



SHEET LIST

	Sheet Name	Stage	By	Date	Rev	Description	Rev Date	Revised By
P 000	Cover Sheet	PLANNING	WM	02 Dec. '25	3	Planning	24 Feb. '26	WM
P 100	Existing Site Plan	PLANNING	WM	02 Dec. '25	3	Planning	24 Feb. '26	WM
P 101	Proposed Site Plan	PLANNING	WM	02 Dec. '25	3	Planning	24 Feb. '26	WM
P 102	Proposed Parking Layout	PLANNING	WM	02 Dec. '25	3	Planning	24 Feb. '26	WM
P 103	Proposed Landscaping	PLANNING	WM	02 Dec. '25	3	Planning	24 Feb. '26	WM
P 104	Stormwater Plan	PLANNING	WM	02 Dec. '25	3	Planning	24 Feb. '26	WM
P 200	Ground Floor	PLANNING	WM	02 Dec. '25	3	Planning	24 Feb. '26	WM
P 300	Elevations	PLANNING	WM	02 Dec. '25	3	Planning	24 Feb. '26	WM
P 301	Fencing Elevations	PLANNING	WM	02 Dec. '25	3	Planning	24 Feb. '26	WM
P 400	Sections	PLANNING	WM	02 Dec. '25	3	Planning	24 Feb. '26	WM

Total Sheets: 10



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NOTES

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BUILDER _____ DATE _____

CLIENT 1 _____ DATE _____

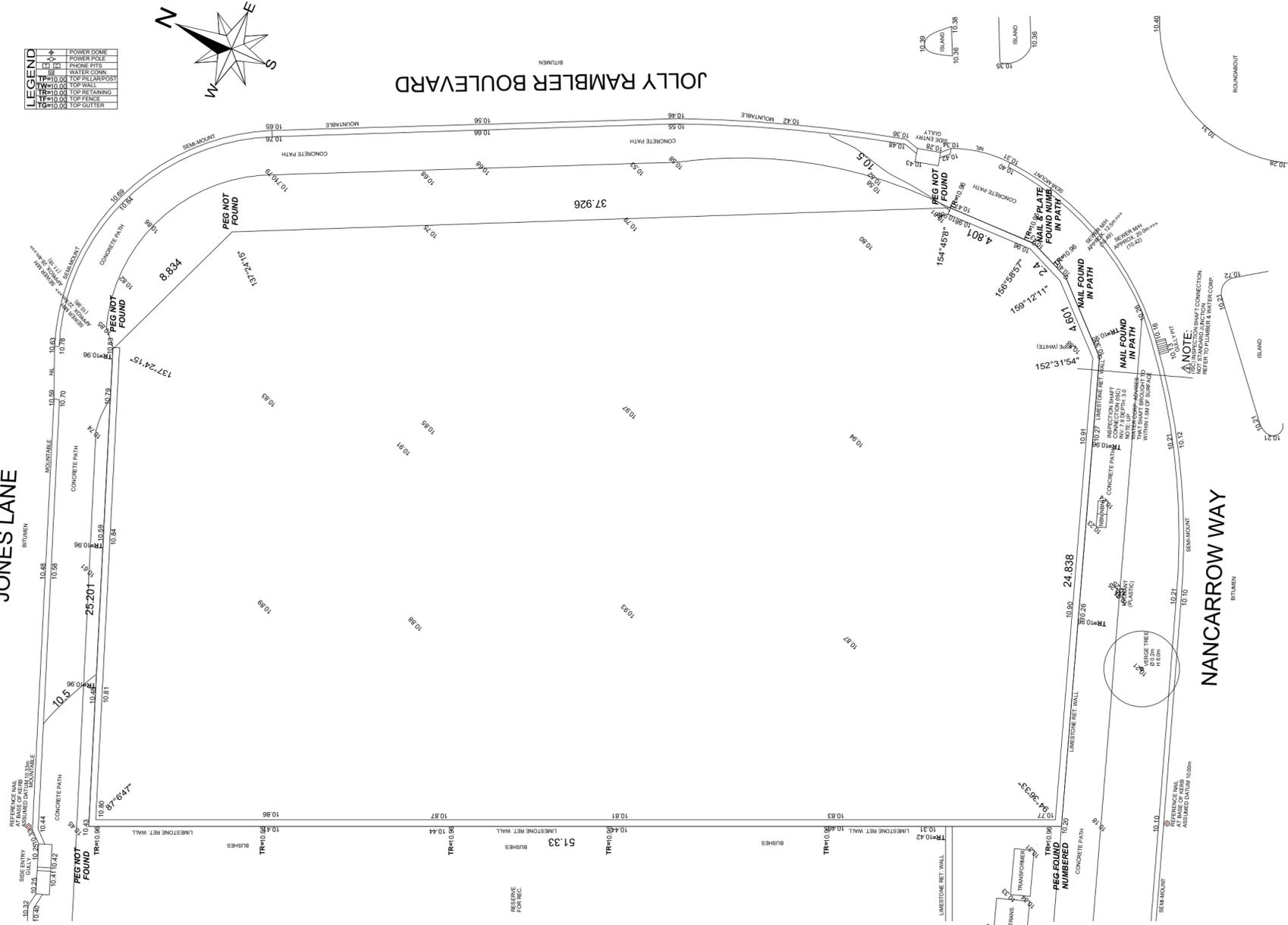
CLIENT 2 _____ DATE _____

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REV	DATE	DESCRIPTION	BY	CHK
3	24 Feb. '26	Planning	WM	DB
2	04 Dec. '25	Concept	WM	
1	02 Dec. '25	Concept	WM	

CLIENT		Ravenswood Childcare	
ADDRESS		Lot 977 Nancarrow Way, Ravenswood	
DRAWING		Cover Sheet	PROJECT NO. 1609
PAPER SIZE	A3	DRAWN	WM
CHECK	SV	DATE	02 Dec. '25
PROJECT STAGE	PLANNING	SCALE	1:100
		0m  5m	
		DRAWING NO.	rev 3
		P 000	

Existing Site Plan
1 : 200



BUILDER	DATE	
CLIENT 1	DATE	
CLIENT 2	DATE	

REV	DATE	DESCRIPTION	BY	CHK
3	24 Feb. '26	Planning	WM	DB
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CLIENT	Ravenswood Childcare
ADDRESS	Lot 977 Nancarrow Way, Ravenswood

DRAWING	Existing Site Plan	PAPER SIZE	A2
PROJECT NO	1609	DRAWN	WM
PROJECT STAGE	PLANNING	CHECK	SV
SCALE	1:200	DATE	02 Dec. '25
	0m 10m	DRAWING NO.	rev 3
		P100	

Parking Schedule		
Type	Qty.	Description
5400 x 2400 (WheelStop) Staff Bay	9	Standard Carpark Bay
5400 x 2400 (Without Wheelstop) Staff Bay	1	Standard Carpark Bay
5400 x 2600 (WheelStop) Visitor Bay	8	Standard Carpark Bay

18

BUILDER'S NOTES

- Builder to check all dimensions prior to commencing construction. Do not scale drawings.
- All site dimensions dependant on original and future surveys.
- These drawings are to be read in conjunction with all structural engineering drawings.
- All external steelwork including lintels and post stirrups to be hot dipped galvanised.
- All external fixings to be galvanised.
- All steel strutting beam sizes are nominal only and are to be checked by builder before construction.
- Select brickwork with selected external render where specified externally.
- Timber studwork construction with select cladding externally.
- All timber sizes not indicated shall comply with the light timber framing code AS 1584.
- All roof framing to Australian Standards, including tie down bolts and triple grips.
- All strutting beam sizes and locations are nominal only and to be confirmed by builder prior to commencing.
- Termitic treatment to local authority requirements and NCC Part 3.1.3, Part 2.1.1 and Part 1.0.7.
- Builder to liaise with plumbing contractor on site regarding all plumbing fixtures and fittings.
- All non-standard windows where indicated on drawings to comply with Australian Standards.
- All scaffolding to comply with the occupational health, safety and welfare act.
- Electric hot water system to manufacturer's requirements.
- Electric cooktop to manufacturer's requirements.
- Electric oven to manufacturer's requirements.

ENERGY RATING

- Climate zone 5, as per Building Codes of Australia
- No floor insulation required for zone 5 areas.
- Select ceiling insulation to house and attached garage.
- All tap fittings other than bath outlets and garden taps to be a minimum 4 star WELS rated.
- All shower heads to be minimum 3 star WELS rated.
- All internal hot water outlets (taps, showers, washing machine water supplies) to be connected to a hot water system or to a recirculating hot water system with pipes installed and insulated in accordance with AS/NZ 3500:2003, plumbing and drainage, part 4 heated water service.
- Pipework from the hot water system or recirculating hot water system to the furthest hot water outlet must not exceed 20 metres in length or 2 litres of internal volume.
- All sanitary flushing systems to be a minimum 4 star rated dual flush systems.

BAL 29

Description of predicted bushfire attack & levels of exposure

Increasing levels of ember attack & burning debris ignited by wind borne embers together with increasing heat flux between 19 and 29kW/m2

Floors & Subfloor Supports

- Concrete slab on ground, enclosure by external wall, metal mesh as above or
- Flooring less than 400mm above ground level to be non-combustible, naturally fire resistant timber or protected on the underside with sarking or mineral wool insulation
- Subfloor supports to be enclosed by external walls or steel, bronze or aluminium mesh or be of non-combustible supports
- Where subfloor is unenclosed, naturally fire resistant timber or non-combustible bearers & joists if closer than 400mm to ground. If over 400mm from ground non construction requirements

Walls & Cladding

- All external walls & cladding to be made from non-combustible materials, cavity brick, concrete, mud brick, stone, fibre cement panels min 9mm thin, steel cladding
- Timber framed, steel framed walls sarked on outside and clad with 6mm fibre cement sheeting, steel sheeting, naturally bushfire resistant timber or timber logs of 680kg/m3 or greater o/a thickness 90mm
- All weep holes to be protected by weep hole screens complying with AS3959:2018

Roofs

- Cladding material to be non-combustible
- Gaps and joints sealed to 2mm maximum
- Openings and vents fitted with ember guards
- Fully sarked on top of rafters if tiled, on top of battens if metal
- Verandahs must comply with above, unless separated from main roof space by wall
- Gutters made from non-combustible materials, gutters and openings protected with non-combustible ember guards as per AS 3959-2018

Fascia, Barge & Eave Lining

- All material or system to comply with AS1530.8.1 See eave details
- Fibre cement lining min 6mm
- Eaves ventilation openings max 3 mm shall be fitted with non-combustible ember guards, mesh or perforated sheet with max aperture of 2 mm
- Joints in eaves linings, fascias & gables may be sealed with plastic joining strips or timber moulds

Anticon, Insulation & Infill strips

- Insulation & anticon required in roof and ceiling space as per AS 1530.1
- All insulation and anticon to be made from non-combustible fibres
- Infill strips required on steel roofing under cappings and flashings to seal any opening - infill strips to conform to bushfire standards AS 1530.1 (BAL FZ)

Decking (if applicable)

- Decking to be made of non-combustible material and should not be spaced
- Decking support either be non-combustible (steel or concrete) or be fully enclosed
- Gaps greater than 3mm in decking should be protected by corrosion resistant steel mesh with apertures less than 2mm

Windows

- Bushfire shutters cab be used
- All glazing shall be 5mm toughened
- Openable portion screened and frame of metal or metal reinforced PVC-U, or bushfire resisting timber and portion within 400mm of ground level to be screened

Doors

- Metal framed glazed
- Non-combustible or 35 mm solid timber
- Protected externally with metal screens with maximum aperture of 2mm
- All glass within 400mm of ground to be screen externally with metal screen max 2mm aperture
- External hardware shall be metal
- Glazing shall be 6mm toughened
- Frame to be compliant timber or metal
- Weather strips or seal to base
- Tight fitting
- If screened, bushfire compliant
- Garage door shall be sealed

Skylights & Ventilators

- Any glazed penetrations in roof must have a FRL of (-/30/-) & where roof pitch is less than 18° glazed penetrations must be protected by ember proof metal screens
- No roof mounted evaporative coolers allowed
- Any ventilator to comply with BAL40 requirements

Gables

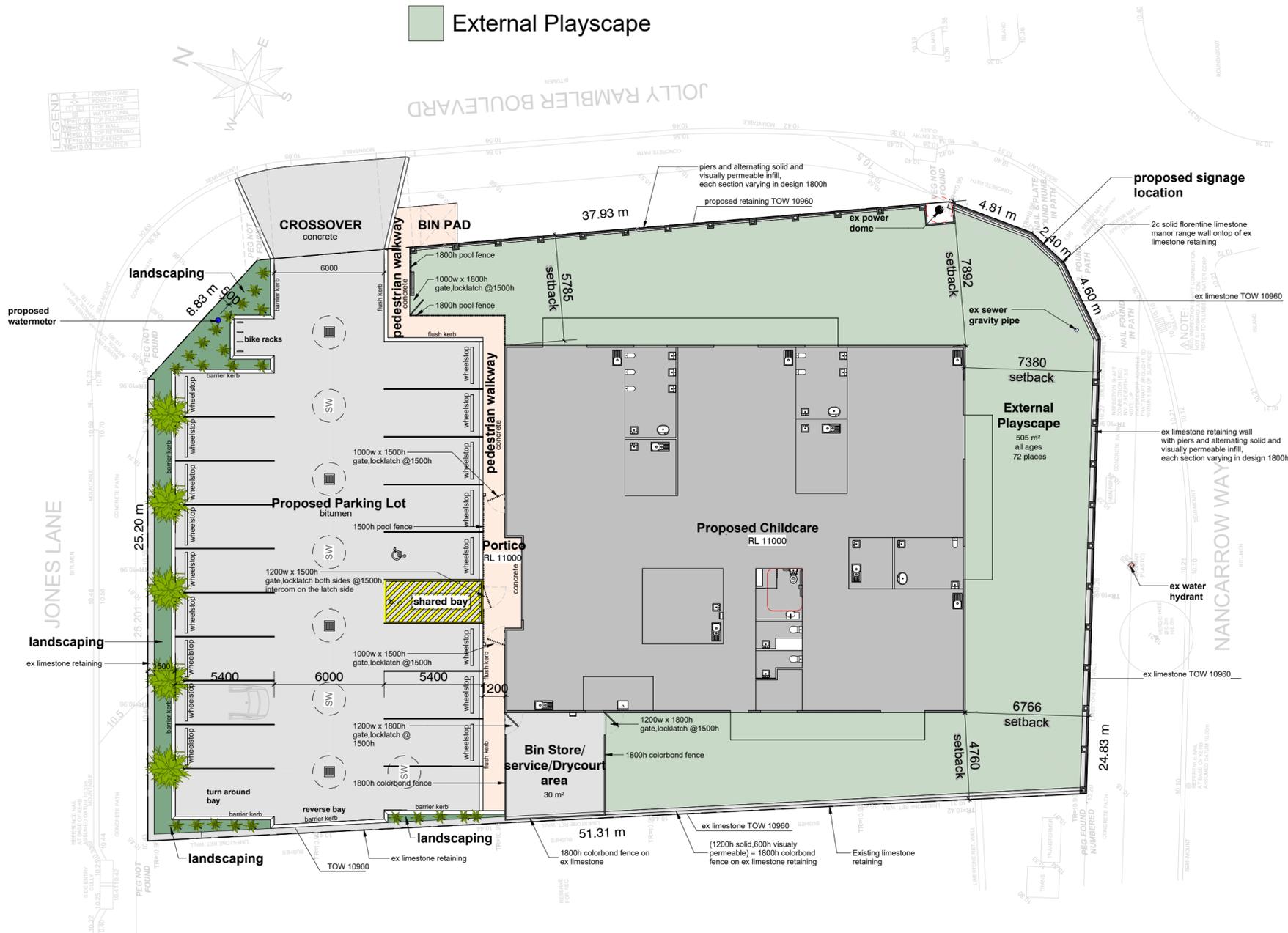
- Non-combustible; or 9mm fibre cement, compliant timber
- Gaps and joints sealed to 2mm maximum

Pipes

- Exposed water and gas pipes shall be metal
- Buried pipes no less than 30mm below ground

Screens

- All bushfire screens must be metal (steel or bronze) and prevent gaps greater than 2mm



Proposed Site Plan

1 : 200

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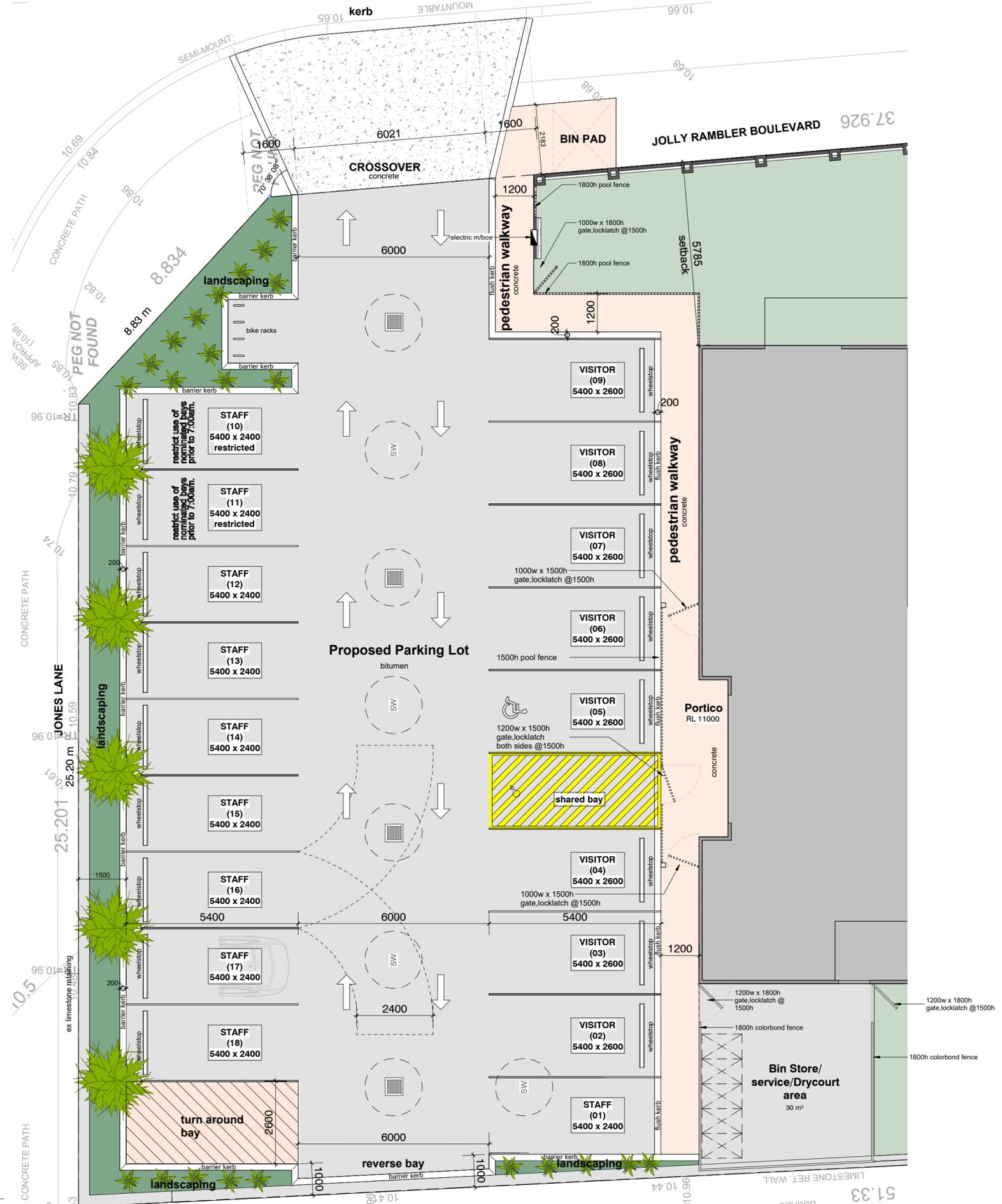
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CLIENT
Ravenswood Childcare

ADDRESS
Lot 977 Nancarrow Way, Ravenswood

DRAWING	Proposed Site Plan			PAPER SIZE	A2
PROJECT NO	1609	DRAWN	WM	CHECK	SV
PROJECT STAGE	PLANNING	SCALE	1:200		DATE 02 Dec. '25
					DRAWING NO. rev 3
					P101

Parking Schedule		
Type	Qty.	Description
5400 x 2400 (WheelStop) Staff Bay	9	Standard Carpark Bay
5400 x 2400 (Without Wheelstop) Staff Bay	1	Standard Carpark Bay
5400 x 2600 (WheelStop) Visitor Bay	8	Standard Carpark Bay
18		



Proposed Parking Layout
1:100

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CLIENT: Ravenswood Childcare
ADDRESS: Lot 977 Nancarrow Way, Ravenswood

DRAWING: Proposed Parking Layout
PROJECT NO: 1609
PROJECT STAGE: PLANNING
DRAWN: WM
CHECK: SV
SCALE: 1:100
DATE: 02 Dec. '25
DRAWING NO.: rev 3
PAPER SIZE: A2
P102

PLANTING SCHEDULE

SYMBOL	SPECIES	COMMON NAME	QTY	SIZE	OTHER INFO
TREES:					
AF	Agonis flexuosa	WA Peppermint, Willow Myrtle	5	to 10m	
SHRUBS & GROUNDCOVERS					
HIBhue	Hibbertia huegelii	Yellow Buttercups	45	0.2 - 1m	
ASsco	Astartea scoparia	Common Astartea	45	1.8m	
GRves	Grevillea vestita		35	0.5 - 3m	
MEhue	Melaleuca huegelii	Chenille Honey Myrtle	13	0.5 - 5m	

KEY

	Bird Attracting - Attract and provide habitat for birds
	Insect Attracting - Attract butterflies, bees or insects
	Suitable for Fence Screening/Windbreaks
	Low Flammability - Leaves of these plants have a higher water content and lower oil content than other species. They catch fire slowly, burn slow and produce low flames.
	Dieback Resistant - Known to be unaffected by the presence of Phytophthora dieback
	Suitable for verges Attracting - Some may require pruning to maintain

- LARGE TREE
- MEDIUM TREE
- SMALL TREE
- SHRUBS & GROUND COVERS
- PLAYSCAPE
- EXPOSED AGGREGATE & CONCRETE FLOOR FINISH OR SIMILAR



Agonis flexuosa



Hibbertia huegelii



Melaleuca huegelii



Astartea scoparia



Grevillea vestita



Landscaping Layout

1 : 150

CLIENT 1	DATE	DESCRIPTION	BY	CHK
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DRAWING
 Proposed Landscaping
 PROJECT NO. 1609
 DRAWN WM CHECK SV
 PROJECT STAGE PLANNING
 SCALE 1:100
 0m 5m

PAPER SIZE
 A2
 DATE 02 Dec. '25
 DRAWING NO. rev 3
P103

STORMWATER

- Stormwater to run into soakwells as per builder's standard specification. All soakwells to be interconnected. Sizes to comply with relevant shire requirements.
- (SW) 1800Ø x 1200 deep soakwell
- Lot area = 1,620m²
- Storage Required (15mm) = 1,620 x 0.015 = 24.3m³
- Soakwell capacity (1800Ø x 1200d) = 3.05m³
- Number of soakwells = 8
- Total soakwell storage = 8 x 3.05 = 24.4m³



Stormwater Layout
1:100

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DRAWING
Stormwater Plan
 PROJECT NO. 1609
 PROJECT STAGE: PLANNING
 DRAWN: WM
 CHECK: SV
 SCALE: 1:100
 DATE: 02 Dec. '25
 DRAWING NO. rev 3
P104

PAPER SIZE: **A2**
 FORMER G-FOUNDED IMBERED
 CONCRETE PATH

AREAS	
Childcare centre	489.9 m ²
TOTAL	489.9 m ²

ROOM CALCULATIONS				
Room	Ages	Size	Children	
Activity 1	3-5	66 m ²	20	
Activity 2	3-5	66 m ²	20	
Activity 3	2-3	66 m ²	20	
Activity 4	0-2	39 m ²	12	
		237 m ²	72	



- Activity 1
- Activity 2
- Activity 3
- Activity 4

- structural column to eng. spec
- hatch indicates internal raking ceiling extent
- hatch indicates ext raking ceiling extent
- hatch indicates varied ceiling height
- roof beams to eng. details

BUILDER'S NOTES

- 1 • Mechanically vent to outside
- sd • Smoke Detector alarm to be installed in accordance to BCA requirements
- dp • Down Pipe location, nominal only, down pipe and gutter to comply to BCA requirements
- td • Tie Down, refer to engineer's drawings for specifications
- l/o • Lift Off hinge door frame to sanitary compartments BCA requirements

Floor Plan
1:100

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CLIENT
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ADDRESS
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DRAWING
Ground Floor
PROJECT NO. **1609**
PROJECT STAGE
PLANNING

PAPER SIZE
A2
DATE
02 Dec. '25
DRAWING NO.
rev 3
P200

DRAWN
WM
CHECK
SV
SCALE
1:100
0m 5m

INSULATION NOTES

External Walls:

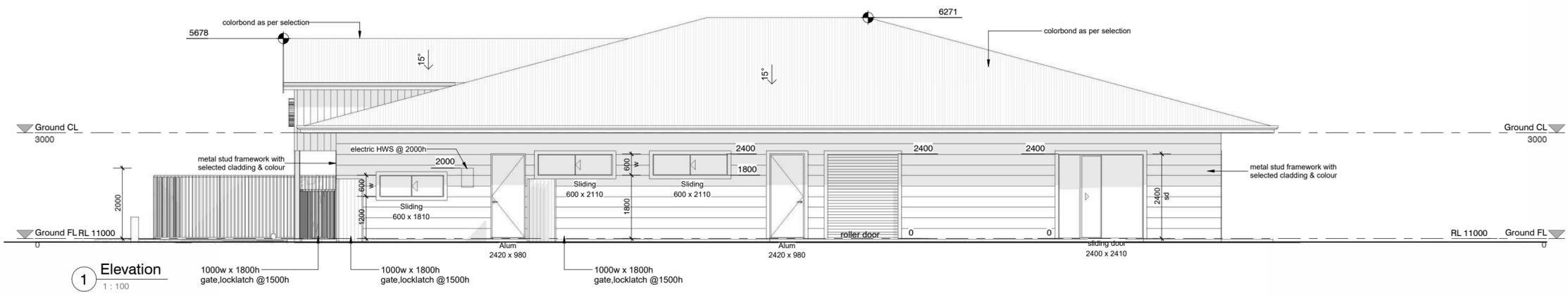
• Metal stud construction

Roof:

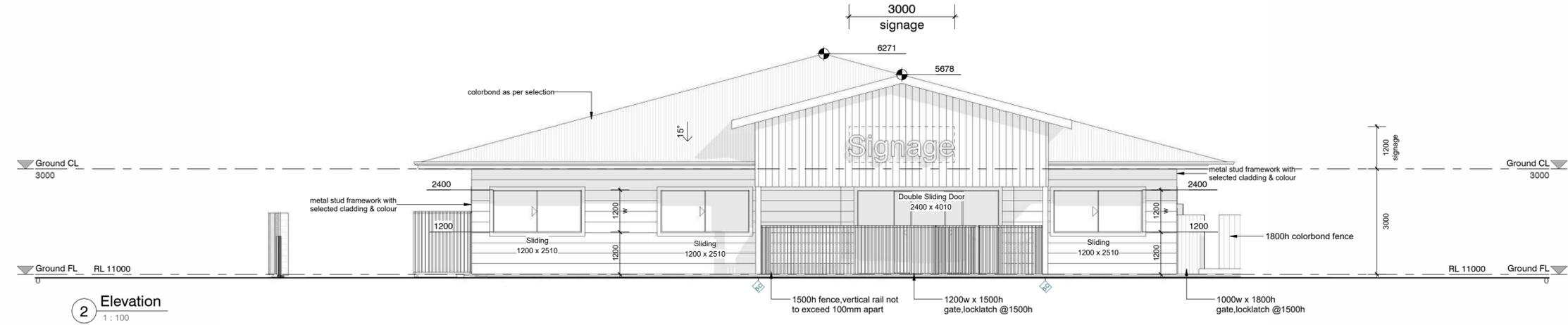
- 60mm Anticon insulation to roof space
- R4.0 Bulk insulation to ceilings

External Wall:

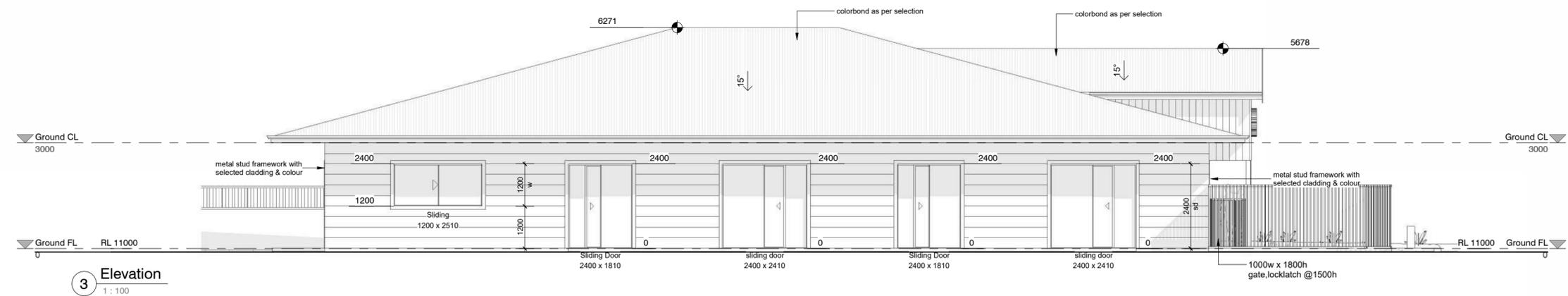
- Sisalation
- Insulation R2.5 Batts HD



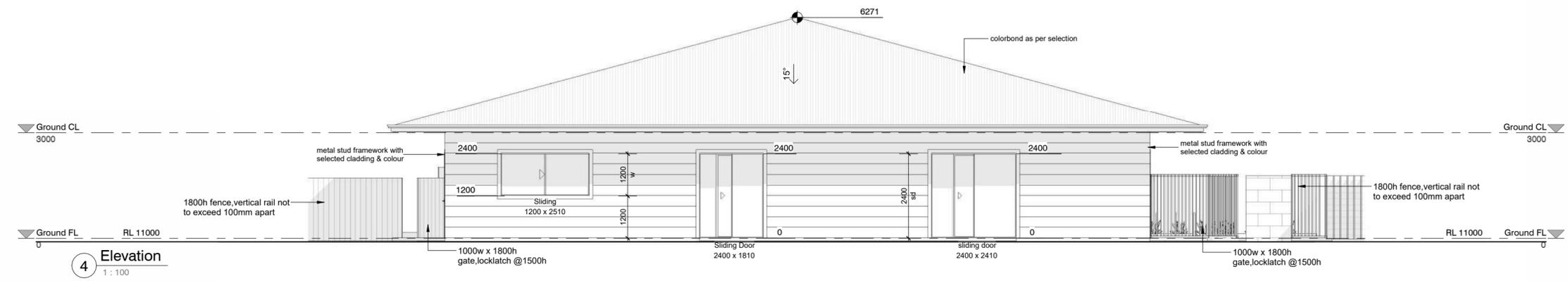
1 Elevation
1 : 100



2 Elevation
1 : 100



3 Elevation
1 : 100



4 Elevation
1 : 100

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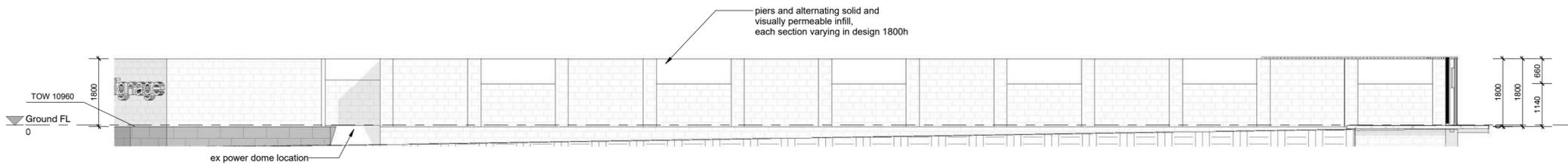
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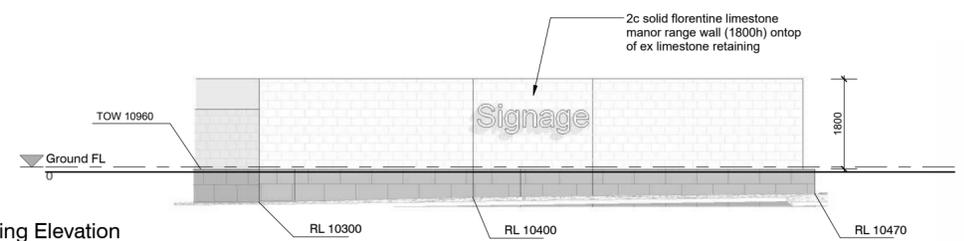
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DRAWING	Elevations	PAPER SIZE	A2
PROJECT NO	1609	DRAWN	WM
PROJECT STAGE	PLANNING	CHECK	SV
SCALE	1:100	DATE	02 Dec. '25
		DRAWING NO.	rev 3
		P300	



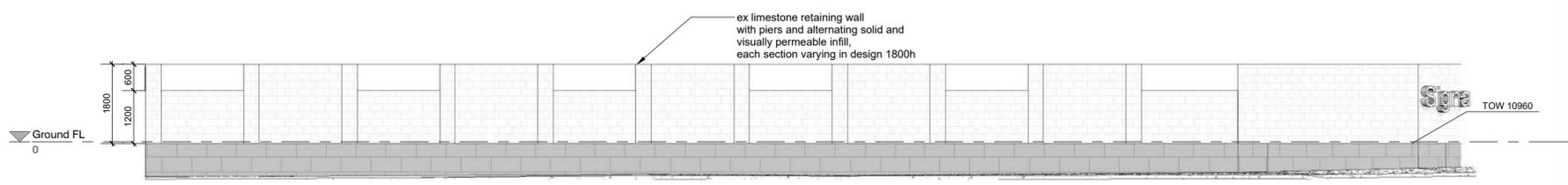
01 Fencing Elevation
1 : 100



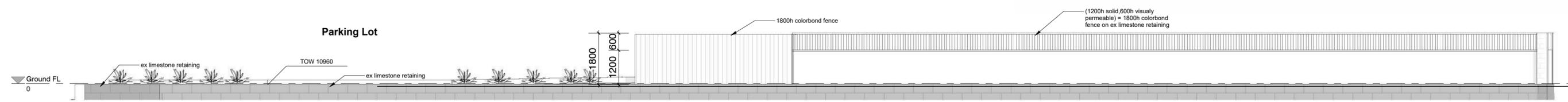
02 Fencing Elevation
1 : 100



Proposed Fence Layout
1 : 200



03 Fencing Elevation
1 : 100



04 Fencing Elevation
1 : 100

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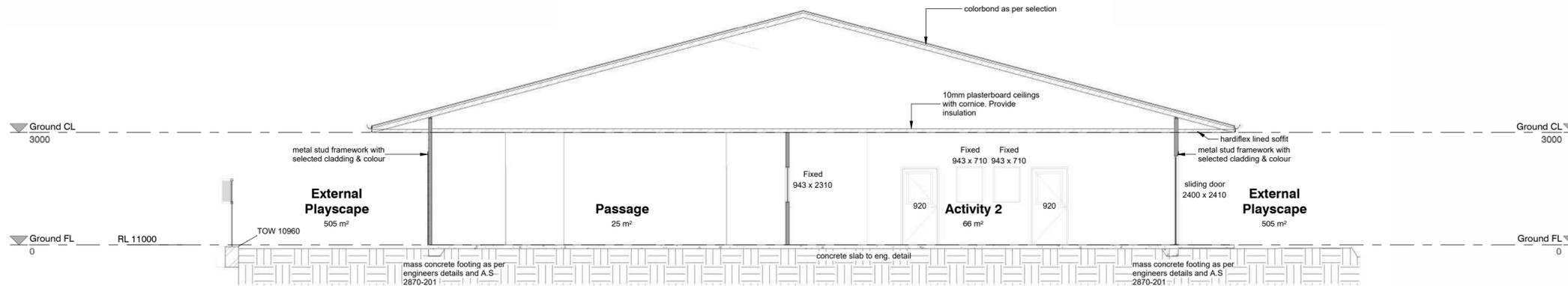
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DRAWING
Fencing Elevations

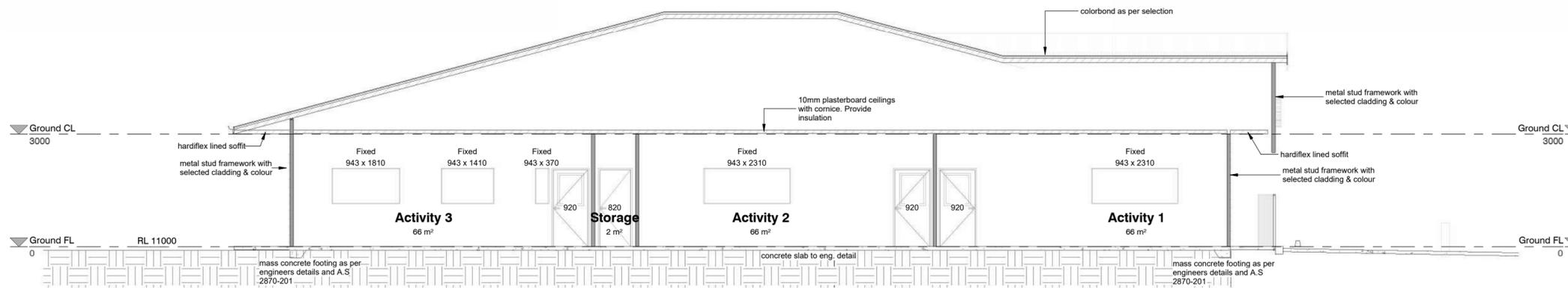
PROJECT NO. **1609**
PROJECT STAGE **PLANNING**

DRAWN **WM** CHECK **SV**
SCALE **1:100**

PAPER SIZE **A2**
DATE **02 Dec. '25**
DRAWING NO. **rev 3**
P301



A Section
1:100



B Section
1:100

BUILDER	DATE				
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DRAWING PROJECT NO. 1609 PROJECT STAGE PLANNING	Sections DRAWN WM SCALE 1:100 0m 5m	CHECK CHECK SV DATE 02 Dec. '25 DRAWING NO. rev 3	PAPER SIZE A2 P400
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