

northern beaches council

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

MOD2021/0859

LEP Compliance

Zone R2 Low Density Residential

Height of Building 8.5m

FSR No Floor Space Ratio

Development on sloping land (Landslip Risk) The building sits between Area A (Slop <5 degree) and Area B (Flanking Slopes 5 to 25 degrees)

DCP Controls

Wall Height 7.2m (Exceptions - site with slopes > 20% within building footprint)

Side Boundary Envelope 4m height above GL & projecting planes at 45 degrees

Site Setbacks - R2 0.9m

Front Boundary Setbacks 6.5m

Rear Boundary Setbacks 6m

Parking Facilities 1 space for every 4 children

Landscaped Open Space & Bushland Setting 40% Landscaped Open Space

Building Bulk On sloping land - the amount of fill is not to exceed 1m depth

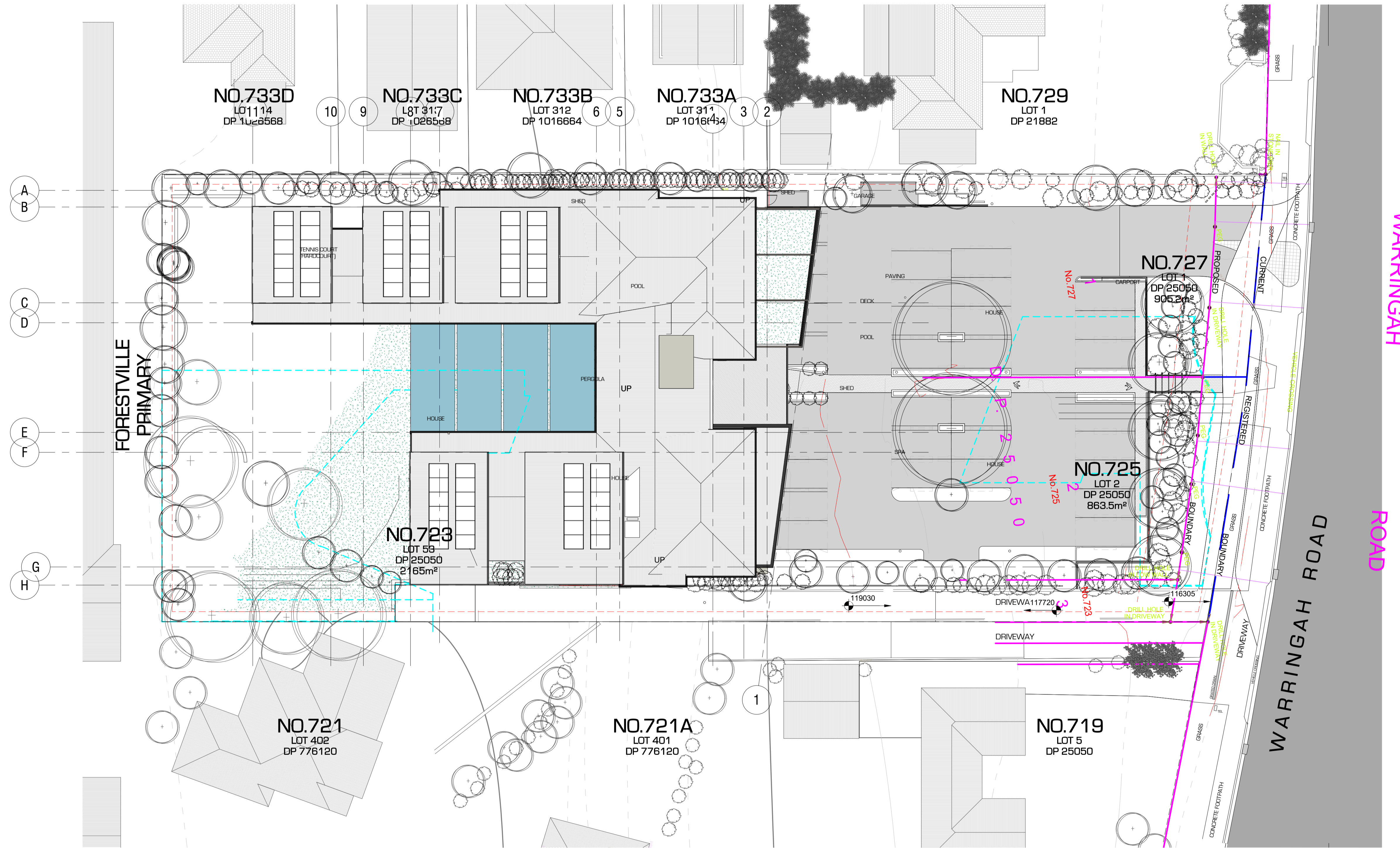
Building Colours & Materials The colours & materials of development on site blend into the natural landscape

Roofs Lift, plant & other equipment are not to detract from the appearance of roofs & shall be minimised by integrating as many services as possible. Roofs shall incorporate eaves for shading

Site Facilities Requirements: garbage, recycling enclosures, mail boxes

Accessibility Requirements: ramps incorporated in a change of level. Tactile ground surface indicators for people with visual impairment. Access for people with disability

Location of fire control centre A fire control centre located in a building that egress from any part of its floor & not exceed 300mm



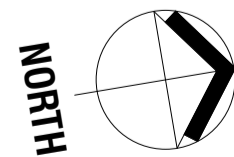
WARRINGAH ROAD

ROAD

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CL4.56 MODIFICATION

SCALE BAR
 1:200 @ A1 - 1:400 @ A3
 0m 2 4 6 8 10m



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 W: www.liquidesign.com.au
 ABN: 66 155 777 370

Issue Rev.	Date	Description
F	24/10/18	PRELIMINARY PRICING SET
E	27/04/18	DEVELOPMENT APPLICATION SET
D	20/04/18	DEVELOPMENT APPLICATION
C	17/04/18	DRAFT DA SET
B	22/03/18	COORDINATION ISSUE 1
A	20/03/18	INITIAL COORDINATION

Issue Rev.	Date	Description
G	05/10/21	CL4.56 MODIFICATION

Contractor:

Client:

WARRINGAH RD
 DEVELOPMENT PTY LTD
 C/O LIQUID DESIGN
 5.17 55 MILLER STREET
 PYRMONT NSW 2009

Project:

"THE ORCHARD"
 CHILDCARE CENTRE
 723-727 WARRINGAH ROAD
 FORESTVILLE

Title:

SITE PLAN

Drawn By: DM
 Checked: CB
 Project No: 3318

Date: 23 MARCH 2018
 Sheet No: A0002

Scale: 1 : 200
 Issue: CL4.56 MODIFICATION
 Revision: G

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2-3 YEARS	ROOM D4	49 m ²	15
3-4 YEARS	ROOM D5	65 m ²	20
4-5 YEARS	ROOM D6	98 m ²	30
SCHOOL-READINESS	ROOM D7	98 m ²	30
TOTAL PLACES		475 m²	146

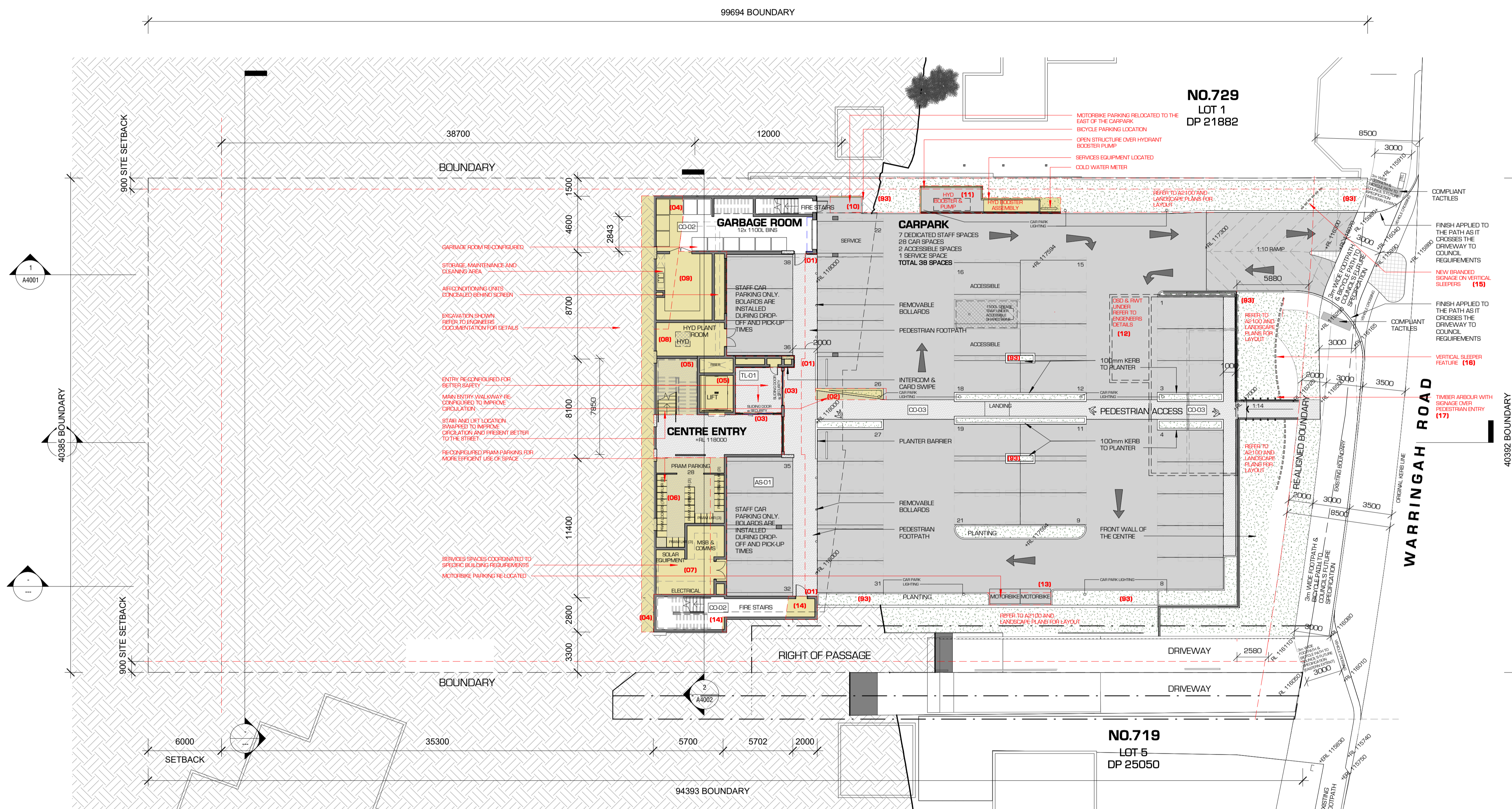
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AGE GROUP	SPACE NO	AREA	PLACES
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TOTAL CAPACITY OF THE PROPOSED CENTRE IS 146 PLACES

OVERALL GFA	APPROVED	PROPOSED
GROUND	46.04m ²	99.33m ²
LEVEL 1	312.73m ²	220.44m ²
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TOTAL	1,100.36m²	1,073.64m²

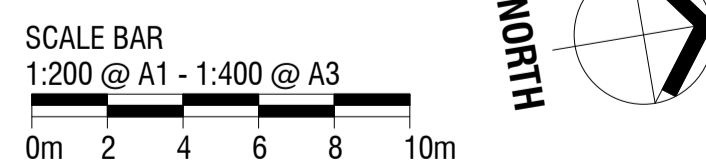
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PROVISION OF SHADED / COVERED SPACE	
TOTAL OUTDOOR SPACE	1,023m ²
512m ² SHADED AREA REQUIRED (50%)	
513.6m ² SHADED AREA PROVIDED	



LANDSCAPE AREAS

ITEM	AREA	PERCENTAGE
SITE AREA	3,934m ²	
SOFT LScape APPROVED (MIN 1m SOIL DEPTH)	1,625.3m ²	% OF SITE AREA 41.3%
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HARD LScape APPROVED	1,604.4m ²	
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REQUIRED LANDSCAPE BASED ON NEW BOUNDARY	1,573.6m²	% OF SITE AREA 40%



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CL4.56 MODIFICATION

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	<p>Issue Rev. Date Description</p> <p>Q 05/10/21 CL4.56 MODIFICATION</p> <p>P 24/06/21 Client Amendments for Sign-Off</p> <p>O 09/05/21 OPERATOR CHANGES</p> <p>N 23/04/21 LOBBY AMENDMENTS</p> <p>M 07/09/20 INCREASE FOOTPATH (BKE PATH) TO 3000 WIDE</p>	<p>Scale:</p> <p>As indicated</p>	<p>Date:</p> <p>23 MARCH 2018</p>	<p>Sheet No:</p> <p>A2000</p>	<p>Issue:</p> <p>CL4.56 MODIFICATION</p>	<p>Revision:</p> <p>Q</p>

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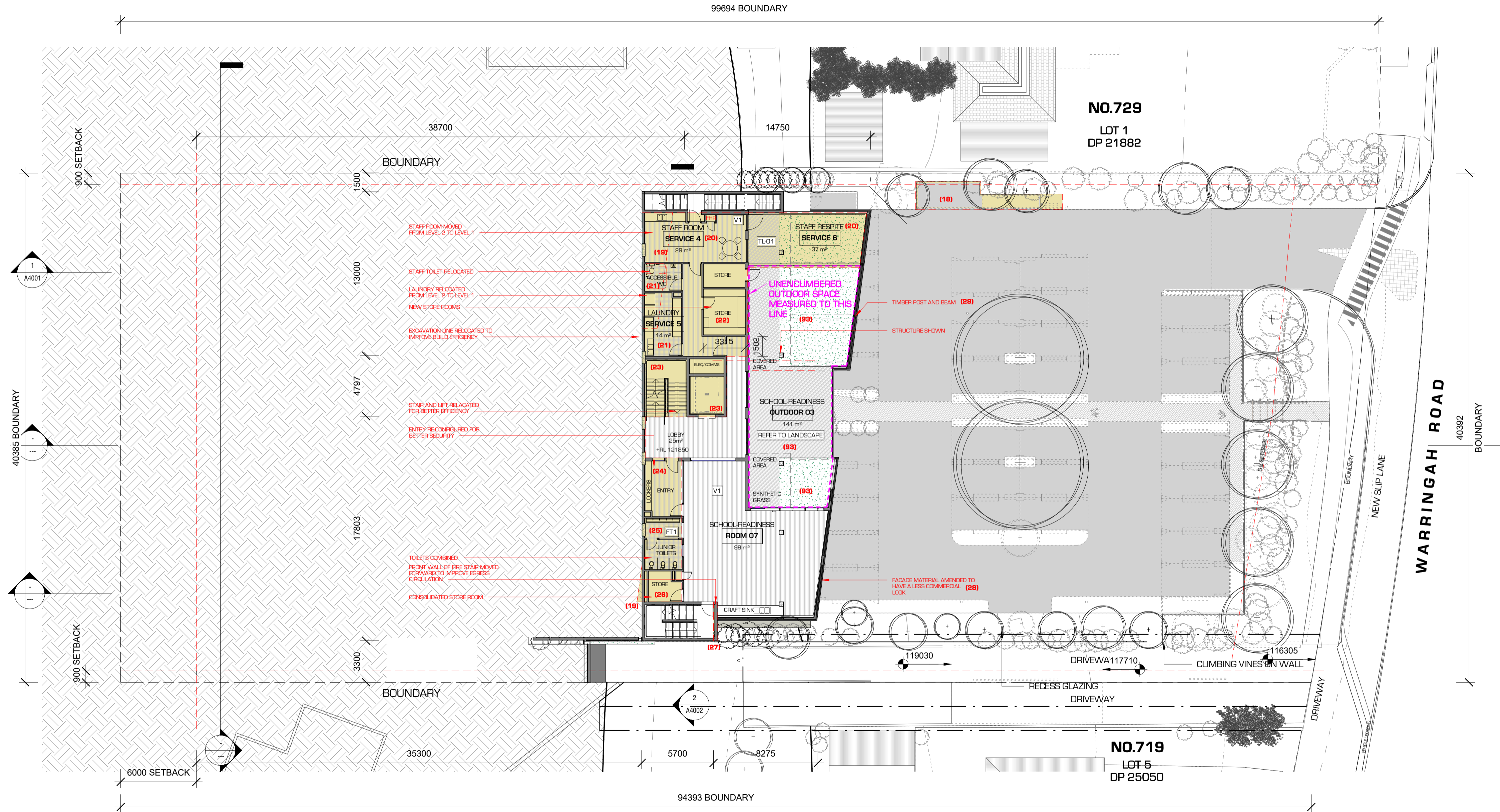
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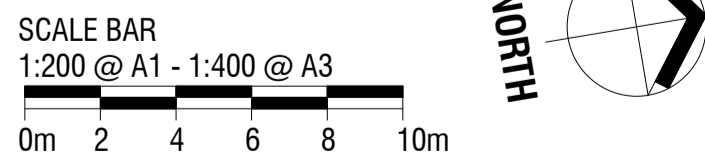
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	Issue Rev. Date Description Issue Rev. Date Description	It is intended that the drawings only represent the visual design of the work and any technical details are for outline purposes only. The contractor/manufacturer must separately provide all necessary shop drawings or calculations for compliance with any relevant industry, safety standards or regulations. All dimensions are to be checked on site and any discrepancies are to be referred to Liquid Design Pty Ltd in writing prior to proceeding. Dimensioned drawings are to take precedence over scaling. Check for latest revision issue. Copyright of this drawing is vested with Liquid Design Pty Ltd.				

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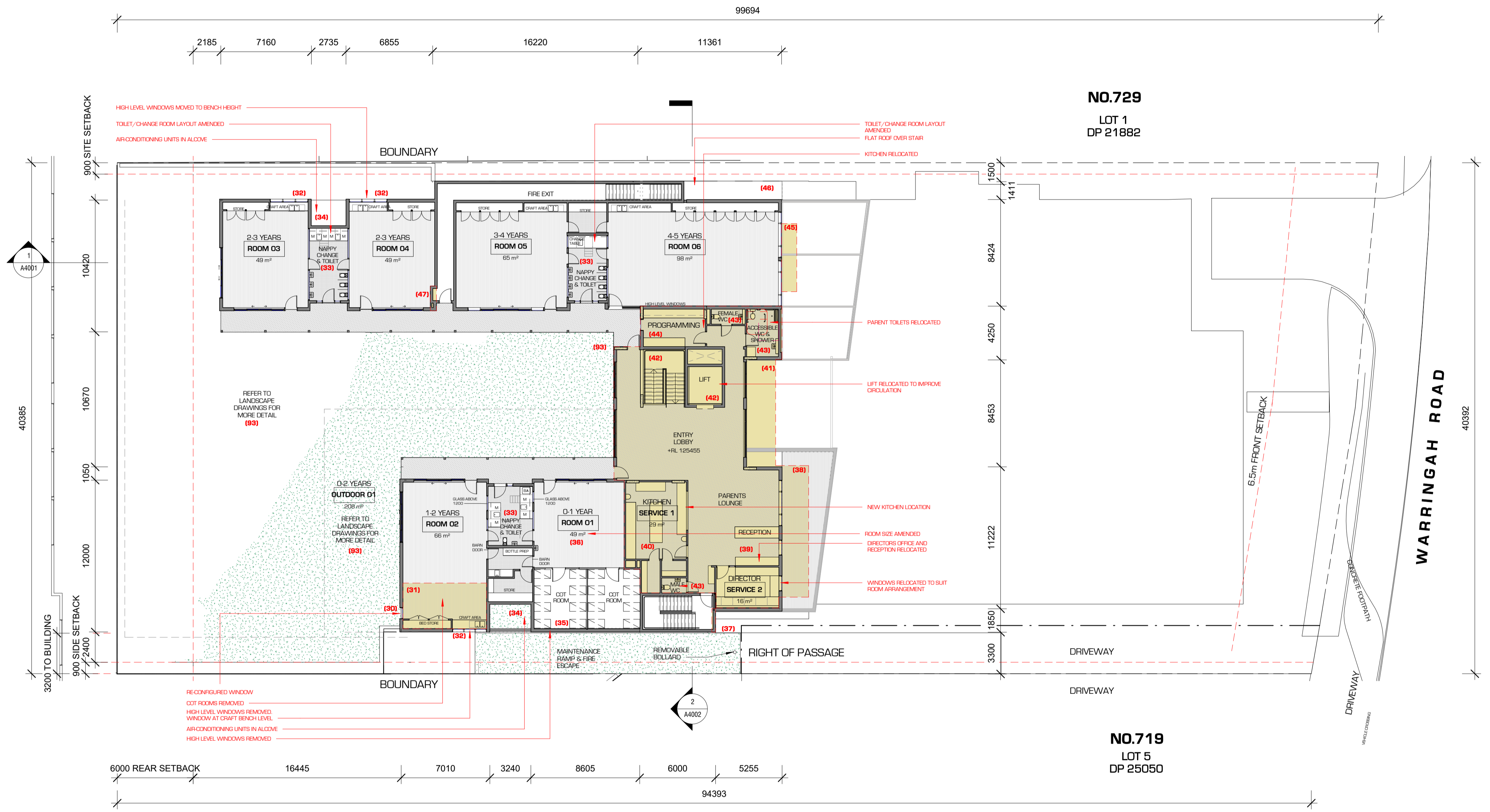
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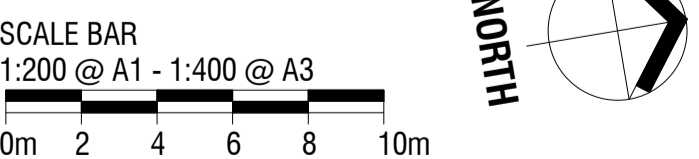


NO.729
 LOT 1
 DP 21882

NO.719
 LOT 5
 DP 25050

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L	1/03/19	UPDATES FROM COUNCIL MEETING
K	24/10/18	PRELIMINARY PRICING SET
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I	05/07/18	LANDSCAPING UPDATES
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E	11/04/18	IAQ EQUIPMENTS
D	05/04/18	CLIENT CHANGES
C	27/03/18	COORDINATION ISSUE 2
B	22/03/18	COORDINATION ISSUE 1
A	20/03/18	INITIAL COORDINATION

Issue Rev.	Date	Description
P	05/10/21	CL4.56 MODIFICATION
O	24/06/21	Client Amendments to Sign-Off
N	05/05/21	OPERATION CHANGES
M	23/04/21	LOBBY AMENDMENTS

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 C/O LIQUID DESIGN
 5,17 55 MILLER STREET
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Project:
 "THE ORCHARD"
 CHILDCARE CENTRE
 723-727 WARRINGAH ROAD
 FORESTVILLE

Title:
 PROPOSED LEVEL 2

Drawn By: DM	Checked: CB	Project No: 3318
Date: 23 MARCH 2018	Sheet No: A2002	
Scale: As indicated	Issue: CL4.56 MODIFICATION	Revision: P

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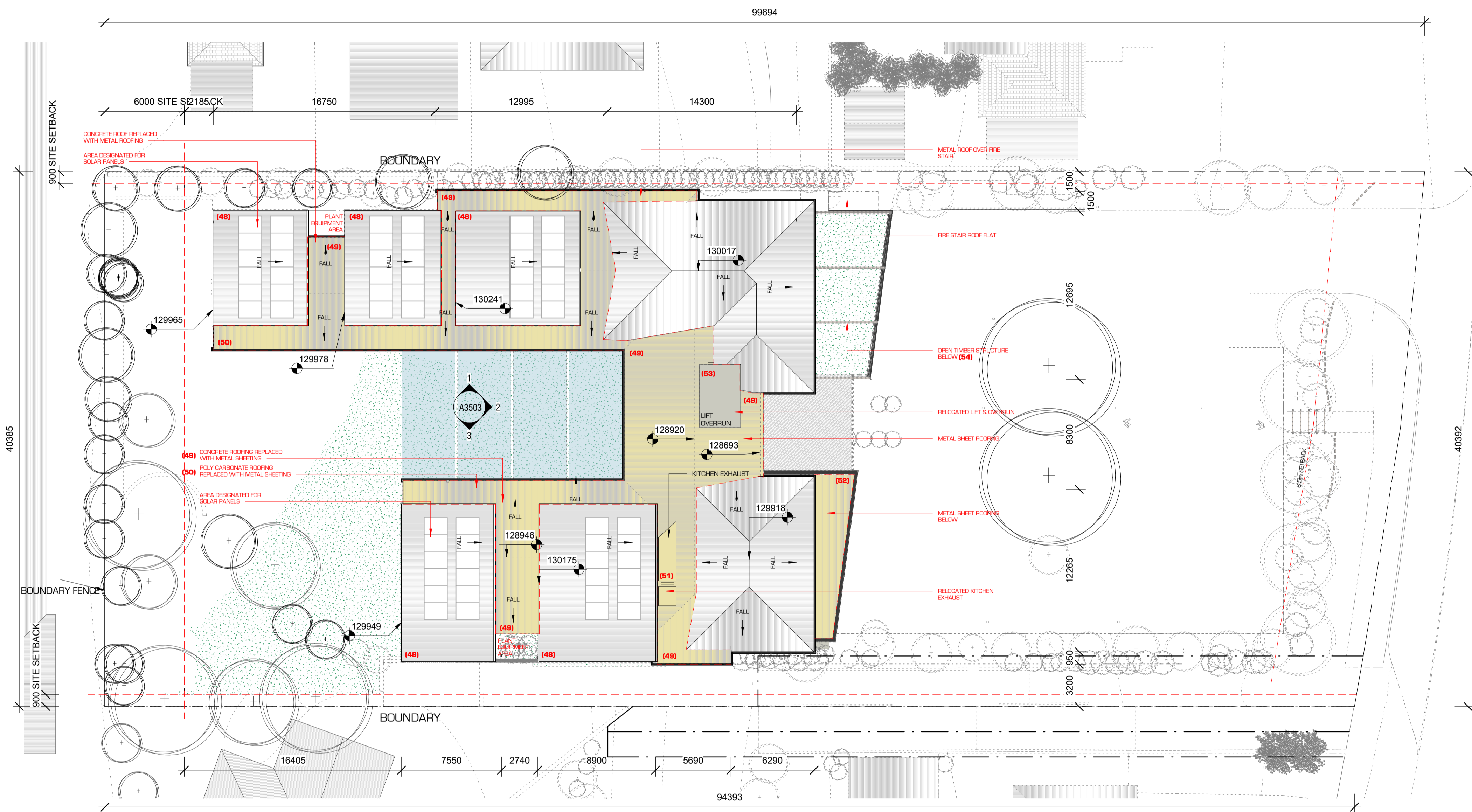
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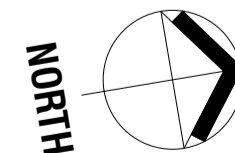


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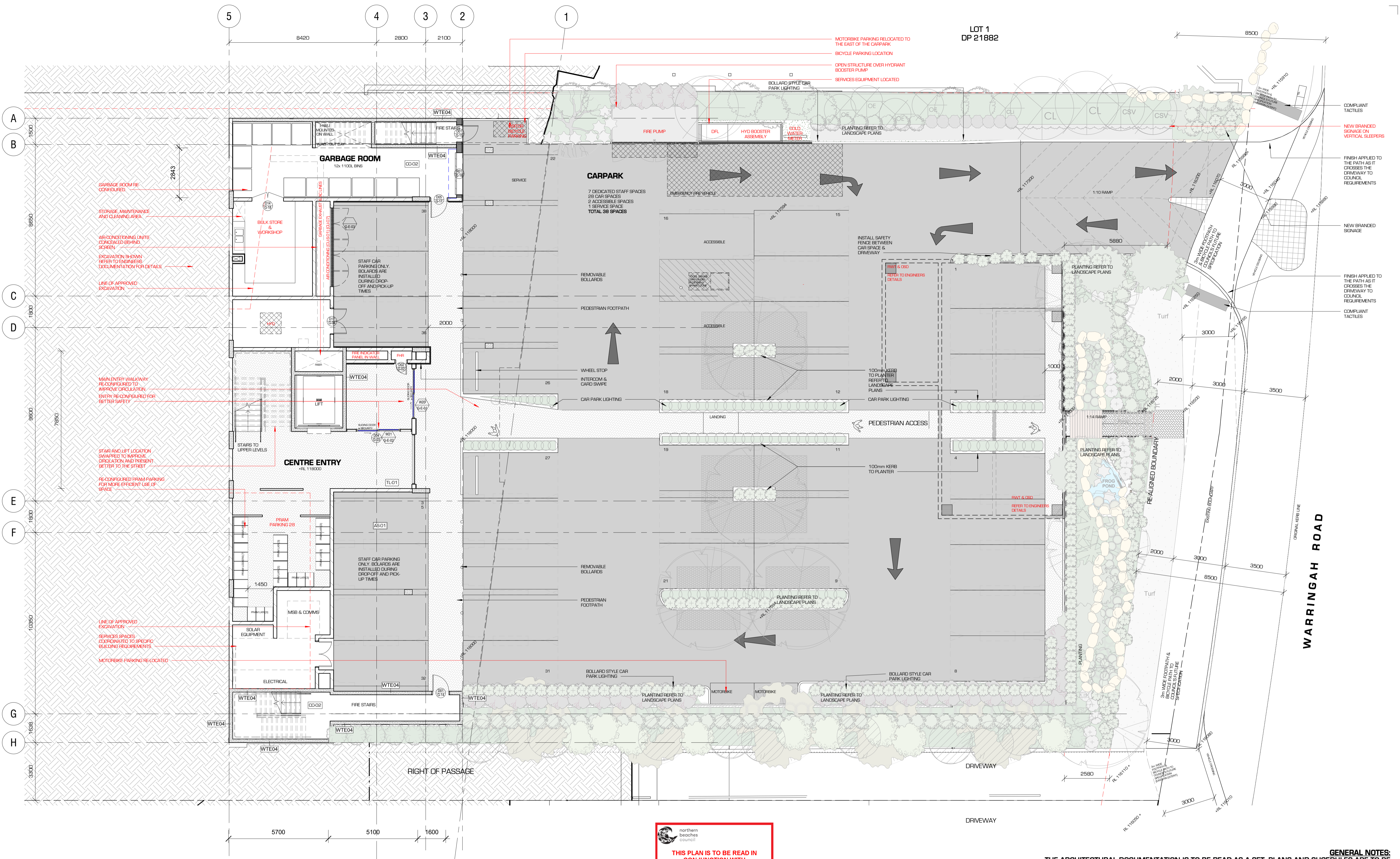
0m 2 4 6 8 10m



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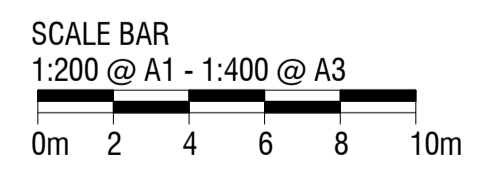
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DP 21882

WARRINGAH ROAD

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GENERAL NOTES:
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CL4.56 MODIFICATION



LIQUID DESIGN

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ABN: 66 155 777 370

Issue	Rev.	Date	Description
E	05/10/21		CL4.56 MODIFICATION
D	04/08/21		INITIAL COORDINATION
C	24/06/21		Client Amendments for Sign-Off
B	02/05/21		OPERATOR CHANGES
A	23/04/21		LOGBOOK AMENDMENTS

Contractor:
Client:
Project:
Title:

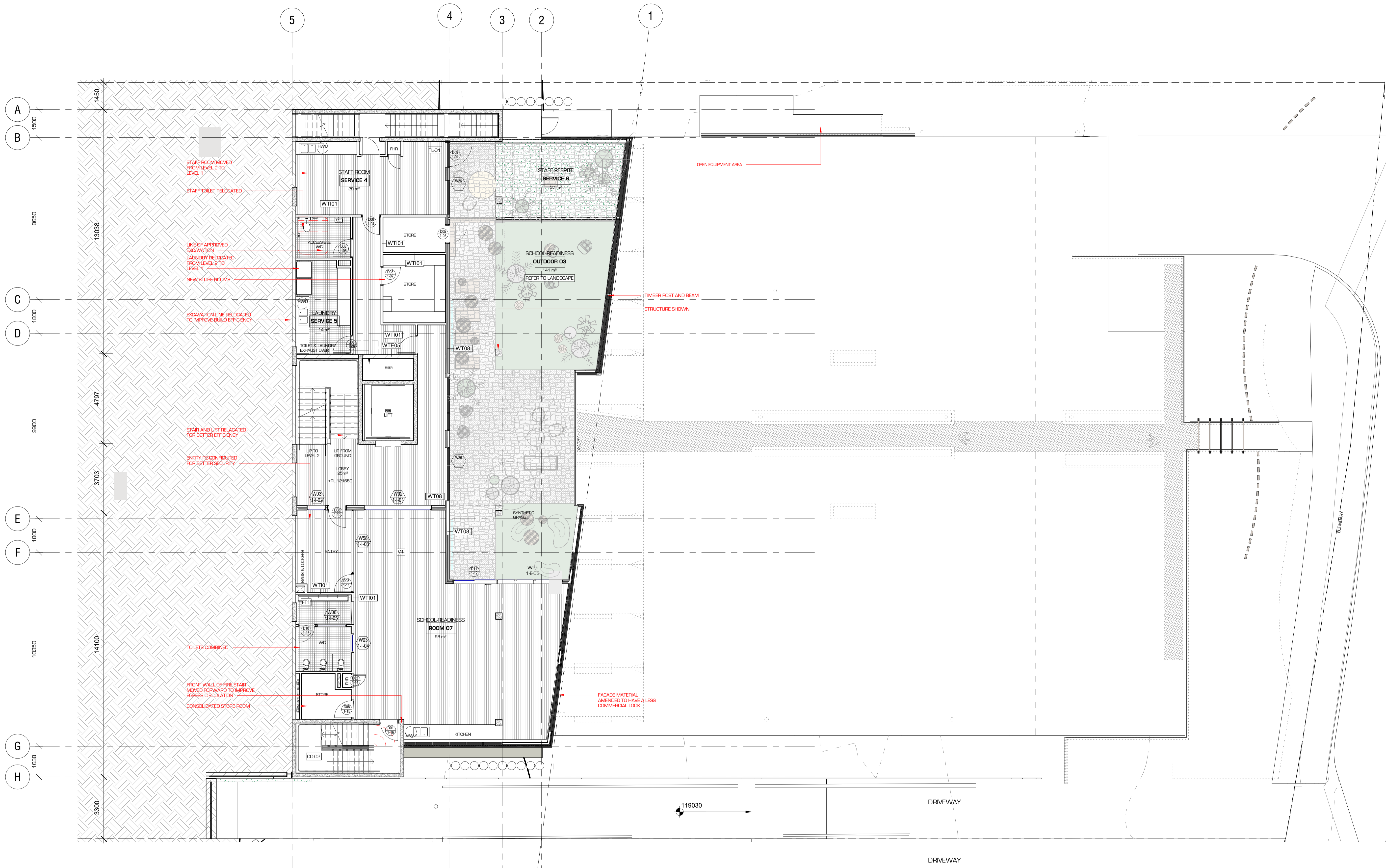
WARRINGAH RD DEVELOPMENT PTY LTD
C/O LIQUID DESIGN
5.17 55 MILLER STREET
PYRMONT NSW 2009

"THE ORCHARD"
CHILDCARE CENTRE
723-727 WARRINGAH ROAD
FORESTVILLE

GROUND FLOOR - DETAILED PLAN

Drawn By: DM	Checked: CB	Project No: 3318
Date: 23 MARCH 2018	Scale: 1 : 100	Issue: CL4.56 MODIFICATION
Sheet No: A2100	Revision: E	

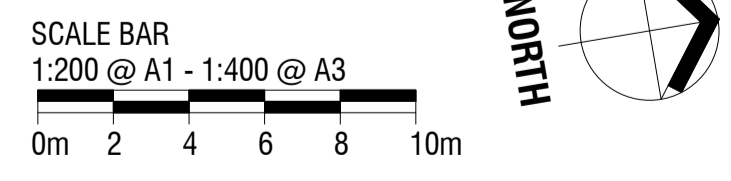
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A	23/04/21	LOBBY AMENDMENTS

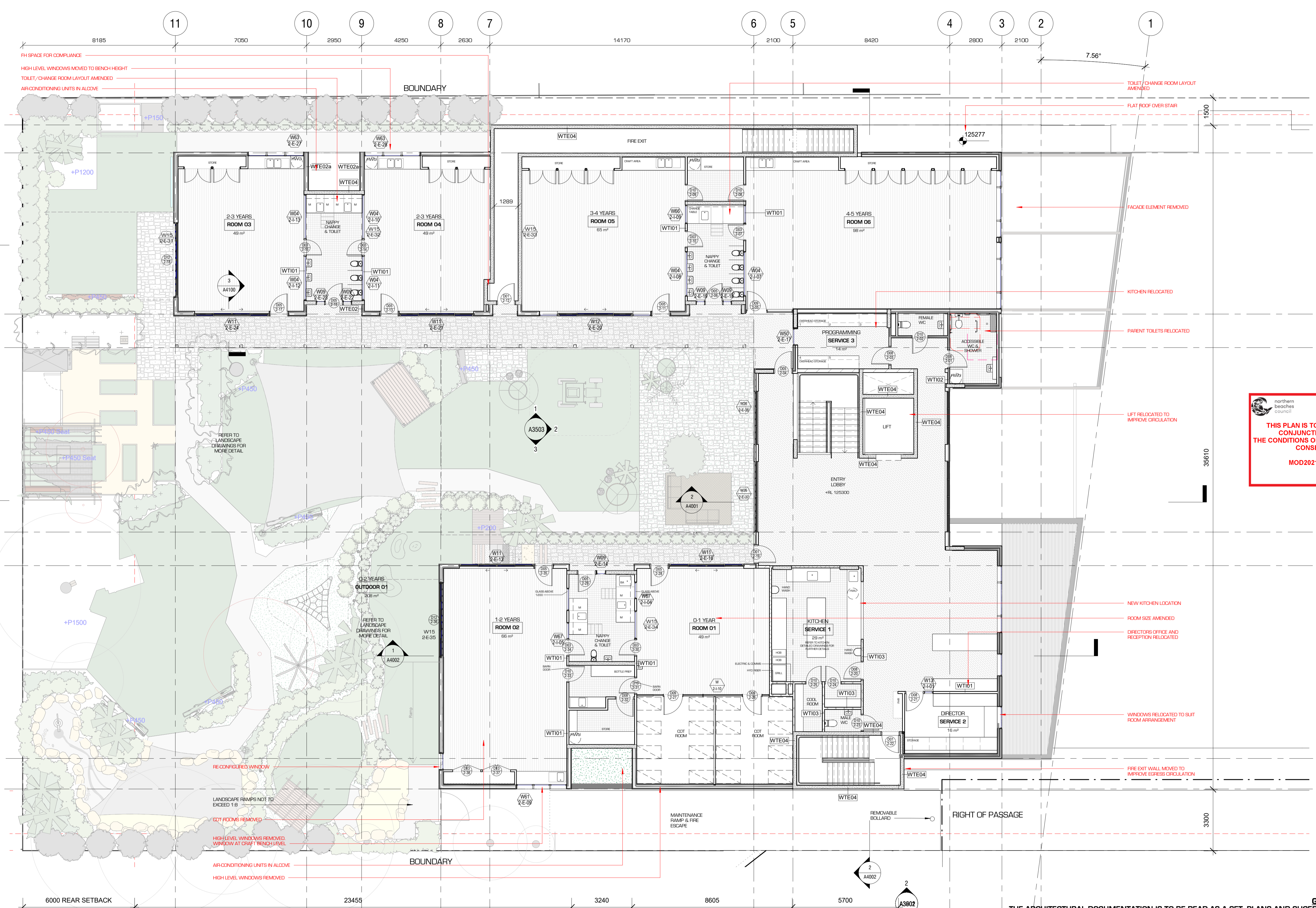
Contractor:
 Client:
WARRINGAH RD DEVELOPMENT PTY LTD
 C/O LIQUID DESIGN
 5.17 55 MILLER STREET
 PYRMONT NSW 2009

Project:
"THE ORCHARD"
 CHILDCARE CENTRE
 723-727 WARRINGAH ROAD
 FORESTVILLE

Title:
LEVEL 1 - DETAILED PLAN

Drawn By: DM	Checked: CB	Project No: 3318
Date: 23 MARCH 2018	Sheet No: A2101	
Scale: 1 : 100	Issue: CL4.56 MODIFICATION	Revision: E

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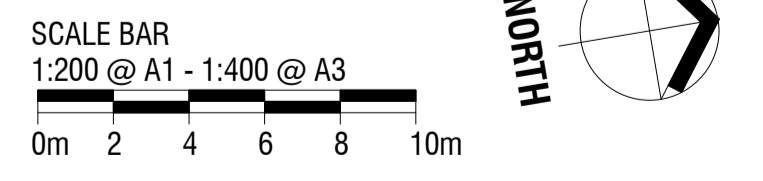


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B	02/02/21		OPERATOR CHANGES
A	23/04/21		LOBBY AMENDMENTS

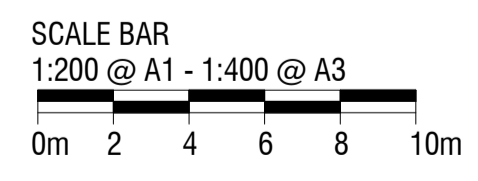
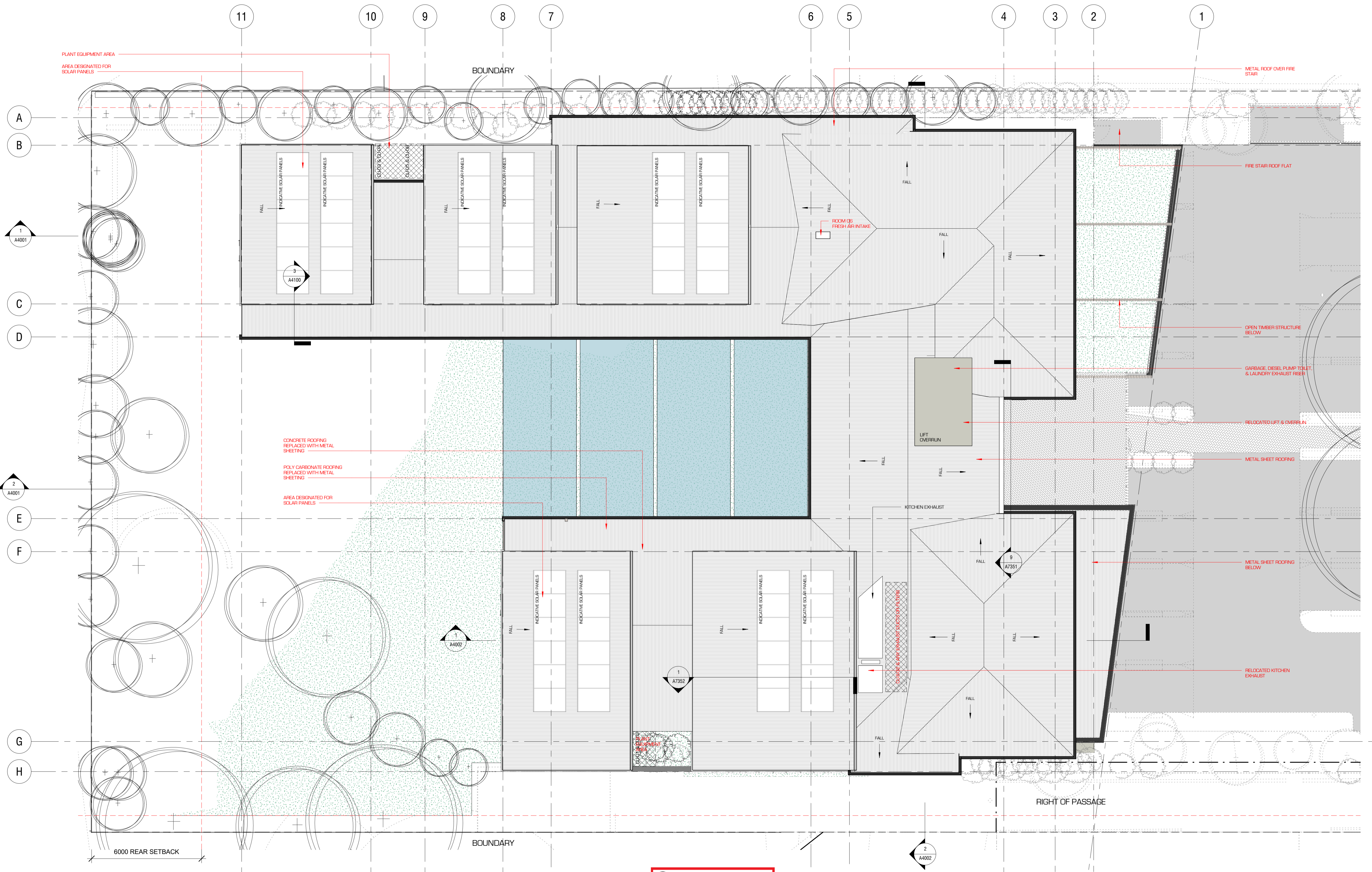
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 Client:
WARRINGAH RD DEVELOPMENT PTY LTD
 C/O LIQUID DESIGN
 5.17 55 MILLER STREET
 PYRMONT NSW 2009

Project:
"THE ORCHARD"
 CHILDCARE CENTRE
 723-727 WARRINGAH ROAD
 FORESTVILLE

Title:
LEVEL 2 - DETAILED PLAN

Drawn By: DM	Checked: CB	Project No: 3318
Date: 23 MARCH 2018	Sheet No: A2102	
Scale: 1 : 100	Issue: CL4.56 MODIFICATION	Revision: E

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Issue Rev.	Date	Description
1	05/10/21	CL4.56 MODIFICATION
2	04/08/21	INITIAL COORDINATION

Contractor:	Client:
	WARRINGAH RD DEVELOPMENT PTY LTD C/O LIQUID DESIGN 5.17 55 MILLER STREET PYRMONT NSW 2009

Project:	Title:
"THE ORCHARD" CHILDCARE CENTRE 723-727 WARRINGAH ROAD FORESTVILLE	ROOF - DETAILED PLAN

Drawn By:	Checked:	Project No:
DM	CB	3318
Date:	Sheet No:	
23 MARCH 2018	A2105	
Scale:	Issue:	Revision:
1 : 100	CL4.56 MODIFICATION	B

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FINISHES SCHEDULE

	MT-01 PAINT TO MATCH COLORBOND MONUMENT WINDOW FRAMES, METAL FRAMINGS, GUTTERS, DOWNPIPES & METAL FENCES
	MT-02 METAL SHEETING COLORBOND SHALE GREY OR SIMILAR
	TI-01 NATURAL TIMBER WEATHERED ASH OR SIMILAR LANDSCAPE FEATURES, FEATURE POSTS & BEAMS ON BUILDING
	TI-02 TIMBER LOOK ALUMINIUM DECOPANEL, (OR SIMILAR) WEATHERED WOOD (TO MATCH TI-01) TIMBER LOOK SCREENS
	TI-03 FC WEATHERBOARDS (150mm) WITH TIMBER PATTERN PAINTED DULUX GREY DAZE LEVEL 2 FACADE
	RP-01 RENDERED SURFACE DULUX STONE MONUMENT GROUND FLOOR WALLS AND BASE WALL ELEMENTS
	PA-01 PAINTED SURFACE DULUX LEXICON (SW1E3) REAR BUILDING WALLS, FIRE STAIR WALLS
	PA-02 PAINTED SURFACE DULUX GREY DAZE WEATHERBOARD TRIMS & FASCIAS
	PA-03 PAINTED SURFACE DULUX DRIVE TIME BACKING ELEMENTS, CAR PARK WALLS, FRONT WALL LEVEL 1 & 2
	GL-01 CLEAR GLAZING
	CO-02 CONCRETE DRIVEWAY & PARKING



1 NORTH ELEVATION (WARRINGAH RD)
1 : 200

northern beaches council
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MOD2021/0859



2 SOUTH ELEVATION
1 : 200

SCALE BAR
1:200 @ A1 - 1:400 @ A3
0m 2 4 6 8 10m

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	Issue Rev. Date Description Issue Rev. Date Description	Issue Rev. Date Description Issue Rev. Date Description	Issue Rev. Date Description Issue Rev. Date Description	Issue Rev. Date Description Issue Rev. Date Description	Issue Rev. Date Description Issue Rev. Date Description	Issue Rev. Date Description Issue Rev. Date Description

FINISHES SCHEDULE



MT-01 PAINT TO MATCH COLORBOND MONUMENT WINDOW FRAMES, METAL FRAMINGS, GUTTERS, DOWNPIPES & METAL FENCES



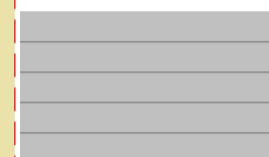
MT-02 METAL SHEETING COLORBOND SHALE GREY OR SIMILAR



TI-01 NATURAL TIMBER WEATHERED ASH OR SIMILAR LANDSCAPE FEATURES, FEATURE POSTS & BEAMS ON BUILDING



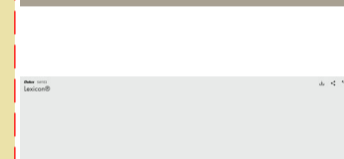
TI-02 TIMBER LOOK ALUMINIUM DECOPANEL, (OR SIMILAR) WEATHERED WOOD (TO MATCH TI-01) TIMBER LOOK SCREENS



TI-03 FC WEATHERBOARDS (150mm) WITH TIMBER PATTERN PAINTED DULUX GREY DAZE LEVEL 2 FACADE



RP-01 RENDERED SURFACE DULUX STONE MONUMENT GROUND FLOOR WALLS AND BASE WALL ELEMENTS



PA-01 PAINTED SURFACE DULUX LEXICON (SW113) REAR BUILDING WALLS, FIRE STAIR WALLS



PA-02 PAINTED SURFACE DULUX GREY DAZE WEATHERBOARD TRIMS & FASCIAS

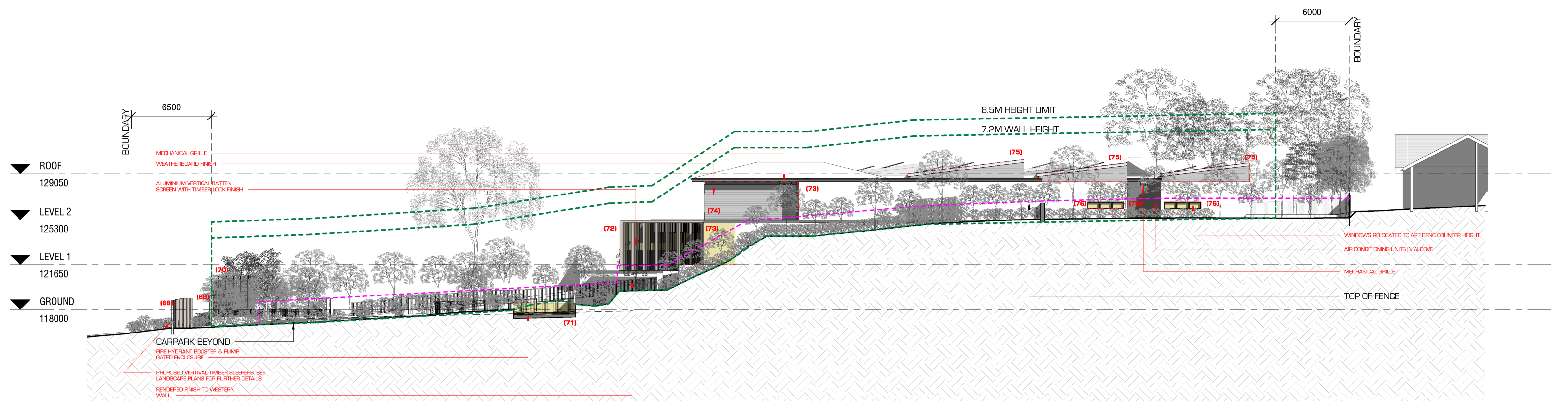


PA-03 PAINTED SURFACE DULUX DRIVE TIME BACKING ELEMENTS, CAR PARK WALLS, FRONT WALL LEVEL 1 & 2

GL-01 CLEAR GLAZING

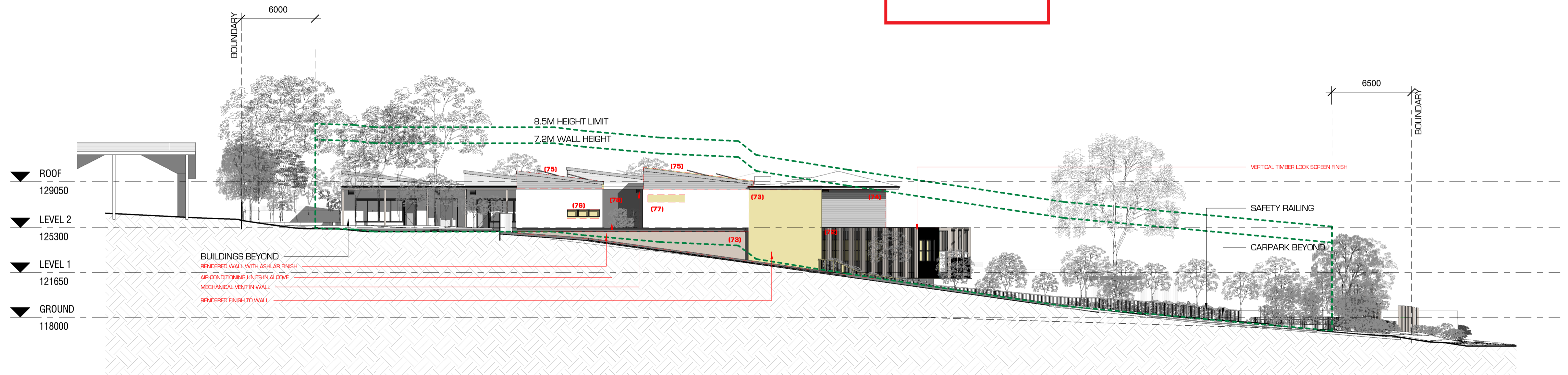


CO-02 CONCRETE DRIVEWAY & PARKING

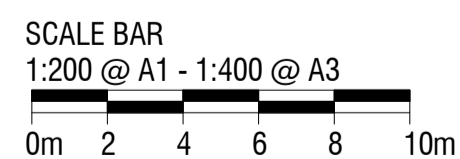


1 WEST ELEVATION
1 : 200

northern beaches council
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MOD2021/0859



2 EAST ELEVATION
1 : 200



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MT-02 METAL SHEETING COLORBOND SHALE GREY OR SIMILAR

TI-01 NATURAL TIMBER WEATHERED ASH OR SIMILAR LANDSCAPE FEATURES, FEATURE POSTS & BEAMS ON BUILDING

TI-02 TIMBER LOOK ALUMINIUM DECOPANEL (OR SIMILAR) WEATHERER WOOD (TO MATCH TI-01) TIMBER LOOK SCREENS

TI-03 FC WEATHERBOARDS (150mm) WITH TIMBER PATTERN PAINTED DULLX GREY DAZE LEVEL 2 FACADE

RP-01 RENDERED SURFACE DULLX STONE MONUMENT GROUND FLOOR WALLS AND BASE WALL ELEMENTS

PA-01 PAINTED SURFACE DULLX LEXICON (SW11E3) REAR BUILDING WALLS, FIRE STAIR WALLS

PA-02 PAINTED SURFACE DULLX GREY DAZE WEATHERBOARD TRIMS & FASCIAS

PA-03 PAINTED SURFACE DULLX DRIVE TIME BACKING ELEMENTS, CAR PARK WALLS, FRONT WALL LEVEL 1 & 2

GL-01 CLEAR GLAZING

CO-02 CONCRETE DRIVEWAY & PARKING

northern beaches council

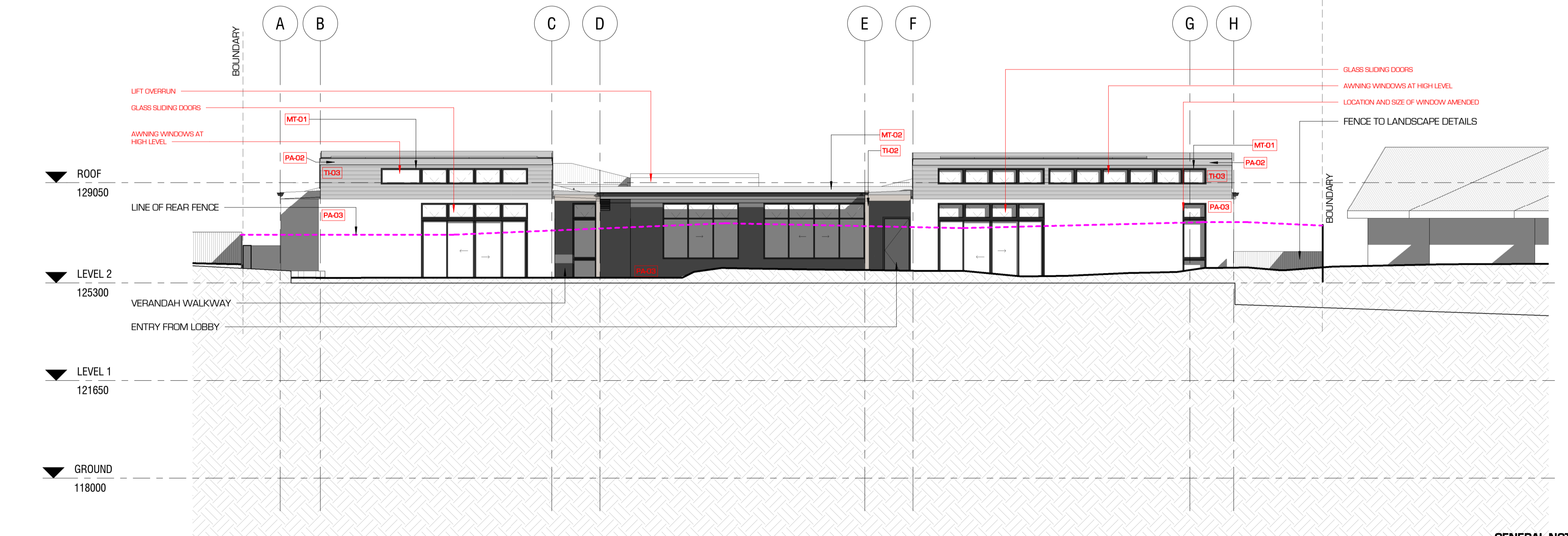
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MOD2021/0859

SCALE BAR
1:200 @ A1 - 1:400 @ A3
0m 2 4 6 8 10m



2 PROPOSED NORTH ELEVATION
1 : 100



1 PROPOSED SOUTH ELEVATION
1 : 100

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B	1	20/04/18	DEVELOPMENT APPLICATION
A	1	17/04/18	DRAFT DA SET

Issue Rev. Date Description

J	05/10/21	CL4.56 MODIFICATION
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Issue Rev. Date Description

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	WARRINGAH RD DEVELOPMENT PTY LTD C/O LIQUID DESIGN 5, 17 55 MILLER STREET PYRMONT NSW 2009	"THE ORCHARD" CHILDCARE CENTRE 723-727 WARRINGAH ROAD FORESTVILLE	DETAILED ELEVATION PROPOSED NORTH/SOUTH	DM	CB	3318
				Date:		Sheet No:
				23 MARCH 2018		A3500
				Scale:	Issue:	Revision:
				As indicated	CL4.56 MODIFICATION	J

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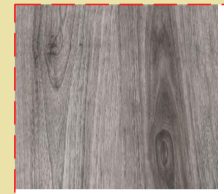
FINISHES SCHEDULE



MT-01 PAINT TO MATCH COLORBOND MONIMENT WINDOW FRAMES, METAL FRAMINGS, GUTTERS, DOWNPIPES & METAL FENCES



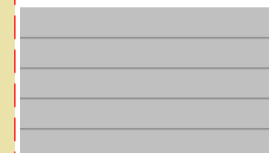
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TI-01 NATURAL TIMBER WEATHERED ASH OR SIMILAR LANDSCAPE FEATURES, FEATURE POSTS & BEAMS ON BUILDING



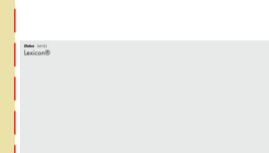
TI-02 TIMBER LOOK ALUMINIUM DECOPANEL, (OR SIMILAR) WEATHERER WOOD (TO MATCH TI-01) TIMBER LOOK SCREENS



TI-03 FC WEATHERBOARDS (150mm) WITH TIMBER PATTERN PAINTED DULUX GREY DAZE LEVEL 2 FACADE



RP-01 RENDERED SURFACE DULUX STONE MONIMENT GROUND FLOOR WALLS AND BASE WALL ELEMENTS



PA-01 PAINTED SURFACE DULUX LEXICON (SW1E3) REAR BUILDING WALLS, FIRE STAIR WALLS



PA-02 PAINTED SURFACE DULUX GREY DAZE WEATHERBOARD TRIMS & FASCIAS



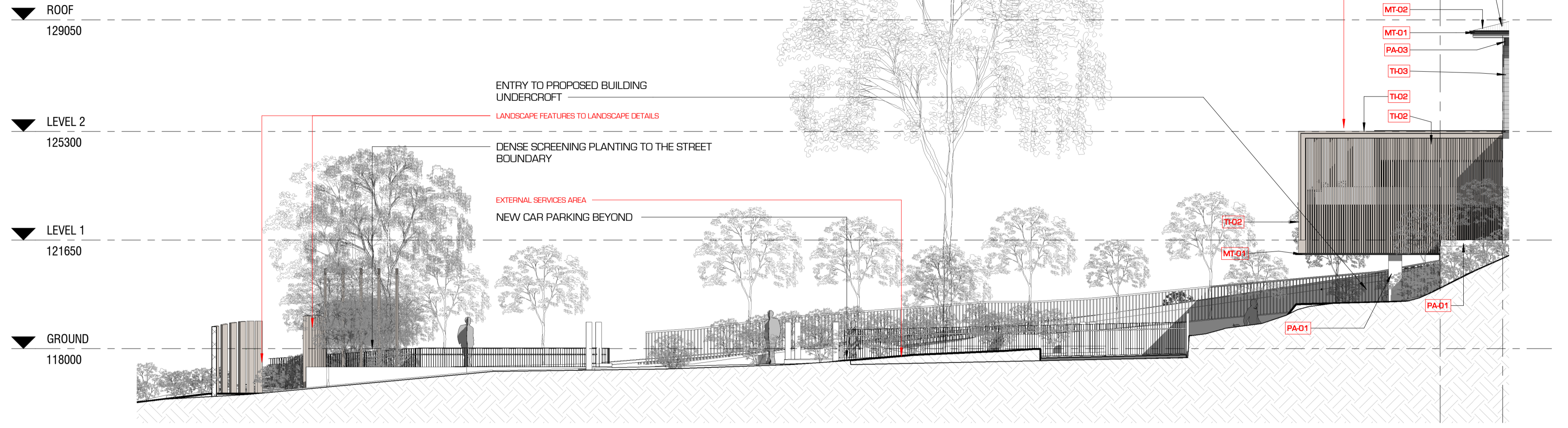
PA-03 PAINTED SURFACE DULUX DRIVE TIME BACKING ELEMENTS, CAR PARK WALLS, FRONT WALL LEVEL 1 & 2

GL-01 CLEAR GLAZING

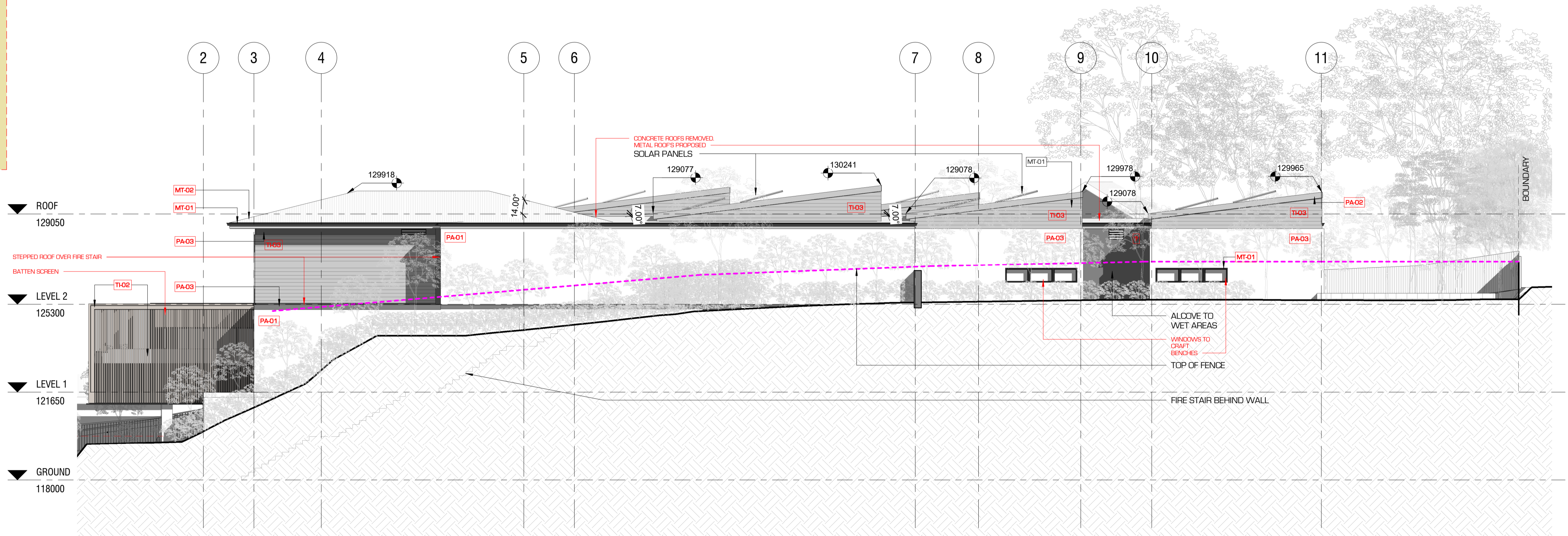


CO-02 CONCRETE DRIVEWAY & PARKING

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MOD2021/0859



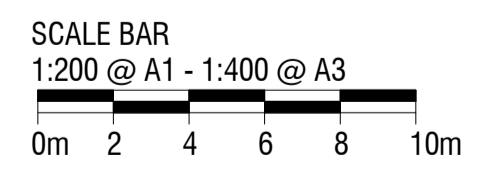
2 PROPOSED PART WEST ELEVATION 01
1:100



1 PROPOSED PART WEST ELEVATION 02
1:100

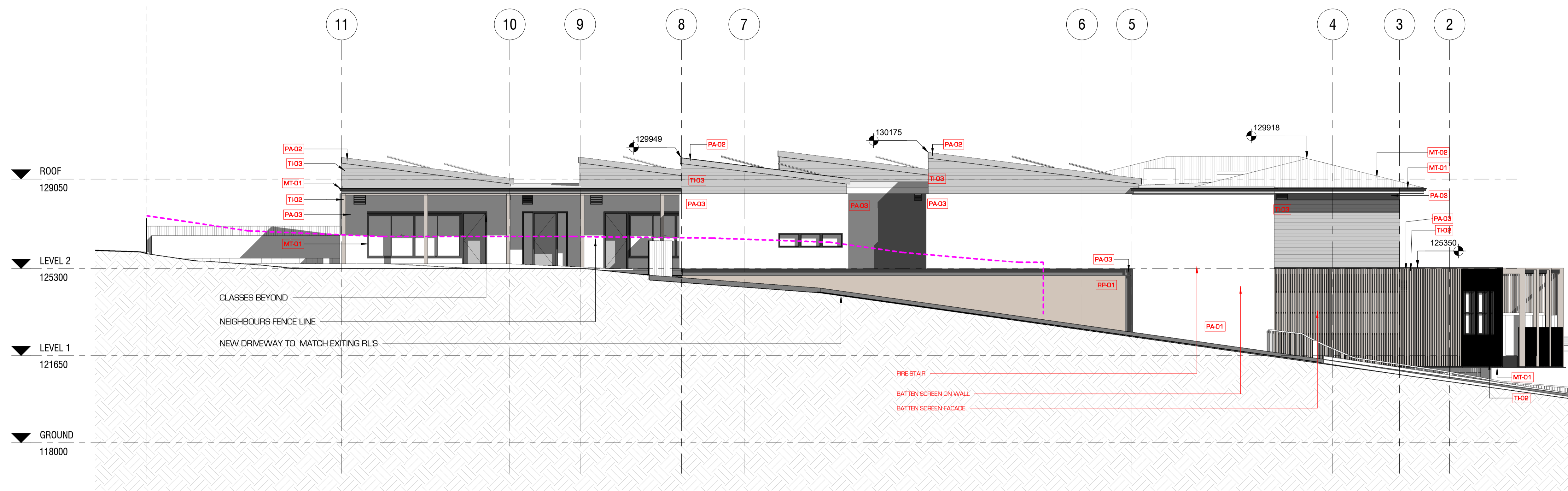
GENERAL NOTES:
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CL4.56 MODIFICATION



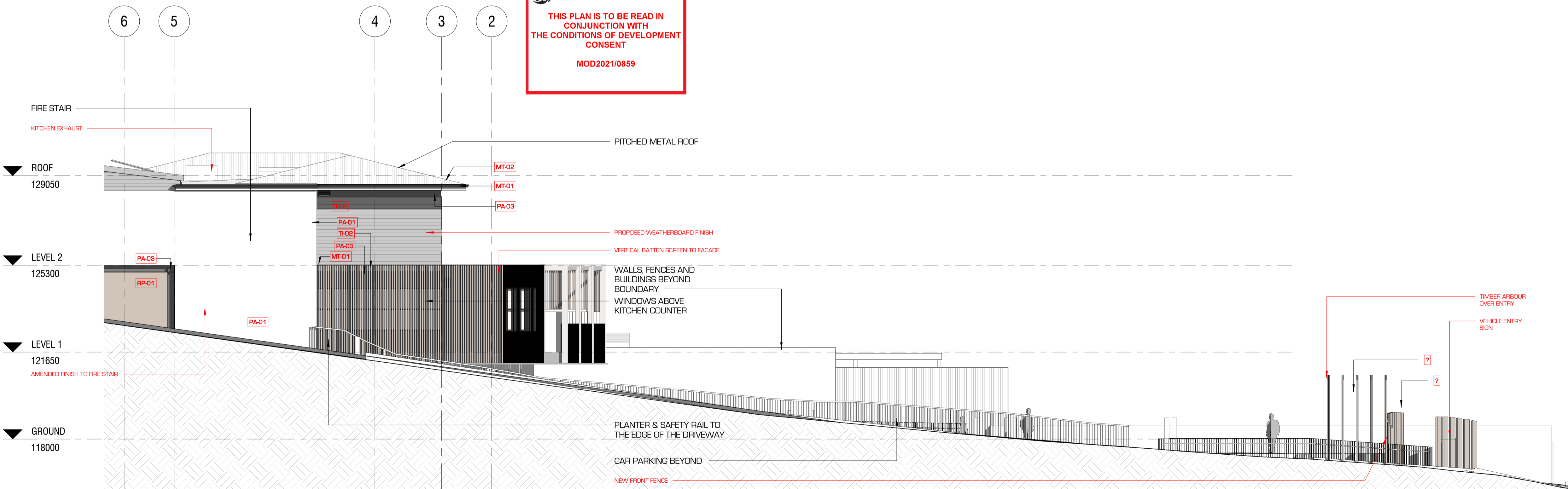
LIQUID DESIGN Liquid Design Pty Ltd Suite 5, 17, 25 Miller Street, Pyrmont, Sydney, NSW, 2009 T: +61 2 7501 1215 E: info@liquidesign.com.au W: www.liquidesign.com.au ABN: 66 155 777 370	E 24/10/18 PRELIMINARY PRICING SET D 31/08/18 AMENDMENTS AFTER DA C 27/04/18 DEVELOPMENT APPLICATION SET B 20/04/18 DEVELOPMENT APPLICATION A 17/04/18 DRAFT DA SET	I 05/10/21 CL4.56 MODIFICATION H 24/06/21 Client Amendments to Sign-Off G 05/05/21 OPERATION CHANGES F 23/04/21 LOBBY AMENDMENTS	Contractor:	Client: WARRINGAH RD DEVELOPMENT PTY LTD C/O LIQUID DESIGN 5, 17 55 MILLER STREET PYRMONT NSW 2009	Project: "THE ORCHARD" CHILDCARE CENTRE 723-727 WARRINGAH ROAD FORESTVILLE	Title: DETAILED ELEVATION PROPOSED WEST	Drawn By: DM Checked: CB Project No: 3318 Date: 23 MARCH 2018 Sheet No: A3501 Scale: As indicated Issue: CL4.56 MODIFICATION Revision: 1
	Issue Rev. Date Description Issue Rev. Date Description	Issue Rev. Date Description Issue Rev. Date Description	Issue Rev. Date Description Issue Rev. Date Description	Issue Rev. Date Description Issue Rev. Date Description	Issue Rev. Date Description Issue Rev. Date Description	Issue Rev. Date Description Issue Rev. Date Description	Issue Rev. Date Description Issue Rev. Date Description

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1 PROPOSED PART EAST ELEVATION 01
1 : 100

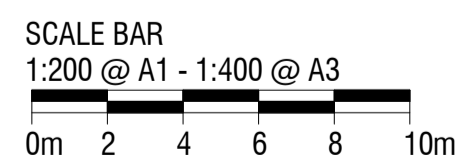
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2 PROPOSED PART EAST ELEVATION 02
1 : 100

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CL4.56 MODIFICATION



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 ABN: 66 155 777 370

Issue Rev.	Date	Description
E	24/10/18	PRELIMINARY PRICING SET
D	31/08/18	AMENDMENTS AFTER DA
C	27/04/18	DEVELOPMENT APPLICATION SET
B	20/04/18	DEVELOPMENT APPLICATION
A	17/04/18	DRAFT DA SET

Issue Rev.	Date	Description
I	05/10/21	CL4.56 MODIFICATION
H	24/06/21	Client Amendments to Sign-Off
G	05/05/21	OPERATION CHANGES
F	23/04/21	LOBBY AMENDMENTS

Contractor:

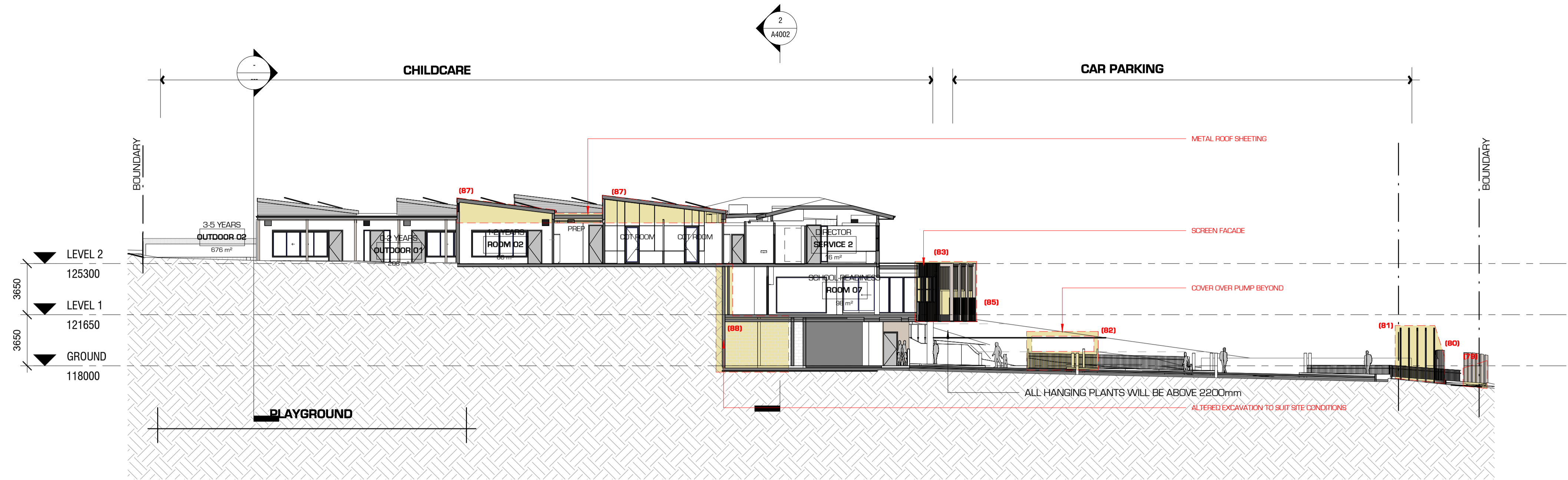
Client:
 WARRINGAH RD
 DEVELOPMENT PTY LTD
 C/O LIQUID DESIGN
 5.17 55 MILLER STREET
 PYRMONT NSW 2009

Project:
 "THE ORCHARD"
 CHILDCARE CENTRE
 723-727 WARRINGAH ROAD
 FORESTVILLE

Title:
 DETAILED ELEVATION
 PROPOSED EAST

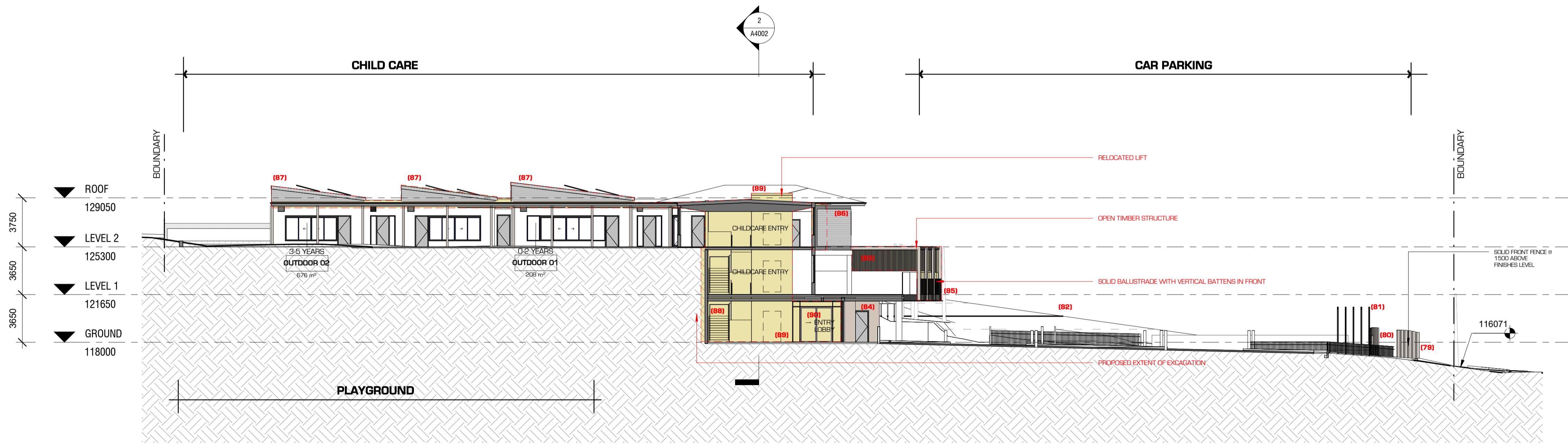
Drawn By: DM	Checked: CB	Project No: 3318
Date: 23 MARCH 2018	Sheet No: A3502	
Scale: 1 : 100	Issue: CL4.56 MODIFICATION	Revision: 1

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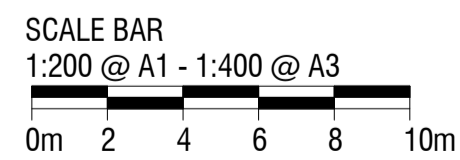


1 MASSING SITE SECTION - DRIVEWAY
1 : 200

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3 PROPOSED SECTION
1 : 200



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CL4.56 MODIFICATION

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