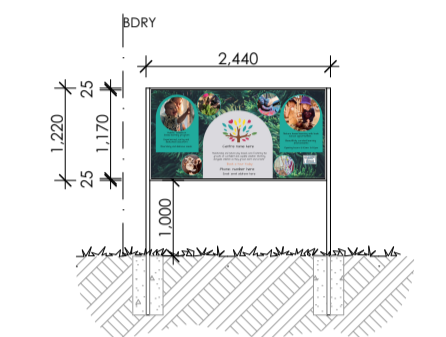


PROPERTY DESCRIPTION

LOT No: Lot 205 on DISCLOSURE PLAN
 STREET No: -
 STREET NAME: Ballymore Drive
 LOCALITY: Chisalm NSW 2905
 RP: -
 AREA: 3602m²

NOTES

USE WRITTEN DIMENSIONS ONLY. DO NOT SCALE DRAWINGS FROM PLANS.
 BUILDING ZONE IS TO BE CLEARED OF ANY VEGETATION AND TREES TO SUIT - CHECK ON SITE.
 ALL SURVEY DATA TAKEN FROM DWG/PDF COPY BY OTHERS. CYBER DRAFTING & DESIGN TAKE NO RESPONSIBILITY OF THE PROPOSED SLAB & PAD LEVELS DUE TO THE POSSIBILITY OF IN-ACCURACY OF THE DISCLOSURE PLAN.
 VERIFY ALL BEARINGS AND DIMENSIONS ON SITE PRIOR TO CONSTRUCTION. ALL MISSING PEGS TO BE RE-INSTATED PRIOR TO ANY CONSTRUCTION. NOTIFY HEAD CONTRACTOR IMMEDIATELY OF ANY DISCREPANCIES IN SETOUT DIMENSIONS. DO NOT START CONSTRUCTION UNTIL ALL BOUNDARIES ARE CONFIRMED.
 ENSURE ALL DRAWINGS AND ACCOMPANYING DETAILS AND/OR SPECIFICATIONS HAVE BEEN STAMPED AS APPROVED BY THE RELEVANT LOCAL AUTHORITIES PRIOR TO USE.
 ALL SITE DRAINAGE TO BE CHARGED TO STREET OR TO LEGAL POINT OF DISCHARGE IN COMPLIANCE WITH AS/NZ 3500 &/OR NCC 2019 VOL. 2 PARTS 3.1.2 & 3.5.2



FRONT ELEVATION
Scale: 1:100

SIDE ELEVATION
Scale: 1:100

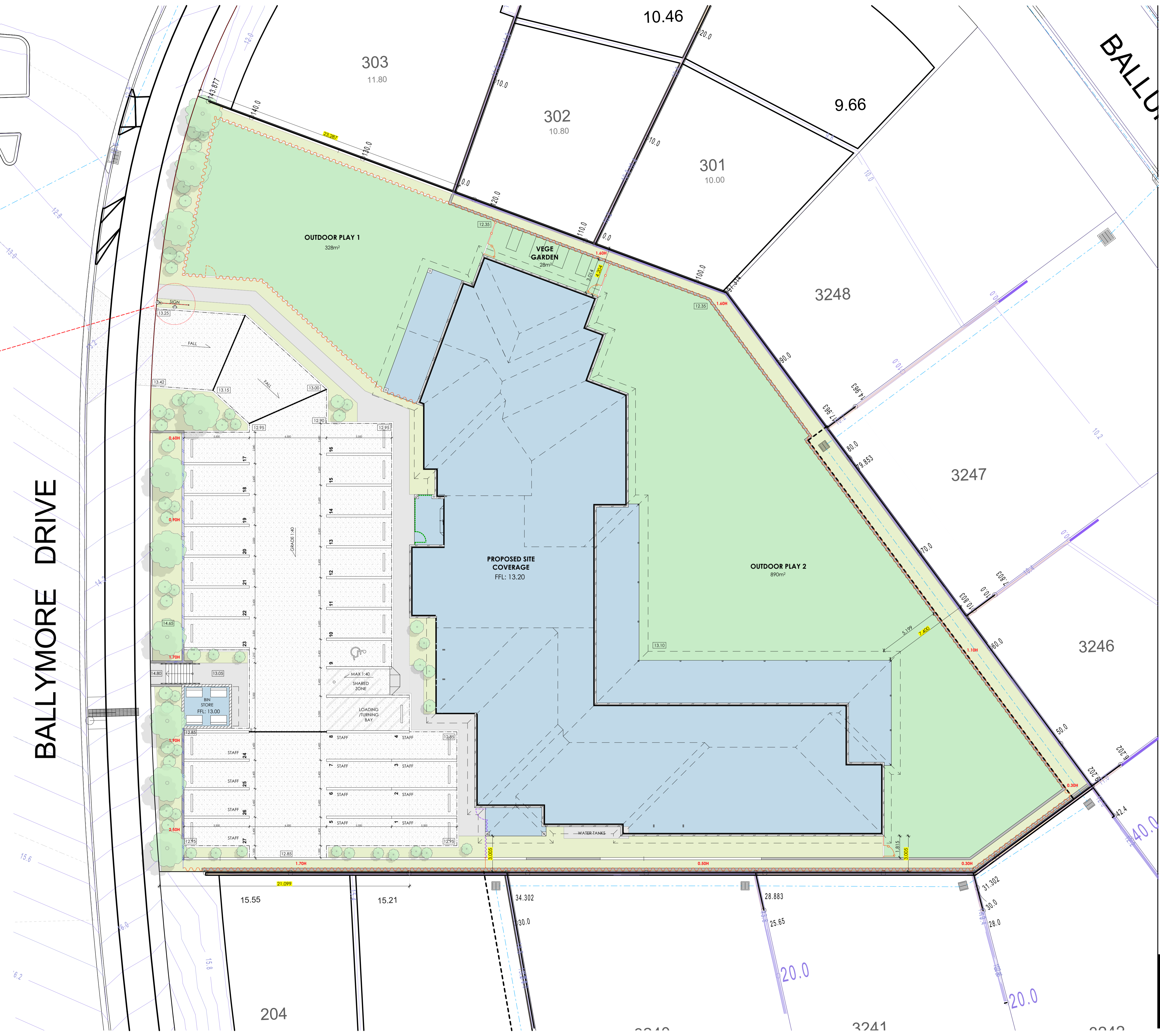
AREA ANALYSIS
106 PLACES

TOTAL SITE AREA	3603m ²
SITE COVERAGE	1110m ²
BUILDING AREA	1207m ²
GFA	927m ²
HARDSTAND (driveway/path)	860m ²
TOTAL USABLE OUTDOOR PLAY AREA (min 742m ² required for 106 places)	1246m ²

PARKING SCHEDULE	
STAFF/VISITOR PARKING	26 SPACES
ACCESSIBLE PARKING	1 SPACE
TOTAL	27 SPACES

- BUILDING FOOTPRINT
- OUTDOOR PLAYSCAPE
- LANDSCAPING
- DRIVEWAY
- PATH - BFC
- 1800H ACOUSTIC FENCE (REFER ACOUSTIC REPORT FOR DETAILS)
- 1800H TIMBER PALING FENCE
- 1200H VERTICAL TUBULAR FENCE
- 1200H SEMI FRAMELESS GLASS FENCE

PROPOSED SITE PLAN
Scale: 1:150



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REAL PROPERTY DESCRIPTION
 LOT No: 205 on DISCLOSURE PLAN
 AREA: 3602m²
 ZONE: EMERGING COMMUNITY TRANSITION
 AUTHORITY: MAITLAND

BUILDING CLASSIFICATION
 CHILD CARE: CLASS 9B TYPE B CONSTRUCTION

REVISION HISTORY

ISSUE	DATE	DESCRIPTION
A	05/05/23	Concept Design Issue_1
B	31/08/23	Concept Design Issue_2
C	10/07/24	Preliminary Drawings Issue

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DRAWING TITLE
PROPOSED SITE PLAN
 CLIENT
 Excellence in Education
 - Ballymore Drive
 Chisalm NSW 2905

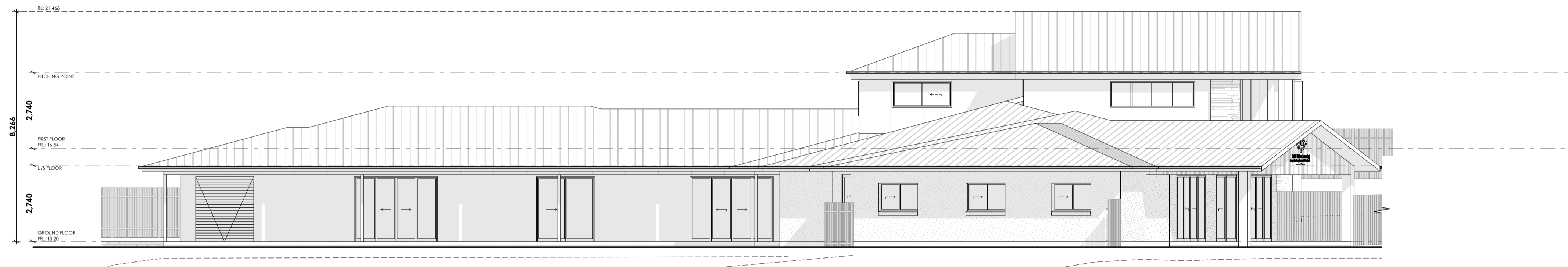
SCALE
 AS SHOWN @ A1

230083
 JOB No.

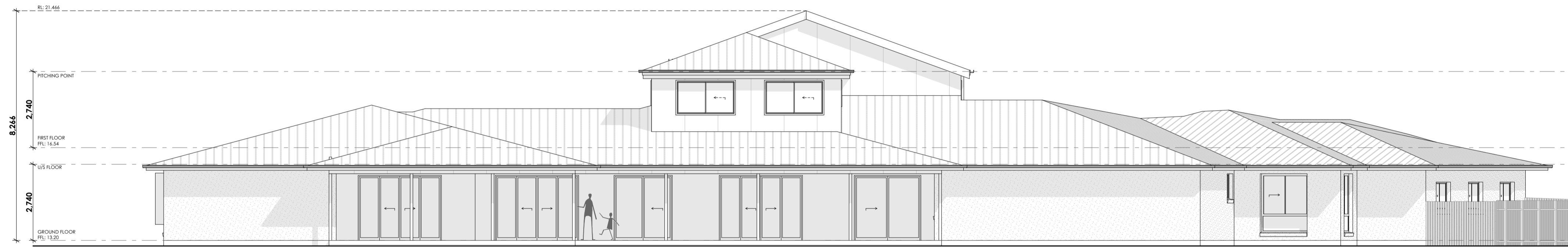
C
 REVISION



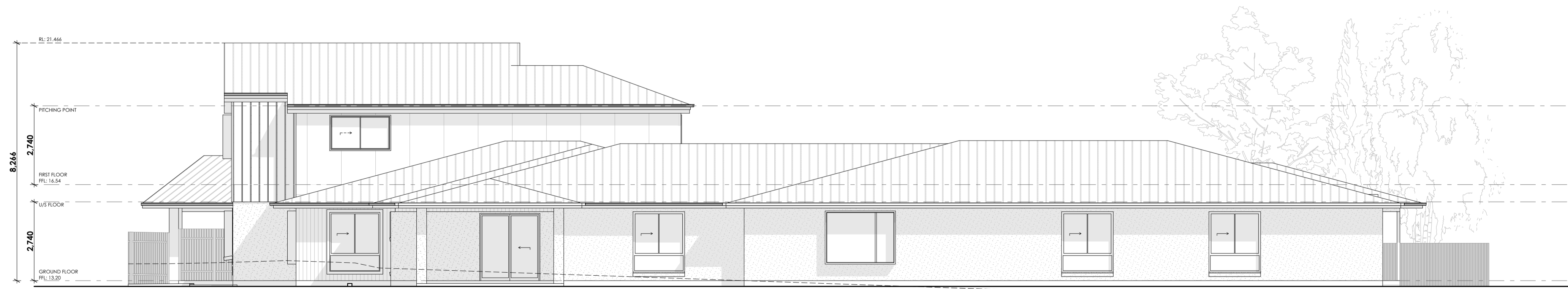
WEST ELEVATION
Scale: 1:100



NORTH ELEVATION
Scale: 1:100



EAST ELEVATION
Scale: 1:100



SOUTH ELEVATION
Scale: 1:100

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REAL PROPERTY DESCRIPTION

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AREA: 3602m²

ZONE: EMERGING COMMUNITY TRANSITION

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DRAWING TITLE

PROPOSED ELEVATIONS

CLIENT
Excellence in Education
- Ballymore Drive
Chisilm NSW 2905

SCALE
AS SHOWN @ A1



230083
JOB No.

C
REVISION

SHEET