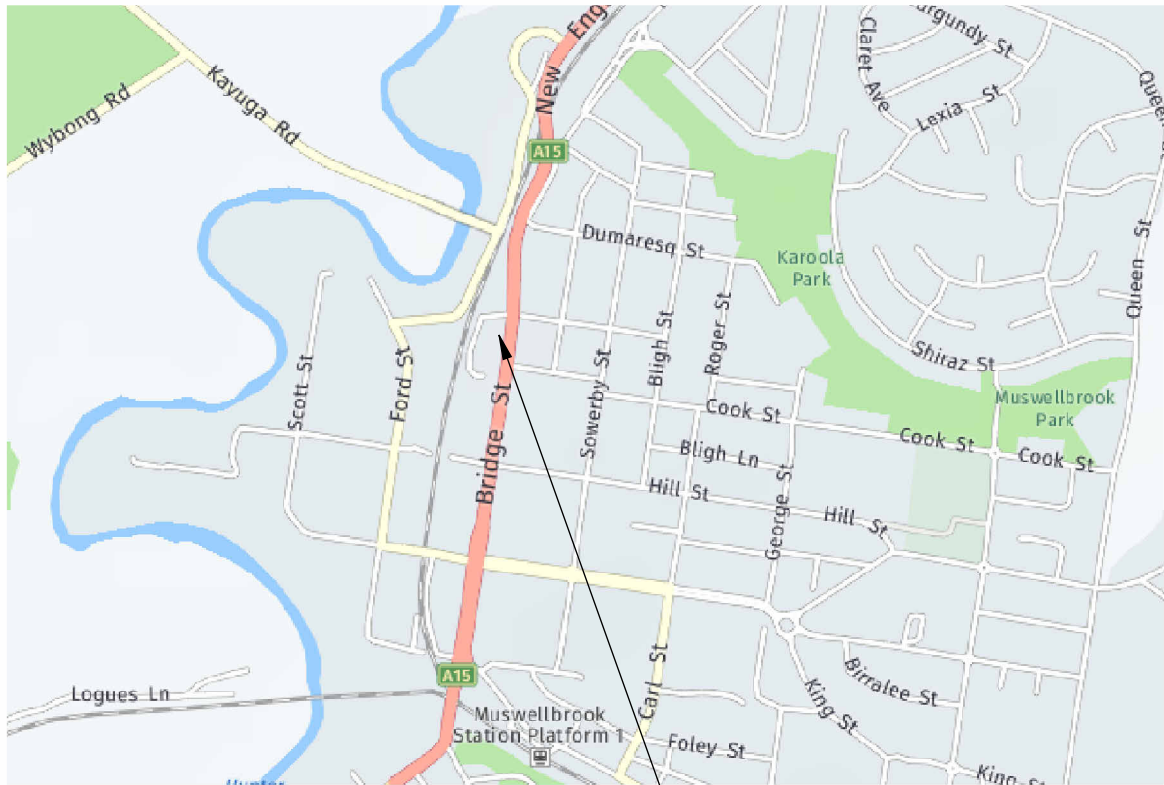


proposed 109 place childcare centre

200-206 bridge street, muswellbrook, nsw.



3D perspective

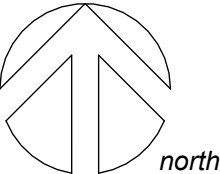


locality plan

site location

site data / analysis

<p>proposal</p> <p>- 109 place childcare centre</p> <p>r.p.d.</p> <p>lot 671, 672, 7, 8 bridge street, muswellbrook, nsw</p>	<p>car parking</p> <p>childcare centre</p> <p>car bays provided - 27 bays inc. disabled bay</p> <p>refer to traffic report</p>
<p>local authority</p> <p>Muswellbrook Shire Council</p>	<p>operating hours</p> <p>monday - friday 6:30am - 6:30pm tbc</p>
<p>site area</p> <p>2907 sqm</p> <p>site cover</p> <p>877.4 sqm (30.1 %)</p> <p>gross floor area - 789.8 sqm</p>	<p>index to sheets</p> <p>01. face sheet/ site data</p> <p>02. site plan existing condition</p> <p>03. site context plan</p> <p>04. site plan</p> <p>05. floor plan</p> <p>06. elevations</p> <p>07. elevations</p> <p>08. site sections</p> <p>09. site sections</p> <p>10. site sections</p> <p>11. playstore & refuse details</p> <p>12. fence details</p> <p>13. shadow diagrams</p> <p>14. 3D views</p>
<p>building area</p> <p>ground floor area - 789.8 sqm</p> <p>veranda area - 41.0 sqm</p> <p>safety zone area - 16.8 sqm</p> <p>playstore area - 21.1 sqm</p> <p>refuse area - 8.7 sqm</p>	
<p>childcare centre</p> <p>no. of children - 109</p> <p>no. of activity rooms - 7</p> <p>staff</p> <p>- 19 contact</p> <p>playscape</p> <p>required -- 763.0 sq.m.</p> <p>provided -- 967.0 sq.m.</p>	
<p>development statement</p> <p>built environment</p> <p>the development will comply with the requirements of the Muswellbrook Shire Council, the NCC 2019 Vol 1 and the National Quality Framework and standards.</p> <p>car parking</p> <p>all car parking and access shall accord with AS2890.1</p>	<p>area calculations</p> <p>all area calculations are based on design and are subject to final design development. final figures shall accord with minimums or maximums allowed by council and shall not vary by more than 5% of that stated</p> <p>garbage collection</p> <p>garbage is to be collected on site, bins to be stored in screened service area</p>

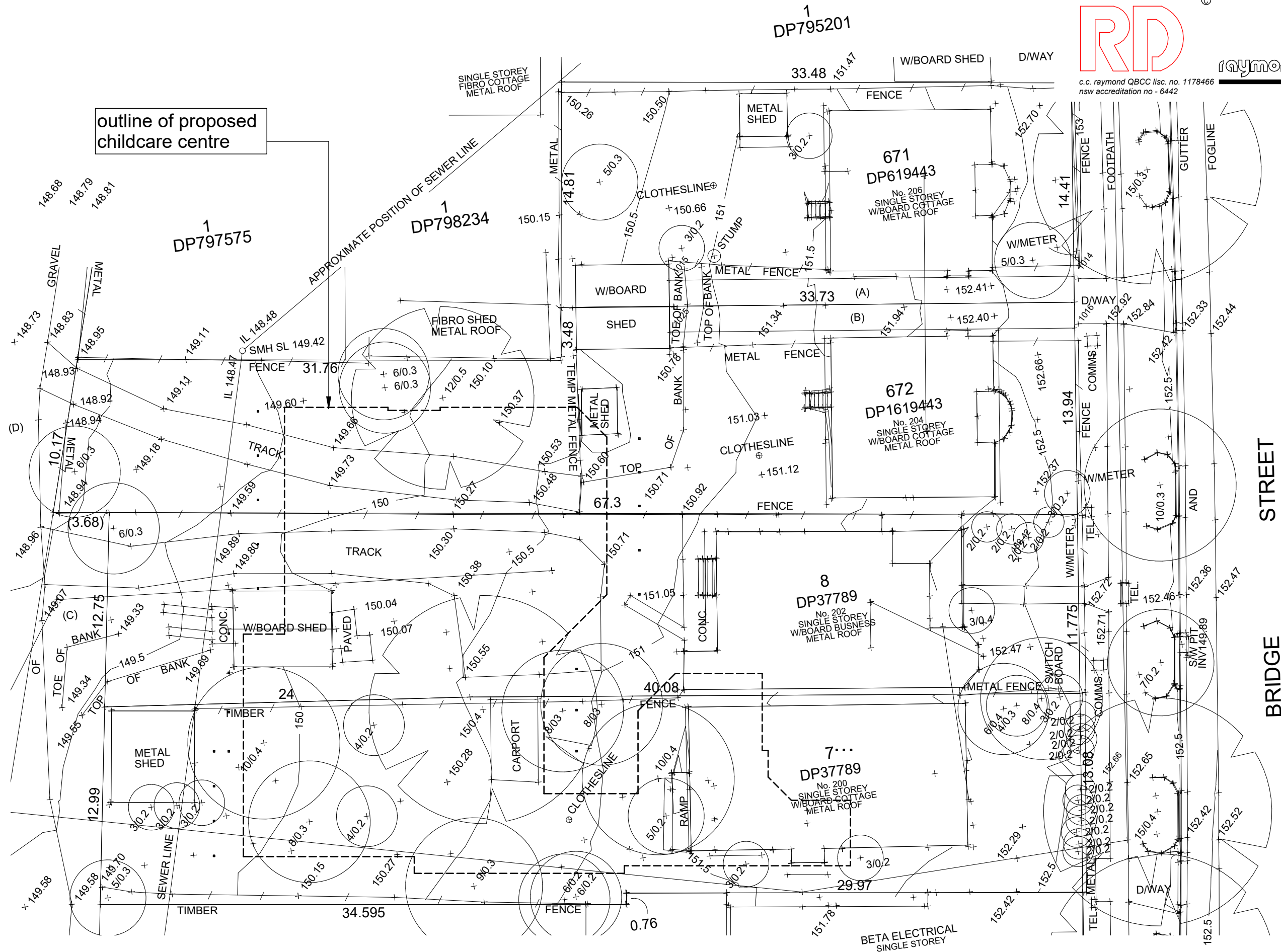


face sheet/ site data

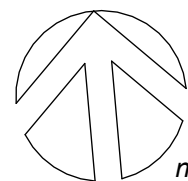
proposed childcare centre, 200-206 bridge Street, muswellbrook, n.s.w.



note: this proposal is subject to site survey and development approval(s) from the relevant authority.
this drawing shall not be copied or used without authorisation and is protected by copyright.



02.



north

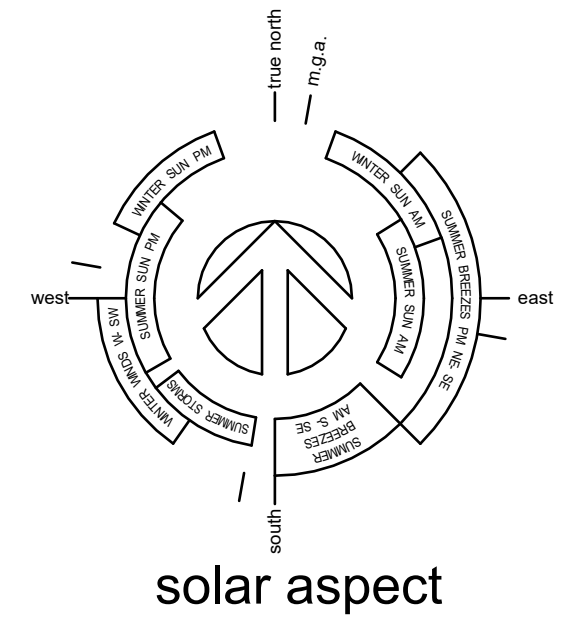
site plan existing condition

proposed childcare centre, 200-206 bridge Street, muswellbrook, n.s.w.

0 12.5m
1:250 (A3)

note: this proposal is subject to site survey and development approval(s) from the relevant authority.
this drawing shall not be copied or used without authorisation and is protected by copyright.

RD21026 : october_2021
issue P1 - 27/04/23
drawn - c. c. r.



03.



site context plan




proposed childcare centre, 200-206 bridge Street, muswellbrook, n.s.w.

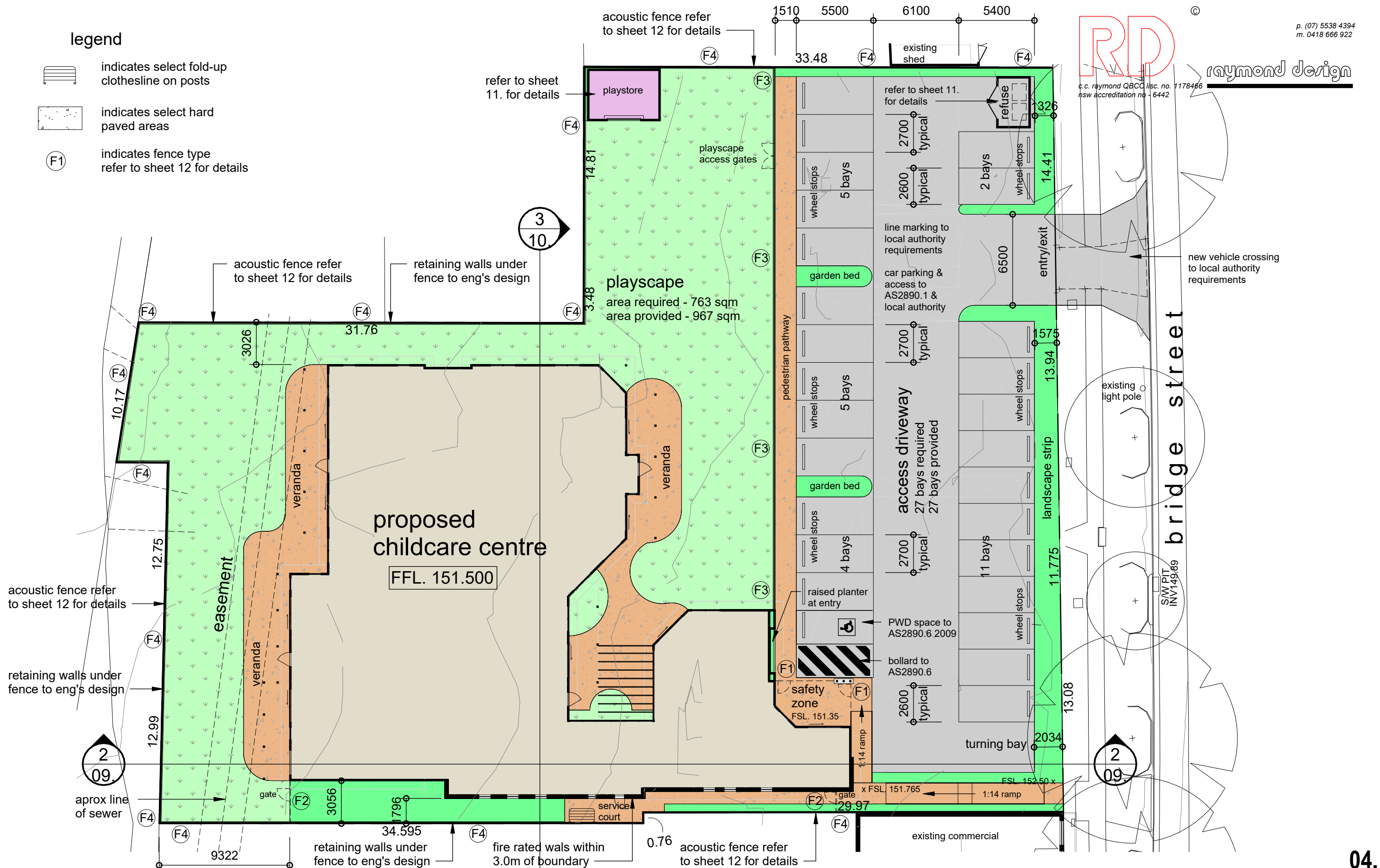
0
not to scale
m

note: this proposal is subject to site survey and development approval(s) from the relevant authority.
this drawing shall not be copied or used without authorisation and is protected by copyright.

RD21026 : october_2021
issue P1 - 27/04/23
drawn - c. c. r.

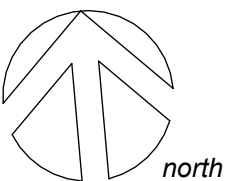
legend

-  indicates select fold-up clothesline on posts
-  indicates select hard paved areas
-  indicates fence type refer to sheet 12 for details



site plan

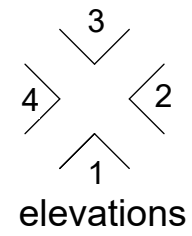
proposed childcare centre, 200-206 bridge Street, muswellbrook, n.s.w.



0 12.5m
1:250 (A3)

note: this proposal is subject to site survey and development approval(s) from the relevant authority.
this drawing shall not be copied or used without authorisation and is protected by copyright.

RD21026 : october_2021
issue P2 - 09/05/23
drawn - c. c. r.

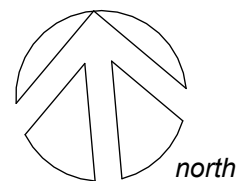


floor plan

05.

floor plan

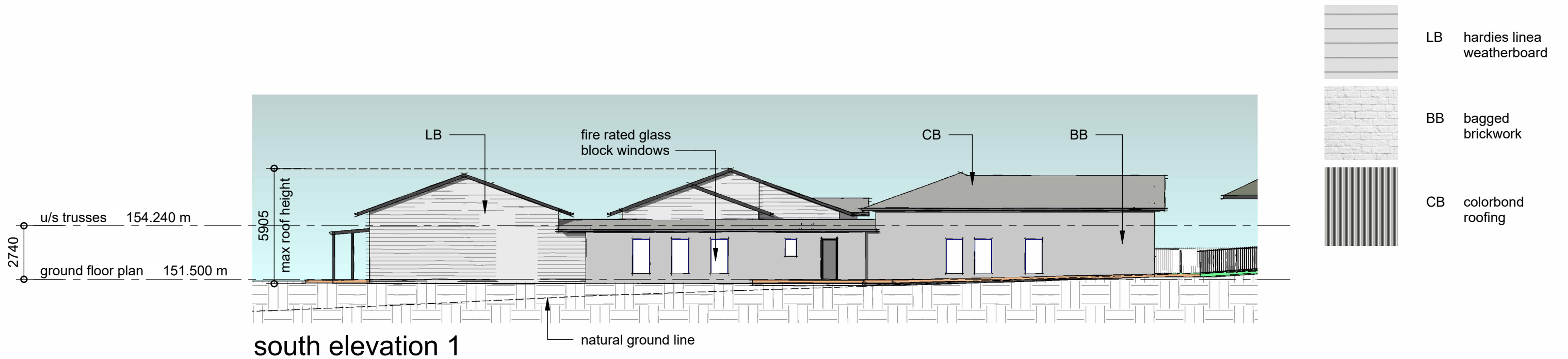
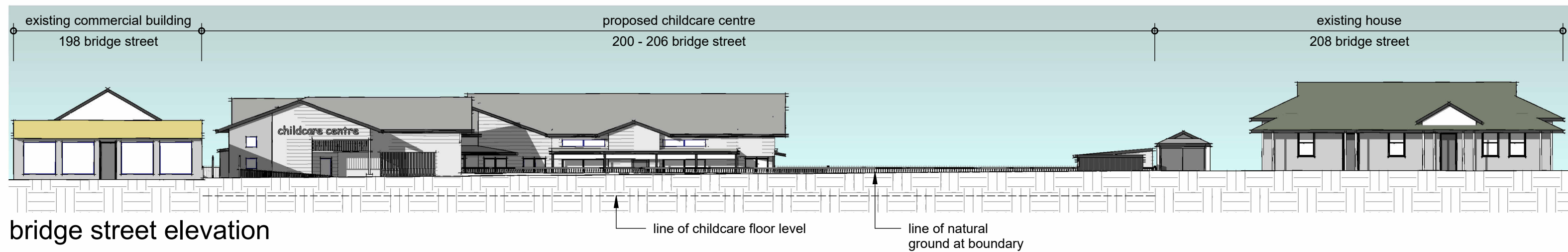
proposed childcare centre, 200-206 bridge Street, muswellbrook, n.s.w.

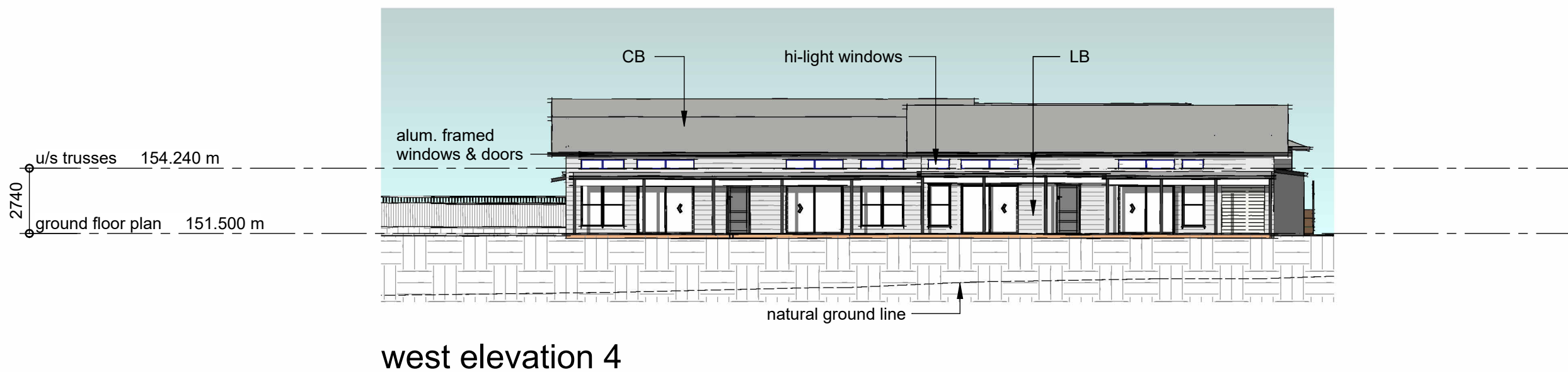
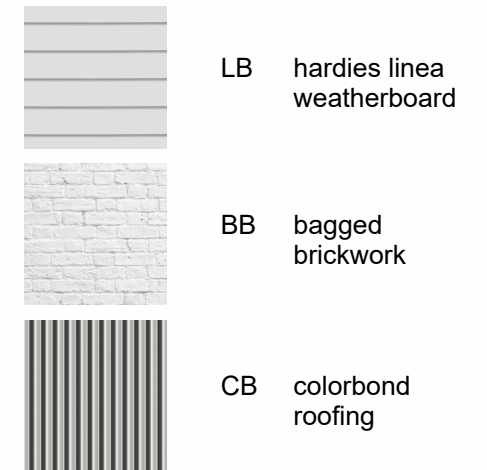
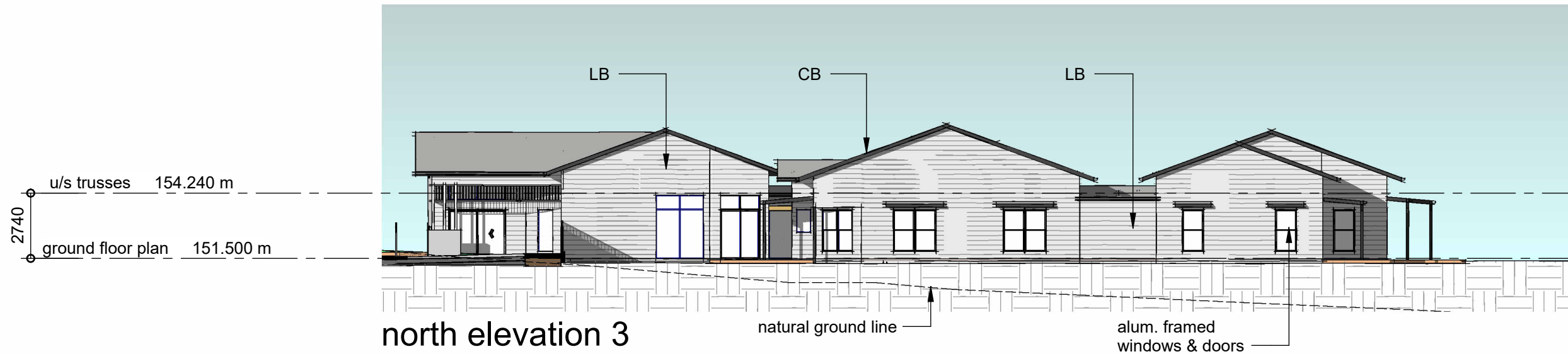
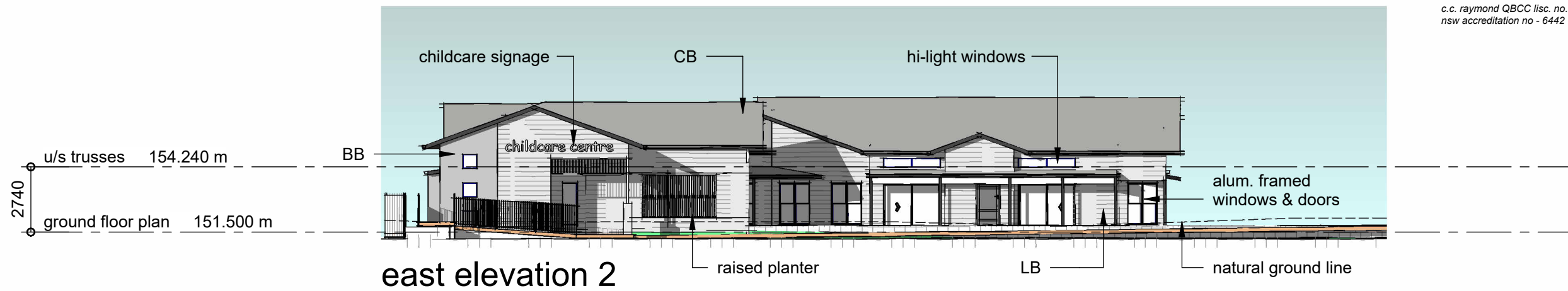


0 10m
1:200 (A3)

note: this proposal is subject to site survey and development approval(s) from the relevant authority.
this drawing shall not be copied or used without authorisation and is protected by copyright.

RD21026 : october_2021
issue P2 - 09/05/23
drawn - c. c. r.





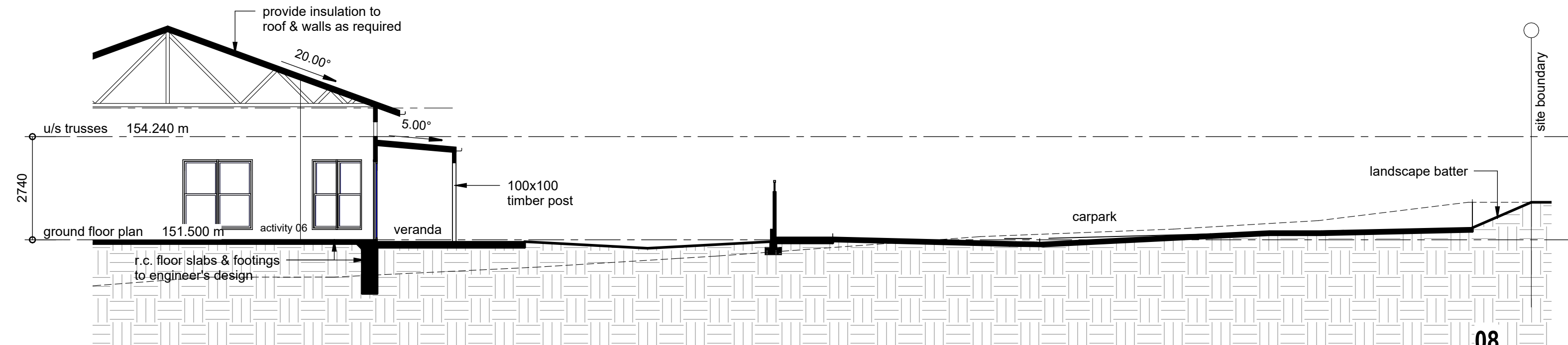
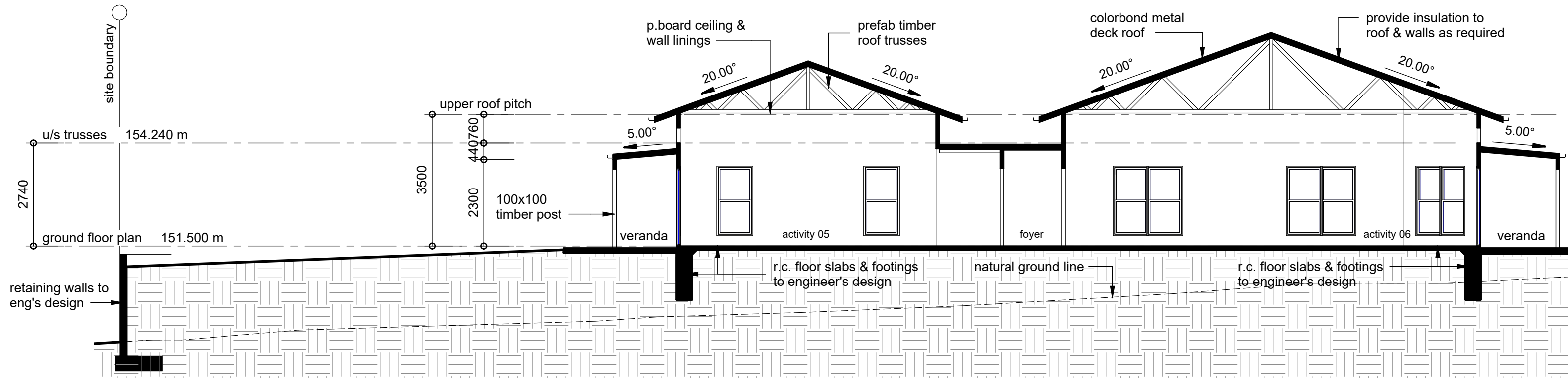
elevations

proposed childcare centre, 200-206 bridge Street, muswellbrook, n.s.w.

0 10m
1:200 (A3)

note: this proposal is subject to site survey and development approval(s) from the relevant authority.
this drawing shall not be copied or used without authorisation and is protected by copyright.

RD21026 : october_2021
issue P3 - 07/06/23
drawn - c. c. r.



section 1 - B
site sections

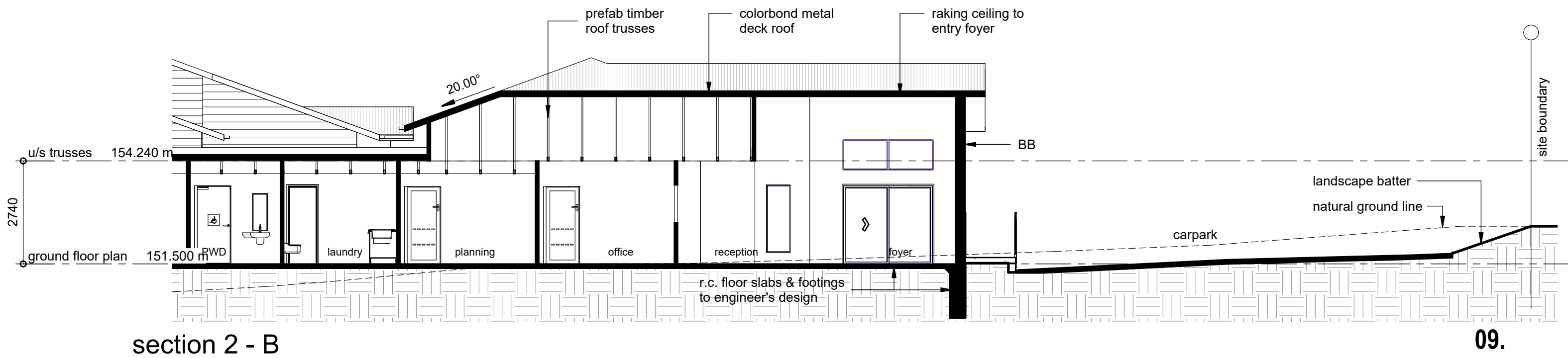
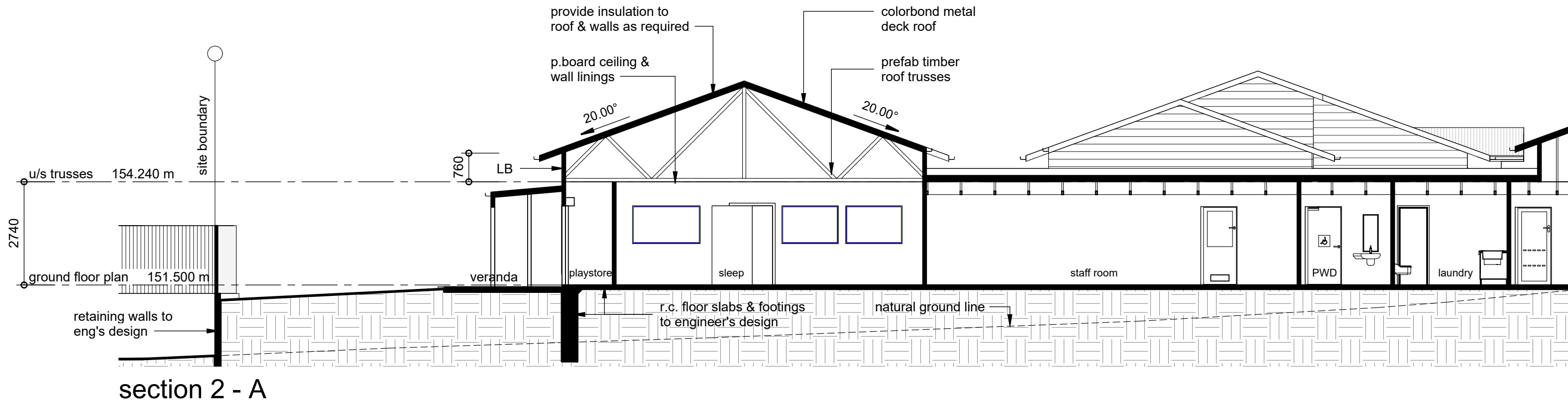
proposed childcare centre, 200-206 bridge Street, muswellbrook, n.s.w.

08.

0 5.0m
1:100 (A3)

note: this proposal is subject to site survey and development approval(s) from the relevant authority.
this drawing shall not be copied or used without authorisation and is protected by copyright.

RD21026 : october_2021
issue P2 - 07/06/23
drawn - c. c. r.



09.

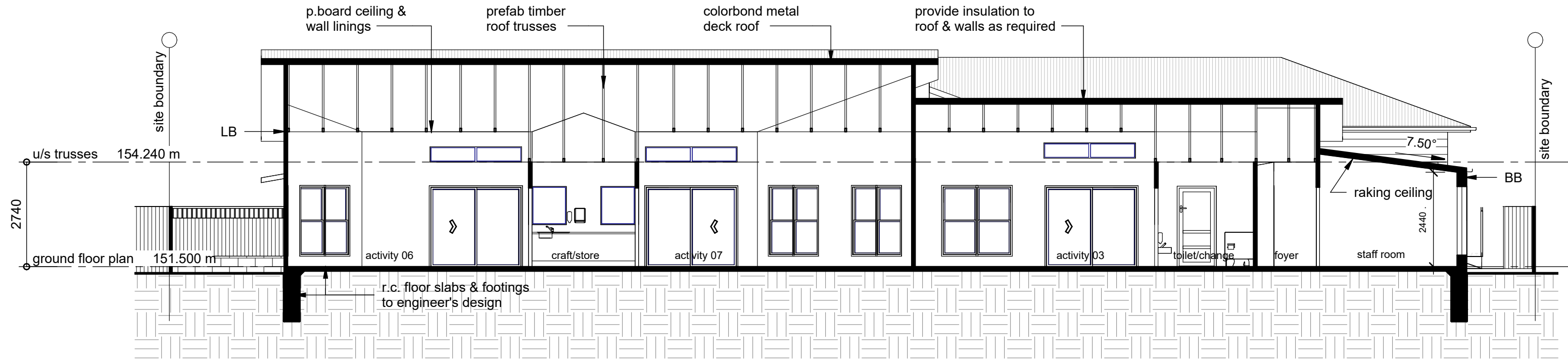
site sections

proposed childcare centre, 200-206 bridge Street, muswellbrook, n.s.w.

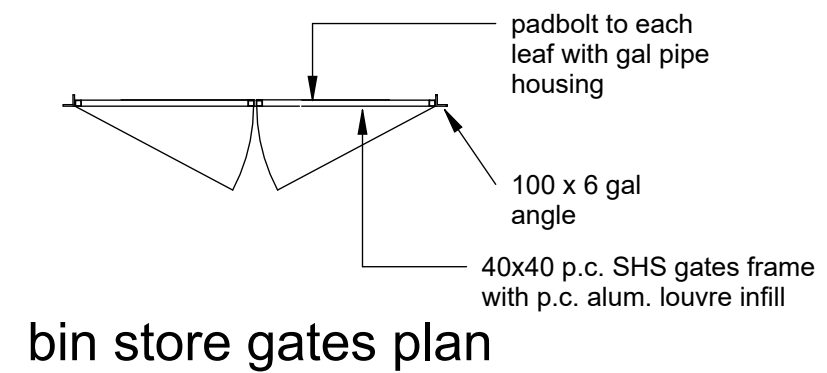
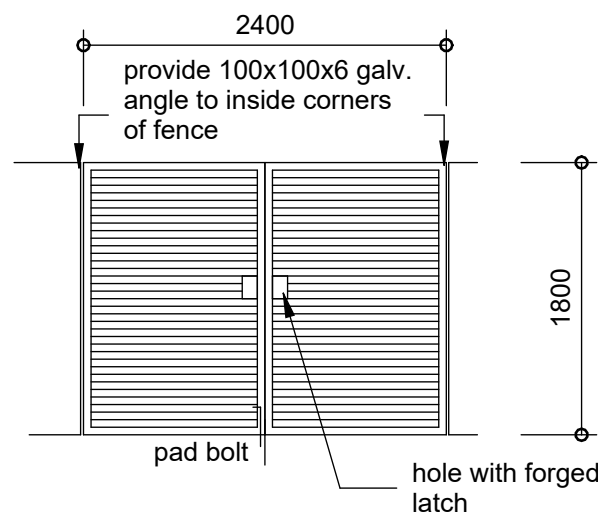
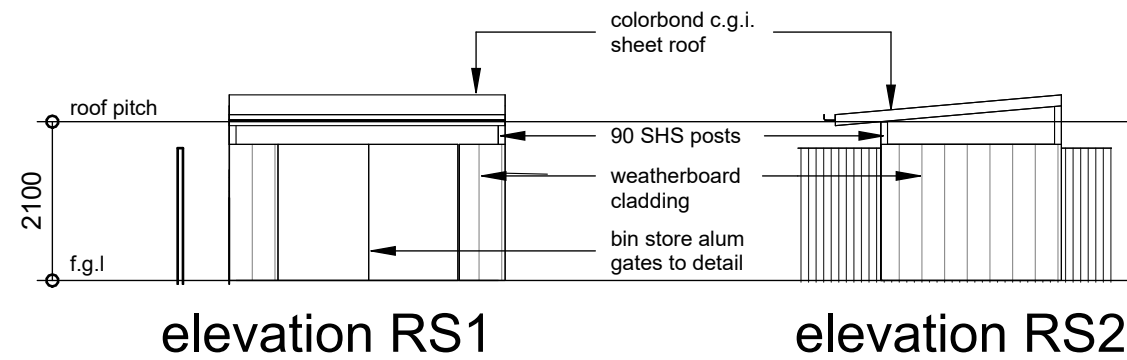
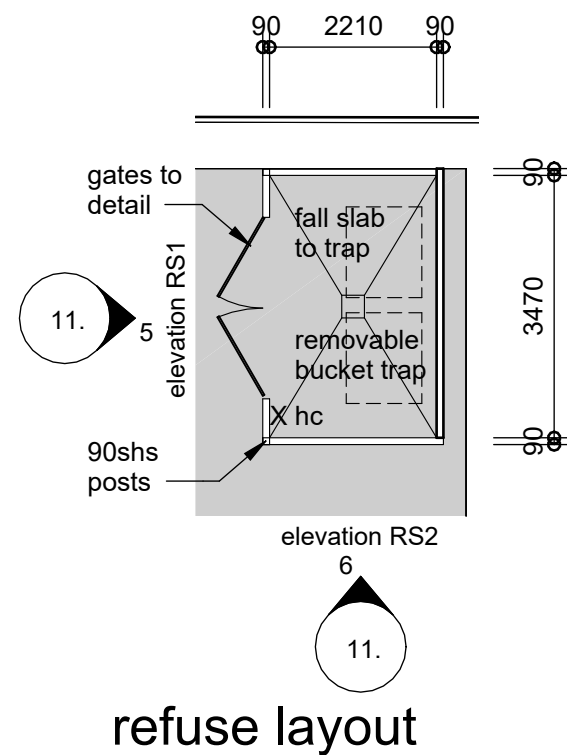
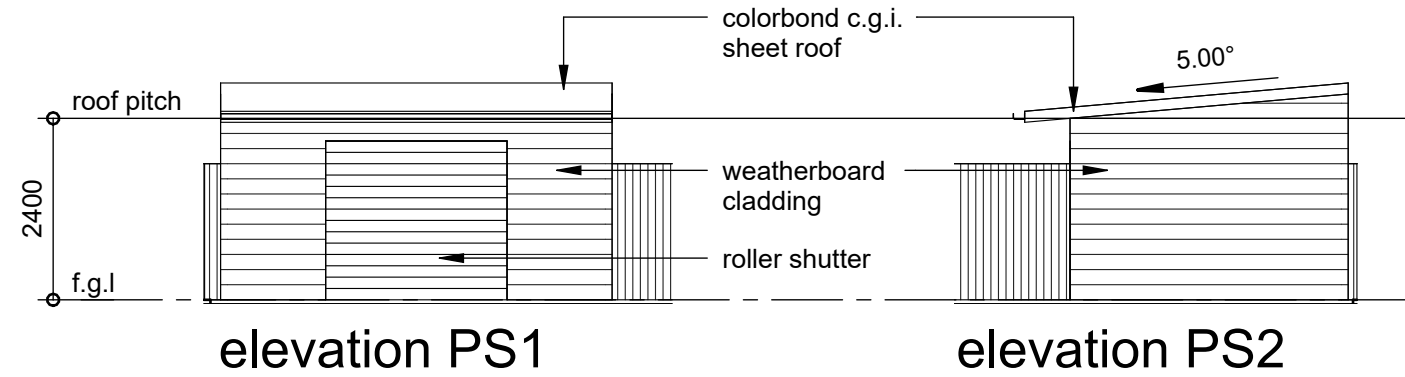
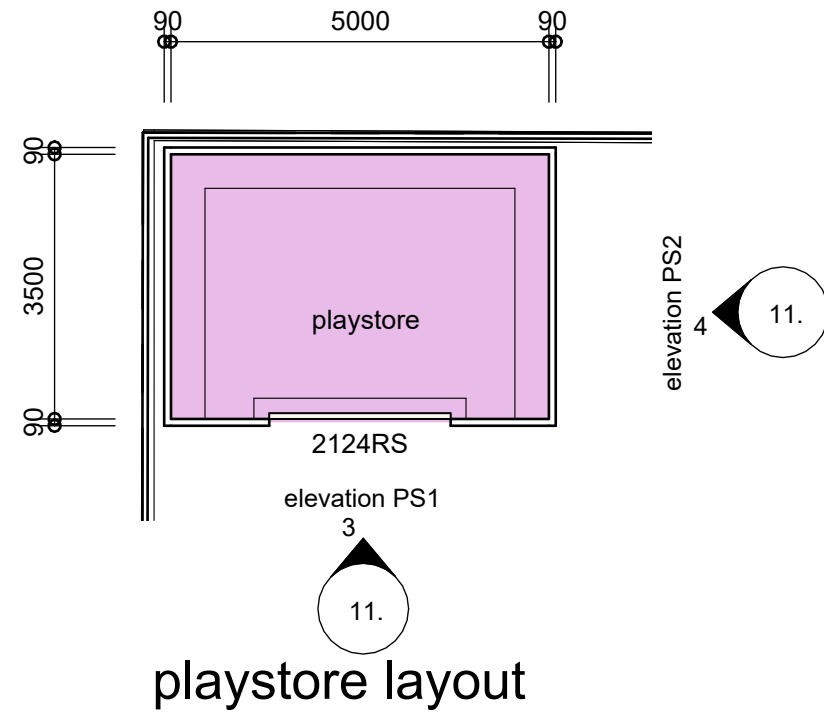
0 5.0m
1:100 (A3)

note: this proposal is subject to site survey and development approval(s) from the relevant authority.
this drawing shall not be copied or used without authorisation and is protected by copyright.

RD21026 : october_2021
issue P2 - 07/06/23
drawn - c. c. r.



section 3



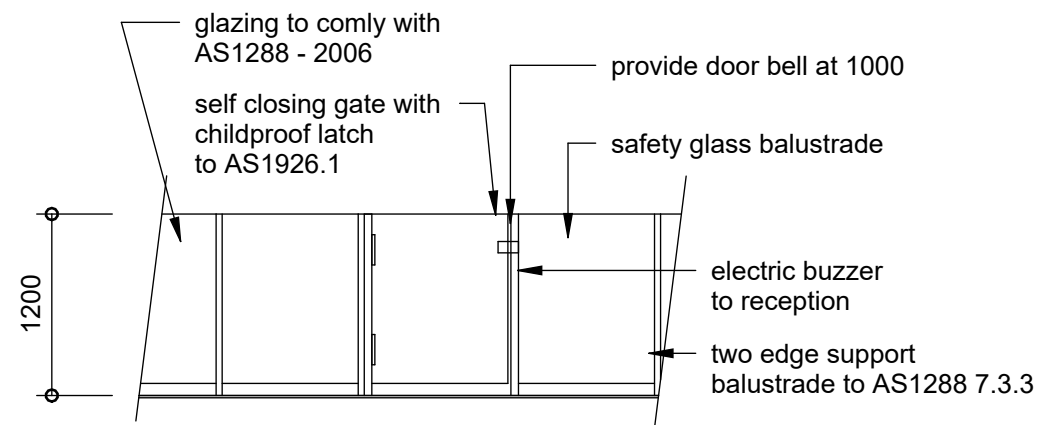
playstore & refuse details

proposed childcare centre, 200-206 bridge Street, muswellbrook, n.s.w.

0 5.0m
 1:100 (A3)

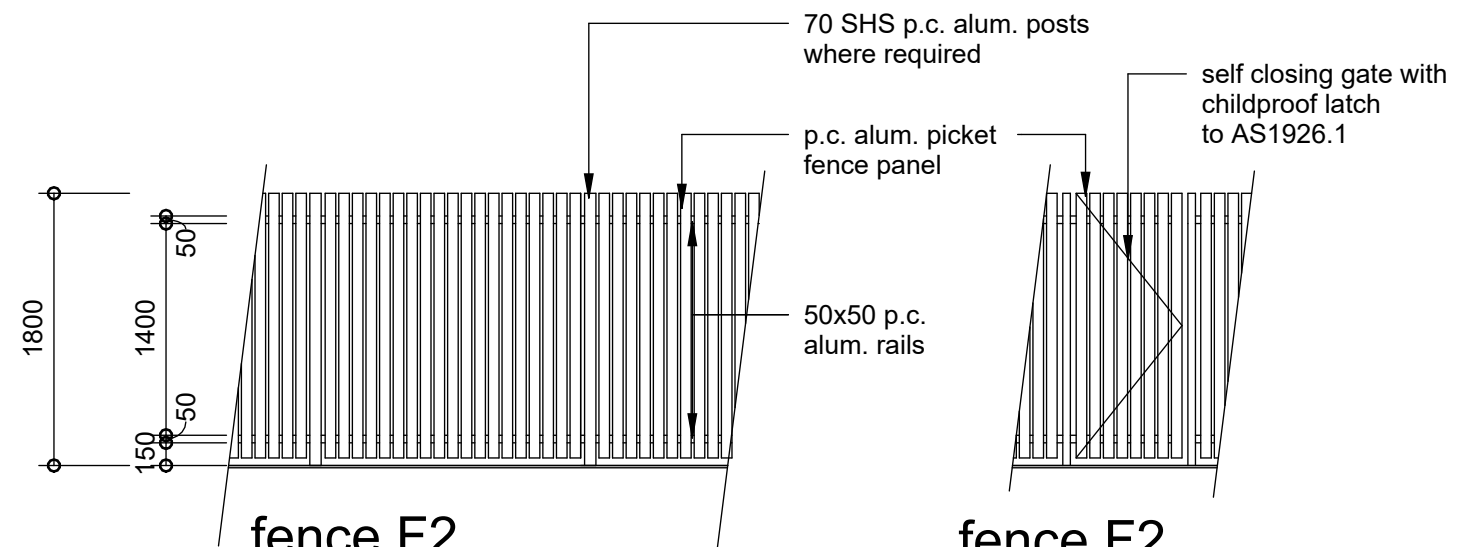
note: this proposal is subject to site survey and development approval(s) from the relevant authority.
 this drawing shall not be copied or used without authorisation and is protected by copyright.

RD21026 : october_2021
 issue P1 - 27/04/23
 drawn - c. c. r.



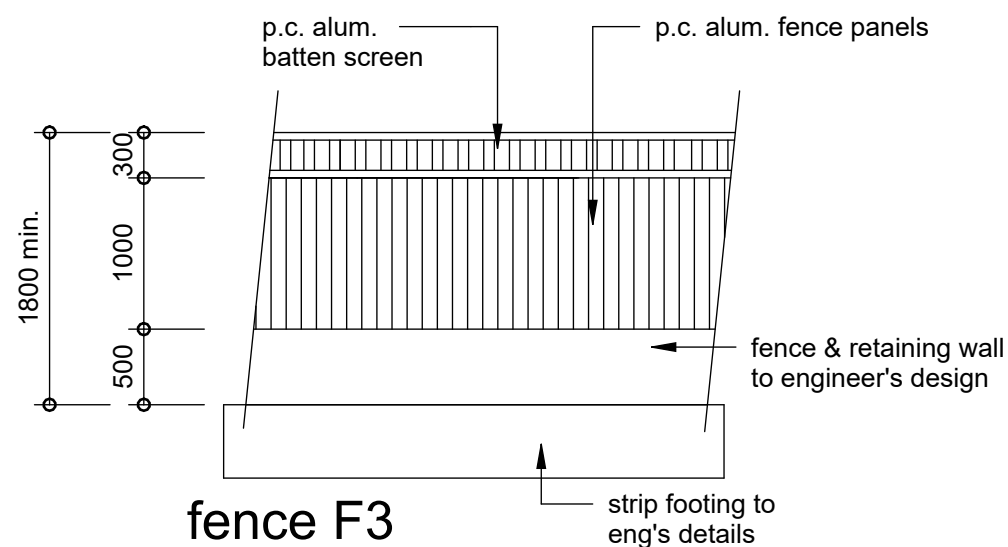
safety zone fence F1

note : all fencing to child play areas to be in accordance with AS1926

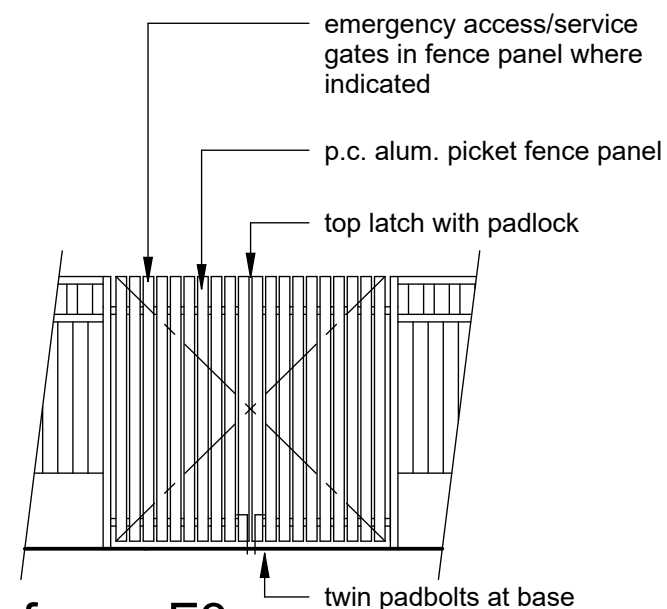


fence F2

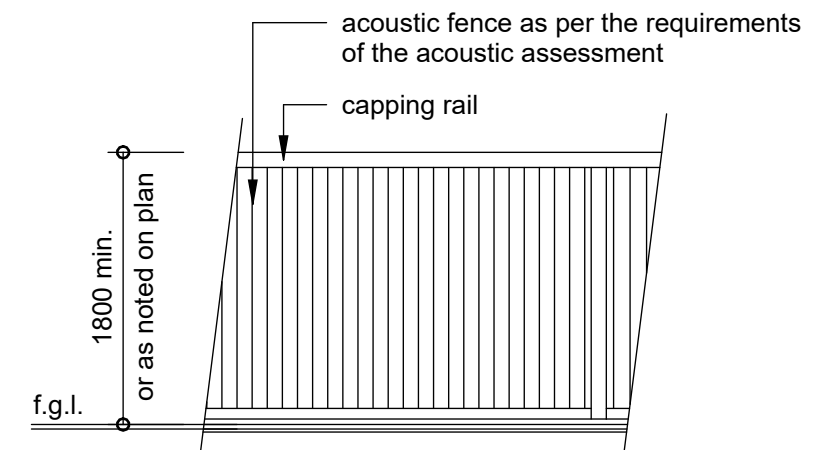
**fence F2
single entry gate**



fence F3

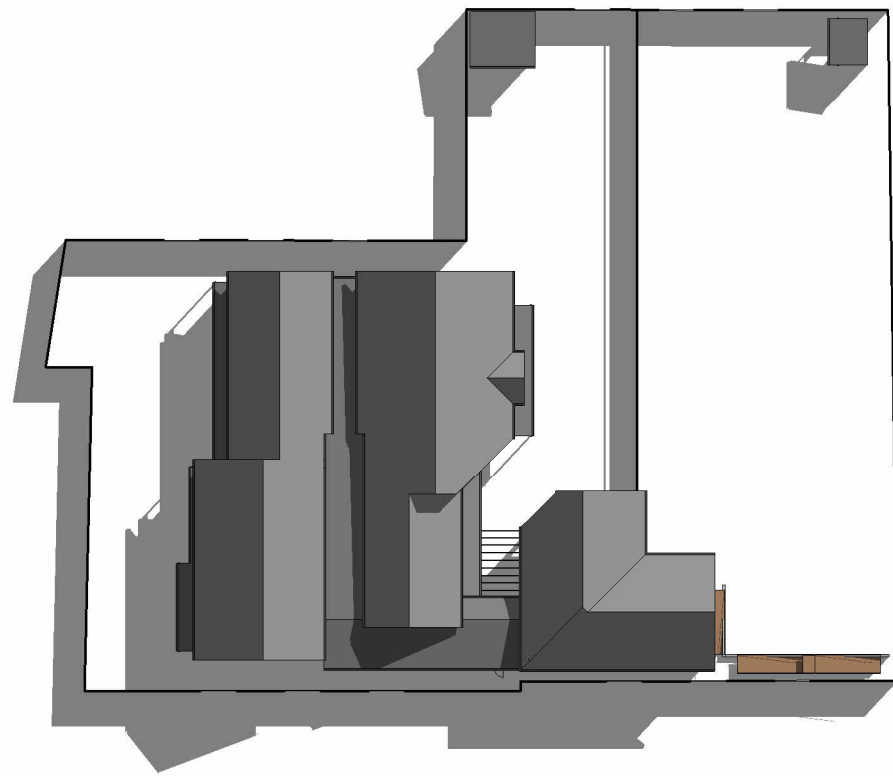


**fence F3
playscape service/
emergency access gates**

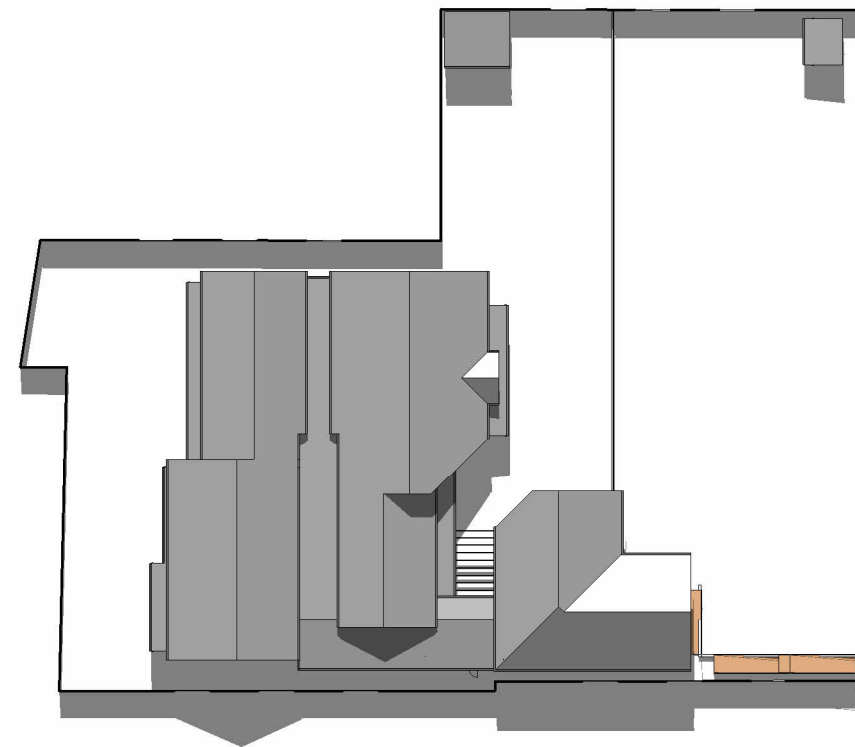


acoustic fence F4

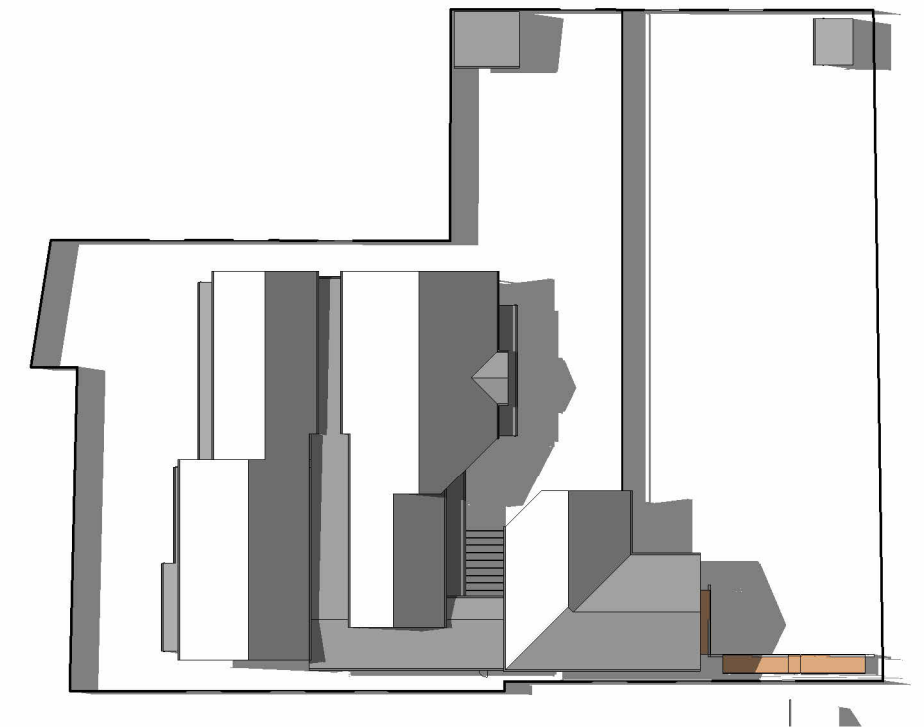
cladding to accord with construction requirements in the acoustic assessment



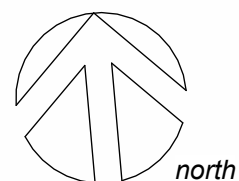
shadow diagram - june 21st, 9.00am.



shadow diagram - june 21st, 12.00pm.



shadow diagram - june 21st, 3.00pm.



shadow diagrams

0
not to scale m

note: this proposal is subject to site survey and development approval(s) from the relevant authority.
this drawing shall not be copied or used without authorisation and is protected by copyright.

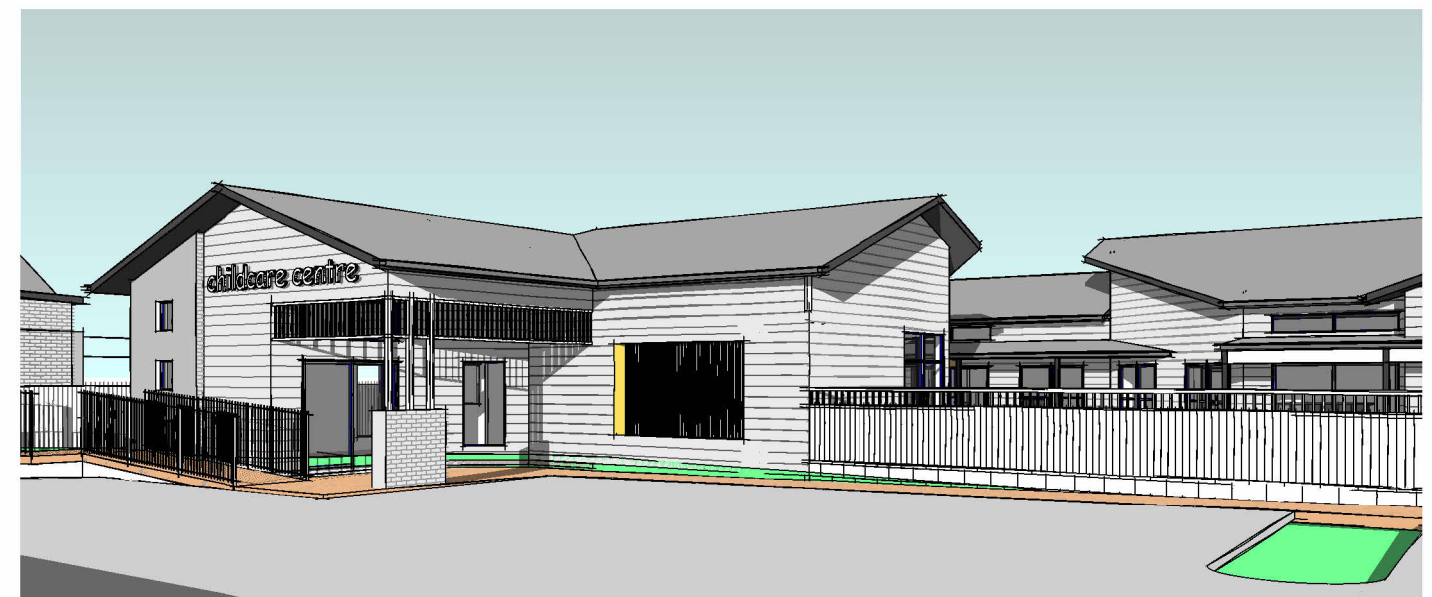
proposed childcare centre, 200-206 bridge Street, muswellbrook, n.s.w.



3D View 1



3D View 2



3D View 3

3D views

proposed childcare centre, 200-206 bridge Street, muswellbrook, n.s.w.

0 m
 not to scale

note: this proposal is subject to site survey and development approval(s) from the relevant authority.
 this drawing shall not be copied or used without authorisation and is protected by copyright.

RD21026 : october_2021
 issue P2 - 09/05/23
 drawn - c. c. r.