




ARTIST'S IMPRESSION ONLY

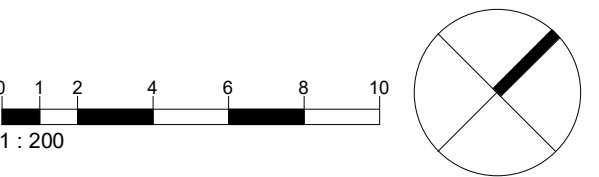
118 MAITLAND STREET MUSWELLBROOK 2333

CHILDCARE CENTRE
DEVELOPMENT APPLICATION

ARCHITECTURAL DRAWING LIST - DA			
SHEET NUMBER	SHEET NAME	CURRENT REVISION	REVISION DATE
DA04.02	EXTERNAL ELEVATIONS	A	12.03.2024
DA00.00	COVER PAGE	A	12.03.2024
DA02.01	SITE PLAN / DEMOLITION	A	12.03.2024
DA03.01	BASEMENT FLOOR PLAN	A	12.03.2024
DA03.02	GROUND FLOOR PLAN	A	12.03.2024
DA03.03	FIRST FLOOR PLAN	A	12.03.2024
DA03.04	AREA CALCULATIONS	A	12.03.2024
DA04.01	EXTERNAL ELEVATIONS	A	12.03.2024
DA05.01	SECTIONS & EXTERNAL FINISHES	A	12.03.2024
DA06.01	SHADOW DIAGRAMS	A	12.03.2024
DA06.02	VIEW FROM THE SUN	A	12.03.2024
DA06.03	OUTDOOR SOLAR ACCESS	A	12.03.2024

12.03.2024		FOR DEVELOPMENT APPLICATION	
ISSUE	DATE	DESCRIPTION	
ASSOCIATED CONSULTANTS			
PLANNING	AVENUE PLANNING		
TRAFFIC	STANBURY TRAFFIC		
QS	OP&C		
ACOUSTICS	DIAN DESIGN		
LANDSCAPE	GREENSCAPE DESIGN		
GEOTECH & PSI	BROADCREST CONSULTING PTY LTD		
CIVIL AND FLOOD	ACOR CONSULTING		
NOTES			
<ul style="list-style-type: none">Any Discrepancies MUST be reported to the Architect.All work to Conform to relevant Australian Standards & Codes as applicable.This drawing is copyright© and must NOT be copied or reused without authority from ArtMade ArchitectsContractors to check all dimensions on site prior to commencing Construction.Do not scale from this drawing, use given written dimensionsDrawing not for construction purposes			
CLIENT			
J. ANGELOVSKA AND L ABAUNADER			
ARCHITECT			
<div><div></div><div>ArtMade Architects</div></div> <p>[507/50 Holt St, Surry Hills NSW 2010 P: 02 8760 9300 hello@artmade.com.au www.artmade.com.au</p>			
© COPYRIGHT			
<p>The copyright of this drawing together with any other documents prepared by ArtMade Architects (AM) remains the property of AM. AM grants licence for the use of this document for the purpose for which it is intended. This licence is not transferable without permission from AM. AM Nominated Architect Sherif Saad, Registration No. 7867</p>			
PROJECT			
CHILDCARE CENTRE			
PROJECT ADDRESS			
118 MAITLAND STREET MUSWELLBROOK 2333			
SHEET NAME			
COVER PAGE			
ISSUED FOR DEVELOPMENT APPLICATION			
Project number		Sheet No.	Issue Phase
23714		DA00.00	A DA
Sheet Size		Scale	L.G.A.
A1			MUSWELLBROOK
Drawn By		Checked By	Date
TA/MS1		MS/SS	12.03.2024

NOT FOR CONSTRUCTION



ABBREVIATIONS

ENG.	- ENGINEER
ESL	- EXISTING SLAB LEVEL
EXT	- EXTERIOR
FFL	- FINISH FLOOR LEVEL
F.	- FIXED
FSL	- FINISH SURFACE LEVEL
GL	- GROUND LINE
GLZ	- GLAZING
EX.GL	- EXISTING GROUND LINE
REQ.	- REQUIREMENTS

XXXX	- PROPOSED LEVEL
XXXX	- EXISTING LEVEL
XXXX	- SPOT LEVEL (PLAN)
XXXX	- SPOT LEVEL (ELEVATION)

LANDSCAPE LEGEND

	EXISTING TREE / TREE TO BE RETAINED
	TREE TO BE REMOVED
	NEW TREE
	LANDSCAPING / BUFFER
	TURF / ARTIFICIAL TURF
	EXTERNAL FLOOR FINISH
	LINE OF STRUCTURAL ROOT ZONE (SRZ)
	LINE OF TREE EXCLUSION ZONE (TEZ)
	LINE OF TREE PROTECTION ZONE (TPZ)

NOTE: REFER TO ARBORIST REPORT FOR FURTHER DETAILS

GENERAL NOTES

- ALL EXISTING BUILDING ELEMENTS TO BE CHECKED ON SITE U.N.O
- DEMOLITION TO BE IN ACCORDANCE WITH AUSTRALIAN STANDARDS AND TO BE CARRIED OUT BY A LICENCED CONTRACTOR U. N.O
- REFER TO SW DRAWINGS FOR DRAINAGE DESIGN.
- REFER TO LANDSCAPE DRAWINGS FOR LANDSCAPE DESIGN.
- KITCHEN AREA TO BE ACCORDANCE WITH NSW AS4674, FOOD ACT 2003, FOOD REGULATION 2015 AND FOOD STANDARD CODES 3.2.2 AND 3.2.3.

A	12.03.2024	FOR DEVELOPMENT APPLICATION
ISSUE	DATE	DESCRIPTION
ASSOCIATED CONSULTANTS		
PLANNING	AVENUE PLANNING	
TRAFFIC	STANBURY TRAFFIC	
QS	OP&C	
ACOUSTICS	DIAN DESIGN	
LANDSCAPE	GREENSCAPE DESIGN	
GEOTECH & PSI	BROADCREST CONSULTING PTY LTD	
CIVIL AND FLOOD	ACOR CONSULTING	

NOTES

- Any Discrepancies MUST be reported to the Architect.
- All work to Conform to relevant Australian Standards & Codes as applicable.
- This drawing is copyright© and must not be copied or reused without authority from ArtMade Architects
- Contractors to check all dimensions on site prior to commencing Construction.
- Do not scale from this drawing, use given written dimensions
- Drawing not for construction purposes

CLIENT

J. ANGELOVSKA AND L ABAUNADER

ARCHITECT



1507/50 Holt St, Surry Hills NSW 2010
P: 02 8760 9300 | hello@artmade.com.au | www.artmade.com.au

© COPYRIGHT

The copyright of this drawing together with any other documents prepared by ArtMade Architects (AM) remains the property of AM. AM grants licence for the use of this document for the purpose for which it is intended. This license is not transferable without permission from AM. AM Nominated Architect Sherif Saad. Registration No. 7867

PROJECT

CHILDCARE CENTRE

PROJECT ADDRESS

118 MAITLAND STREET
MUSWELLBROOK 2333

SHEET NAME

SITE PLAN / DEMOLITION

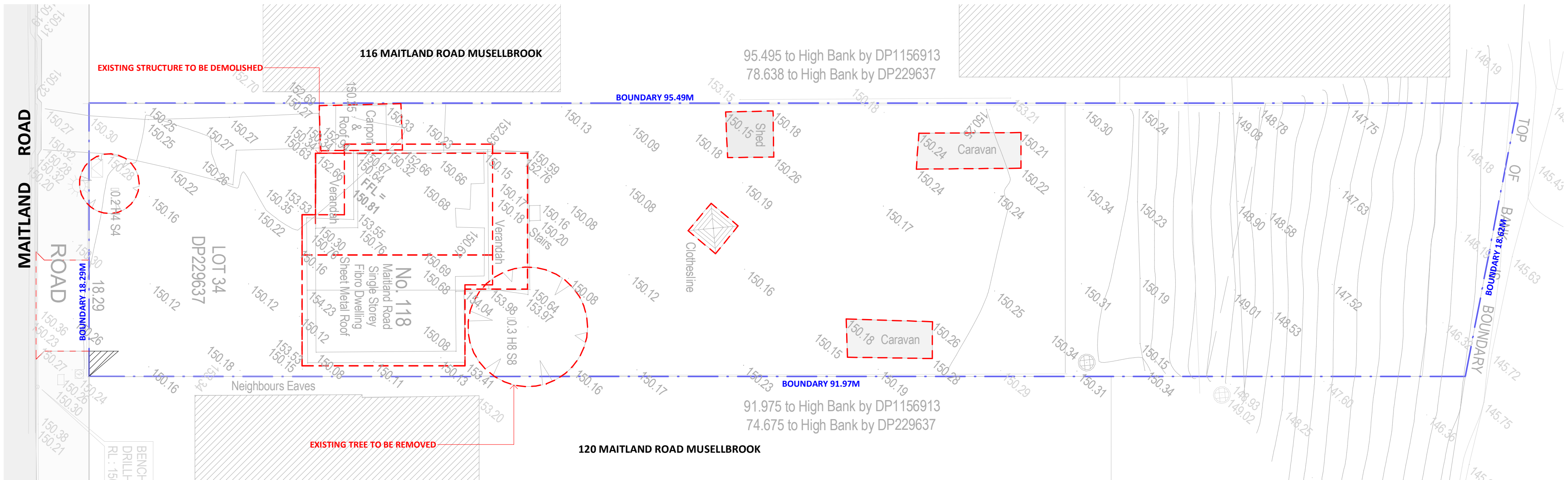
ISSUED FOR DEVELOPMENT APPLICATION

Project number	Sheet No.	Issue	Phase
23714	DA02.01	A	DA

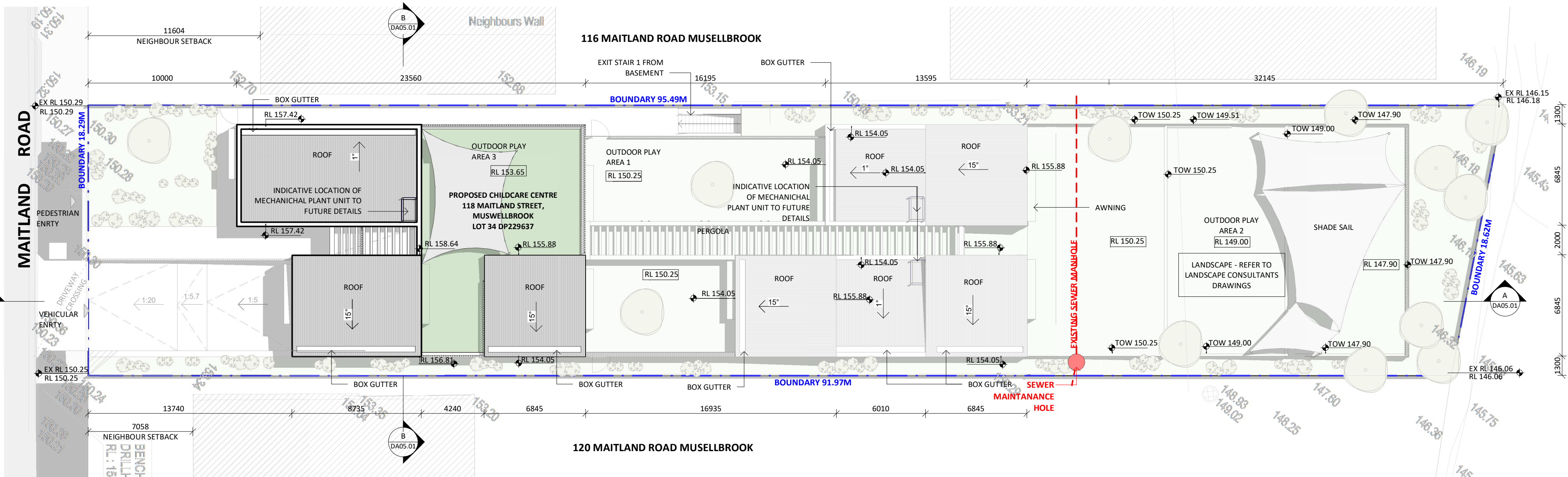
Sheet Size	Scale	L.G.A.
A1	As indicated	MUSWELLBROOK

Drawn By	Checked By	Date
TA/MS1	MS/SS	12.03.2024

NOT FOR CONSTRUCTION



1 DEMOLITION PLAN
1 : 200



2 SITE PLAN
1 : 200

MAITLAND ROAD

1 BASEMENT FLOOR PLAN
1:100

120 MAITLAND ROAD MUSELLBROOK

ABBREVIATIONS

ENG. - ENGINEER
ESL - EXISTING SLAB LEVEL
EXT - EXTERIOR
FFL - FINISH FLOOR LEVEL
F - FIXED
FSL - FINISH SURFACE LEVEL
GL - GROUND LINE
GLZ - GLAZING
EX.GL - EXISTING GROUND LINE
REQ. - REQUIREMENTS

XXXX - PROPOSED LEVEL
XXXX - EXISTING LEVEL
XXXX - SPOT LEVEL (PLAN)
XXXX - SPOT LEVEL (ELEVATION)

LANDSCAPE LEGEND

EXISTING TREE / TREE TO BE RETAINED
TREE TO BE REMOVED
NEW TREE
LANDSCAPING / BUFFER
TURF / ARTIFICIAL TURF
EXTERNAL FLOOR FINISH
LINE OF STRUCTURAL ROOT ZONE (SRZ)
LINE OF TREE EXCLUSION ZONE (TEZ)
LINE OF TREE PROTECTION ZONE (TPZ)

NOTE: REFER TO ARBORIST REPORT FOR FURTHER DETAILS

GENERAL NOTES

- ALL EXISTING BUILDING ELEMENTS TO BE CHECKED ON SITE U.N.O
- DEMOLITION TO BE IN ACCORDANCE WITH AUSTRALIAN STANDARDS AND TO BE CARRIED OUT BY A LICENCED CONTRACTOR U. N.O
- REFER TO SW DRAWINGS FOR DRAINAGE DESIGN.
- REFER TO LANDSCAPE DRAWINGS FOR LANDSCAPE DESIGN.
- KITCHEN AREA TO BE ACCORDANCE WITH NSW AS4674, FOOD ACT 2003, FOOD REGULATION 2015 AND FOOD STANDARD CODES 3.2.2 AND 3.2.3.

ISSUE	DATE	DESCRIPTION
A	12.03.2024	FOR DEVELOPMENT APPLICATION
ASSOCIATED CONSULTANTS		
PLANNING	AVENUE PLANNING	
TRAFFIC	STANBURY TRAFFIC	
QS	OPC&C	
ACOUSTICS	DIAN DESIGN	
LANDSCAPE	GREENSCAPE DESIGN	
GEOTECH & PSI	BROADCREST CONSULTING PTY LTD	
CIVIL AND FLOOD	ACOR CONSULTING	

- NOTES
- Any Discrepancies MUST be reported to the Architect.
 - All work to Conform to relevant Australian Standards & Codes as applicable.
 - This drawing is copyright© and must NOT be copied or reused without authority from ArtMade Architects.
 - Contractors to check all dimensions on site prior to commencing Construction.
 - Do not scale from this drawing, use given written dimensions.
 - Drawing not for construction purposes

CLIENT

J. ANGELOVSKA AND L ABAUNADER

ARCHITECT



1507/50 Holt St, Surry Hills NSW 2010
P: 02 8760 9300 | hello@artmade.com.au | www.artmade.com.au

© COPYRIGHT

The copyright of this drawing together with any other documents prepared by ArtMade Architects (AM) remains the property of AM. AM grants licence for the use of this document for the purpose for which it is intended. This licence is not transferable without permission from AM. AM Nominated Architect Sherif Saad. Registration No. 7867

PROJECT

CHILDCARE CENTRE

PROJECT ADDRESS

118 MAITLAND STREET
MUSWELLBROOK 2333

SHEET NAME

BASEMENT FLOOR PLAN

ISSUED FOR DEVELOPMENT APPLICATION

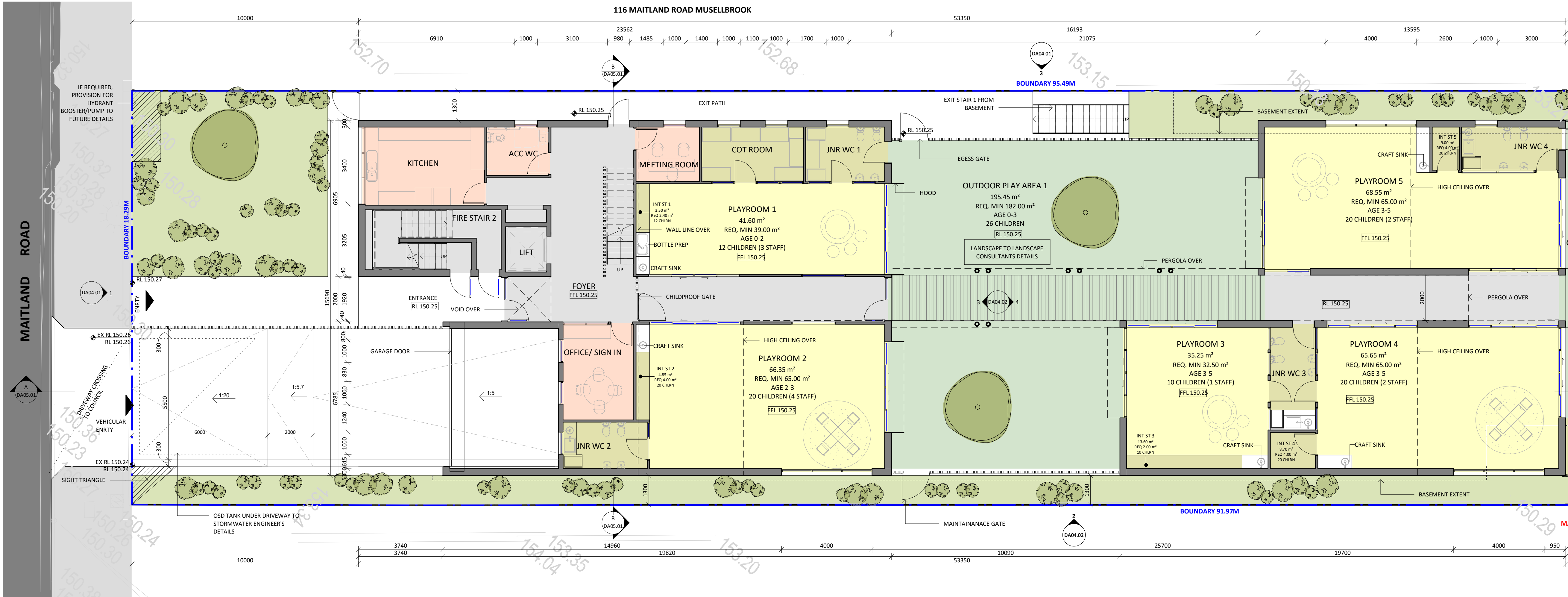
Project number	Sheet No.	Issue	Phase
23714	DA03.01	A	DA

Sheet Size Scale L.G.A.

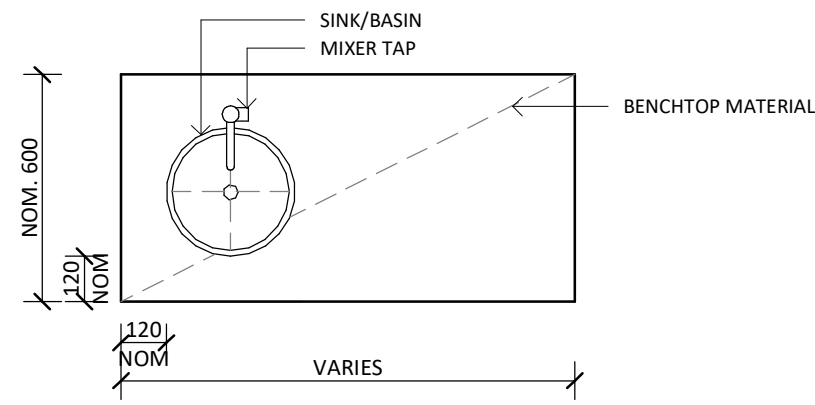
A1 As indicated MUSWELLBROOK

Drawn By	Checked By	Date
TA/MS1	MS/SS	12.03.2024

NOT FOR CONSTRUCTION



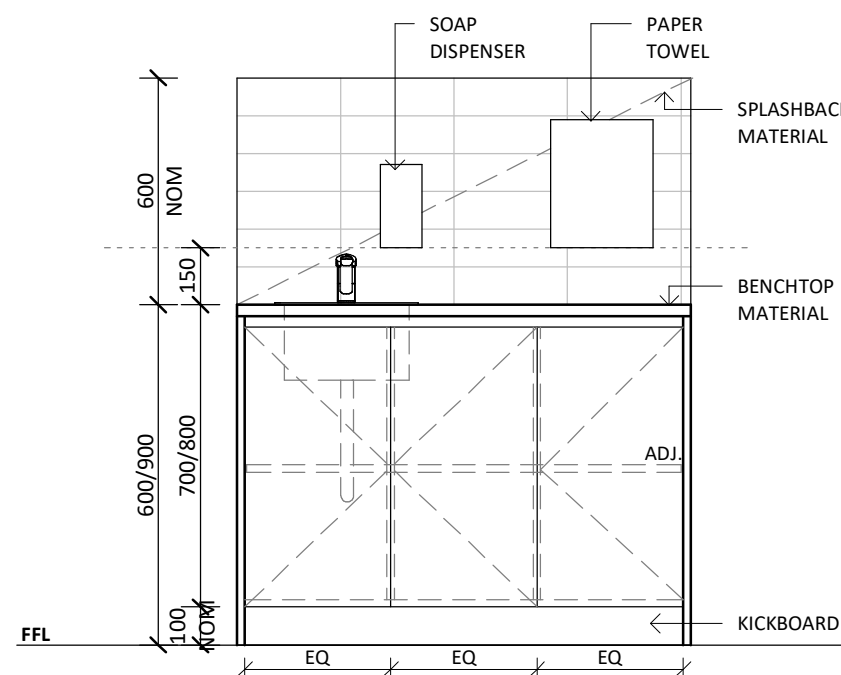
1 GROUND FLOOR PLAN
1 : 100



TYPICAL CRAFT SINK - PLAN

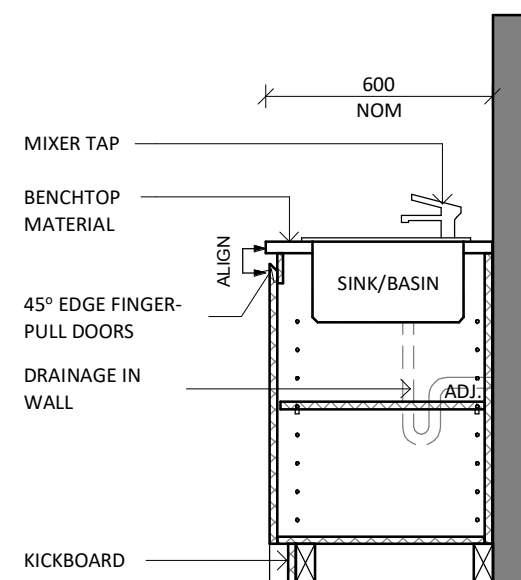


NOTE: SIMILAR CRAFT SINK. IMAGE FOR JOINERY REFERENCE ONLY



TYPICAL CRAFT SINK - ELEVATION

NOTE: PROVIDE MAGNETIC CHILDPROOF LOCKS TO ALL CABINETS IN INDOOR PLAY AREA (CRAFT SINKS & BOTTLE PREP.)



TYPICAL CRAFT SINK - SECTION

2 TYP. CRAFT SINK DETAILS
1 : 20

GENERAL NOTES

- ALL EXISTING BUILDING ELEMENTS TO BE CHECKED ON SITE U.N.O.
- DEMOLITION TO BE IN ACCORDANCE WITH AUSTRALIAN STANDARDS AND TO BE CARRIED OUT BY A LICENCED CONTRACTOR U. N.O.
- REFER TO SW DRAWINGS FOR DRAINAGE DESIGN.
- REFER TO LANDSCAPE DRAWINGS FOR LANDSCAPE DESIGN.
- KITCHEN AREA TO BE ACCORDANCE WITH NSW AS4674, FOOD ACT 2003, FOOD REGULATION 2015 AND FOOD STANDARD CODES 3.2.2 AND 3.2.3.

ABBREVIATIONS

ENG.	- ENGINEER
ESL	- EXISTING SLAB LEVEL
EXT	- EXTERIOR
FFL	- FINISH FLOOR LEVEL
FSL	- FINISH SURFACE LEVEL
GL	- GROUND LINE
GLZ	- GLAZING
EX.GL	- EXISTING GROUND LINE
REQ.	- REQUIREMENTS
XX.XX	- PROPOSED LEVEL
XX.XX	- EXISTING LEVEL
XX.XX	- SPOT LEVEL (PLAN)
XX.XX	- SPOT LEVEL (ELEVATION)

LANDSCAPE LEGEND

EXISTING TREE / TREE TO BE RETAINED
TREE TO BE REMOVED
NEW TREE
LANDSCAPING / BUFFER
TURF/ ARTIFICIAL TURF
EXTERNAL FLOOR FINISH
LINE OF STRUCTURAL ROOT ZONE (SRZ)
LINE OF TREE EXCLUSION ZONE (TEZ)
LINE OF TREE PROTECTION ZONE (TPZ)

NOTE: REFER TO ARBORIST REPORT FOR FURTHER DETAILS

OUTDOOR PLAY AREA SCHEDULE				
AREA	AGE	NO. CHILDRN	REQ. AREA	UNENCUMBERED AREA
OUTDOOR PLAY AREA 1	AGE 0-3	26	182 m ²	195.45 m ²
OUTDOOR PLAY AREA 2	AGE 3-5	56	392 m ²	396.80 m ²
OUTDOOR PLAY AREA 3	AGE 3-5	10	70 m ²	118.75 m ²
TOTAL		92	644 m ²	711.05 m ²

EXTERNAL STORAGE SCHEDULE			
NAME	NO. CHILDRN	REQ. VOL	VOL
EX ST 1	82	24.60 m ³	38.85 m ³
EX ST 2	10	3.00 m ³	6.85 m ³
TOTAL	92	27.60 m ³	45.65 m ³

INDOOR PLAYROOM SCHEDULE					
ROOM	AGE	NO. CHILDRN	NO. STAFF	REQ. AREA	UNENCUMBERED AREA
PLAYROOM 1	AGE 0-2	12	3	39 m ²	41.60 m ²
PLAYROOM 2	AGE 2-3	20	4	65 m ²	66.35 m ²
PLAYROOM 3	AGE 3-5	10	1	32.5 m ²	35.25 m ²
PLAYROOM 4	AGE 3-5	20	2	65 m ²	65.65 m ²
PLAYROOM 5	AGE 3-5	20	2	65 m ²	68.55 m ²
PLAYROOM 6	AGE 3-5	10	1	32.5 m ²	35.05 m ²
TOTAL		92	13	299 m ²	312.45 m ²

INTERNAL STORAGE SCHEDULE			
NAME	NO. CHILDRN	REQ. VOL	VOL
INT ST 1	12	2.40 m ³	3.50 m ³
INT ST 2	20	4.00 m ³	4.85 m ³
INT ST 3	10	2.00 m ³	13.60 m ³
INT ST 4	20	4.00 m ³	8.70 m ³
INT ST 5	20	4.00 m ³	9.00 m ³
INT ST 6	10	2.00 m ³	8.90 m ³
TOTAL	92	18.40 m ³	48.55 m ³

A	12.03.2024	FOR DEVELOPMENT APPLICATION
ISSUE	DATE	DESCRIPTION
ASSOCIATED CONSULTANTS		
PLANNING	AVENUE PLANNING	
TRAFFIC	STANBURY TRAFFIC	
QS	OPC&C	
ACOUSTICS	DIAN DESIGN	
LANDSCAPE	GREENSCAPE DESIGN	
GEOTECH & PSI	BROADCREST CONSULTING PTY LTD	
CIVIL AND FLOOD	ACOR CONSULTING	

NOTES

- Any Discrepancies MUST be reported to the Architect.
- All work to conform to relevant Australian Standards & Codes as applicable.
- This drawing is copyright© and must NOT be copied or reused without authority from ArtMade Architects.
- Contractors to check all dimensions on site prior to commencing Construction.
- Do not scale from this drawing, use given written dimensions.
- Drawing not for construction purposes

CLIENT

J. ANGELOVSKA AND L ABAUNADER

ARCHITECT



1507/50 Holt St, Surry Hills NSW 2010
P: 02 8760 9300 | hello@artmade.com.au | www.artmade.com.au

© COPYRIGHT

The copyright of this drawing together with any other documents prepared by ArtMade Architects (AM) remains the property of AM. AM grants licence for the use of this document for the purpose for which it is intended. This license is not transferable without permission from AM. AM Nominated Architect Sheriff Saad, Registration No. 7867

PROJECT

CHILDCARE CENTRE

PROJECT ADDRESS

118 MAITLAND STREET
MUSWELLBROOK 2333

SHEET NAME

GROUND FLOOR PLAN

ISSUED FOR DEVELOPMENT APPLICATION

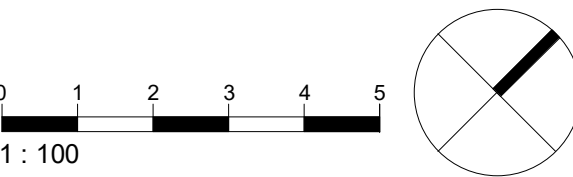
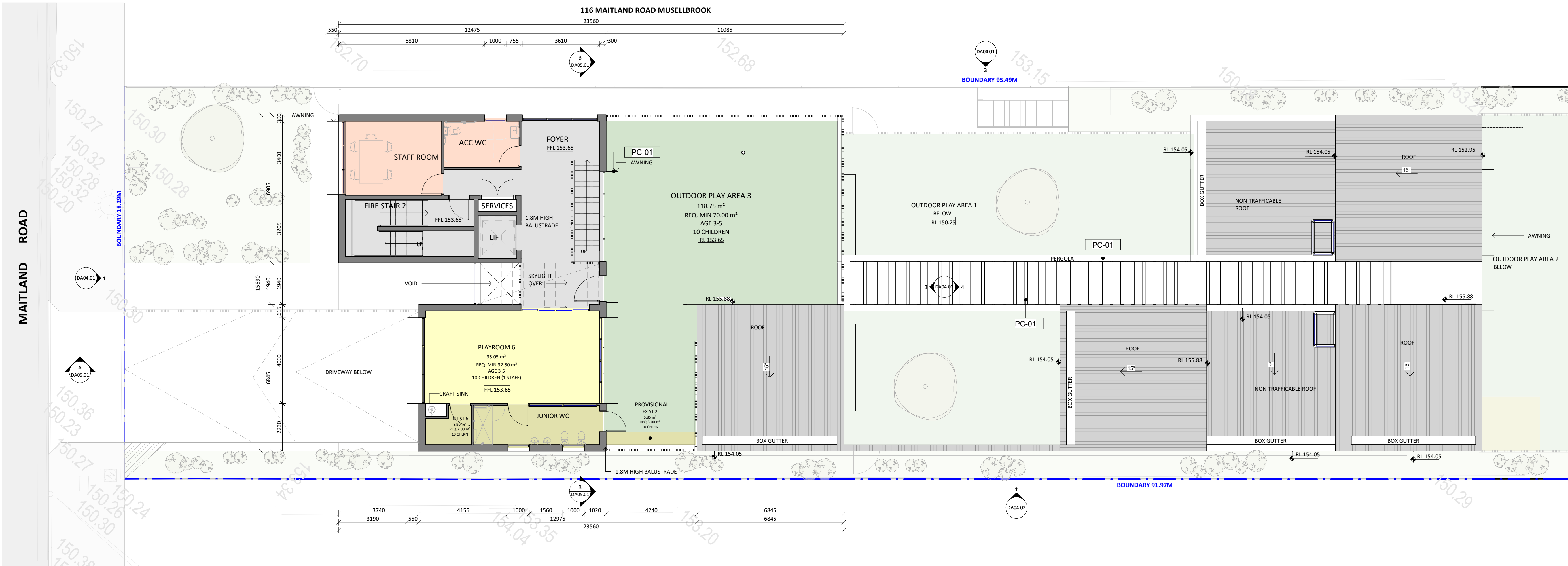
Project number	Sheet No.	Issue	Phase
23714	DA03.02	A	DA

Sheet Size Scale L.G.A.

A1 As indicated MUSWELLBROOK

Drawn By Checked By Date
TA/MS1 MS/SS 12.03.2024

NOT FOR CONSTRUCTION



ABBREVIATIONS

ENG.	- ENGINEER
ESL	- EXISTING SLAB LEVEL
EXT	- EXTERIOR
FFL	- FINISH FLOOR LEVEL
F.	- FIXED
FSL	- FINISH SURFACE LEVEL
GL	- GROUND LINE
GLZ	- GLAZING
EX.GL	- EXISTING GROUND LINE
REQ.	- REQUIREMENTS
XXX.XX	- PROPOSED LEVEL
XX.XX	- EXISTING LEVEL
XX.XX	- SPOT LEVEL (PLAN)
XX.XX	- SPOT LEVEL (ELEVATION)

LANDSCAPE LEGEND

	EXISTING TREE / TREE TO BE RETAINED
	TREE TO BE REMOVED
	NEW TREE
	LANDSCAPING / BUFFER
	TURF / ARTIFICIAL TURF
	EXTERNAL FLOOR FINISH
	LINE OF STRUCTURAL ROOT ZONE (SRZ)
	LINE OF TREE EXCLUSION ZONE (TEZ)
	LINE OF TREE PROTECTION ZONE (TPZ)

NOTE: REFER TO ARBORIST REPORT FOR FURTHER DETAILS

GENERAL NOTES

- ALL EXISTING BUILDING ELEMENTS TO BE CHECKED ON SITE U.N.O
- DEMOLITION TO BE IN ACCORDANCE WITH AUSTRALIAN STANDARDS AND TO BE CARRIED OUT BY A LICENCED CONTRACTOR U. N.O
- REFER TO SW DRAWINGS FOR DRAINAGE DESIGN.
- REFER TO LANDSCAPE DRAWINGS FOR LANDSCAPE DESIGN.
- KITCHEN AREA TO BE ACCORDANCE WITH NSW AS4674, FOOD ACT 2003, FOOD REGULATION 2015 AND FOOD STANDARD CODES 3.2.2 AND 3.2.3.

1 FIRST FLOOR PLAN 1 : 100

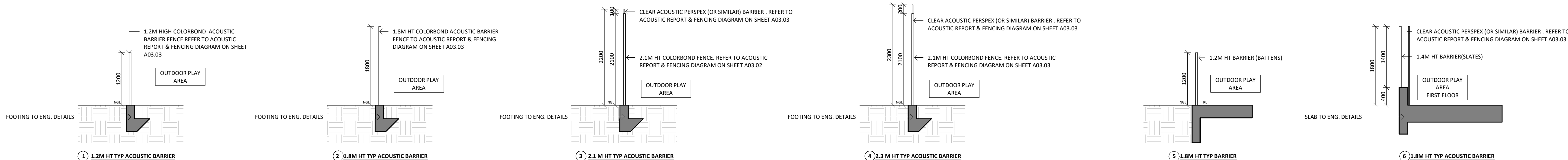


FENCE LEGEND

- 1.2M HIGH ACOUSTIC BOUNDARY FENCE REFER TO TYPE 1
- 1.8M HT COLORBOND BOUNDARY FENCE REFER TO TYPE 2
- 2.2 M HT ACOUSTIC FENCE REFER TO TYPE 3
- 2.3 M HT ACOUSTIC FENCE REFER TO TYPE 4
- 1.2M HT BARRIER FROM FFL - REFER TO TYPE 5
- 1.8M HT BALUSTRADE FROM FFL - REFER TO TYPE 6

- NOTE:
- ALL ACOUSTIC BARRIERS IN ACCORDANCE WITH ACOUSTIC REPORT.
 - REFER TO SHEET A05.01 FOR FENCE DETAILS.

2 FENCE DIAGRAM (SITE PLAN VIEW) 1 : 300



FENCE DETAILS

OUTDOOR PLAY AREA SCHEDULE				
AREA	AGE	NO. CHILDRN	REQ. AREA	UNENCUMBERED AREA
OUTDOOR PLAY AREA 1	AGE 0-3	26	182 m²	195.45 m²
OUTDOOR PLAY AREA 2	AGE 3-5	56	392 m²	396.80 m²
OUTDOOR PLAY AREA 3	AGE 3-5	10	70 m²	118.75 m²
TOTAL		92	644 m²	711.05 m²

EXTERNAL STORAGE SCHEDULE			
NAME	NO. CHILDRN	REQ VOL	VOL
EX ST 1	82	24.60 m³	38.85 m³
EX ST 2	10	3.00 m³	6.85 m³
TOTAL	92	27.60 m³	45.65 m³

INDOOR PLAYROOM SCHEDULE					
ROOM	AGE	NO. CHILDRN	NO. STAFF	REQ. AREA	UNENCUMBERED AREA
PLAYROOM 1	AGE 0-2	12	3	39 m²	41.60 m²
PLAYROOM 2	AGE 2-3	20	4	65 m²	66.35 m²
PLAYROOM 3	AGE 3-5	10	1	32.5 m²	35.25 m²
PLAYROOM 4	AGE 3-5	20	2	65 m²	65.65 m²
PLAYROOM 5	AGE 3-5	20	2	65 m²	68.55 m²
PLAYROOM 6	AGE 3-5	10	1	32.5 m²	35.05 m²
TOTAL		92	13	299 m²	312.45 m²

INTERNAL STORAGE SCHEDULE			
NAME	NO. CHILDRN	REQ VOL	VOL
INT ST 1	12	2.40 m³	3.50 m³
INT ST 2	20	4.00 m³	4.85 m³
INT ST 3	10	2.00 m³	13.60 m³
INT ST 4	20	4.00 m³	8.70 m³
INT ST 5	20	4.00 m³	9.00 m³
INT ST 6	10	2.00 m³	8.90 m³
TOTAL	92	18.40 m³	48.55 m³

- NOTES
- Any Discrepancies MUST be reported to the Architect.
 - All work to conform to relevant Australian Standards & Codes as applicable.
 - This drawing is copyright© and must NOT be copied or reused without authority from ArtMade Architects.
 - Contractors to check all dimensions on site prior to commencing construction.
 - Do not scale from this drawing, use given written dimensions.
 - Drawing not for construction purposes

CLIENT

J. ANGELOVSKA AND L ABAUNADER

ARCHITECT



1507/50 Holt St, Surry Hills NSW 2010
P: 02 8760 9300 | hello@artmade.com.au | www.artmade.com.au

© COPYRIGHT

The copyright of this drawing together with any other documents prepared by ArtMade Architects (AM) remains the property of AM. AM grants licence for the use of this document for the purpose for which it is intended. This licence is not transferable without permission from AM. AM Nominated Architect Sherif Saad. Registration No. 7867

PROJECT

CHILDCARE CENTRE

PROJECT ADDRESS

118 MAITLAND STREET
MUSWELLBROOK 2333

SHEET NAME

FIRST FLOOR PLAN

ISSUED FOR DEVELOPMENT APPLICATION

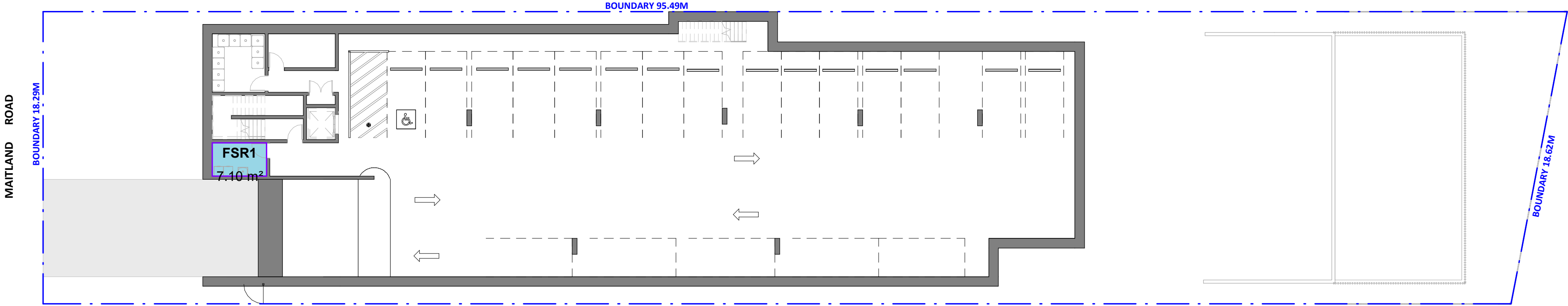
Project number	Sheet No.	Issue	Phase
23714	DA03.03	A	DA

Sheet Size Scale L.G.A.

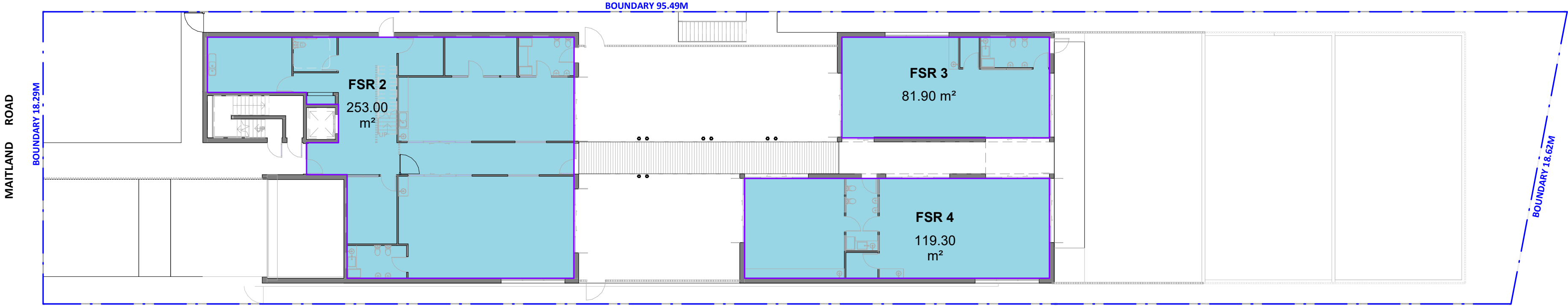
A1 As indicated MUSWELLBROOK

Drawn By	Checked By	Date
TA/MS1	MS/SS	12.03.2024

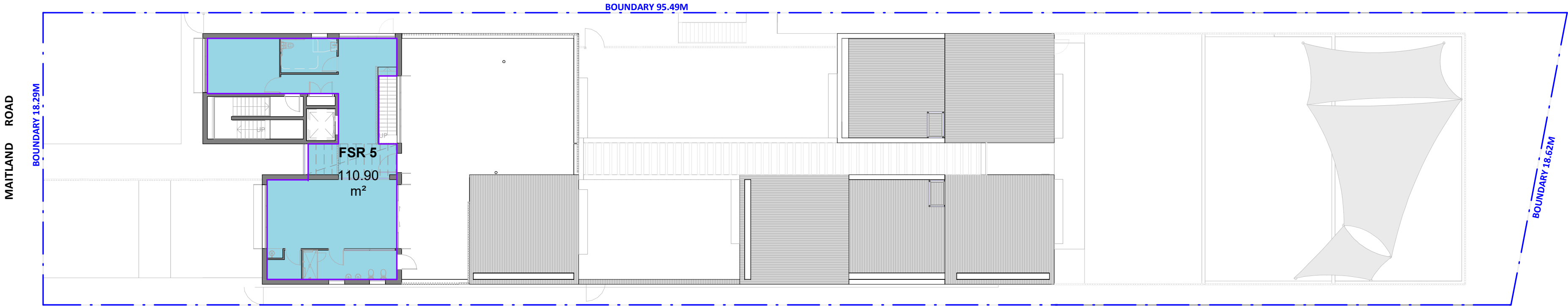
NOT FOR CONSTRUCTION



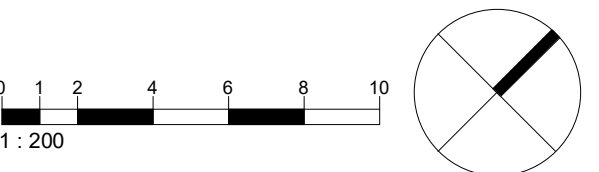
1 BASEMENT FLOOR AREA PLAN
1 : 200



2 GROUND FLOOR AREA PLAN
1 : 200



3 FIRST FLOOR AREA PLAN
1 : 200



DCP - FSR (SITE AREA 1714.47)		
PERMITTED AREA	MIN FSR	
857.20 m²	0.5	

PROPOSED - FSR			
Name	Area	Level	FSR
FSR1	7.10 m²	BASEMENT LEVEL	0.004135
FSR 2	253.00 m²	GROUND FLOOR LEVEL	0.147567
FSR 3	81.90 m²	GROUND FLOOR LEVEL	0.047772
FSR 4	119.30 m²	GROUND FLOOR LEVEL	0.069575
FSR 5	110.90 m²	FIRST FLOOR LEVEL	0.064687
TOTAL	572.15 m²		0.333735

A	12.03.2024	FOR DEVELOPMENT APPLICATION
ISSUE	DATE	DESCRIPTION
ASSOCIATED CONSULTANTS		
PLANNING	AVENUE PLANNING	
TRAFFIC	STANBURY TRAFFIC	
QS	OPC&C	
ACOUSTICS	DIAN DESIGN	
LANDSCAPE	GREENSCAPE DESIGN	
GEOTECH & PSI	BROADCREST CONSULTING PTY LTD	
CIVIL AND FLOOD	ACOR CONSULTING	

- NOTES**
- Any Discrepancies MUST be reported to the Architect.
 - All work to Conform to relevant Australian Standards & Codes as applicable.
 - This drawing is copyright© and must NOT be copied or reused without authority from ArtMade Architects.
 - Contractors to check all dimensions on site prior to commencing Construction.
 - Do not scale from this drawing, use given written dimensions.
 - Drawing not for construction purposes

CLIENT

J. ANGELOVSKA AND L ABAUNADER

ARCHITECT


ArtMade
Architects

1507/50 Holt St, Surry Hills NSW 2010
P: 02 8760 9300 | hello@artmade.com.au | www.artmade.com.au

© COPYRIGHT

The copyright of this drawing together with any other documents prepared by ArtMade Architects (AM) remains the property of AM. AM grants licence for the use of this document for the purpose for which it is intended. This license is not transferable without permission from AM. AM Nominated Architect Sherif Saad, Registration No. 7867

PROJECT

CHILDCARE CENTRE

PROJECT ADDRESS

118 MAITLAND STREET
MUSWELLBROOK 2333

SHEET NAME

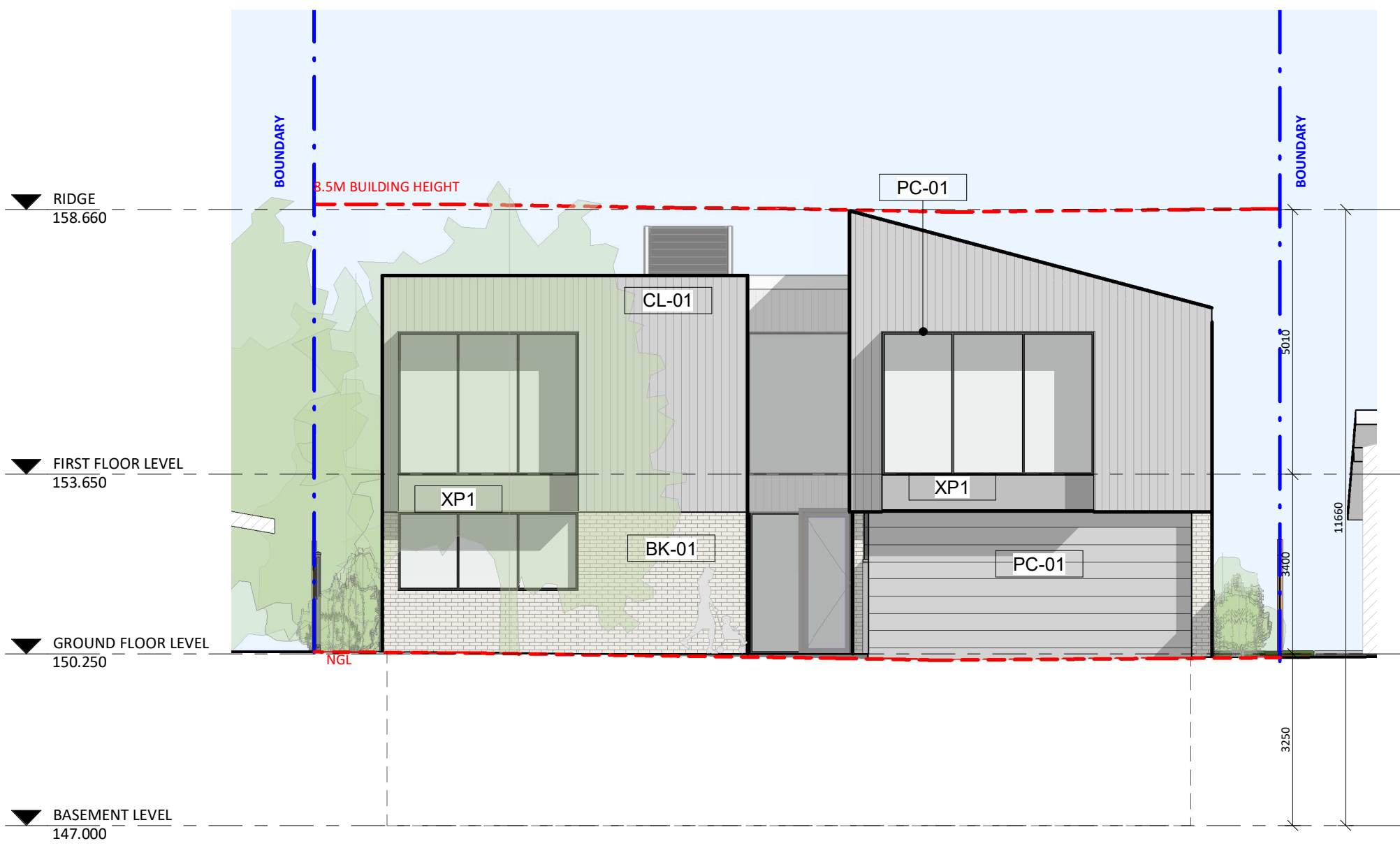
AREA CALCULATIONS

ISSUED FOR DEVELOPMENT APPLICATION			
Project number	Sheet No.	Issue	Phase
23714	DA03.04	A	DA

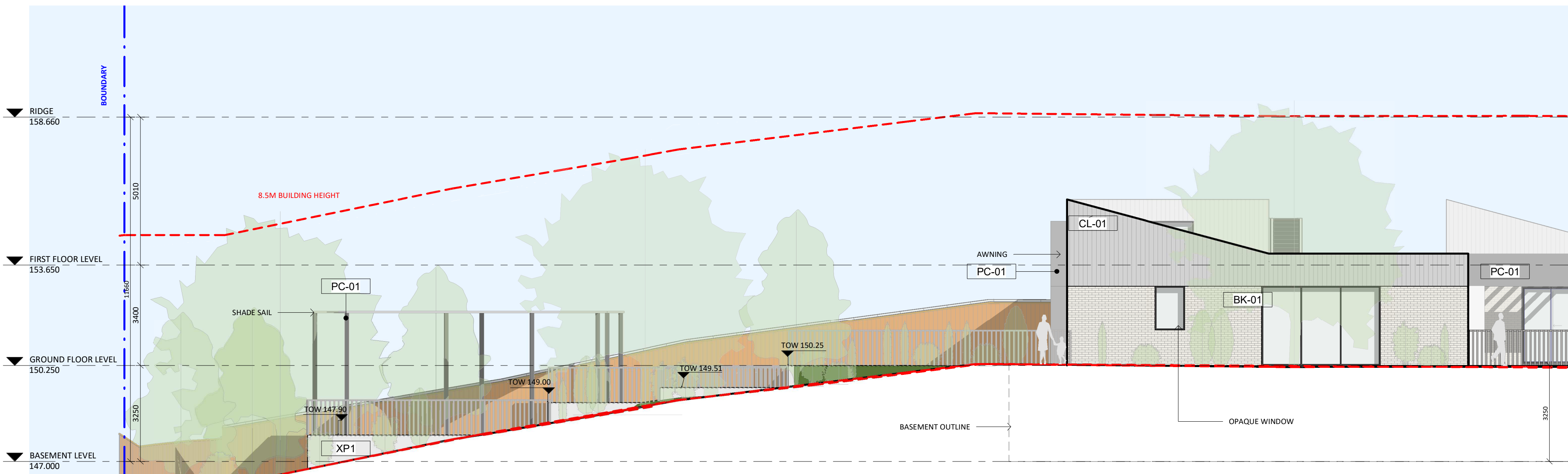
Sheet Size	Scale	L.G.A.
A1	1 : 200	MUSWELLBROOK

Drawn By	Checked By	Date
TA/MS1	MS/SS	12.03.2024

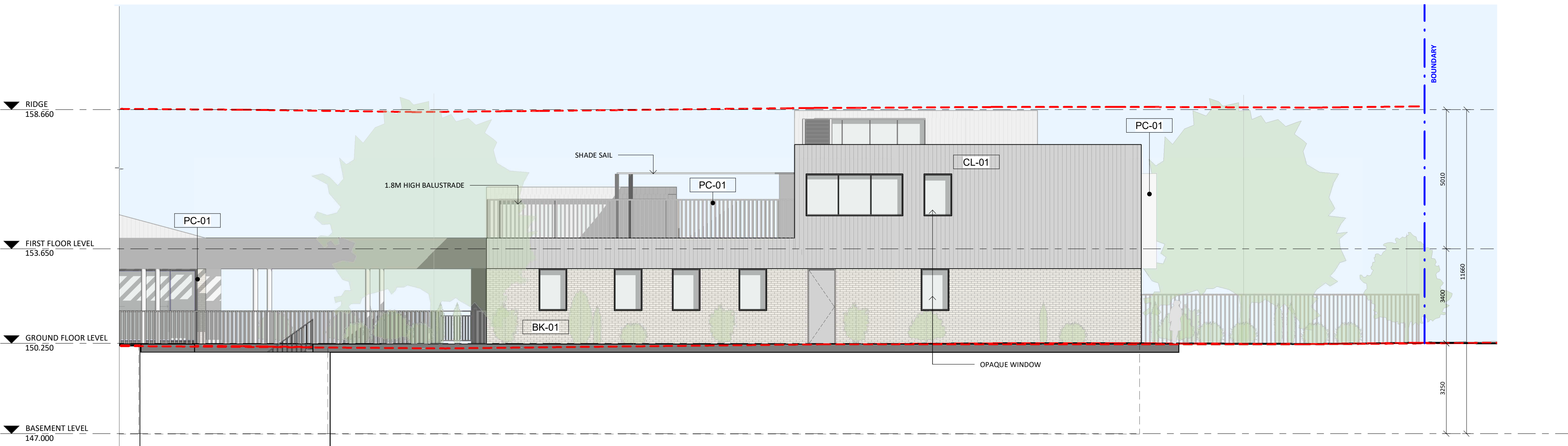
NOT FOR CONSTRUCTION



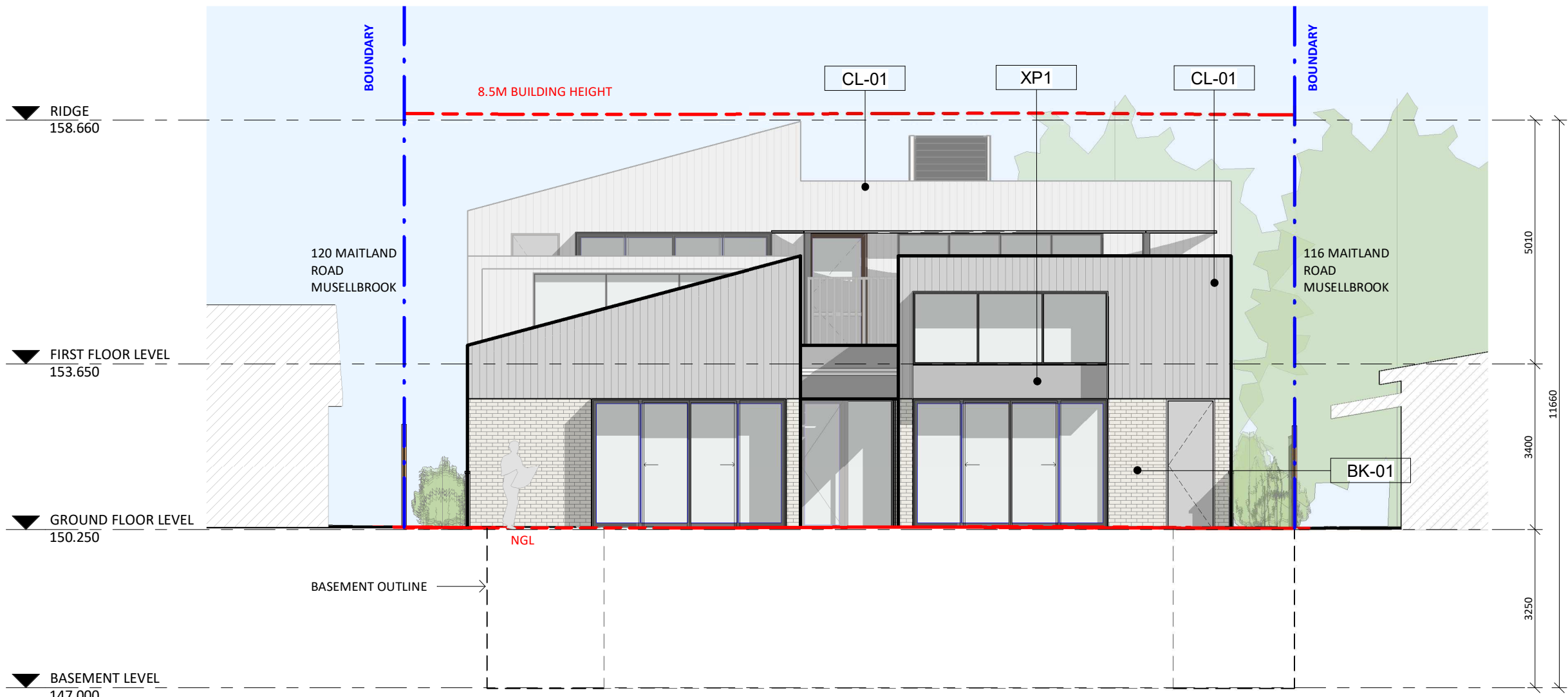
1 SOUTH WEST ELEVATION
1 : 100



2 NORTH WEST ELEVATION
1 : 100



3 NORTH WEST ELEVATION - CONT
1 : 100



4 NORTH EAST ELEVATION
1 : 100

EXTERNAL FINISHES

BK-01	BRICK BAGGED DULUX COLOUR: NATURAL WHITE OR SIMILAR
CL-01	WALL, ROOF COLORBOND LONG LINE COLOUR: SHALE GREY OR SIMILAR
PC-01	ALUMINIUM WINDOW & DOOR FRAMES, PERGOLA DURALLOY POWDERCOAT COLOUR: SHALE GREY OR SIMILAR
XP1	EXTERNAL WALLS DULUX COLOUR: SHALE GREY OR SIMILAR

ISSUE	DATE	DESCRIPTION
A	12.03.2024	FOR DEVELOPMENT APPLICATION
ASSOCIATED CONSULTANTS		
PLANNING	AVENUE PLANNING	
TRAFFIC	STANBURY TRAFFIC	
QS	OPC&C	
ACOUSTICS	DIAN DESIGN	
LANDSCAPE	GREENSCAPE DESIGN	
GEO TECH & PSI	BROADCREST CONSULTING PTY LTD	
CIVIL AND FLOOD	ACOR CONSULTING	

- NOTES**
- Any discrepancies MUST be reported to the Architect.
 - All work to conform to relevant Australian Standards & Codes as applicable.
 - This drawing is copyright© and must NOT be copied or reused without authority from ArtMade Architects.
 - Contractors to check all dimensions on site prior to commencing construction.
 - Do not scale from this drawing, use given written dimensions.
 - Drawing not for construction purposes.

CLIENT

J. ANGELOVSKA AND L ABAUNADER

ARCHITECT



1507/50 Holt St, Surry Hills NSW 2010
P: 02 8760 9300 | hello@artmade.com.au | www.artmade.com.au

© COPYRIGHT

The copyright of this drawing together with any other documents prepared by ArtMade Architects (AM) remains the property of AM. AM grants licence for the use of this document for the purpose for which it is intended. This license is not transferable without permission from AM. AM Nominated Architect Sherif Saad, Registration No. 7867

PROJECT

CHILDCARE CENTRE

PROJECT ADDRESS

118 MAITLAND STREET
MUSWELLBROOK 2333

SHEET NAME

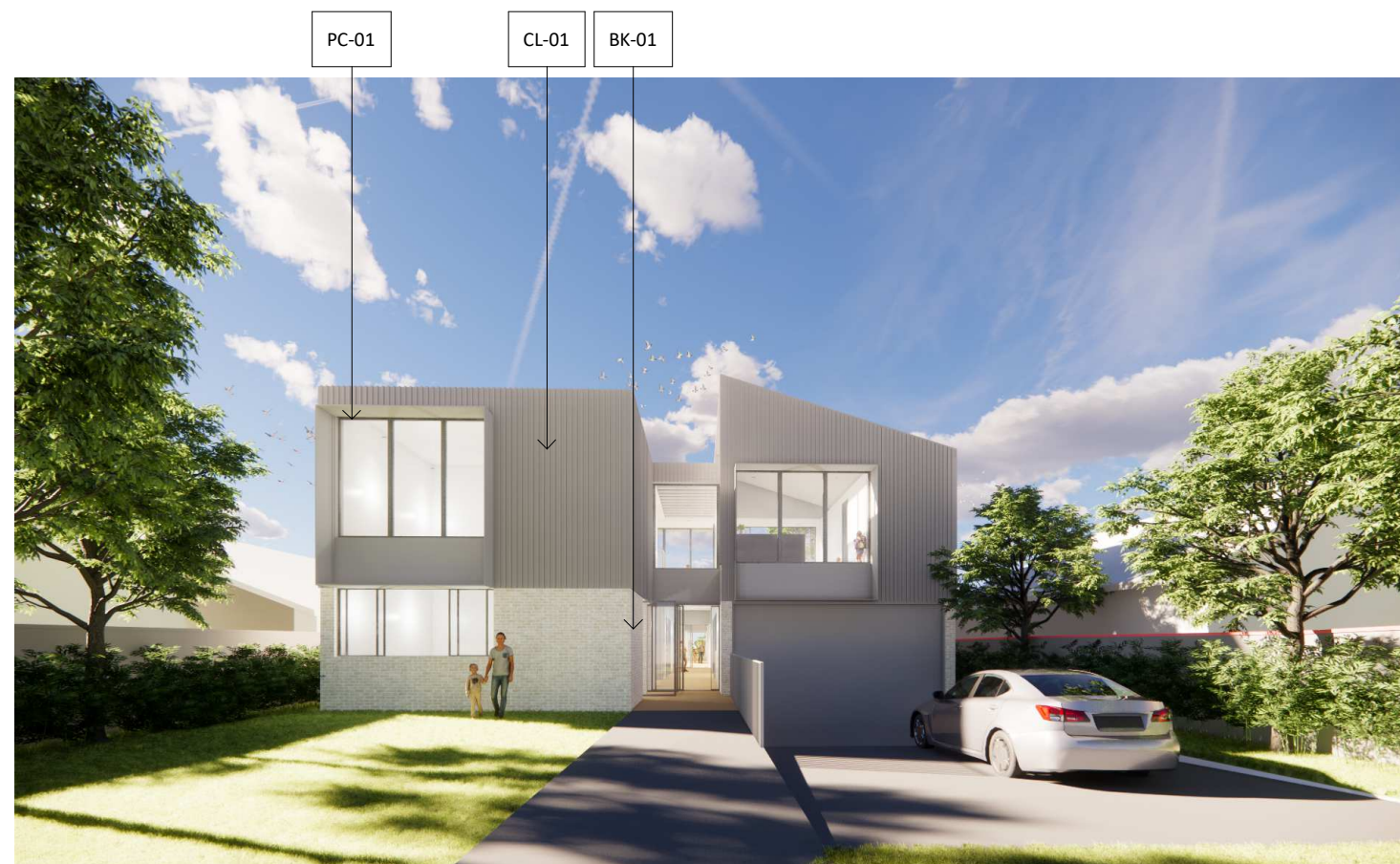
EXTERNAL ELEVATIONS

ISSUED FOR DEVELOPMENT APPLICATION

Project number	Sheet No.	Issue	Phase
23714	DA04.01	A	DA

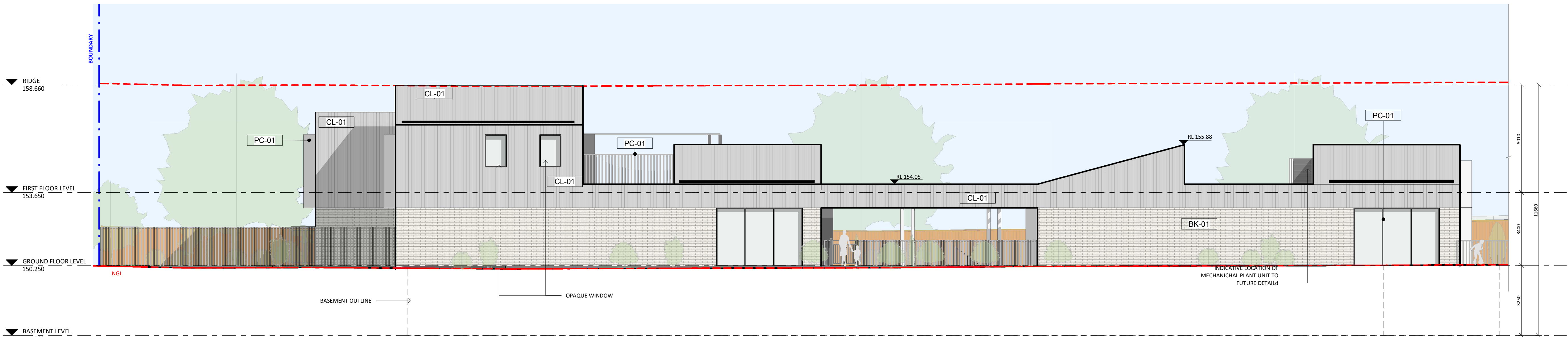
Sheet Size	Scale	L.G.A.
A1	As indicated	MUSWELLBROOK

Drawn By	Checked By	Date
TA/MS1	MS/SS	12.03.2024

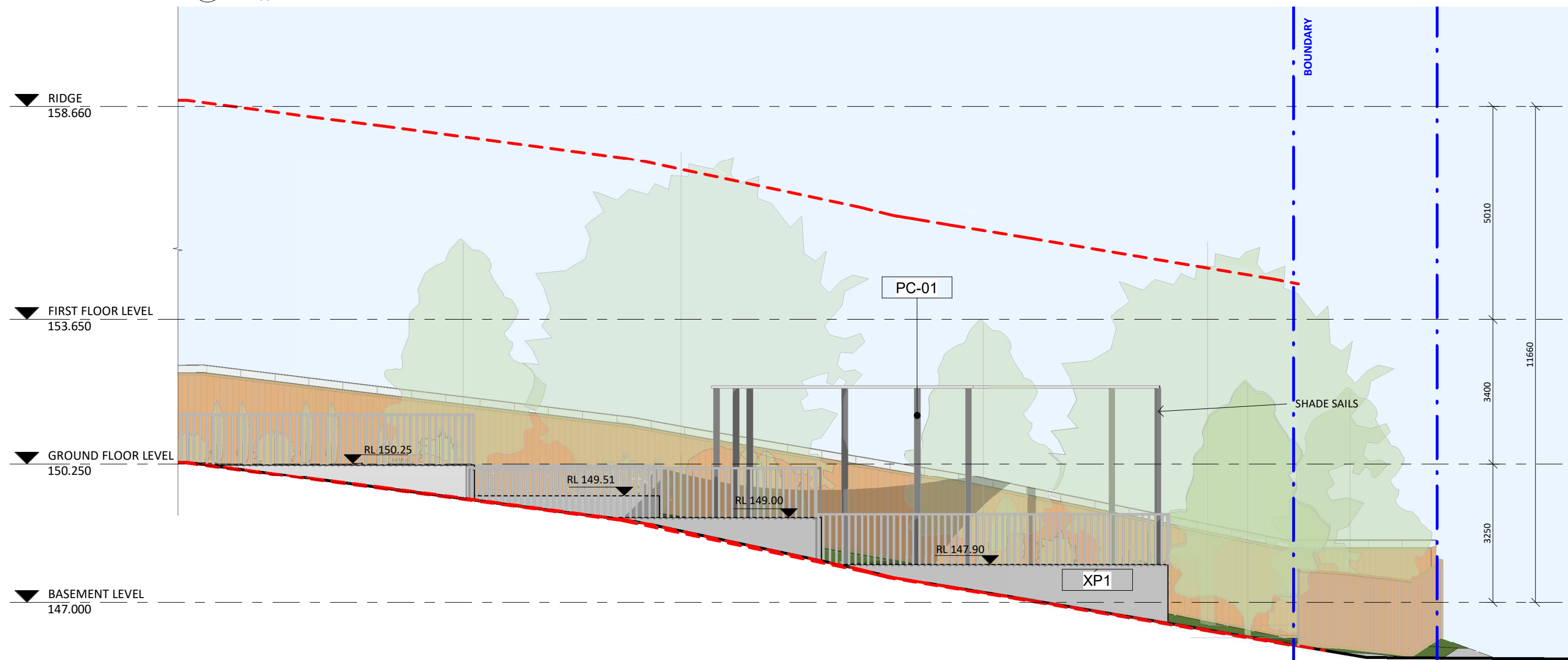


ARTIST'S IMPRESSION

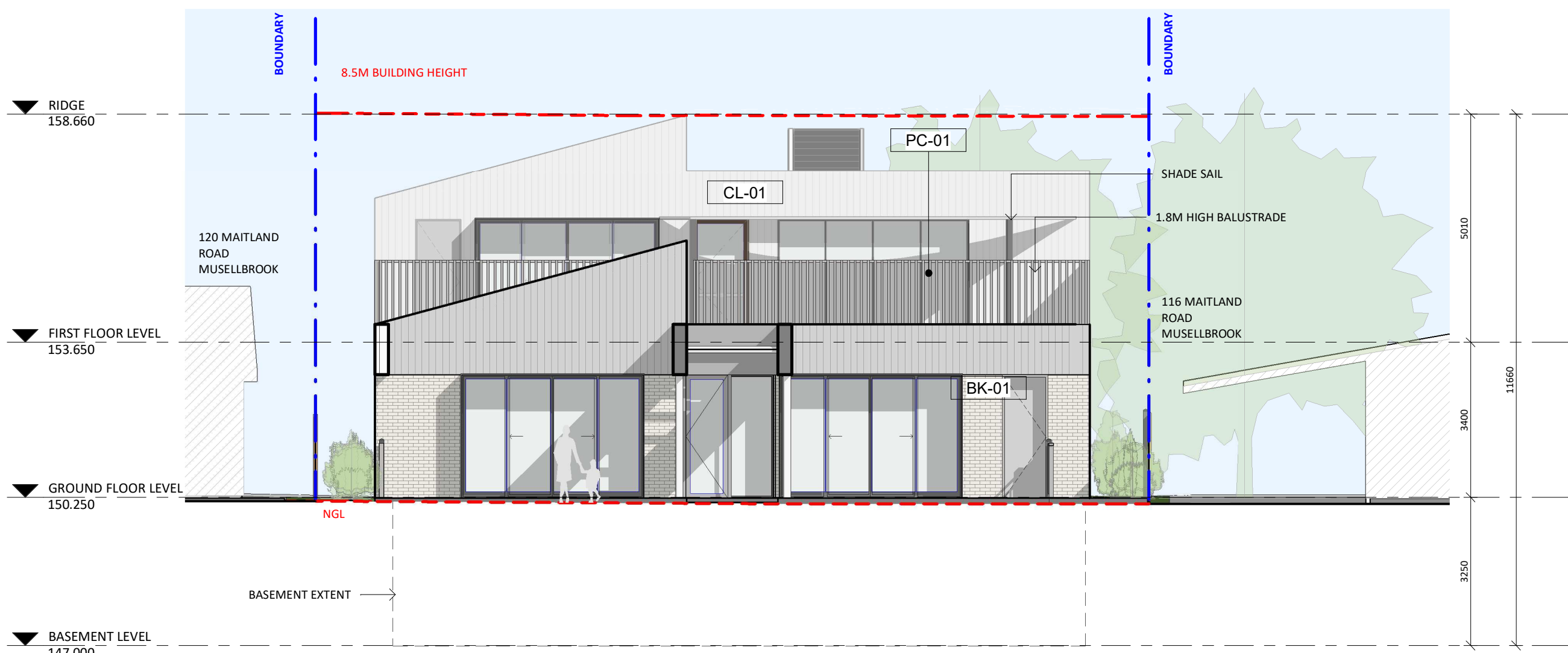
NOT FOR CONSTRUCTION



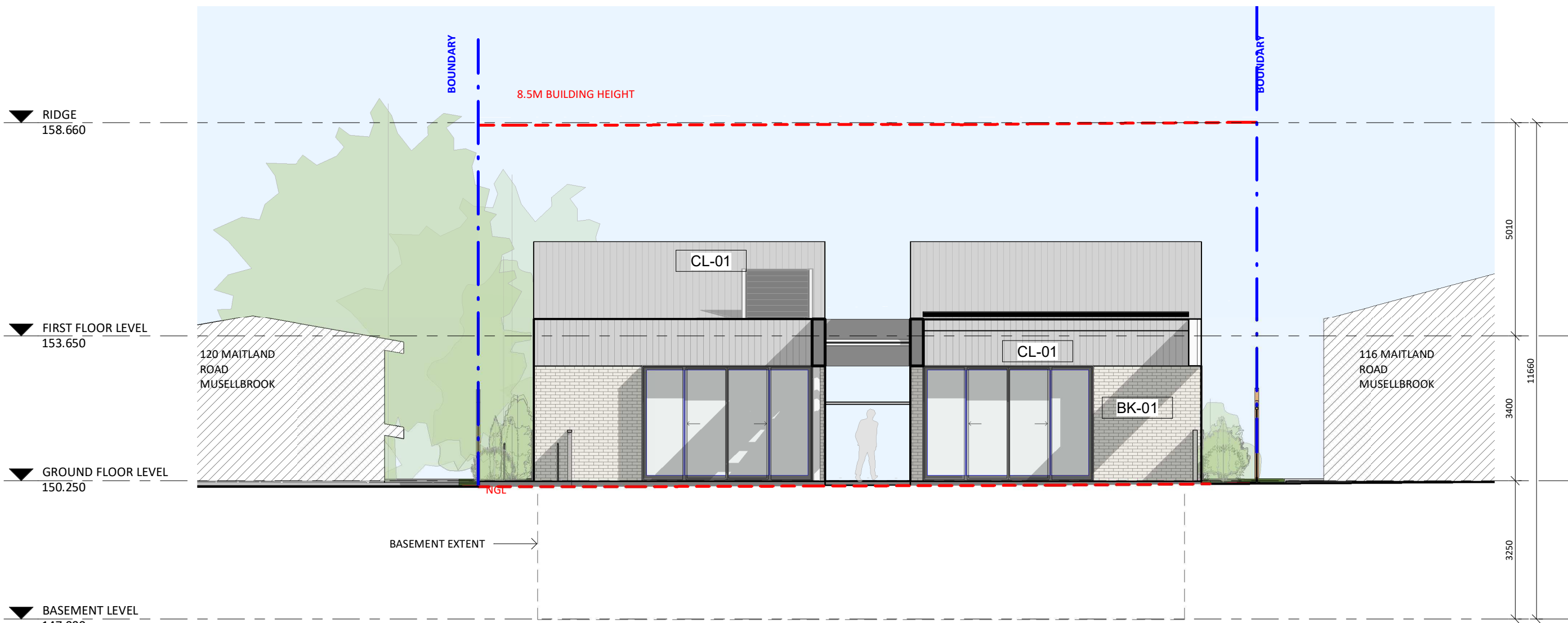
1 SOUTH EAST ELEVATION
1:100



2 SOUTH EAST ELEVATION - CONT
1:100



3 NORTH EAST - INTERNAL BUILDING ELEVATION
1:100



4 SOUTH WEST - INTERNAL BUILDING ELEVATION
1:100

EXTERNAL FINISHES

	BK-01	BRICK BAGGED DULUX COLOUR: NATURAL WHITE OR SIMILAR
	CL-01	WALL, ROOF COLORBOND LONG LINE COLOUR: SHALE GREY OR SIMILAR
	PC-01	ALUMINIUM WINDOW & DOOR FRAMES, PERGOLA DURALLOY POWDERCOAT COLOUR: SHALE GREY OR SIMILAR
	XP1	EXTERNAL WALLS DULUX COLOUR: SHALE GREY OR SIMILAR

- NOTES**
- Any Discrepancies MUST be reported to the Architect.
 - All work to Conform to relevant Australian Standards & Codes as applicable.
 - This drawing is copyright© and must NOT be copied or reused without authority from ArtMade Architects.
 - Contractors to check all dimensions on site prior to commencing Construction.
 - Do not scale from this drawing, use given written dimensions.
 - Drawing not for construction purposes

CLIENT

J. ANGELOVSKA AND L ABAUNADER

ARCHITECT



1507/50 Holt St, Surry Hills NSW 2010
P: 02 8760 9300 | hello@artmade.com.au | www.artmade.com.au

© COPYRIGHT

The copyright of this drawing together with any other documents prepared by ArtMade Architects (AM) remains the property of AM. AM grants licence for the use of this document for the purpose for which it is intended. This licence is not transferable without permission from AM. AM Nominated Architect Sherif Saad, Registration No. 7867

PROJECT

CHILDCARE CENTRE

PROJECT ADDRESS

118 MAITLAND STREET
MUSWELLBROOK 2333

SHEET NAME

EXTERNAL ELEVATIONS

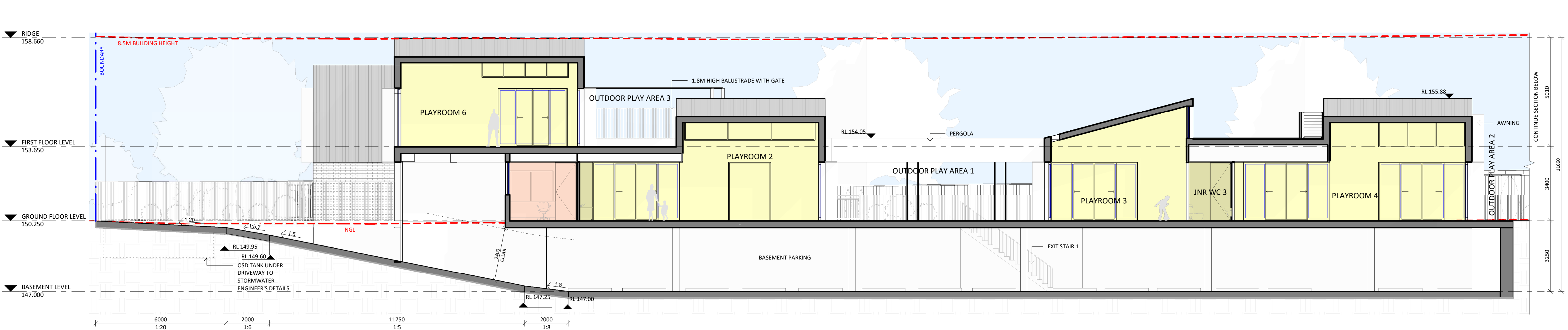
FOE DEVELOPMENT APPLICATION

Project number	Sheet No.	Issue	Phase
23714	DA04.02	A	DA

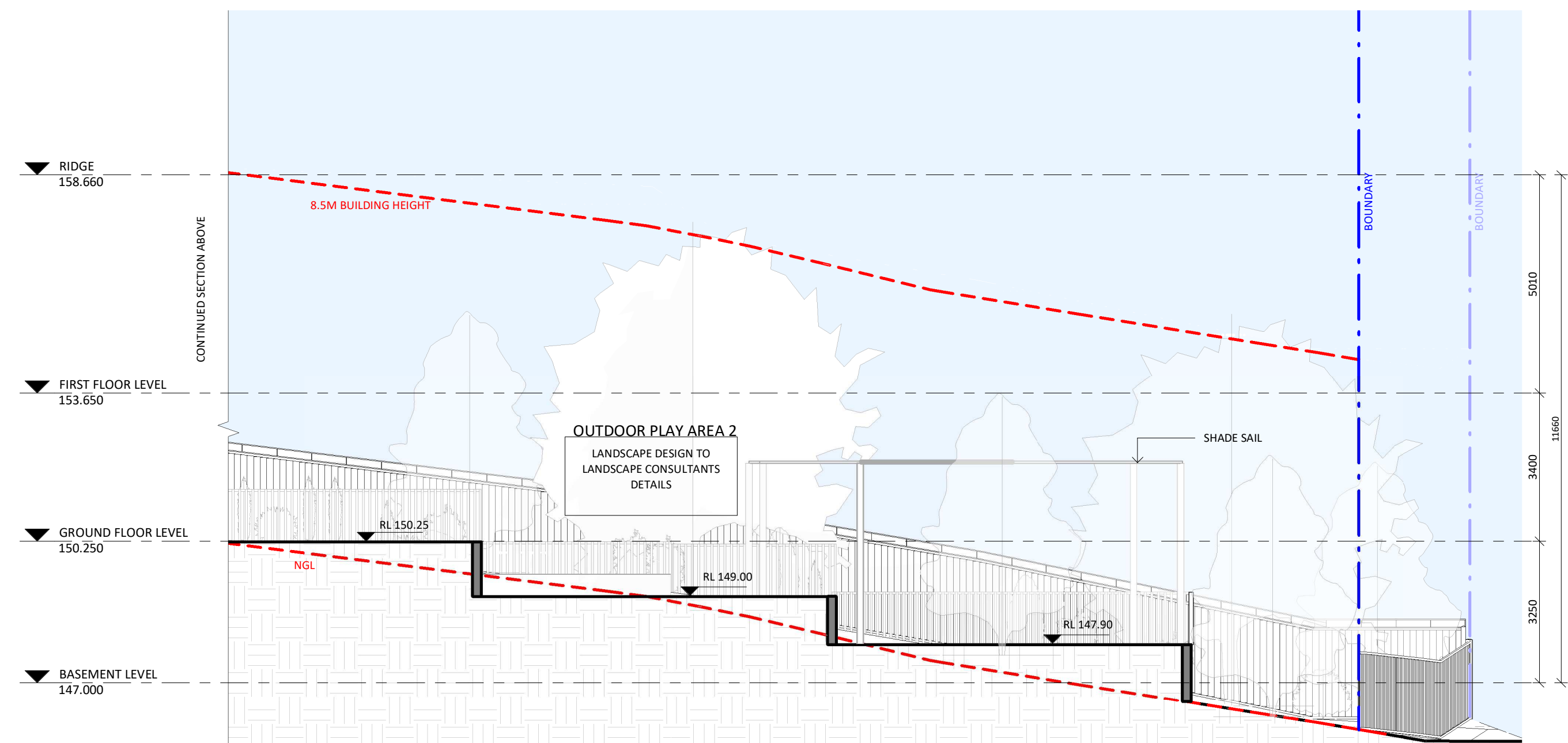
Sheet Size	Scale	L.G.A.
A1	1:100	MUSWELLBROOK

Drawn By	Checked By	Date
MS1/MS	AS/SS	12.03.2024

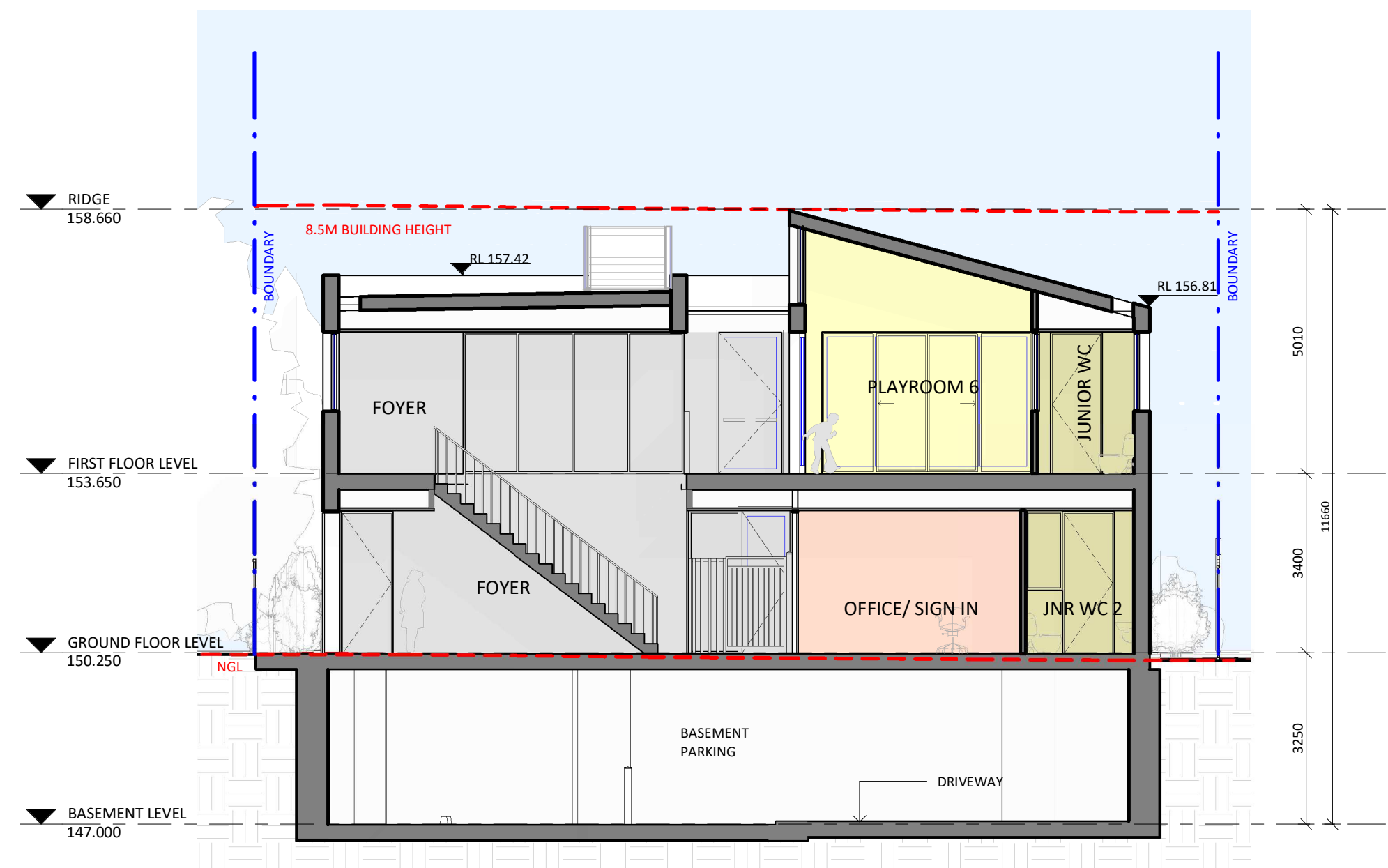
NOT FOR CONSTRUCTION



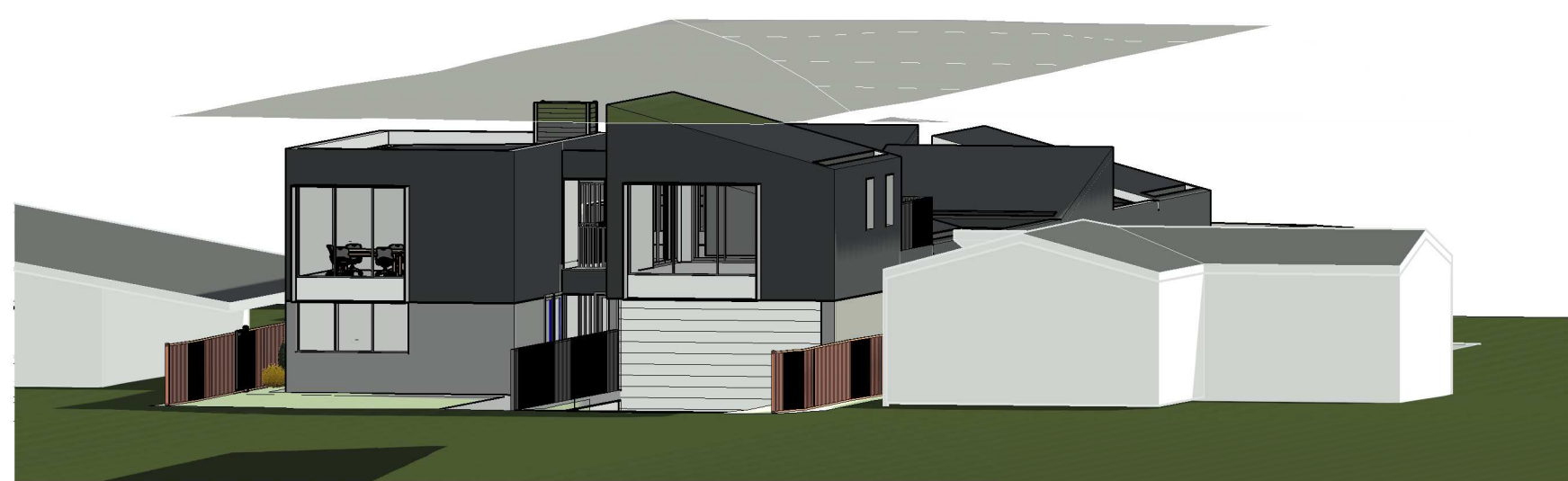
A SECTION A-A
1:100



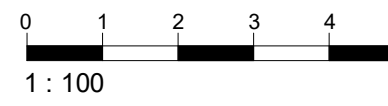
SECTION A-A - CONT.
1:100



B SECTION B-B
1:100



4 8.5M HEIGHT DIAGRAM



EXTERNAL FINISHES

BK-01	BRICK BAGGED DULUX COLOUR: NATURAL WHITE OR SIMILAR
CL-01	WALL, ROOF COLORBOND LONG LINE COLOUR: SHALE GREY OR SIMILAR
PC-01	ALUMINIUM WINDOW & DOOR FRAMES PERGOLA DURALLOY POWDERCOAT COLOUR: SHALE GREY OR SIMILAR
XP1	EXTERNAL WALLS DULUX COLOUR: SHALE GREY OR SIMILAR

ISSUE	DATE	DESCRIPTION
A	12.03.2024	FOR DEVELOPMENT APPLICATION
ISSUE	DATE	DESCRIPTION
PLANNING	TRAFFIC	AVENUE PLANNING
OS	STANBURY TRAFFIC	OS
ACOUSTICS	OPC&C	ACOUSTICS
LANDSCAPE	DIAN DESIGN	LANDSCAPE
GEOTECH & PSI	GREENSCAPE DESIGN	GEOTECH & PSI
CIVIL AND FLOOD	BROADCREST CONSULTING PTY LTD	CIVIL AND FLOOD
	ACOR CONSULTING	

NOTES
Any Discrepancies MUST be reported to the Architect.
All work to Conform to relevant Australian Standards & Codes as applicable.
This drawing is copyright© and must NOT be copied or reused without authority from ArtMade Architects.
Contractors to check all dimensions on site prior to commencing Construction.
Do not scale from this drawing, use given written dimensions.
Drawing not for construction purposes

CLIENT
J. ANGELOVSKA AND L ABAUNADER

ARCHITECT
ArtMade Architects
1507/50 Holt St, Surry Hills NSW 2010
P: 02 8760 9300 | hello@artmade.com.au | www.artmade.com.au

© COPYRIGHT
The copyright of this drawing together with any other documents prepared by ArtMade Architects (AM) remains the property of AM. AM grants licence for the use of this document for the purpose for which it is intended. This license is not transferable without permission from AM. AM Nominated Architect Sherif Saad, Registration No. 7867

PROJECT
CHILDCARE CENTRE

PROJECT ADDRESS
118 MAITLAND STREET
MUSWELLBROOK 2333

SHEET NAME
SECTIONS & EXTERNAL FINISHES

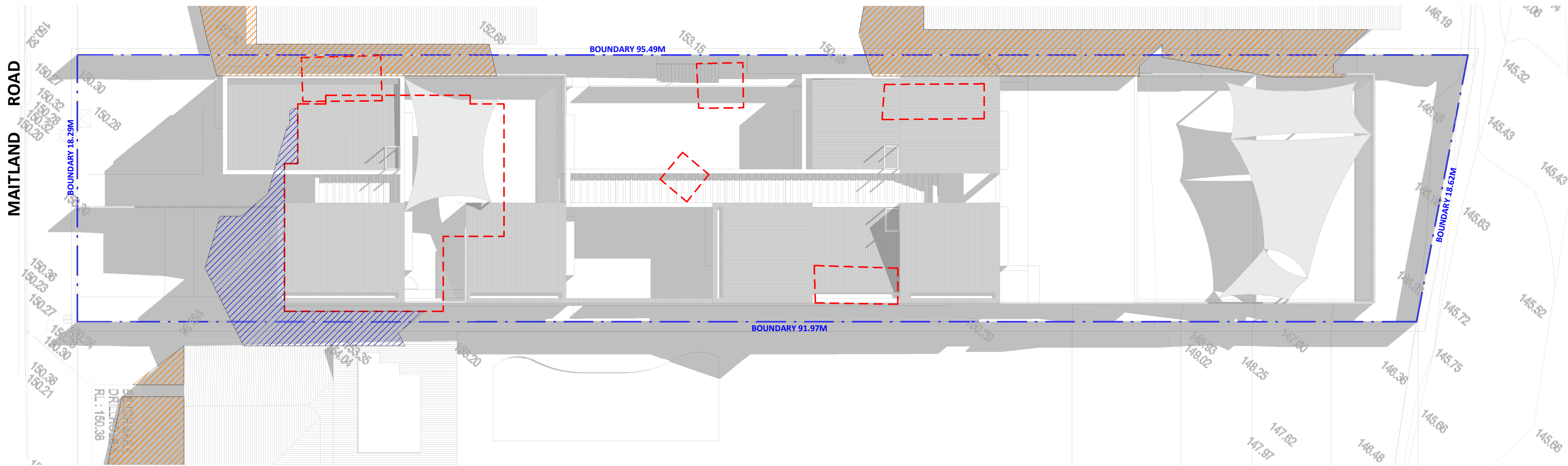
Project number	Sheet No.	Issue	Phase
23714	DA05.01	A	DA

Sheet Size	Scale	L.G.A.
A1	1:100	MUSWELLBROOK

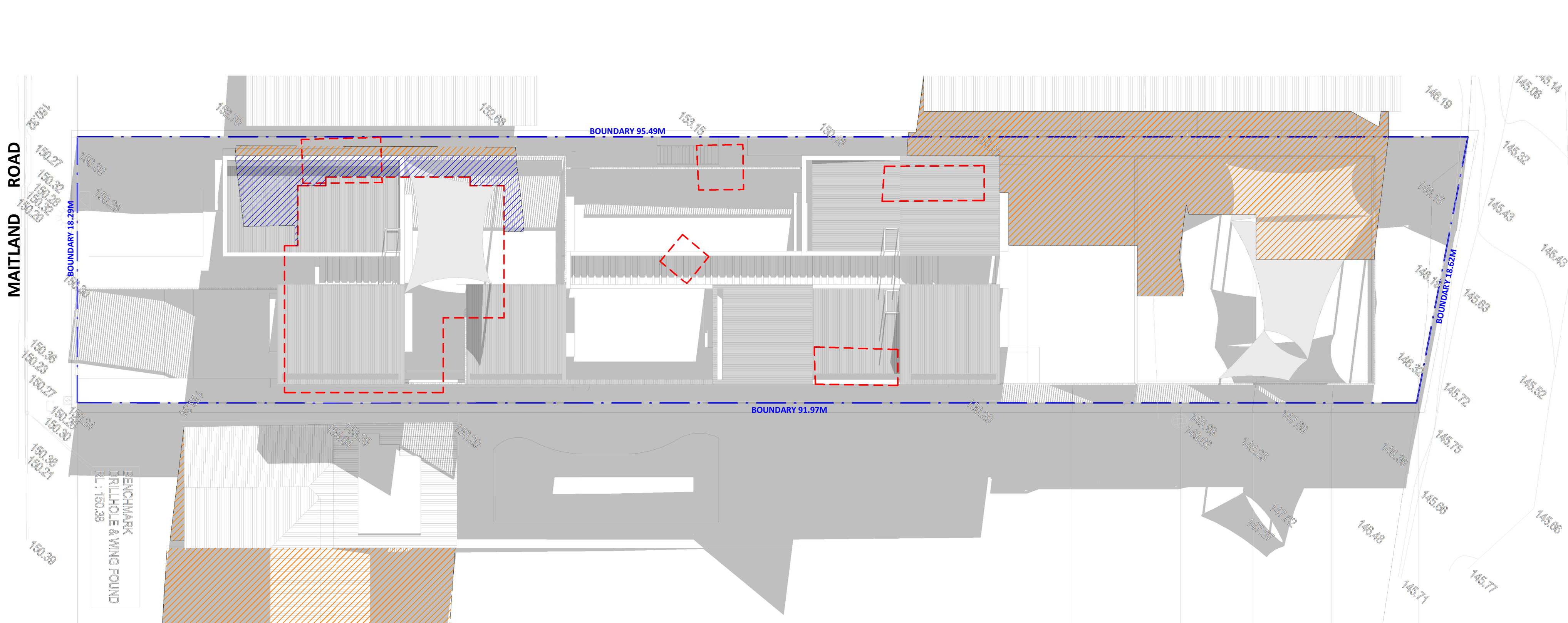
Drawn By	Checked By	Date
TA/MS1	MS/SS	12.03.2024

NOT FOR CONSTRUCTION

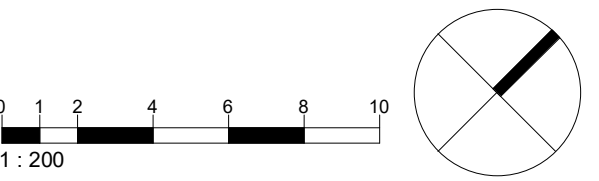
1 WINTER SOLSTICE - JUNE 21 - 9 AM
1:200



2 WINTER SOLSTICE - JUNE 21 - 12PM
1:200



3 WINTER SOLSTICE - JUNE 21 - 3PM
1:200



LEGEND	
	NEIGHBOUR SHADOW
	EXISTING SHADOW
	PROPOSED SHADOW
	EXISTING BUILDING

A	12.03.2024	FOR DEVELOPMENT APPLICATION
ISSUE	DATE	DESCRIPTION
ASSOCIATED CONSULTANTS		
PLANNING	AVENUE PLANNING	
TRAFFIC	STANBURY TRAFFIC	
QS	OPC&C	
ACOUSTICS	DIAN DESIGN	
LANDSCAPE	GREENSCAPE DESIGN	
GEOTECH & PSI	BROADCREST CONSULTING PTY LTD	
CIVIL AND FLOOD	ACOR CONSULTING	

- NOTES
- Any Discrepancies MUST be reported to the Architect.
 - All work to Conform to relevant Australian Standards & Codes as applicable.
 - This drawing is copyright© and must NOT be copied or reused without authority from ArtMade Architects.
 - Contractors to check all dimensions on site prior to commencing Construction.
 - Do not scale from this drawing, use given written dimensions.
 - Drawing not for construction purposes

CLIENT

J. ANGELOVSKA AND L ABAUNADER

ARCHITECT

ArtMade Architects

1507/50 Holt St, Surry Hills NSW 2010
P: 02 8760 9300 | hello@artmade.com.au | www.artmade.com.au

© COPYRIGHT

The copyright of this drawing together with any other documents prepared by ArtMade Architects (AM) remains the property of AM. AM grants licence for the use of this document for the purpose for which it is intended. This licence is not transferable without permission from AM. AM Nominated Architect Sherif Saad. Registration No. 7867

PROJECT

CHILDCARE CENTRE

PROJECT ADDRESS

118 MAITLAND STREET
MUSWELLBROOK 2333

SHEET NAME

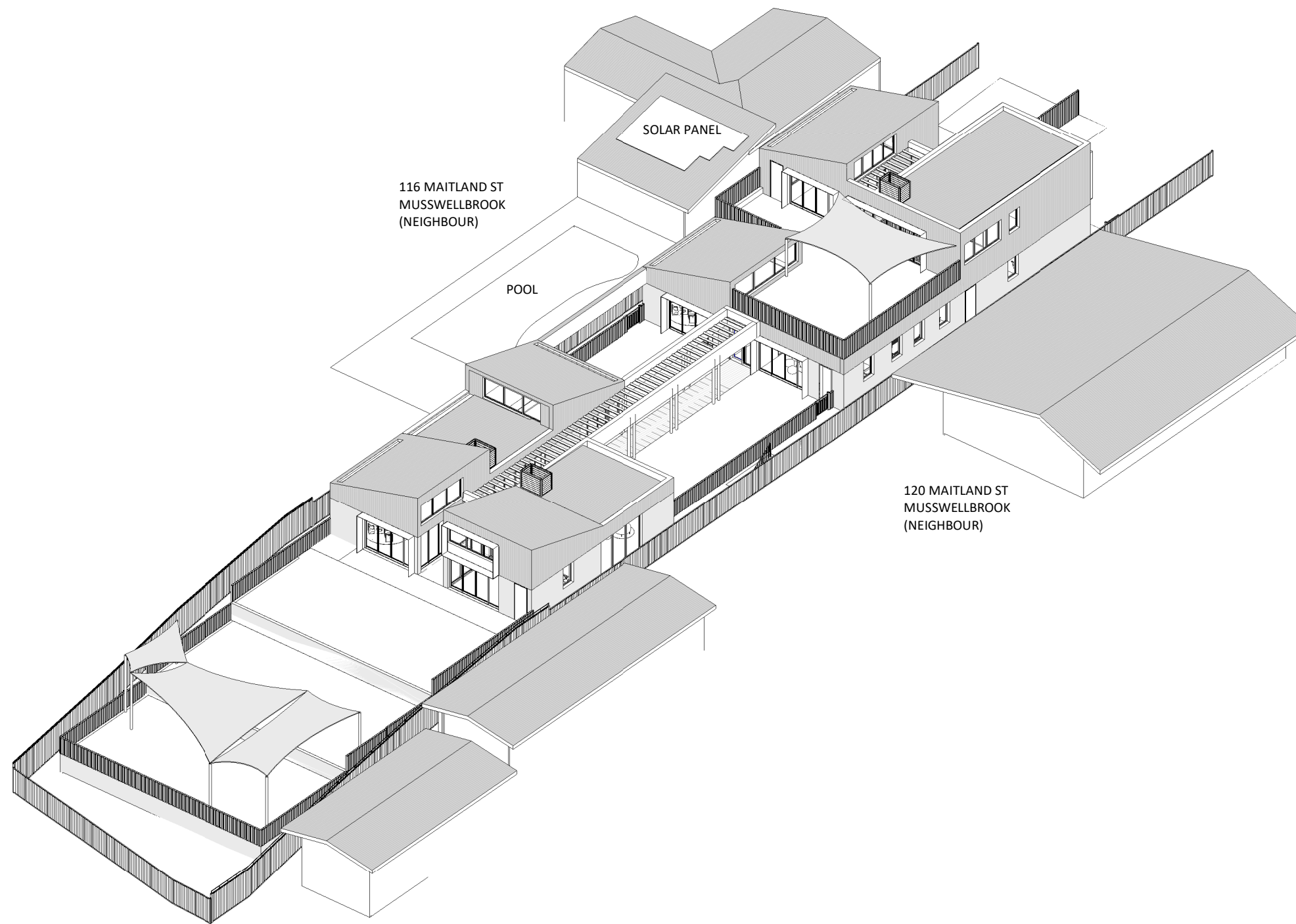
SHADOW DIAGRAMS

ISSUED FOR DEVELOPMENT APPLICATION			
Project number	Sheet No.	Issue	Phase
23714	DA06.01	A	DA
Sheet Size	Scale	L.G.A.	
A1	1:200	MUSWELLBROOK	
Drawn By	Checked By	Date	
TA/MS1	MS/SS	12.03.2024	

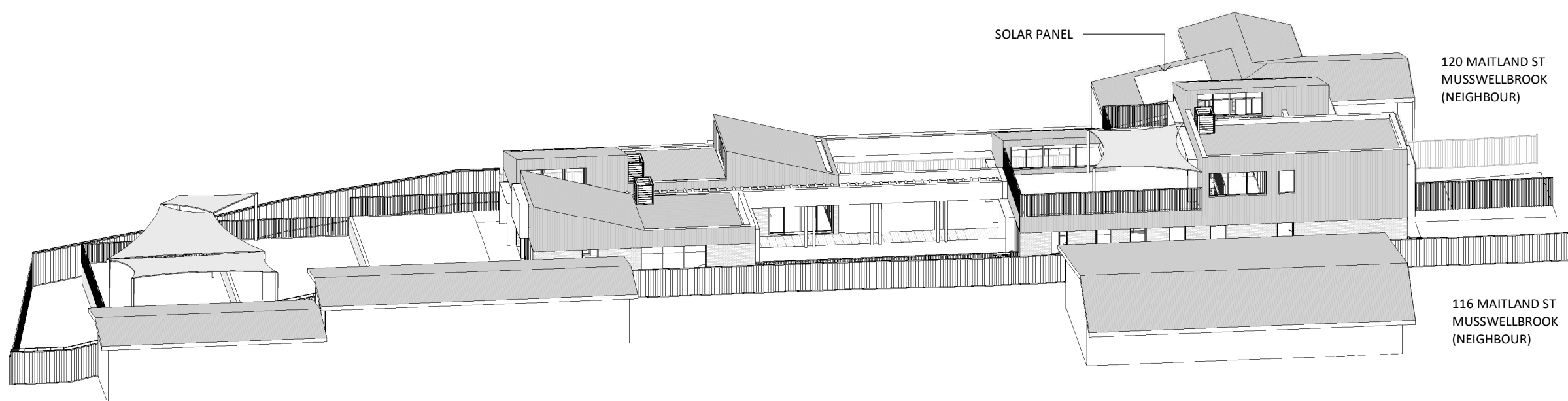
NOT FOR CONSTRUCTION



1 WINTER SOLSTICE - JUNE 21 - 9AM



2 WINTER SOLSTICE - JUNE 21 - 12PM



3 WINTER SOLSTICE - JUNE 21 - 3PM

ISSUE	DATE	DESCRIPTION
A	12.03.2024	FOR DEVELOPMENT APPLICATION
ASSOCIATED CONSULTANTS		
PLANNING	AVENUE PLANNING	
TRAFFIC	STANBURY TRAFFIC	
QS	OPC&C	
ACOUSTICS	DIAY DESIGN	
LANDSCAPE	GREENSCAPE DESIGN	
GEOTECH & PSI	BROADCREST CONSULTING PTY LTD	
CIVIL AND FLOOD	ACOR CONSULTING	

- NOTES**
- Any Discrepancies MUST be reported to the Architect.
 - All work to Conform to relevant Australian Standards & Codes as applicable.
 - This drawing is copyright© and must NOT be copied or reused without authority from ArtMade Architects.
 - Contractors to check all dimensions on site prior to commencing Construction.
 - Do not scale from this drawing, use given written dimensions.
 - Drawing not for construction purposes

CLIENT

J. ANGELOVSKA AND L ABAUNADER

ARCHITECT

ArtMade Architects

1507/50 Holt St, Surry Hills NSW 2010
P: 02 8760 9300 | hello@artmade.com.au | www.artmade.com.au

© COPYRIGHT

The copyright of this drawing together with any other documents prepared by ArtMade Architects (AM) remains the property of AM. AM grants licence for the use of this document for the purpose for which it is intended. This licence is not transferable without permission from AM. AM Nominated Architect Sherif Saad. Registration No. 7867

PROJECT

CHILDCARE CENTRE

PROJECT ADDRESS

118 MAITLAND STREET
MUSWELLBROOK 2333

SHEET NAME

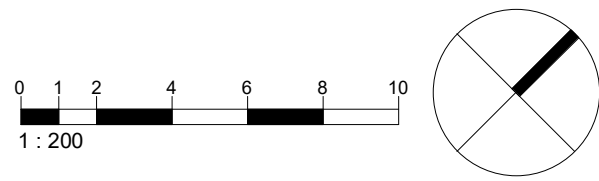
VIEW FROM THE SUN

Project number	Sheet No.	Issue	Phase
23714	DA06.02	A	DA

Sheet Size	Scale	L.G.A.
A1		MUSWELLBROOK

Drawn By	Checked By	Date
TA/MS1	MS/SS	12.03.2024

NOT FOR CONSTRUCTION



LEGEND

- OUTDOOR PLAY AREA SOLAR ACCESS
- OUTDOOR PLAY AREA SHADE ACCESS

MIN REQ. OUTDOOR PLAY AREA	=644M²
MIN REQ. SOLAR TO OUTDOOR PLAY AREA	=193.2M² (30%)
WINTER SOLSTICE 12PM	=438.024M² (68.01%)
WINTER SOLSTICE 3PM	=381.749M² (59.27%)
WINTER SOLSTICE 12PM SHADED AREA	=229.51M² (35.63%)

1 SOLAR CALCULATION - JUNE 21 - 12PM

1 : 200

2 SOLAR CALCULATION - JUNE 21 - 3PM

1 : 200

A	12.03.2024	FOR DEVELOPMENT APPLICATION
ISSUE	DATE	DESCRIPTION
ASSOCIATED CONSULTANTS		
PLANNING	AVENUE PLANNING	
TRAFFIC	STANBURY TRAFFIC	
QS	OPC&C	
ACOUSTICS	DIAN DESIGN	
LANDSCAPE	GREENSCAPE DESIGN	
GEOTECH & PSI	BROADCREST CONSULTING PTY LTD	
CIVIL AND FLOOD	ACOR CONSULTING	

- NOTES
- Any Discrepancies MUST be reported to the Architect.
 - All work to Conform to relevant Australian Standards & Codes as applicable.
 - This drawing is copyrighted and must NOT be copied or reused without authority from ArtMade Architects.
 - Contractors to check all dimensions on site prior to commencing Construction.
 - Do not scale from this drawing, use given written dimensions.
 - Drawing not for construction purposes.

CLIENT

J. ANGELOVSKA AND L ABAUNADER

ARCHITECT



1507/50 Holt St, Surry Hills NSW 2010
P: 02 8760 9300 | hello@artmade.com.au | www.artmade.com.au

© COPYRIGHT
The copyright of this drawing together with any other documents prepared by ArtMade Architects (AM) remains the property of AM. AM grants licence for the use of this document for the purpose for which it is intended. This licence is not transferable without permission from AM. AM Nominated Architect Sherif Saad. Registration No. 7867

PROJECT

CHILDCARE CENTRE

PROJECT ADDRESS

118 MAITLAND STREET
MUSWELLBROOK 2333

SHEET NAME

OUTDOOR SOLAR ACCESS

ISSUED FOR DEVELOPMENT APPLICATION

Project number	Sheet No.	Issue	Phase
23714	DA06.03	A	DA

Sheet Size	Scale	L.G.A.
A1	1 : 200	MUSWELLBROOK

Drawn By	Checked By	Date
MS1	MS/SS	12.03.2024

NOT FOR CONSTRUCTION