



**SITE PLAN - STAGE 1**  
SCALE: 1 : 200



**SITE PLAN - STAGE 2**  
SCALE: 1 : 200

**SITE CRITERIA**

<b>1. Site Area</b>		<b>2,392m<sup>2</sup></b>
<b>a. Site Area</b>		
<b>2. Landscaping</b>		
<b>a. Required 10% of Site Area</b>		<b>239.2m<sup>2</sup></b>
<b>b. Provided</b>		
Soft		623m <sup>2</sup>
Hard		215m <sup>2</sup>
	<b>Total</b>	<b>845m<sup>2</sup> (35.2%)</b>
<b>3. Floor Area (GFA)</b>		
		<b>615m<sup>2</sup></b>
<b>4. Carparking</b>		
<b>i. Cars Required</b>		
As per Draft LPS 3		
	1:10 Kids	11 Cars
	1:1 Staff	18 Cars
<b>ii. Cars Provided</b>		<b>29 Cars</b>

**CHILD CARE CRITERIA**

<b>1. Centre capacity</b>		<b>104 places</b>
<b>a. Number of places</b>		
<b>2. Outdoor Play</b>		
<b>a. Required 7m<sup>2</sup> : 1 child</b>		<b>728m<sup>2</sup></b>
<b>b. Provided</b>		<b>842m<sup>2</sup></b>
<b>Total m<sup>2</sup> provided per child</b>		<b>8.09 m<sup>2</sup></b>
<b>3. Floor Area (GFA)</b>		
<b>a. Area required</b>		<b>338m<sup>2</sup></b>
<b>b. Area provided</b>		<b>352.3 m<sup>2</sup></b>
<b>4. Room distribution</b>		
<b>a. Room 0-12 m</b>		
Number of places		12 Places
Staff required	1:4 Staff	3 Staff
Staff provided		3 Staff
<b>b. Room 0-12 m</b>		
Number of places		12 Places
Staff required	1:4 Staff	3 Staff
Staff provided		3 Staff
<b>c. Room 24 - 36 m</b>		
Number of places		20 Places
Staff required	1:5 Staff	4 Staff
Staff provided		4 Staff
<b>d. Room +3y</b>		
Number of places		30 Places
Staff required	1:10 Staff	3 Staff
Staff provided		3 Staff
<b>e. Room +3y</b>		
Number of places		30 Places
Staff required	1:10 Staff	3 Staff
Staff provided		3 Staff
<b>Total places</b>		<b>104 Places</b>
<b>Total Staff (+2 Staff (Chef, Manager))</b>		<b>18 Places</b>

**Landscaping**  
A. Hard Landscaping  
Defined as paved walkways either open or covered.  
B. Soft Landscaping  
Defined as vegetative landscaping.

**Gross Floor Area : GFA**  
A. All Floor Areas on this plan are shown as GROSS FLOOR AREA.  
Unless otherwise noted as Net Floor Area.  
B. Definition of Gross Floor Area is defined as:  
i. GROSS FLOOR AREA OF TENANCY  
Gross Floor Area of an individual Tenancy is defined as the area contained between the centre line of common tenancy walls and the outside edge of external walls.  
ii. GROSS FLOOR AREA OF A BUILDING  
Gross Floor Area of a Building is defined as the total area contained between the outside edge of external walls.

**Net Floor Area : NFA**  
A. Net Floor Area of a Tenancy on this plan is defined as the area between external or tenancy closing walls.  
B. This area is inclusive of toilets if the toilets are exclusive to the Tenancy.

**SITE DESIGN CHECKLIST**

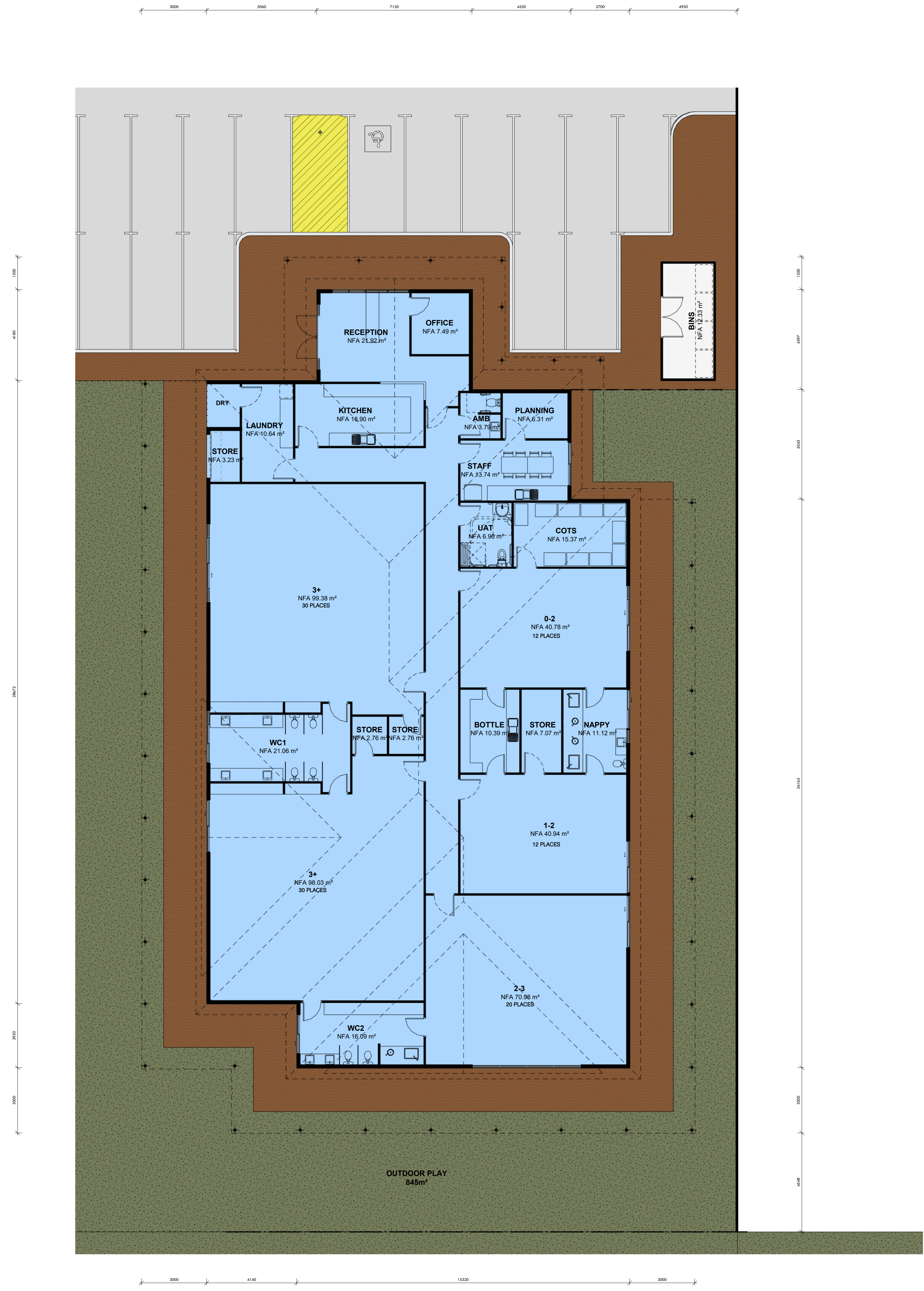
- 1. SEWER MAINS LOCATION TO BE DETERMINED
- 2. FIRE MAINS PRESSURE TEST REQUIRED
- 3. FIRE TANKS OR PUMPS TO BE DETERMINED
- 4. WESTERN POWER TRANSFORMER LOCATION TO BE DETERMINED
- 5. FULL FEATURE SITE SURVEY REQUIRED
- 6. DIAL BEFORE YOU DIG REQUIRED
- 7. BUSHFIRE ATTACK LEVEL (BAL) TO BE DETERMINED
- 8. STREET POWER POLES TO BE DETERMINED
- 9. SITE ZONING & USE TO BE DETERMINED

**NOTE:** Any of the following items that do not have an 'X' in the provided square require determination.

**LEGEND**

- BUILDING FOOTPRINT - SHOWROOM / WAREHOUSE / FACTORY
- BUILDING FOOTPRINT - OFFICE
- EXTENT OF CONCRETE HARDSTAND
- EXTENT OF ROADBASE HARDSTAND
- EXTENT OF BITUMEN PAVING
- EXTENT OF CERAMIC TILES
- EXTENT OF BRICK PAVING / CONCRETE PAVING
- EXTENT OF LANDSCAPING





**SITE CRITERIA**

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a. Site Area		
<b>2. Landscaping</b>		<b>239.2m<sup>2</sup></b>
a. Required 10% of Site Area		
b. Provided		623m <sup>2</sup>
Soft		213m <sup>2</sup>
Hard		845m <sup>2</sup> (35.2%)
<b>Total</b>		
<b>3. Floor Area (GFA)</b>		<b>615m<sup>2</sup></b>
<b>4. Carparking</b>		
i. Cars Required		
As per Draft LPS 3		11 Cars
	1:10 Kids	18 Cars
	1:1 Staff	29 Cars
ii. Cars Provided		

**CHILD CARE CRITERIA**

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a. Number of places		
<b>2. Outdoor Play</b>		<b>728m<sup>2</sup></b>
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<b>Total m<sup>2</sup> provided per child</b>		
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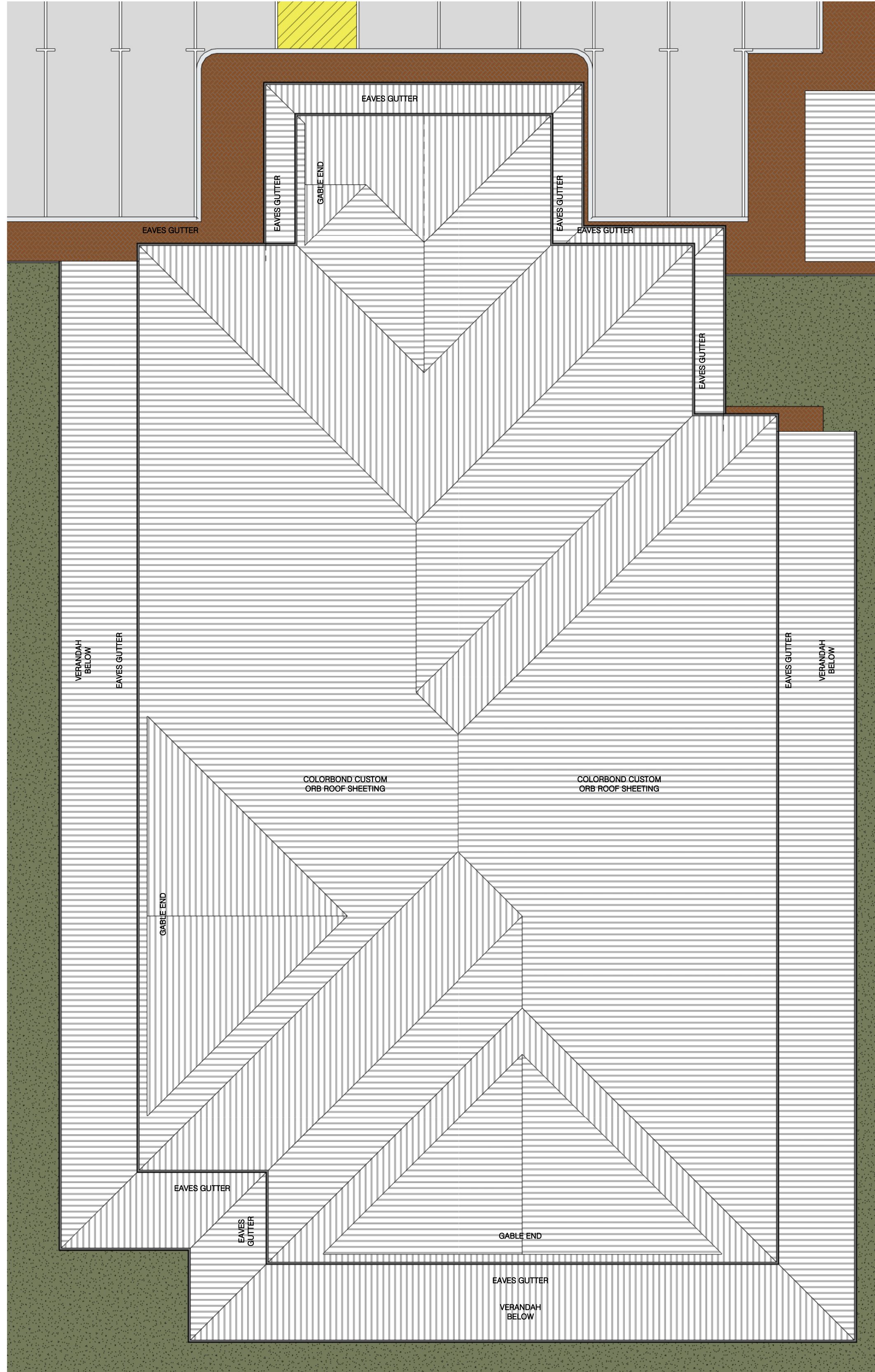
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**LEGEND**

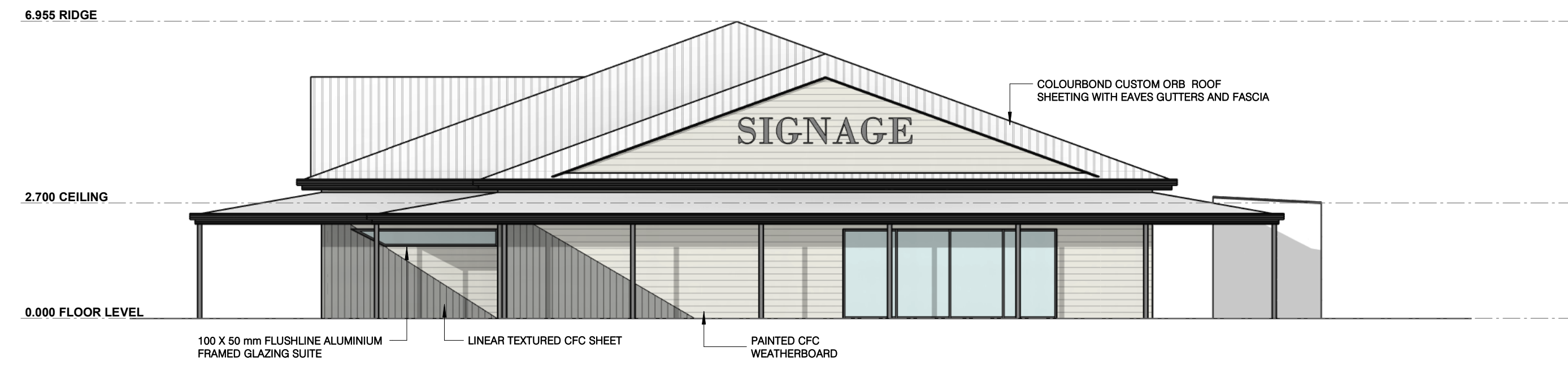
	BUILDING FOOTPRINT - SHOWROOM / WAREHOUSE / FACTORY
	BUILDING FOOTPRINT - OFFICE
	EXTENT OF CONCRETE HARDSTAND
	EXTENT OF ROADBASE HARDSTAND
	EXTENT OF BITUMEN PAVING
	EXTENT OF CERAMIC TILES
	EXTENT OF BRICK PAVING / CONCRETE PAVING
	EXTENT OF LANDSCAPING



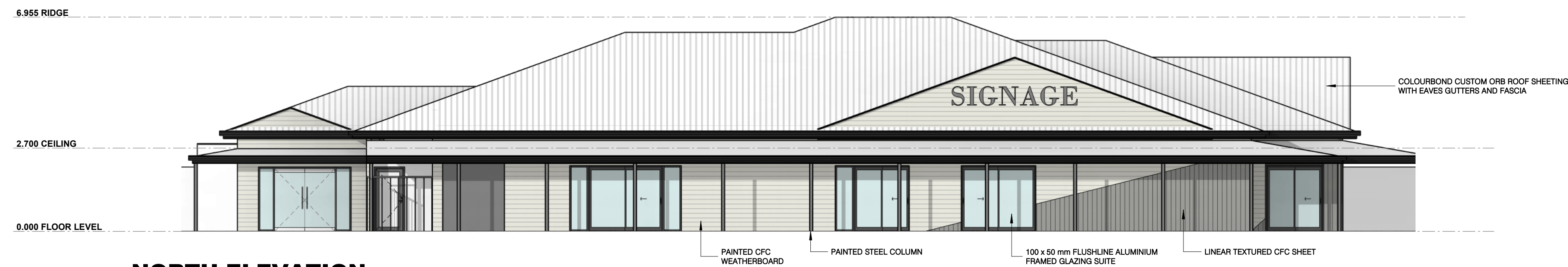


**ROOF PLAN**  
SCALE: 1 : 100

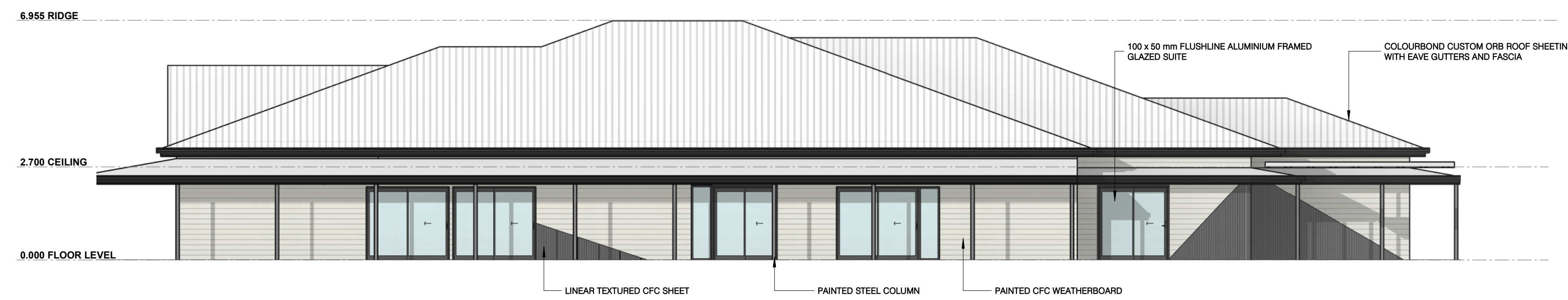




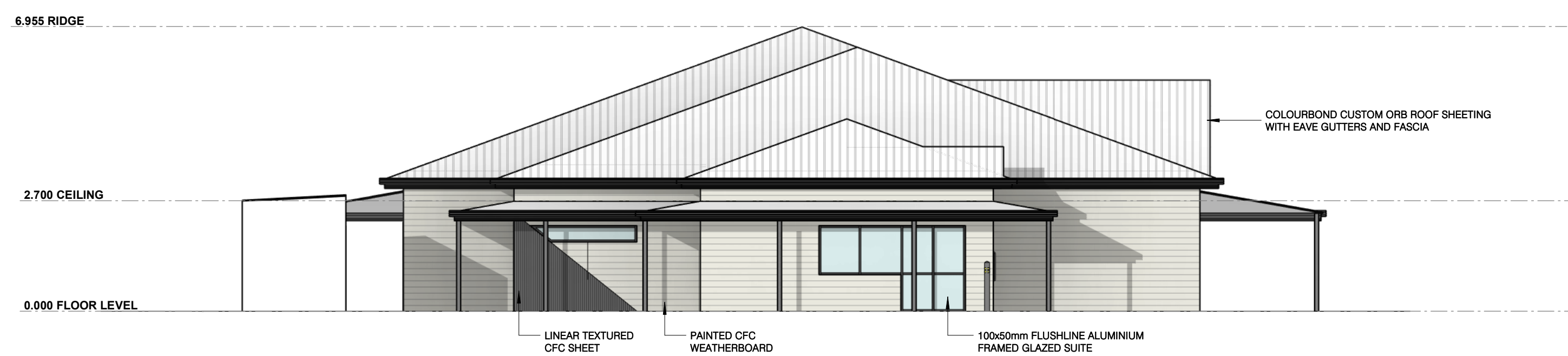
**WEST ELEVATION**  
SCALE: 1 : 100



**NORTH ELEVATION**  
SCALE: 1 : 100

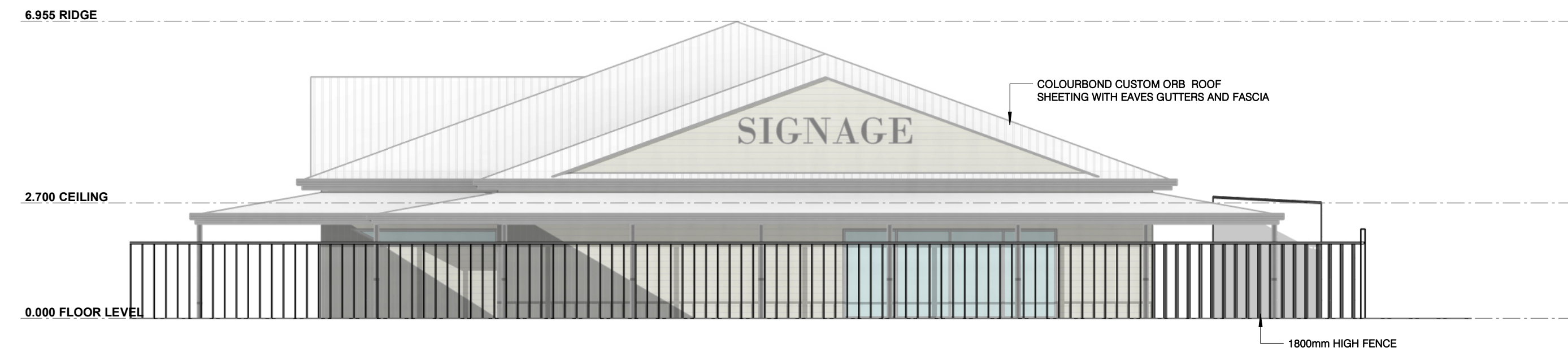


**SOUTH ELEVATION**  
SCALE: 1 : 100

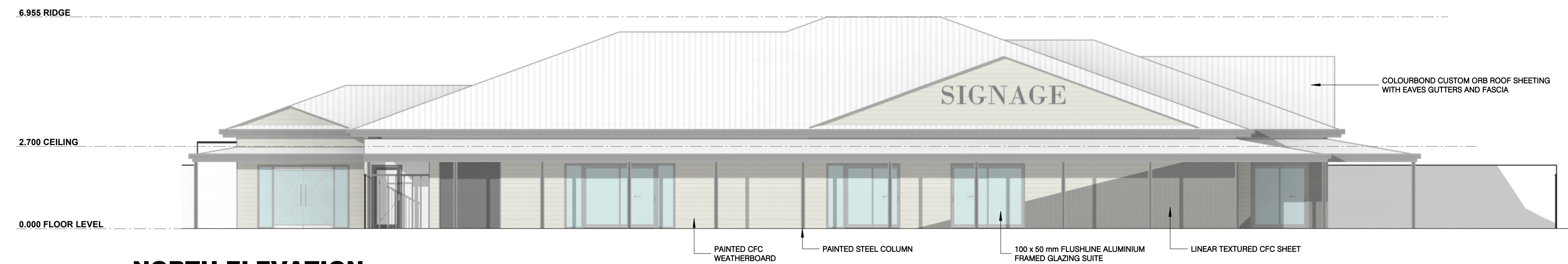


**EAST ELEVATION**  
SCALE: 1 : 100

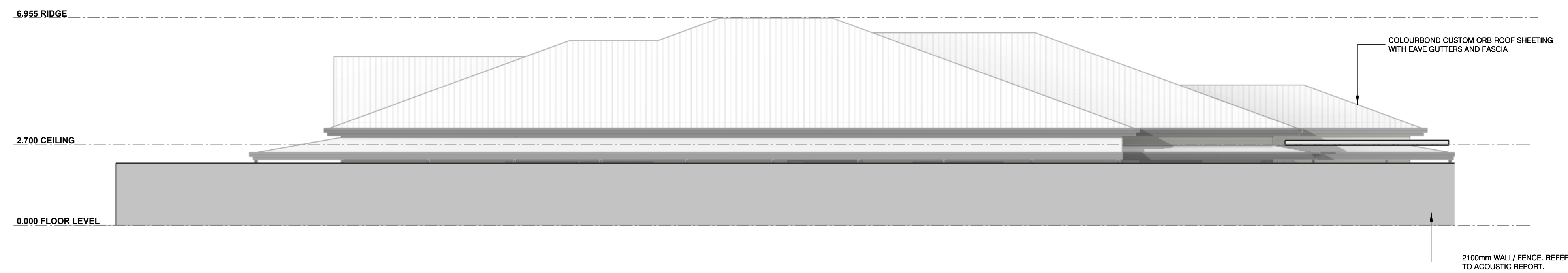




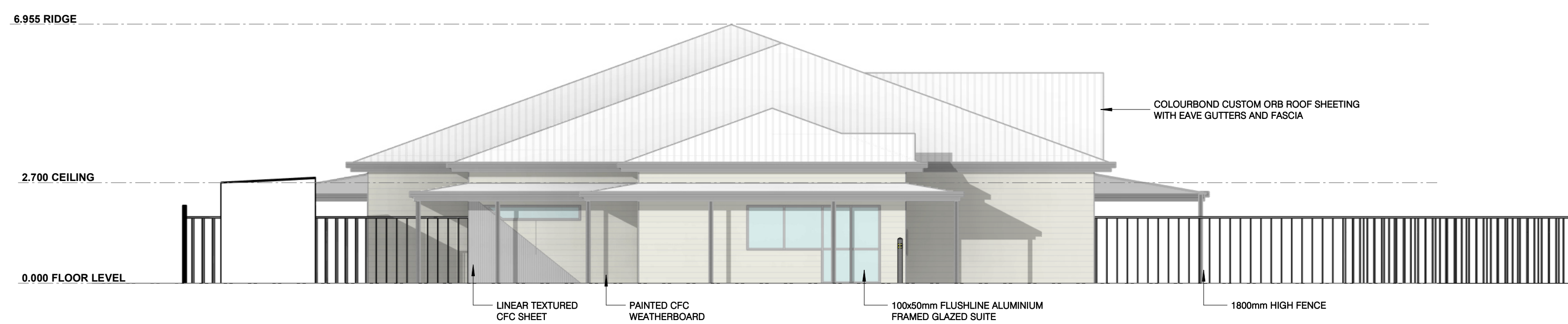
**EAST ELEVATION**  
SCALE: 1 : 100



**NORTH ELEVATION**  
SCALE: 1 : 100



**SOUTH ELEVATION**  
SCALE: 1 : 100



**WEST ELEVATION**  
SCALE: 1 : 100



