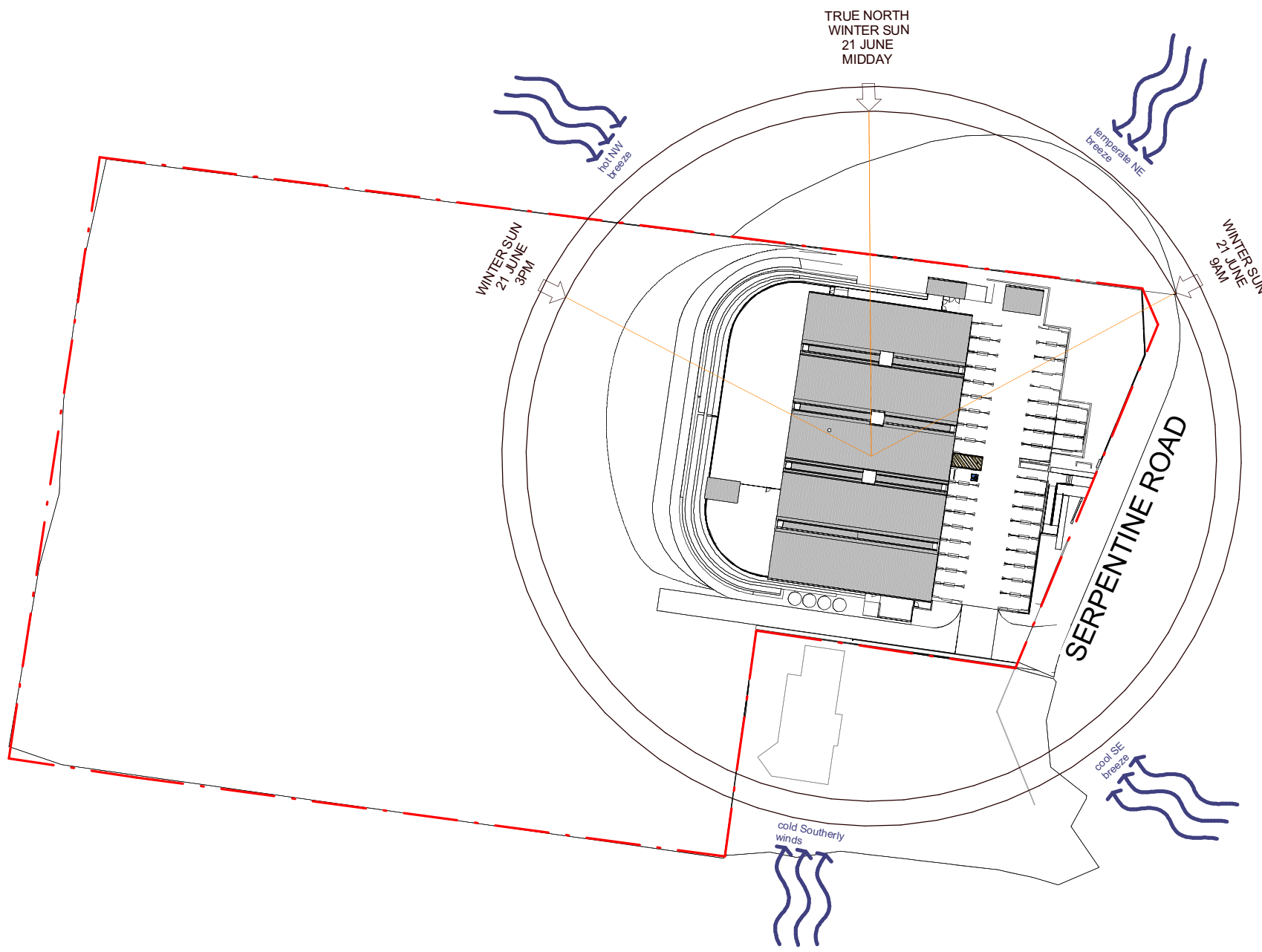




# 1 LOCATION PLAN

NTS | INDICATIVE



# 2 SITE ANALYSIS PLAN

1 : 1000

## KEY PROJECT DATA

TOTAL SITE AREA (SURVEY Lot 2, DP746657 )	1.783 Ha
PROPOSED SITE COVERAGE (Excl. Carpark)	<b>1120 m2</b>
PROPOSED GFA	<b>936 m2</b>
PROPOSED CHILDCARE PLACES	113 PLACES
NUMBER OF STAFF (FULL + PART TIME)	21 STAFF
PROPOSED PARKING (38+3)	41 CARS
UNENCUMBERED INDOOR PLAY AREA	472 m2 TOTAL
UNENCUMBERED OUTDOOR PLAY AREA	857 m2 TOTAL

## DRAWING LIST

NUMBER	NAME	REVISION
A100	TITLE + LOCATION	N
A101	SITE PLAN	N
A102	ROOF PLAN	M
A103	GROUND FLOOR LEVEL	M
A105	ELEVATIONS 1	M
A106	ELEVATIONS 2	M
A107	SECTIONS	M
A108	SHADOW STUDY SUMMER	K
A109	SHADOW STUDY WINTER	K
A200	DEMOLITION PLAN	I
A301	DETAIL PLAN - FRONTAGE DESIGN + FENCING	M
A302	DETAILED BOUNDARY SECTIONS	M
A303	DETAILED BOUNDARY SECTIONS	M
A304	DETAILED FENCE PLAN + SECTIONS	M
A305	INTERNAL ELEVATIONS - KITCHEN	C
A400	EXTERNAL FINISHES SCHEDULE	M
A450	SIGNAGE & LETTER BOX DETAILS	C
A500	TREE RETENTION PLAN	N
A550	RWMP - SITE PREPARATION	I
A551	RWMP - CONSTRUCTION	I
A552	RWMP - OPERATION	J
A600	NOTIF SITE + ROOF	K
A601	NOTIF ELEVATIONS	K

## REVISIONS

ISSUE	DESCRIPTION	DATE
E	ADDITIONAL OPERATOR AMENDMENTS	14/11/24
F	WC + ROOM 2 LAYOUT AMENDMENTS, RAIN GARDEN REMOVED	18/11/24
G	OPERATOR AND BCA AMENDMENTS	05/12/24
I	ADDITIONAL SITE, NEIGHBOURING PROPERTY DETAILED ADDED, ADDITIONAL SITE SECTIONS DRIVEWAY AND EXISTING FOOTPATH DETAIL ADDED.	22/04/25
J	ADDITIONAL DETAILS ADDED TO LANDSCAPED WALLS, FENCING, OSM FOOTPRINT AMENDMENTS, CIVIL DESIGN, OPERATIONAL UPDATES	10/07/25
K	CIVIL DESIGN AMENDMENTS, INCLUDING RL ADJUSTMENTS.	29/07/25
L	ADDITIONAL PARKING PROVISION ADDED, CIVIL VAC UPDATES	24/10/25
N	WASTE WATER FOOTPRINT UPDATED	26/11/25

### GENERAL OPTED NOTES:

- THE STREET NUMBER WILL BE PROMINENTLY DISPLAYED ON THE KEY- SECURED LETTERBOX AND WILL BE ILLUMINATED AT NIGHT.
- DIRECTIONAL AND BUILDING IDENTIFICATION SIGNAGE WILL BE CLEARLY INDICATED TO DENOTE THE LOCATION OF THE BUILDING ENTRY.
- A SECURITY AND CCTV SYSTEM WILL BE INSTALLED TO MONITOR BOTH THE INTERIOR AND EXTERIOR OF THE BUILDING, AS WELL AS TO MANAGE VISITOR AND STAFF ACCESS.
- BUILDING CCTV RECORDINGS WILL BE APPROPRIATELY STORED.
- SECURITY LIGHTING WILL BE INSTALLED TO SUFFICIENTLY SUPPORT CCTV FOOTAGE.
- WASTE BINS WILL BE FULLY ENCLOSED WITHIN A PURPOSE-BUILT STRUCTURE.
- FENCES AND BARRIERS ENCLOSING OUTDOOR AREAS WILL BE NON-CLIMBABLE IN ACCORDANCE WITH AS1526.1.
- ALL DOORS, WINDOWS, AND OPENINGS WILL BE SECURED WITH LOCKSETS AS REQUIRED TO SECURE THE BUILDING.
- THE BUILDING SYSTEMS AND CONSTRUCTION WILL ADHERE TO THE BUILDING CODE OF AUSTRALIA.
- THE CC STAGE LIGHTING DESIGN WILL CREATE WELL-LIT SPACES AROUND THE BUILDING.
- THE SITE WILL BE SECURED AND MONITORED BY THE MAIN CONTRACTOR DURING CONSTRUCTION.
- AN EMERGENCY MANAGEMENT AND EVACUATION PLAN WILL BE IN PLACE PRIOR TO THE COMMENCEMENT OF OPERATIONS.
- PLEASE REFER TO THE CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED) REPORT SUBMITTED WITH THE DEVELOPMENT APPLICATION FOR ALL CRIME PREVENTION DETAILS.

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Nominated Architect Jarrod Lamshed NSW REG. 8763

### Project

**PROPOSED EARLY LEARNING CENTRE**  
167 SERPENTINE ROAD TERRIGAL, NSW

### Title

**TITLE + LOCATION**

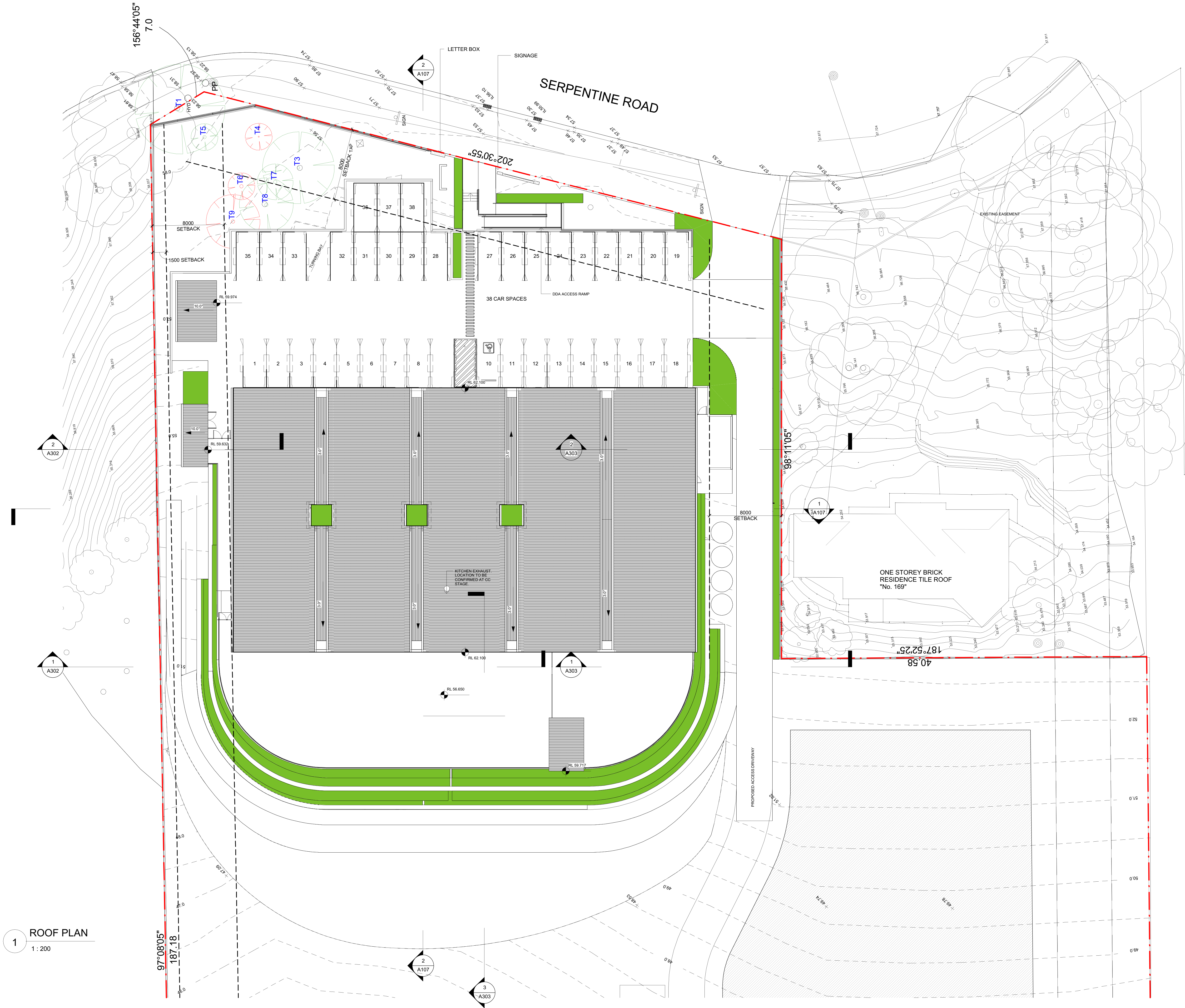
Date	Drawn	Scale
26/11/25	HNG	As indicated

Drawing No.	Revision
<b>A100</b>	<b>N</b>









1 ROOF PLAN  
1 : 200

REVISIONS		
ISSUE	DESCRIPTION	DATE
F	WC + ROOM 2 LAYOUT AMENDMENTS, RAIN GARDEN REMOVED	18/11/24
G	OPERATOR AND BCA AMENDMENTS	05/12/24
I	ADDITIONAL SITE, NEIGHBOURING PROPERTY DETAILED ADDED, ADDITIONAL SITE SECTIONS, DRIVEWAY AND EXISTING FOOTPATH DETAILED ADDED.	22/04/25
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L	ADDITIONAL PARKING PROVISION ADDED, CIVIL VAC UPDATES	24/10/25
M	FRONTAGE DETAILED DESIGN PLAN AND ELEVATIONS AND RAIN GARDEN DETAILS ADDED	20/11/25

- DP DOWN PIPE  
WB WATER BUBBLERS  
EXISTING RL  
PROPOSED RL  
SUPERVISION VIEW ACCESS  
NATURAL LIGHT ACCESS  
NATURAL VENTILATION  
INTERNAL FLOOR AREA  
OUTDOOR PLAY AREA  
SHADED OUTDOOR PLAY AREA

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• ACCESS DRIVEWAY PROFILE  
• MAINTENANCE TURNING AREA  
• DRAINAGE PITS + OSD + STORMWATER

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Project

**PROPOSED EARLY  
LEARNING CENTRE**  
167 SERPENTINE ROAD TERRIGAL, NSW

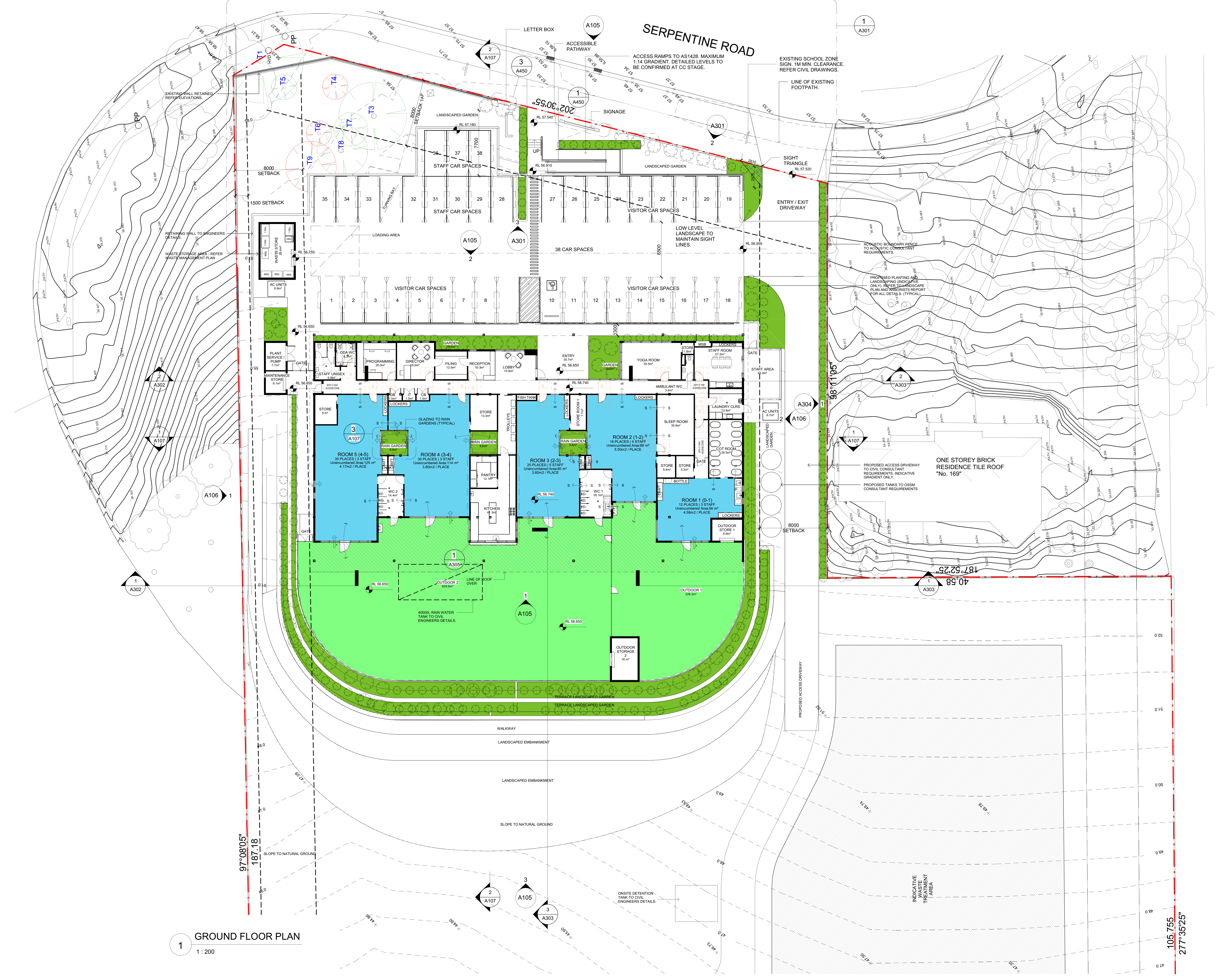
Title

**ROOF PLAN**

Date 20/11/25 Drawn HNG Scale As indicated

Drawing No. A102 Revision M





REVISIONS		
ISSUE	DESCRIPTION	DATE
E	ADDITIONAL OPERATOR AMENDMENTS	14/11/24
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M	FRONTAGE DETAILED DESIGN PLAN AND ELEVATIONS AND RAIN GARDEN DETAILS ADDED	20/11/25

- DP DOWN PIPE  
WB WATER BUBBLERS  
EXISTING RL  
PROPOSED RL  
SUPERVISION VIEW ACCESS  
NATURAL LIGHT ACCESS  
NATURAL VENTILATION  
INTERNAL FLOOR AREA  
OUTDOOR PLAY AREA  
SHADED OUTDOOR PLAY AREA

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• DRAINAGE PITS + OSD + STORMWATER  
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Project  
**PROPOSED EARLY LEARNING CENTRE**  
167 SERPENTINE ROAD TERRIGAL, NSW

Title  
**GROUND FLOOR LEVEL**

Date  
20/11/25

Drawn  
HNG

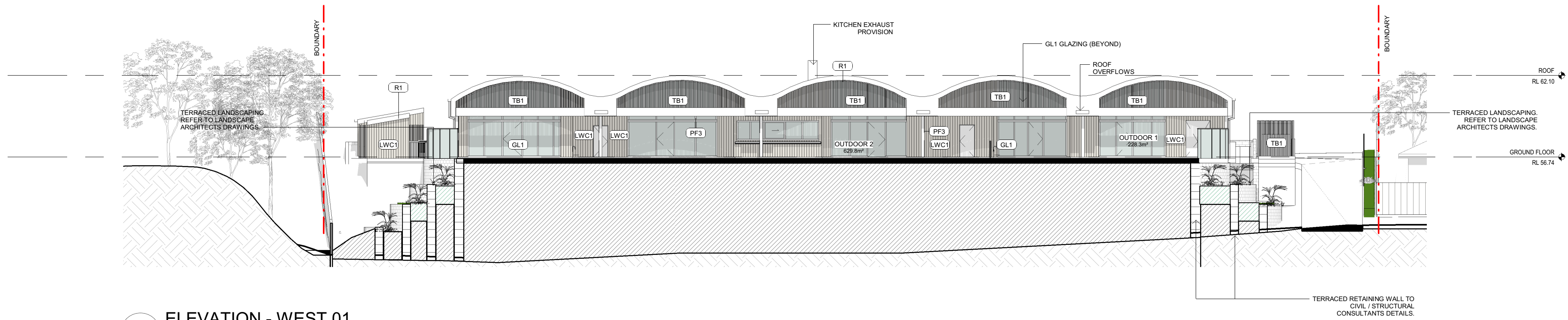
Scale  
As indicated

Drawing No.  
A103

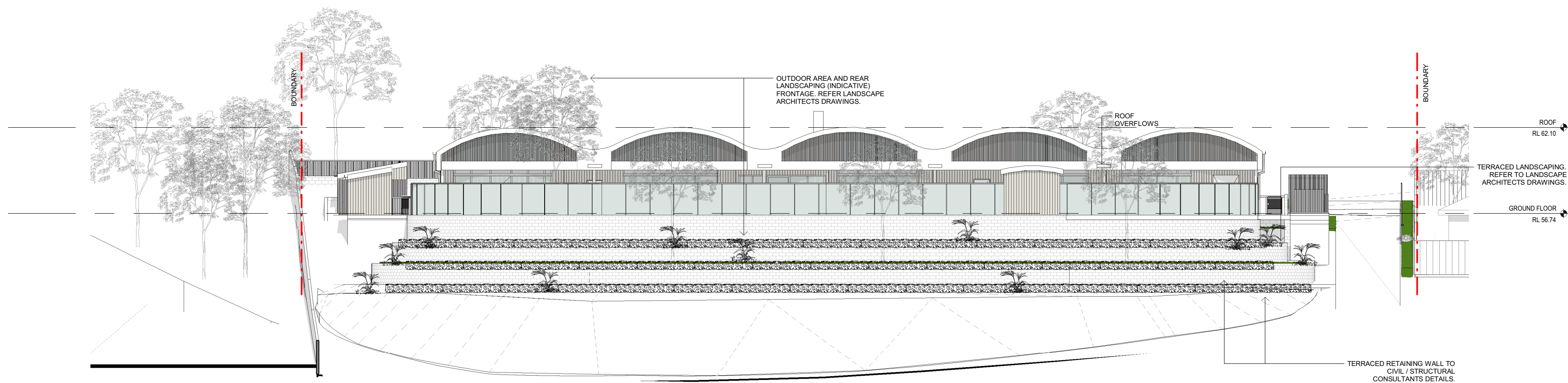
Revision  
M



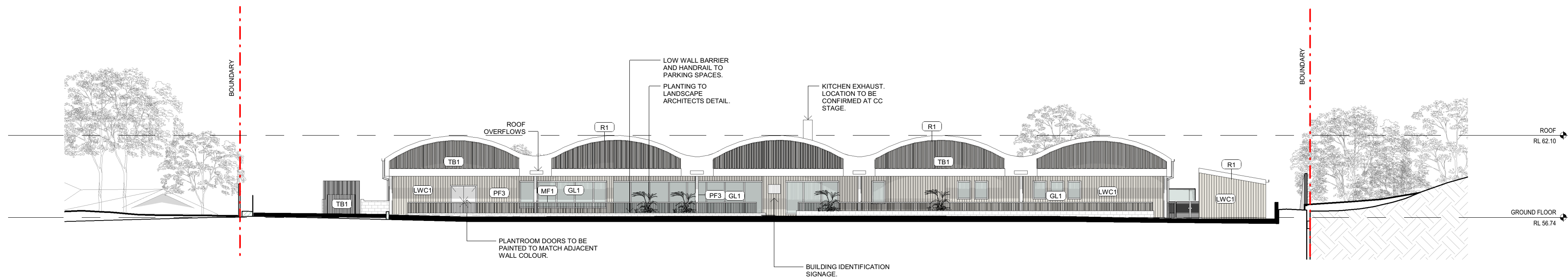
REVISIONS		
ISSUE	DESCRIPTION	DATE
A	ISSUED FOR COORDINATION	14/10/24
B	OPERATOR AMENDMENTS AND INITIAL ARBORIST ADVICE	05/11/24
C	GROUND FLOOR LEVEL, REAR RETAINING WALL, ACCESS AND DESIGN AMENDMENTS	08/11/24
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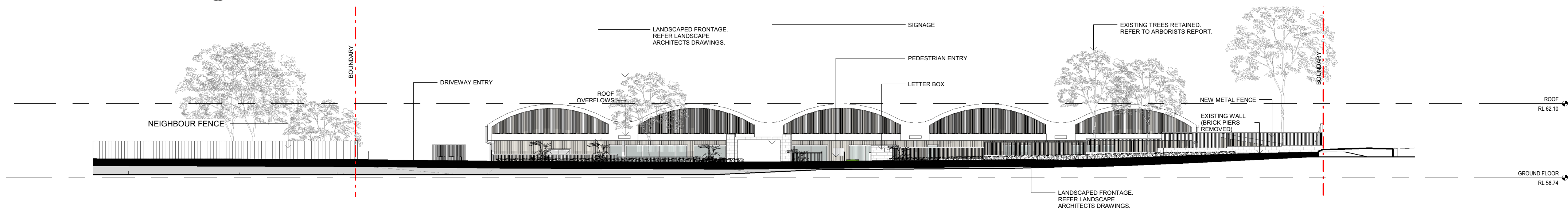
1  
ELEVATION - WEST 01  
1 : 200



3  
ELEVATION - WEST 02  
1 : 200



2  
ELEVATION EAST 01  
1 : 200



4  
ELEVATION EAST - SERPENTINE ROAD  
1 : 200

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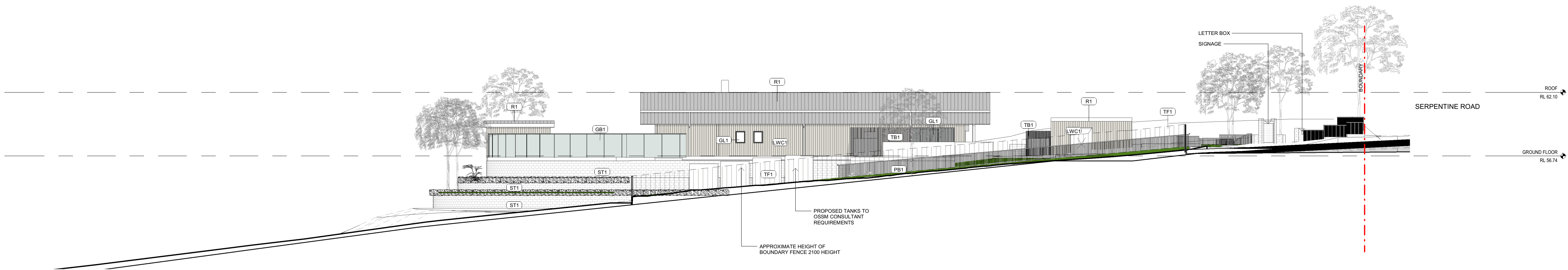
Project  
**PROPOSED EARLY LEARNING CENTRE**  
167 SERPENTINE ROAD TERRIGAL, NSW

Title ELEVATIONS 1		
Date	Drawn	Scale
20/11/25	HNG	As indicated
Drawing No.	Revision	
A105	M	





1 ELEVATION NORTH  
1 : 200



2 ELEVATION SOUTH  
1 : 200

REVISIONS		
ISSUE	DESCRIPTION	DATE
A	ISSUED FOR COORDINATION	14/10/24
B	OPERATOR AMENDMENTS AND INITIAL ARBORIST ADVICE	05/11/24
C	GROUND FLOOR LEVEL, REAR RETAINING WALL, ACCESS AND DESIGN AMENDMENTS	08/11/24
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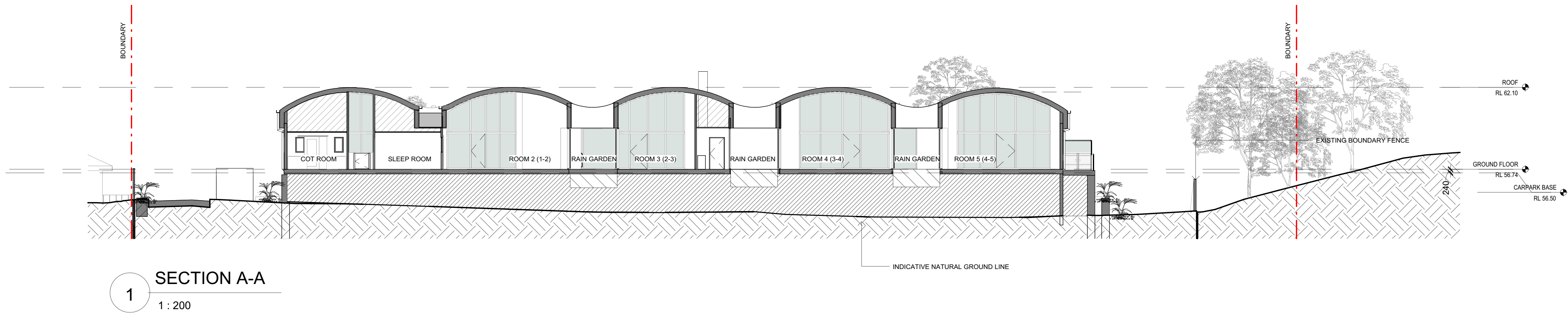
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Nominated Architect Jarrod Lamshed NSW REG. 8763

Project  
**PROPOSED EARLY LEARNING CENTRE**  
167 SERPENTINE ROAD TERRIGAL, NSW

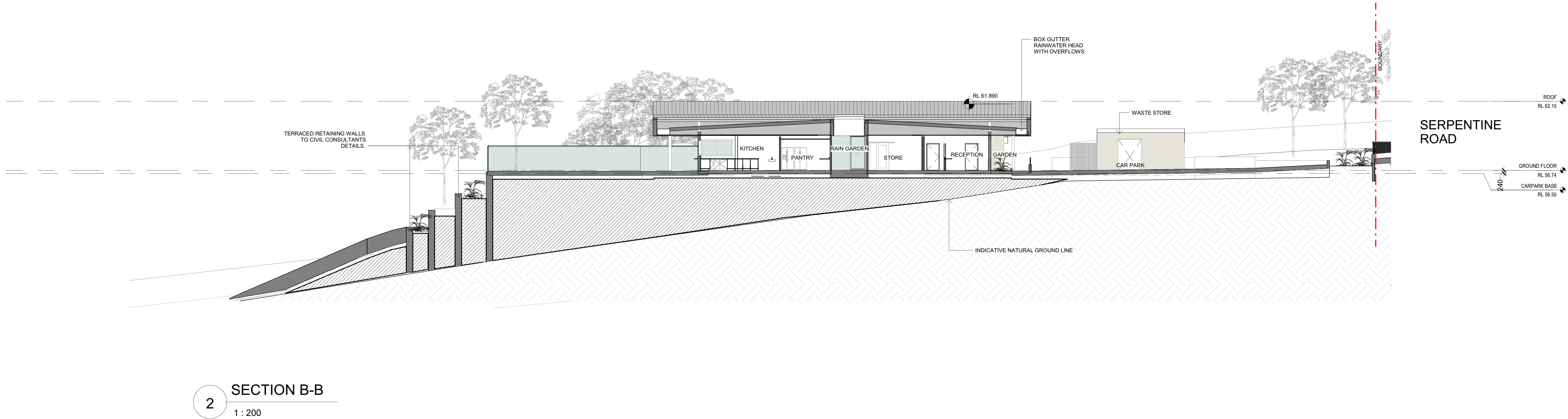
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Date	Drawn	Scale
20/11/25	HNG	As indicated
Drawing No.	Revision	
A106	M	



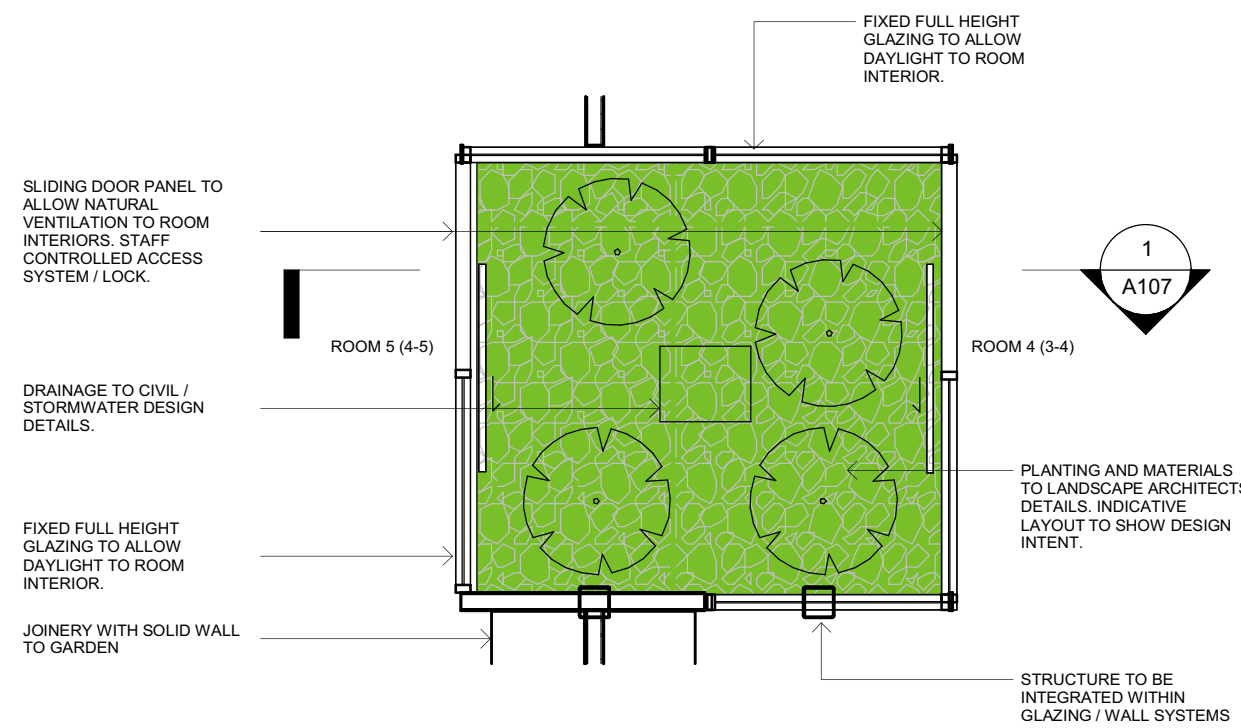
REVISIONS		
ISSUE	DESCRIPTION	DATE
A	ISSUED FOR COORDINATION	14/10/24
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1 SECTION A-A  
1 : 200



2 SECTION B-B  
1 : 200



3 RAIN GARDEN - TYPICAL DESIGN DETAIL  
1 : 50



RAIN GARDEN - REFERENCE IMAGE  
1 : 100

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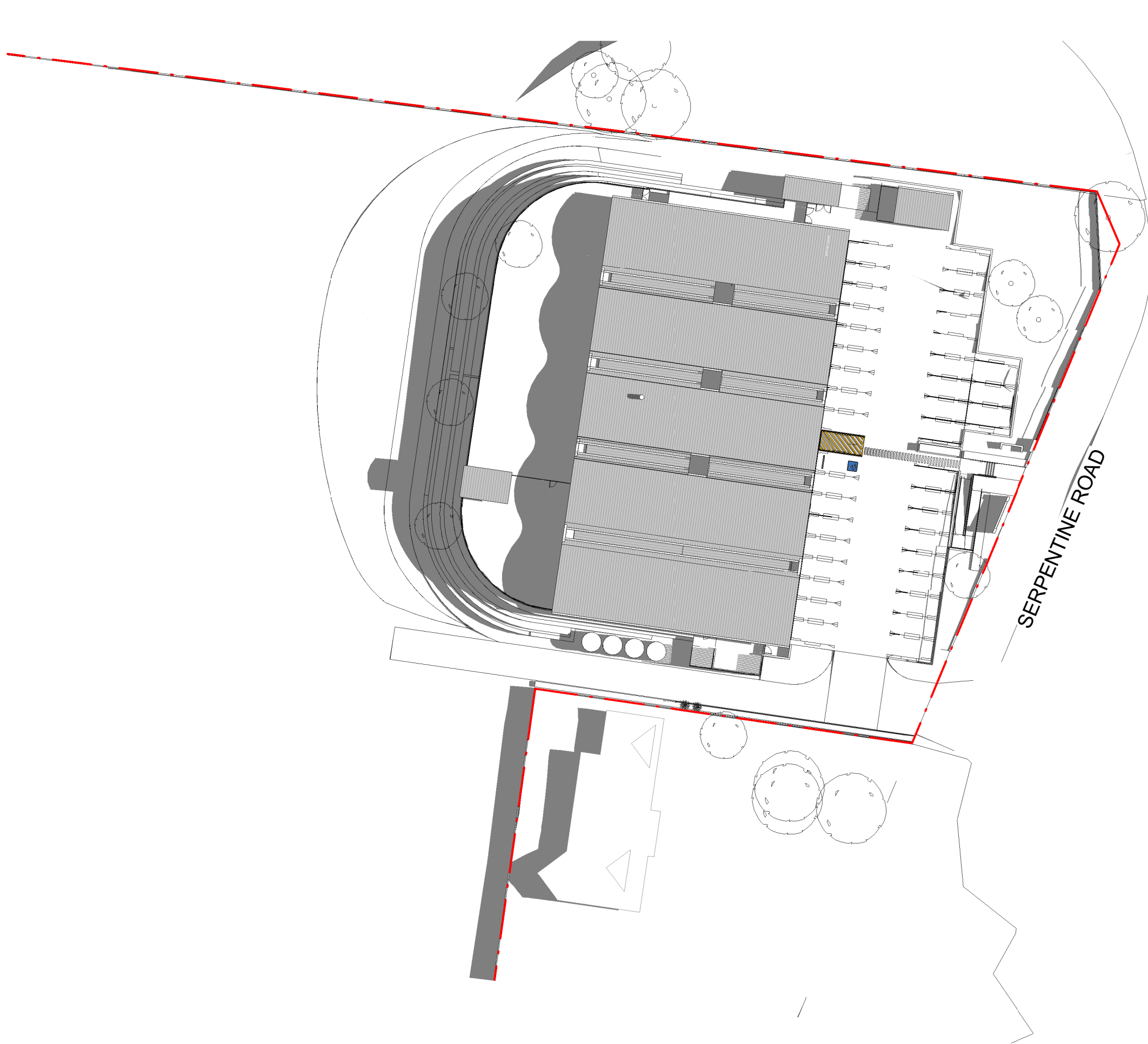
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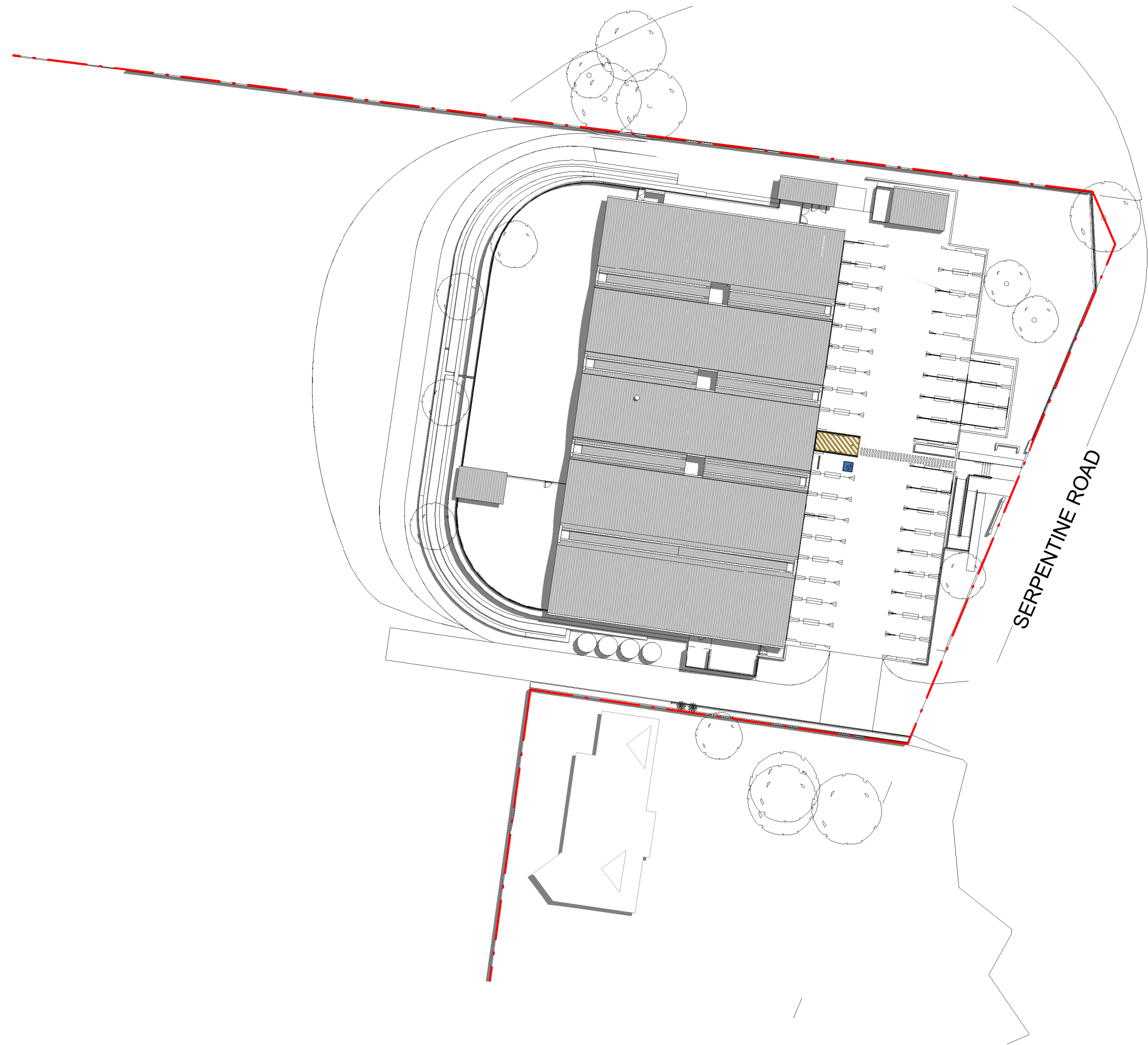
Project  
**PROPOSED EARLY LEARNING CENTRE**  
167 SERPENTINE ROAD TERRIGAL, NSW

SECTIONS		
Date	Drawn	Scale
20/11/25	HNG	As indicated
Drawing No.	Revision	
A107	M	

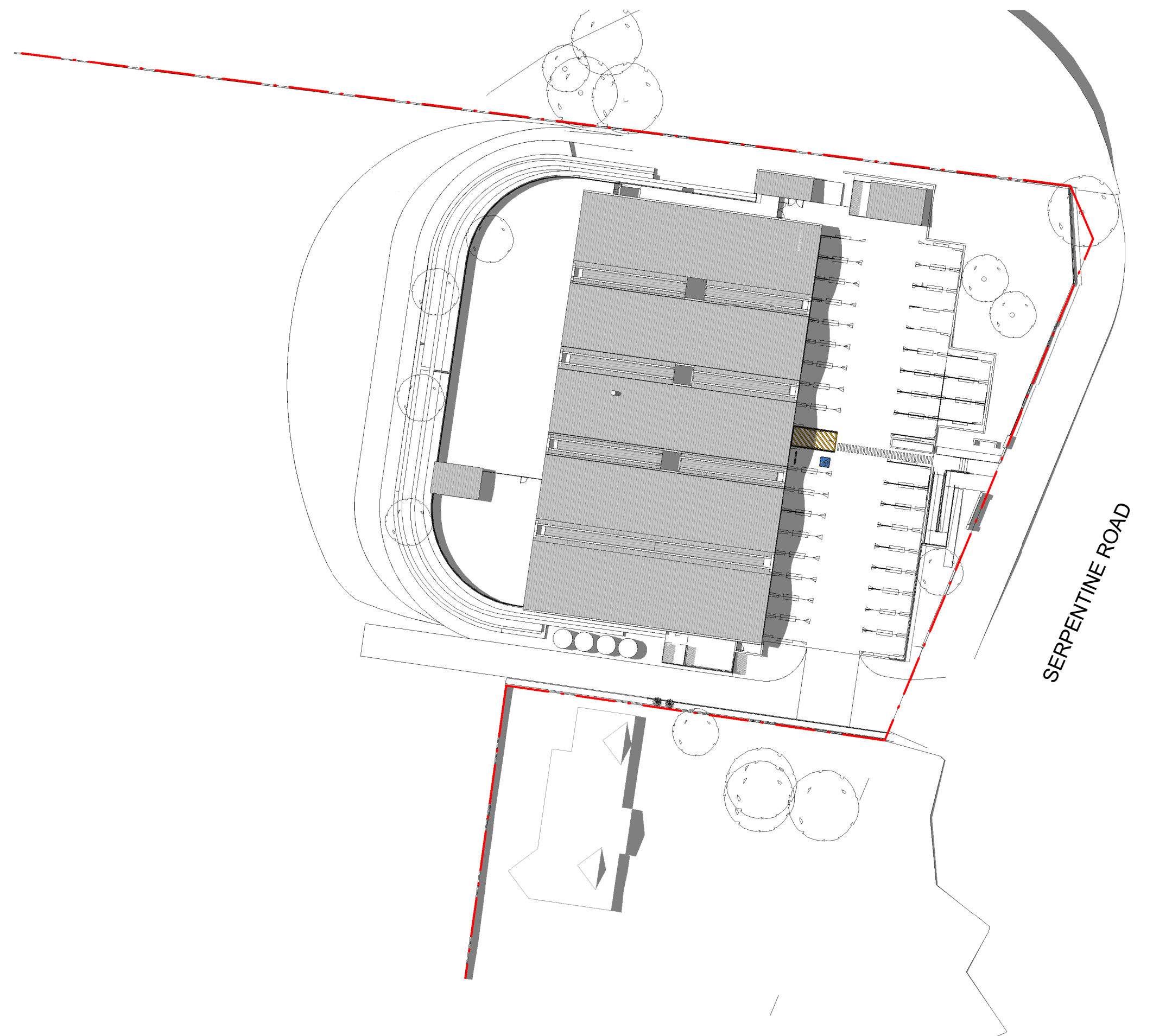




1 SUMMER 9AM  
1 : 500

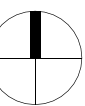


2 SUMMER 12PM  
1 : 500



3 SUMMER 3PM  
1 : 500

REVISIONS		
ISSUE	DESCRIPTION	DATE
A	ISSUED FOR COORDINATION	14/10/24
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Project

PROPOSED EARLY  
LEARNING CENTRE

167 SERPENTINE ROAD TERRIGAL, NSW

Title

SHADOW STUDY SUMMER

Date

29/07/25

Drawn

HNG

Scale

1 : 500

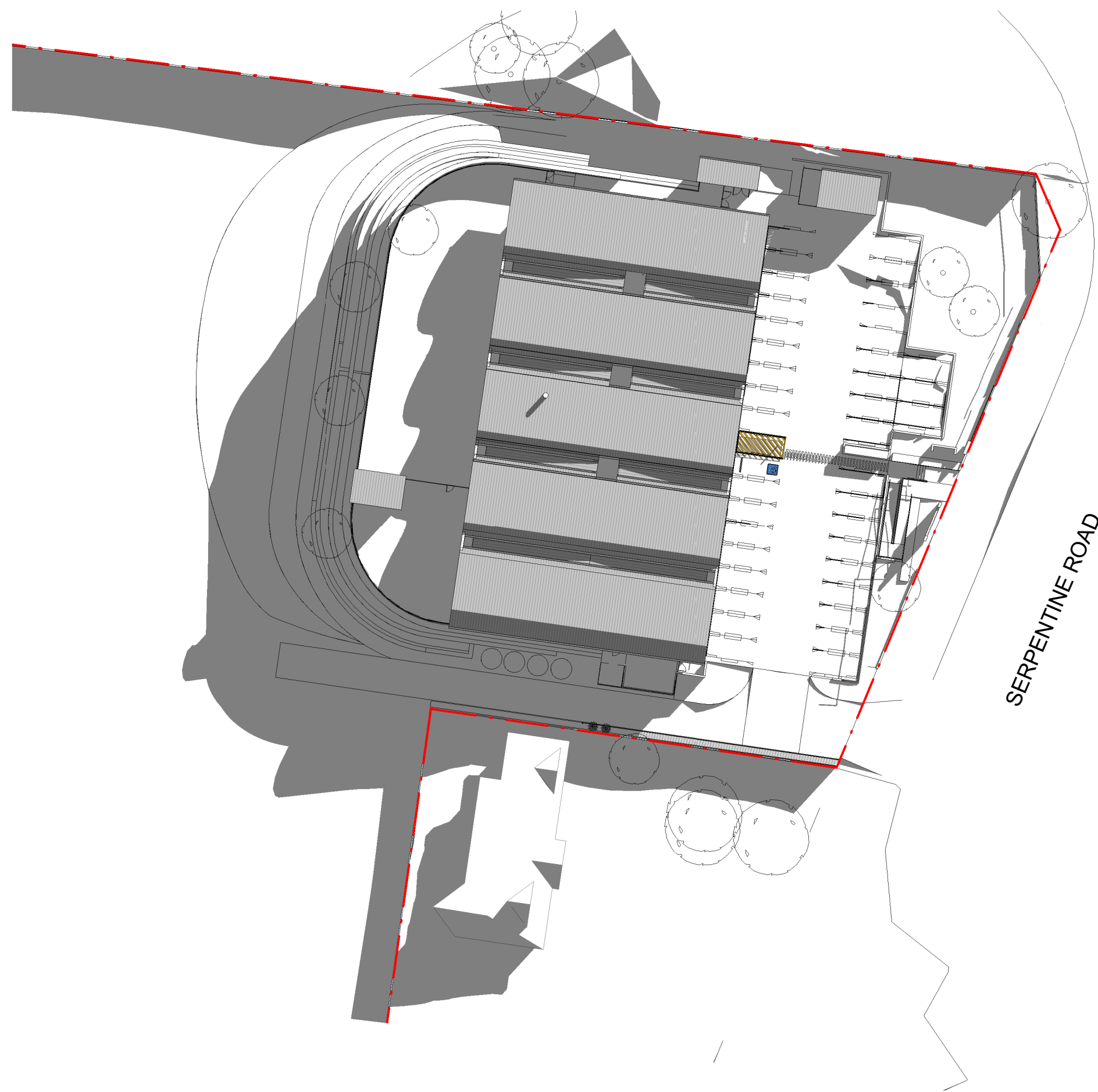
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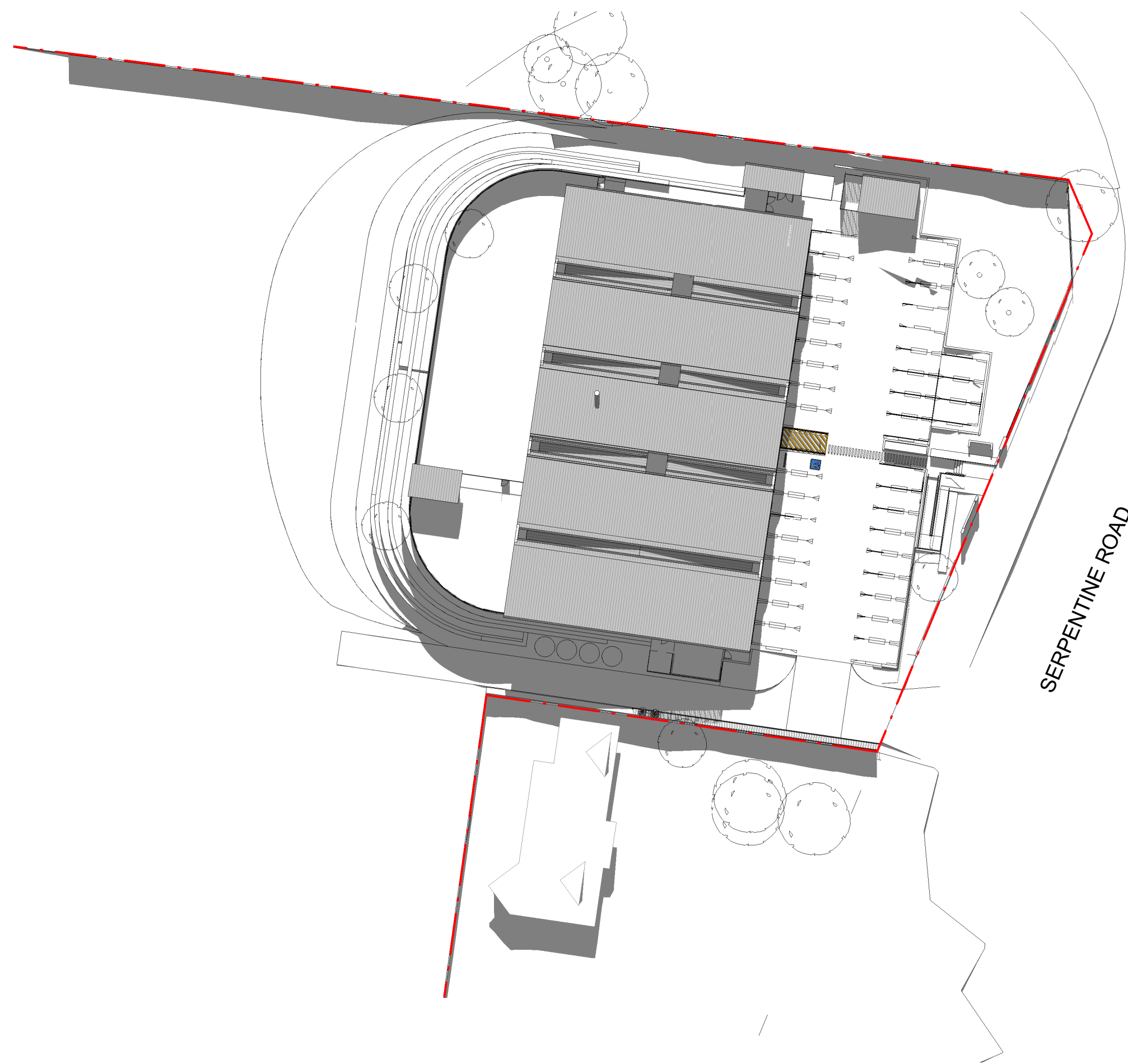
Revision

K

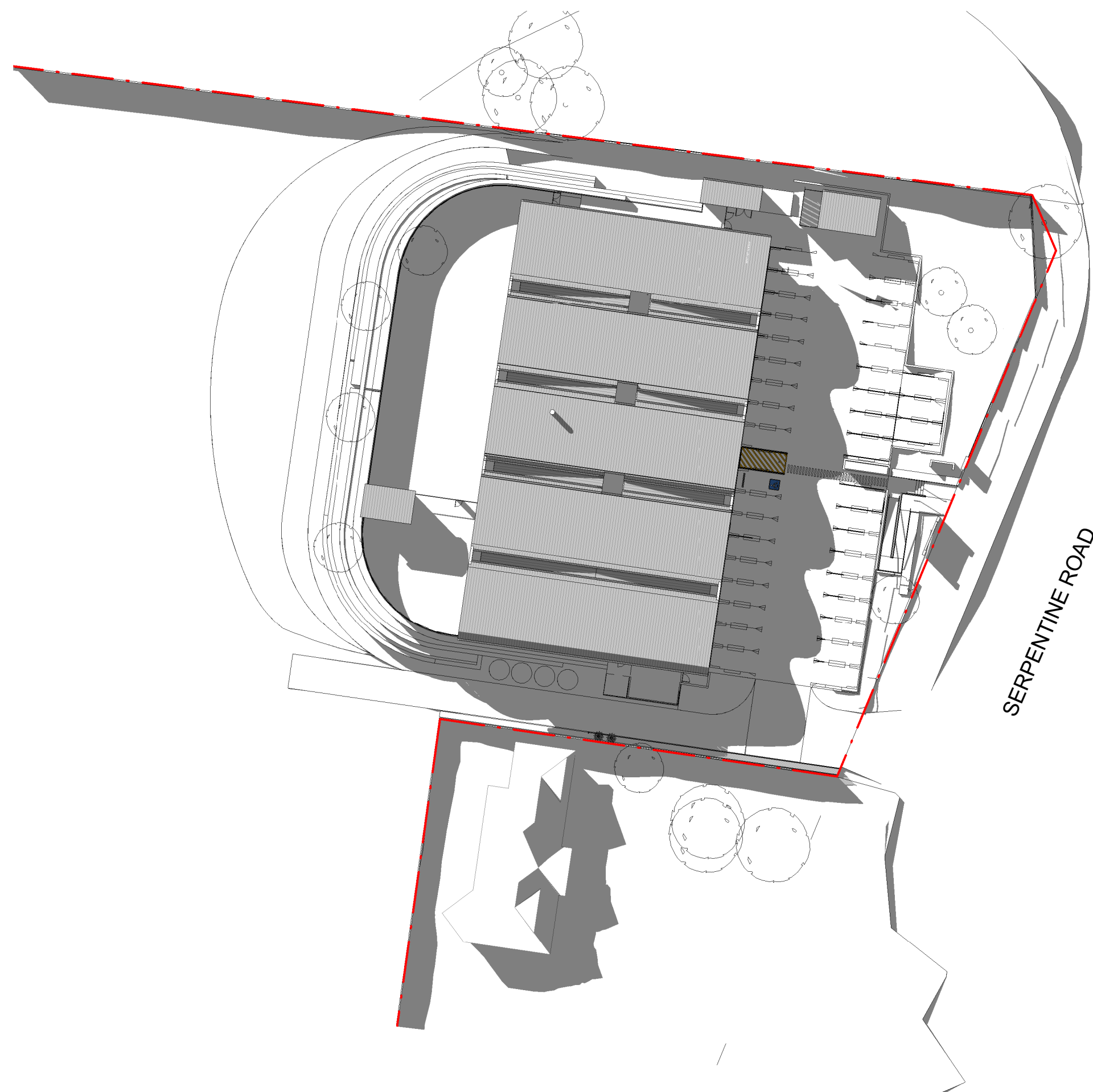




1 WINTER 9AM  
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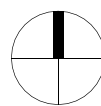


2 WINTER 12PM  
1 : 500



3 WINTER 3PM  
1 : 500

REVISIONS		
ISSUE	DESCRIPTION	DATE
A	ISSUED FOR COORDINATION	14/10/24
B	OPERATOR AMENDMENTS AND INITIAL ARBORIST ADVICE	05/11/24
C	GROUND FLOOR LEVEL, REAR RETAINING WALL, ACCESS AND DESIGN AMENDMENTS	08/11/24
I	ADDITIONAL SITE, NEIGHBOURING PROPERTY DETAILED ADDED, ADDITIONAL SITE SECTIONS, DRIVEWAY AND EXISTING FOOTPATH DETAIL ADDED.	22/04/25
K	CIVIL DESIGN AMENDMENTS, INCLUDING RL ADJUSTMENTS.	29/07/25



FOR DA APPROVAL



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Nominated Architect Jarrod Lamshed NSW REG. 8763

Project

PROPOSED EARLY  
LEARNING CENTRE

167 SERPENTINE ROAD TERRIGAL, NSW

Title

SHADOW STUDY WINTER

Date

29/07/25

Drawn

HNG

Scale

1 : 500

Drawing No.

A109

Revision

K



DEMOLITION NOTES:

- ALL DEMOLITION TO BE CARRIED OUT IN ACCORDANCE WITH AS2601-2001
- REFER ARBORISTS REPORT FOR TREES TO BE RETAINED AND TREE PROTECTION REQUIREMENTS PRIOR TO THE COMMENCEMENT OF DEMOLITION.



REVISIONS		
ISSUE	DESCRIPTION	DATE
A	ISSUED FOR COORDINATION	14/10/24
B	OPERATOR AMENDMENTS AND INITIAL ARBORIST ADVICE	05/11/24
C	GROUND FLOOR LEVEL, REAR RETAINING WALL, ACCESS AND DESIGN AMENDMENTS	08/11/24
D	ARBORIST, CIVIL STORMWATER ADVICE INCORPORATED	12/11/24
I	ADDITIONAL SITE, NEIGHBOURING PROPERTY DETAILED ADDED, ADDITIONAL SITE SECTIONS, DRIVEWAY AND EXISTING FOOTPATH DETAILED ADDED.	22/04/25

GENERAL NOTE:

ARCHITECTURAL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL CONSULTANT REPORTS, DRAWINGS AND SPECIFICATIONS SUBMITTED FOR APPROVAL.

ALL FENCES ENCLOSING OUTDOOR PLAY AREAS ARE TO COMPLY WITH AS1526-1 TO CREATE A LOCKABLE, NON CLIMBABLE BARRIER.

ALL EXISTING SITE SERVICES ARE INDICATIVE ONLY. REFER TO SURVEY FOR EXISTING SITE DETAILS. MAIN CONTRACTOR TO INVESTIGATE EXISTING SERVICES AND INFRASTRUCTURE ONSITE PRIOR TO THE COMMENCEMENT OF WORKS.

EXTERNAL LEVELS SHOWN ARE INDICATIVE ONLY. REFER TO CIVIL AND STORMWATER DRAWINGS FOR PROPOSED EXTERNAL DESIGN SURFACE LEVELS INCLUDING:

- DRIVEWAY CROSS OVER
- CARPARKING FALLS + DRAINAGE
- ACCESS DRIVEWAY PROFILE
- MAINTENANCE TURNING AREA
- DRAINAGE PITS + OSD + STORMWATER

LANDSCAPE PLANTING SHOWN ON ARCHITECTURAL PLANS IS INDICATIVE ONLY. TO SHOW GENERAL DESIGN INTENT. EXTERNAL PLANTING DETAILS (DESIGN, LOCATION, SPECIES, HEIGHTS, LAYOUTS AND MATERIALS) ARE TO BE IN ACCORDANCE WITH THE LANDSCAPE ARCHITECTS DESIGN PLANS AND DETAILS.

- TREES REMOVED
- TREE PROTECTION ZONE (TPZ)
- STRUCTURAL ROOT ZONE (SRZ)
- T# DENOTES SURVEYED TREE NUMBERS

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Project  
**PROPOSED EARLY LEARNING CENTRE**  
167 SERPENTINE ROAD TERRIGAL, NSW

Title  
**DEMOLITION PLAN**

Date  
22/04/25

Drawn  
RM

Scale  
As indicated

Drawing No.  
**A200**

Revision  
1

1  
DEMOLITION PLAN

1 : 300









1 SITE SECTION 01  
1 : 100



2 SITE SECTION 02  
1 : 100

REVISIONS		
ISSUE	DESCRIPTION	DATE
I	ADDITIONAL SITE, NEIGHBOURING PROPERTY DETAILED ADDED, ADDITIONAL SITE SECTIONS, DRIVEWAY AND EXISTING FOOTPATH DETAILED ADDED.	22/04/25
K	CIVIL DESIGN AMENDMENTS, INCLUDING RL ADJUSTMENTS.	29/07/25
M	FRONTAGE DETAILED DESIGN PLAN AND ELEVATIONS AND RAIN GARDEN DETAILS ADDED	20/11/25

GENERAL NOTE:

ARCHITECTURAL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL CONSULTANT REPORTS, DRAWINGS AND SPECIFICATIONS SUBMITTED FOR APPROVAL.

ALL FENCES ENCLOSING OUTDOOR PLAY AREAS ARE TO COMPLY WITH AS1926.1 TO CREATE A LOCKABLE, NON CLIMBABLE BARRIER.

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- ACCESS DRIVEWAY PROFILE
- MAINTENANCE TURNING AREA
- DRAINAGE PITS + OSD + STORMWATER

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Project  
**PROPOSED EARLY LEARNING CENTRE**  
167 SERPENTINE ROAD TERRIGAL, NSW

Title  
**DETAILED BOUNDARY SECTIONS**

Date 20/11/25 Drawn AA Scale 1 : 100

Drawing No. A302 Revision M



GENERAL NOTE:

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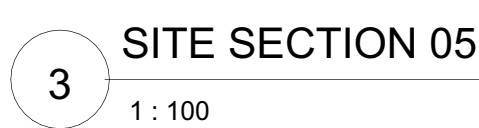
ALL FENCES ENCLOSING OUTDOOR PLANT AREAS ARE TO COMPLY WITH AS 1926.1 TO CREATE A LOCKABLE, NON CLIMBABLE BARRIER.

ALL EXISTING SITE SURVEY DATA ARE INDICATIVE ONLY. REFER TO SURVEY FOR EXISTING SITE DETAILS. MAIN CONTRACTOR TO INVESTIGATE EXISTING SERVICES AND INFRASTRUCTURE. ONSITE PRIOR TO THE COMMENCEMENT OF WORKS.

EXTERNAL LEVELS SHOWN ARE INDICATIVE ONLY. REFER TO ALL ARCHITECTURAL AND LANDSCAPING DRAWINGS FOR PROPOSED EXTERNAL DESIGN SURFACE LEVELS INCLUDING:

- DRIVEWAY GROSS OVER
- CARPARKING FALLS + DRAINAGE
- ACCESS DRIVEWAY PROFILE
- MAINTENANCE TURNING AREA
- DRAINAGE PITS + OSD + STORMWATER

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PROPOSED EARLY  
LEARNING CENTRE  
167 SERPENTINE ROAD TERRIGAL, NSW

Date	Drawn	Scale
20/11/25	AA	1 : 100
Drawing No.	Revision	
<b>A303</b>	<b>M</b>	



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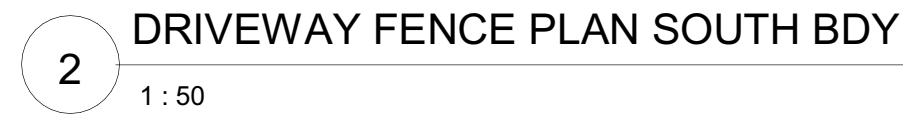
ALL FENCES ENCLOSING OUTDOOR PLAY AREAS ARE TO COMPLY WITH AS1526.1 TO CREATE A LOCKABLE, NON CLIMBABLE BARRIER.

ALL EXISTING SITE SERVICES ARE INDICATIVE ONLY. REQUESTOR TO OBTAIN EXISTING SITE DETAILS. MAIN CONTRACTOR TO INVESTIGATE EXISTING SERVICES AND INFRASTRUCTURE ONSITE PRIOR TO THE COMMENCEMENT OF WORKS.

EXTERNAL LEVELS SHOWN ARE INDICATIVE ONLY. REFER TO CIVIL AND STORMWATER DRAWINGS FOR PROPOSED EXTERNAL DESIGN SURFACE LEVELS INCLUDING:

- DRIVEWAY CROSS OVER
- CARPARKING FILL & DRAINAGE
- ACCESS DRIVEWAY PROFILE
- MAINTENANCE TURNING AREA
- DRAINAGE PITS + OSD + STORMWATER

LANDSCAPE PLANTING SHOWN ON ARCHITECTURAL PLANS IS INDICATIVE ONLY, TO SHOW GENERAL DESIGN INTENT. ALL PROPOSED LANDSCAPING DETAILS (DESIGN, LOCATION, SPECIES, HEIGHTS, LAYOUTS AND MATERIALS) ARE TO BE IN ACCORDANCE WITH THE LANDSCAPE ARCHITECTS DESIGN PLANS AND DETAILS.



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Title		
<b>DETAILED FENCE PLAN + SECTIONS</b>		
Date	Drawn	Scale
20/11/25	AA	As indicated
Drawing No.		Revision
<b>A304</b>		<b>M</b>

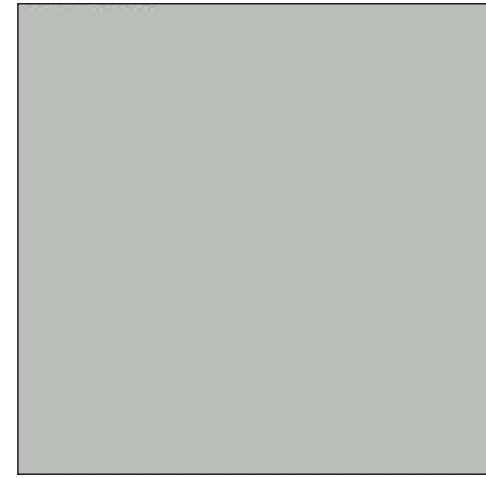






**PF2 - PAINT FINISH.**  
COLOUR TO MATCH  
COLOURBOND SHALE GREY  
OR SIMILAR

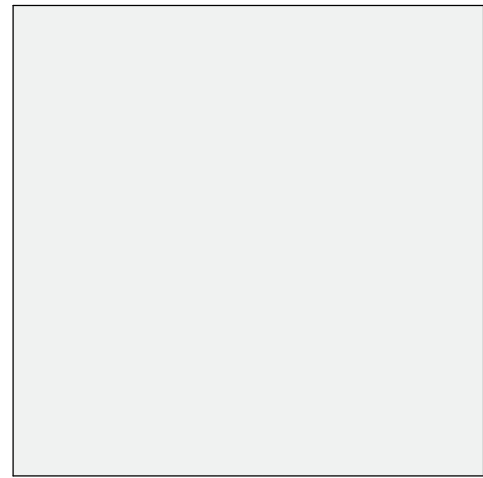
**TB1 -TIMBER LOOK ALUMINIUM  
EXTERIOR BATTEN SCREEN  
SYSTEM TO BCA REQUIREMENTS.**



NOTE: ALL CORRUGATED SHEETS TO HAVE TOP AND BOTTOM CLOSED-CELL INFILL STRIPS INSTALLED - REFER TO MANUFACTURERS DETAILS.



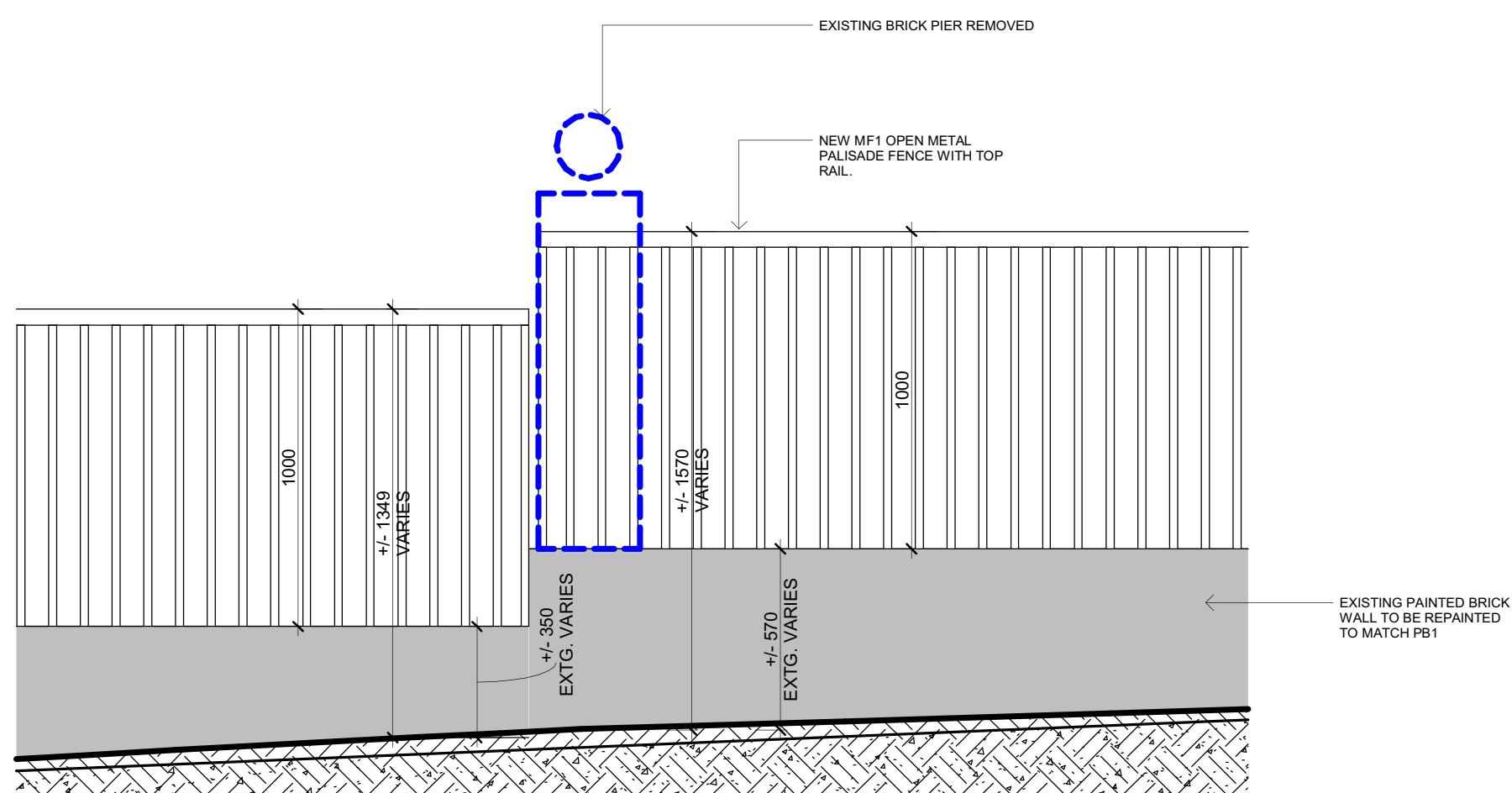
**ST1 - SAND STONE LOOK / SPLITFACE  
BLOCKWORK WALLS**



**GB1 - GLASS BALUSTRADE TO ACOUSTIC CONSULTANT AND BCA REQUIREMENTS WITH POWDER COAT FINISH TO MATCH PF2.**



FENCE TO COMPLY WITH  
AS1926.1 WHERE ACTING AS  
A BARRIER WITHIN OUTDOOR  
PLAY OR SECURE AREAS  
(INTERNAL OR EXTERNAL) TO  
THE CHILDCARE CENTRE.



1 : 20

[illegible]

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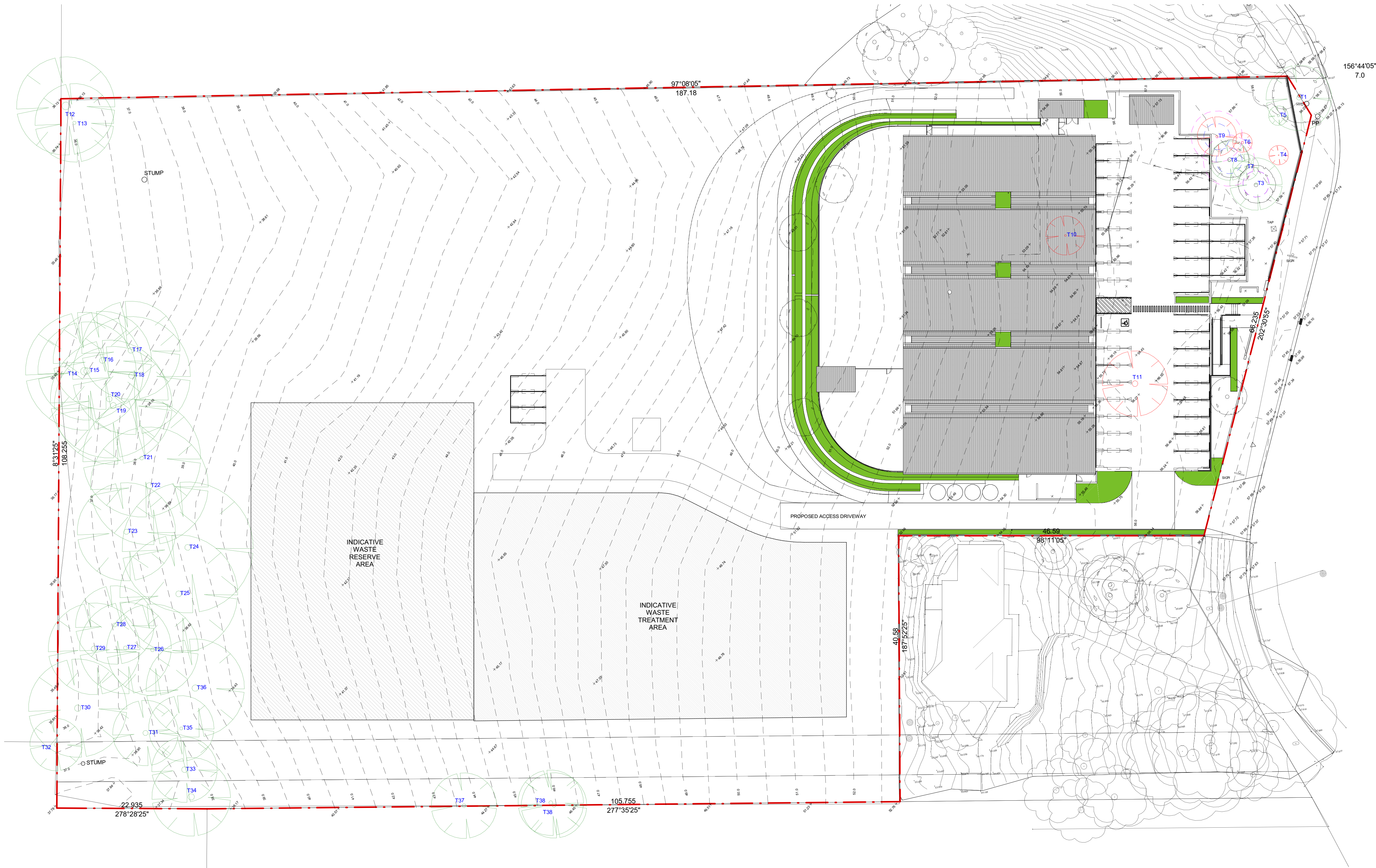
**Scale**  
As indicated

Revision  
M



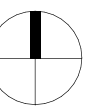






REVISIONS		
ISSUE	DESCRIPTION	DATE
C	GROUND FLOOR LEVEL, REAR RETAINING WALL, ACCESS AND DESIGN AMENDMENTS	08/11/24
D	ARBORIST, CIVIL STORMWATER ADVICE INCORPORATED	12/11/24
I	ADDITIONAL SITE, NEIGHBOURING PROPERTY DETAILED ADDED, ADDITIONAL SITE SECTIONS, DRIVEWAY AND EXISTING FOOTPATH DETAIL ADDED.	22/04/25
J	ADDITIONAL DETAILS ADDED TO LANDSCAPED WALLS, FENCING, OSSM FOOTPRINT AMENDMENTS, CIVIL DESIGN, OPERATIONAL UPDATES	10/07/25
N	WASTE WATER FOOTPRINT UPDATED	26/11/25

- ELEMENTS TO BE DEMOLISHED
- [X] BUILDINGS TO BE DEMOLISHED
- TREES REMOVED
- TREE PROTECTION ZONE (TPZ)
- STRUCTURAL ROOT ZONE (SRZ)
- T # DENOTES SURVEYED TREE NUMBERS



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Project  
**PROPOSED EARLY LEARNING CENTRE**  
167 SERPENTINE ROAD TERRIGAL, NSW

TREE RETENTION PLAN		
Date	Drawn	Scale
26/11/25	HNG	As indicated
Drawing No.	Revision	
A500	N	

## TREE RETENTION PLAN

1  
1 : 350



 ELEMENTS TO BE DEMOLISHED  
 BUILDINGS TO BE DEMOLISHED  
 TREES REMOVED  
 TREE PROTECTION ZONE (TPZ)  
 STRUCTURAL ROOT ZONE (SRZ)  
 T# DENOTES SURVEYED TREE NUMBERS



**Project**

**PROPOSED EARLY  
LEARNING CENTRE**

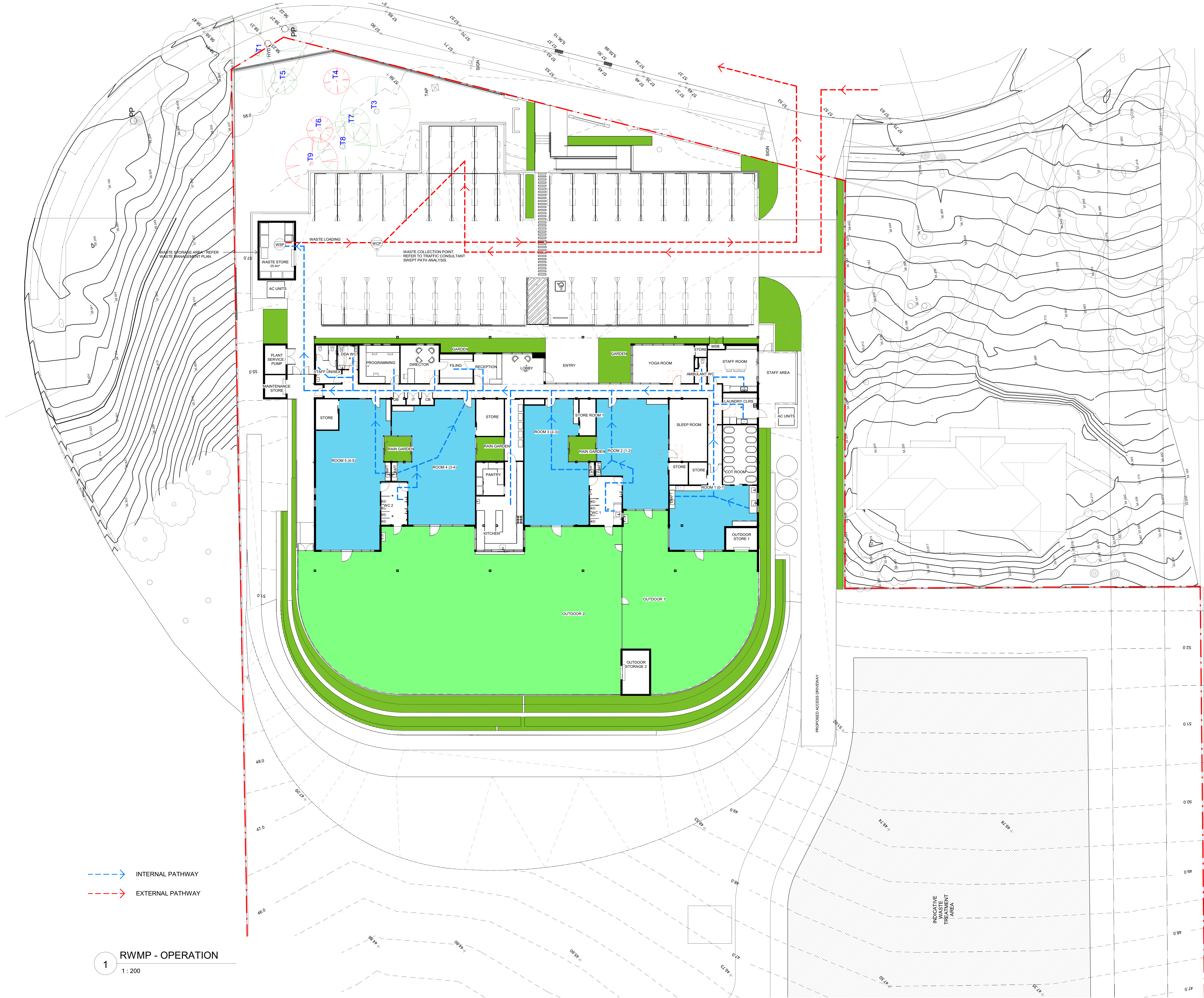
167 SERPENTINE ROAD TERRIGAL, NSW

Drawing No.	Revision
A550	I









INTERNAL PATHWAY  
EXTERNAL PATHWAY

1 RWMP - OPERATION  
1 : 200

REVISIONS		
ISSUE	DESCRIPTION	DATE
H	DA ISSUE	09/12/24
I	ADDITIONAL SITE, NEIGHBOURING PROPERTY DETAILED ADDED, ADDITIONAL SITE SECTIONS, DRIVEWAY AND EXISTING FOOTPATH DETAIL ADDED.	22/04/25
J	ADDITIONAL DETAILS ADDED TO LANDSCAPED WALLS, FENCING, OSSM FOOTPRINT AMENDMENTS, CIVIL DESIGN, OPERATIONAL UPDATES.	10/07/25

FOR DA APPROVAL



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Project  
**PROPOSED EARLY LEARNING CENTRE**  
167 SERPENTINE ROAD TERRIGAL, NSW

Title  
**RWMP - OPERATION**

Date 10/07/25 Drawn HNG Scale 1 : 200

Drawing No. A552 Revision J