NOTES:

1. Car Parking & Access
The proposed child care centre offers 23 car spaces including a disabled car space with shared access.
Access - A proposed concrete driveway will provide access to the car park via a proposed concrete crossover off Falcon Rise.

2. Overlooking
The proposed child care centre has been designed to overlook its own internal open space, driveway or carpark. Screen vegetation will be used to soften fencelines and further prevent overlooking where considered necessary. (See landscape plan)

3. Shadows
Refer to the Shadow Diagrams Plan for solar access to all lots.

4. Spot levels and contours shown are to the Australian Height Datum.

5. Sightline Splay
2m x 2.5m splay to be 50% clear of visual obstructions above 900mm in height.

5. Internal Dimensions
Internal dimensions are approximate only and may be subject to change.

6. Finished Surface Levels
Finished surface levels are subject to change upon Traffic Engineer Report.

7. Internal Play Areas
Room sizes do not include storage areas, cabinetry or door swings.

ACTIVITY AREA SUMMARY:

	Required Area	Actual Area
Activity Area 1 - 16 Places X 3.25m²	52.0m²	53.14m²
Activity Area 2 - 16 Places X 3.25m²	52.0m²	53.26m²
Activity Area 3 - 8 Places X 3.25m²	26.0m²	71.98m²
Activity Area 4 - 22 Places X 3.25m²	71.5m²	71.98m²
Activity Area 5 - 22 Places X 3.25m²	71.5m²	71.54m²
Activity Area 6 - 22 Places X 3.25m²	71.5m²	71.75m²
Outdoor Play Area - 106 Places X 7m²	742.0m²	767.20m²

OPERATION HOURS:

	OPENING	CLOSING
MONDAY	6:30am	6:30pm
TUESDAY	6:30am	6:30pm
WEDNESDAY	6:30am	6:30pm
THURSDAY	6:30am	6:30pm
FRIDAY	6:30am	6:30pm
SATURDAY	CLOSED	
SUNDAY	CLOSED	

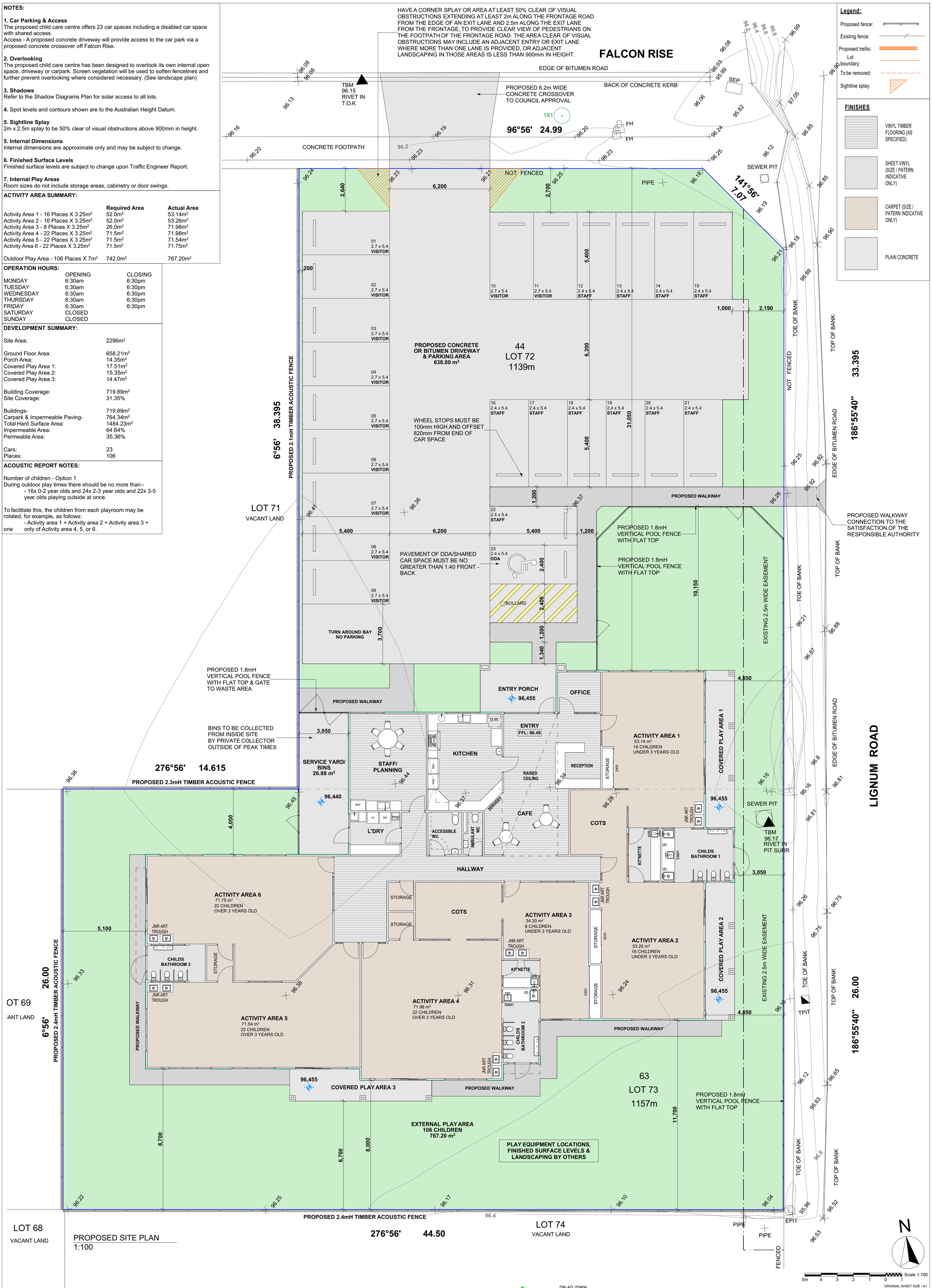
DEVELOPMENT SUMMARY:

Site Area:	2296m²
Ground Floor Area:	658.21m²
Porch Area:	14.35m²
Covered Play Area 1:	17.51m²
Covered Play Area 2:	15.35m²
Covered Play Area 3:	14.47m²
Building Coverage:	719.89m²
Site Coverage:	31.35%
Buildings-	719.89m²
Carpark & Impermeable Paving-	764.34m²
Total Hard Surface Area:	1484.23m²
Impermeable Area:	64.64%
Permeable Area:	35.36%
Cars:	23
Places:	106

ACOUSTIC REPORT NOTES:

Number of children - Option 1
During outdoor play times there should be no more than:-
- 16x 0-2 year olds and 24x 2-3 year olds and 22x 3-5 year olds playing outside at once.

To facilitate this, the children from each playroom may be rotated, for example, as follows:
- Activity area 1 + Activity area 2 + Activity area 3 + one only of Activity area 4, 5, or 6.



PROPOSED SITE PLAN
1:100

Legend:
Proposed fence:
Existing fence:
Proposed trellis:
Lot boundary:
To be removed:
Sightline splay:

FINISHES
VINYL TIMBER FLOORING (AS SPECIFIED)
SHEET VINYL (SIZE / PATERN INDICATIVE ONLY)
CARPET (SIZE / PATERN INDICATIVE ONLY)
PLAIN CONCRETE

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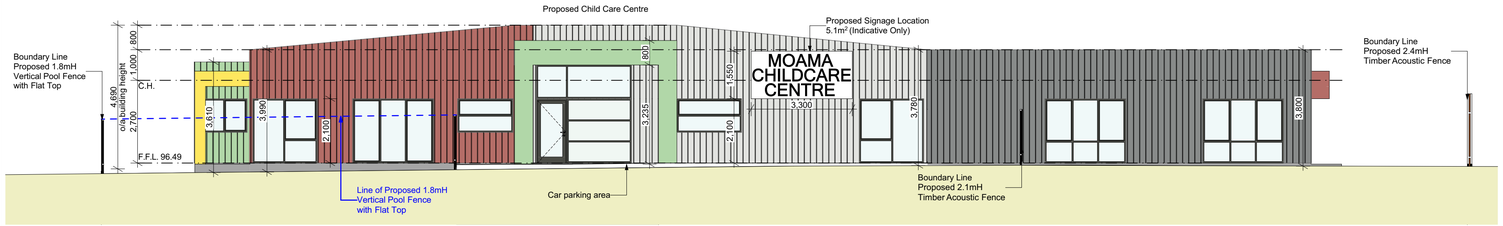
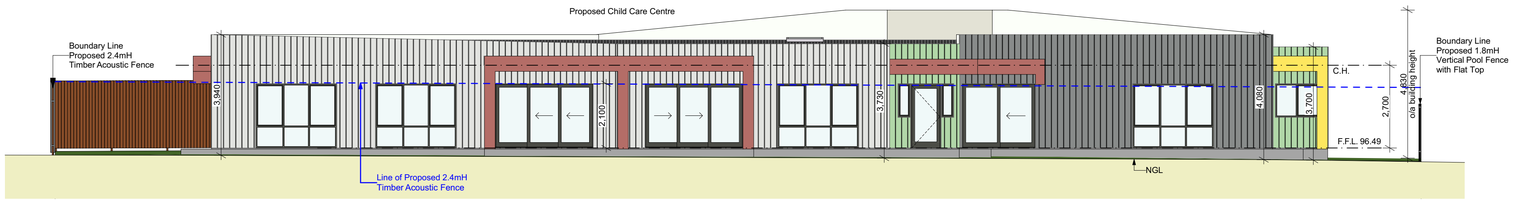
REV	DESCRIPTION	Drn	Ckd	Date
B	CAR PARKING & ACOUSTIC AMENDMENTS	D.P	D.P	28.10.24
A	ISSUED FOR TOWN PLANNING APPROVAL	D.P	D.P	16.04.24

FOR: Mr. Paolo Seno
PROJECT: Proposed Child Care Centre at Lot 72 & 73 Lignum Road, Moama NSW 2731
TITLE: Proposed Site Plan
JOB No. 10145
SCALE 1:100
SHEET 1



NORTH ELEVATION
1:100



SOUTH ELEVATION
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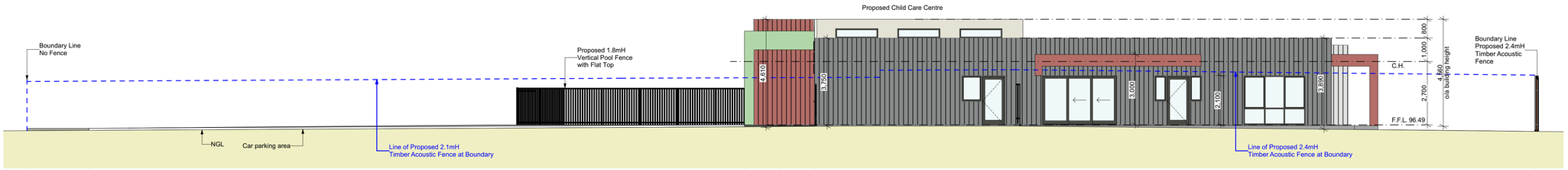
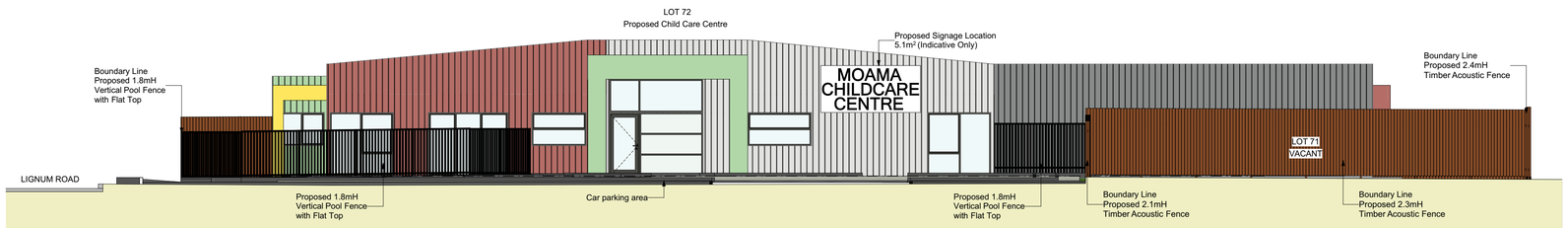


WEST ELEVATION
1:100

EAST ELEVATION
1:100



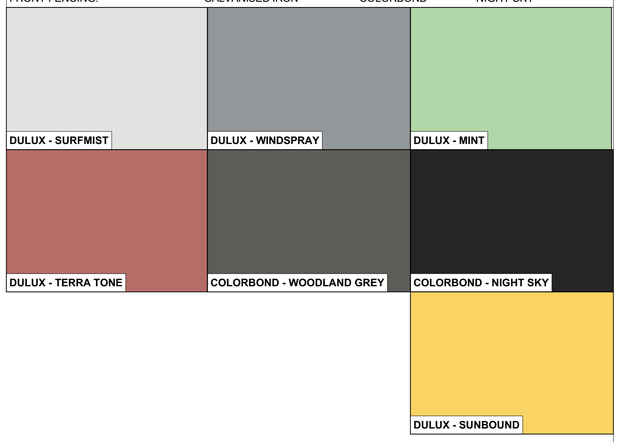
STREETSCAPE ELEVATION - EACOTT ROAD
1:100

STREETSCAPE ELEVATION - LIGNUM ROAD
1:100

MATERIALS, FINISHES & COLOURS

Note: Colours may be similar to those listed to allow for variation between brands

EXTERNAL WALLS:	SCYON AXON	DULUX	SURFMIST
EXTERNAL WALLS:	SCYON AXON	DULUX	WINDSPRAY
EXTERNAL WALLS:	SCYON AXON/PAINT	DULUX	MINT
EXTERNAL WALLS:	SCYON AXON/PAINT	DULUX	TERRA TONE
EXTERNAL WALLS:	PAINT	DULUX	SUNBOUND
WINDOW & DOOR FRAMES:	ALUMINIUM	POWDERCOATED	WOODLAND GREY
ROOFING:	GALVANISED IRON	COLORBOND	WOODLAND GREY
FRONT FENCING:	GALVANISED IRON	COLORBOND	NIGHT SKY



N

ORIGINAL SHEET SIZE - A1

5m 4 3 2 1 0 1 Scale 1:100

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REV	DESCRIPTION	Dwn	Chd	Date
B	CAR PARKING & ACOUSTIC AMENDMENTS	D.P.	D.P.	24.10.24
A	ISSUED FOR TOWN PLANNING APPROVAL	D.P.	D.P.	16.04.24

FOR: Mr. Paolo Seno

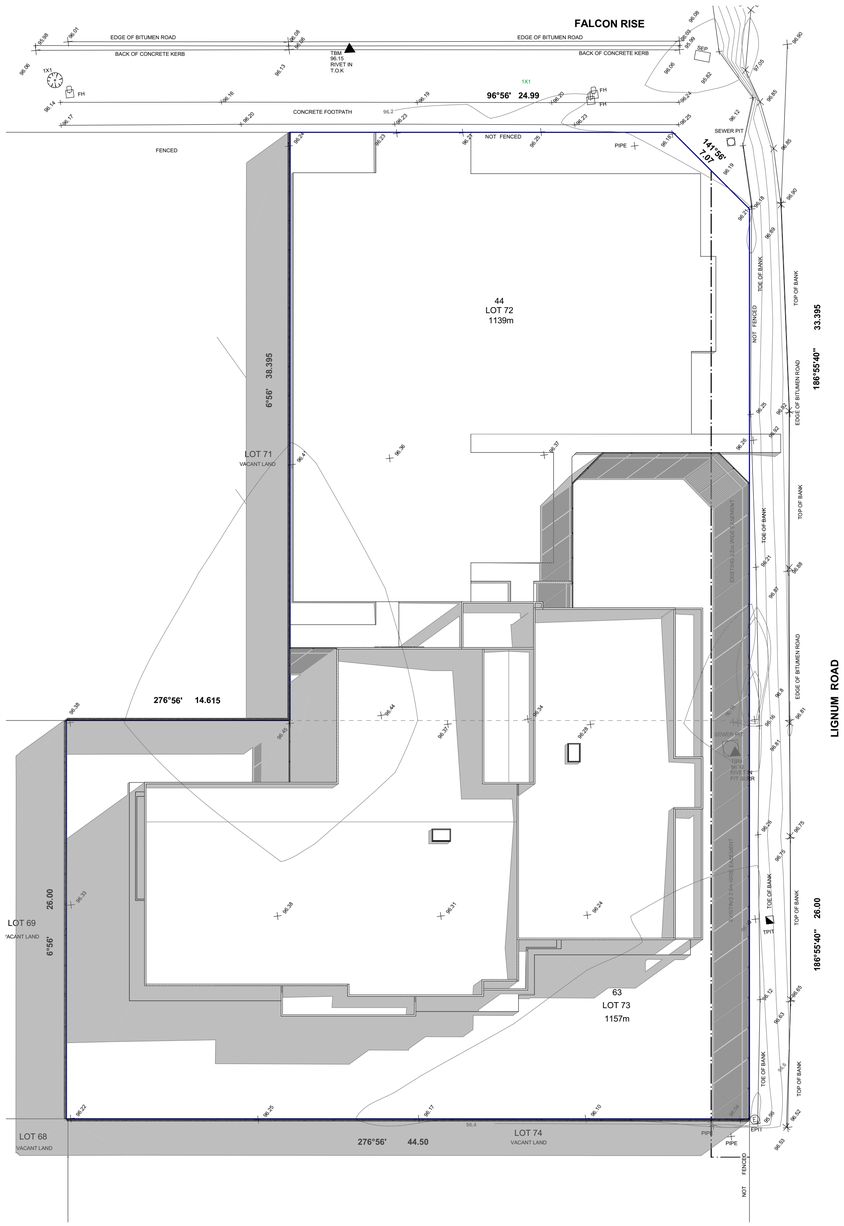
PROJECT: Proposed Child Care Centre at Lot 72 & 73 Lignum Road, Moama NSW 2731

TITLE: Elevations

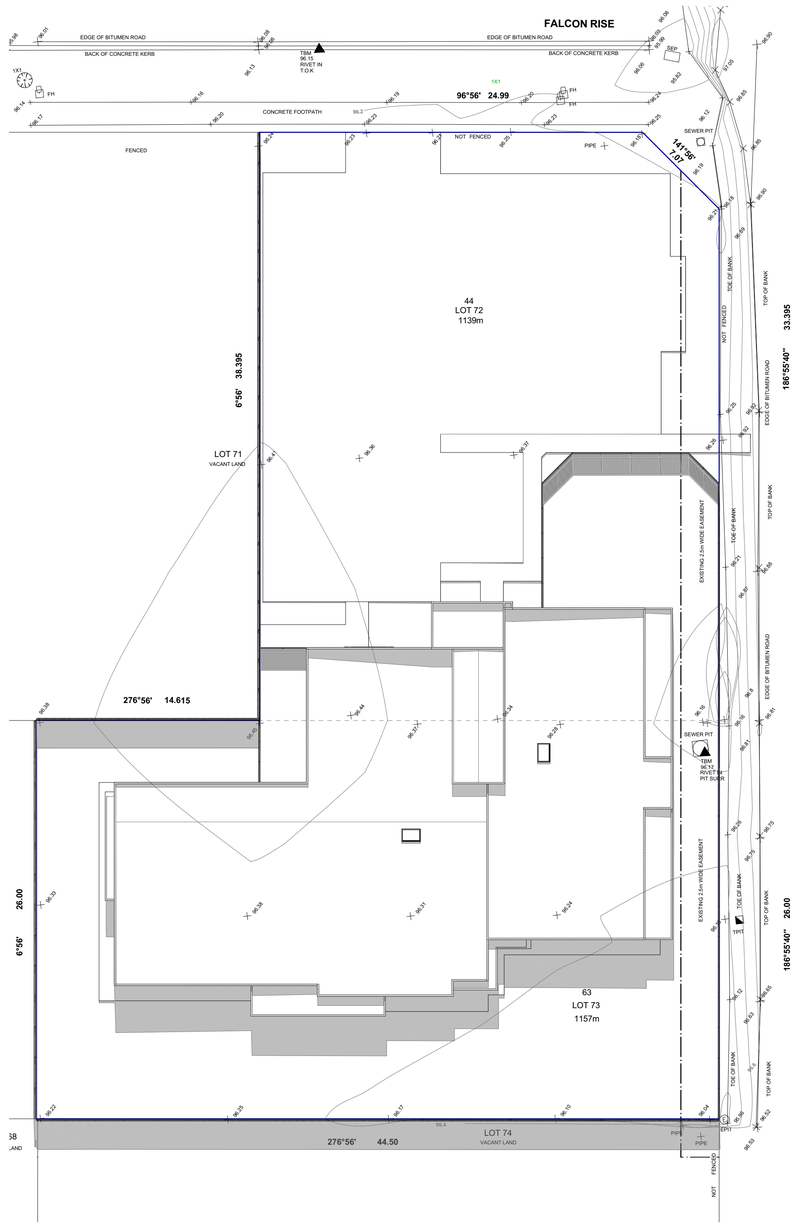
JOB No. 10145

SCALE 1:100

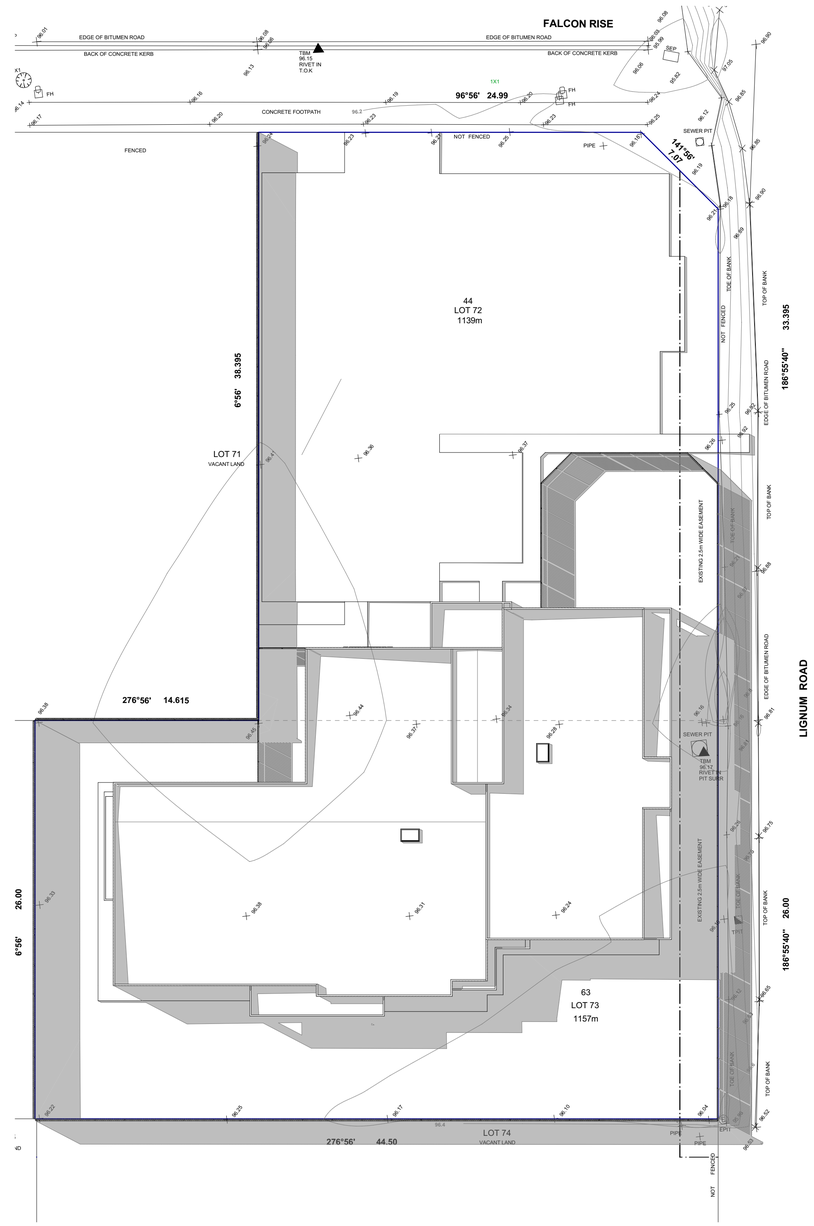
SHEET 2



Shadow Diagram 9am
1:200



Shadow Diagram 12pm
1:200



Shadow Diagram 3pm
1:200

N

ORIGINAL SHEET SIZE - A1

Scale 1:200

5m 4 3 2 1 0 1

NOTE: ANGLE OF SHADOWS TAKEN AT 22nd SEPTEMBER

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A	ISSUED FOR TOWN PLANNING APPROVAL	D.P	D.P	16.04.24

FOR: Mr. Paolo Seno

PROJECT: Proposed Child Care Centre at Lot 72 & 73 Lignum Road, Moama NSW 2731

TITLE: Shadow Diagrams

JOB No. 10145

SCALE 1:200

SHEET 3