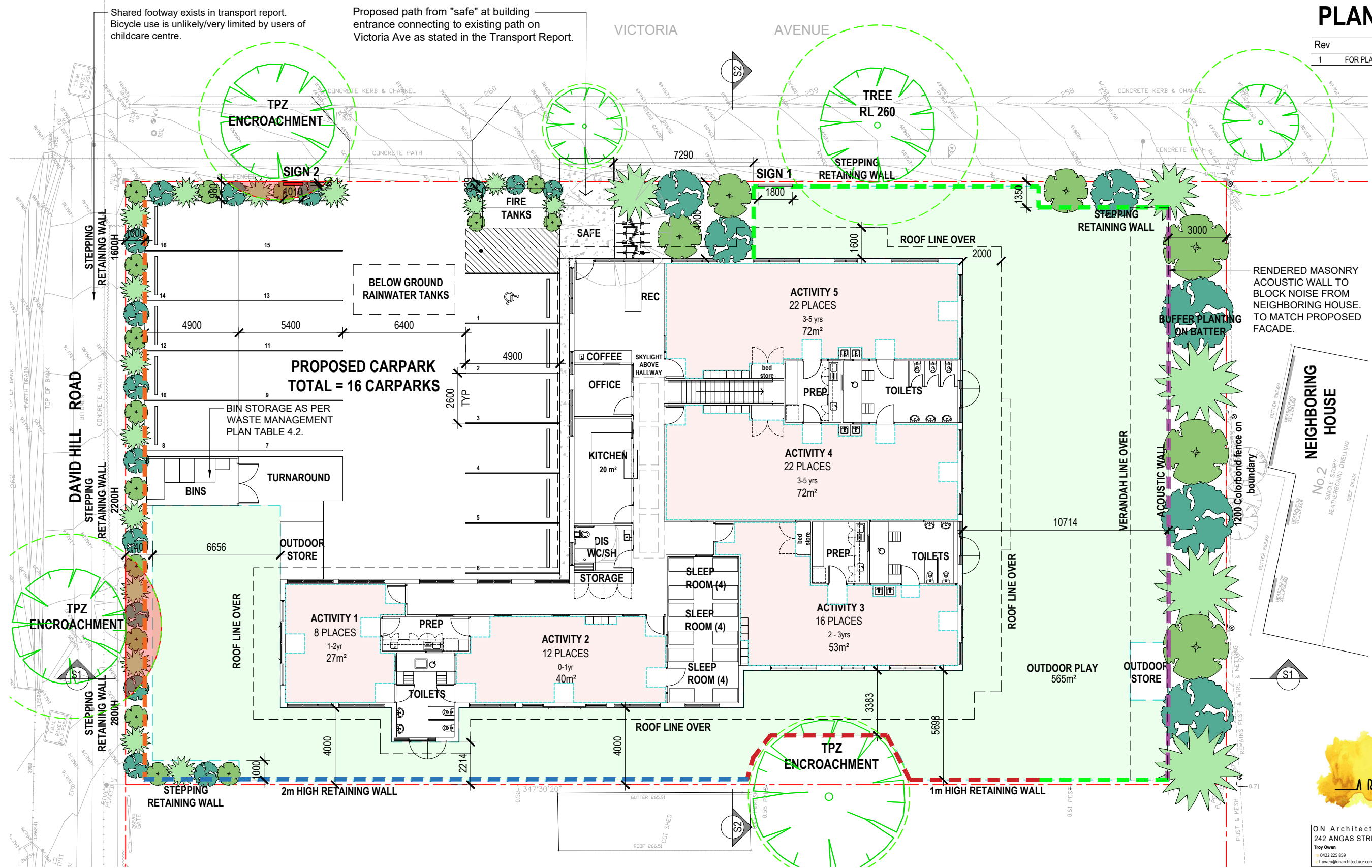
- TREE 28: TREE TO REMAIN. (TPZ - 4.1m) TPZ IS ENCROACHED BY 8.2%, CONSIDERED A MINOR ENCROACHMENT.
- TREE 29: TREE TO REMAIN. (TPZ - 2.2m) PROTECTION ZONE UNENCUMBERED.
- TREE 30: TREE TO REMAIN. (TPZ - 5.2m) PROTECTION ZONE UNENCUMBERED.
- TREE 31: TO REMAIN. (TPZ - 3.8m) TPZ IS ENCROACHED BY 13.6%, CONSIDERED A MAJOR ENCROACHMENT.

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FENCE TYPE KEY

- 1200h BATTEN
- 2000h TIMBER PALING
- 1600h TIMBER PALING
- 2200h TIMBER PALING
- 3000h RENDERED MASONRY



RENDERED MASONRY ACOUSTIC WALL TO BLOCK NOISE FROM NEIGHBORING HOUSE. TO MATCH PROPOSED FACADE.

NEIGHBORING HOUSE
No.2
SINGLE STORY WEATHERBOARD DWELLING
REOF 18214



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242 ANGAS STREET, ADELAIDE, SOUTH AUSTRALIA. 5000
Troy Owen 0432 225 859
Mark Nield 0432 680 486
t.owen@onarchitecture.com.au m.nield@onarchitecture.com.au

Project
CHILD CARE FACILITY
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Drawing
PROPOSED FLOOR PLAN

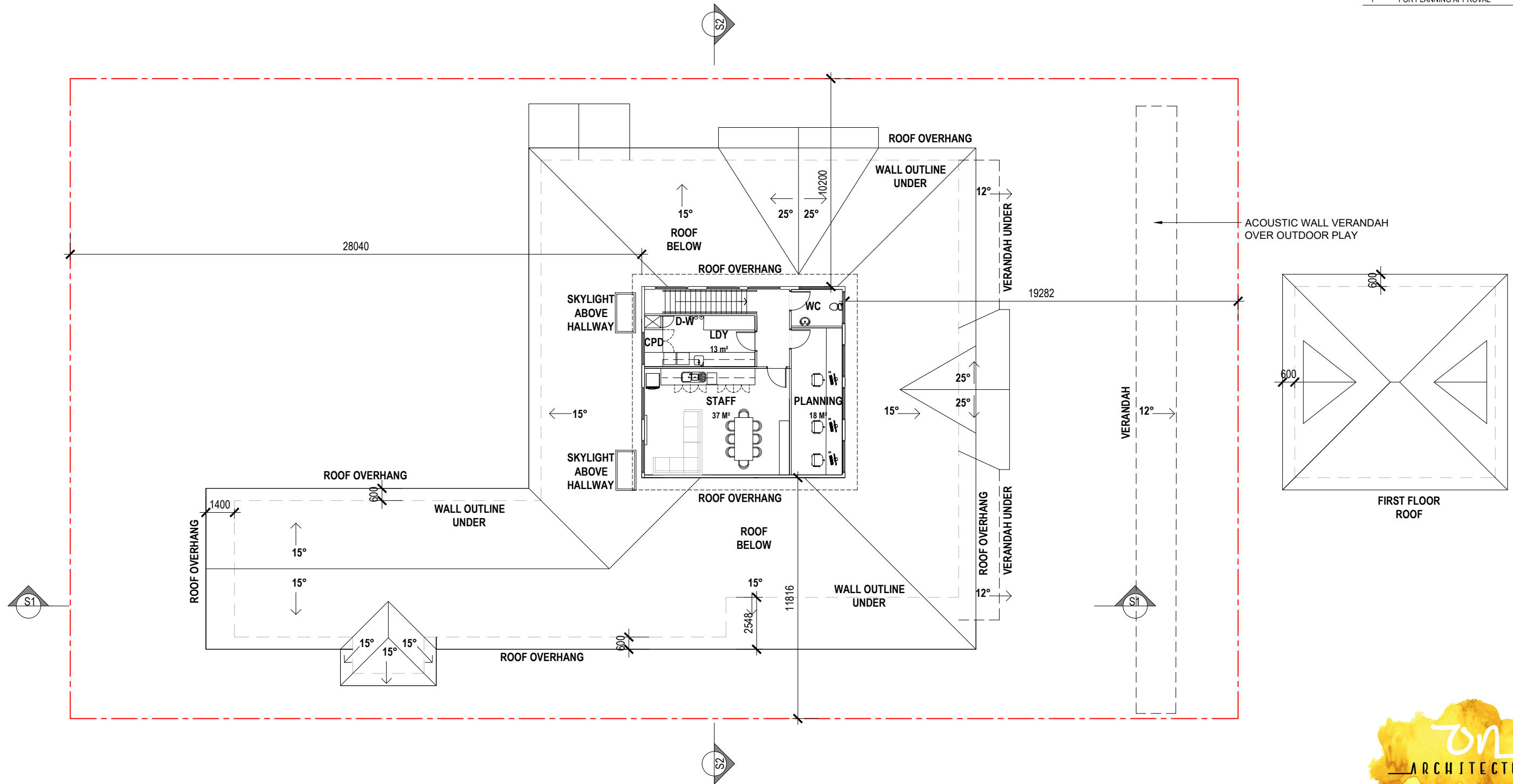
Scale As indicated Drawn MN
Client -
Date 09/2022
Job No. 202200028
Dwg No. **DA05** Rev: 1 A3 SHEET

PROPOSED FLOOR PLAN

1:200

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ROOF PLAN
1:200



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242 ANGAS STREET, ADELAIDE, SOUTH AUSTRALIA. 5000
Troy Owen 0422 225 859 t.owen@onarchitecture.com.au
Mark Nield 0432 680 486 m.nield@onarchitecture.com.au

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CHILD CARE FACILITY
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Drawing
PROPOSED FIRST FLOOR AND ROOF
PLAN

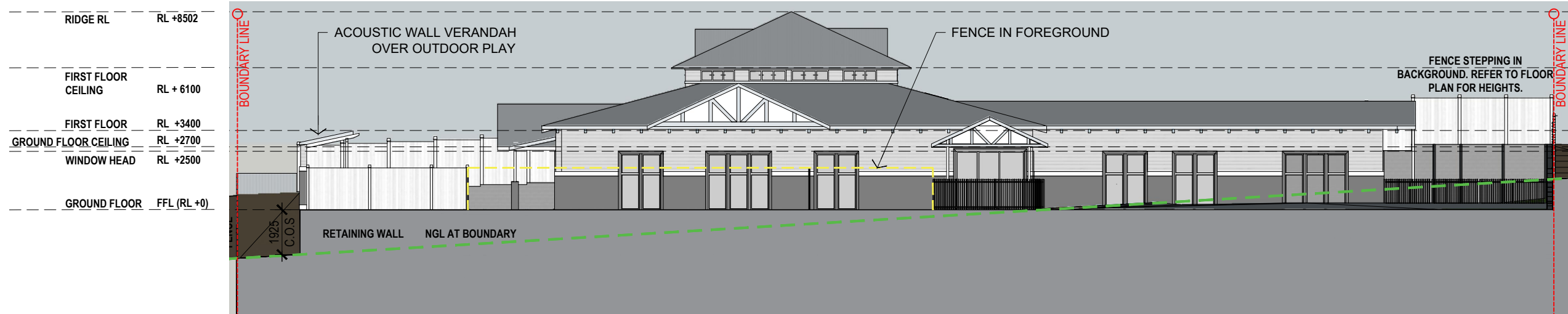
Scale As indicated Drawn HT
Client -
Date 09/2022
Job No. 202200028
Dwg No. **DA06**



Rev: 1 A3 SHEET

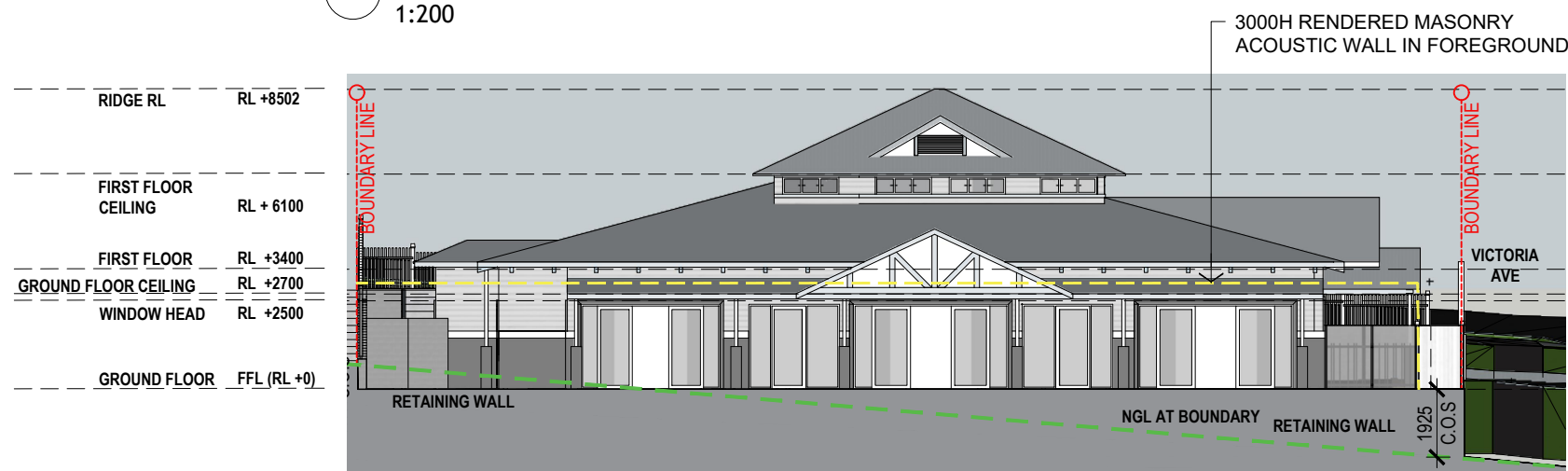
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EAST ELEVATION

1:200



SOUTH ELEVATION

1:200



EAST STREET ELEVATION

1:250

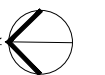


ON Architecture Pty Ltd abn 71 627 522 043
 242 ANGAS STREET, ADELAIDE, SOUTH AUSTRALIA. 5000
 Troy Owen 0432 225 859
 Mark Nield 0432 680 486
 t.owen@onarchitecture.com.au m.nield@onarchitecture.com.au

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CHILD CARE FACILITY
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Drawing
 PROPOSED ELEVATIONS

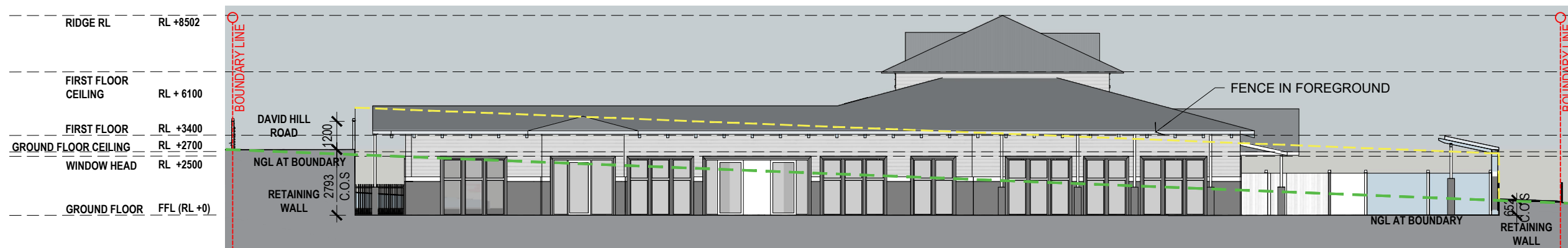
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Client	-		
Date	09/2022		
Job No.	202200028		
Dwg No.	DA07	Rev:	1



A3 SHEET

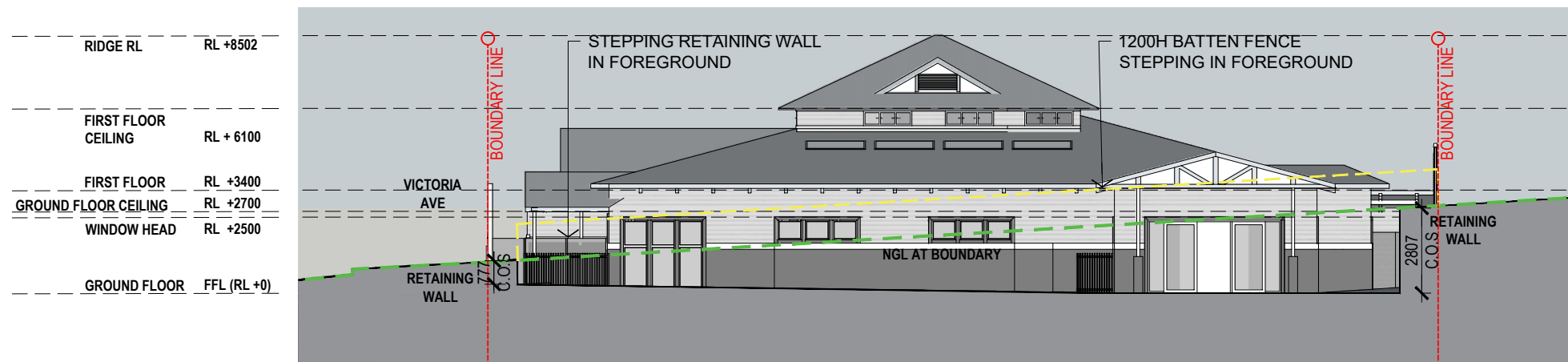
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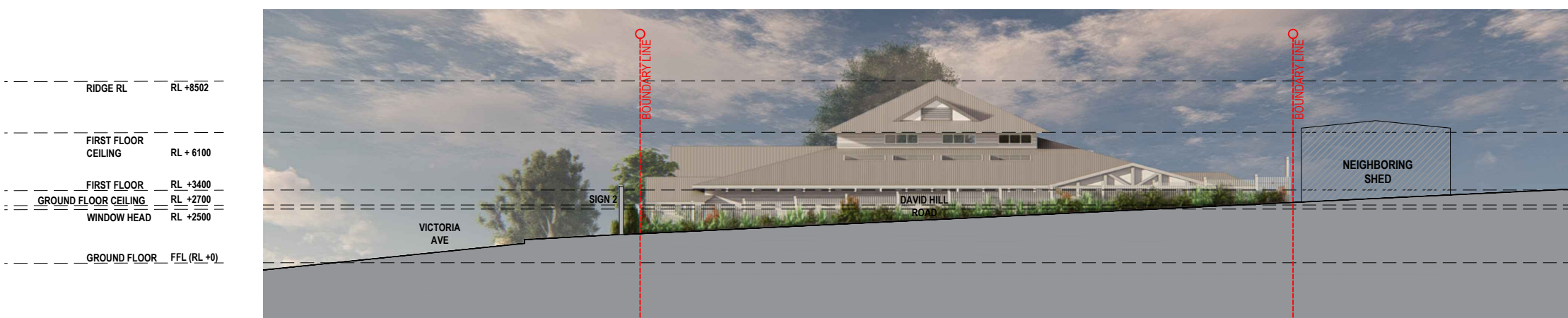
WEST ELEVATION

1:200



NORTH ELEVATION

1:200



NORTH STREET ELEVATION

1:200



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 242 ANGAS STREET, ADELAIDE, SOUTH AUSTRALIA. 5000
 Troy Owen 0422 225 859 t.owen@onarchitecture.com.au
 Mark Nield 0432 680 486 m.nield@onarchitecture.com.au

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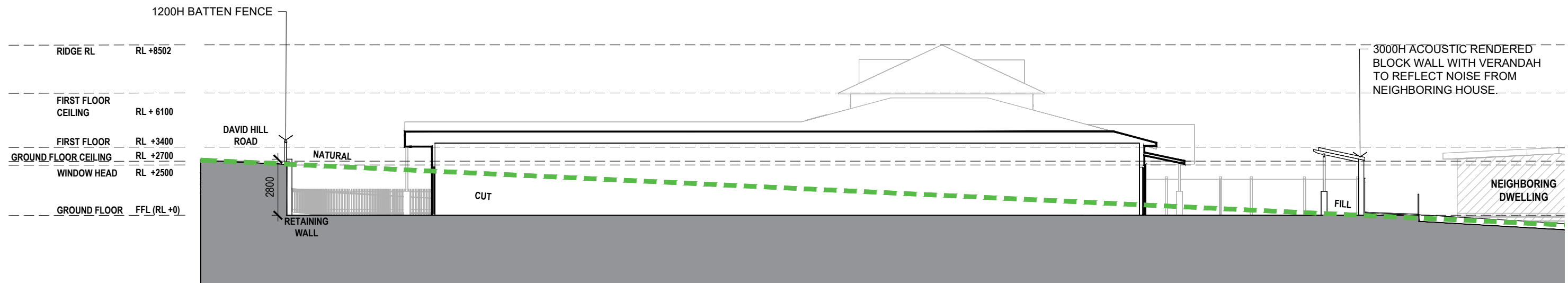
Drawing
 PROPOSED ELEVATIONS

Scale As indicated Drawn HT
 Client -
 Date 09/2022
 Job No. 202200028
 Dwg No. **DA08** Rev: 1 A3 SHEET

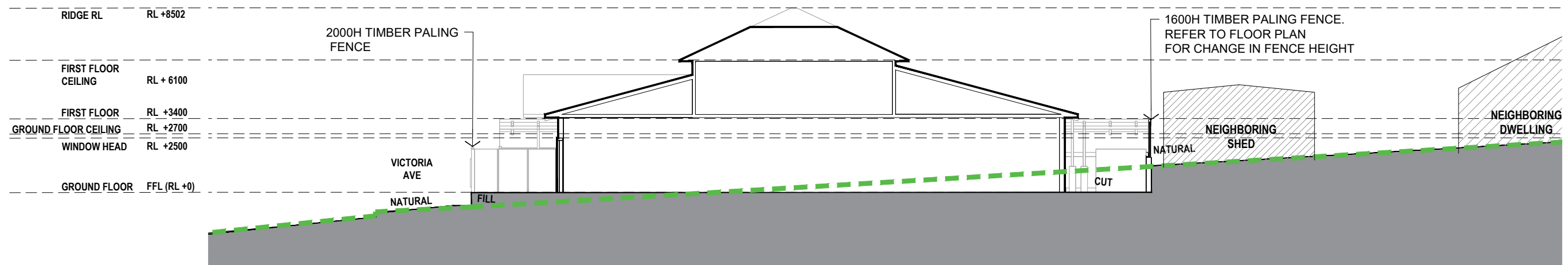


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SECTION 1
1:200



SECTION 2
1:200



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242 ANGAS STREET, ADELAIDE, SOUTH AUSTRALIA. 5000
Troy Owen 0422 225 859 t.owen@onarchitecture.com.au
Mark Nield 0432 680 486 m.nield@onarchitecture.com.au

Project
CHILD CARE FACILITY
20 Davids Hill Road, Monbulk

Drawing
PROPOSED SECTIONS

Scale As indicated Drawn CP
Client -
Date 09/2022
Job No. 202200028
Dwg No. **DA09** Rev: 1 A3 SHEET



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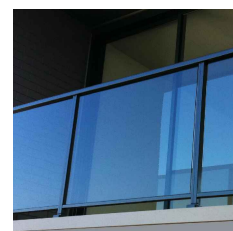
1 CFC WEATHERBOARD PANELLING - DULUX WHITE ON WHITE.



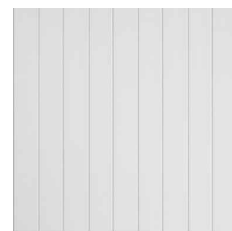
2 RENDERED BRICK FACADE



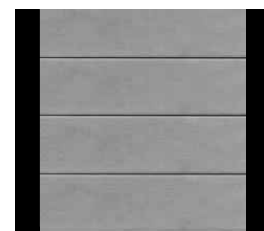
3 DULUX 'WHITE ON WHITE' POWDER COATED ALUMINIUM WINDOW FRAMES TO MATCH.



4 GLASS BALUSTRADE (SAFE ZONE)



5 TIMBER PILING FENCE



6 CONCRETE SLEEPER RETAINING WALL



7 ALUMINIUM BATTEN FENCING POWDER COATED 'WHITE ON WHITE'.

MATERIAL SELECTIONS



ON Architecture Pty Ltd abn 71 627 522 043
 242 ANGAS STREET, ADELAIDE, SOUTH AUSTRALIA. 5000
 Troy Owen 0422 225 859 t.owen@onarchitecture.com.au
 Mark Nield 0432 680 486 m.nield@onarchitecture.com.au

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CHILD CARE FACILITY
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Drawing
MATERIALS SELECTIONS

Scale As indicated Drawn HT
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


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 242 ANGAS STREET, ADELAIDE, SOUTH AUSTRALIA. 5000
 Troy Owen Mark Nield
 0422 225 859 0432 680 486
 t.owen@onarchitecture.com.au m.nield@onarchitecture.com.au

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CHILD CARE FACILITY
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Drawing
 CONCEPT IMAGES

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 Dwg No. **DA11** Rev: 1 A3 SHEET



CONCEPT IMAGES

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CONCEPT IMAGES




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Drawing
CONCEPT IMAGES

Scale	As indicated	Drawn	HT
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Dwg No.	DA12	Rev: 1	A3 SHEET

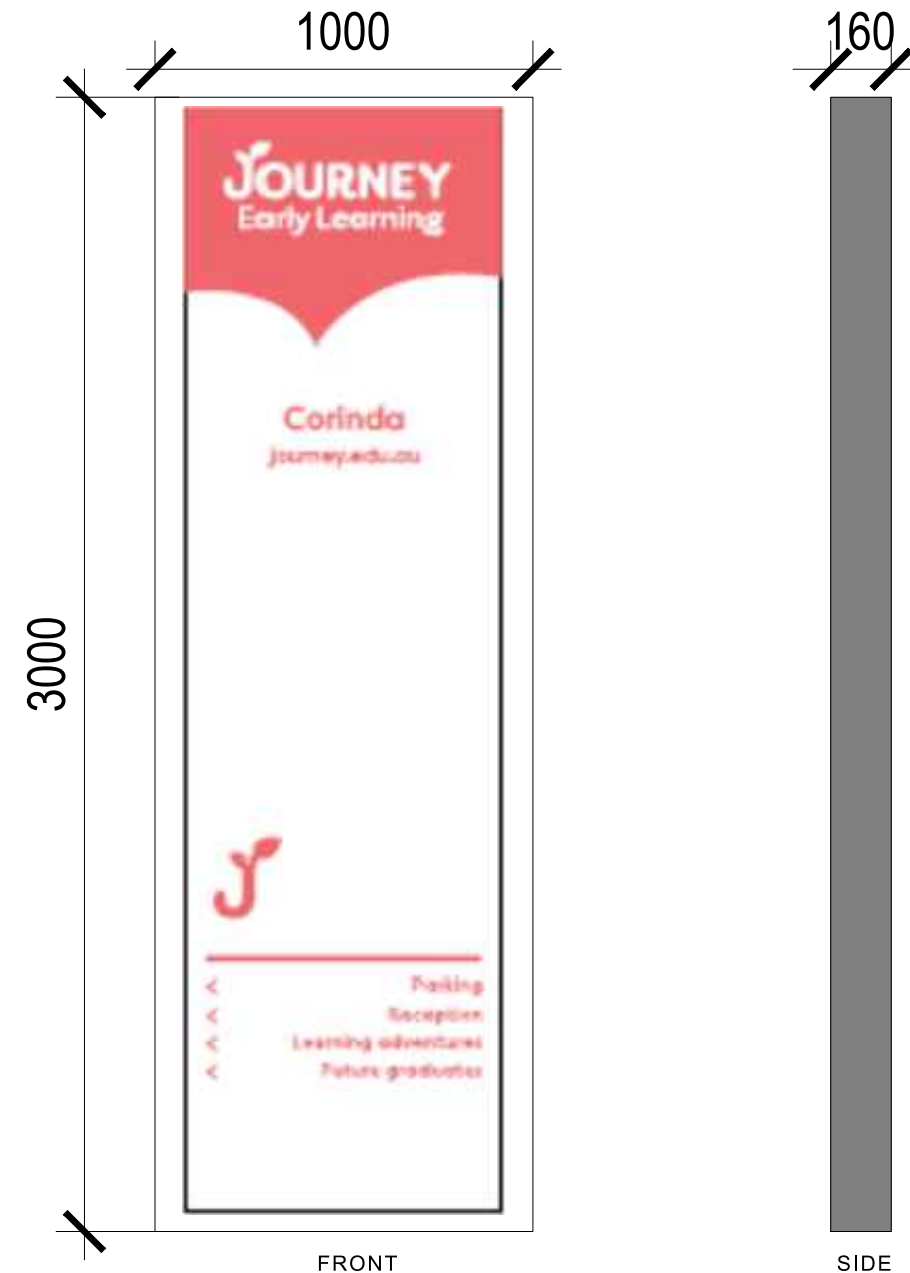


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SIGN 1:
4mm WHITE ACM WITH 10mm ACRYLIC
LETTERS PAINTED PINK (PMS184) ON
ALL SIDES INCLUDING BACK.
MECHANICALLY FIXED TO FACADE.



FRONT

SIDE

SIGN 2 :
PRINTED ACM WITH MATTE
CLEAR COAT. FREE STANDING
CEMENTED INTO GROUND.




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Drawing
SIGN DETAILS

Scale	As indicated	Drawn	HT
Client	-		
Date	09/2022		
Job No.	202200028		
Dwg No.	DA13	Rev:	1
			A3 SHEET



SIGN DETAILS