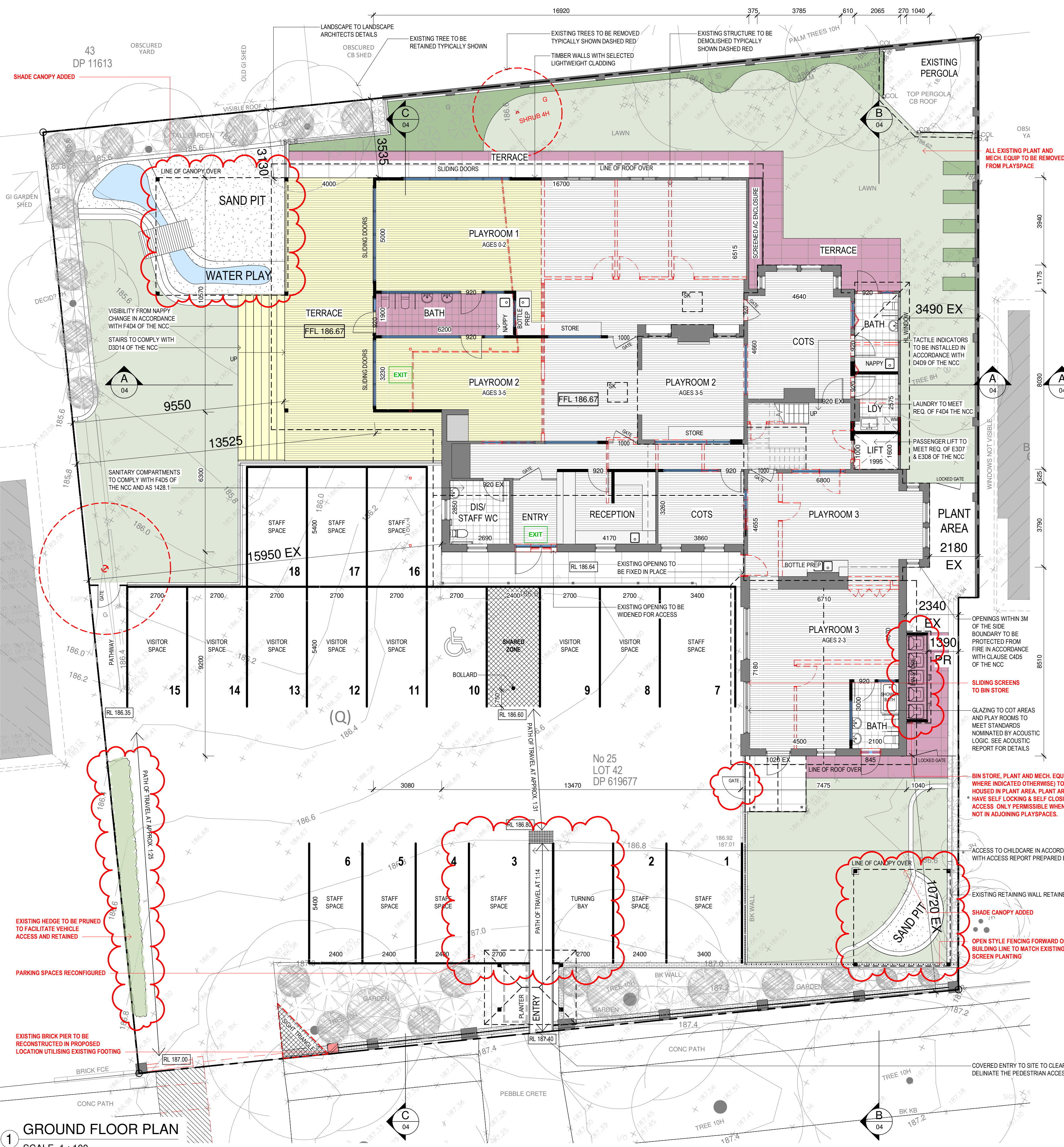
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	MJ	1: 200@A1	
	Check	Issue	
	CJ	B	
M E M B E R	Date		
	SEP 2023		
Job Number		Sheet	
2866		01	



1 GROUND FLOOR PLAN
SCALE 1 : 100

NOTE:
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Selected termite protection to be used on site in accordance with local council's requirements, B.C.A and all relevant Australian Standards.

Smoke detectors to comply with requirements of S2004 of the NCC and AS 1670.1. Fire and smoke alarms shall be connected to the main power supply.

GENERAL NOTES:
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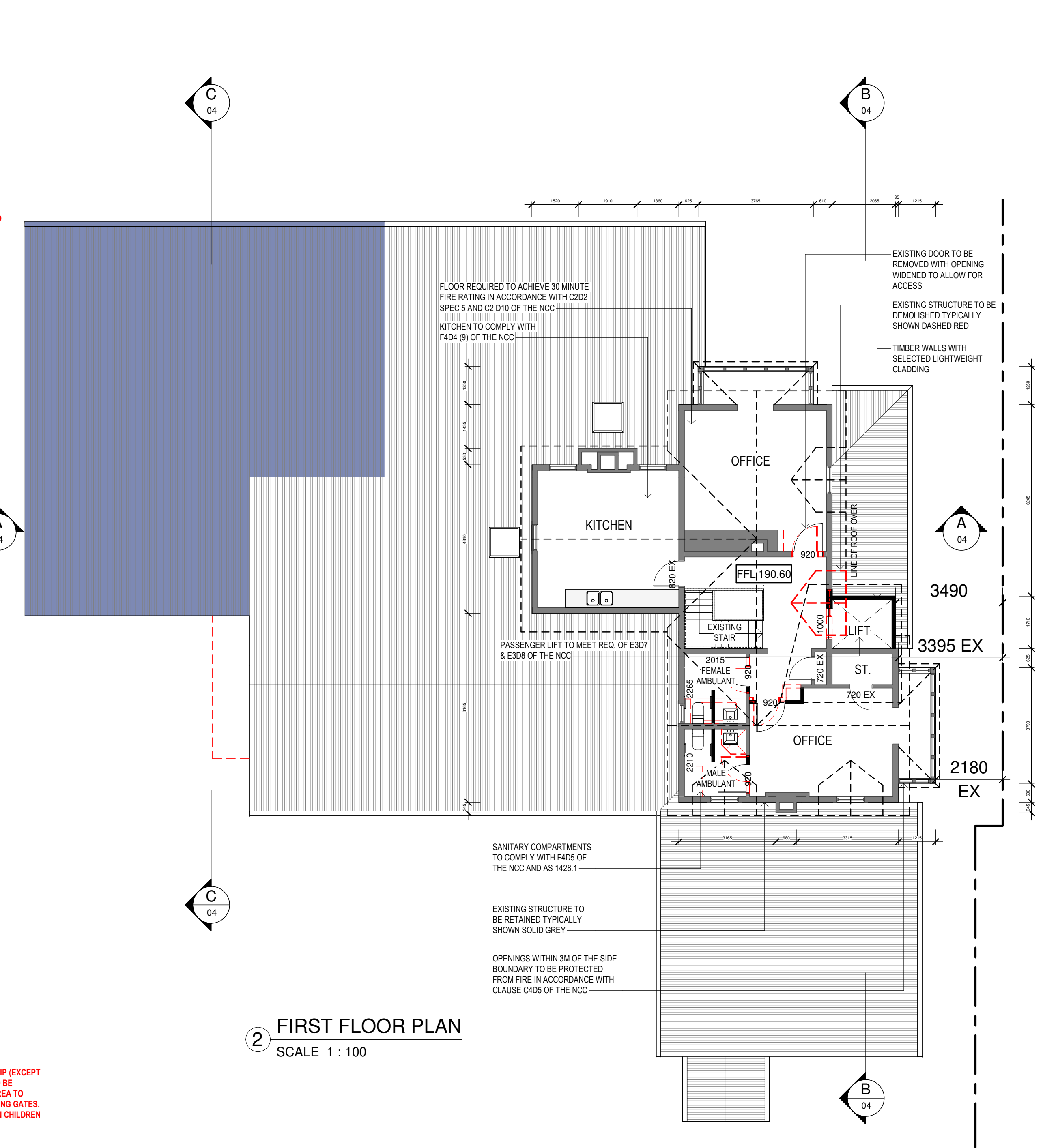
All structural work and site drainage to be subject to Engineer's details or certification where required by Council. This shall include i.e. slabs and footings, i.e. and steel beams and columns, wind bracing to AS 1170 and AS4055, anchor rods or bolts, tie downs, fixings etc., driveway slabs and drainage to Council's satisfaction.

All timbers to be in accordance with SAA Timber Structure Code AS1720 and SAA Timber Framing Code AS 1684. All work to be carried out in a professional and workmanship like manner according to the plans and specification.

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B	ISSUE FOR ADDITIONAL INFORMATION	NOV 2023	MJ
A	DEVELOPMENT APPLICATION	SEP 2023	MJ
1	ISSUE		



2 FIRST FLOOR PLAN
SCALE 1 : 100

NOTE: AUTOMATIC SMOKE DETECTION AND ALARM SYSTEMS TO BE INSTALLED THROUGHOUT THE BUILDING IN ACCORDANCE WITH CLAUSE E2D20 & SPECIFICATION 20 OF THE NCC

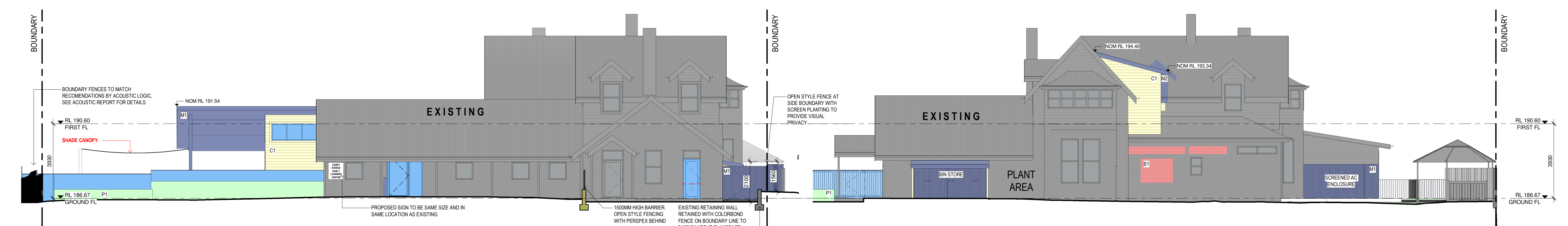
NOTE: FIRE SERVICES TO BE PROVIDED IN ACCORDANCE WITH SECTION E OF THE NCC AND THE FOLLOWING STANDARDS:

FIRE HYDRANTS:	AS2419.1-2021
FIRE HOSE REELS:	AS2441-2005
PORTABLE FIRE EXTINGUISHERS:	AS2444-2005
DETECTION:	AS1670.1-2018
EMERGENCY LIGHTING:	AS2293.1-2018
EXIT SIGNAGE:	AS2293.1-2018

COLOUR LEGEND	
NOTE: ALL NEW WORKS ARE SHOWN COLOURED	
	STEEL, GALVANISED IRON - PURPLE
	TILE - MAROON
	CONCRETE - OLIVE GREEN
	GLASS/PERSPEX - LIGHT BLUE
	TIMBER - YELLOW
	BRICK - RED
	FIBRE CEMENT/CEMENT RENDER - LIGHT GREEN

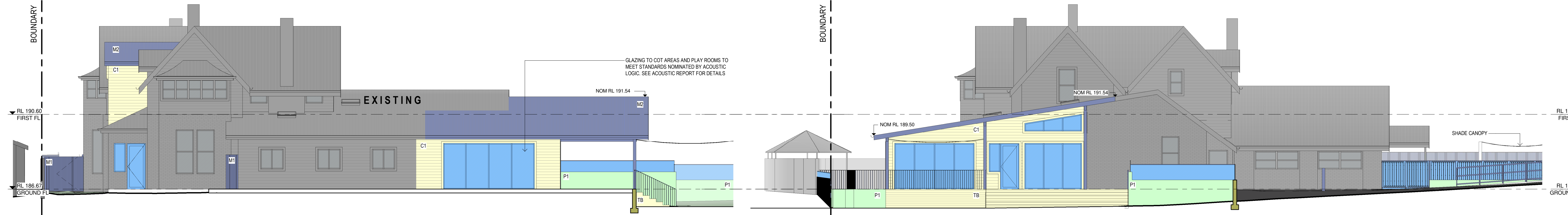
LEGEND	
	EXISTING STRUCTURE TO REMAIN
	PROPOSED STRUCTURE
	EXISTING WALLS & STRUCTURES TO BE REMOVED - TYPICAL

BEN DRANSFIELD AND RENEE CLARE HUMPHRY ATF DRANSFIELD FAMILY TRUST & FAKU PTY LTD ATF HUMPHRY FAMILY TRUST		25 HARDY AVENUE, WAGGA WAGGA		Innovate	
ALTERATIONS AND ADDITIONS TO AN EXISTING STRUCTURE AND CREATION OF A CHILDCARE CENTRE		FLOOR PLANS		Sule 90, 32 Frederick Street Culley NSW 2223 PO BOX 214 Culley NSW REGISTERED ARCHITECTS Innovate Architects Camron Jones 7143	
1:100@A1		B		2866	
02		02		Architects	



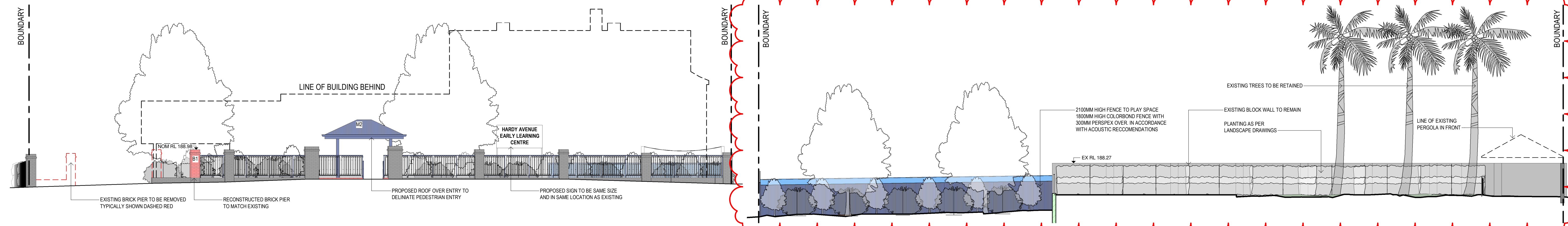
1 SOUTH ELEVATION (HARDY AVE)
SCALE 1 : 100

2 EAST ELEVATION
SCALE 1 : 100



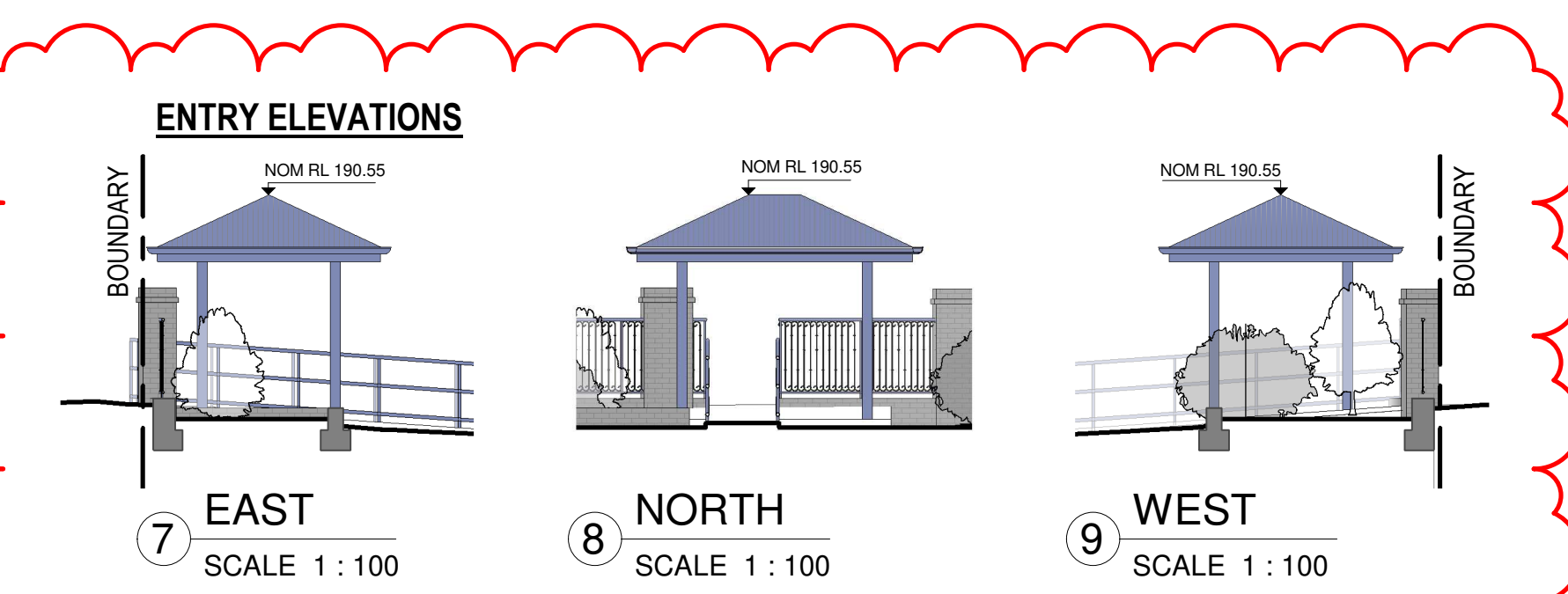
3 NORTH ELEVATION
SCALE 1 : 100

4 WEST ELEVATION
SCALE 1 : 100



5 FRONT FENCE ELEVATION
SCALE 1 : 100

6 REAR FENCE ELEVATION
SCALE 1 : 100

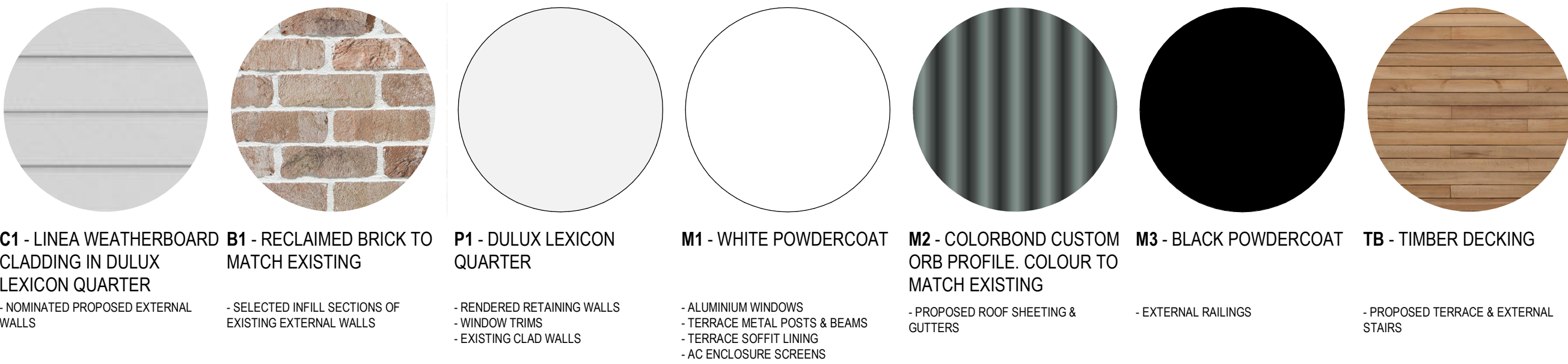


7 EAST
SCALE 1 : 100

8 NORTH
SCALE 1 : 100

9 WEST
SCALE 1 : 100

MATERIALS & FINISHES SCHEDULE



COLOUR LEGEND

- NOTE: ALL NEW WORKS ARE SHOWN COLOURED
- STEEL GALVANISED IRON - PURPLE
 - TILE - MAROON
 - CONCRETE - OLIVE GREEN
 - GLASS/PERSPEX - LIGHT BLUE
 - TIMBER - YELLOW
 - BRICK - RED
 - FIBRE CEMENT/CEMENT RENDER - LIGHT GREEN

LEGEND

EXISTING

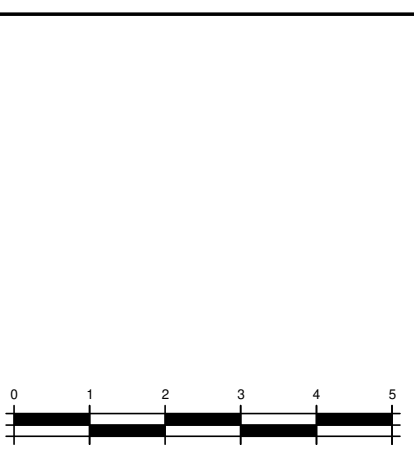
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ISSUE	AMENDMENT		



Client
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Address
25 HARDY AVENUE, WAGGA WAGGA

Project
ALTERATIONS AND ADDITIONS TO AN EXISTING STRUCTURE AND CREATION OF A CHILDCARE CENTRE

Drawing Title
ELEVATIONS, MATERIALS AND FINISHES

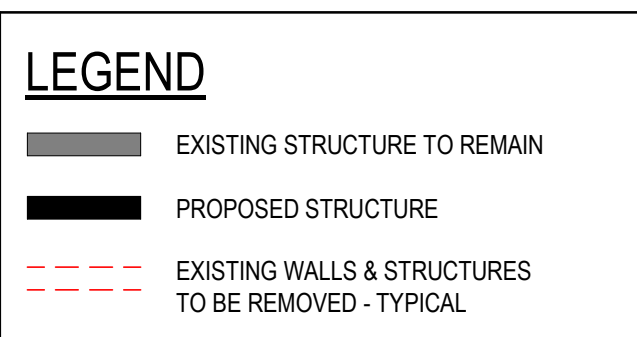
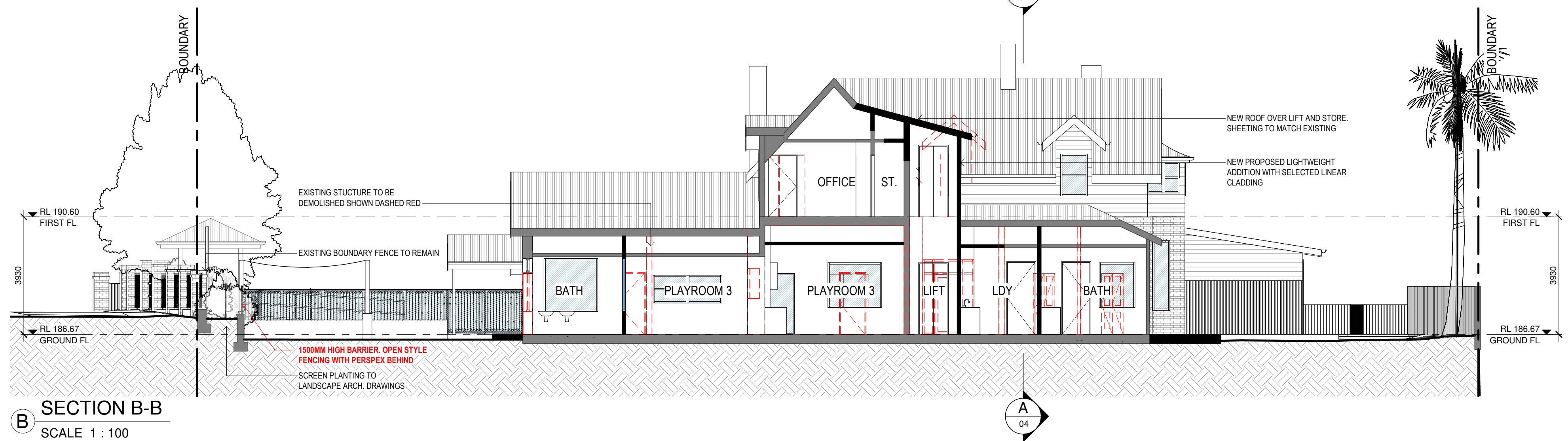
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02 9585 1844
mail@innovate.com.au
www.innovate.com.au

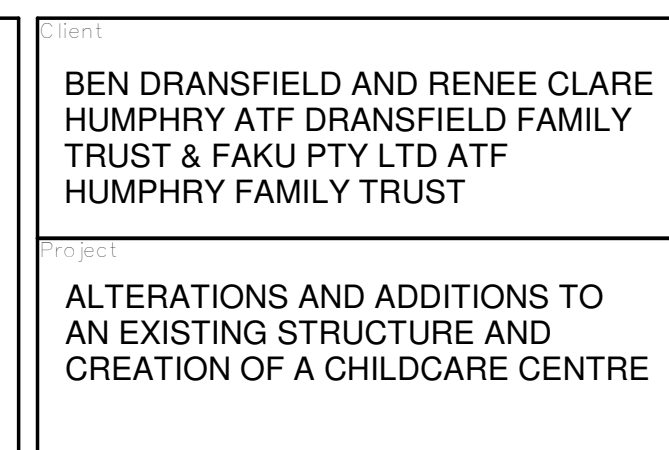
REGISTERED ARCHITECTS
Nominated Architect
Cameron Jones
7143

Architects

MEMBERS	Drawn MJ	Scale 1:100@A1
	Check CJ	Issue B
	Date SEP 2023	Sheet 03
Job Number 2866		DEVELOPMENT APPLICATION



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Oatley NSW 2223

PO BOX 214 Oatley NSW

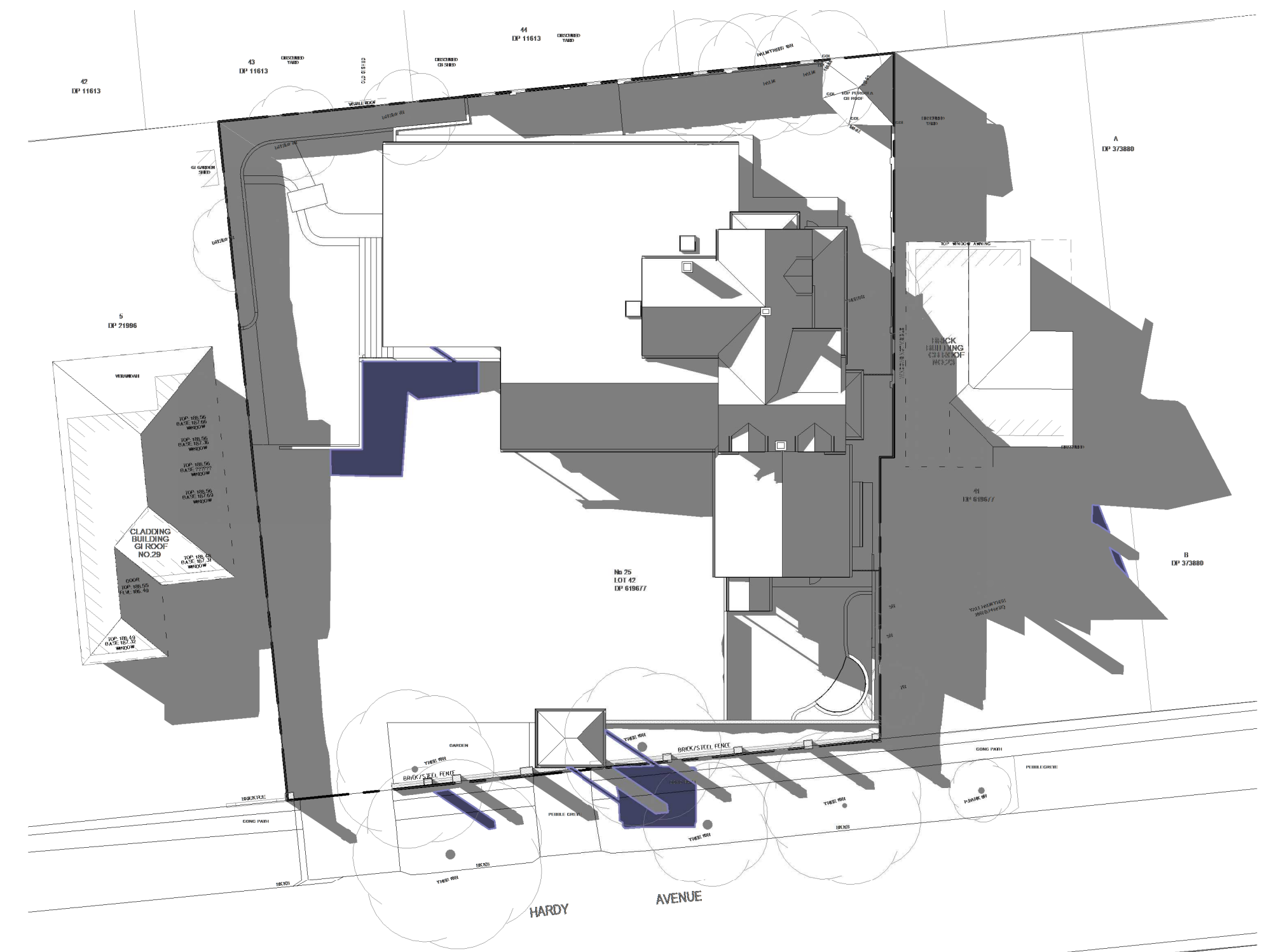
1 02 9585 1655
2 02 9585 1644
e mail@innovate.com.au
w www.innovate.com.au

REGISTERED ARCHITECTS
Nominated Architect
Cameron Jones
7143

Architects

 M E M B E R	Version MJ	Scale 1:100@A1	<div style="writing-mode: vertical-rl; transform: rotate(180deg);"> DEVELOPMENT APPLICATION </div>
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	Date SEP 2023		
	Job Number 2866	Sheet 04	

INDICATES EXTENT OF SHADOW INCREASE



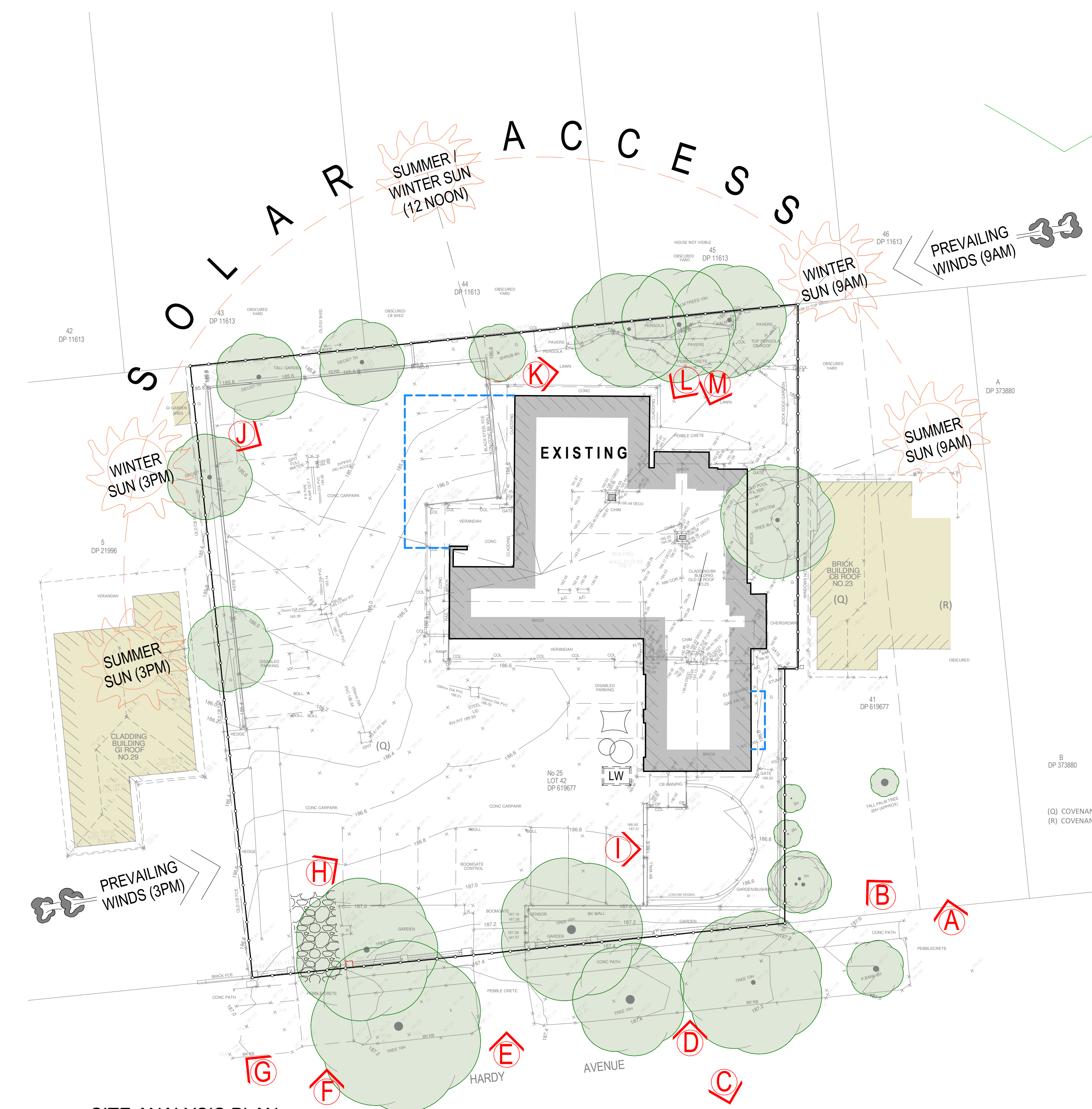
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<h1>Innovate</h1> <p>Suite 90, 32 Frederick Street Oatley NSW 2223</p> <p>PO BOX 214 Oatley NSW</p> <p> t 02 9585 1855 f 02 9585 1844 e mail@innovate.com.au www.innovate.com.au </p>			Drawn MJ	Scale 1:300@A1
	Checked CJ		Date SEP 2023	
	Job Number 2866		Sheet 05	

DEVELOPMENT APPLICATION



1 SITE ANALYSIS PLAN
SCALE 1 : 200



A VIEW OF NO. 23 HARDY AVENUE FROM STREET



B VIEW OF EASTERN FACADE OF EXISTING BUILDING FROM HARDY AVENUE



C VIEW OF CALVARY HOSPITAL FROM HARDY AVENUE



M VIEW OF EXISTING BUILDING FROM NORTH EAST OF SITE



K VIEW OF EXISTING LAWN AT NORTH EAST OF SITE



I VIEW OF EXISTING BUILDING FROM SOUTH WESTERN CORNER OF CAR PARK



F VIEW OF VEHICLE ACCESS TO SITE FROM HARDY AVENUE



D VIEW OF SOUTHERN FACADE OF EXISTING BUILDING HARDY AVENUE



L VIEW OF EXISTING BUILDING FROM NORTH EAST OF SITE



J VIEW OF EXISTING BUILDING FROM NORTH WESTERN CORNER OF CAR PARK



H VIEW OF EXISTING LAWN AT FRONT OF SITE



G VIEW OF NO. 29 & 31 HARDY AVENUE FROM STREET



E VIEW OF VEHICLE ACCESS TO SITE FROM HARDY AVENUE

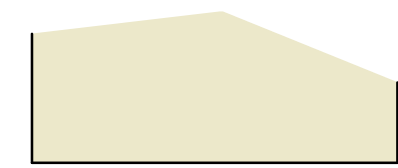
LEGEND



LINE OF EXISTING DWELLING



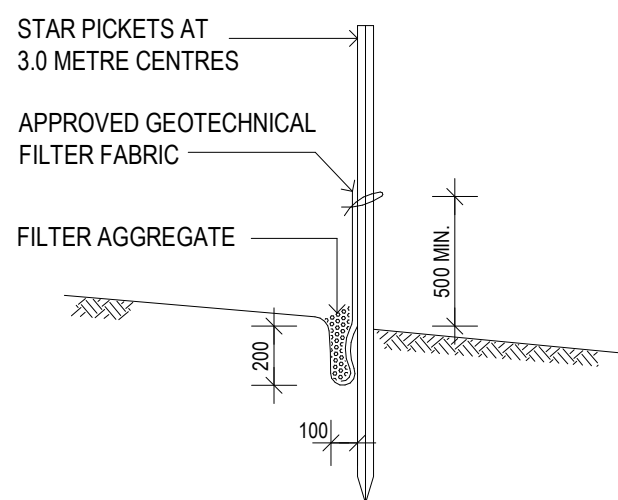
OUTLINE OF PROPOSED BUILDING



ADJOINING DWELLINGS / CONTEXT

SEDIMENT & EROSION CONTROL LEGEND

1 CATCH DRAINS AND PERIMETER BANKS Allow for diversion of off slope stormwater around the work site and other disturbed surfaces.	
2 SEDIMENT BARRIER FENCE Refer to Detail	
3 SAND AND SOIL STOCKPILES Place stockpiles wholly on the construction site and behind a sediment barrier. Soil or cement should be covered at the end of each day if excessive wind or rain is likely.	
4 CONCRETE WASTE AND WASHING Place stockpiles wholly on the construction site and behind a sediment barrier. Soil or cement should be covered at the end of each day if excessive wind or rain is likely.	
5 LITTER AND WASTE CONTROL All hard waste and litter must be stored on site to prevent any materials from entering the stormwater system and adjacent areas by wind or water action.	
6 SINGLE GRAVELLED ENTRY / EXIT Restrict vehicle access to one entry/ exit point, adding gravel to the access point to allow all weather entry / exit, to reduce the amount of soil carried off the site by vehicles, and to provide a permanent base for the driveway.	



SILT FENCE BARRIER DETAIL
NOT TO SCALE

CONSTRUCTION MANAGEMENT NOTES

- NO VEGETATION OR GRASS COVER IS TO BE REMOVED EXCEPT WITHIN AREAS OF NEW CONSTRUCTION
- INSTALL HAY BALES OR SEDIMENT CONTROL FENCING AS NECESSARY TO ENSURE THAT SILT FROM ANY DISTURBED AREAS IS TRAPPED ON-SITE
- PROVIDE BARRIERS AROUND ALL CONSTRUCTION WORK ON THE FOOTPATH AREA TO PROVIDE SAFE EXTERNAL ACCESS FOR PEDESTRIANS
- ALL WASTE MATERIALS ARE TO BE REMOVED FROM SITE OR STOCKPILED WITHIN THE SITE PRIOR TO REMOVAL
- ALL CONSTRUCTION MATERIALS & SITE SHEDS ARE TO BE KEPT WITHIN THE SITE AT ALL TIMES.

SOIL & WATER MANAGEMENT NOTES

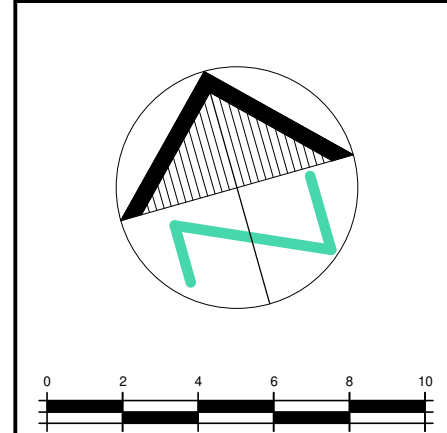
- WHEREVER POSSIBLE, EXISTING VEGETATION & GRASS COVER IS TO BE LEFT UNDISTURBED
- REMOVAL OR DISTURBANCE OF VEGETATION & TOP SOIL SHALL BE CONFINED TO WITHIN 3m OF THE APPROVED BUILDING AREA.
- TEMPORARY SILT FENCE (AS SHOWN) TO BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY EARTHWORKS AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD, AND PARTICULARLY AFTER STORM EVENTS.

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Client
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Project
ALTERATIONS AND ADDITIONS TO AN EXISTING STRUCTURE AND CREATION OF A CHILDCARE CENTRE

Address
25 HARDY AVENUE, WAGGA WAGGA

Drawing Title
SITE ANALYSIS & CONSTRUCTION MANAGEMENT PLAN

Innovate

Suite 90, 32 Frederick Street
Canberra NSW 2223
PO BOX 214 Oakley NSW

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Architects

U E M B E R S	Drawn MJ	Scale 1:200@A1
	Check CJ	Issue B
Job Number 2866	Date SEP 2023	Sheet SA
	DEVELOPMENT APPLICATION	