

PROJECT CALCULATIONS

SITE AREA - 2524sqm
 GROSS BUILDING AREA - 653sqm
 EXTERNAL PLAYSPACE, STORAGE - 785sqm
 STAFFING No. APPROX. 20 STAFF
 CARPARKING PROVIDED - 31 BAYS
 CARBAYS REQUIRED - 1 PER STAFF MEMBER AND 1 PER 10 CHILDREN
 PLOT RATIO - 26%
SITE COVER:
 ROOFED SITE COVERAGE = 812m²
 SITE COVER = 32%

ACCESSIBLE CARPARKING AND SHARED BAY TO AS2890.6

SOAKWELLS TO CARPARKING AREA - EXACT CAPACITY AND LAYOUT TO BE CONFIRMED DURING DETAILED DESIGN

COLORBOND FENCE TO RAKE DOWN IN ACCORDANCE TO LDP AND SHIRE'S LOCAL LAW

1 PROPOSED SITE PLAN
 SCALE 1 : 250

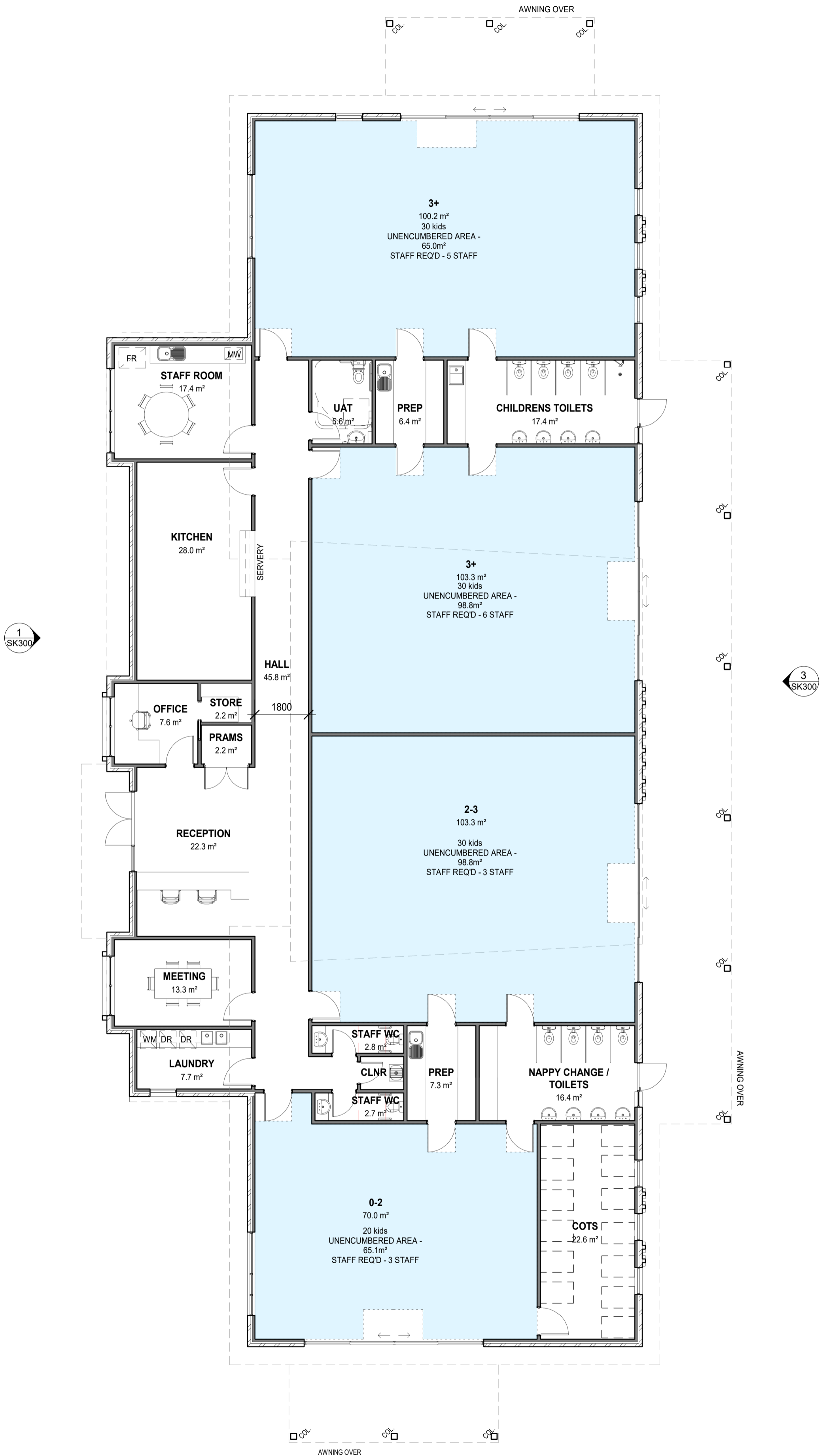


PROPOSED SITE PLAN
 PROPOSED CHILDCARE CENTRE
 BRIGGS ROAD EAST PRECINCT - LOTS
 367, 368, 369, 371, 372, 373

DESIGN DRAWN CG
 CHECKED CG
 SCALE 1 : 250
 DATE FEBRUARY 2023

MODUS PROJECT D22-1649
 REVISION H
 DWG SK100

2
SK300



1
SK300

3
SK300

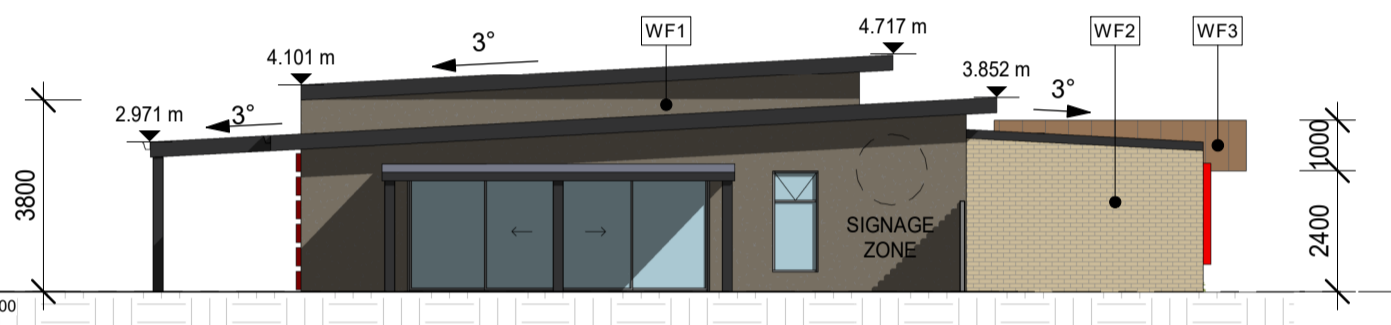
4
SK300

A PROPOSED FLOOR PLAN
SCALE 1 : 100

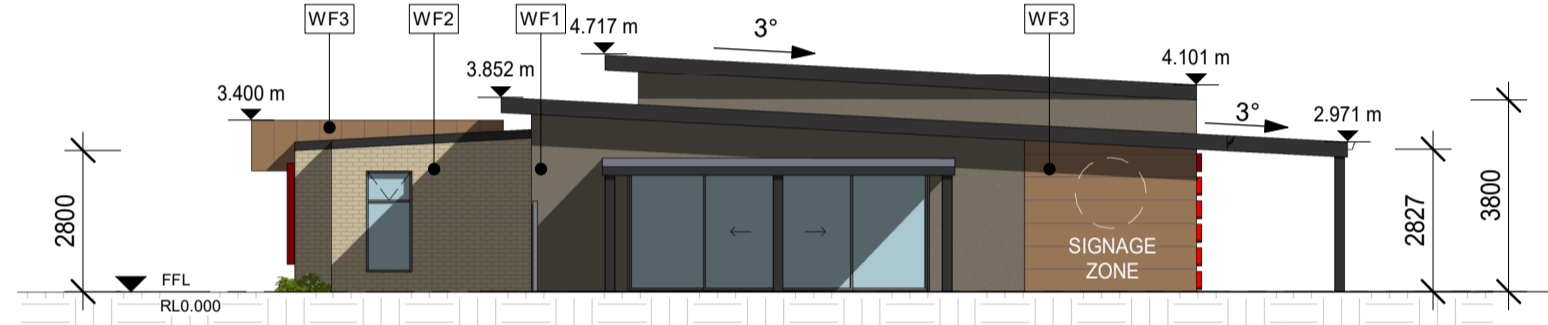
EXTERNAL FINISHES SCHEDULE		
	WF01	BLOCKWORK (RENDERED) RENDER COLOUR - DULUX 'COLORBOND GULLY'
	WF02	BRICKWORK BEIGE FACE BRICK
	WF03	TIMBER LOOK CLADDING BGC 'MONTAGE' WOODGRAIN - LIGHT TEAK
	WF04	FEATURE CLADDING (RED) JAMES HARDIE 'EXOTEC' PANEL COLOUR - DULUX 'RED CLOWN' GLOSS FINISH
	WF05	FEATURE CLADDING (BLUE) JAMES HARDIE 'EXOTEC' PANEL COLOUR - DULUX 'PEPTALK' GLOSS FINISH



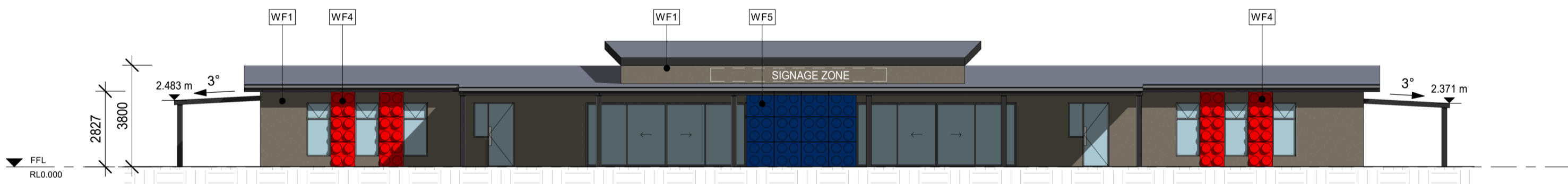
1 WEST ELEVATION
A002 SCALE 1 : 150



2 NORTH ELEVATION
A002 SCALE 1 : 150

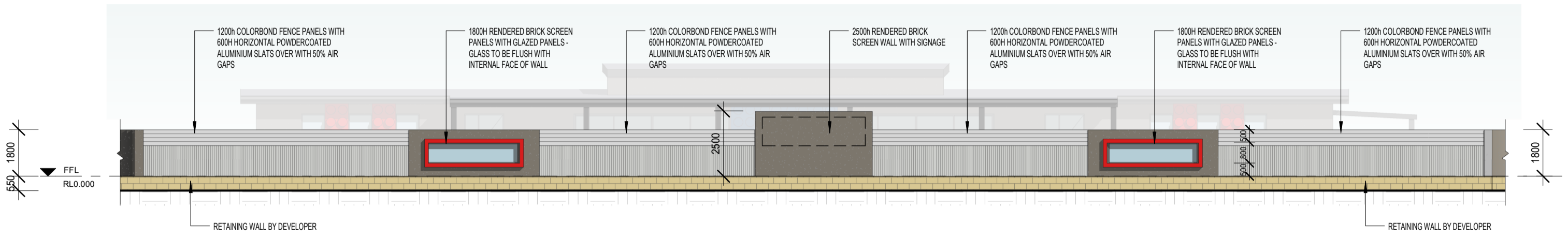


4 SOUTH ELEVATION
A002 SCALE 1 : 150

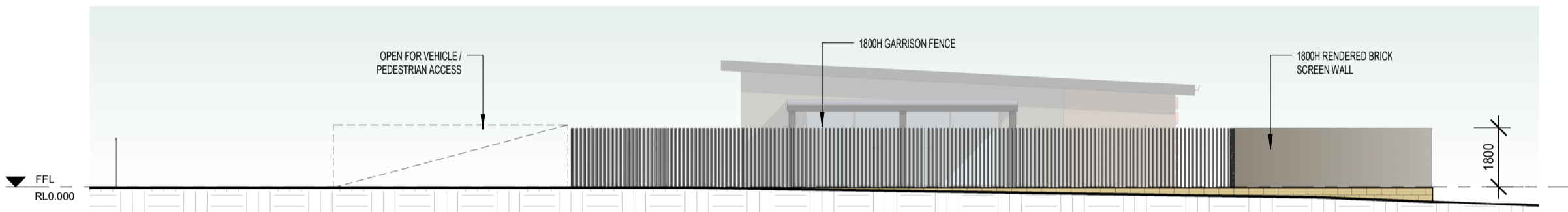


3 EAST ELEVATION
A002 SCALE 1 : 150

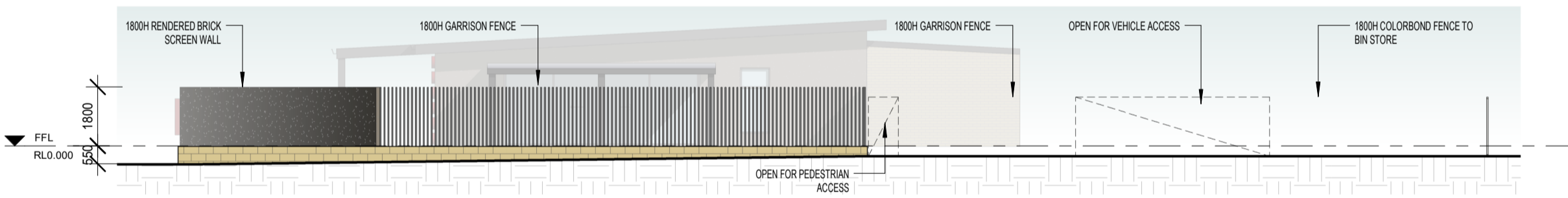




1 - BRIGGS ROAD SCREEN WALL ELEVATION
A002 SCALE 1 : 150



2 - CASPIAN CHASE SCREEN WALL ELEVATION
A002 SCALE 1 : 150



3 - INDIGO PARKWAY SCREEN WALL ELEVATION
A002 SCALE 1 : 150