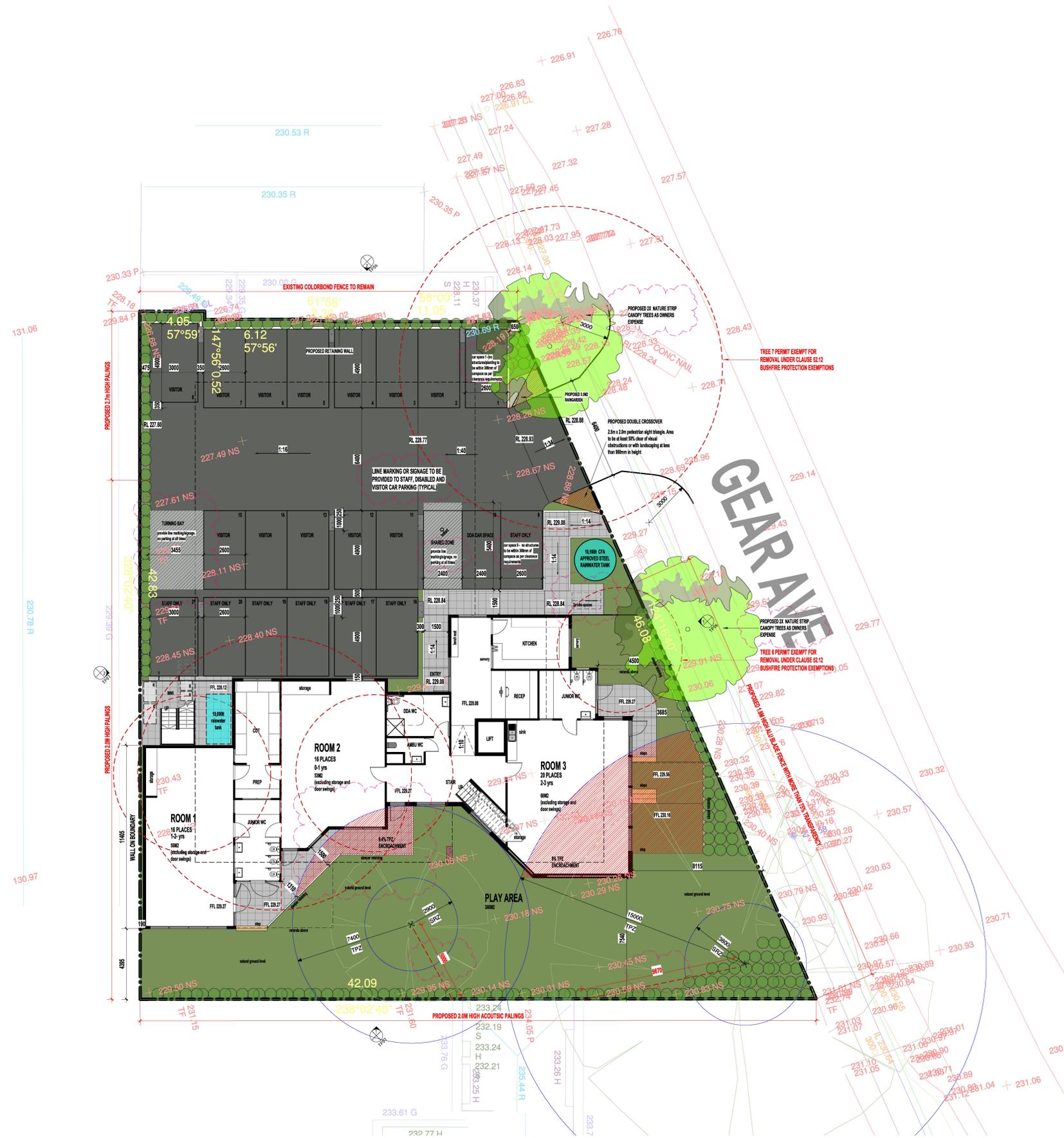


GROUND FLOOR PLAN
SCALE 1:100

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DEVELOPMENT SUMMARY
CHILD CARE CENTRE

AREAS

SUBJECT SITE	1387M2 (100%)
SITE COVERAGE	699.0M2 (50.4%)
TOTAL IMPERVIOUS AREA	957.5M2 (69%)
TOTAL PERMEABLE AREA	429.5M2 (31%)
GROUND FLOOR AREA	346.8M2
FIRST FLOOR AREA	288.3M2
BALCONY PLAY AREA	318.0M2
TOTAL FLOOR AREA	954.6M2
TOTAL CHILD CARE PLACES	96
OUTDOOR AREA REQUIRED	672M2
OUTDOOR AREA PROVIDED	706M2
CARPARK SPACES REQUIRED	21
CARPARK SPACES PROVIDED	21

ALL LEVELS TO AHD

- CFA REQUIREMENTS**
- Access to the static water supply for fire fighting purposes must be provided which meets the following requirements:
- Access must have a load limit of at least 15 tonnes.
 - Curves must have a minimum inner radius of 10m.
 - The average grade must be no more than 1 in 7 (14.4 per cent) (8.1 degrees) with a maximum of no more than 1 in 5 (20 per cent) (11.3 degrees) for no more than 50m.
 - Have a minimum trafficable width of 3.5m of all-weather construction.
 - Be clear of encroachments for at least 0.5m on each side and 4m above the accessway.
 - Dips must have no more than a 1 in 8 (12.5 per cent) (7.1 degrees) entry and exit angle.

- ENERGY NOTES**
- 10,000 litre rainwater tank plumbed to all toilets & garden taps
 - Balcony to drain into 3.5m² raingarden
 - 4 star WELS SHOWER (6.0-7.5L/min)
 - 6 star WELS kitchen & bathroom taps
 - 4 star WELS toilets
 - 4 star WELS dishwashers
 - All plants to be native low water use varieties (except for plants in raingarden, which must be suitable species for application)
 - All exposed floors and ceilings (forming part of the envelope) to have minimum 10% improvement in required NCC2019 insulation levels (total R-value upwards and downwards)
 - Wall and glazing to meet the required NCC2019 facade calculator (or better than the total allowance)
 - Heating and cooling systems to be within one Star of the most efficient equivalent capacity unit available, or Coefficient of Performance (CoP) & Energy Efficiency Ratios (EER) not less than 85% of the CoP & EER of the most efficient equivalent capacity unit available
 - Water heating systems within one star of the best available, or 85% or better than the most efficient equivalent capacity unit
 - Maximum illumination power density requirements in Table J6.2a of the NCC 2019 Vol 1 are to be met
 - All regular use areas are naturally ventilated
 - 2 bike racks provided
 - All paints, sealants, adhesives, carpet and engineered wood must meet maximum total indoor pollutant emission limits



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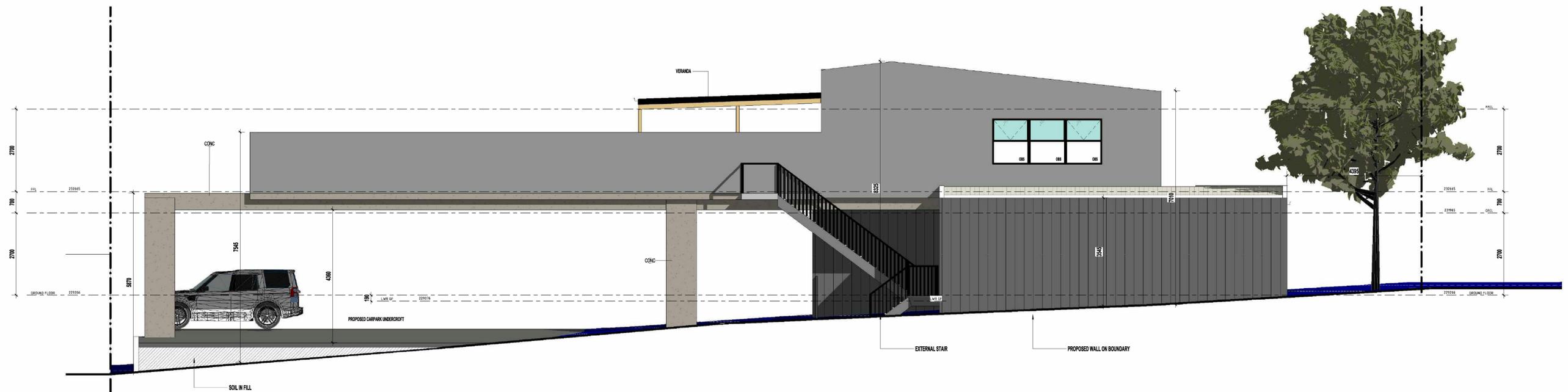
FIRST FLOOR PLAN
SCALE 1:100



Rev	Date	By	Project	Sheet
A	AUG22	TOM	1A GEAR AVE MT EVELYN	X
B	NONE	BY		
				DATE
				AUG22
				SCALE
				1:100
				SHEET
				40



SOUTH ELEVATION



WEST ELEVATION



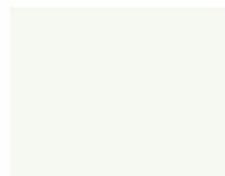
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TIMBER LOOK VERTICAL GROOVE
WITH STAIN FINISH



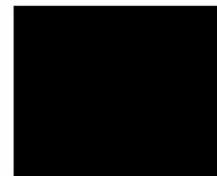
(2) LIGHT WEIGHT POLY RENDER
CLADDING. GREY PAINT FINISH



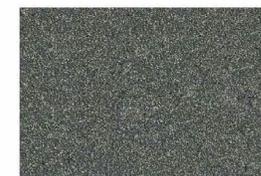
(3) SELECTED BROWN/CHARCOAL
BRICK FACE



(4) LIGHT WEIGHT POLY RENDER
CLADDING WHITE PAINT FINISH



POWERCOAT BLACK WINDOW/DOOR
FRAMES
BALCONY BALUSTRADE FRAME



CHARCOAL DRIVEWAY FINISH



COLORBOND SURFMEST ROOFING
VERANDAH

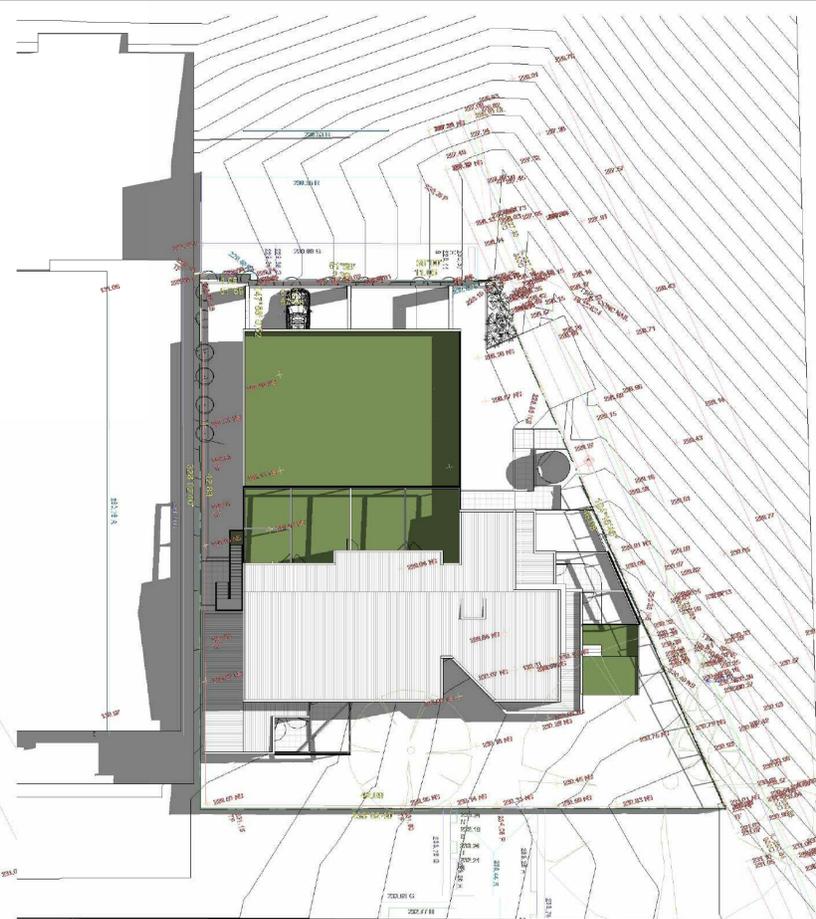


TIMBER PALING ACOUSTIC FENCE

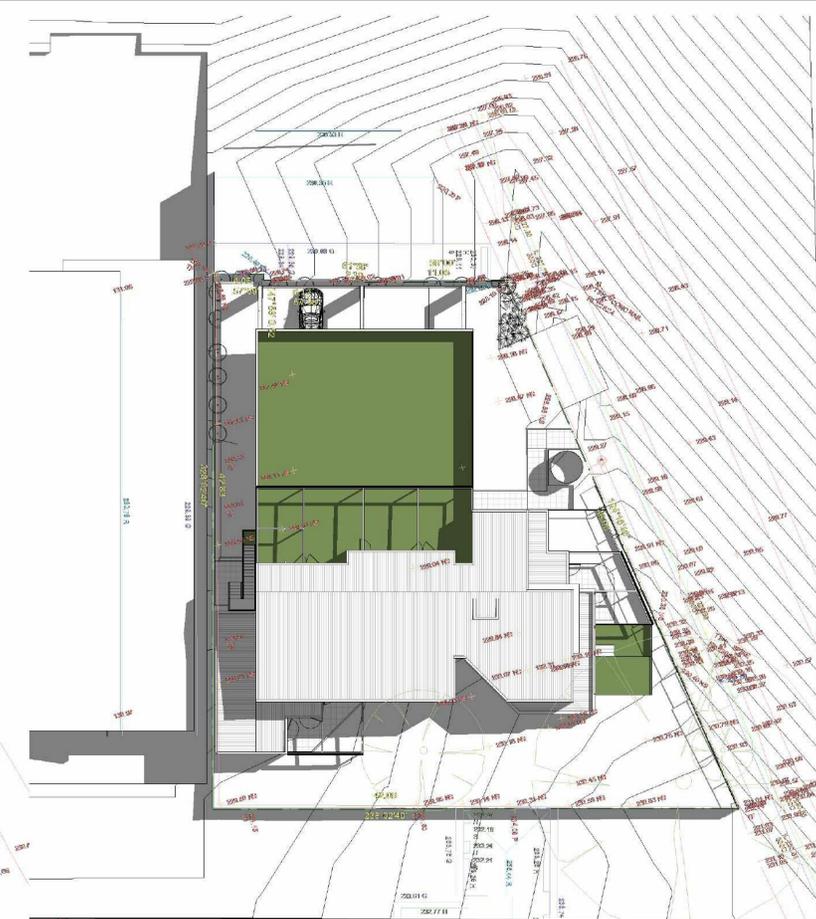
DATE	DESCRIPTION
1 AUG 2022	TOWN PLANNING SUBMISSION
2 NOV 2022	REV



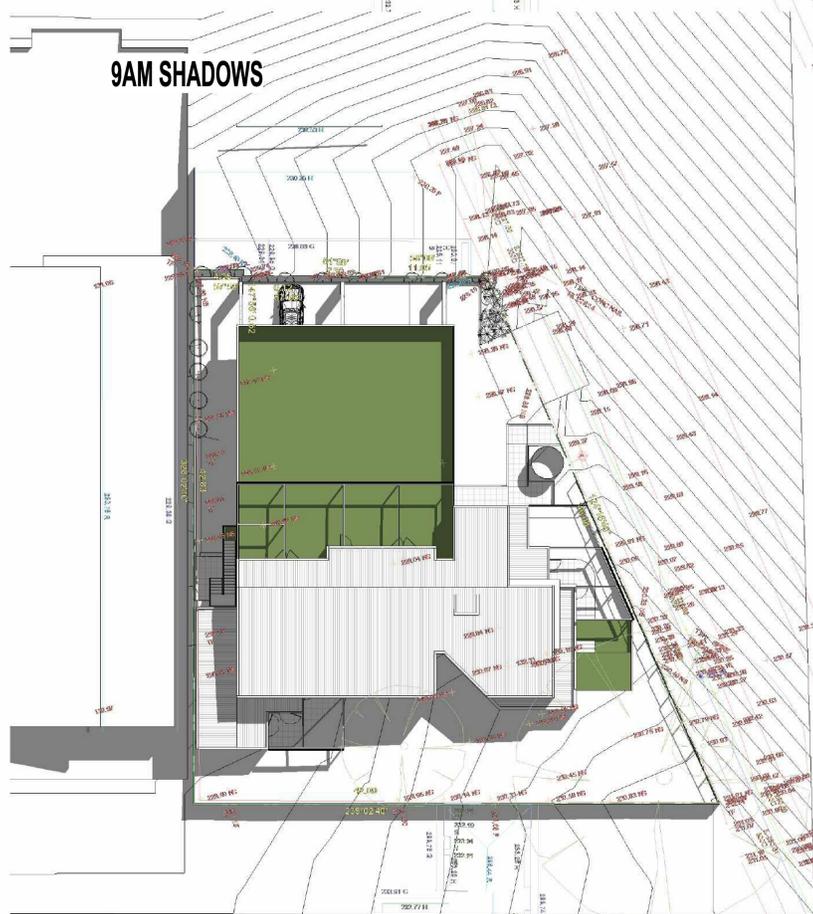
9AM SHADOWS



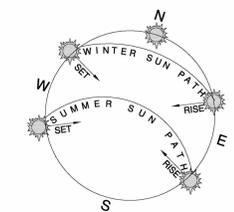
10AM SHADOWS



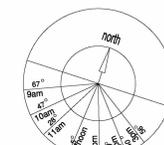
11AM SHADOWS



12 NOON SHADOWS



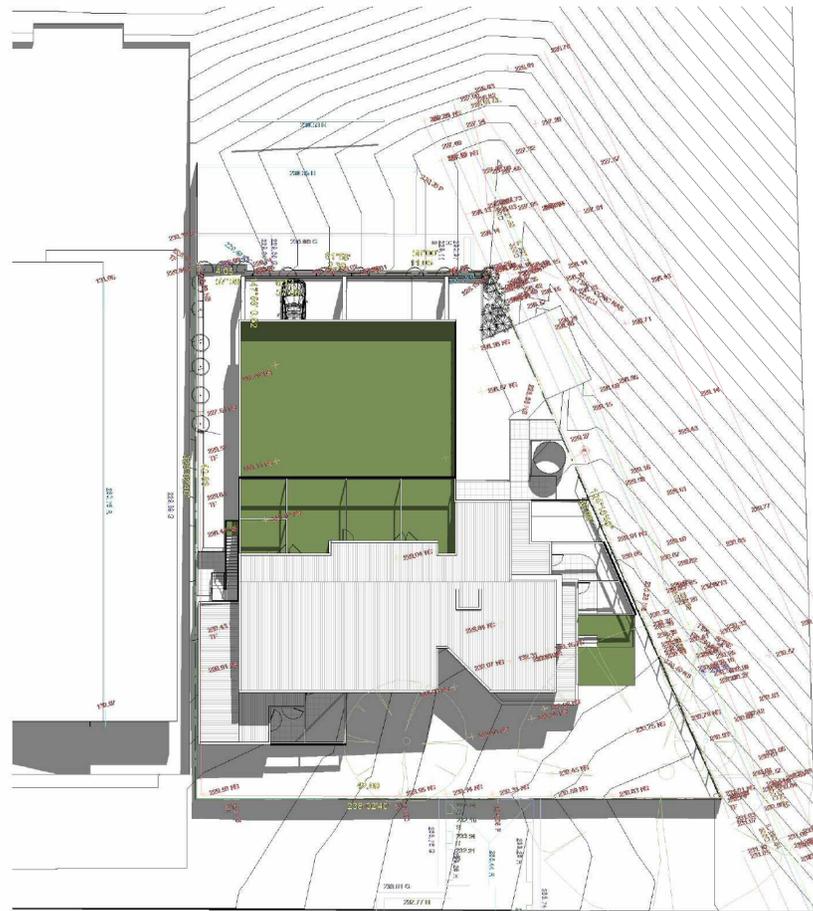
DIRECTION OF SUN MOVEMENT



Shadows generated from the 23rd September equinox



REV	DATE	DESCRIPTION
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2	NOV22	REV



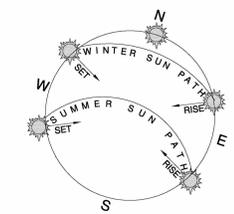
1PM SHADOWS



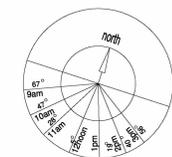
2PM SHADOWS



3PM SHADOWS



DIRECTION OF SUN MOVEMENT



Shadows generated from the 23rd September equinox



Rev	Date	Rev
1	AUG22	TOM PLANNING SUBMISSION
2	NOV22	RP