

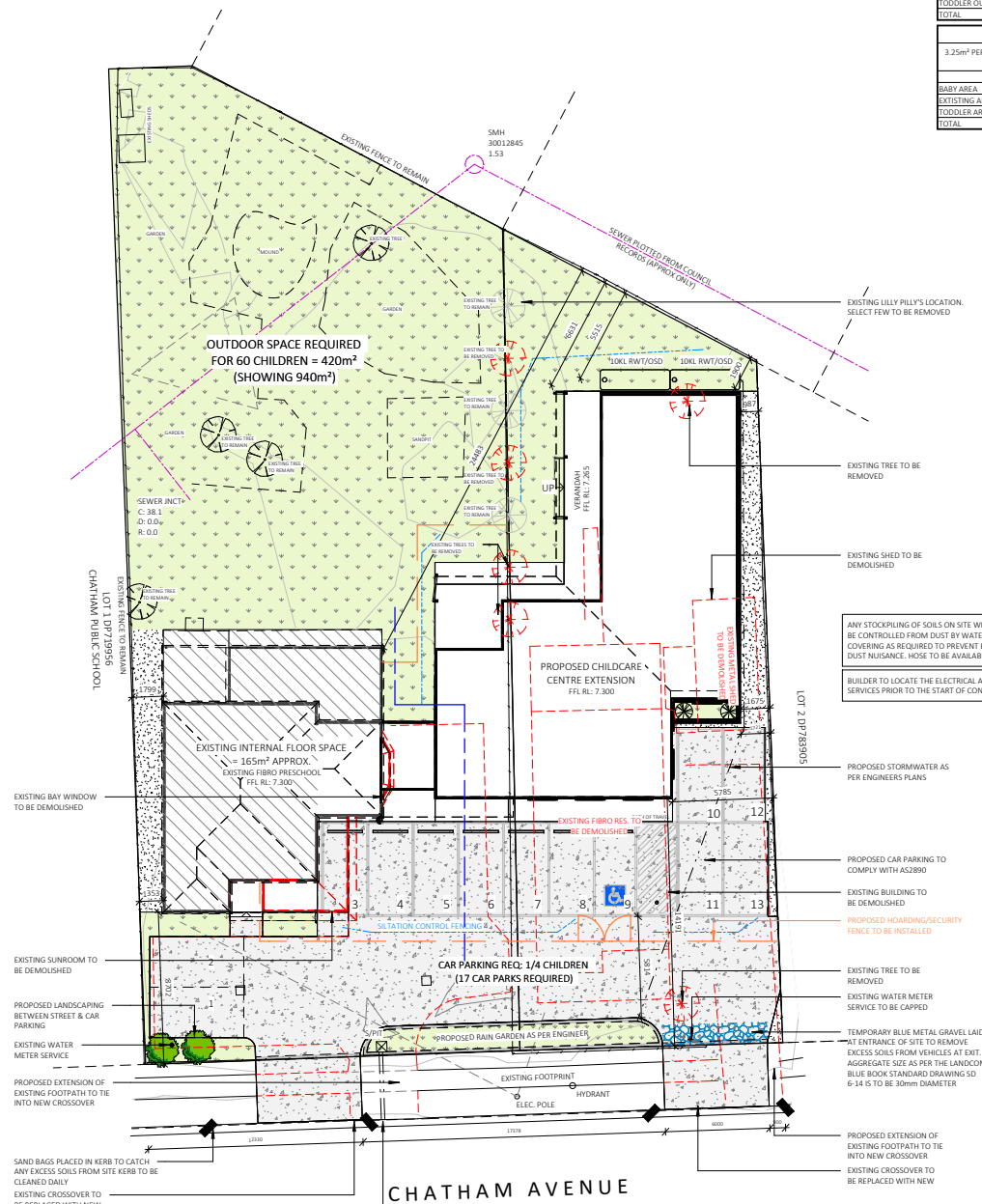
EXTERNAL UNENCUMBERED AREAS			
7m ² PER CHILD REQUIRED AS PER REGULATION 108 OF THE NSW CHILD CARE PLANNING GUIDELINE			
AREA NAME	AREA	CHILD NO.	REQUIRED m ²
BABY OUTDOOR AREA	113 m ²	16	112 m ²
EXISTING CHILDCARE OUTDOOR AREA	322 m ²	24	168 m ²
TODDLER OUTDOOR AREA	371 m ²	28	196 m ²
TOTAL	805 m ²	68	476 m ²

INTERNAL UNENCUMBERED AREAS			
3.25m ² PER CHILD REQUIRED AS PER REGULATION 107 OF THE NSW CHILD CARE PLANNING GUIDELINE			
AREA NAME	AREA	CHILD NO.	REQUIRED m ²
BABY AREA	52 m ²	16	52 m ²
EXISTING AREA	78 m ²	24	78 m ²
TODDLER AREA	92 m ²	28	91 m ²
TOTAL	222 m ²	68	221 m ²



SITE PLAN

1 : 200



SITE INFORMATION & LEGEND

SITE AREA:
 GROSS BUILDING AREA (including store) = 1803.6m²
 FLOOR SPACE RATIO = 425m²
 BUSHFIRE AFFECTED = NO
 FLOOD AFFECTED = NO
 APPROX HARDSTAND AREA = 940m²
 APPROX LANDSCAPED AREA = 850m²

SILTATION CONTROL IN ACCORDANCE WITH COUNCIL POLICY E1 AND THE ADOPTED AUSPEC STANDARD
 SITE HOARDING AND SECURITY FENCE
 WATER MAINS (APPROX ONLY)
 STORMWATER LINES (APPROX ONLY)
 SEWER LINES (APPROX ONLY)

LINE OF EASEMENTS
 PROPOSED GARDEN TAP LOCATIONS (TO BE USED AS A GUIDE ONLY)
 LINE OF BATTER TO GROUND LEVELS (TO BE USED AS A GUIDE ONLY)
 ALL LEVELS ARE TO AND AS PER SURVEY PLAN PREPARED BY CALCO SURVEYORS PTY LTD (Ref Job No. 4556). ALL LEVELS AND CONTOURS ARE TO BE CONFIRMED BY BUILDER / SURVEYOR PRIOR TO START OF CONSTRUCTION.

BUSHFIRE NOTES:
NOT BUSHFIRE AFFECTED

BAL - N/A

SECTION J NOTES:
REFER TO SECTION J REPORT FOR ENERGY REQUIREMENTS

GENERAL PLAN SET NOTES:
CHECK ALL DIMENSIONS ON SITE. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, REPORTS, DRAWINGS, LEGENDS, NATIONAL CONSTRUCTION CODE, AUS & NZ STANDARDS, ENGINEERING & COUNCIL APPROVALS

RAMP NOTES:

RAMPS TO COMPLY WITH NCC, VOL. 1, PART D3D11, D4D12 AND WHERE SERVING AS AN ACCESSIBLE RAMP UNDER PART D4, BE IN ACCORDANCE WITH AS 1428.1. RAMPS IN ANY OTHER CASE SHALL NOT BE STEEPER THAN 1:8.

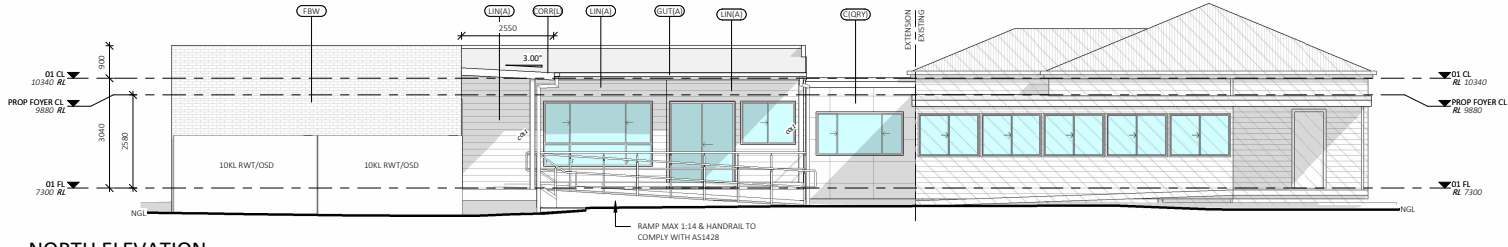
THE FLOOR SURFACE OF A RAMP MUST HAVE A SLIP-RESISTANCE CLASSIFICATION NOT LESS THAN THAT LISTED IN TABLE D3D15 WHEN TESTED IN ACCORDANCE WITH AS 4586.

BARRIERS AND HANDRAILS TO BE IN ACCORDANCE WITH NCC, VOL. 1, PART D3D17, D3D18, D3D19, D3D20, D3D21 AND D3D22 AND WHERE SERVING AS AN ACCESSIBLE RAMP UNDER PART D4, BE IN ACCORDANCE WITH AS 1428.1-2009.

STAIRS, HANDRAILS & BALUSTRADE NOTES:

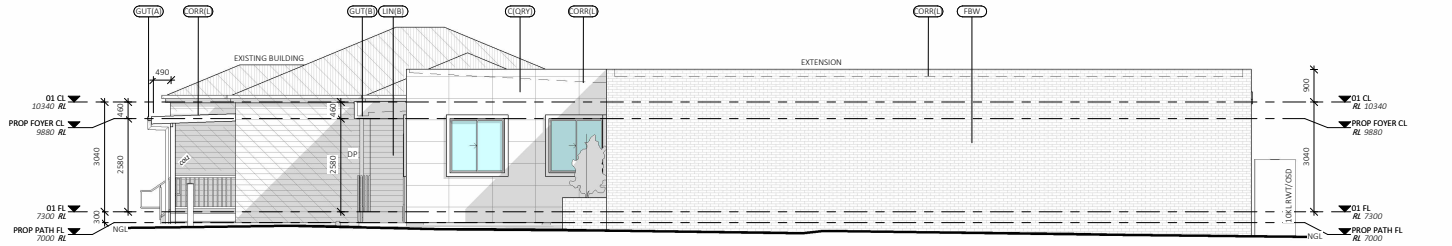
STAIRS TO COMPLY WITH NCC, VOL. 1, PART D3D14, D3D4, D3D9, D3D14 & D3D15. SLIP RESISTANCE CLASSIFICATION TABLE IN ACCORDANCE WITH AS4586.
HANDRAIL HEIGHTS TO BE NO LESS THAN 1000MM FROM PROPOSED FINISHED FL. BALUSTRADE & HANDRAIL TO BE IN ACCORDANCE WITH NCC, VOL. 1, PART D3D17, D3D18, D3D19, D3D20, D3D21 AND D3D22.

AS PER NCC, VOL.1, PART D3D20; NO HORIZONTAL BALUSTRADE ELEMENTS WITHIN 760MM FROM FFL, WHERE >4M ABOVE FGL.



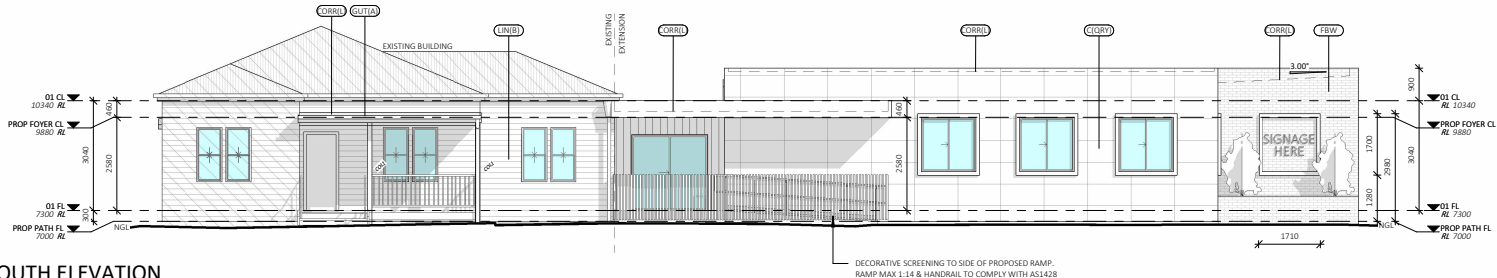
NORTH ELEVATION

1 : 100



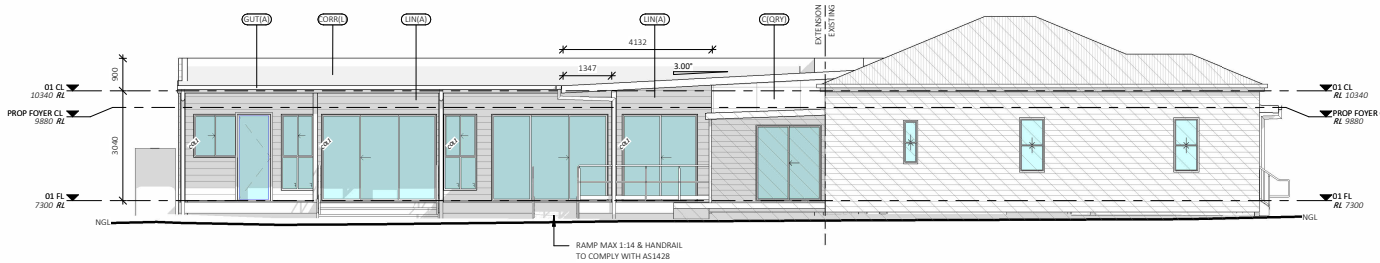
EAST ELEVATION

1 : 100



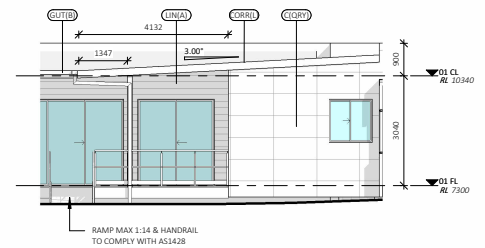
SOUTH ELEVATION

1 : 100



WEST ELEVATION

1 : 100



WEST ELEVATION 2

1 : 100

FINISHES AND FIXTURES	
LABEL	MATERIAL DESCRIPTION
C(CORV)	CEMENTEL TERRITORY QUARRY 470mm x 3030mm CLADDING, COLOUR: TBC BY CLIENT/BUILDER
CORRUL	CORRUGATED METAL SHEET ROOFING (LIGHT)
FBW	SELECT FACE BRICKWORK
GUTIA	CLIP-SNAP CONTINUOUS OVERFLOW LEAVES GUTTER SYSTEM TO COMPLY WITH AS 3500.3
GUT(B)	BOX GUTTER TO ENGINEERS DETAILS AND SPECIFICATIONS AND TO COMPLY WITH AS3500.3
LINIA	SCYON LINEA 150mm WIDE HORIZONTAL CLADDING
LIN(B)	SCYON LINEA 180mm WIDE HORIZONTAL CLADDING

NORTH

BUSHFIRE NOTES:

NOT BUSHFIRE AFFECTED

BAL - N/A

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PROJECT: CHILDCARE ALTS & ADDS

STATUS: CONCEPT

LOT No: LOT 1 DP 783905 & DP No: 783905 & 783906

STREET: 10715 ORAHOA AVENUE, TAREE

CLIENT: PTS PRESCHOOL PTY LTD

ELEVATIONS

SCALE: 1 : 100

START DATE: 21.01.2025

DWG No: D6076

SHEET: 140

SHEET SIZE: A2

DRAWING REVISIONS + NOTES

Date:	Description:	Issue:	Drawn:
14.03.25	CONCEPT	C	AE
27.03.25	REVISED	D	AE
31.03.25	REVISED	E	AE
04.04.25	REVISED	F	AE
29.04.25	INITIAL DA	G	MS
19.05.25	ENG HPD ADDED	H	MS

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