Project Reference No:	RPL-202401
Site Address:	124 New England Highway Lochinvar NSW 2321
Site Use:	Childcare Centre
Client:	Hoover Group Pty Ltd
Client Contact:	Ellie Tilse
Report Date:	02/04/2025
Report Revision:	Rev. 2
Prepared By:	Jeremy Soden Forward Access Pty Ltd ABN: 73 654 486 601

Making Australia Accessible

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1.0 Document History

Rev.	Date	Description	Prepared By	Reviewed By
0	12/03/2025	Access Report	Jeremy Soden	Olivia Thompson
1	27/03/2025	Access Report with updated plans	Jeremy Soden	Olivia Thompson
2	02/04/2025	Access Report with for construction plans	Jeremy Soden	Olivia Thompson

2.0 Executive Summary

Forward Access has been engaged by Hoover Group to review 124 New England Highway Lochinvar NSW 2321, and provide advice regarding compliance with the access requirements of the National Construction Code Building Code of Australia (BCA) Volume 1 2022 and the Disability (Access to Premises — Buildings) Standards 2010 (DAPS).

The building which this project relates to is a childcare centre. An assessment of the drawings and relevant documentation has been carried out on 02/04/2025.

This report confirms the plans as listed in the document register illustrate compliance with providing access and facilities for people with a disability. Some assumptions were required regarding the building classification for different parts of the building.

The following tables 1.1 to 1.3 summarise the compliance status of The Development against relevant access related requirements. This report will also highlight opportunities for potential performance-based solutions subject to concurrence with relevant stakeholders including the Principal Certifying Authority.

2.1 NCC Part D4 & DAPS Part D3 - Access for People with a Disability

Table 1.1

Clause	Clause Summary	Compliance Status
BCA D4D2 DAPS D3.1	General building access requirements	Capable of Compliance
BCA D4D3 DAPS D3.2	Access to buildings	Capable of Compliance
BCA D4D4 DAPS D3.3	Parts of buildings to be accessible	Capable of Compliance
BCA D4D5 DAPS D3.4	Exemptions	Capable of Compliance
BCA D4D6 DAPS D3.5	Accessible carparking	Capable of Compliance
BCA D4D7 DAPS D3.6	Signage	Capable of Compliance
BCA D4D8 DAPS D3.7	Hearing augmentation	Not applicable
BCA D4D9 DAPS D3.8	Tactile indicators	Capable of Compliance
BCA D4D10 DAPS D3.9	Wheelchair seating spaces in Class 9b assembly buildings	Not applicable
BCA D4D11 DAPS D3.10	Swimming pools	Not applicable
BCA D4D12 DAPS D3.11	Ramps	Not applicable
BCA D4D13 DAPS D3.12	Glazing on an accessway	Capable of Compliance

2.2 NCC Part E3 & DAPS Part E3 - Lift Installations

Table 1.2

Clause	Clause Summary	Compliance Status
BCA E3D8 DAPS E3	Accessible features required for passenger lifts	Capable of Compliance

2.3 NCC Part F4 & DAPS Part F2 - Sanitary and Other Facilities

Table 1.3

Clause	Clause Summary	Compliance Status
BCA F4D5 DAPS F2.4	Accessible sanitary facilities	Capable of Compliance
BCA F4D6 DAPS F2.4a	Accessible unisex sanitary compartments	Capable of Compliance
BCA F4D7 DAPS F2.4b	Accessible unisex showers	Not applicable
BCA F4D12 DAPS D2.9	Accessible adult change facilities	Not applicable

Should you have any further queries relating to this report do not hesitate to contact Forward Access on 1300 966 633.

Signed:

Jeremy Soden

Access Consultant
Director - Forward Access

3.0 Abbreviations

AS: Australian Standard

BCA: Building Code of Australia

DAPS: Disability (Access to Premises – Buildings) Standards

CAPT: Continuous Accessible Path of Travel

DDA: Disability Discrimination Act

DTS: Deemed to Satisfy

NCC: National Construction Code

PPE: Principal Pedestrian Entrance

TGSI: Tactile Ground Surface Indicators

4.0 Definitions

Accessible means having features to enable use by people with a disability.

Accessway means a continuous accessible path of travel (as defined in AS 1428.1) to, into or within a building.

Affected part means:
(a) the principal pedestrian entrance of an existing building that contains a new part; and
(b) any part of an existing building, that contains a new part, that is necessary to provide a continuous accessible path of travel from the entrance to the new part. Having features to enable use by people with a disability.

Circulation space means a clear unobstructed area, to enable persons using mobility aids to manoeuvre.

Continuous accessible path of travel means an uninterrupted path of travel to, into or within a building providing access to all accessible facilities.

Luminance contrast means the light reflected from one surface or component, compared to the light reflected from another surface or component.

People with ambulant disabilities means people who have a mobility disability but are able to walk.

Performance requirement means a requirement which states the level of performance which a Performance Solution or Deemed-to-Satisfy Solution must meet.

Ramp means an inclined surface on a continuous accessible path of travel between two landings with a gradient steeper than 1 in 20 but not steeper than 1 in 14.

Required means required to satisfy a Performance Requirement or a Deemed to Satisfy Provision of the Access Code as appropriate

Sanitary compartment means a room or space containing a closet pan or urinal.

Tactile Ground Surface Indicators means truncated cones and/or bars installed on the ground or floor surface, designed to provide pedestrians who are blind or vision-impaired with warning or directional orientation information.

Walkway means any surface on a continuous accessible path of travel with a gradient not steeper than 1 in 20.

5.0 Organisational Responsibility

5.1 Disability Discrimination Act 1992 (DDA)

All organisations have a responsibility under the Federal DDA, to provide equitable, dignified access to goods and services, and to premises. Premises are broadly defined and would include all areas included within the building inspected.

The DDA provides uniform protection against unfair and unfavourable treatment for people with a disability in Australia. It also makes it unlawful to discriminate against a person who is an 'associate' (such as a friend, carer or family member).

Disability is broadly defined and includes disabilities which are:

- physical;
- intellectual;
- psychiatric;
- neurological;
- cognitive or sensory (low vision, deaf or hard of hearing);
- learning difficulties;
- physical disfigurement; and
- the presence in the body of disease causing organisms.

This broad definition means that everyone with a disability is protected. The Act supports the principle that people with a disability have the same fundamental rights as the rest of the community.

Provisions apply to a wide range of life activities including:

- access to premises;
- education;
- provision of goods and services;
- employment; and
- administration of Commonwealth laws and programs

When a person with a disability wants to utilise premises including all buildings, outdoor spaces, car parking areas, pathways and facilities, then equitable, dignified access must be provided. The DDA requires that appropriate changes be made to provide access. A complaint can be made under the DDA if appropriate access is not provided.

5.2 Disability (Access to Premises – Buildings) Standards (DAPS) 2010

The DAPS 2010, were introduced alongside the Building Code of Australia (BCA) on 1st May 2011. These Standards are now legislated as the minimum requirements for new buildings and buildings undergoing significant upgrade in Australia.

The aim of these Standards is to provide the building and design industry with detailed information regarding the required access provisions associated with the design and construction of new buildings and upgrade to existing buildings.

These Standards generally align with the BCA and reference a range of Australian Standards relating to access and other associated matters. The DAPS 2010 aim to provide certainty for the building industry in relation to meeting the requirements for access in new and upgraded buildings – (regarding the elements covered by the Premises Standards. Other elements in buildings are still subject to the provisions of the DDA.)

5.3 Building Code of Australia

The BCA, in conjunction with the DDA, applies to new buildings and buildings undergoing significant refurbishment or alteration. Sections of the BCA require compliance with a range of access provisions. The BCA outlines a variety of building classifications and the requirements for access to buildings within each classification.

5.4 Australian Standards (AS)

Several Australian Standards form referenced documentation within the BCA and the DAPS. Any Australian Standards that are adopted by the BCA or and the Disability (Access to Premises – Buildings) Standards are triggered for assessment when carrying out building work. There are various Australian Standards relating to accessibility including the AS1428 suite, AS2890.6 and AS1735.12.

6.0 Assessment Method

6.1 Purpose

Forward Access (FA) has been commissioned by Ellie Tilse of Hoover Group to undertake a clause-by-clause accessibility assessment report (referred herein as 'This Report') to accompany the building works addressed 124 New England Highway Lochinvar NSW 2321.

The design assessment has been prepared after a desktop audit has been carried out on the proposed project. The design assessment focuses on the accessibility within the built environment. The assessment utilises the access requirements located within the National Construction Code (Building Code of Australia) Volume One 2022 and Disability (Access to Premises — Buildings) Standards 2010. The assessment is carried out in a chronological order, starting with Part D4 of the NCC.

6.2 Legislation

The purpose of This Report is to provide a review of the compliance capability of The Development in accordance with relevant legislative requirements relating to accessibility. The relevant legislation, codes and standards which form the basis of This Report have been summarised below:

- National Construction Code (Building Code of Australia) Volume One 2022 (BCA)
- Disability (Access to Premises — Buildings) Standards 2010 Compilation No.2 (BCA)
- Australian Standard 1428.1-2009 Design for access and mobility, General requirements for access, New building work
- Australian Standard 1428.4.1:2009 Design for access and mobility - Means to assist the orientation of people with vision impairment
- Australian Standard 1735.12-1999 (Lifts, escalators and moving walks)
- Australian Standard 2890.6-2009 (Parking facilities - off street parking for people with disabilities

6.3 Measurements

Australian Standards that are referenced in BCA and DAPS generally contain minimum and maximum measurements (i.e. dimensions and tolerances in meters and/or millimetres and/or gradients), which must be met for technical compliance.

To demonstrate any technical compliance with minimum and maximum measurements the relevant building and design practitioners must document dimensions and annotations on relevant design and construction documentation for assessment by Forward Access (FA).

If dimensions and annotations are not documented on design and construction documentation, FA can only take approximate measurements using a scale unless specifically instructed otherwise to verify any compliance capability. It is incumbent upon the designer/architect and the builder to ensure on-site adherence to these minimum and maximum dimensions.

6.4 Exclusion and Limitations

This Report is subject to the following exclusions and limitations:

- This Report does not guarantee that a complaint against will not be raised under the Federal Disability Discrimination Act 1992 (DDA), as DDA operates on a complaints-based mechanism. Anyone can raise a complaint under the DDA if they believe they have experienced discrimination due to their disability; and
- This Report addresses issues only related to providing access and facilities for people with a disability and does not address issues relating to structural adequacy, fire safety, energy efficiency or general amenity; and
- This Report is limited to addressing the DtS provisions of the NCC, the relevant parts of the Disability (Access to Premises – Buildings) Standards, and referenced technical specifications; and
- This Report does not provide specific design advice; and
- This Report does not address the Sustainable Planning Act, Work Health and Safety Act, Construction Safety Act or Building Act; and
- This Report is only valid for the subject building within this report and is not transferable to another location.

The following outcomes will make this report invalid for use:

- A change in the use of the building; or
- A change in the design of the building; or
- Non-compliant building products or building defects; or
- Changes to the legislation upon which this report was founded; or
- Management and staff policies, procedures, and practices inconsistent with DDA.

6.5 Disclaimer

In preparation of This Report, the access consultant has taken reasonable care and due diligence in performing their duty and has exercised their skill and expertise. The advice provided within this report is based on professional judgement and an assessment of the information, which was available at the time of assessment. Constant change is occurring in relation to Australian Standards, Building Codes and anti-discrimination law.

It is important to note that any recommendations within this report will not provide an exemption from action under the DDA. The access consultant cannot accept any responsibility for loss resulting from any non-compliance with the BCA, DDA or associated legislation. This report does not prevent a person with a disability from having the ability to make a complaint with the Human Rights Commission or other bodies. Forward Access does not accept responsibility or liability for the results of specific action taken on the basis of this information nor for any errors or omissions.

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7.0 Building Information

7.1 General

Table 7.1: General Planning Information

Site Address	124 New England Highway Lochinvar NSW 2321
Building Description	Childcare Centre
Building Classification	9b

8.0 BCA/DAPS Design Assessment

The following sub-sections are an assessment of the relevant design documentation in accordance with the requirements of Deemed-to-Satisfy provisions of the BCA, DAPS and refenced Australian Standards.

8.1 BCA Part D4 & DAPS Part D3 - Access for People with a Disability

8.1.1 BCA D4D2 & DAPS D3.1 - General Building Access Requirements

BCA D4D2 Requirements
(1) Buildings and parts of buildings must be accessible as required by this clause, unless exempted by D4D5. (8) For a Class 9b building, access requirements are as follows: (a) Schools and early childhood centres — to and within all areas normally used by the occupants. (b) An assembly building, not being a school or early childhood centre — to and within — (i) wheelchair seating spaces provided in accordance with D4D10; and (ii) all other areas normally used by the occupants, except that access need not be provided to tiers or platforms of seating areas that do not contain wheelchair seating spaces.

Assessment Comments:

The plans illustrate compliance with BCA Part D4 & DAPS Part D3.

8.1.2 BCA D4D3 & DAPS D3.2 - Access to Buildings

BCA D4D3 Requirements
(1) An accessway must be provided to a building required to be accessible— (a) from the main points of a pedestrian entry at the allotment boundary; and (b) from another accessible building connected by a pedestrian link; and (c) from any required accessible carparking space on the allotment. (2) In a building required to be accessible, an accessway must be provided through the principal pedestrian entrance, and— (a) through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; and (b) in a building with a total floor area more than 500 m^2, a pedestrian entrance which is not accessible must not be located more than 50 m from an accessible pedestrian entrance, except for pedestrian entrances serving only areas exempted by D4D5. (3) Where a pedestrian entrance required to be accessible has multiple doorways— (a) if the pedestrian entrance consists of not more than 3 doorways — not less than 1 of those doorways must be accessible; and (b) if a pedestrian entrance consists of more than 3 doorways — not less than 50% of those doorways must be accessible. (4) For the purposes of (3)— (a) an accessible pedestrian entrance with multiple doorways is considered to be one pedestrian entrance where— (i) all doorways serve the same part or parts of the building; and (ii) the distance between each doorway is not more than the width of the widest doorway at that pedestrian entrance (see Figure D4D3); and (b) a doorway is considered to be the clear, unobstructed opening created by the opening of one or more door leaves (see Figure D4D3). (5) Where a doorway on an accessway has multiple leaves (except an automatic opening door), one of those leaves must have a clear opening width of not less than 850 mm in accordance with AS 1428.1.

Assessment Comments:

The plans illustrate compliance with BCA D4D3 & DAPS D3.2.

From the allotment boundary

A continuous accessible path of travel complying with AS1428.1-2009 must be provided from the main points of a pedestrian entry allotment boundary to the principal pedestrian entrance of the building required to be accessible.

Plans have been provided that illustrate compliant external pathways provided from all subject buildings to the allotment boundary.

From the accessible carpark

A continuous accessible path of travel complying with AS1428.1-2009 must be provided from the accessible car parking areas on the same allotment to the principal pedestrian entrance of the building required to be accessible.

Plans have been provided that illustrate compliant external pathways provided from the subject accessible car parking space.

8.2.3 BCA D4D4 & DAPS D3.3 - Parts of Buildings to be Accessible

BCA D4D4 Requirements

In a building required to be accessible—

(a) every ramp and stairway, except for ramps and stairways in areas exempted by D4D5, must comply with—
  (i) for a ramp, except a fire-isolated ramp, clause 10 of AS 1428.1; and
  (ii) for a stairway, except a fire-isolated stairway, clause 11 of AS 1428.1; and
  (iii) for a fire-isolated stairway, clause 11.1(f) and (g) of AS 1428.1; and

(b) every passenger lift must comply with E3D7 and E3D8; and

(c) accessways must have—
  (i) passing spaces complying with AS 1428.1 at maximum 20 m intervals on those parts of an accessway where a direct line of sight is not available; and
  (ii) turning spaces complying with AS 1428.1—
    A. within 2 m of the end of accessways where it is not possible to continue travelling along the accessway; and
    B. at maximum 20 m intervals along the accessway; and

(d) an intersection of accessways satisfies the spatial requirements for a passing and turning space; and

(e) a passing space may serve as a turning space; and

(f) a ramp complying with AS 1428.1 or a passenger lift need not be provided to serve a storey or level other than the entrance storey in a Class 5, 6, 7b or 8 building—
  (i) containing not more than 3 storeys; and
  (ii) with a floor area for each storey, excluding the entrance storey, of not more than 200 m^2; and

(g) clause 7.4.1(a) of AS 1428.1 does not apply and is replaced with 'the pile height or pile thickness shall not exceed 11 mm and the carpet backing thickness shall not exceed 4 mm'; and

(h) the carpet pile height or pile thickness dimension, carpet backing thickness dimension and their combined dimension shown in Figure 8 of AS 1428.1 do not apply and are replaced with 11 mm, 4 mm and 15 mm respectively.

Assessment Comments:

The plans illustrate compliance with BCA D4D4 & DAPS D3.3.

8.1.4 BCA D4D5 & DAPS D3.4 - Exemptions

BCA D4D5 Requirements
The following areas are not required to be accessible: (a) An area where access would be inappropriate because of the particular purpose for which the area is used. (b) An area that would pose a health or safety risk for people with a disability. (c) Any path of travel providing access only to an area exempted by (a) or (b).

Assessment Comments:

The following areas are not required to be accessible:
a. An area where access would be inappropriate because of the particular purpose for which the area is used.
b. An area that would pose a health or safety risk for people with a disability.
c. Any path of travel providing access only to an area exempted by (a) or (b).

The following areas within this development have been identified as potential exempt areas, subject to certifier's concurrence:

- Bin storage
- Rooftop storage

8.1.5 BCA D4D6& DAPS D3.5 - Accessible Carparking

BCA D4D6 Requirements
(1) Accessible carparking spaces— (a) subject to (b), must be provided in accordance with (2) in— i. a Class 7a building required to be accessible; and ii. a carparking area on the same allotment as a building required to be accessible; and (b) need not be provided in a Class 7a building or a carparking area where a parking service is provided and direct access to any of the carparking spaces is not available to the public; and (c) subject to (d), must comply with AS/NZS 2890.6; and (d) need not be identified with signage where there is a total of not more than 5 carparking spaces, so as to restrict the use of the carparking space only for people with a disability. (2) For each class of building to which the carpark or carparking area is associated, the number of accessible carparking spaces required is as follows: (a) Class 9b buildings: i. For a school — 1 accessible space for every 100 carparking spaces or part thereof. ii. For other assembly buildings— (A) with up to 1000 carparking spaces — 1 accessible space for every 50 carparking spaces or part thereof; and (B) for each additional 100 carparking spaces or part thereof in excess of 1000 carparking spaces — 1 accessible space.

Assessment Comments:

The site provides 1 accessible car parking space within the attached car park, in accordance with BCA D4D6 (2).

8.1.6 BCA D4D7 & DAPS D3.6 -Signage

BCA D4D7 Requirements
(1) In a building required to be accessible— a. braille and tactile signage complying with Specification 15 must— i. incorporate the international symbol of access or deafness, as appropriate, in accordance with AS 1428.1 and identify each— 1. sanitary facility, except a sanitary facility associated with a bedroom in a Class 1b building or a sole-occupancy unit in a Class 3 or Class 9c building; and 2. space with a hearing augmentation system; and ii. identify each door required by E4D5 to be provided with an exit sign and state— 1. “Exit”; and 2. “Level”; and 3. the floor level number or floor level descriptor, or a combination of the two. b. signage including the international symbol for deafness in accordance with AS 1428.1 must be provided within a room containing a hearing augmentation system identifying— i. the type of hearing augmentation; and ii. the area covered within the room; and iii. if receivers are being used and where the receivers can be obtained; and c. signage in accordance with AS 1428.1 must be provided for accessible unisex sanitary facilities to identify if the facility is suitable for left or right handed use; and d. signage to identify an ambulant accessible sanitary facility in accordance with AS 1428.1 must be located on the door of the facility; and e. where a pedestrian entrance is not accessible, directional signage incorporating the international symbol of access, in accordance with AS 1428.1, must be provided to direct a person to the location of the nearest accessible pedestrian entrance; and f. where a bank of sanitary facilities is not provided with an accessible unisex sanitary facility, directional signage incorporating the international symbol of access in accordance with AS 1428.1 must be placed at the location of the sanitary facilities that are not accessible, to direct a person to the location of the nearest accessible unisex sanitary facility.

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Assessment Comments:

The braille and tactile signage must comply with AS 1428.1-2009.

The plans note braille and tactile signage to comply with AS1428.1-2009.

8.1.7 BCA D4D8 & DAPS D3.7 - Hearing Augmentation

BCA D4D8 Requirements
(1) A hearing augmentation system must be provided where an inbuilt amplification system, other than one used only for emergency warning, is installed— a. in a room in a Class 9b building; or b. in an auditorium, conference room, meeting room or room for judicatory purposes; or c. at any ticket office, teller's booth, reception area or the like, where the public is screened from the service provider. (2) If a hearing augmentation system required by (1) is— a. an induction loop, it must be provided to not less than 80% of the floor area of the room or space served by the inbuilt amplification system; or b. a system requiring the use of receivers or the like, it must be available to not less than 95% of the floor area of the room or space served by the inbuilt amplification system, and the number of receivers provided must not be less than— i. if the room or space accommodates up to 500 persons, 1 receiver for every 25 persons or part thereof, or 2 receivers, whichever is the greater; and ii. if the room or space accommodates more than 500 persons but not more than 1000 persons, 20 receivers plus 1 receiver for every 33 persons or part thereof in excess of 500 persons; and iii. if the room or space accommodates more than 1000 persons but not more than 2000 persons, 35 receivers plus 1 receiver for every 50 persons or part thereof in excess of 1000 persons; and iv. if the room or space accommodates more than 2000 persons, 55 receivers plus 1 receiver for every 100 persons or part thereof in excess of 2000 persons. (3) The number of persons accommodated in the room or space served by an inbuilt amplification system must be calculated according to D2D18. (4) Any screen or scoreboard associated with a Class 9b building and capable of displaying public announcements must be capable of supplementing any public address system, other than a public address system used for emergency warning purposes only.

Assessment Comments:

An inbuilt amplification system, other than one used only for emergency warning, has not been installed. Therefore, a hearing augmentation system is not required.

8.1.8 BCA D4D9 & DAPS D3.8 - Tactile Indicators

BCA D4D9 Requirements
(1) For a building required to be accessible, tactile ground surface indicators must be provided to warn people who are blind or have a vision impairment that they are approaching— a. a stairway, other than a fire-isolated stairway; b. an escalator; and c. a passenger conveyor or moving walk; and d. a ramp other than a fire-isolated ramp, step ramp, kerb ramp or swimming pool ramp; and e. in the absence of a suitable barrier— i. an overhead obstruction less than 2 m above floor level, other than a doorway; and ii. an accessway meeting a vehicular way adjacent to any pedestrian entrance to a building, excluding a pedestrian entrance serving an area referred to in D4D5, if there is no kerb or kerb ramp at that point, except for areas exempted by D4D5. (2) Tactile ground surface indicators required by (1) must comply with sections 1 and 2 of AS/NZS 1428.4.1.

Assessment Comments:

The plans illustrate compliance with BCA D4D9 & DAPS D3.8.

8.1.9 BCA D4D10 & DAPS D3.9 - Wheelchair Seating Spaces in Class 9B Assembly Buildings

BCA D4D10 Requirements
Where fixed seating is provided in a Class 9b assembly building, wheelchair seating spaces complying with AS 1428.1 must be provided in accordance with the following: a. The number and grouping of wheelchair seating spaces must be in accordance with Table D4D10. b. In a cinema— i. with not more than 300 seats — wheelchair seating spaces must not be located in the front row of seats; and ii. with more than 300 seats — not less than 75% of required wheelchair seating spaces must be located in rows other than the front row of seats.

Assessment Comments:

Wheelchair seating spaces are not required.

8.1.10 BCA D4D11 & DAPS D3.10 - Swimming Pools

BCA D4D11 Requirements
(1) For a building required to be accessible, tactile ground surface indicators must be provided to warn people who are blind or have a vision impairment that they are approaching— a. a stairway, other than a fire-isolated stairway; (2) Tactile ground surface indicators required by (1) must comply with sections 1 and 2 of AS/NZS 1428.4.1.

Assessment Comments:

Based on the plans provided, a swimming pool has not been illustrated.

8.1.11 BCA D4D12& DAPS D3.11 – Ramps

BCA D4D12 Requirements
On an accessway— a) a series of connected ramps must not have a combined vertical rise of more than 3.6 m; and b) a landing for a step ramp must not overlap a landing for another step ramp or ramp.

Assessment Comments:

Based on the plans provided, this requirement is not applicable to the project.

8.1.12 BCA D4D13& DAPS D3.12 - Glazing on an Accessway

BCA D4D13 Requirements
On an accessway, where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening, must be clearly marked in accordance with AS 1428.1.

Assessment Comments:

The plans provide a note compliance with BCA D4D13& DAPS D3.12 has been achieved.

8.2 BCA Part E3 & DAPS Part E3 - Lift Installations

8.2.1 BCA E3D8 & DAPS E3.6 - Accessible Features Required for Passenger Lifts

BCA E3D8 Requirements

In an accessible building, every passenger lift must have the following features where applicable:

(a) A handrail complying with the provisions for a mandatory handrail in AS 1735.12 for all lifts except—
  (i) a stairway platform lift; and
  (ii) a low-rise platform lift.

(b) Lift floor dimensions of not less than 1400 mm wide x 1600 mm deep for all lifts which travel more than 12 m.

(c) Lift floor dimensions of not less than 1100 mm wide x 1400 mm deep for all lifts which travel not more than 12 m, except a stairway platform lift.

(d) Lift floor dimensions of not less than 810 mm wide x 1200 mm deep for a stairway platform lift.

(e) Minimum clear door opening complying with AS 1735.12 for all lifts except a stairway platform lift.

(f) Passenger protection system complying with AS 1735.12 for all lifts with power-operated doors.

(g) Lift landing doors at the upper landing for all lifts except a stairway platform lift.

(h) Lift car and landing control buttons complying with AS 1735.12 for all lifts except—
  (i) a stairway platform lift; and
  (ii) a low-rise platform lift.

(i) Lighting in accordance with AS 1735.12 for all enclosed lift cars.

(j) For all lifts serving more than 2 levels—
  (i) automatic audible information within the lift car to identify the level each time the car stops; and
  (ii) audible and visual indication at each lift landing to indicate the arrival of the lift car; and
  (iii) audible information and audible indication required by (i) and (ii) is to be provided in a range of between 20 - 80 dB(A) at a maximum frequency of 1500 Hz.

(k) Emergency hands-free communication, including a button that alerts a call centre of a problem and a light to signal that the call has been received, for all lifts except a stairway platform lift.

Assessment Comments:

The passenger lift is required to have accessible features and must comply with AS 1735.12-1999.

The plans note that the lift will comply with AS1735.12-1999.

8.3 BCA Part F4 & DAPS Part F2 - Sanitary and Other Facilities

8.3.1 BCA F4D5& DAPS F2.4 - Accessible Sanitary Facilities

BCA F4D5 Requirements
In a building required to be accessible— (a) accessible unisex sanitary compartments must be provided in accessible parts of the building in accordance with F4D6; and (b) accessible unisex showers must be provided in accordance with F4D7; and (c) at each bank of toilets where there is one or more toilets in addition to an accessible unisex sanitary compartment at that bank of toilets, not less than one sanitary compartment suitable for a person with an ambulant disability for use by males and not less than one sanitary compartment suitable for a person with an ambulant disability for use by females, each in accordance with AS 1428.1, must be provided; and (d) an accessible unisex sanitary compartment must contain a closet pan, washbasin, shelf or bench top and adequate means of disposal of sanitary products; and (e) the circulation spaces, fixtures and fittings of all accessible sanitary facilities provided in accordance with F4D6 and F4D7 must comply with the requirements of AS 1428.1; and (f) an accessible unisex sanitary facility must be located so that it can be entered without crossing an area reserved for one sex only; and (g) where two or more of each type of accessible unisex sanitary facility are provided, the number of left and right handed mirror image facilities must be provided as evenly as possible; and (h) where male sanitary facilities are provided at a separate location to female sanitary facilities, accessible unisex sanitary facilities are only required at one of those locations; and (i) an accessible unisex sanitary compartment or an accessible unisex shower need not be provided on a storey or level that is not required by D4D4(f) to be provided with a passenger lift or ramp complying with AS 1428.1.

Assessment Comments:

The plans illustrate compliance with BCA F4D5and DAPS F2.4.

8.3.2 BCA F4D6 & DAPS Table F2.4a - Accessible Unisex Sanitary Compartments

BCA F4D6 Requirements
(1) Where required by F4D5(a), the minimum number of accessible unisex sanitary compartments for each class of building is as follows: (a) For a Class 1b building— (i) not less than 1; and (ii) where private accessible unisex sanitary compartments are provided for every accessible bedroom, common accessible unisex sanitary compartments need not be provided. (b) For a Class 2 building, where sanitary compartments are provided in common areas, not less than 1. (c) For Class 3 and Class 9c buildings— (i) in every accessible sole-occupancy unit provided with sanitary compartments within the accessible sole-occupancy unit, not less than 1; and (ii) at each bank of sanitary compartments containing male and female sanitary compartments provided in common areas, not less than 1. (d) For Class 5, 6, 7, 8 or 9 buildings, where F4D4 requires closet pans— (i) 1 on every storey containing sanitary compartments; and (ii) where a storey has more than 1 bank of sanitary compartments containing male and female sanitary compartments, at not less than 50% of those banks. (e) For a Class 10a building, at each bank of sanitary compartments containing male and female sanitary compartments, not less than 1. (2) The requirements of (1)(d) do not apply within a ward area of a Class 9a health-care building. (3) The requirements of (1)(e) do not apply to— (a) a Class 10a appurtenant to another class of building; or (b) a sanitary compartment dedicated to a single caravan/camping site.

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Assessment Comments:

Where required by F4D5(a), the minimum number of accessible unisex sanitary compartments for each class of building is as follows:

For Class 9b buildings, where F4D4 requires closet pans –

- 1 on every storey containing sanitary compartments; and
- Where a storey has more than 1 bank of sanitary compartments containing male and female sanitary compartments, at not less than 50% of those banks.

One accessible unisex sanitary is provided to each storey in accordance with BCA F4D6 (d).

8.3.3 BCA F4D7& DAPS Table F2.4b - Accessible Unisex Showers

BCA F4D7 Requirements
(1) Where required by F4D5(b), the minimum number of accessible unisex showers for each class of building is as follows: (a) For a Class 1b building— (i) not less than 1; and (ii) where private accessible unisex showers are provided for every accessible bedroom, common accessible unisex showers need not be provided. (b) For a Class 2 building, where showers are provided in common areas, not less than 1. (c) For Class 3 and 9c buildings— (i) in every accessible sole-occupancy unit provided with showers within the accessible sole-occupancy unit, not less than 1; and (ii) 1 for every 10 showers or part thereof provided in common areas. (d) For Class 5, 6, 7, 8 or 9 buildings, where F4D4 requires 1 or more showers, not less than 1 for every 10 showers or part thereof. (e) For a Class 10a building, where showers are provided, 1 for every 10 showers or part thereof. (2) The requirements of (1)(d) do not apply within a ward area of a Class 9a health-care building. (3) The requirements of (1)(e) do not apply to— (a) a Class 10a appurtenant to another class of building; and (b) a sanitary compartment dedicated to a single caravan/camping site

Assessment Comments:

Where required by F4D5(b), the minimum number of accessible unisex showers for each class of building is as follows:

For Class 9b buildings, where F4D4 requires 1 or more showers, not less than 1 for every 10 showers or part thereof.

An accessible unisex shower is not mandatory for this building and has not been provided.

8.3.4 BCA F4D12& DAPS F2.9 - Accessible Adult Change Facilities

BCA F4D12 Requirements
(1) One unisex accessible adult change facility must be provided in an accessible part of a— (a) Class 6 building that is a shopping centre having a design occupancy of not less than 3,500 people, calculated on the basis of the floor area and containing a minimum of 2 sole-occupancy units; and (b) Class 9b sports venue or the like that— (i) has a design occupancy of not less than 35,000 spectators; or (ii) contains a swimming pool that has a perimeter of not less than 70 m and that is required by D4D2 to be accessible; and (c) museum, art gallery or the like having a design occupancy of not less than 1,500 patrons; and (d) theatre or the like having a design occupancy of not less than 1,500 patrons; and (e) passenger use area of an airport terminal building within an airport that accepts domestic and/or international flights that are public transport services as defined in the Disability Standards for Accessible Public Transport 2002. (2) Accessible adult change facilities required by (1)— (a) must be constructed in accordance with Specification 27; and (b) cannot be combined with another sanitary compartment. (3) For the purposes of (1), design occupancy must be calculated in accordance with D2D18, but excluding any area that— (a) can only be accessed by staff, employees, contractors, maintenance personnel and the like; or (b) is subject to an exemption under D4D5

Assessment Comments:

Accessible Adult Change Facilities are not required for this building.

9.0 Conclusion

This Report has assessed spatial planning matters associated with providing access and facilities for people with a disability. This Report has encompassed an assessment of the childcare centre as described within the executive summary. The design documentation reviewed for the subject building development is addressed 124 New England Highway Lochinvar NSW 2321 and has been listed within the document register.

This report confirms the plans as listed in the document register illustrate compliance with providing access and facilities for people with a disability.

Any works that are planned and undertaken to improve access must comply with the Disability (Access to Premises – Buildings) Standards, the National Construction Code Vol 1 2022 and the relevant Australian Standards. Any works that are proposed or completed should be assessed and inspected by a qualified access consultant to ensure compliance.

10.0 Document Register

Table 10.0: Design Documents

Document Reference	Document Title	Revision	Date of Issue
RPL-202401	Architectural Plans – 124 New England Highway Lochinvar NSW 2321	B	27.03.2025

11.0 Appendix

11.1 General

Building SustainabilityAssessments

NCC2022 SECTION J DESIGN INTENT STATEMENT J4-J9

Date:	27 March 2025
BSA Reference:	21043
Project:	Proposed Child Care Centre at 124 New England HWY, Lochinvar
Client:	Hoover Group
Building Classification:	Class 9B
Climate Zone:	BCA 5

PREAMBLE

i. This is a preliminary report and is based on limited documentation available at Development Application stage.

ii. Accordingly this report is for DA purposes only and will indicate the design intent to meet the Section J requirements.

iii. A full report will be provided for the Construction Certificate application which will comprehensively indicate how the proposed building meets the BCA Section J Performance Requirements.

iv. Where values are nominated for glazing systems these are estimates only. A complete analysis cannot be undertaken without knowing the makeup of the wall component of the façade system.

TABLE OF CONTENTS

1. APPLICATION

1.1. Section J is applicable to all Class 2 – 9 buildings.

2. LIMITATIONS

2.1.1 As this report is based on DA documentation it shall not be relied on for a construction certificate application, and a further assessment is required at CC stage to confirm the compliance requirements.

2.1.2 The calculations applied for this report are based on the plans attached in the appendix and any changes to the design, particularly glazing sizes and location, will need to be validated.

2.1.3 Information contained within this report is based on NCC 2022.

3. EXTENT OF CONDITIONED ENVELOPE

3.1. The envelope is indicated on the marked up plans in the appendix.

4. SUMMARY OF COMPLIANCE REQUIREMENTS

This section is a summary only. For full details refer to the "Detailed Report" section.

4.1. **J4 – Building Fabric - applies to elements forming the conditioned envelope**		
Building Element	***Section J Requirement***	***Recommendation for Compliance***
Roof colour	Solar absorptance must be not more than 0.45 *if a Deemed to Satisfy solution is applied*	▪ For metal roofs – Whitehaven, Classic cream, Surfmist, Southerly, Paperbark, Evening Haze & Shale Grey. ▪ *Zincalume roof colour has a SA > 0.45 so will need a Performance Solution at CC stage* ▪ For concrete roofs – *Default colour will have a SA > 0.45 so will need a Performance Solution at CC stage*
Roof and ceiling	R3.7 (downwards) total R-Value*	Metal roof above: ▪ **Foil + R1.0** blanket under the roofing ▪ **R3.5** above ceilings *(See 5.1 regarding thermal bridging)*
		Concrete roof above: ▪ **R4.0** above ceilings *(See 5.1 regarding thermal bridging)*
Roof lights	N/A	▪ None proposed
Walls and glazing	▪ Total system U-value of wall-glazing construction must not be greater than U:2.0, and; ▪ Walls must achieve a total R-value* of R:1.4.	
	Envelope Walls	
	▪ Lightweight (including internal walls to roof space)	▪ **R2.0** added to timber frame
	▪ 230mm Brickwork with frame	▪ **R1.0** added to timber frame
	External Glazing**	
	▪ Total system values of U: ≤ 6.9 & SHGC: ≤ 0.53	▪ Total system values of **U: ≤ 6.9 & SHGC: ≤ 0.53**
Floors	▪ R2.0 (downwards) total R-value*	▪ No insulation required to slab on ground. See detailed report
		▪ R2.0 added below the suspended concrete slab, excluding areas with conditioned space below. See detailed report.
	***Total R-value calculations must include losses due to thermal bridging**	
	Glass specification is for total system values i.e. glass + frame	

Shading	▪ Applied as drawn	▪ No modifications required to the shade indicated on plans
4.2. **J5 – Building Sealing - applies to elements forming the conditioned envelope**		
Building Element	***Section J Requirement***	***Recommendation for Compliance***
Windows and doors	Fitted with seals to restrict air infiltration.	▪ All windows and doors fitted with seals or constructed in accordance with AS 2047.
Entrance to a building	Self-closing.	▪ Entry doors are to be self-closing.
Exhaust fans	Fitted with self-closing dampers.	▪ Miscellaneous fans fitted with self-closing dampers.
Roofs, walls and floors	Constructed to minimise air leakage.	▪ Constructed with close fitting lining systems at all junctions.

4.3. **J6 – Air Conditioning and Ventilation - no design available at DA stage – system must be designed to comply**	
4.4. **J7 – Artificial Lighting and Power - no design available at DA stage – system must be designed to comply**	
4.5. **J8 – Heated Water Supply and Swimming Pool and Spa Pool Plant**	
Heated Water Supply J8D2	▪ System to be installed in accordance with Part B2 of NCC Volume 3 if for sanitary or food preparation purposes
4.6. **J9 - Energy Monitoring and on-site distributed energy resources**	
Facilities for energy monitoring J9D3	▪ Buildings with floor areas > 500 m² must have the facility to record gas and electricity time of use and consumption.
Facilities for electric vehicle charging equipment J9D4	▪ Carpark must be provided with 1 electrical distribution board dedicated to electric vehicle charging. ▪ Electrical distribution boards must be labelled to indicate use for vehicle charging equipment ▪ Refer main report for full details.
Facilities for solar photovoltaic and battery systems J9D5	▪ Main electrical switchboard must a) contain at least 2 empty 3 phase circuit breaker slots and 4 DIN rail spaces suitably labelled to indicate the future use of each space for - i. a photovoltaic system; and ii. a battery system; and b) be suitably sized to accommodate solar panels fitted to 20% of the roof area. ▪ 20% of the roof area must be kept clear for the future installation of solar PV panels.

5. DETAILED REPORT

5.1. J4 Building Fabric

J4D2 Application of part
- Elements forming the conditioned envelope need to comply.

J4D3 Thermal Construction – General
- Required insulation must comply with AS/NZS 4859.1.
- Insulation must be installed so that it:
  - abuts all supporting members such as studs, noggins, joist etc.;
  - is continuous and fully encloses the conditioned envelope;
  - does not affect the operation of building services.
- Reflective insulation such as reflective foil laminate (sarking) must be installed with the necessary airspaces to achieve the required R values, be closely fitted around all penetrations, be adequately supported to perform to the design requirement and be overlapped by 50 mm or taped at all joints.

- Recommended R values have been calculated in accordance with J4D3(5) with the following assumptions:
  - Nominally 15% loss of insulation arising from timber or steel framing members;
  - Minimal loss of insulation arising from penetrations such as lights, vents and flues;
  - Roof cavities being unventilated air spaces with openings < 500mm² openings per square metre of ceiling;
  - Wall cavities, where they occur, being unventilated air spaces with openings < 500mm² openings per lineal metre of wall.

J4D4 Roof and ceiling construction
- As the roof forms part of the conditioned envelope then it must have a solar absorptance not more than 0.45 to meet the Deemed to Satisfy provisions. (As a guide the following Colourbond colours can only be used - Whitehaven, Classic cream, Surfmist, Southerly, Paperbark, Evening Haze & Shale Grey).
- If a darker colour is selected i.e. Zincalume and default value for concrete which have a solar absorptance greater than 0.45 then a Performance Solution will be required. Documentation suitable for a development application is insufficient for the purposes of a Performance Solution and can be done at CC stage .
- The required total R-value for the roof or ceiling system is to be a minimum R3.7 (downwards) for Climate Zone 5.

Metal roof above:
- The minimum required R3.7 can be achieved with R3.5 installed at ceiling level and R1.0 foil backed blanket fitted under the roofing. This is based on the following assumptions:
  - Metal or timber framing is used;
  - 10% loss of insulation due to framing structure and other penetrations;
  - The roof cavity being an unventilated still air space i.e. < 500mm² openings per square metre;
  - For other roof and ceiling systems an estimation of the total system R-value can be calculated using NZS4214-2006 and AS4859.2.

Concrete roof above:
- The minimum required R3.7 can be achieved with R4.0 installed at ceiling level. This is based on the following assumptions:
  - Metal or timber framing is used;
  - 10% loss of insulation due to framing structure and other penetrations;
  - For other roof and ceiling systems an estimation of the total system R-value can be calculated using NZS4214-2006 and AS4859.2.

Note ▪ *A more thorough calculation is required if metal framing is used and a full roof frame design will need to be provided.*

J4D5 Roof Lights
- None proposed to the conditioned envelope.

J4D6 Walls & Glazing
- The total system U-value of wall-glazing construction must not be greater than U:2.0.
- Walls must achieve a total R-value of R1.4 and the glazing calculations are based on this value.
- The solar admittance of the glazing must not exceed 0.13 for all façade orientations.

Glazing
- A glazing system with the following performance values will comply with Method 2 of Specification J1.5a "Calculation of U value and solar admittance" with a wall system total R value of R1.4:
  - U ≤ 6.9 & SHGC ≤ 0.53
  - Glass specification is for total system values i.e. glass + frame.

Note ▪ *These values are an estimate only based on assumptions made from the limited information available on DA plans. A more thorough analysis is required at Construction Certificate stage.*

Envelope Walls - Clad Framed (including walls to roof space)
- R2.0 is recommended to be installed to the wall frames which will exceed the minimum required R1.4 based on the following assumptions:
  - A percentage loss of 15% for the framing members which is a worst case percentage of loss for framed wall construction;
  - An unventilated air cavity between the framing and the cladding i.e. < 500mm² openings per metre of wall length or a thermal break fitted to separate the cladding from metal framing. Not required if timber framing is used;
  - For other wall systems an estimation of the total system R-value can be calculated using NZS4214-2006 and AS4859.2.

Envelope Walls – 230 Brickwork
- R1.0 is recommended to be installed to the battens/frames which will exceed the minimum required R1.4 based on the following assumptions:
  - A percentage loss of 15% for the framing members which is a worst case percentage of loss for framed wall construction;
  - An unventilated air cavity between the framing and the cladding i.e. < 500mm² openings per metre of wall length or a thermal break fitted to separate the cladding from metal framing. Not required if timber framing is used;
  - For other wall systems an estimation of the total system R-value can be calculated using NZS4214-2006 and AS4859.2.

J4D7 Floor insulation

Concrete slab on ground
- The floor must achieve a total R-value of 2.0.
- NCC2022 indicates that a concrete slab on ground is considered to achieve a Total R Value of R2.0 unless it has an in-slab heating or cooling system installed.

Suspended concrete (excluding areas with conditioned space below)
- The floor must achieve a total R-value of 2.0.
- An R2.0 insulation added below the concrete will achieve this based on the following assumptions:
  - Minimal loss of insulation for structure and penetrations.

J4D7(3) Floor edge insulation

J4D7(4) ▪ Not applicable to this project (no floor heating or cooling systems to be installed).

5.2. J5 Building Sealing

J5D2 Application
- Elements forming the conditioned envelope need to comply.

J5D3 Chimneys and Flues
- None proposed.

J5D4 Roof Lights
- None proposed to the conditioned envelope.

J5D5 External Windows and Doors
- Windows and glazed door units, when constructed in accordance with AS2047 satisfy the NCC sealing requirements.
- External swing doors and windows and glazed doors that do not comply with AS2047 must have a draft protection device fitted to the bottom edge (threshold seal) and all other edges of external doors, openable windows or other openings fitted with bulb seals or similar (foam or rubber compression strip or fibrous seal).

Entrance to a building
- Entry doors are to be self-closing and fitted with door seals to meet the Section J sealing requirements.

J5D6 Exhaust Fans
- Miscellaneous fans, such as a bathroom or domestic kitchen exhaust fan, if installed, must be fitted with self-closing dampers.

J5D7 Construction of Roofs, Walls and Floors
- Constructed to minimise air leakage i.e. constructed with close fitting lining systems at all junctions.
- Conventional building practice will comply.

J5D8 Evaporative Coolers
- None are proposed to be installed.

5.3 J6 Air Conditioning and Ventilation

Note: No design for the AC system is available. System must be designed to comply.

5.4 J7 – Artificial Lighting and Power

Note: No lighting or power design is available. System must be designed to comply.

5.5 J8 – Heated Water Supply and Swimming Pool and Spa Pool Plant

J8D2 Heated water supply
- System must be designed and installed in accordance with Section 8 of AS3500.4.

J8D3 Swimming Pool heating & pumping
- None proposed.

J8D4 Spa Pool heating & pumping
- None proposed.

5.6 J9 - Energy Monitoring and On-Site Distributed Energy Resources

J9D2 ▪ The building needs to comply.

J9D3 Facilities for energy monitoring
- Buildings with floor areas > 500 m² must have the facility to record gas and electricity time of use and consumption.

J9D4 Facilities for electric vehicle charging equipment
- Does not apply.

A carpark associated with a Class 2, 3, 5, 6, 7b, 8 or 9 building must be provided with electrical distribution boards dedicated to electric vehicle charging.
- Carpark must be provided with 1 electrical distribution board dedicated to electric vehicle charging.
- Electrical distribution boards must be labelled to indicate use for vehicle charging equipment.
- Electrical distribution boards dedicated to serving electric vehicle charging in a carpark must—
  a) be fitted with a charging control system with the ability to manage and schedule charging of electric vehicles in response to total building demand; and
  b) when associated with a Class 5 to 9 building, have capacity for each circuit to support an electric vehicle charger able to deliver a minimum of 12 kWh from 9:00 am to 5:00 pm daily; and
  c) be sized to support the future installation of a 7 kW (32 A) type 2 electric vehicle charger in—
     - 20% of car parking spaces associated with a Class 3, 7B, 8 or 9 building; and
  d) contain space of at least 36 mm width of DIN rail per outgoing circuit for individual sub-circuit electricity metering to record electricity use of electric vehicle charging equipment; and
  e) be labelled to indicate the use of the space required by (e) is for the future installation of metering equipment.

J9D5 Facilities for solar photovoltaic and battery systems
- Main electrical switchboard must
  a) contain at least 2 empty 3 phase circuit breaker slots and 4 DIN rail spaces suitably labelled to indicate the future use of each space for -
     i. a photovoltaic system; and
     ii. a battery system; and
  b) be suitably sized to accommodate solar panels fitted to 20% of the roof area.
- 20% of the roof area must be kept clear for the future installation of solar PV panels.

End of detailed report

6 INTENT

6.1 It is the intention to comply with Section J of NCC 2022 with no design modifications being required.

6.2 It is intended that a full compliance report will be provided for the Construction Certificate application based on suitable construction documentation.

Report prepared by			
Jean-Paul Bell Accredited Thermal Performance Assessor (DMN/17/1818) Section J Consultant Building Sustainability Assessments		**Date:** **Amendments:**	2025-03-28

7 APPENDIX

HOOVERGROUP
DESIGN & DEVELOPMENT

bdaa BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

bdaa ACCREDITED BUILDING DESIGNER

Sheet Issue Date: 27.03.2025

No.	Description	Date
A	CONCEPTUAL DESIGN ISSUED FOR CLIENT REVIEW	15.11.2024
B	ISSUED FOR APPROVAL	27.03.2025

RPL GROUP

PROPOSED CHILDCARE CENTRE

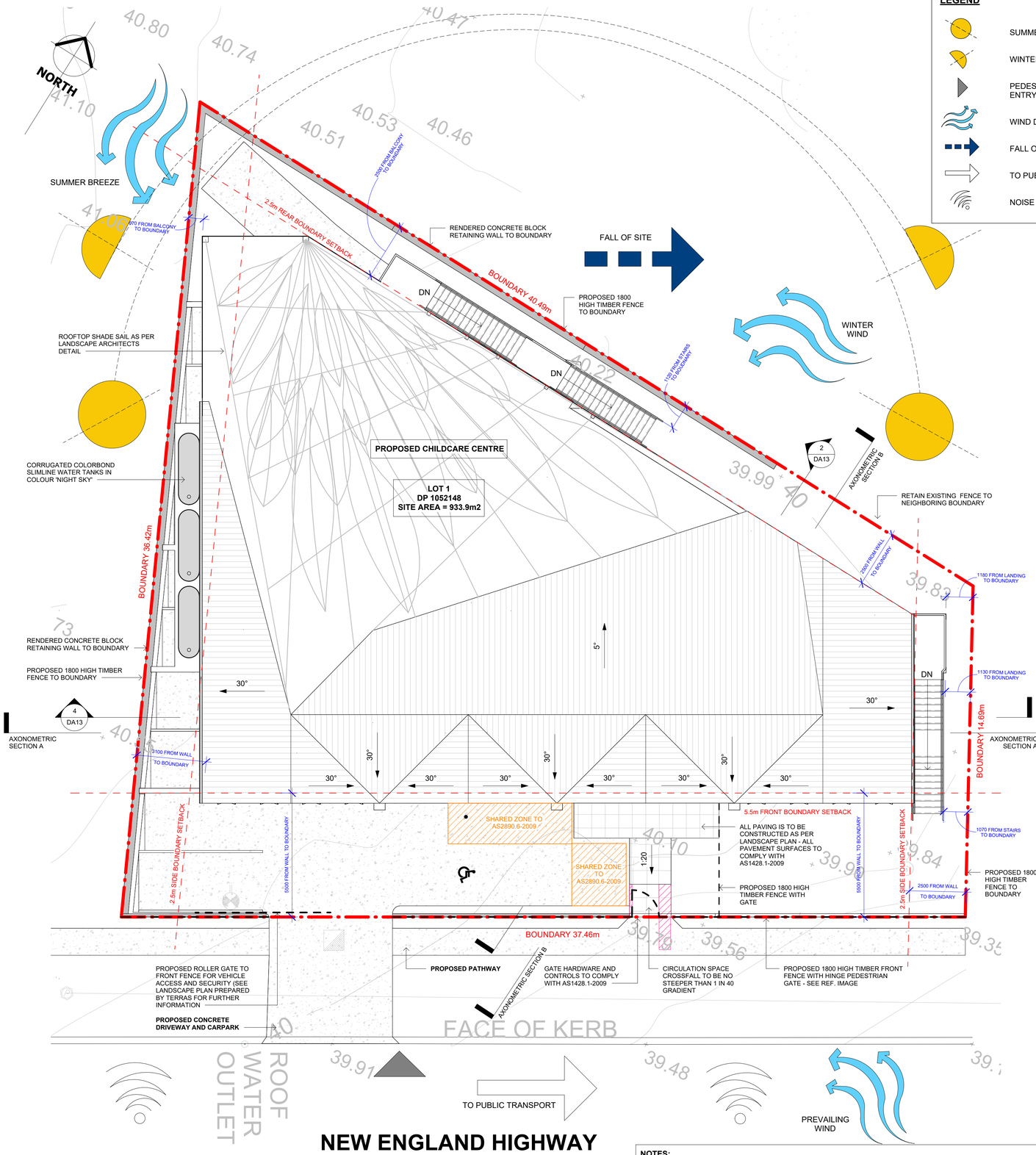
124 NEW ENGLAND HIGHWAY
LOCHINVAR NSW 2321

SHEET DA06
CHILDCARE CENTRE
SECTION J REPORT

Project number	RPL-202401
Project Issue Date	27.03.2025
Drawn by	ET
Checked & Approved by	H GROUP

RPL-202401

Scale



1 CHILDCARE CENTRE SITE PLAN
1 : 100

LEGEND

- SUMMER SOLSTICE
- WINTER SOLSTICE
- PEDESTRIAN/TRAFFIC ENTRY POINT
- WIND DIRECTION
- FALL ON SITE
- TO PUBLIC TRANSPORT
- NOISE SOURCE

LOCATION MAP : 124 NEW ENGLAND HIGHWAY LOCHINVAR NSW 2321
(SOURCE : NEARMAP)

PROPOSED SITE CONDITIONS
- REGIONAL PLAN BOUNDARY: HUNTER
- LAND ZONE: R1 GENERAL RESIDENTIAL
- LAND APPLICATION: MAITLAND LOCAL ENVIRONMENTAL PLAN
- DEVELOPMENT CONTROLS: MAITLAND DEVELOPMENT CONTROL PLANS
- ACID SULPHATE: CLASS 5
- MIN LOT SIZE: 450m2
- URBAN RELEASE AREA
- GREENFIELD HOUSING CODE AREA

SITE COVERAGE CALCULATION

SITE AREA	933.9m2
BUILT AREA	763.331m2 - 82%
UN-BUILT AREA	191m2 - 18%
FLOOR AREA CALCULATION	
GROUND FLOOR LEVEL INTERNAL UNENCUMBERED EXTERNAL UNENCUMBERED	162.29m2 0m2 103.3m2
LEVEL ONE INTERNAL UNENCUMBERED EXTERNAL UNENCUMBERED	533.34m2 240m2 108.3m2
ROOFTOP EXTERNAL UNENCUMBERED	533.34m2 333.5m2
TOTAL INTERNAL UNENCUMBERED TOTAL EXTERNAL UNENCUMBERED	240m2 545.1m2
MAX CHILD OCCUPANCY	73 CHILDREN

LEGEND:

- SHARED ZONE (AS2890.6-2022)
- DOOR CIRCULATION AREA (AS1428.1-2022)
- EARTHWORKS - CUT
- TGSI LOCATIONS (AS1428.1-2022)
- AMBULANT CIRCULATION AREA (AS1428.1-2022)
- RAINWATER TANK
- HVAC VENT LOCATIONS
- FENCELINE
- HVAC PIPELINE
- PROPOSED NEW LEVELS

NOTES:

FIRE SAFETY COMPLIANCE
- ALL SAFETY AND SECURITY LIGHTING INCLUDING FIRE AND EMERGENCY EXIT LIGHTING TO BE CLARIFIED AT CC STAGE
- ALL EMERGENCY MANAGEMENT PLANS TO BE PREPARED AT CC STAGE

NOTES

GENERAL
- ALL PLANS TO BE READ IN CONJUNCTION WITH THE BUILDING CODE OF AUSTRALIA AND ANY RELEVANT AUSTRALIAN STANDARDS
- WRITTEN DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALE. ALL DIMENSIONS IN MILLIMETERS UNLESS NOTED OTHERWISE. CONTOURS ARE IN METERS.
- ALL PLANS TO BE READ IN CONJUNCTION WITH THE FOLLOWING REPORTS:
  - **ACOUSTIC REPORT** PREPARED BY SOUNDSCAPE ACOUSTICS (REPORT NO. 3330-N1 | DATE: 12/02/2025)
  - **SECTION J REPORT** PREPARED BY BUILDING SUSTAINABILITY ASSESSMENTS (REPORT NO. 21043 | DATE: ` 14/03/2025)
  - **CIVIL DRAINAGE AND STORMWATER PLAN** PREPARED BY AL CIVIL DESIGN **(AL25010 | DATE: 26/03/25)**
  - **ACCESS REPORT** PREPARED BY FORWARD ACCESS (REPORT NO. RPL-202401 | DATE: 12/03/2025)
  - **SITE SURVEY** PREPARED BY DAVID CANT SURVEYORS (24-151 LOCHINVAR | 16/07/2024)
  - **LANDSCAPE PLAN** PREPARED BY TERRAS ARCHITECTURE (REPORT NO. 15741.5 | DATE: 21/03/2025)
  - **TRANSPORT ASSESSMENT REPORT** PREPARED BY (REPORT NO'S. A255015N, A255015N, N255040A | MARCH 2025)
  - **WASTE MANAGEMENT AND MINIMISATION PLAN** PREPARED BY HOOVER GROUP (RPL-202501 | 11/03/2025)
  - **STATEMENT OF ENVIRONMENTAL EFFECTS** PREPARED BY HOOVER GROUP PTY LTD (RPL-202501 | MARCH 2025)

SECTION J REPORT:
INSULATION
- WALLS:
  - DOUBLE BRICK WITH FRAME - R1.0 INSULATION
  - LIGHTWEIGHT STUD FRAME - R2.0 INSULATION
- FLOORS:
  - SUSPENDED CONCRETE SLAB (ABOVE CARPARK) - R2.0 INSULATION
- CEILINGS:
  - PLASTERBOARD (METAL ROOF ABOVE) - R3.5 INSULATION
  - PLASTERBOARD (CONCRETE DECK WITH UNCONDITIONAL AREA ABOVE) - R4.0 INSULATION
- ROOF:
  - METAL ROOF - R1.0 INSULATION (FOIL BACKED)

ACOUSTIC REPORT
ACOUSTIC PANELS
NCR PANELS BY AT LEAST 0.8 SHOULD BE USED IN THE FOLLOWING AREAS:
- UNDERCOVER CARPARK CEILING WITH MIN COVERAGE OF 75%
- SOFFIT OF BALCONIES WITH A MIN COVERAGE OF 90%
- DIRECTLY BEHIND THE A/C UNITS, AROUND FENCES AROUND AC AREA AND SOFFIT ABOVE A/C UNITS WITH MIN COVERAGE OF 65%

ACCESSIBILITY REPORT
- ALL DOORWAYS PROVIDING ACCESS TO AND FROM AN ACCESSIBLE SPACE MUST BE
  1. HINGED - MINIMUM 920mm WDIE (850 CLEAR)
  2. SLIDING - MINIMUM 1020mm WIDE (850 CLEAR)
- DOORS AND GATE HARDWARE AND CONTROLS TO COMPLY WITH AS1428.1-2009
- BIN ROOM CONSIDERED EXEMPT FROM ACCESSIBILITY AS PER ACCESS REPORT PREPARED BY FORWARD ACCESS
- BRAILLE AND TACTILE SIGNAGE TO COMPLY WITH AS1428.1-2009
- ALL PAVING IS TO BE CONSTRUCTED AS PER LANDSCAPE PLAN - ALL PAVEMENT SURFACES TO COMPLY WITH AS1428.1-2009
- ALL STAIRS, HANDRAILS AND BALUSTRADE TO COMPLY WITH AS1428.1-2009
- ALUMINUM TGSI'S TO BE INSTALLED TO AS1428.1-2009
- ALL GLAZED DOORS TO HAVE VISUAL INDICATORS TO COMPLY WITH AS1428.1-2009

HOOVERGROUP
DESIGN & DEVELOPMENT

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

ACCREDITED BUILDING DESIGNER

Sheet Issue Date: 27.03.2025

No.	Description	Date
A	CONCEPTUAL DESIGN ISSUED FOR CLIENT REVIEW	15.11.2024
B	ISSUED FOR APPROVAL	27.03.2025

RPL GROUP

PROPOSED CHILDCARE CENTRE

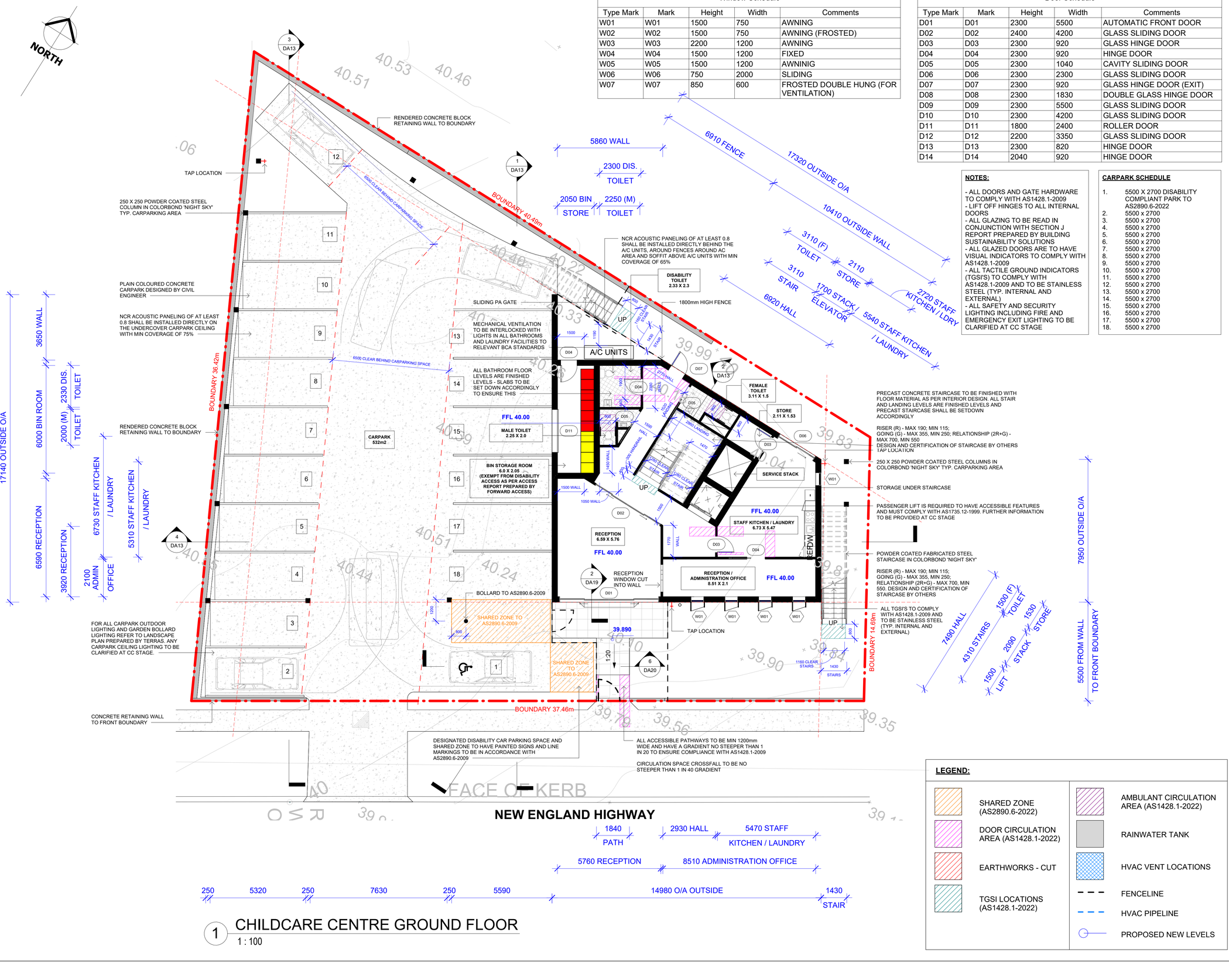
124 NEW ENGLAND HIGHWAY LOCHINVAR NSW 2321

SHEET DA07
CHILDCARE CENTRE SITE PLAN

Project number	RPL-202401
Project Issue Date	27.03.2025
Drawn by	ET
Checked & Approved by	H GROUP

RPL-202401

Scale: As indicated



Window Schedule

Type Mark	Mark	Height	Width	Comments
W01	W01	1500	750	AWNING
W02	W02	1500	750	AWNING (FROSTED)
W03	W03	2200	1200	AWNING
W04	W04	1500	1200	FIXED
W05	W05	1500	1200	AWNINIG
W06	W06	750	2000	SLIDING
W07	W07	850	600	FROSTED DOUBLE HUNG (FOR VENTILATION)

Door Schedule

Type Mark	Mark	Height	Width	Comments
D01	D01	2300	5500	AUTOMATIC FRONT DOOR
D02	D02	2400	4200	GLASS SLIDING DOOR
D03	D03	2300	920	GLASS HINGE DOOR
D04	D04	2300	920	HINGE DOOR
D05	D05	2300	1040	CAVITY SLIDING DOOR
D06	D06	2300	2300	GLASS SLIDING DOOR
D07	D07	2300	920	GLASS HINGE DOOR (EXIT)
D08	D08	2300	1830	DOUBLE GLASS HINGE DOOR
D09	D09	2300	5500	GLASS SLIDING DOOR
D10	D10	2300	4200	GLASS SLIDING DOOR
D11	D11	1800	2400	ROLLER DOOR
D12	D12	2200	3350	GLASS SLIDING DOOR
D13	D13	2300	820	HINGE DOOR
D14	D14	2040	920	HINGE DOOR

NOTES:

- ALL DOORS AND GATE HARDWARE TO COMPLY WITH AS1428.1-2009
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- ALL SAFETY AND SECURITY LIGHTING INCLUDING FIRE AND EMERGENCY EXIT LIGHTING TO BE CLARIFIED AT CC STAGE

CARPARK SCHEDULE

1. 5500 X 2700 DISABILITY COMPLIANT PARK TO AS2890.6-2022
2. 5500 x 2700
3. 5500 x 2700
4. 5500 x 2700
5. 5500 x 2700
6. 5500 x 2700
7. 5500 x 2700
8. 5500 x 2700
9. 5500 x 2700
10. 5500 x 2700
11. 5500 x 2700
12. 5500 x 2700
13. 5500 x 2700
14. 5500 x 2700
15. 5500 x 2700
16. 5500 x 2700
17. 5500 x 2700
18. 5500 x 2700

LEGEND:

- SHARED ZONE (AS2890.6-2022)
- DOOR CIRCULATION AREA (AS1428.1-2022)
- EARTHWORKS - CUT
- TGSI LOCATIONS (AS1428.1-2022)
- AMBULANT CIRCULATION AREA (AS1428.1-2022)
- RAINWATER TANK
- HVAC VENT LOCATIONS
- FENCELINE
- HVAC PIPELINE
- PROPOSED NEW LEVELS

1 CHILDCARE CENTRE GROUND FLOOR

1 : 100

HOOVERGROUP
DESIGN & DEVELOPMENT

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

ACCREDITED BUILDING DESIGNER

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RPL GROUP

PROPOSED CHILDCARE CENTRE

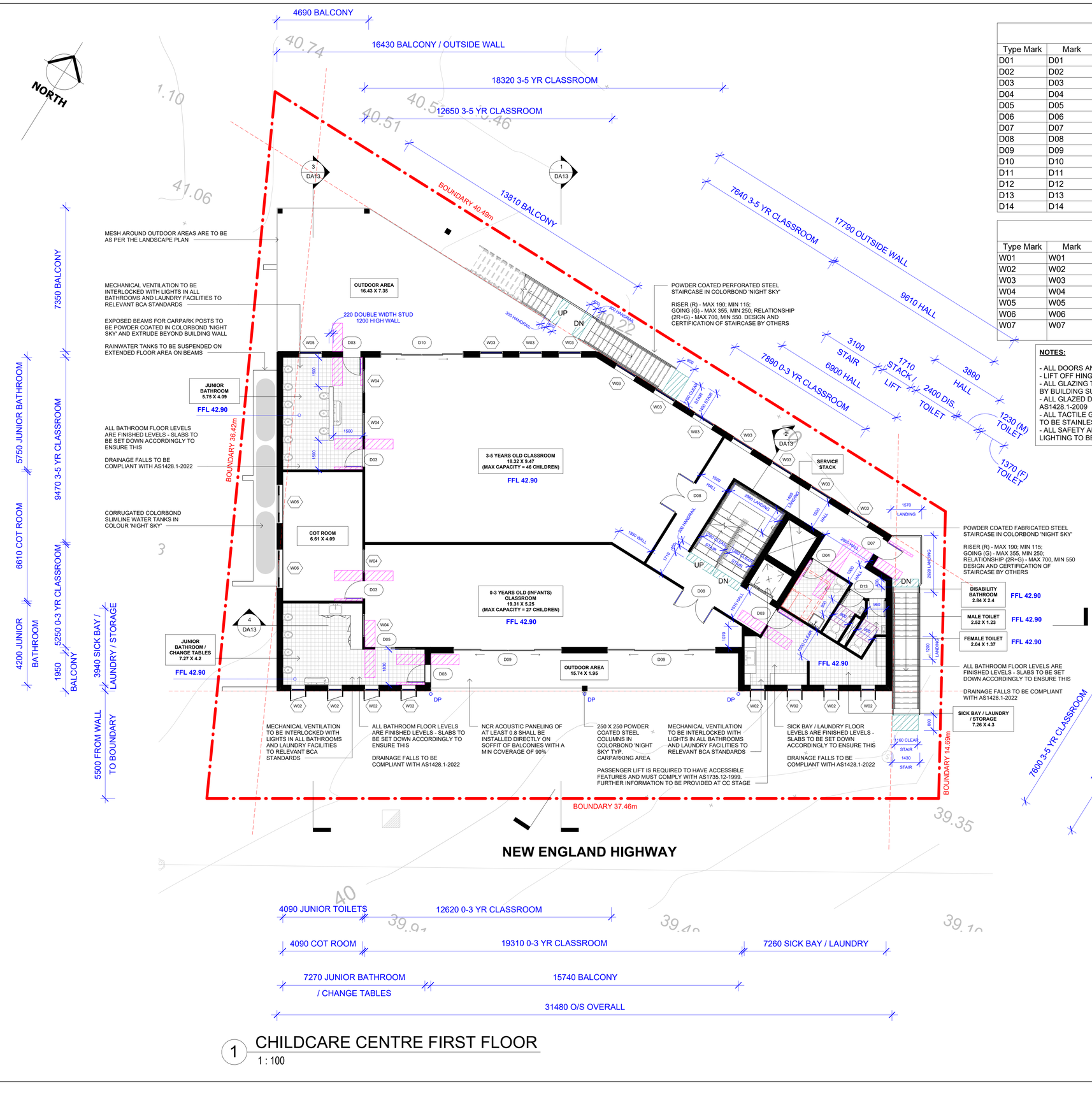
124 NEW ENGLAND HIGHWAY
LOCHINVAR NSW 2321

SHEET DA08
CHILDCARE CENTRE
FLOOR PLANS

Project number	RPL-202401
Project Issue Date	27.03.2025
Drawn by	ET
Checked & Approved by	H GROUP

RPL-202401

Scale: As indicated



1 CHILDCARE CENTRE FIRST FLOOR
1 : 100

Door Schedule				
Type Mark	Mark	Height	Width	Comments
D01	D01	2300	5500	AUTOMATIC FRONT DOOR
D02	D02	2400	4200	GLASS SLIDING DOOR
D03	D03	2300	920	GLASS HINGE DOOR
D04	D04	2300	920	HINGE DOOR
D05	D05	2300	1040	CAVITY SLIDING DOOR
D06	D06	2300	2300	GLASS SLIDING DOOR
D07	D07	2300	920	GLASS HINGE DOOR (EXIT)
D08	D08	2300	1830	DOUBLE GLASS HINGE DOOR
D09	D09	2300	5500	GLASS SLIDING DOOR
D10	D10	2300	4200	GLASS SLIDING DOOR
D11	D11	1800	2400	ROLLER DOOR
D12	D12	2200	3350	GLASS SLIDING DOOR
D13	D13	2300	820	HINGE DOOR
D14	D14	2040	920	HINGE DOOR

Window Schedule				
Type Mark	Mark	Height	Width	Comments
W01	W01	1500	750	AWNING
W02	W02	1500	750	AWNING (FROSTED)
W03	W03	2200	1200	AWNING
W04	W04	1500	1200	FIXED
W05	W05	1500	1200	AWNINIG
W06	W06	750	2000	SLIDING
W07	W07	850	600	FROSTED DOUBLE HUNG (FOR VENTILATION)

NOTES:

- ALL DOORS AND GATE HARDWARE TO COMPLY WITH AS1428.1-2009
- LIFT OFF HINGES TO ALL INTERNAL DOORS
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LEGEND:

- SHARED ZONE (AS2890.6-2022)
- DOOR CIRCULATION AREA (AS1428.1-2022)
- EARTHWORKS - CUT
- TGSI LOCATIONS (AS1428.1-2022)
- AMBULANT CIRCULATION AREA (AS1428.1-2022)
- RAINWATER TANK

LEGEND:

- HVAC VENT LOCATIONS
- FENCELINE
- HVAC PIPELINE
- PROPOSED NEW LEVELS

HOOVERGROUP
DESIGN & DEVELOPMENT

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

ACCREDITED BUILDING DESIGNER

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RPL GROUP

PROPOSED CHILDCARE CENTRE

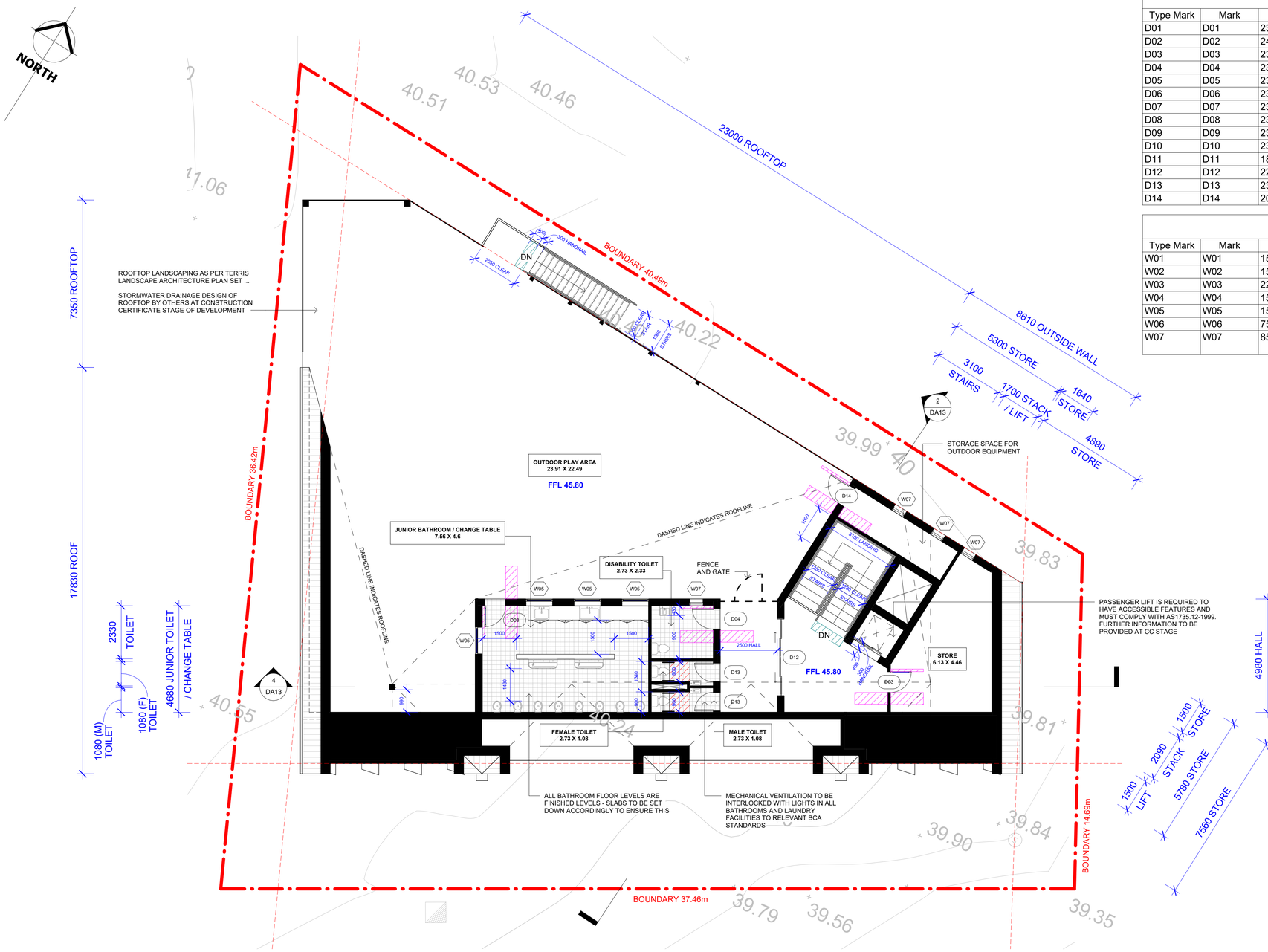
124 NEW ENGLAND HIGHWAY
LOCHINVAR NSW 2321

SHEET DA09
CHILDCARE CENTRE
FLOOR PLANS

Project number	RPL-202401
Project Issue Date	27.03.2025
Drawn by	ET
Checked & Approved by	H GROUP

RPL-202401

Scale: As indicated



1 CHILDCARE CENTRE ROOFTOP
1 : 100

Door Schedule				
Type Mark	Mark	Height	Width	Comments
D01	D01	2300	5500	AUTOMATIC FRONT DOOR
D02	D02	2400	4200	GLASS SLIDING DOOR
D03	D03	2300	920	GLASS HINGE DOOR
D04	D04	2300	920	HINGE DOOR
D05	D05	2300	1040	CAVITY SLIDING DOOR
D06	D06	2300	2300	GLASS SLIDING DOOR
D07	D07	2300	920	GLASS HINGE DOOR (EXIT)
D08	D08	2300	1830	DOUBLE GLASS HINGE DOOR
D09	D09	2300	5500	GLASS SLIDING DOOR
D10	D10	2300	4200	GLASS SLIDING DOOR
D11	D11	1800	2400	ROLLER DOOR
D12	D12	2200	3350	GLASS SLIDING DOOR
D13	D13	2300	820	HINGE DOOR
D14	D14	2040	920	HINGE DOOR

Window Schedule				
Type Mark	Mark	Height	Width	Comments
W01	W01	1500	750	AWNING
W02	W02	1500	750	AWNING (FROSTED)
W03	W03	2200	1200	AWNING
W04	W04	1500	1200	FIXED
W05	W05	1500	1200	AWNINIG
W06	W06	750	2000	SLIDING
W07	W07	850	600	FROSTED DOUBLE HUNG (FOR VENTILATION)

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- TGSI LOCATIONS (AS1428.1-2022)
- AMBULANT CIRCULATION AREA (AS1428.1-2022)
- RAINWATER TANK
- HVAC VENT LOCATIONS
- FENCELINE
- HVAC PIPELINE
- PROPOSED NEW LEVELS

HOOVERGROUP
DESIGN & DEVELOPMENT

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

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RPL GROUP

PROPOSED CHILDCARE CENTRE

124 NEW ENGLAND HIGHWAY
LOCHINVAR NSW 2321

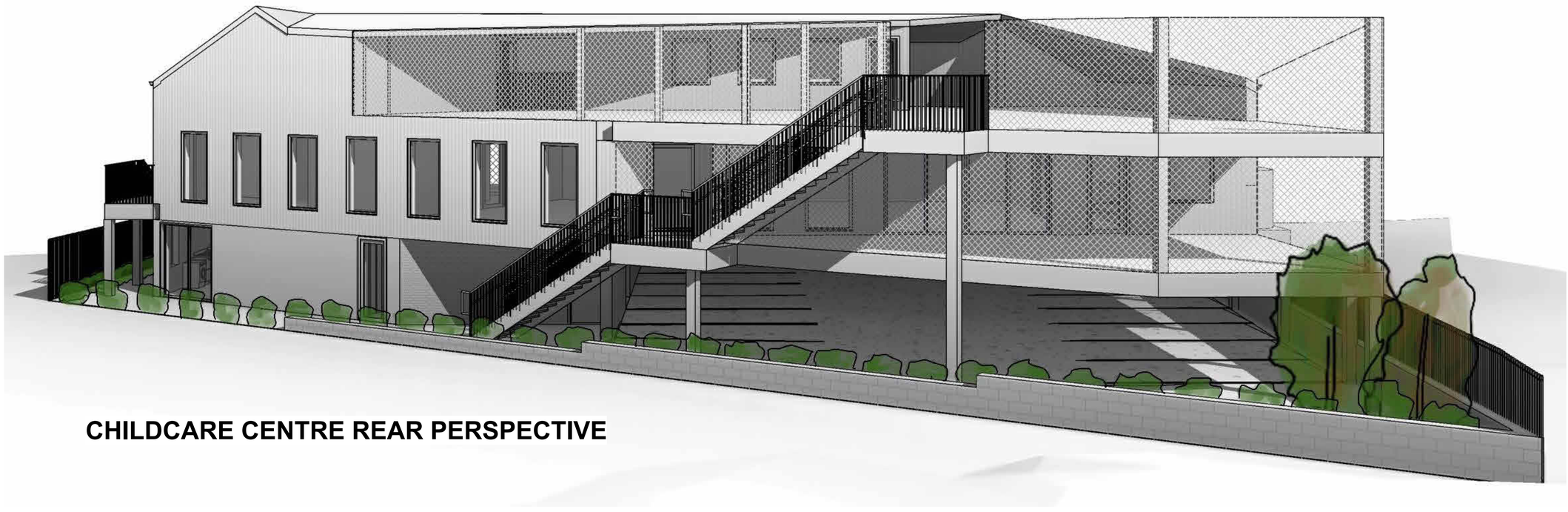
SHEET DA10
CHILDCARE CENTRE
FLOOR PLANS

Project number	RPL-202401
Project Issue Date	27.03.2025
Drawn by	ET
Checked & Approved by	H GROUP

RPL-202401

Scale: As indicated

CHILDCARE CENTRE FRONT PERSPECTIVE



CHILDCARE CENTRE REAR PERSPECTIVE

HOOVERGROUP
DESIGN & DEVELOPMENT

BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

ACCREDITED
BUILDING DESIGNER

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RPL GROUP

PROPOSED CHILDCARE CENTRE

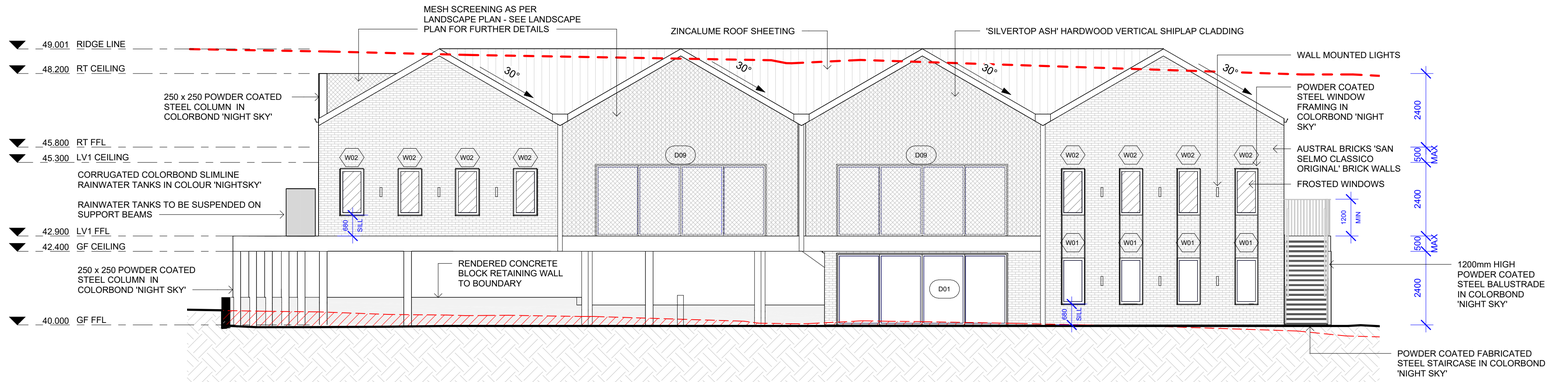
124 NEW ENGLAND HIGHWAY
LOCHINVAR NSW 2321

SHEET DA11
CHILDCARE CENTRE
PERSPECTIVES

Project number	RPL-202401
Project Issue Date	27.03.2025
Drawn by	ET
Checked & Approved by	H GROUP

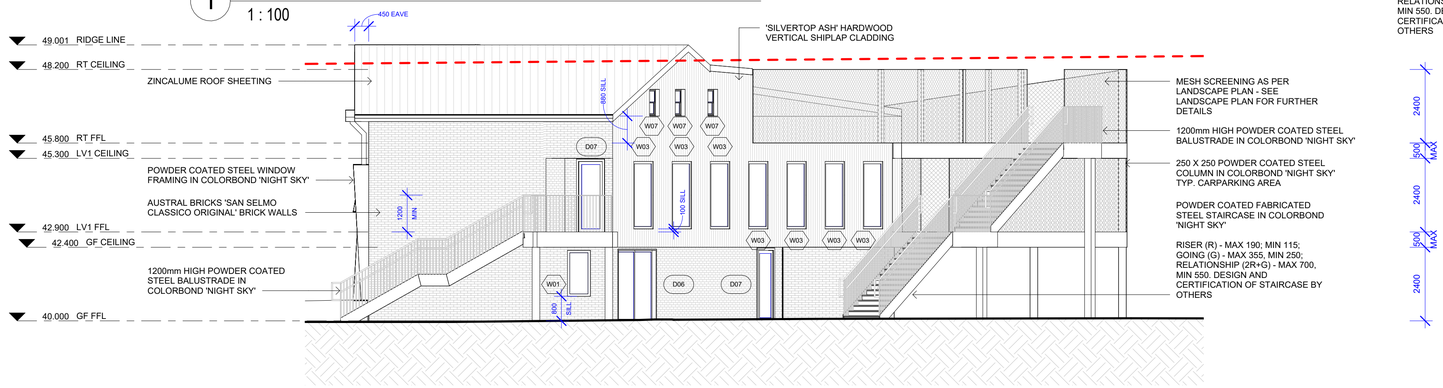
RPL-202401

Scale



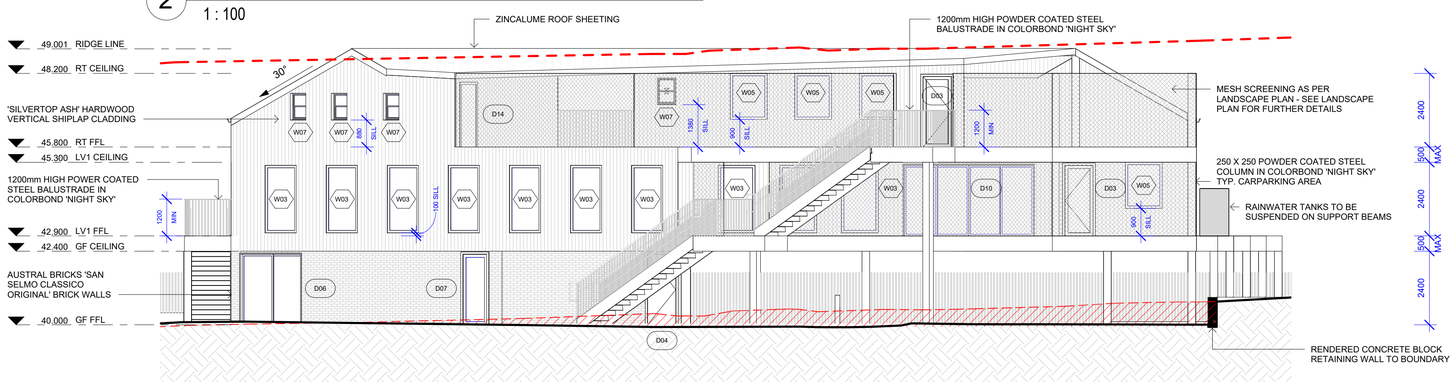
1 CHILDCARE CENTRE SOUTH ELEVATION

1 : 100



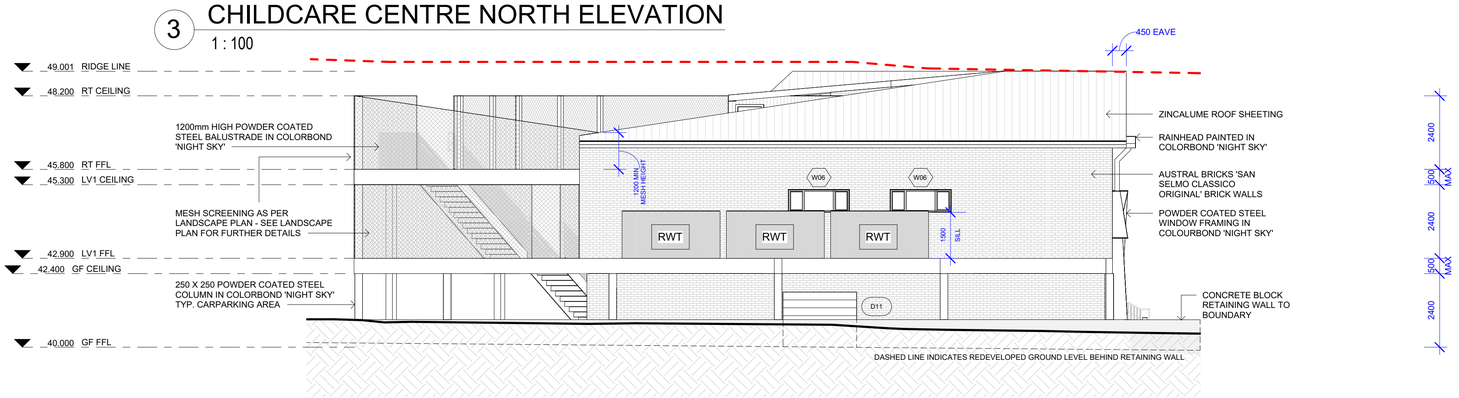
2 CHILDCARE CENTRE EAST ELEVATION

1 : 100



3 CHILDCARE CENTRE NORTH ELEVATION

1 : 100



4 CHILDCARE CENTRE WEST ELEVATION

1 : 100

Door Schedule				
Type Mark	Mark	Height	Width	Comments
D01	D01	2300	5500	AUTOMATIC FRONT DOOR
D02	D02	2400	4200	GLASS SLIDING DOOR
D03	D03	2300	920	GLASS HINGE DOOR
D04	D04	2300	920	HINGE DOOR
D05	D05	2300	1040	CAVITY SLIDING DOOR
D06	D06	2300	2300	GLASS SLIDING DOOR
D07	D07	2300	920	GLASS HINGE DOOR (EXIT)
D08	D08	2300	1830	DOUBLE GLASS HINGE DOOR
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D10	D10	2300	4200	GLASS SLIDING DOOR
D11	D11	1800	2400	ROLLER DOOR
D12	D12	2200	3350	GLASS SLIDING DOOR
D13	D13	2300	820	HINGE DOOR
D14	D14	2040	920	HINGE DOOR

Window Schedule				
Type Mark	Mark	Height	Width	Comments
W01	W01	1500	750	AWNING
W02	W02	1500	750	AWNING (FROSTED)
W03	W03	2200	1200	AWNING
W04	W04	1500	1200	FIXED
W05	W05	1500	1200	AWNINIG
W06	W06	750	2000	SLIDING
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NOTES:

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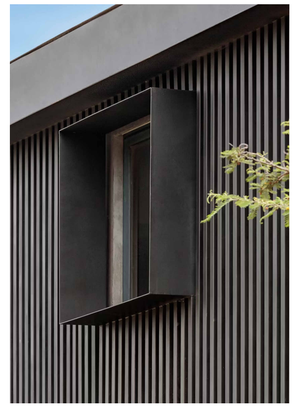
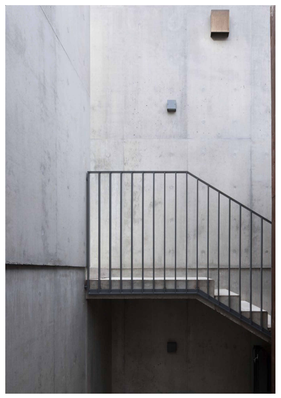


REF. IMAGE: WINDOW FRAMING (SOURCE: ARCHITIZER)



REF. IMAGE: BALUSTRADE (SOURCE: ARCHDAILY)

REF. IMAGE: EXTERNAL STAIRCASE (SOURCE: KAAN ARCHITECTEN)

HOOVERGROUP
DESIGN & DEVELOPMENT

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

ACCREDITED BUILDING DESIGNER

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RPL GROUP

PROPOSED CHILDCARE CENTRE

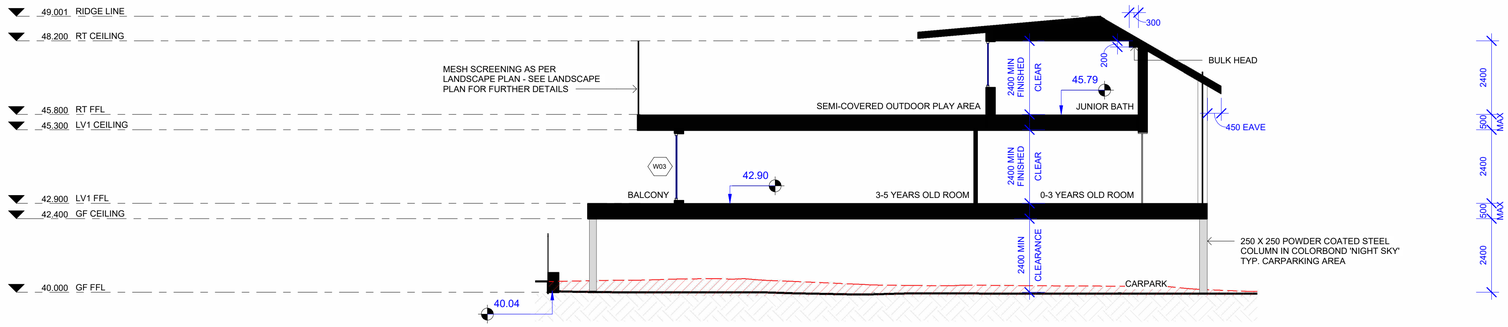
124 NEW ENGLAND HIGHWAY LOCHINVAR NSW 2321

SHEET DA12
CHILDCARE CENTRE ELEVATIONS

Project number	RPL-202401
Project Issue Date	27.03.2025
Drawn by	ET
Checked & Approved by	H GROUP

RPL-202401

Scale 1 : 100



1 SECTION A
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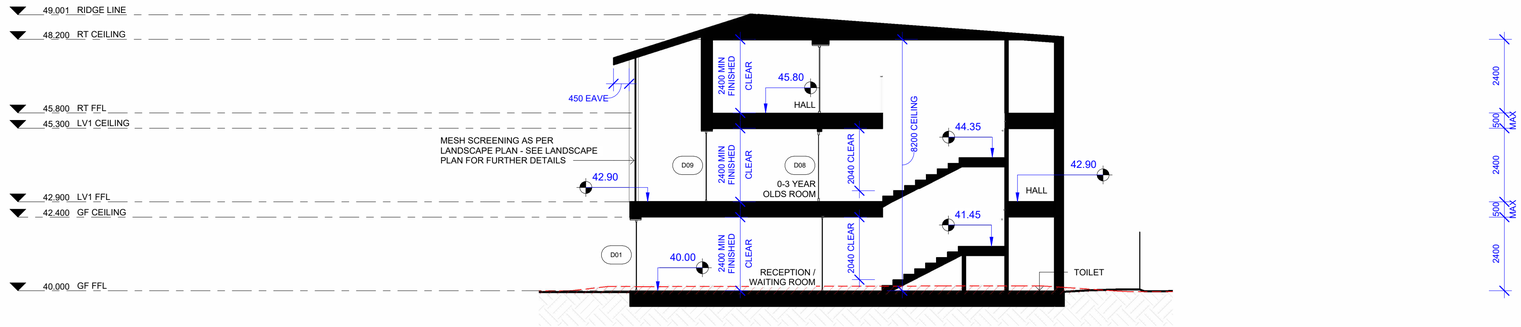

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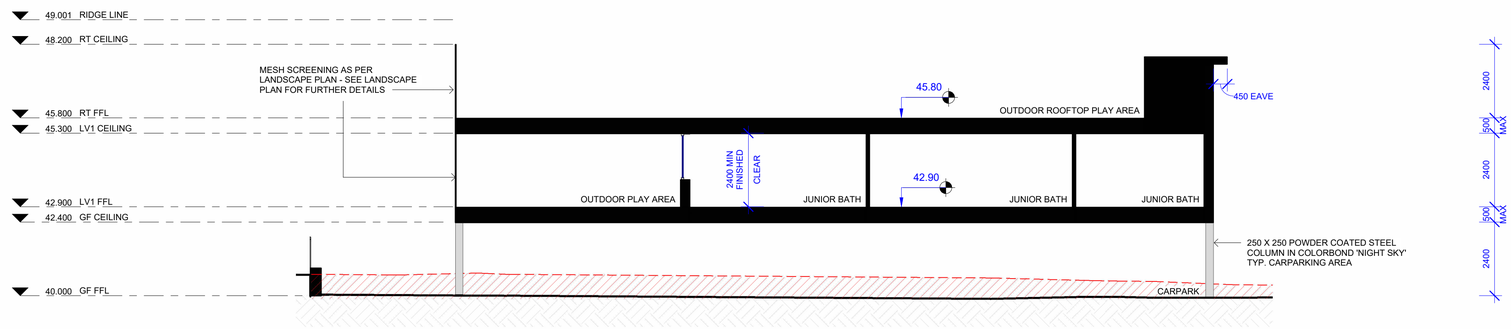

3 SECTION C
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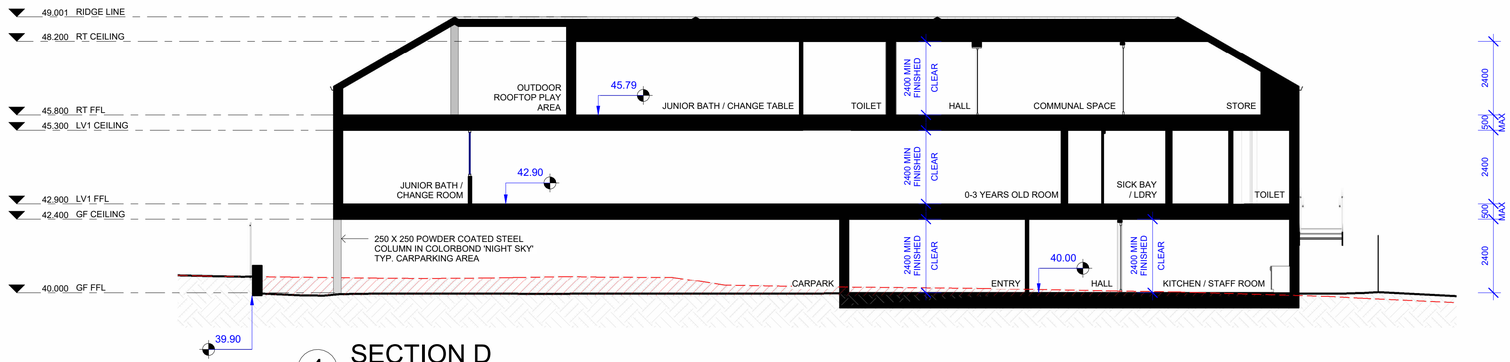

4 SECTION D
1 : 100

HOOVERGROUP
DESIGN & DEVELOPMENT

BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

ACCREDITED
BUILDING DESIGNER

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RPL GROUP

PROPOSED CHILDCARE CENTRE

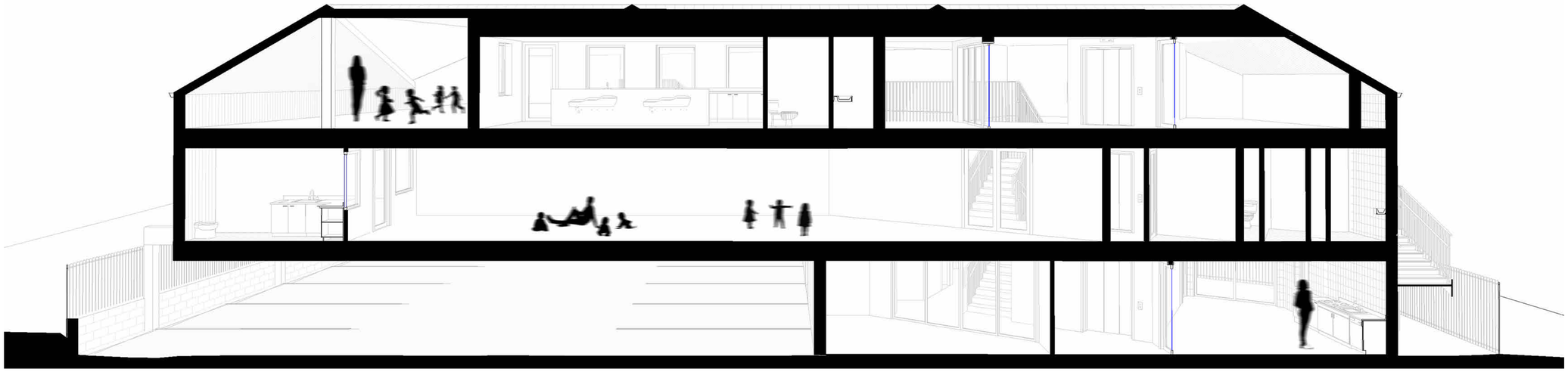
124 NEW ENGLAND HIGHWAY
LOCHINVAR NSW 2321

SHEET DA13
CHILDCARE CENTRE
SECTIONS

Project number	RPL-202401
Project Issue Date	27.03.2025
Drawn by	ET
Checked & Approved by	H GROUP

RPL-202401

Scale 1 : 100



CHILDCARE CENTRE ARTISTIC SECTION A

CHILDCARE CENTRE ARTISTIC SECTION B

HOOVERGROUP
DESIGN & DEVELOPMENT

BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

ACCREDITED
BUILDING DESIGNER

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RPL GROUP

PROPOSED CHILDCARE CENTRE

124 NEW ENGLAND HIGHWAY
LOCHINVAR NSW 2321

SHEET DA14
CHILDCARE CENTRE
SECTIONS

Project number	RPL-202401
Project Issue Date	27.03.2025
Drawn by	ET
Checked & Approved by	H GROUP

RPL-202401

Scale

CHILDCARE CENTRE FRONT COLOURED ARTISTIC PERSPECTIVE

CHILDCARE CENTRE REAR COLOURED ARTISTIC PERSPECTIVE

HOOVERGROUP
DESIGN & DEVELOPMENT

BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

ACCREDITED
BUILDING DESIGNER

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RPL GROUP

PROPOSED CHILDCARE CENTRE

124 NEW ENGLAND HIGHWAY
LOCHINVAR NSW 2321

SHEET DA15
CHILDCARE CENTRE
PERSPECTIVES

Project number	RPL-202401
Project Issue Date	27.03.2025
Drawn by	ET
Checked & Approved by	H GROUP

RPL-202401

Scale

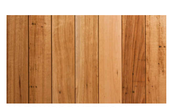
CHILDCARE CENTRE WATERCOLOUR

CHILDCARE CENTRE ROOFTOP ARTISTIC PERSPECTIVE

NOTE: ROOFTOP ARTISTIC PERSPECTIVE DOES NOT SHOW DETAILS OF LANDSCAPE PLAN PREPARED BY TERRAS ARCHITECTS OTHER THAN SHADE SAIL. FOR FURTHER INFORMATION PLEASE REFER TO LANDSCAPE PLAN

ROOF SHEETING:
'ZINCALUME'

FASCIA, BALUSTRADES, WINDOWS FRAMES, STAIRS:
COLORBOND 'NIGHT SKY'



HARDWOOD VERTICAL SHIPLAP CLADDING:
'SILVERTOP ASH'

BRICK WALLS:
AUSTRAL BRICKS 'SAN SELMO CLASSICO ORIGINAL'

1 SCHEDULE OF COLOURS AND MATERIALS

1 : 20

HOOVERGROUP
DESIGN & DEVELOPMENT

BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

ACCREDITED
BUILDING DESIGNER

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RPL GROUP

PROPOSED CHILDCARE CENTRE

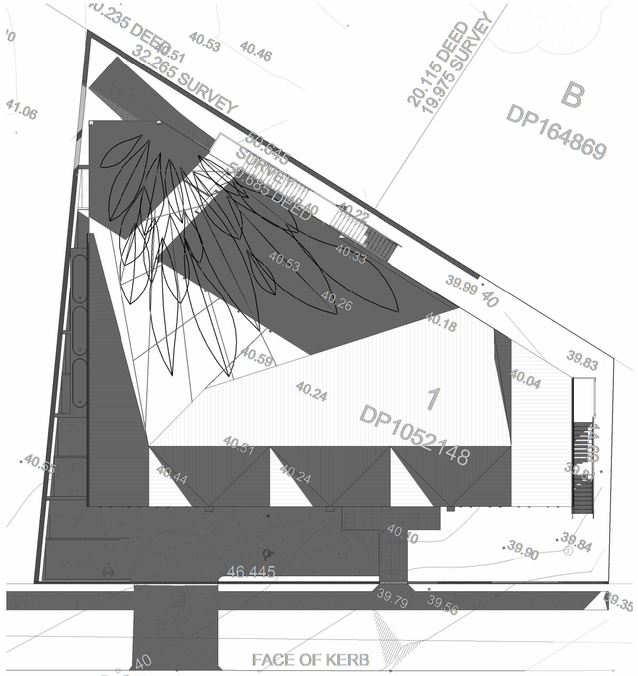
124 NEW ENGLAND HIGHWAY
LOCHINVAR NSW 2321

SHEET DA16
CHILDCARE CENTRE
ARTISITC VIEWS

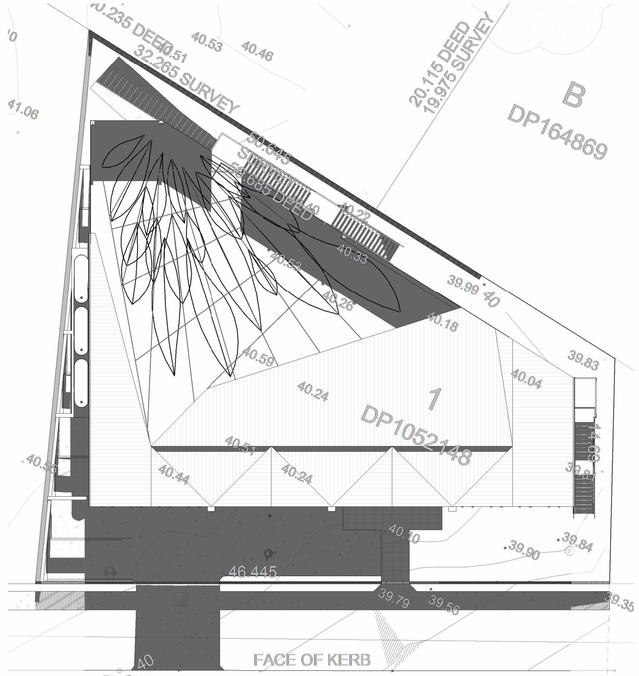
Project number	RPL-202401
Project Issue Date	27.03.2025
Drawn by	ET
Checked & Approved by	H GROUP

RPL-202401

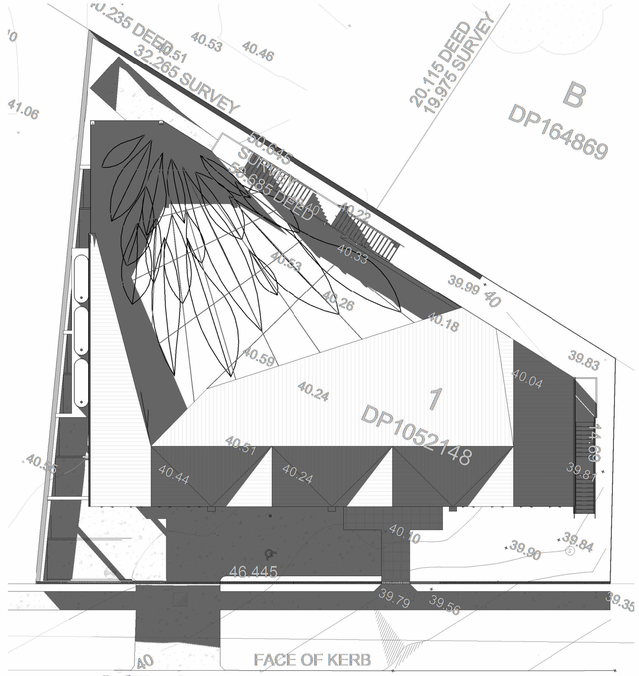
Scale 1 : 20



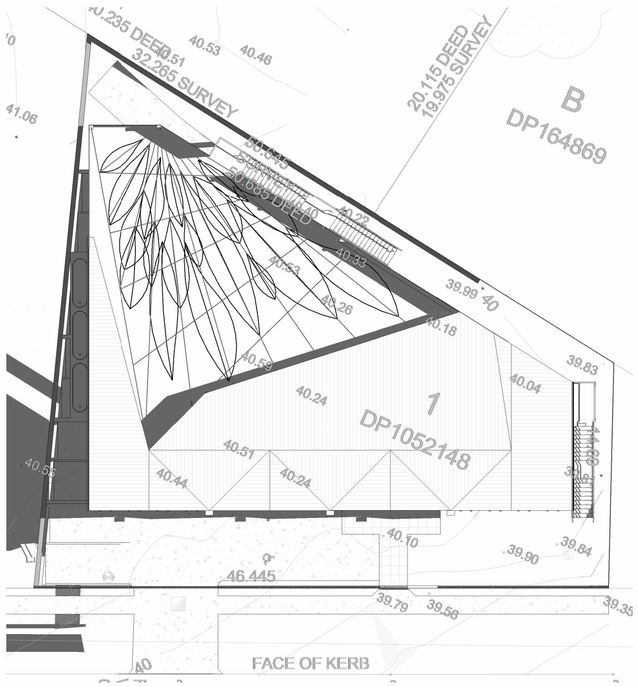
4 WINTER SOLSTICE 9AM
1 : 200



5 WINTER SOLSTICE 12PM
1 : 200



6 WINTER SOLSTICE 3PM
1 : 200



1 SUMMER SOLSTICE 9AM
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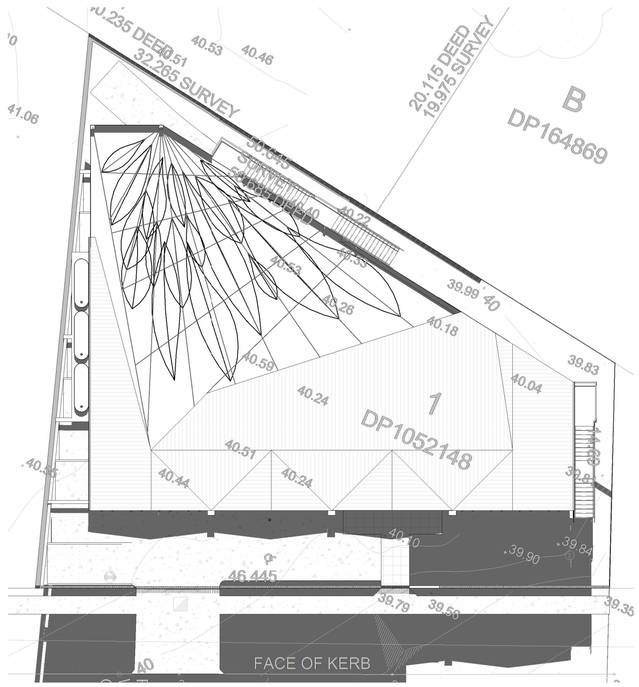
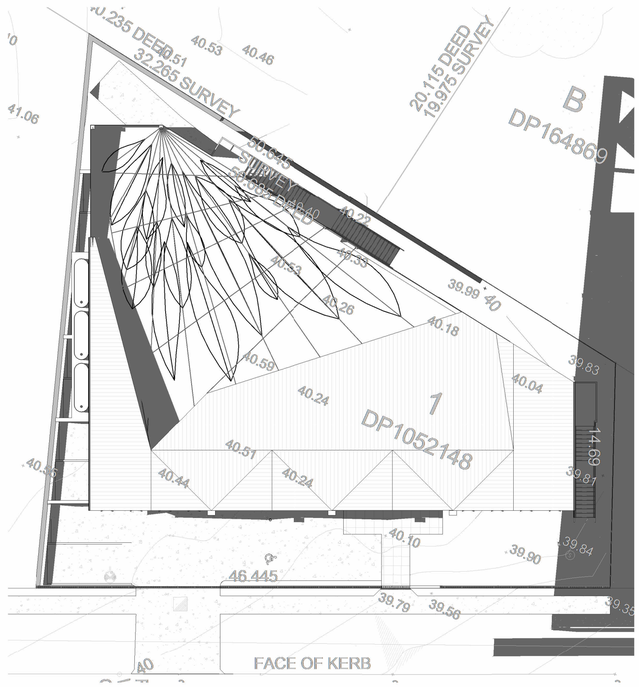


2 SUMMER SOLSTICE 12PM
1 : 200



3 SUMMER SOLSTICE 3PM
1 : 200

HOOVER GROUP
DESIGN & DEVELOPMENT

BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

ACCREDITED
BUILDING DESIGNER

Sheet Issue Date: 27.03.2025

No.	Description	Date
A	CONCEPTUAL DESIGN ISSUED FOR CLIENT REVIEW	15.11.2024
B	ISSUED FOR APPROVAL	27.03.2025

RPL GROUP

PROPOSED CHILDCARE CENTRE

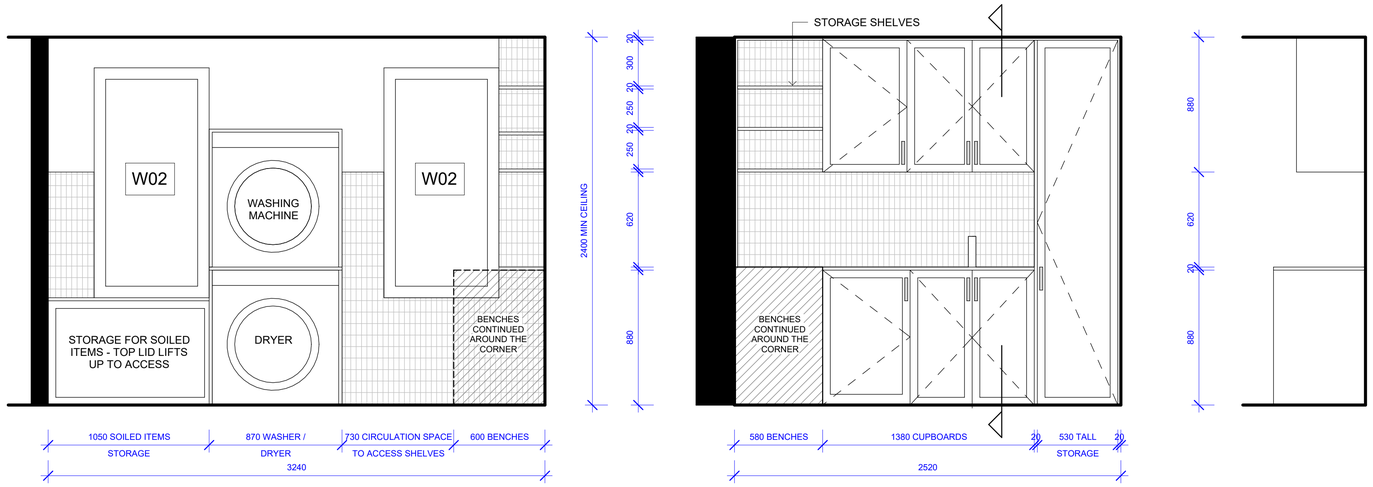
124 NEW ENGLAND HIGHWAY
LOCHINVAR NSW 2321

SHEET DA17
CHILDCARE CENTRE
SHADOW DIAGRAMS

Project number	RPL-202401
Project Issue Date	27.03.2025
Drawn by	ET
Checked & Approved by	H GROUP

RPL-202401

Scale 1 : 200

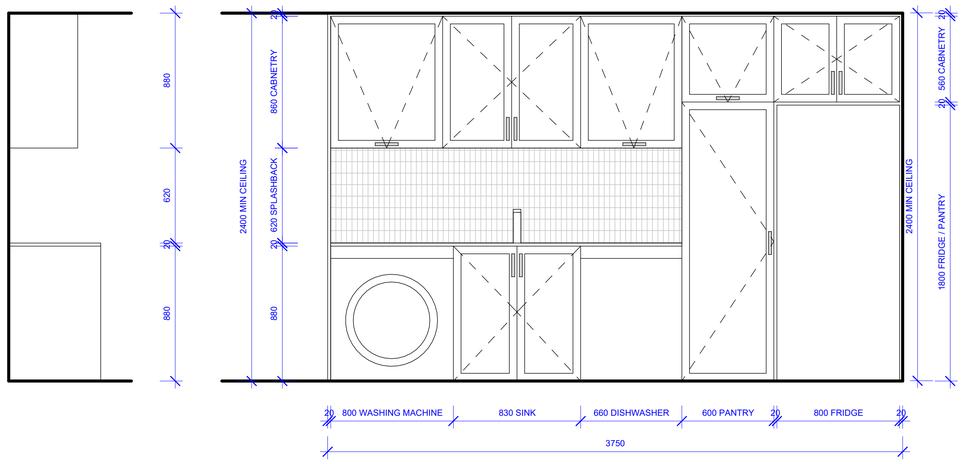


NOTE:

- ALL FINISHES INCLUDING FITTINGS, FIXTURES, FINISHES AND FLOOR COVERING SELECTIONS TO BE MADE AT CONSTRUCTION PHASE BY INTERIOR DESIGNER
- FURTHER DETAILING INCLUDING ALL SPECIFIC MEASUREMENTS TO BE FINALISED BY FABRICATORS PRIOR TO ORDERING
- WHITEGOODS TO BE SELECTED BY BUILDER IN CONJUNCTION WITH THE INTERIOR DESIGER AT CONSTRUCTION PHASE

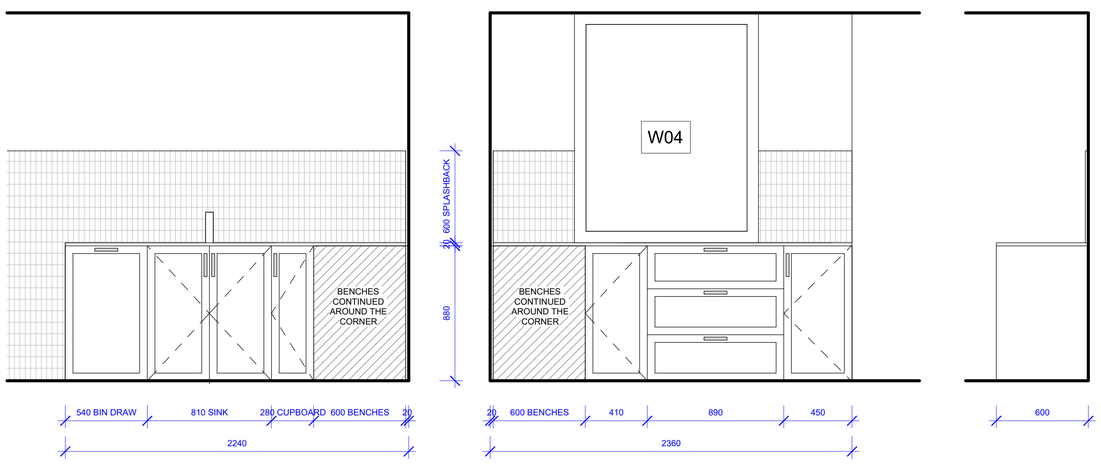
1 LAUNDRY / SICKBAY DETAIL

1 : 20



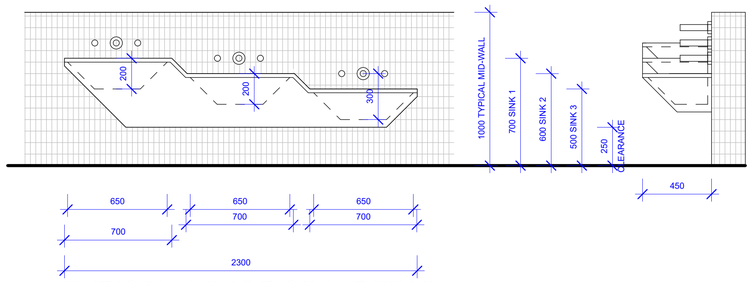
2 KITCHEN DETAIL

1 : 20



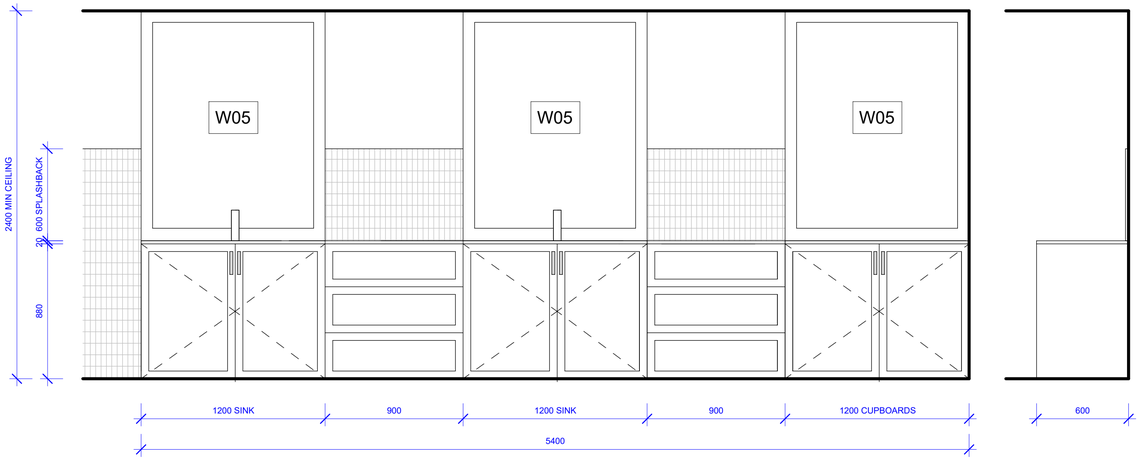
3 LV1 CHANGE TABLE DETAIL

1 : 20



4 TYPICAL JUNIOR SINK DETAIL

1 : 20



5 RT CHANGE TABLE DETAIL

1 : 20

Sheet Issue Date: 27.03.2025

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RPL GROUP

PROPOSED CHILDCARE CENTRE

124 NEW ENGLAND HIGHWAY
LOCHINVAR NSW 2321

SHEET DA18
CHILDCARE CENTRE DETAILS

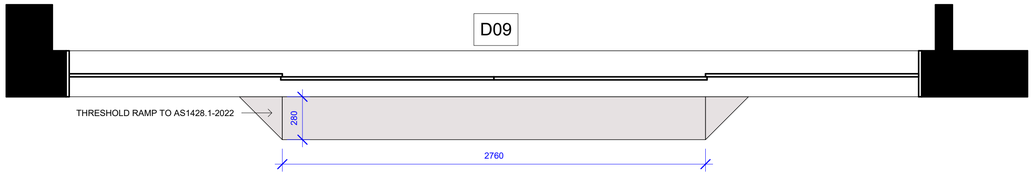
Project number	RPL-202401
Project Issue Date	27.03.2025
Drawn by	ET
Checked & Approved by	H GROUP

RPL-202401

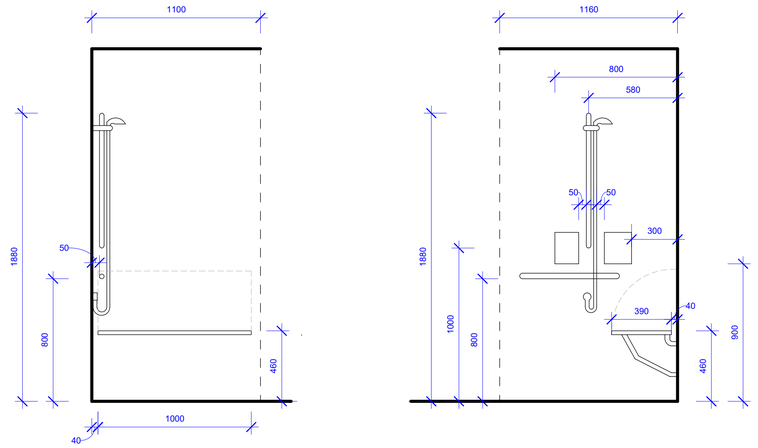
Scale 1 : 20

NOTE:

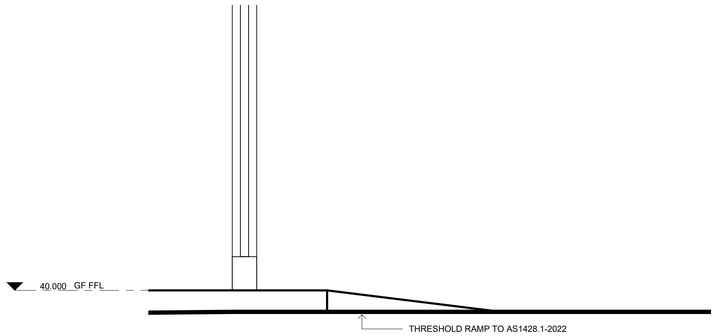
- ALL FINISHES INCLUDING FITTINGS, FIXTURES, FINISHES AND FLOOR COVERING SELECTIONS TO BE MADE AT CONSTRUCTION PHASE BY INTERIOR DESIGNER
- FURTHER DETAILING INCLUDING ALL SPECIFIC MEASUREMENTS TO BE FINALISED BY FABRICATORS PRIOR TO ORDERING
- WHITEGOODS TO BE SELECTED BY BUILDER IN CONJUNCTION WITH THE INTERIOR DESIGER AT CONSTRUCTION PHASE
- ALL ACCESSIBLE AREAS TO BE COMPLIANT WITH THE ACCESS REPORT PREPARED BY FORWARD ACCESS (RPL-202401 12/03/2025) AND RELEVANT AUSTRALIAN STANDARDS



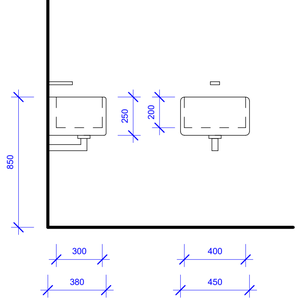
1 ENTRANCE THRESHOLD RAMP DETAIL
1 : 20



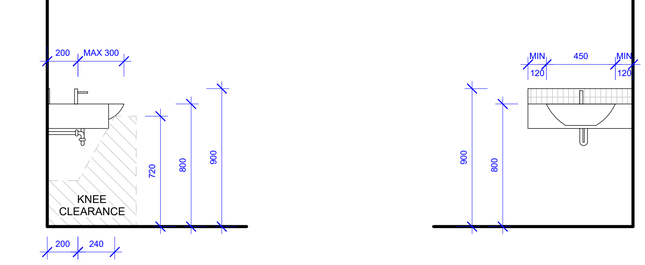
3 TYPICAL DISABILITY SHOWER DETAIL
1 : 20



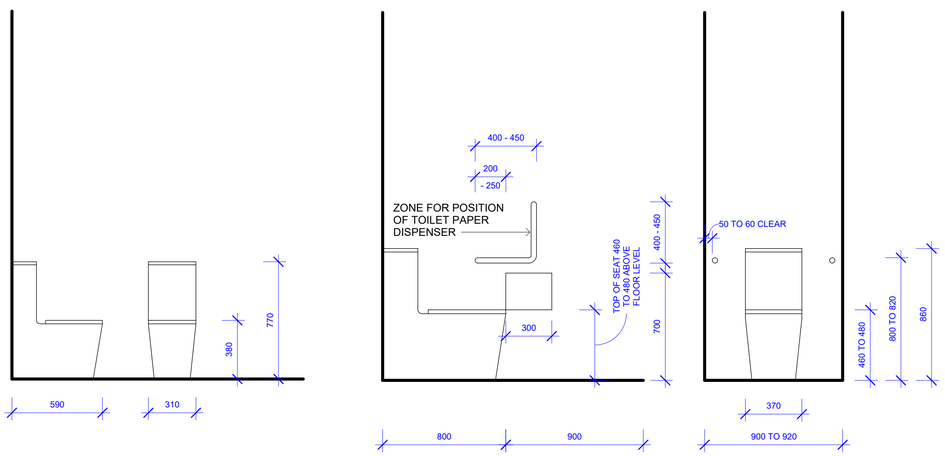
2 ENTRANCE THRESHOLD RAMP DETAIL
1 : 5



4 TYPICAL ADULT SINK DETAIL
1 : 20

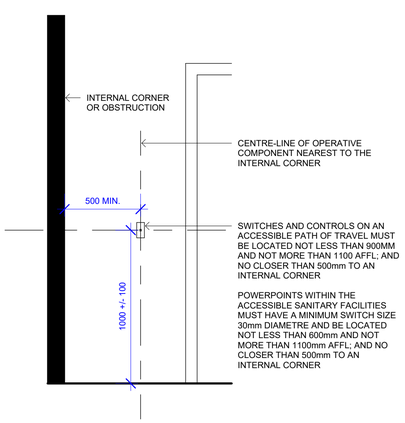


5 TYPICAL DISABILITY WASHBASIN DETAIL
1 : 20

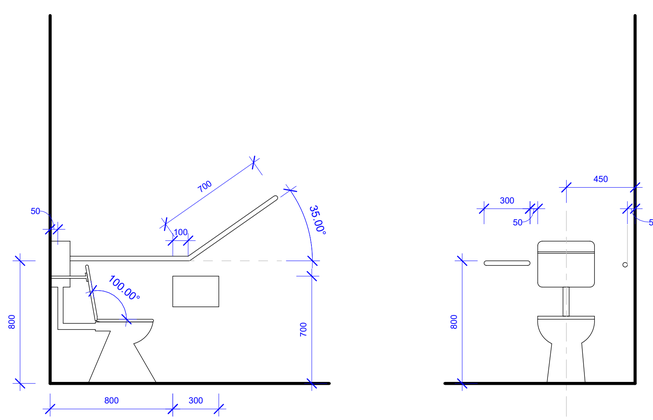


6 TYPICAL JUNIOR TOILET DETAIL
1 : 20

7 TYPICAL AMBULANT TOILET DETAIL
1 : 20



8 ACCESSIBLE SWITCHES
1 : 20



9 TYPICAL DISABILITY TOILET DETAIL
1 : 20

HOOVERGROUP
DESIGN & DEVELOPMENT

BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

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BUILDING DESIGNER

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RPL GROUP

PROPOSED CHILDCARE CENTRE

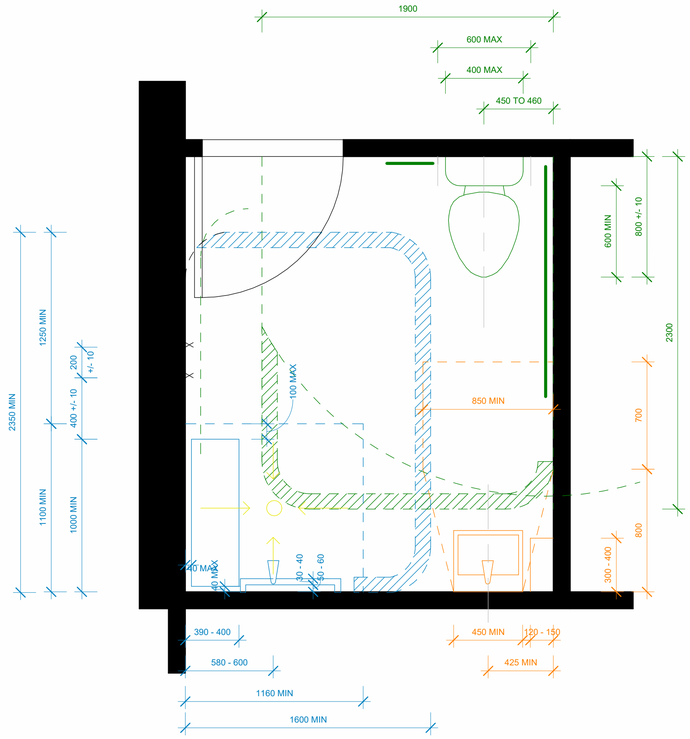
124 NEW ENGLAND HIGHWAY
LOCHINVAR NSW 2321

SHEET DA19
CHILDCARE CENTRE
DETAILS

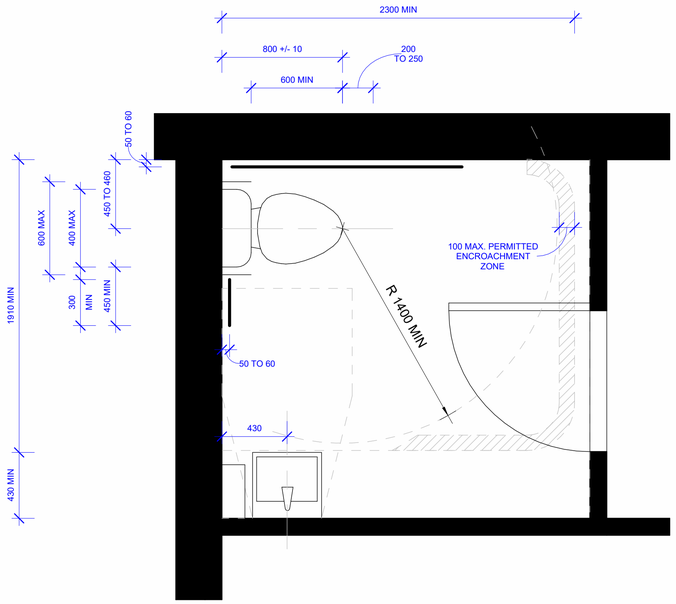
Project number	RPL-202401
Project Issue Date	27.03.2025
Drawn by	ET
Checked & Approved by	H GROUP

RPL-202401

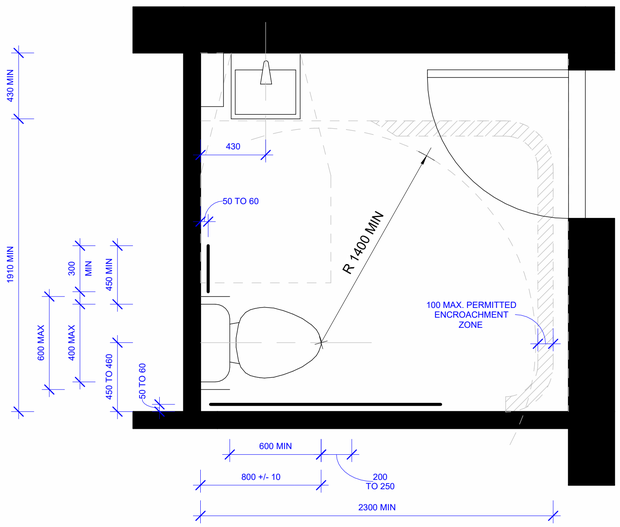
Scale: As indicated



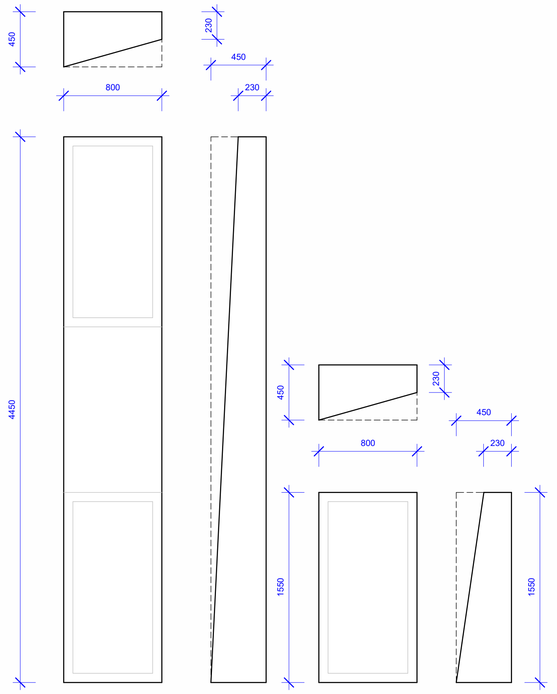
1 DISABILITY BATHROOM FLOOR PLAN
1 : 20



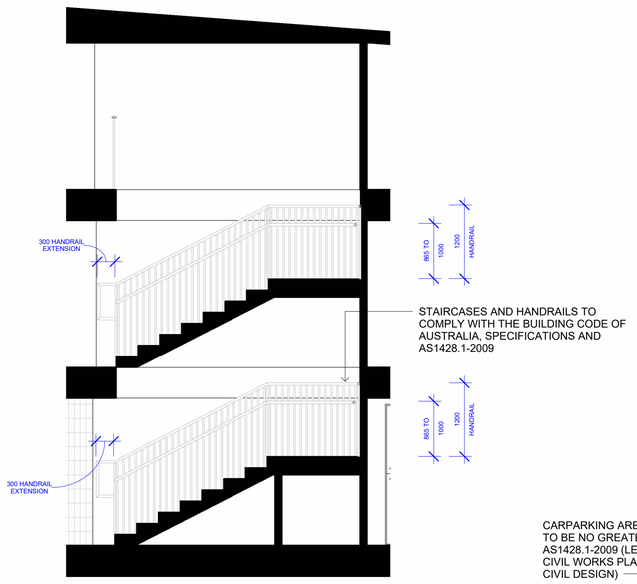
2 DISABILITY TOILET (GROUND FLOOR)
1 : 20



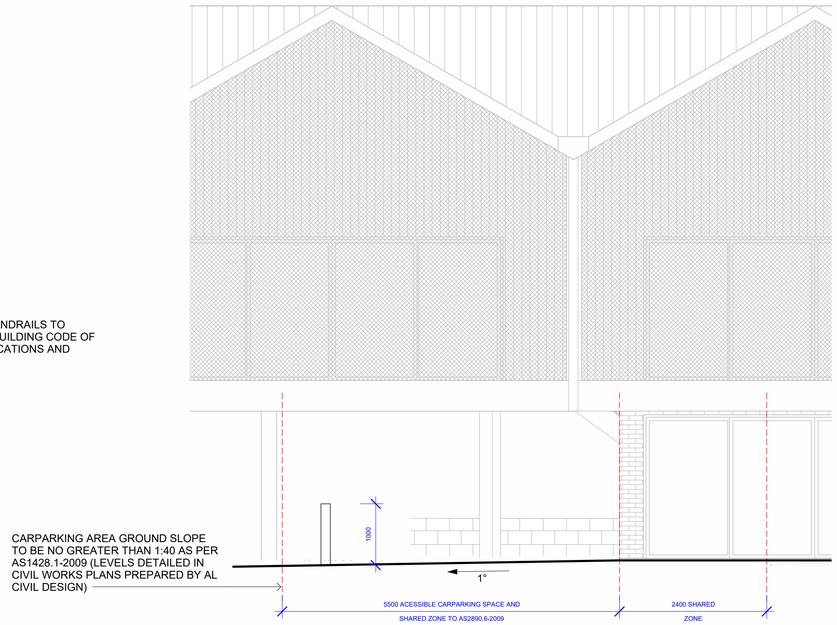
3 DISABILITY TOILET (ROOFTOP)
1 : 20



4 FRONT FACADE WINDOW FRAME DETAILS
1 : 25



5 STAIRWELL HANDRAIL SECTION DETAIL
1 : 50



6 ACCESSIBLE CARPARKING SPACE SECTION DETAIL
1 : 50

HOOVER GROUP
DESIGN & DEVELOPMENT

BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

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BUILDING DESIGNER

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RPL GROUP

PROPOSED CHILDCARE CENTRE

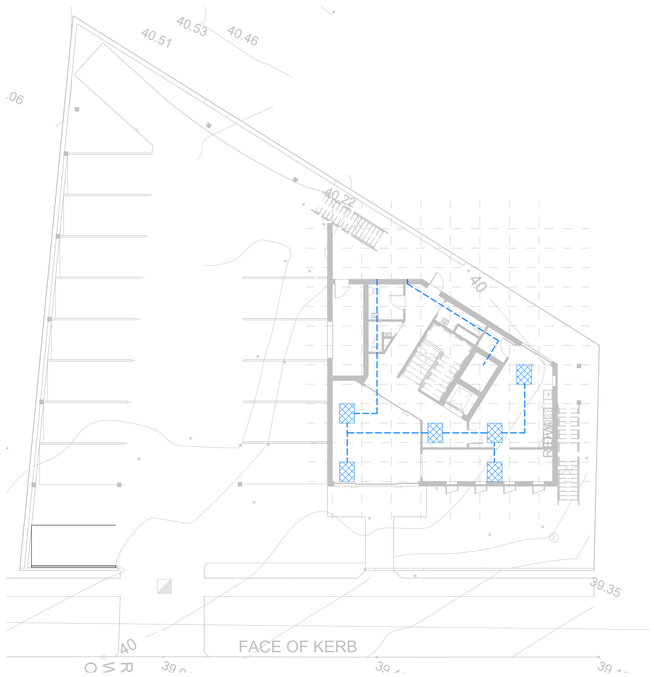
124 NEW ENGLAND HIGHWAY
LOCHINVAR NSW 2321

SHEET DA20
CHILDCARE CENTRE
DETAILS

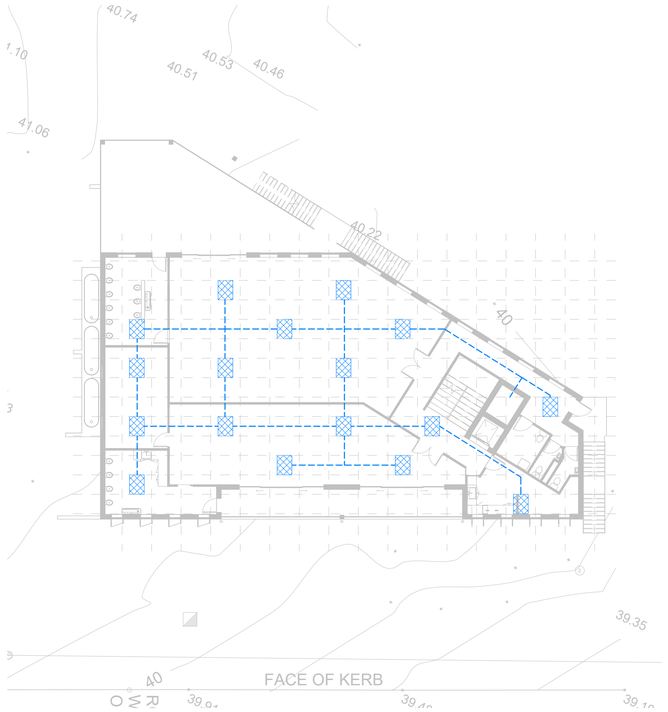
Project number	RPL-202401
Project Issue Date	27.03.2025
Drawn by	ET
Checked & Approved by	H GROUP

RPL-202401

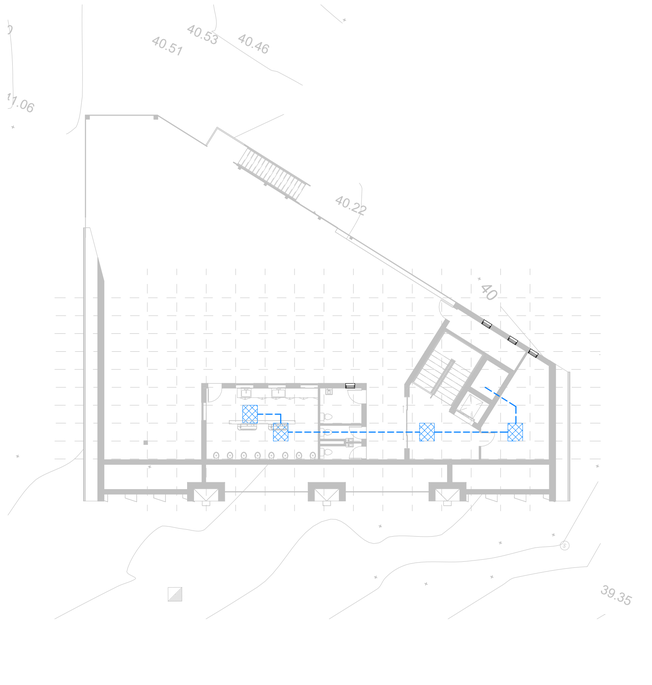
Scale: As indicated



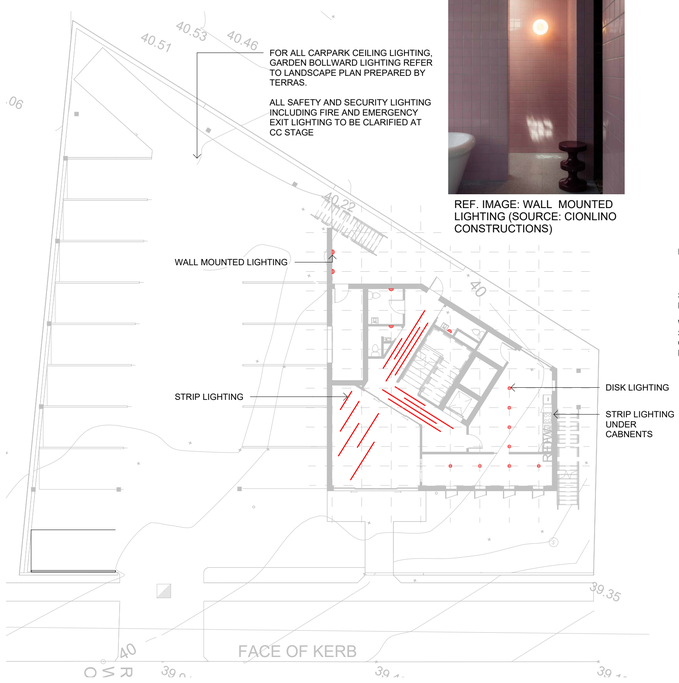
4 CHILDCARE CENTRE GF HVAC PLAN
1 : 200

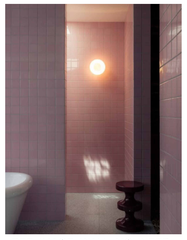


5 CHILDCARE CENTRE LV1 HVAC
1 : 200



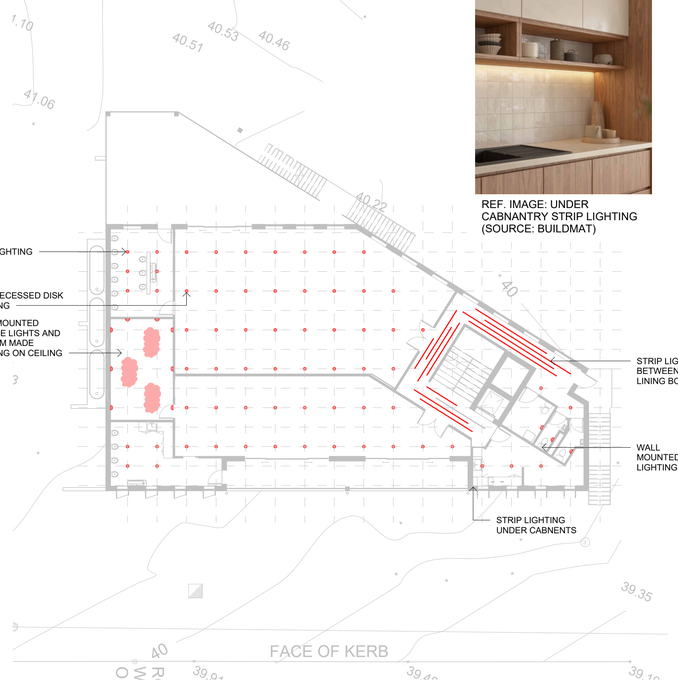
6 CHILDCARE CENTRE RT HVAC
1 : 200

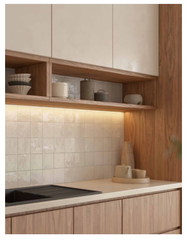




REF. IMAGE: WALL MOUNTED LIGHTING (SOURCE: CIONLINO CONSTRUCTIONS)

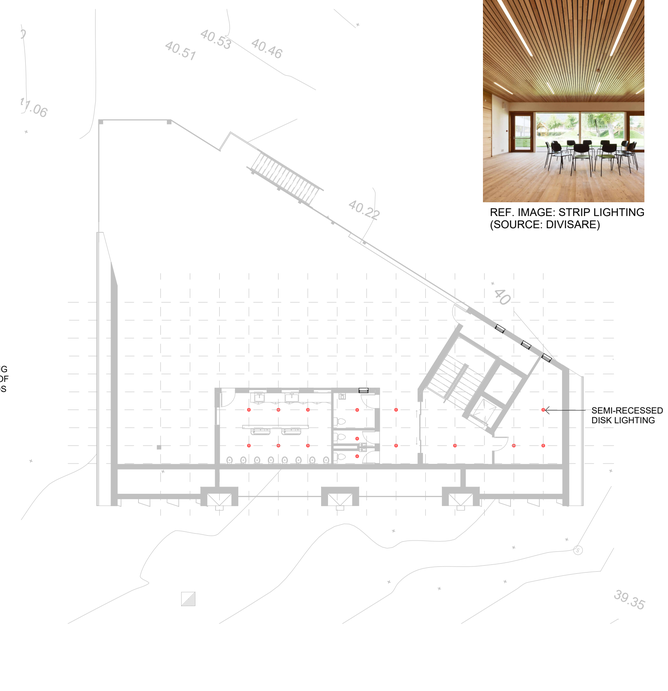
1 CHILDCARE CENTRE GF LIGHTING PLAN
1 : 200

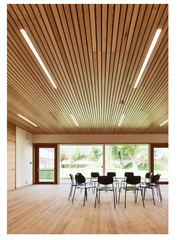




REF. IMAGE: UNDER CABNANTRY STRIP LIGHTING (SOURCE: BUILDMAT)

2 CHILDCARE CENTRE LV1 LIGHTING PLAN
1 : 200





REF. IMAGE: STRIP LIGHTING (SOURCE: DIVISARE)

3 CHILDCARE CENTRE RT LIGHTING PLAN
1 : 200

HOOVERGROUP
DESIGN & DEVELOPMENT

BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

ACCREDITED
BUILDING DESIGNER

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RPL GROUP

PROPOSED CHILDCARE CENTRE

124 NEW ENGLAND HIGHWAY
LOCHINVAR NSW 2321

SHEET DA21
CHILDCARE CENTRE
LIGHTING DESIGN

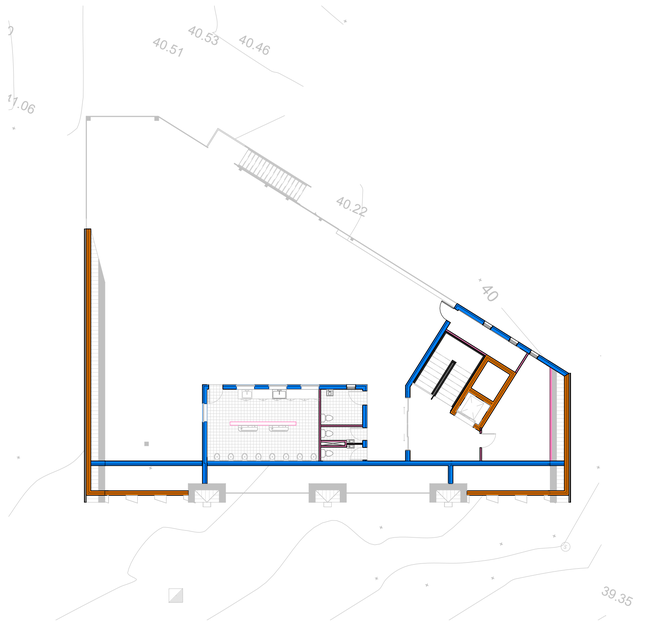
Project number	RPL-202401
Project Issue Date	27.03.2025
Drawn by	ET
Checked & Approved by	H GROUP

RPL-202401

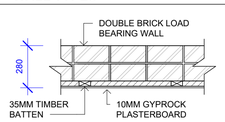
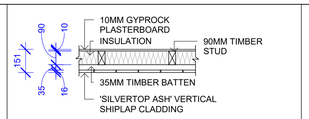
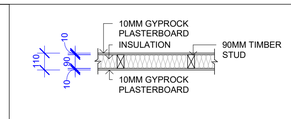
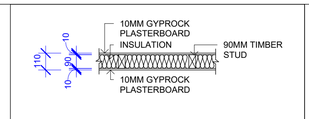
Scale 1 : 200

1 CHILDCARE CENTRE GF WALL DETAILS
1 : 200

2 CHILDCARE CENTRE LV1 WALL DETAILS
1 : 200



3 CHILDCARE CENTRE RT WALL DETAILS
1 : 200

LEGEND:	WALL TYPES							
								
	DOUBLE BRICK WALLS - DOUBLE BRICK LOAD BEARING WALL - INTERNAL SIDE TO BE BATTENED OUT AND LINED WITH GYPROCK - 90/90/90 - R1.0 INSULATION BETWEEN IN BATTENED OUT CAVITY BETWEEN BRICK AND GYPROCK		**TIMBER VERTICAL SLAT WALLS** - 90MM TIMBER FRAME - HARDWOOD VERTICAL CLAD - R2.0 INSULATION BETWEEN TIMBER STUD FRAME		**INTERNAL WALLS** - 90MM TIMBER FRAME WALL - 10MM GYPROCK EITHER SIDE - R2.0 INSULATION BETWEEN TIMBER STUD FRAME		**INTERNAL ACOUSTIC WALLS** - 90MM TIMBER FRAME WALL - 13MM SOUNDSTOP ACOUSTIC PLASTERBOARD - R2.0 INSULATION BETWEEN TIMBER STUD FRAME	

4 WALL DETAILS
1 : 20

Sheet Issue Date: 27.03.2025

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RPL GROUP

PROPOSED CHILDCARE CENTRE

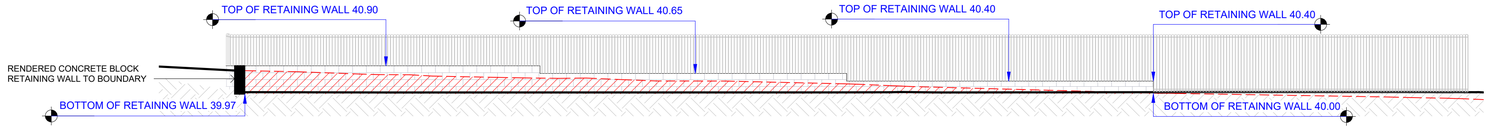
124 NEW ENGLAND HIGHWAY
LOCHINVAR NSW 2321

SHEET DA22
CHILDCARE CENTRE
WALL DETAILS

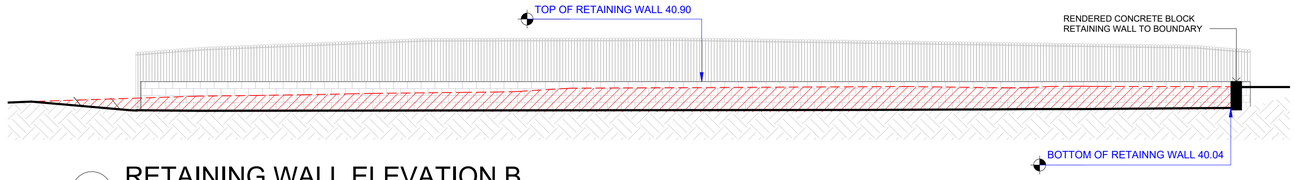
Project number	RPL-202401
Project Issue Date	27.03.2025
Drawn by	ET
Checked & Approved by	H GROUP

RPL-202401

Scale: As indicated



2 RETAINING WALL ELEVATION A
1 : 100



3 RETAINING WALL ELEVATION B
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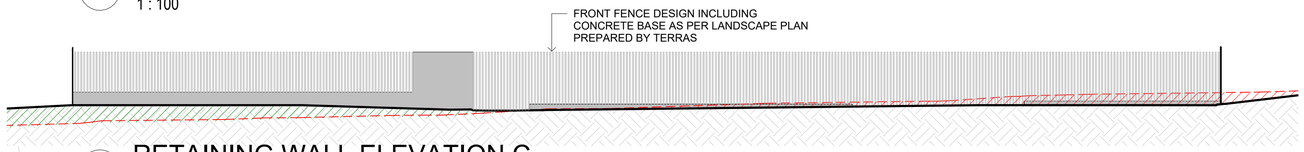
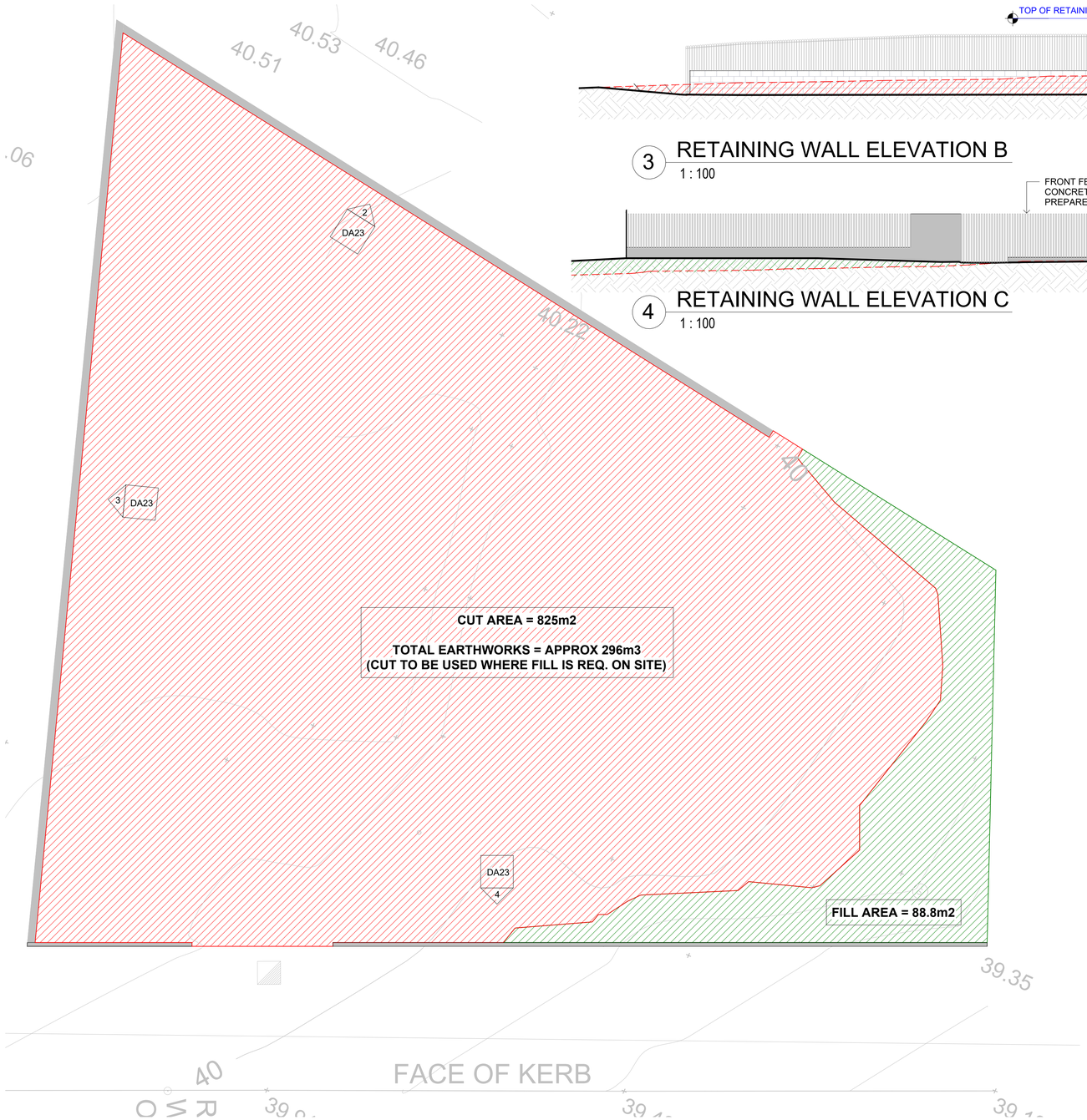


4 RETAINING WALL ELEVATION C
1 : 100

APPROX AREAS:

CUT = 825m2
FILL = 88.8m2

TOTAL EARTHWORKS (CUT AND FILL COMBINED) = 296m3



1 CHILDCARE CENTRE CUT AND FILL PLAN
1 : 100

HOOVERGROUP
DESIGN & DEVELOPMENT

BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

ACCREDITED
BUILDING DESIGNER

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RPL GROUP

PROPOSED CHILDCARE CENTRE

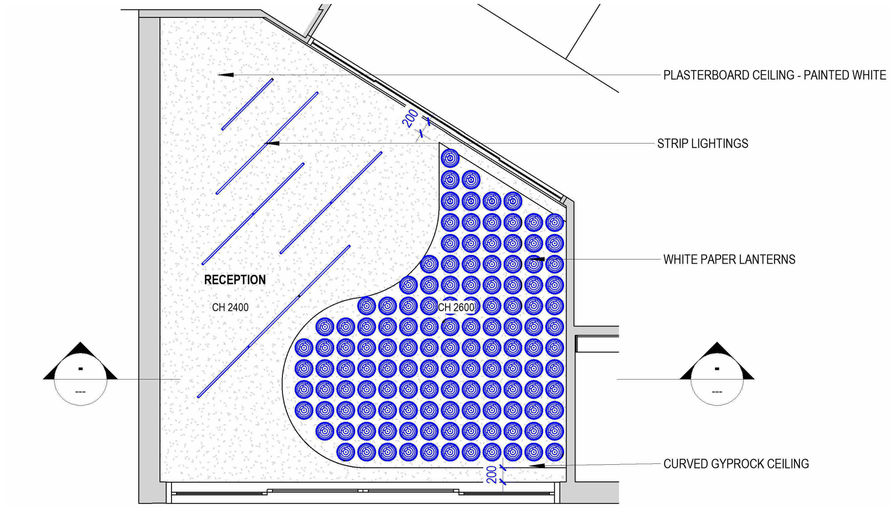
124 NEW ENGLAND HIGHWAY
LOCHINVAR NSW 2321

SHEET DA23
CHILDCARE CENTRE
EARTHWORKS DETAILS

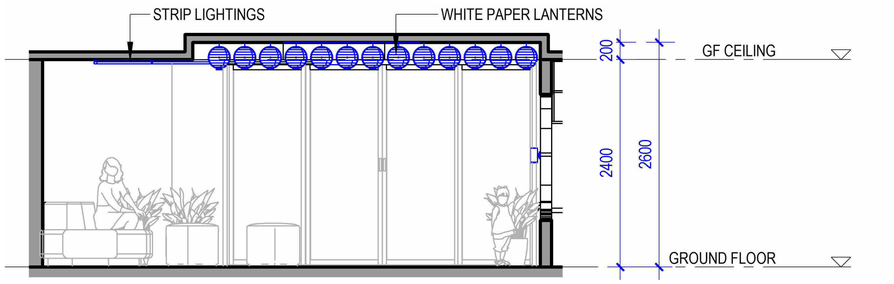
Project number	RPL-202401
Project Issue Date	27.03.2025
Drawn by	ET
Checked & Approved by	H GROUP

RPL-202401

Scale 1 : 100



RECEPTION / ENTRY ARTISTIC FLOOR PLAN



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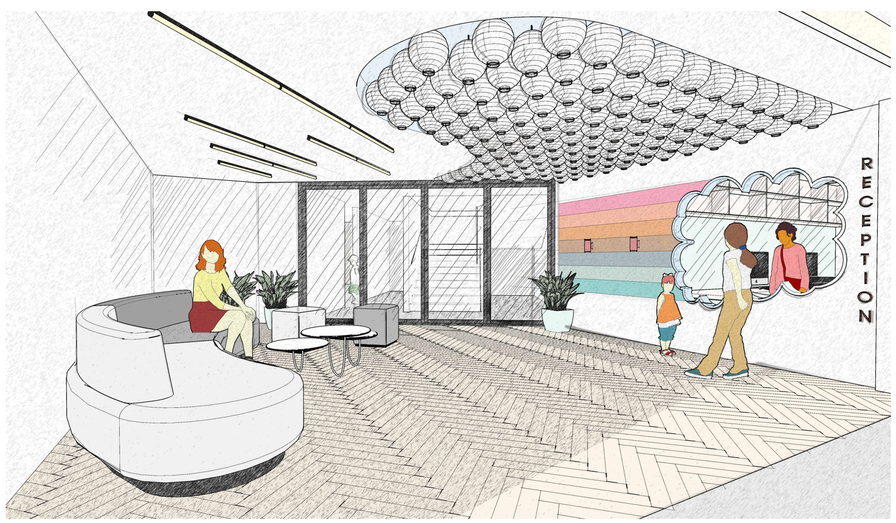
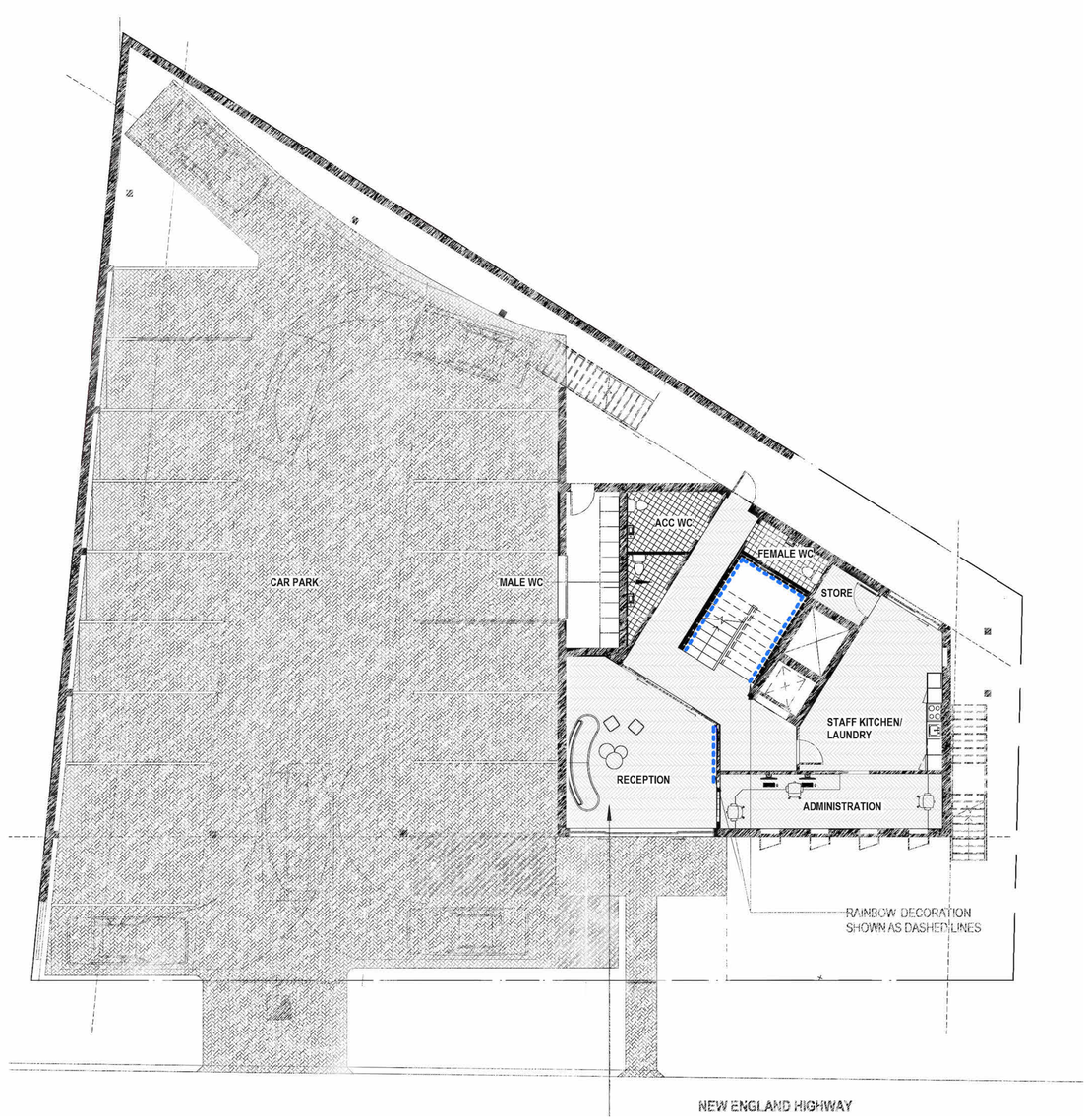


RECEPTION / ENTRY ARTISTIC PERSPECTIVE



INTERIOR GROUND FLOOR PLAN

HOOVERGROUP
DESIGN & DEVELOPMENT

BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

ACCREDITED
BUILDING DESIGNER

Sheet Issue Date: 27.03.2025

No.	Description	Date
A	CONCEPTUAL DESIGN ISSUED FOR CLIENT REVIEW	15.11.2024
B	ISSUED FOR APPROVAL	27.03.2025

RPL GROUP

PROPOSED CHILDCARE CENTRE

124 NEW ENGLAND HIGHWAY
LOCHINVAR NSW 2321

SHEET DA24
CHILDCARE CENTRE
INTERIOR DESIGN

Project number	RPL-202401
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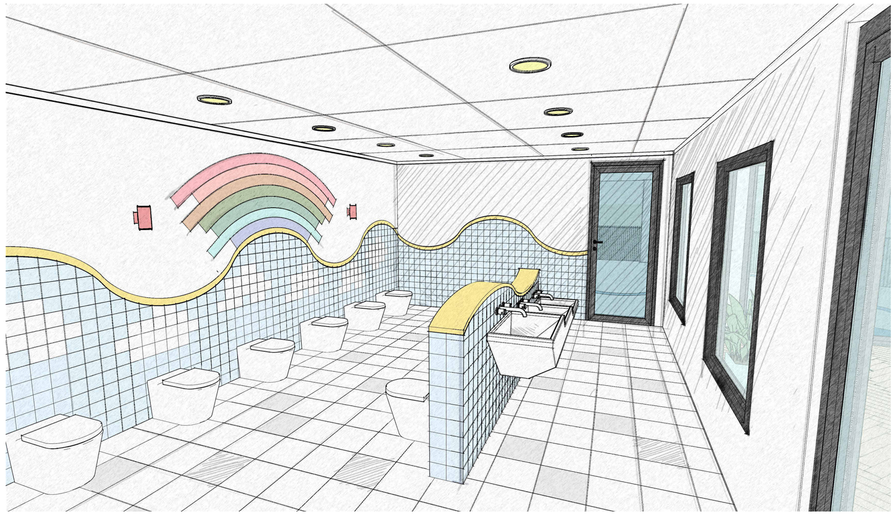
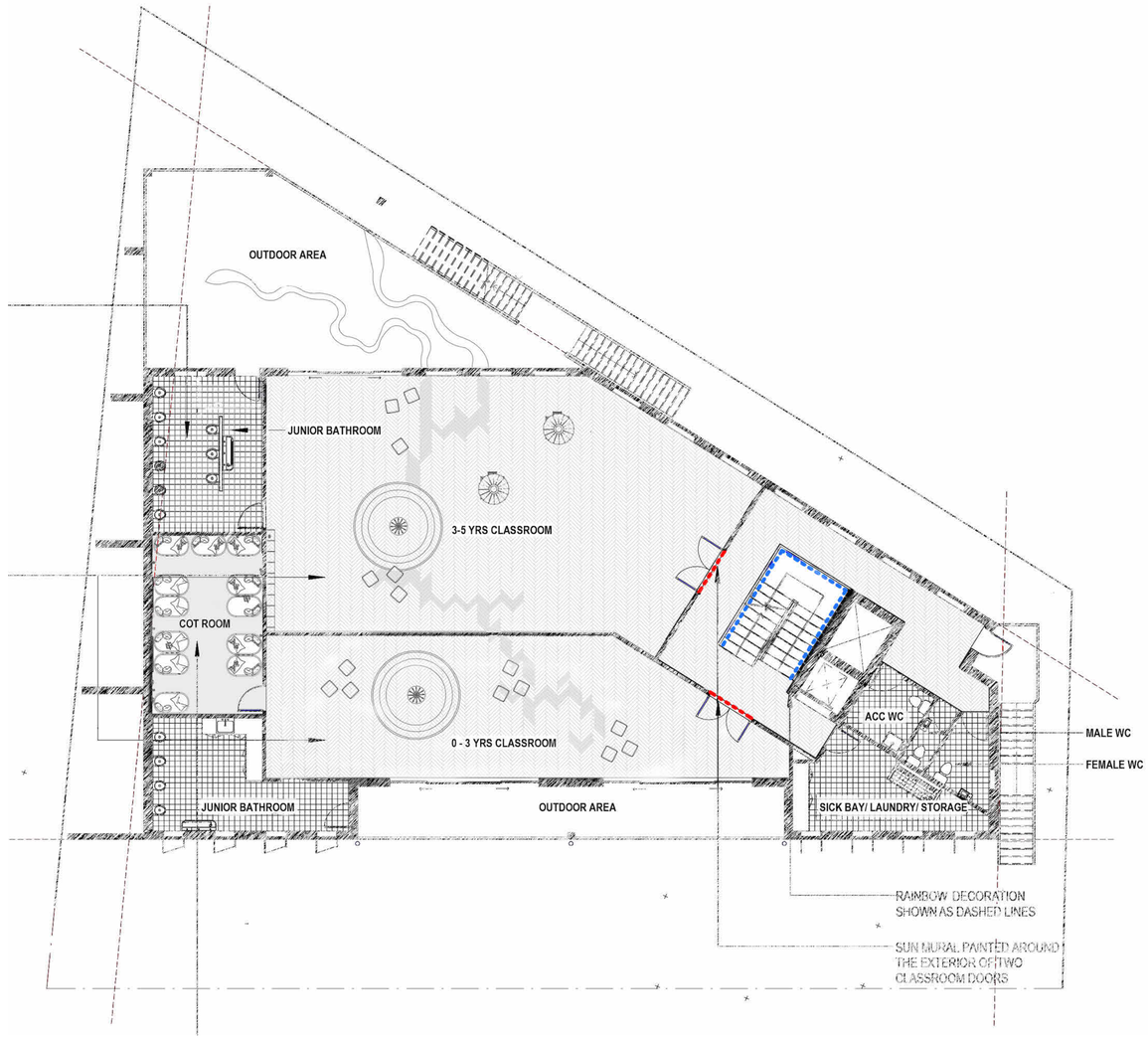
Scale



JUNIOR TOILET ARTISTIC PERSPECTIVE

CLASSROOM ARTISTIC PERSPECTIVE

COT ROOM ARTISTIC PERSPECTIVE



INTERIOR FIRST FLOOR PLAN

HOOVERGROUP
DESIGN & DEVELOPMENT

BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

ACCREDITED
BUILDING DESIGNER

Sheet Issue Date: 27.03.2025

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RPL GROUP

PROPOSED CHILDCARE CENTRE

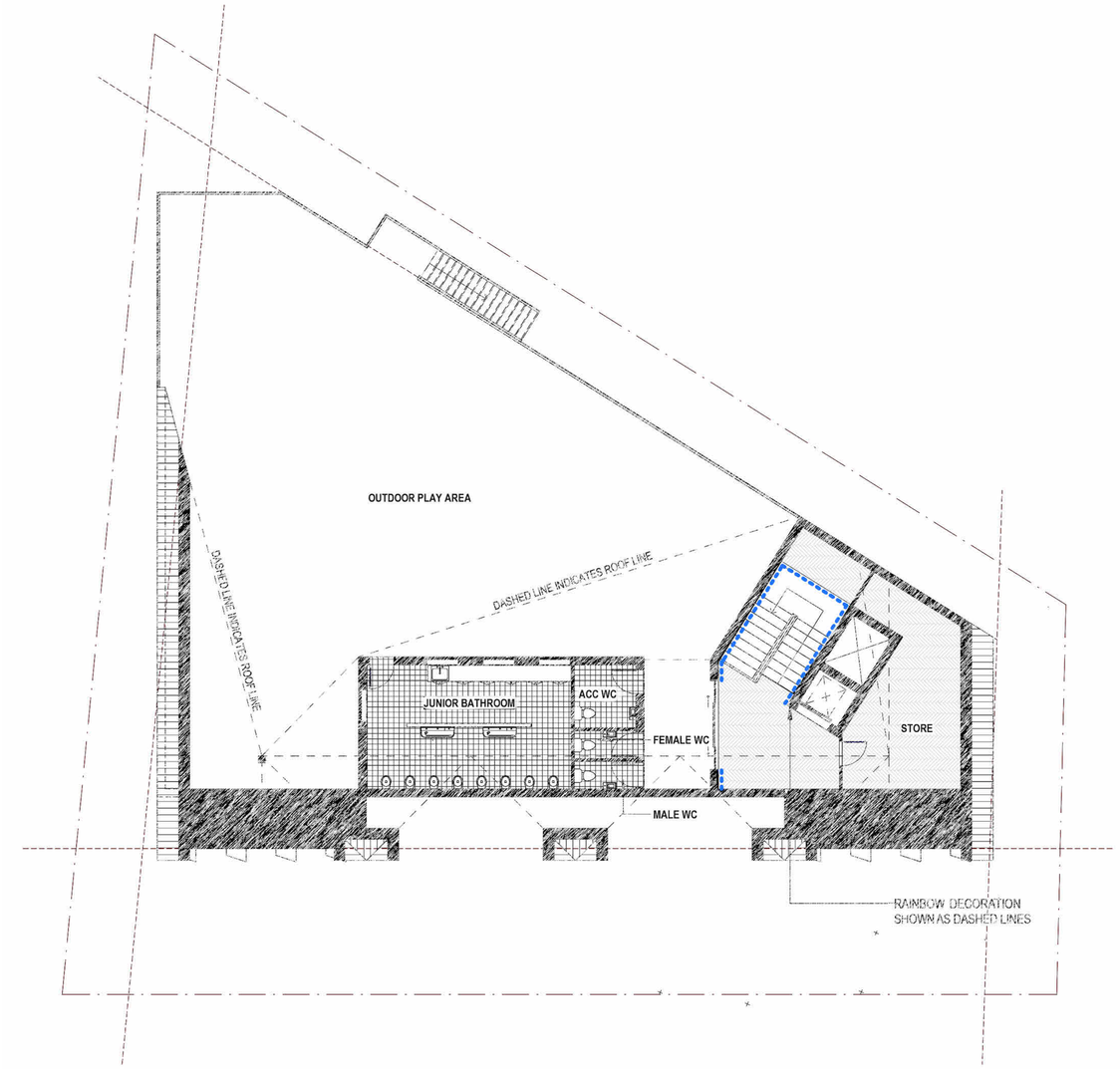
124 NEW ENGLAND HIGHWAY
LOCHINVAR NSW 2321

SHEET DA25
CHILDCARE CENTRE
INTERIOR DESIGN

Project number	RPL-202401
Project Issue Date	27.03.2025
Drawn by	ET
Checked & Approved by	H GROUP

RPL-202401

Scale



INTERIOR ROOFTOP FLOOR PLAN

HOOVERGROUP
DESIGN & DEVELOPMENT

BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

ACCREDITED
BUILDING DESIGNER

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RPL GROUP

PROPOSED CHILDCARE CENTRE

124 NEW ENGLAND HIGHWAY
LOCHINVAR NSW 2321

SHEET DA26
CHILDCARE CENTRE
INTERIOR DESIGN

Project number RPL-202401

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RPL-202401

Scale