

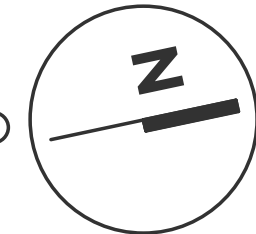


01

## SITE LAYOUT

Scale 1 : 300 @ A1

0 3000 6000 12000 30000



## PROPOSED SITE LEGEND

- new two coat asphalt driveway for more information refer to civil engineer's design
- new concrete footpaths for more information refer to civil engineer's design
- proposed grassed area for more information refer to landscape architect's design
- proposed landscaping area for more information refer to landscape architect's design
- carpark markings - arrows to be applied using paint in accordance with Tamworth Regional Council's Development Control Plan & AS2890.6-2009
- 2100mm high 'diplomat' fencing installed along boundary
- new concrete kerb & gutter for more information refer to civil engineer's design

## EXISTING SITE LEGEND

- proposed boundary
- existing boundary
- existing easement
- existing major contours
- existing minor contours
- existing fence line
- underground stormwater
- underground sewer
- underground telecommunications line
- overhead electrical lines
- underground electrical lines
- underground water lines

## SITE NOTES.

### GENERAL

This plan is prepared from a combination of field survey & existing records for the purpose of designing new constructions on the land & should not be used for any other purpose. The title boundaries as shown hereon were not marked at the time of survey & have been determined by plan dimensions only & not by field survey.

Services shown hereon have been located where possible by field survey. If not able to be so located services have been plotted from the records of relevant authorities where available & have been noted accordingly on this plan. Where such records either do not exist or are inadequate a notation has been made hereon.

Contractors must verify all dimensions & existing levels on site prior to commencement of work.

Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services & detailed locations of all services, including:

- notify a.G.L.
- obtain telstra's "duty of care" document regarding working in the vicinity of telstra plant.
- verify co-axial/optic fibre cable location

Subsequent registered or other surveys in this area may affect the boundary definition shown on this plan. Any differences so caused to the boundary definition shown on this plan are beyond the control of Barnson Pty Ltd who can accept no responsibility for such differences.

All work to be undertaken in accordance with the details shown on the drawings, the specifications & the directions of the superintendent. Contractors must verify all dimensions & existing levels on site prior to commencement of work.

Where new works about existing the contractor shall ensure that a smooth even profile free from abrupt changes is obtained.

The contractor shall arrange all survey setout to be carried out by a registered surveyor.

### DRAINAGE

Stormwater shall be prevented from entering doorways & other openings in buildings. Where these are lower than adjacent ground surfaces, grated drains shall be designed & placed across ramps or entrances to intercept any flow, which would otherwise drain into the building in accordance with AS/NZS 3500.3, P5.3.1.4 - Stormwater drainage

Site drainage is to be constructed according to AS/NZS 3500.3 - Stormwater drainage.

The contractor shall provide all temporary diversion drains & mounds to ensure that at all time exposed surfaces are free draining & where necessary excavate sumps & provide pumping equipment to drain exposed areas.

## UNENCUMBERED OUTDOOR SPACE CALCULATIONS

The following calculations have been determined in accordance with chapter 4, part 4.3, clause 108 of the education & care services national regulations.

total unencumbered floor area	= 1119m <sup>2</sup>
allowable space per child in care	= 7.00m <sup>2</sup>
168 children @ 7.00m <sup>2</sup>	= 1176m <sup>2</sup>

The above calculations & adjoining plan have been prepared by Luke O'Connor, a building practioner referred to in chapter 1, clause 4 of the education & care services national regulations & accredited under building designers accreditation & training p/l, accreditation no. 6821

## CARPARKING

The following schedule has been prepared in accordance with Tamworth Regional Council's off-street parking code:-

building usage	children	rate of prov.	total
child care centre	168	1 per 4 children	42
total number of carparks required			42
total number of carparks provided			42

ISSUE FOR DA

### BARNSON PTY LTD

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THIS DRAWING IS TO BE READ IN CONJUNCTION WITH GENERAL BUILDING DRAWINGS, SPECIFICATIONS & OTHER CONSULTANTS DRAWINGS APPLICABLE TO THIS PROJECT. ALL DIMENSIONS IN MILLIMETRES. DO NOT SCALE. DIMENSIONS TO BE CHECKED ON SITE BEFORE COMMENCEMENT OF WORK. REPORT DISCREPANCIES TO BARNSON PTY LTD. NO PART OF THIS DRAWING MAY BE REPRODUCED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF BARNSON PTY LTD.

Rev.	Date.	Amendment.
B	25.10.2024	CO-ORDINATION ISSUE
C	21.11.2024	ISSUE FOR APPROVAL
D	28.11.2024	REVISE LEVELS
E	02.12.2024	ADD DOWNPIPES
F	29.01.2025	REVISE ROOFS
G	11.02.2025	ISSUE FOR DA
H	13.03.2025	REVISE DRIVEWAY TO SUIT TIA REVIEW. REDUCE PARKS TO 42 SPACES

Project.  
**NEMINGHA CHILD CARE CENTRE**  
  
Site Address.  
**2 PREMIERS STREET, NEMINGHA NSW 2340**

Drawing Title.  
**SITE PLAN**

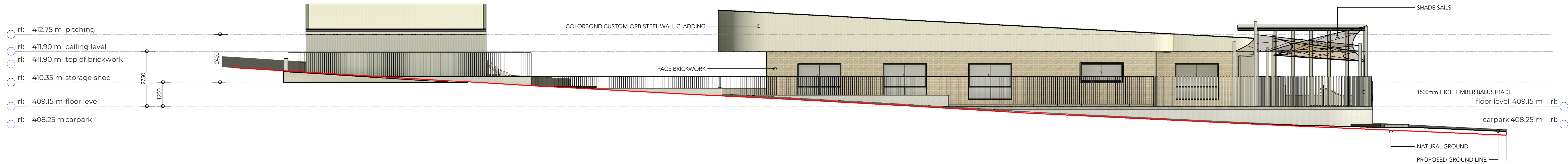
Scale. **As indicated @ A1**  
Sheet. **02 of 07**  
Project No. **43564**

Drawn.  
Checked.  
Revision.

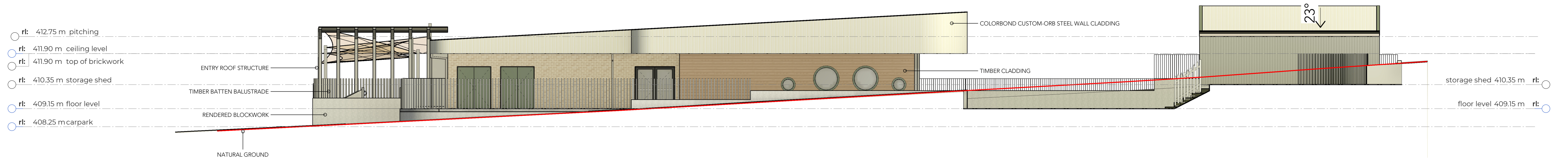
Drawing No.

**43564-**  
**A02**

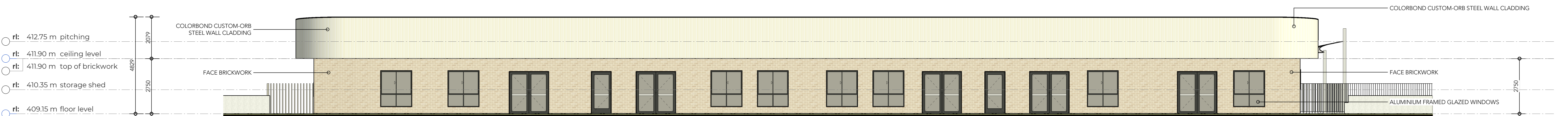




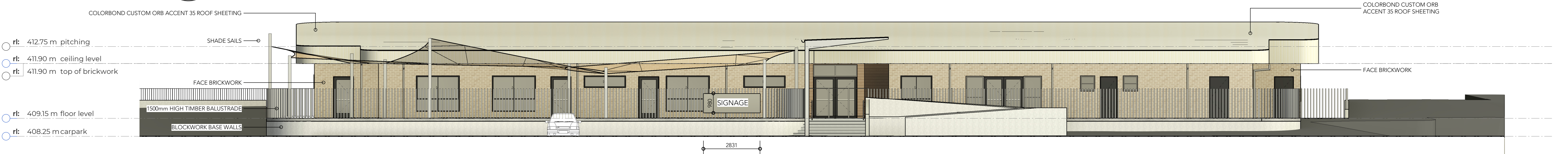
**04** ELEVATION. NORTH FACADE  
Scale 1: 100 @ A1



**05** ELEVATION. SOUTH FACADE  
Scale 1: 100 @ A1



**06** ELEVATION. EAST FACADE  
Scale 1: 100 @ A1



**07** ELEVATION. WEST FACADE  
Scale 1: 100 @ A1

LEGEND  
0 1000 2000 4000 10000

ISSUE FOR DA

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Project.  
**NEMINGHA CHILD CARE CENTRE**  
Site Address.  
**2 PREMIERS STREET, NEMINGHA NSW 2340**

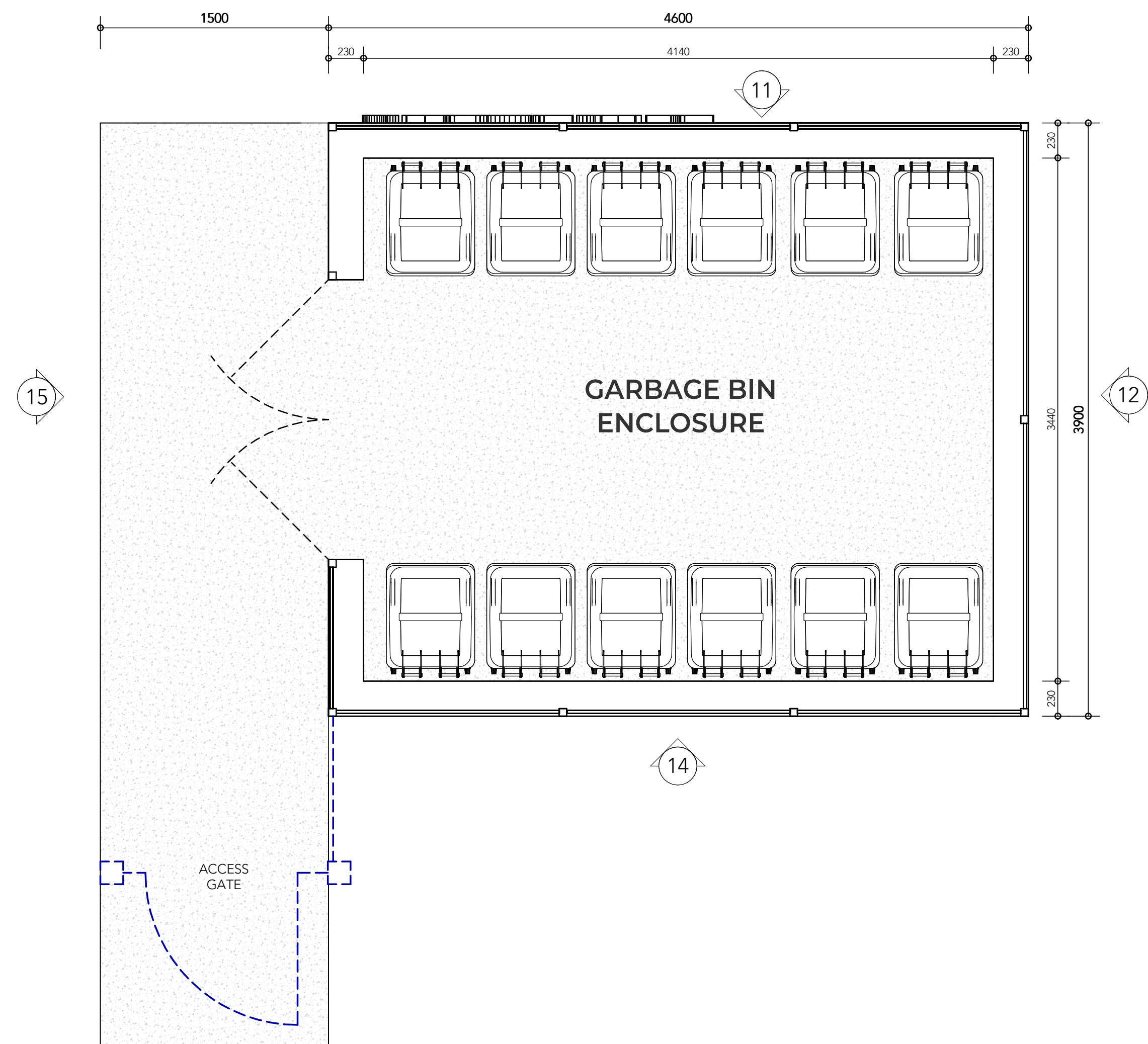
Drawing Title.  
**ELEVATIONS**

Scale.	1:100 @ A1	Drawn.	LO
Sheet.	05 of 07	Checked.	CR
Project No.	43564	Revision.	G

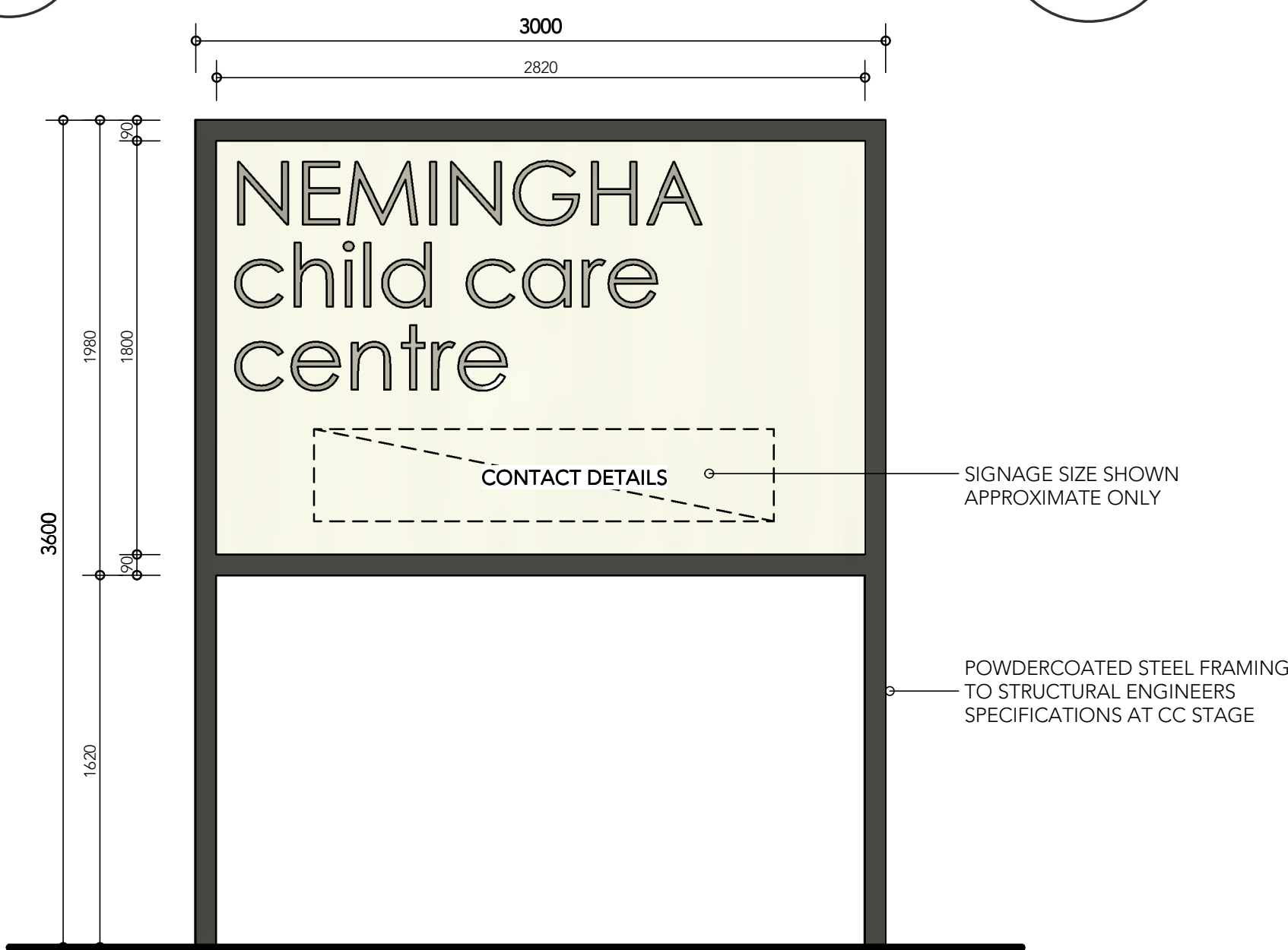
Drawing No.

43564-  
**A05**





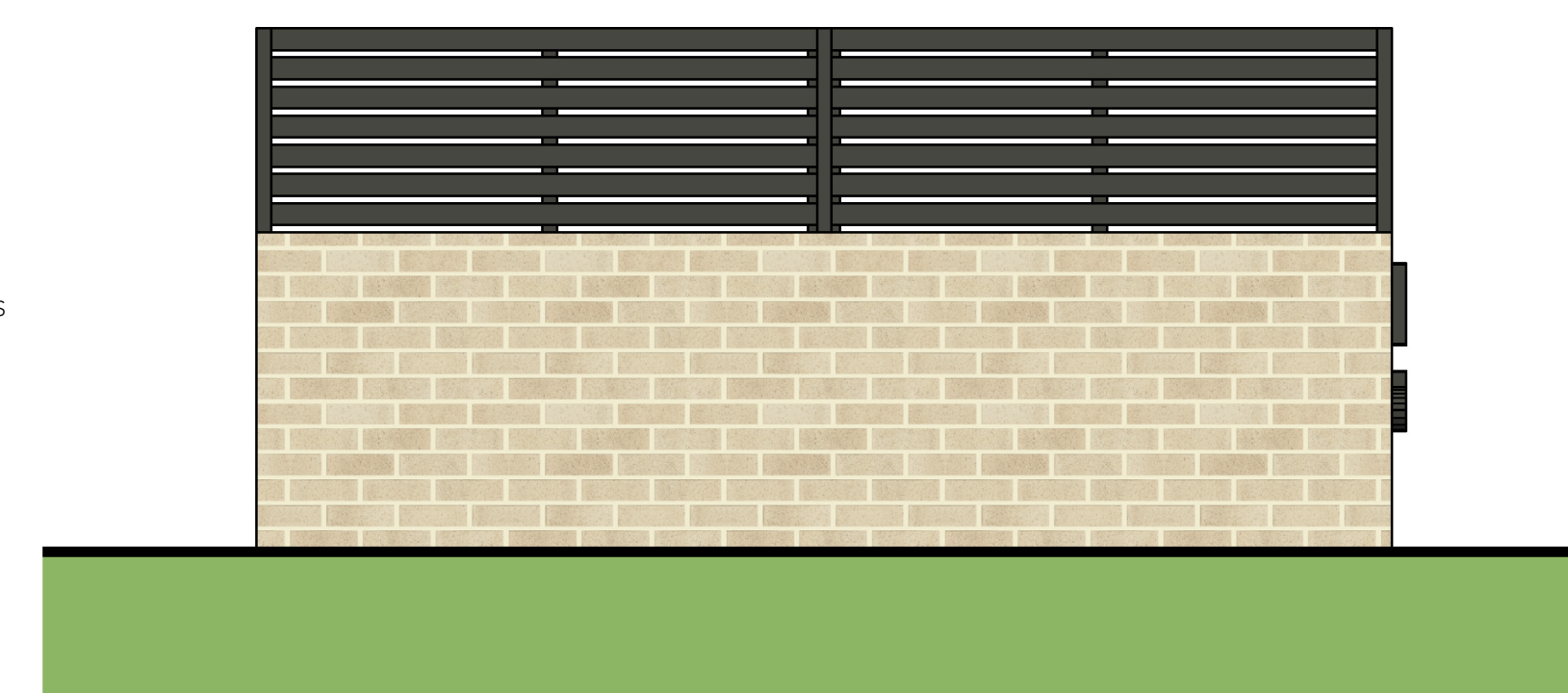
**10** DETAIL PLAN. GARBAGE BIN ENCLOSURE  
Scale 1 : 25 @ A1



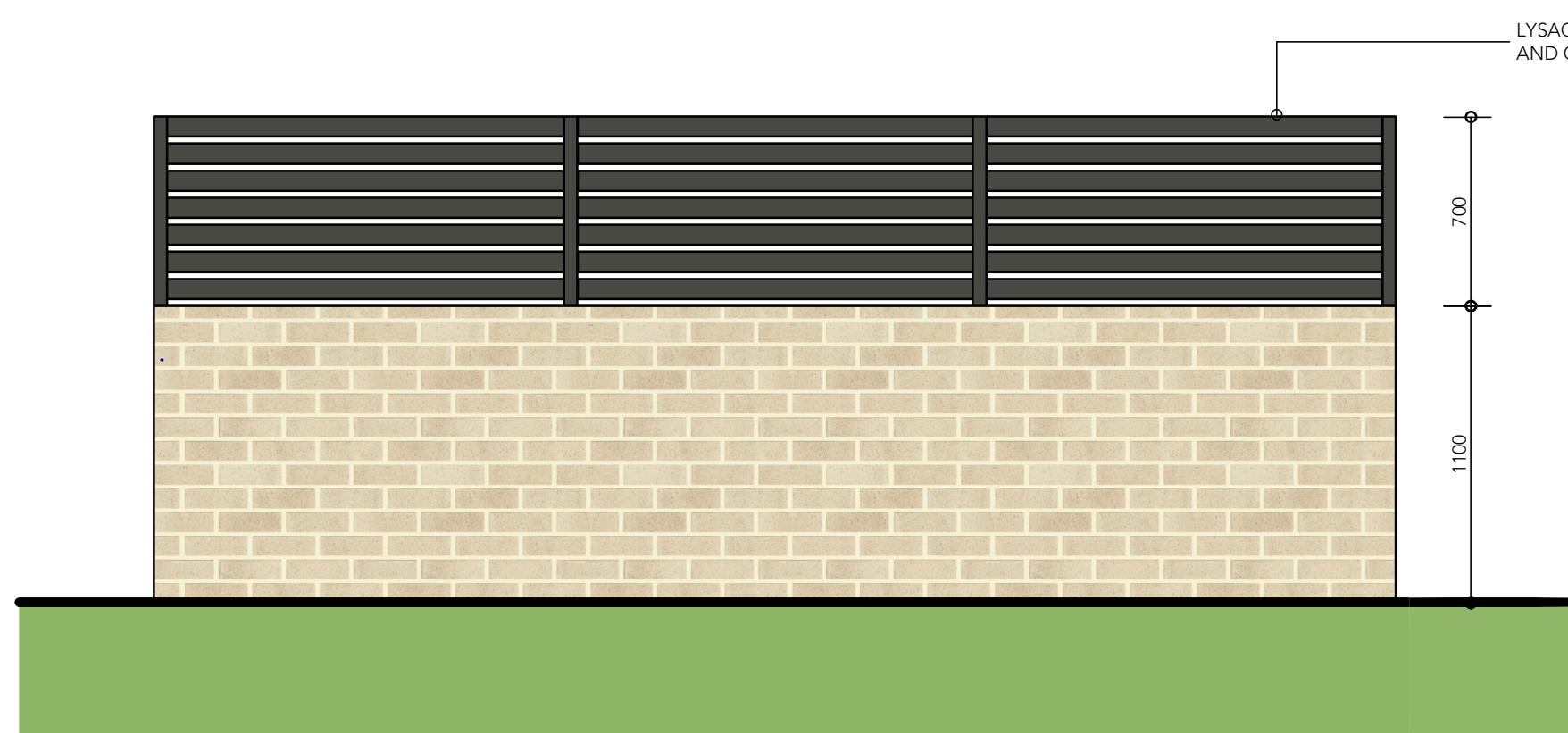
**13** ELEVATION. SIGNAGE  
Scale 1 : 25 @ A1



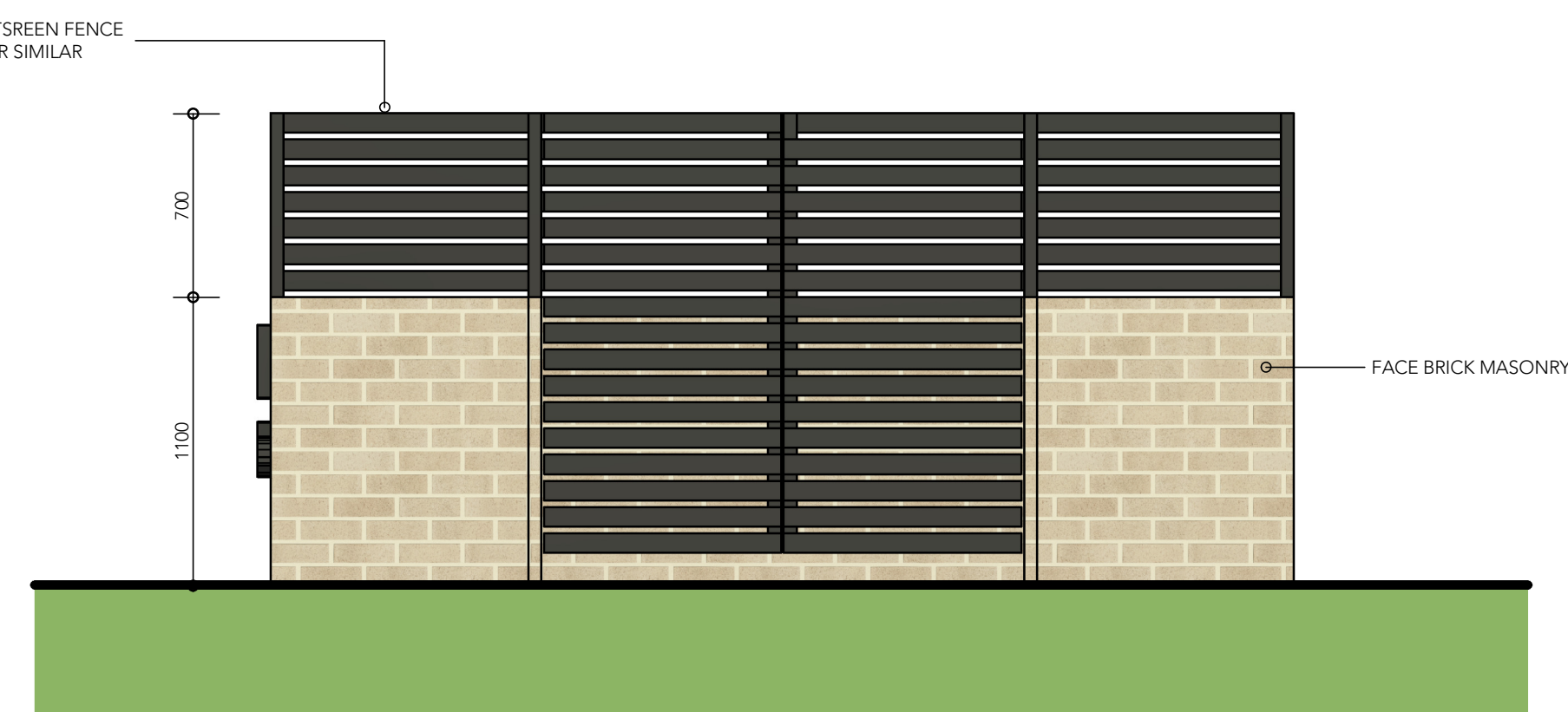
**11** ELEVATION. WEST ELEVATION  
Scale 1 : 25 @ A1



**12** ELEVATION. NORTH ELEVATION  
Scale 1 : 25 @ A1



**14** EAST ELEVATION  
Scale 1 : 25 @ A1



**15** SOUTH ELEVATION  
Scale 1 : 25 @ A1

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Project.  
**NEMINGHA CHILD CARE CENTRE**

Site Address.  
**2 PREMIERS STREET, NEMINGHA NSW 2340**

Drawing Title.  
**GARBAGE ENCLOSURE & SIGN DETAILS**

Scale. **1 : 25 @ A1**

Sheet. **07 of 07**

Project No. **43564**

Drawn. LO

Checked. CR

Revision. G

Drawing No.

**ISSUE FOR DA**

**43564-  
A07**