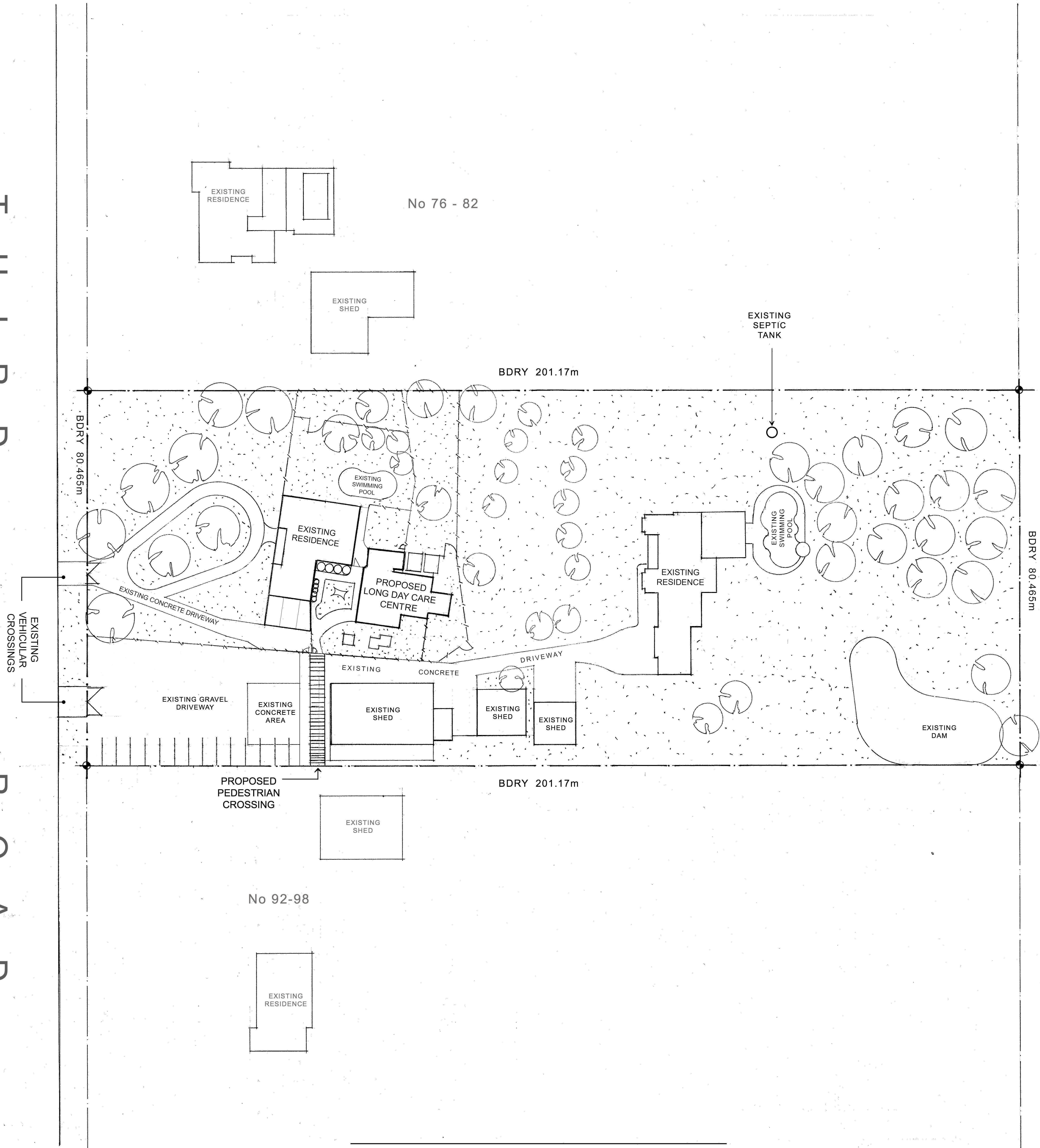


THIRD ROAD



GENERAL NOTES	
all dimensions to be checked on site prior to the commencement of construction	
do not scale from drawing, use figured dimensions only	
all concrete & steel to structural engineer's details & specifications	
all work to be in accordance with the National Construction Code	
all work to be in accordance with local statutory authorities	
registered surveyor to set out all new work	
reinforced concrete footings to engineer's details & specifications	
wall & roof framing to the National Framing Code	
aluminium framed windows & external doors	
colorbond steel roofing, gutters, downpipes, flashings & cappings	
corrugated colorbond steel external wall cladding	
connect downpipes to existing stormwater disposal system	

DAY CARE CENTRE CALCULATIONS	
unencumbered internal play area	72.38m ²
unencumbered external play area	272.00m ²
internal storage space	31.92m ²
external storage space	6.00m ²
total floor area	139.00m ² (including internal storage)
junior toilets	2
disabled toilet	1
proposed parking spaces	15

ESSENTIAL PERFORMANCE STANDARDS	
Portable Fire Extinguishers	BCA Clause E1.6 & AS2444
Exit Signs	BCA Clause E4.5, E4.6, E4.8 & AS2293
Accessible Toilet	AS 1428
Fencing	AS 1926
Regulations 104 - 107	Education & Care Services National Regulation

SITE CALCULATIONS	Site Area	16,187m ²
existing residence 1 (front)	296.52m ²	(footprint)
existing residence 2 (rear)	458.00m ²	(footprint)
existing sheds footprint	547.00m ²	
existing pools & surrounding paving	252.00m ²	
existing carport	61.80m ²	
existing concrete driveways (approximate)	1065.00m ²	
existing concrete paving	90.00m ²	
existing day care centre	201.79m ²	(including storage rooms)
Total existing hard areas	2972.11m ²	18.36%
Remaining soft area	13214.89m ²	81.64%



Proposed	Long Day Care Centre – Retrospective Use of an Existing Structure		
Client	Meeks Day Care	Date	March 1, 2018
Site Address	84-90 Third Road, Berkshire Park, NSW 2765	Description	Lot 107, DP 975322
Title	Development Application	Scale	1:500
Drawing	Site Plan	Drawing No.	102/18
Sheet No.	1 of 3	Drawn	Dominic Townner

Notification Plan