ING CONSULTING ENGINEERS PTY LTD

ABN: 80129113293



SITE EMERGENCY EVACUATION / RESPONSE PLAN

Prepared for JAL Invest Co. Pty Ltd

at 84 Brook Street (Lot 1, DP795300) Muswellbrook NSW 2333

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Document Control

Version	Status	Date	Author	Sign	Reviewer	Sign
1	Final	24/05/2023	N Evans	S.Lyl.	K. Ng	lytongth

1. Background

The subject site is currently vacant and is generally rectangular in shape with a total site area of 2,495m². See location plan in Figure 1 below.



Figure 1 – Location Plan of Subject Property

The land falls gently from the north to the south, ranging from RL162.80m AHD at the north-eastern corner to the south of the site, to RL156.68m AHD at the south-western corner.

The proposal involves construction of a single storey 90 place Child Care Centre, 14 educators and 2 support staff, and parking facilities with 26 car parking spaces.

a. Flooding

Based on Muswellbrook Council's pre-DA Notes of Meeting (held on 5 September 2022) to Janssen Group Pty Ltd, Council Engineers were concerned that the piping of the waterway could create a bottleneck for stormwater during heavy rain events and lead to increased upstream flooding. Any Possum Gully crossing design should be informed by flood modelling prepared by an appropriately qualified hydraulic engineer and have regard to the related flooding controls in the Muswellbrook Shire Council Development Control Plan 2009. Consideration of the crossing of Possum

Gully should also be given by ensuring appropriate flood free access and emergency evacuation route suitable for the clients and staff of the centre, as in accordance with Council's Floodplain Development Manual, the proposed Child Care Centre is considered as "sensitive land use" and as such, consideration needs to be given to flood events greater than the 1% AEP flood i.e. the Probable Maximum Flood (PMF).

The flood modelling and assessment was subsequently completed by Capital Engineering Consultants on 17 May 2023, with the following levels established :

(a) 1% AEP Flood Level : RL156.61

(b) **PMF level** : <u>**RL158.35m</u> AHD**.</u>

As part of the proposed works, the existing creek (that bisects the site as shown in the survey plan in Appendix A, is to be straddled over to provide site access and car parking facilities for the Centre, whilst the main building structure (single storey) has been designed towards the rear of the site on higher grounds and which has a function of looking to minimise impacts on the Heritage Conservation Area

b. Site Specific Considerations

Current NSW Government legislation requires flood free access and floor levels of the proposed building to be established at a level greater than the 1% AEP flood level, with a minimum of 500mm freeboard.

The site is to accommodate a Child Care facility, and in accordance with Council's Floodplain Development Manual, the Centre is considered as "sensitive land use" and as such, consideration needs to be given to flood events greater than the 1% AEP flood i.e. the Probable Maximum Flood (PMF). There is an existing creek that traverses the site from the east to the west, and the proposed design for the Child Care Centre is to ensure appropriate flood free access and emergency evacuation route for users of this Centre.

Taking these into consideration, Janssen Designs, with the input of the respective Consultants, have designed the Centre accordingly. Please see Figures 2 & 3 for the proposal development, and Appendix C for the full set of Plans.







Figure 3 – Bridging Over of Existing Creek / Gully Section

2. Floodplain Matrix Planning Considerations.

For an effective flood management plan, the following needs to be considered :

- All water sensitive instruments such as hot water heaters are to be located above the 1% AEP Level.
- No permanent solid structure is to be constructed at the front boundary, as well as on the eastern and southern boundaries of the proposed development.
- All proposed fence located in the flow path along the eastern and western common boundaries must be of open type (pool type) fencing to allow for overland flow to escape, and proposed fencing must be approved by Council.
- The bottom of the electricity meter box should be set at or above the PMF level. Where this is not practical the meter box needs to be waterproofed and sealed from floodwaters.
- The proposed habitable ground floor level is designed at RL158.435m AHD, which is 1,825mm above the 1% AEP Flood Level.
- Reliable access for occupants of the buildings is required from the site to an area of refuge above the PMF level, either on site (example second storey) or off site. However, as there is a strong probability that the occupants will not receive a Bureau of Meteorology warning via local media, the more likely scenario is vertical evacuation to the higher floors of the development or stay-in-place. In this regard, an emergency refuge area must be set above the PMF level of **RL158.35m AHD**. The proposed design habitable floor level of the Centre is a minimum of RL158.435m AHD, which is 85mm higher than the established PMF level. Higher areas located at the rear of the building (Play Room 3) have been designed for RL159.715m AHD which is 1,365mm higher than the PMF Level, This area can be used if higher grounds are required.

Flood Management and Site Emergency Evacuation Plan

 Under the NSW SES (Cessnock) Local Flood Plan, all Childcare Centres are to be contacted by the NSW SES in the event of possible flooding or isolation. Under circumstances when early evacuation is not possible, and at the advice of the NSW SES, an Emergency flood refuge area for the purpose of escaping flood waters and waiting for the waters to recede or emergency evacuation is to be provided, and must be set a minimum level of <u>RL158.35m AHD</u>. It is anticipated that this area will be within the main building itself on the ground floor (Evacuation Room) of the proposed Child Care Centre and will contain facilities such as toilets, potable water, radio, fresh batteries, portable TV, land line and mobile telephones.

As a guide, Sydney of City Council DCP requires 0.25sqm per person (child & staff) for the evacuation area. Based on this and with 106 people, an unencumbered area of $67.8m^2$ (Play Room 3) for 106 people which equates to $0.64m^2$ per person.

• The Emergency Flood Refuge area must also contain the updated dossier of all

84 Brook Street Muswellbrook NSW 2333 – Emergency Response Plan

staff, student and Parent /Guardians information. This is for the purpose of making contact during times when evacuation is required. A communication distribution plan needs to be prepared by the Centre that enables rapid notification be made during evacuation. This may take the form of parents/guardians being contacted, who in turn pass on the emergency notification to others.

• Emergency evacuation signage during times of flooding must be placed at all accessible locations, and must distinguish flood evacuation from other emergency evacuations. Please see Figure 4 below.



Figure 4 – Flood Warning Sign

- To accompany the Flood Warning Sign, an evacuation route diagram showing the point of assembly, the location of the Flood Emergency refuge area and Trigger Points will be required. Printed in colour, this Flood Warning Sign needs to be permanently displayed at all conspicuous points in the Centre. Please see Figure 5 in Appendix B.
- An assembly point for storms and flood events needs to be identified and designated, with the appropriate training provided to distinguish this location from other Emergency Assembly point locations.
- Trained Personnel must be familiar with:
 - Evacuation policy prepared by the Child Centre
 - NSW SES Local Area website for their FloodSafe plan
 - Potential flood areas in the locality
 - The nearest high grounds and line of retreat
 - Storm / flood assembly points.

During Heavy Storm Events

Under the NSW SES (Muswellbrook) Local Flood Plan, all Child Care Centres are to be contacted by the NSW SES in the event of possible flooding or isolation.

When notified the Childcare Centres should:

- Liaise with the NSW SES Local Unit and arrange for the early release of children whose travel arrangements are likely to be disrupted by flooding and/or road closures.
- Assist with coordinating the evacuation of preschools and Child Care Centres.

Under unforeseen circumstances when early evacuation is not possible, and at the advice of the NSW SES, then the following should be carried out :

- All personnel and children must be moved into the building and remain indoors until the storm passes.
- A head count must be made and checked at the pre-arranged assembly point. The *Trained* personnel are to decide on whether full evacuation off site or localised evacuation (vertical movement) into Emergency area is appropriate.
- Listen to radio and TV for instructions and bulletins.
- A Trigger Point is a pre-determined and agreed "action point" to correspond with the various stages of flooding. Two Trigger Points to be considered are:
 - 1. The 1st Trigger Point is when the creek under the bridged over the parking facilities fronting Brook Street overflows or when flood waters start to enter the car parking area from the western boundary, all children and staff must remain in the Centre building until the flood subsides.
 - 2. The 2nd Trigger Point is when flood waters have already entered the car parking area and is reaching the tiled pathway.

A senior staff member with knowledge in the Flood Management Plan is to assess whether the Trigger Points have been reached, and to activate the plan accordingly.

On activation of the 2nd Trigger Point, the following action needs to be carried out:

- Collect canned food, water containers, emergency lighting, candles, clothing, first aid kit, medicines, money and identification.
- Conduct another head count.
- Designated trained staff is to contact emergency services and seek advice on effective warning time and rescue.
- All occupants are to move into the Refuge Area and remain there till rescue arrives.
- If safe to do so, collect games/carry out activities for the children to keep them distracted whilst in the refuge area till rescue arrives.

During Flooding Situations

- Stay tuned to local radio for updates of the situation and further advice.
- Don't allow children to play in, or near flood waters (remain in refuge area)
- Avoid entering floodwaters.
- Do not use gas or electrical appliances which may have been damaged by the flood waters until they have been tested and proven that it is safe to do so by a competent person.
- If floodwaters have entered the car park, do not attempt to move parked vehicles.
- If a staff member or child becomes seriously ill during a flood, call '000' or the SES number 132 500.
- Wait for further instructions or as directed by the SES or the Police.

This plan is to be reviewed no longer than every 5 years, or as appropriate when required.

Signed for and on behalf of

ING CONSULTING ENGINEERS PTY LTD

Kenneth Ng (Principal) MIEAust CPEng NER APEC Engineer IntPE(Aus) RPEQ Registered Certifier (Hydraulic (stormwater), Road & Drainage and Stormwater) Registered Design Practitioner (Drainage and Civil Engineering) & Professional Engineer (Civil) NSW Fair Trading

Appendix A

Survey Plan Prepared by Cadence Consulting Surveyors

Survey Plan



Appendix B

Emergency Evacuation Route

84 Brook Street Muswellbrook NSW 2333 – Emergency Response Plan





Appendix C

Proposed Child Care Centre Plans Prepared by Janssen Designs

84 Brook Street Muswellbrook NSW 2333 – Emergency Response Plan

84 Brook Street, Muswellbrook

Proposed Child Care Centre

DRAWING SCHEDULE:

- A000 COVER PAGE A001 - CALCULATIONS PAGE / LEP MAPS
- A002 SITE CONTEXT PLAN
- A003 SITE ANALYSIS PLAN
- A004 SITE PLAN
- A005 BASEMENT PLAN
- A006 GROUND FLOOR PLAN
- A007 FIRST FLOOR PLAN
- A008 ROOF PLAN
- A009 SOUTH & EAST ELEVATIONS
- A010 NORTH & WEST ELEVATIONS
- A011 SECTION
- A012 MAXIMUM BUILDING HEIGHT DIAGRAM
- A013 PERSPECTIVES 1 & 2
- A014 PERSPECTIVES 3 & 4
- A015 PERSPECTIVES 5 & 6 LODGES ROAD
- A016 PERSPECTIVES 7,8 & 9 OPA & INTERNAL

CORRIDOR

- A017 ACOUSTIC DETAILS GROUND FLOOR
- A018 ACOUSTIC DETAILS FIRST FLOOR
- A019 SHADOW DIAGRAMS 9AM & 12 NOON
- A020 SHADOW DIAGRAMS 3PM
- A021 COVERED OUTDOOR AREA DIAGRAM & OPA CALCULATION - GROUND FLOOR
- A022 COVERED OUTDOOR AREA DIAGRAM & OPA CALCULATION - FIRST FLOOR
- A023 EMERGENCY EVACUATION PLAN GROUND FLOOR
- A024 EMERGENCY EVACUATION PLAN FIRST FLOOR
- A025 COLOUR AND FINISHES SCHEDULE







Nominated Architect: Jake Janssen NSW ARB 11575

3.7.5.5 REQUIREMENTS FOR SMOKE ALARMS

(A) SMOKE ALARMS MUST BE INSTALLED IN (I) CLASS 1A BUILDINGS IN ACCORDANCE WITH 3.7.2.3; AND
(II) CLASS 1B BUILDINGS IN ACCORDANCE WITH 3.7.2.4.
(B) SMOKE ALARMS MUST COMPLY WITH AS 3786.
(C) SMOKE ALARMS MUST BE CONNECTED TO THE CONSUMER MAINS POWER WHERE CONSUMER POWER IS SUPPLIED TO THE BUILDING.

3.8.5.2 VENTILATION REQUIREMENTS

VENTILATION MUST BE PROVIDED TO A HABITABLE ROOM, SANITARY COMPARTMENT, BATHROOM, SHOWER ROOM, LAUNDRY AND ANY OTHER ROOM OCCUPIED BY A PERSON FOR ANY PURPOSE BY ANY OF THE FOLLOWING MEANS:

(A) PERMANENT OPENINGS, WINDOWS, DOORS OR OTHER DEVICES
WHICH CAN BE OPENED (I) WITH AN AGGREGATE OPENING OR OPENABLE SIZE NOT LESS THAN
5% OF THE FLOOR AREA OF THE ROOM REQUIRED TO BE VENTILATED; AND

(II) OPEN TO (A) A SUITABLY SIZED COURT, OR SPACE OPEN TO THE SKY; OR
(B) AN OPEN VERANDAH, CARPORT, OR THE LIKE; OR
(C) AN ADJOINING ROOM IN ACCORDANCE WITH (B).

(B) NATURAL VENTILATION TO A ROOM MAY COME THROUGH A WINDOW, OPENING, VENTILATING DOOR OR OTHER DEVICE FROM AN ADJOINING ROOM (INCLUDING AN ENCLOSED VERANDAH) IF (I) THE ROOM TO BE VENTILATED OR THE ADJOINING ROOM IS NOT A SANITARY COMPARTMENT; AND

(II) THE WINDOW, OPENING, DOOR OR OTHER DEVICE HAS A VENTILATING AREA OF NOT LESS THAN 5% OF THE FLOOR AREA OF THE ROOM TO BE VENTILATED; AND

(III) THE ADJOINING ROOM HAS A WINDOW, OPENING, DOOR OR OTHER DEVICE WITH A VENILATING AREA OF NOT LESS THAN 5% OF THE COMBINED FLOOR AREAS OF BOTH ROOMS; AND

(IV) THE VENTILATING AREAS SPECIFIED MAY BE REDUCED AS APPROPRIATE IF DIRECT NATURAL VENTILATION IS PROVIDED FROM ANOTHER SOURCE.

GENERAL NOTES

1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS. DO NOT SCALE FROM DRAWINGS. 2. ALL BUILDING WORKS SHALL BE IN ACCORDANCE WITH THE RELEVANT NATIONAL CONSTRUCTION CODE (NCC), BUILDING CODE OF AUSTRALIA (BCA), RELEVANT AUSTRALIAN STANDARDS (AS), INCLUDING AMENDMENTS AND THE REQUIREMENTS OF COUNCIL AND PRIVATE CERTIFIERS (PC) AND OTHER AUTHORITIES HAVING JURISDICTION. 3. THE ARCHITECTURAL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONSULTANT DRAWINGS AND REPORTS FOR COORDINATION AND INFORMATION. 4. THRESHOLDS AND DOORWAYS ARE FLUSH FOR WHEELCHAIR ACCESS IN ACCORDANCE WITH AS1428.1 DESIGN FOR ACCESS AND MOBILITY. REFER TO ACCESS CONSULTANT REPORT FOR DISPENSATIONS AND POTENTIAL PERFORMANCE SOLUTION PROPOSED. 5. DRAWINGS ARE NOT COORDINATED BY JANSSEN DESIGNS, CONDITIONS AND DOCUMENTS NEED TO BE COORDINATED AND CHECKED TO CONFIRM THEY SATISFY THE AUSTRALIAN STANDARDS, SPECIALIST DISABILITY ACCOMMODATION, DESIGN FOR DISABILITY ACCOMMODATION, DEVELOPMENT APPLICATION REQUIREMENTS, THE NCC, BCA CODES AND CONTROLS THAT APPLY TO THIS PROJECT. A COORDINATED CONSTRUCTION SET MAY VARY FROM THE PRODUCED DRAWINGS. JANSSEN DESIGNS DOES NOT ACCEPT ANY LIABILITY, DIRECT OR INDIRECT, FOR ANY LOSS LIABILITY OR LOSS SUFFERED OR INCURRED BY ANY PERSON OR THIRD PARTY PLACING ANY RELIANCE ON THE SERVICES OR DOCUMENTS OR ADVICE ARISING IN CONNECTION WITH THE SERVICE. 6. ALL STRUCTURAL ELEMENTS ARE SHOWN INDICATIVELY AND ARE TO BE CONFIRMED WITH THE DESIGN, DETAIL AND SPECIFICATION OF THE

STRUCTURAL ENGINEER. 7. ALL STRUCTURAL FRAMING, LOADING, BEARING, RETAINING AND FIXING OF ELEMENTS ARE TO THE DESIGN, DETAIL AND SPECIFICATION OF THE STRUCTURAL ENGINEER.

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8. ALL SERVICES ELEMENTS INCLUDING HYDRAULICS, ELECTRICAL, MECHANICAL, FIRE AND COMMUNICATION SERVICES SHOWN ARE INDICATIVE ONLY. REFER TO SERVICES CONSULTANT SEPARATE DOCUMENTATION AND SPECIFICATION FOR DETAILED DESIGN. 9. ANY DISCREPANCIES BETWEEN ARCHITECTURAL CONSULTANT DOCUMENTATION ARE TO BE REPORTED TO THE ARCHITECT IMMEDIATELY FOR CLARIFICATION.

10. ALL CONCRETE AND METALWORK ITEMS, SUCH AS SHOP DRAWINGS,
TO BE ORGANISED AND REVIEWED BY THE CLIENT.
11. ALL SITE AND BUILDING GRID SET-OUT IS TO BE CONDUCTED AND
VERIFIED BY A REGISTERED SURVEYOR BEFORE COMMENCEMENT OF
CONSTRUCTION WITH ANY DISCREPANCIES NOTIFIED TO THE CLIENT FOR
CLARIFICATION.

12. INTERIOR LIGHTING SYSTEMS THROUGHOUT IS TO COMPLY WITH AS
1680 (AS REQUIRED BY BCA C3.8.4.3 CLASS 1 & 10 BUILDINGS AND
CF4.1, F4.2, F4.3, F4.4 FOR CLASS 2 TO 9 BUILDINGS)
13. ALL SANITARY COMPARTMENTS ARE TO BE CONSTRUCTED TO
COMPLY WITH BCA PART 3 C3.8.3.3 FOR CLASS 1 & 10 BUILDINGS AND

CF2.5B FOR CLASS 2 TO 9 BUILDINGS. 14. ALL BALUSTRADES (IF REQUIRED) HEIGHTS AND DESIGN SHALL BE IN ACCORDANCE WITH AS 1170 PART 1 (AS REQUIRED BY BCA PART 3

C3.9.2.3 FOR CLASS 1 & 10 BUILDINGS AND BCA PART D CL D2.16 FOR CLASS 2 TO 9 BUILDINGS) 15. ALL ALUMINIUM FRAMED GLAZING TO COMPLY WITH AS 1288,AS

2208. 16. TERMITE CONTROL KORDON TERMITE BARRIER IS TO BE USED AS A BUILDING PERIMETER AND SERVICE PENETRATION TERMITE PROTECTION SYSTEM (AS 3660.1 - 2000). IT IS TO BE INSTALLED BY A MANUFACTURER'S ACCREDITED INSTALLER, AS PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. THE BUILDER IS TO PROVIDE ALL RELEVANT SLAB OR CONSTRUCTION DETAILS TO THE ACCREDITED INSTALLER FOR PRICING ETC. THE BUILDER IS TO TREAT THE BUILDINGS TERMITE PROTECTION AS PART OF THE BUILDING PROCESS AND THEREFORE INCLUDED IN THE CONSTRUCTION PROGRAM.

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ADDRESS: 84 Brook Street, Muswellbrook <u>CLIENT DETAILS:</u> JAL Invest Co Pty Ltd

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Muswellbrook Council						
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Date: 20.7.2022	<u>Scale:</u>	Drawing #: A000		<u>Project #:</u> 10186		

COMPLIANCE TABLE

TOTAL SITE AREA

MAX. REQUIRED FLOOR SPACE RATIO PROPOSED FLOOR SPACE RATIO

CHILDCARE

NUMBER OF CHILDREN:

0-2 YEARS - 20 PLACES 2-3 YEARS - 20 PLACES 3-6 YEARS - 50 PLACES

TOTAL - 90 PLACES

NUMBER OF TEACHERS:

0-2 YEARS - 5 TEACHERS @ 1:4 RATIO 2-3 YEARS - 4 TEACHERS @ 1:5 RATIO 3-6 YEARS - 5 TEACHERS @ 1:10 RATIO

INDOOR PLAY AREA:

0-2 YEARS - 66.3m2 @ 3.25m2 / KID 2-3 YEARS - 69.4m2 @ 3.25m2 / KID 3-6 YEARS - 166.1m2 @ 3.25m2 / KID

OUTDOOR PLAY AREA:

TOTAL AREA - 641m2 @ 7m2 / KID

PARKING

MINIMUM REQUIRED **1 X DIRECTOR** 1 X COOK 1 X LOADING BAY

TOTAL PARKING SPACES PROPOSED VISITOR SPACES STAFF SPACES

2,495.00m2 (BY CALC)

0.5:1 | 1,247.50m2 555m2 | 22.2:1 - COMPLIES

1 CARSPACE PER STAFF - 14 1 CARSPACE 1 CARSPACE 1 CARSPACE 1 CARSPACE PER 10 CHILDREN - 9 26 CARSPACES - COMPLIES 9 CARSPACES 17 CARSPACES



ZONE - R1 GENERAL RESIDENTIAL



FLOOR SPACE RATIO - 0.5:1



MAXIMUM BUILDING HEIGHT - 8.5M





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HERITAGE - RESIDENTIAL AREA CONSERVATION AREA | LOCAL SIGNIFICANCE

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DRAWING TITLE: Calculations and LEP Controls

ADDRESS: 84 Brook Street, Muswellbrook

CLIENT DETAILS: JAL Invest Co Pty Ltd

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info@janssendesigns.com.au | PO Box 41, Kenthurst 213 Nominated Architect: Jake Janssen NSW ARB 11575

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LANDMARKS

A - MUSWELLBROOK PRESCHOOL KINDERGARTEN

- **B HUNTER MEDICAL PRACTISE**
- C WOOLWORTHS
- D ST JAMES MUSWELLBROOK CHURCH
- E MUSWELLBROOK COURTHOUSE

F - GOODSTART EARLY LEARNING MUSWELLBROOK

- G MUSWELLBROOK HOSPITAL
- H NEW ENGLAND HIGHWAY
- I PACIFIC BROOK CHRISTIAN SCHOOL
- J MUSWELLBROOK BOWLING CLUB
- K SHELL COLE EXPRESS
- L BIG W
- M STAN THEISS CENTRE
- N MUSWELLBROOK PUBLIC SCHOOL

<u>tle:</u> d Child Care <u>DRAWING TITLE:</u> Site Context Plan

<u>ADDRESS:</u> 84 Brook Street, Muswellbrook <u>CLIENT DETAILS:</u> JAL Invest Co Pty Ltd

LOCAL GOVERNMENT AREA:					
Muswellbrook Council					
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GROUND FLOOR PLAN B -<u>1:100 @ A1</u>



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<u>ROOF PLAN -</u> <u>1:100 @ A1</u>



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