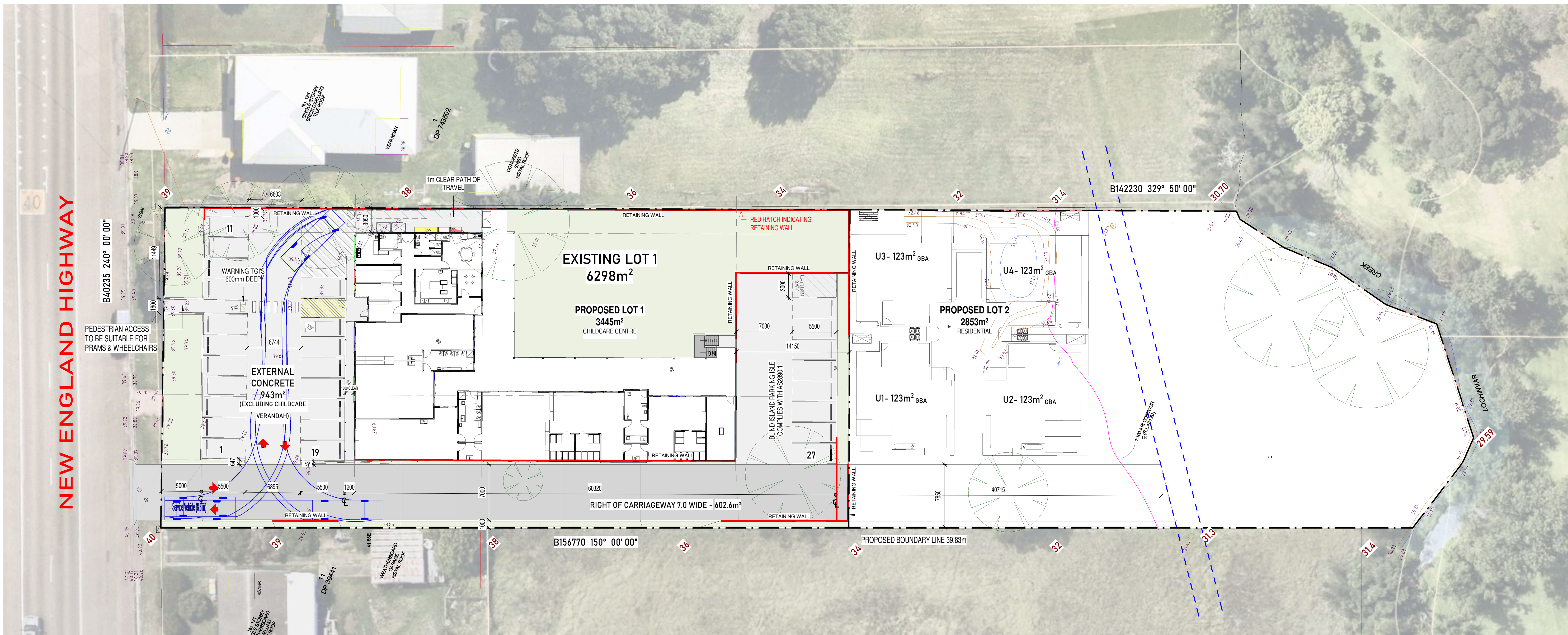
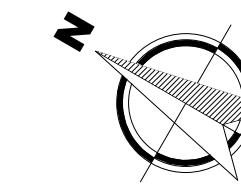




BCA 2022 - G1D4 Outdoor play spaces

- Any outdoor play space in a Class 9b early childhood centre must be enclosed on all sides with a barrier which—
 - where the edge of the trafficable surface of the outdoor play space is at the same level or less than 2 m above the surface beneath — complies with AS 1926.1; and
 - where the edge of the trafficable surface of the outdoor play space is 2 m or more above the surface beneath—
 - is not less than 1.8 m high, as measured from above the trafficable surface; and
 - is non-climbable and does not contain horizontal or other elements that could facilitate climbing; and
 - does not have any openings or apertures through which a 100 mm or greater sphere could pass; and
 - is not within 1.8 m, as measured directly from the top of the barrier, of any elements within the outdoor play space that facilitate climbing; and
 - is not within 900 mm of elements in a wall that facilitate climbing; and
- For the purposes of (1)(a), AS 1926.1 is applied as if there is a swimming pool located outside the outdoor play space, so that the barrier restricts children from exiting the premises without the knowledge of staff in the centre.
- The requirements of (1) do not apply to a wall, including doors and windows, which form part of the Class 9b early childhood centre, except where the wall is within a non-climbable zone for a barrier provided under (1)(a).

NOTE:

- ALL KERBING TO BE MINIMUM 100mm HIGH ALONG THE EDGE OF ALL GARDEN OR LAWN AREAS ADJACENT TO DRIVEWAYS & PARKING BAYS
- LIGHTING IN ALL BUILDING ENTRANCES, EXITS, INTERNAL FOOTPATHS & ENTRY / EXIT TO THE CAR PARK IS TO BE PROVIDED & IS TO COMPLY WITH AS1158.4.2005 & AS4282 DETAILS TBC.
- ALL FENCING & BARRIERS TO CHILD OUTDOOR PLAY AREA ARE TO COMPLY WITH BCA G1D4 [OUTDOOR PLAY SPACES], & AS 1926.1 [SWIMMING POOL SAFETY].
- CAR PARKING COMPLIES WITH FIGURE 2.3 "BLIND AISLE EXTENSION", & FIGURE 5.2 "DESIGN ENVELOPE AROUND PARKED VEHICLE TO BE KEPT CLEAR OF COLUMNS, WALLS & OBSTRUCTIONS" IN AS2890.1-2004.
- WHEEL STOPS ALONG BUILDING FRONTAGE IS TO ALLOW FOR PARKING TO A HIGH STRUCTURE ABOVE 400mm AS PER AS2890.1.
- SMOOTH TRANSITION REQUIRED BETWEEN THE PEDESTRIAN FOOTPATH, ZEBRA CROSSING, & DISABLED PARKING SPACE TO THE FRONT DOOR. PATH OF TRAVEL TO HAVE NO STEP IN CONCRETE & TO COMPLY WITH AS1428.1
- GRIDS ALIGN WITH OUTSIDE STUD FACE
- ALL DOORS & GATES UNLESS STATED OTHERWISE ARE TO HAVE A MINIMUM CLEAR OPENING OF 850mm.

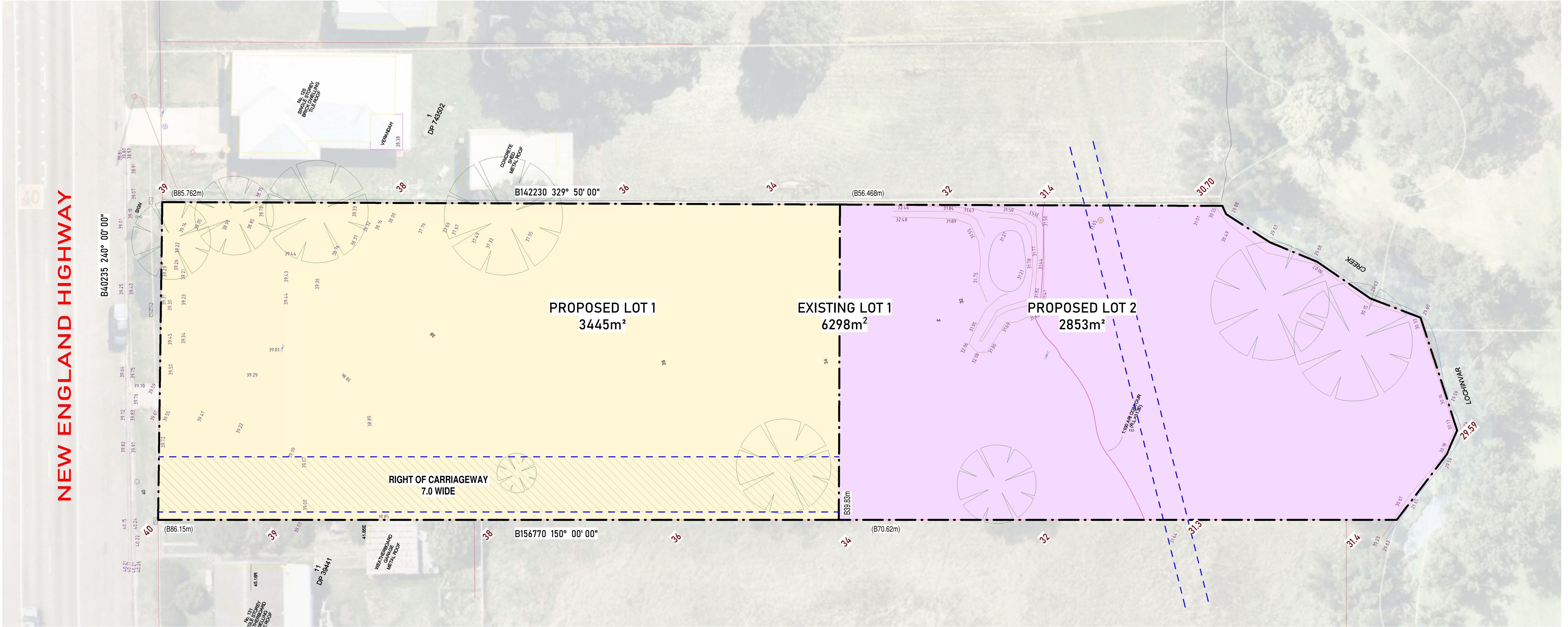
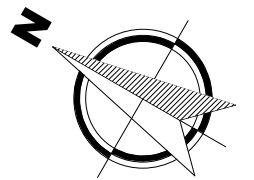
Rev.	Description	Date	Issued by
2	Internal Layout Changes	21.05.25	H.Skinner
3	Pedestrian Access	18.06.25	LT
4	Access Report Update & Client Notes	23.06.25	LT
5	Notation	15.07.25	H.Skinner
6	Roof Revised	11.08.25	LT
7	Civil Update	25.08.25	LT

NOTES:

- All dimensions, levels, and setbacks are to be verified on site prior to fabrication or construction.
- Written dimensions take precedence over scaled ones

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1 SUBDIVISION PLAN
1 : 250

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1	Civil Update	25.08.25	LT

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Project:
MIXED USE

Lot: 1 DP: 779536 No: 127

Client:

Sheet Title:
SUBDIVISION PLAN

Street: NEW ENGLAND HIGHWAYburb: LOCHINVAR

Project Status:
CONCEPT PLANS ONLY

Project No:
BC0588

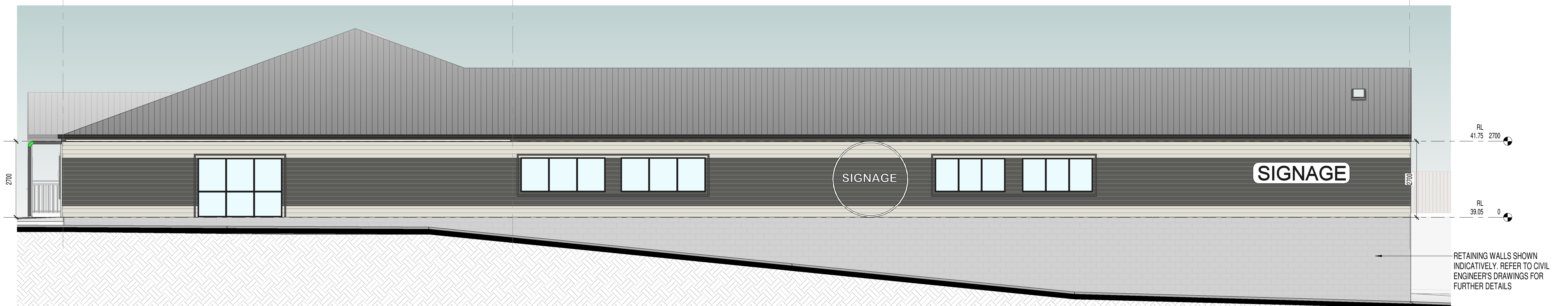
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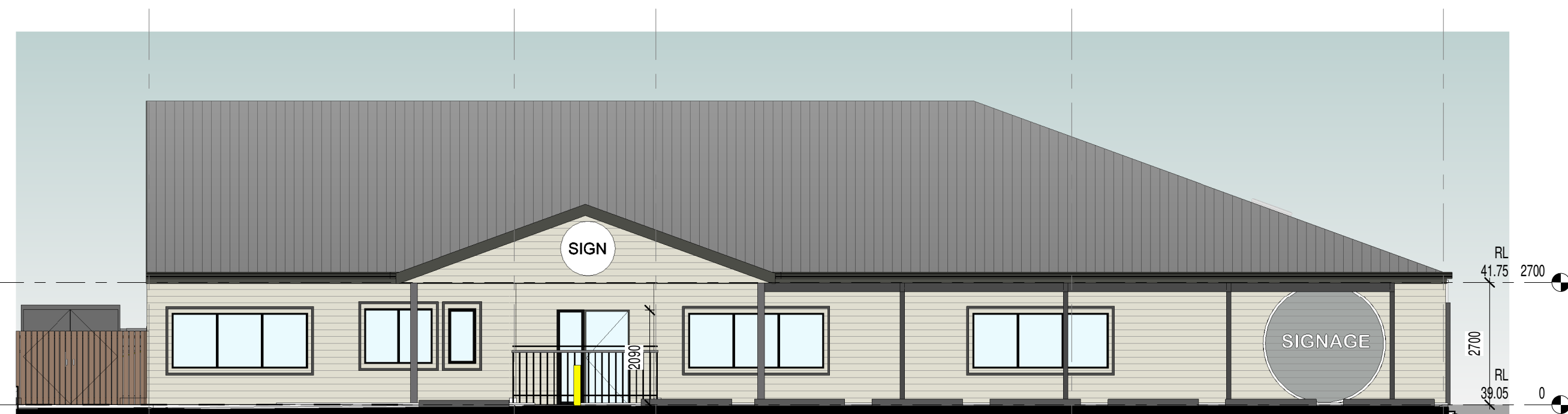
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1



1 EAST
1:75



4 WEST
1:75



2 NORTH
1:100



3 SOUTH
1:100

Rev.	Description	Date	Issued by
1	DA Set	07.05.25	H.Skinner
2	Access Report Update & Client Notes	23.06.25	LT
3	Civil Update	25.08.25	LT

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