FOR CONSTRUCTION

CHILDCARE CENTRE

361 Mann Street North Gosford NSW 2250

CERTIFIED BUILDING SPECIALISTS

This document is approved and forms part of Construction Certificate Number: CC24/00182 Date: 9/11/2023
Steven Saad
Building Surveyor - Unrestricted
Registration No. BDC 0794

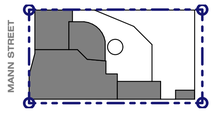


STREET PERSPECTIVE BY ENVISION GROUP PTY. LTD.

zhinar architects

PROJECT PARTNERS

BCA Consultant	Nest Consulting Group	Landscape Designer	Greenland Design Pty Ltd
Civil Engineer	Engineering Studio	Lift Designer	Kone Elevators
Electrical Engineer	Clever Engineering	Mechanical Engineer	Premium Consulting
Fire Engineer	Innova	Structural Engineer	Cubitic
Hydraulic Engineer	Inline Hydraulic Services	Traffic Consultant	Terraffic
Facade Engineer	Cubitic		



NOTE: These plans are to be read in conjunction with :

Consent No.	**DA/63383/2021**
Issued	**10 October 2022**
and Modification No.	**DA/63383/2021/A**
Issued	**9 November 2023**

Specifications provided plus Structural, Hydraulic Engineers details and all other services engineer's details as required.

BUILDER SHALL COMPLY WITH THE FOLLOWING BUT NOT LIMITED TO:

1. GENERAL NOTATION

- All work to be carried out in accordance with the requirements of The Principal Certifying Authority and the Building Code of Australia (BCA).
- All demolition work to be carried out in accordance with AS 2601 - 2001.
- Silt/sediment control measures to be in place prior excavation or construction work
- Protection measures are required for each tree being retained on site and shall be established before building operations begin and constructed in accordance with council's requirements.
- Removal of asbestos cement sheeting must be carried out by licensed contractors & in accordance with Council's information sheets "Demolition of Asbestos Cement Sheeting".
- Pedestrian access, including disabled & pram access during road work to be maintained as per AS 1742.3, "Part 3 - Traffic control devices for works on roads".
- Builder shall make good all disturbed areas adjacent to the works on council's road. Footpath are to be restored to the satisfaction of the principal certifying authority.
- All concrete footings, floor slabs, columns & timber roof framing to structural engineer's detail.
- All storm water requirements, external RL and driveway levels to hydraulic engineer's details.
- All landscape areas, existing trees, driveway, drying yard and fencing to landscape architect's details.
- Carpark ventilation to mechanical engineer's details.
- Fire safety layout & schedule refer to fire safety engineer's details.
- Ceiling immediately below the roof to have an 1 hour fire rating.
- Safety glass shall be used in every glass door or panel enclosing or partly enclosing a shower or bath.
- All Laundry shall be provided with mechanical clothes dryer.
- The reflectivity index of glass used in the external facade of the building is not to exceed 20%.
- A single master T.V. antenna is to be installed to service each building & provision made for connection to each dwelling unit within the building.
- Access for the disabled within the development shall be provided in compliance with Part D4 of the BCA.
- Adaptable unit to be constructed in accordance with AS 4299.
- All bathroom and WC windows shall be fitted and maintained with obscure glass.
- Unless the door in a sanitary room swings out or slide, where distance between the path of door swing and toilet suit less than 1.2 m, the door must be installed with removable hinges.
- A door in a required exit, forming part of a required exit or in path of travel to a required exit must be readily openable without a key from the side that faces a person seeking egress, by a single hand downward action or pushing action on a single device which is located between 900mm and 1200mm from the floor, and must not comprise a bolt or padlock or a separately operated deadlock.
- Drawings to be read in conjunction with Specification provided & Development Application Consent.

2. N.C.C. COMPLIANCE - (FORMALLY B.C.A.)

SECTION A (Governing Requirements)
PART A6, Building Classifications -

Clause A6G3 - CLASS 2 : a building containing 2 or more sole occupancy units each being a separate dwelling.
Clause A6G7 - CLASS 6 : a shop or other building for the sale of goods by retail or the supply of services direct to the public, including-
(a) an eating room, cafe, restaurant, milk or soft-drink bar; or
(b) a dining room, bar, shop or kiosk part of a hotel or motel; or
(c) a hairdresser's or barber's hop, public laundry, or undertaker's establishment; or
(d) market or sale room, showroom or service station.
Clause A6G8 - CLASS 7 : a building which is-
(a) Class 7a - a carpark; or
(b) Class 7b - for storage, or display of goods or produce for sale by wholesale.

SPECIFICATIONS 1&2: Fire Resistance of Building Elements -
- The fire resistance of structural members are to be determined in accordance with Specifications 1 & 2

SECTION B (Structure)
B1D4 Materials and forms of construction in accordance with the relevant standards as detailed in clause B1D4 of the B.C.A.

SECTION C (Fire Resistance)
PART C2, Clause C2D2: Type of construction Required -
- Building to be type A construction

PART C3 : Compartmentation and Separation
- Underside of the floors (including the sides and underside of any floor beams) must have a fire protective covering to comply with C3D10 (Separation of Classification in Different Storey).
- Separation of lift shaft to comply with C3D11.
- Separation of equipment to comply with C3D13.
- Electricity supply system to comply with C3D14.

PART C4 : Protection of Openings -
- All entry doors to each sole occupancy unit to be self closing fire door sets, each to have F.R.L of -/60/30 and to comply with C4D9(Openings in Fire-isolated Exits), C4D12 (Bounding Construction: Class 2, 3 and 4 buildings) & Specification 12 (Fire Doors, Smoke Doors, Fire Windows and Shutters).
- Fire-isolated exits must not be penetrated by any services other than-
  (a) electrical wiring permitted by D3D8(6) to be installed within the exit, or
  (c) water supply pipes for fire services.
- C4D11 (Openings in fire -isolated lift shafts)
  (a) Doorway - if a lift shaft is required to be fire-isolated, an entrance doorway to that shaft must be protected by -/60/- fire doors that -
    (i) comply with AS 1735.11; and
    (ii) are set to remain closed except when discharging or receiving passengers, goods or vehicles.
- All openings for services in building to comply with C4D13 (Openings in Floors and Ceilings For services), C4D14 (Openings In Shafts), C4D15 (Openings for Service Installations), Specification 13 (Penetration of Walls, Floors, and Ceilings by Services), C4D16 (Construction Joints) & Specification 5 (Fire-Resisting Construction).
- All openings in the external walls to be protected in accordance with C4D3 (Protection of Openings in External Walls).

NCC 2022 - SPECIFICATION 5: Fire-Resisting Construction - Tables S5C11a-g

CLASS	2, 3 or 4	5, 7a or 9	6	7b or 8
EXTERNAL WALLS -				
loadbearing				
distance to fire-source feature less than 1.5m	90/90/90	120/120/120	180/180/180	240/240/240
distance to fire-source feature 1.5 to less than 3m	90/60/60	120/90/90	180/180/120	240/240/180
distance to fire-source feature 3m or more	90/60/30	120/60/30	180/120/90	240/180/90
non-loadbearing				
distance to fire-source feature less than 1.5m	-/90/90	-/120/120	-/180/180	-/240/240
distance to fire-source feature 1.5 to less than 3m	-/60/60	-/90/90	-/180/120	-/240/180
distance to fire-source feature 3m or more	-/-/-	-/-/-	-/-/-	-/-/-
EXTERNAL COLUMN -				
distance to fire-source feature less than 3m	90/-/-	120/-/-	180/-/-	240/-/-
distance to fire-source feature 3m or more	-/-/-	-/-/-	-/-/-	-/-/-
COMMON WALLS & FIRE WALLS -	90/90/90	120/120/120	180/180/180	240/240/240
INTERNAL WALLS -				
Fire-resisting lift & stair shafts -				
loadbearing	90/90/90	120/120/120	180/120/120	240/120/120
non-loadbearing	-/90/90	-/120/120	-/120/120	-/120/120
Bounding public corridors, public hallways				
loadbearing	90/90/90	120/-/-	180/-/-	240/-/-
non-loadbearing	-/60/60	-/-/-	-/-/-	-/-/-
Between or bounding sole -occupancy units				
loadbearing	90/90/90	120/-/-	180/-/-	240/-/-
non-loadbearing	-/60/60	-/-/-	-/-/-	-/-/-
Ventilating, pipe, garbage, & like shafts not used for the discharge of hot products of combustion				
loadbearing	90/90/90	120/90/90	180/120/120	240/120/120
non-loadbearing	-/90/90	-/90/90	-/120/120	-/120/120
OTHER LOADBEARING INTERNAL WALLS, INTERNAL BEAMS, TRUSSES & COLUMNS -	90/-/-	120/-/-	180/-/-	240/-/-
FLOORS -	90/90/90	120/120/120	180/180/180	240/240/240
ROOFS -	90/60/30	120/60/30	180/60/30	240/90/60

SPECIFICATION 7: Fire Hazard Properties -
Materials used in the building having flammability, smoke developed & spread of flame indices as set out in Specification C1.10.

SECTION D (Access and Egress)
PART D3 : Construction Of Exits -
- Construction of stairway or ramp to comply with D3D3 (Fire-isolated stairway and ramps)
- Installations in exits and paths of travel to comply with D3D8.
- Construction of stairs to comply with D3D10 (Width Of Stairways and Ramps) , D3D14 (Treads & Risers) & D3D15 (Landings).
- Stairways to have a minimum vertical clearance throughout of 2000mm and minimum unobstructed width throughout of 1000mm and to comply with D2D7, D2D8, D2D9, D2D10 & D2D11 (Dimensions of Exits and Paths of Travel to Exits), D3D10 (Width of Stairways and Ramps) and D3D22 (Handrails).
- A continuous barrier must be installed in instances specified in D3D17 (Barriers to prevent falls).
- All Balustrades to stairs, ramp & balconies or the like to have a minimum height of 1000mm to comply with D3D18 (Height of barriers). The distance between balustrades must be so that a 125mm diameter sphere will not pass through in accordance with D3D19 (Openings in barriers).
- Fire doors to comply with D3D24 (Doorways & Doors), D3D25 (Swinging Doors), D3D26 (Operation Of Latch) & D3D28 (Signs On Doors).
- Braille & tactile signage to be provided to comply with D4D7 (Signage) and D4D9 (Tactile indicators)
- Protection of openable windows to comply with D3D29.

SECTION E (Services And Equipment)
Building to comply with the Category 1 fire safety provisions. This to be achieved by meeting those performance requirements of the BCA applicable to the building classification, from the following list:

E1P3 (Fire Hydrants), E1P4 (Automatic fire suppression systems), E1P6 (Fire control centres), E2P1 (Automatic warning for sleeping occupants), E2P2 (Safe evacuation routes), E3P2 (Emergency Lifts).

PART E1 : Fire Fighting Equipment -
- See final essential services plan for fire fighting equipment which is to comply with E1D2 (Fire Hydrants), E1D3 (Hose Reels), E1D4 Sprinkler in car park, E1D14 (Portable Fire Extinguishers), Specification 20 (Smoke Detection & Alarm System) & E1D16 (Fire Precautions During Construction).

PART E2 : Smoke Hazard Management -
- Building to Comply with E2D3 (General Requirements), E2D4 (Fire isolated exits), E2D8 (Class 2 building no more than 25m in height).

PART E3 : Lift Installations -
- Warning sign must comply with E3D4 (Warning against use of lifts in fire).

PART E4 : Emergency Lighting, Exit Signs & Warning Systems -
- Emergency lighting to be provided in accordance with E4D2 (Emergency Lighting Requirements) & E4D4 (Design & Operation Of Emergency Lighting).
- Emergency exit signs to be in accordance with E4D5 (Exit Signs), E4D6 (Direction Signs), E4D7 (Class 2: Exemptions) & E4D8 (Design & Operation Of Exit Signs).

SECTION F (Health and Amenity)
PART F1 : Damp and Weatherproofing -
- Stormwater drainage must comply with AS/NZS 3500.3.2.
- Roof covering to comply with F3D2.
- Sarking must comply with AS/NZS 4200 Parts 1 and 2.
- Water proofing of wet areas in buildings, to comply with F2D2, F2D3 & Specification 26.
- Damp-proofing of floors on ground, to comply with F1D7
- Provision of floor wastes, to comply with F2D4

PART F6 : Light & Ventilation -
- Artificial lighting must be provided to comply with F6D5 (Artificial lighting).
- Ventilation of basement carpark to comply with F6D11 (Public Carparks).
- Other Portion of building not receiving natural ventilation to the standards set out in PART F4, shall be provided with a system of mechanical ventilation complying with F6D6 (Ventilation of Rooms).

PART F5 : SoundTransmission & Insulation -
- The following Rw ratings are obtained from F7D5 Sound Insulation Rating Of Floors, F7D6 Sound Insulation Rating Of Walls & F7D7 Sound insulation rating of services.

Situation	Rw rating	Rw +Ctr rating
floor seperating sole-occupancy units (Ln,w + Cl not more than 62)	50	50
walls seperating sole-occupancy units		50
walls bounding stair way, lift shaft, public corridor/lobby, or part of a different classification.	50	-
walls seperating a bathroom, sanitary compartment, laundry or kitchen in one sole- occupancy unit from a habitable room (other than a kitchen) in an adjoining unit	Wall must be discontinuous construction (20 mm cavity between 2 separate leaves)	
soil or waste pipe embedded in or passes through a floor, serves or passes through more than one sole-occupancy unit, must be seperated from that room by construction with a rating of -		
1. the adjacent room is a habitable room (other than a kitchen)		40
2. the adjacent room is a kitchen or non habitable room		25

- These ratings can be achieved using the materials specified in Specification 28 (Sound Insulation For Building Elements).

3. AUSTRALIAN STANDARD COMPLIANCE

The Building shall be constructed in accordance with but not limited to the following Australian Standards:

AS 1158	2005	LIGHTING FOR ROADS AND PUBLIC SPACES
AS 1664	1997	ALUMINIUM STRUCTURES
AS 1905.1	2015	COMPONENTS FOR THE PROTECTION OF OPENINGS IN FIRE RESISTANT WALLS.
AS 2050	2018	INSTALLATION OF ROOF TILES
AS 2047	2014	WINDOWS IN BUILDINGS - SELECTION AND INSTALLATION
AS 2159	2009	PILING- DESIGN AND INSTALLATION
AS 2293.1	2018	EMERGENCY EVACUATION LIGHTING IN BUILDINGS
AS 2327	2017	COMPOSITE STRUCTURES
AS 2870	2011	RESIDENTIAL SLABS AND FOOTINGS CONSTRUCTION
AS 1684	2021	RESIDENTIAL TIMBER-FRAMED CONSTRUCTION
AS 3700	2018	MASONRY STRUCTURES
AS 3600	2018	CONCRETE STRUCTURES
AS 3013	2005	ELECTRICAL INSTALLATIONS
AS 1668.1	2015	THE USE OF MECHANICAL VENTILATION AND AIR CONDITIONING IN BUILDINGS
AS 2441	2005	INSTALLATION OF HOSE REELS
AS 2444	2001	PORTABLE FIRE EXTINGUISHERS AND FIRE BLANKETS - SELECTION AND LOCATION
AS 3786	2014	SMOKE ALARMS
AS 1905.1	2015	COMPONENTS FOR THE PROTECTION OF OPENINGS IN FIRE-RESISTANTS WALLS (FIRE RESISTANT DOORSETS)
AS 1905.2	2005	COMPONENTS FOR THE PROTECTION OF OPENINGS IN FIRE-RESISTANTS WALLS (FIRE RESISTANT ROLLER SHUTTERS)
AS 1288	2021	GLASS IN BUILDINGS - SELECTION AND INSTALLATION
AS 2107	2016	ACOUSTICS - RECOMMENDED DESIGN SOUND LEVELS AND REVERBERATION TIMES FOR BUILDING INTERIORS
AS 3660.1	2014	TERMITE MANAGEMENT - NEW BUILDING WORK
AS 2890.1	2004	OFF STREET CAR PARKING
AS 2890.2	2018	PARKING FACILITIES PART 2: OFF-STREET COMMERCIAL VEHICLE FACILITES
AS 3740	2021	WATERPROOFING OF WET AREAS IN RESIDENTIAL BUILDING.
AS 1428.1/2	2009	DESIGN FOR ACCESS AND MOBILITY
AS 1735.12	1999	LIFT, ESCALATORS AND MOVING WALKS
AS 4299	1995	ADAPTABLE HOUSING

4. GENERAL ACCESS SPECIFICATIONS

Applies to all common use areas of Residential Building and applies to entire commercial use component of the Building
Adaptable units to be constructed to comply with AS4299

All Doors:
- Except for non-accessible sanitary facilities, all single hinged doors and in case of multiple leaf doorways, at least 1 operable leaf is required to provide a clear opening of 850mm with the door circulations spaces as per AS1428.1-2009
- When using sliding doors / bifold doors, flush transition is required so provide fully recessed floor tracks. Also, all sliding doors to have 530mm minimum available to latch side of the sliding door to enable access to door handle.
- All glazed doors and other glazed areas to have glazing strips. The marking should be for the full width with a solid and non-transparent 75mm wide, contrasting line located 900-1000mm above FFL and provide a minimum luminance contrast of 30% when viewed against the floor surface within 2M of the glazing on the opposite end. Graphical representation or cut-outs are not permitted.
- All doorways to have a minimum luminance contrast of 30% provided between, Door leaf and door jamb or Door leaf and adjacent wall or Architrave and wall or Door leaf and architrave or Door jamb and adjacent wall.
  The minimum width of the luminance contrast to be 50mm.
- All external doorways can either have flush door thresholds or can have a max drop of 35mm at threshold when used in combination with a doorway threshold ramp of 1:8 grade within 20mm of the door leaf.

Door hardware requirements:
- D shaped door handles to be used, located at 900-1100mm above FFL
- Clearance between the handle and the back plate or the door face at the center grip section of the handle to be between 35-45mm with a minimum of 20mm turn at the end of the handle

All Stairways require the following:
- All stairways to be compliant with: AS1428.1-2009, including but not limited to opaque risers, with 1M clear space (handrail to handrail /wall)
- Stair nosings shall not project beyond the face of the riser and the riser may be vertical or have a splay backwards up to a maximum 25mm, have a sharp intersection; be rounded up to 5 mm radius; or be chamfered up to 5mm × 5mm.
- Each tread to have a nosing strip between 50mm-75mm for the full width of the stair, which can be setback for a maximum of 15mm from the front of the nosing. This strip is to have a minimum luminance contrast of 30% to the background and to comply with any change in level requirements if attached on the treads.
- Handrails to be located between 865mm-1000mm above FFL, with no vertical sections. Diameter of handrails to be between 30mm-50mm and located not less than 50mm from adjacent walls with no obstructions to top 270˚ arc.
- Slip resistance to also comply with BCA Table D3D15 when tested in accordance with AS4586. For treads and landings, slip resistance of R11 / P4 and for nosing strips slip resistance of P4 should be provided when tested as per AS4586. In addition to the above all non-fire-isolated stairways require the following:
- Handrails to be provided to both sides and to extend a minimum of 300mm horizontally past the nosing on the top riser. At the bottom of the stairs the handrail is to extend at least one tread depth parallel to the line of the nosing, plus a minimum of 300mm horizontally from the last riser.

All 1:20 walkways require the following
- For 1:20 grade walkways, 1.2M length (in direction of travel) landings are required every 15M.
- The floor surface abutting the sides of the walkway to be provided with a firm and level surface (of a different material) at the same level and grade of the walkway and extend horizontally for a minimum of 600mm unless one of the following is provided: kerb, kerb-rail and handrail or wall of minimum 450mm height.

All ramps to be compliant with: AS1428.1-2009
All 1:14 ramps require the following:
- Compliance is required with AS1428.1-2009, handrails on both sides with 1M clearance between handrails.
- Handrail to extend a minimum of 300mm horizontally past the transition point at the top and bottom of the ramp except where the inner handrail is continuous at an intermediate landing.
- Handrails to be provided on both sides with 1M clearance between them and located between 865mm-1000mm above FFL with no vertical sections.
- Diameter of handrails to be between 30mm-50mm (30mm preferred) and located not less than 50mm from adjacent walls with no obstructions to top 270˚ arc.
- At 90 / 180 degree bends the mid-landings are required to be minimum of 1540mm when measured in between handrails.

Braille / Tactile Signage as per BCA requirements to be provided to:
- All doors nominated as Exit doors require signage
- All Sanitary Facilities and airlocks to sanitary facilities including accessible and ambulant toilets require signage
- All non-accessible entry points from the site boundary require signage with arrow pointing towards the accessible entry.

TGSIs are required in the following locations (only to non-fire-isolated stairways and ramps):
- At top and bottom landings, 600-800mm depth or min 12 discrete cones are required at 300+/-10mm from edge of hazard (unless the landings are less than 3M, in which case, provide 300mm depth)
- At mid landings, 300-400mm depth or min 6 discrete cones are required only where handrails are not continuous or landing or if landing is less than 3M.

Compliance is required with AS1428.4.1. Luminance contrast requirements of TGSIs are to be as listed below,
- Integrated TGSIs require min of 30%. Discrete TGSIs require min of 45%

Discrete with 2 colours require the raised surface to have a min of 60%

Slip resistance requirements:
- Slip resistance to be as per BCA Table D3D15 when tested in accordance with AS4586.
- Refer to guide HB 197 for details in regards to compliance requirements.

Floor or ground surfaces
- The texture of the surface is to be traversable by people who use a wheelchair and those with an ambulant or sensory disability.
- Abutment of surfaces is to have a smooth transition (this includes door thresholds of accessible sanitary facilities).
- Construction tolerances to be +/- 3mm vertical or +/-5mm (provided the edges have a bevelled or rounded edge).

Grates (if used in the accessible path of travel) are required to comply with AS1428.1.

Accessible Car parking to fully comply with AS2890.6, including the following:
- Dedicated space 2.4M×5.4M, Shared space 2.4M×5.4M to be at the same level
- Slip resistant flooring surface with maximum fall 1:40 in any direction or maximum 1:33 if bituminous and outdoors
- Central Bollard in shared space at 800+/-50mm from entry point
- Pavement marking in dedicated space by means of access symbol between 800mm-1000mm high placed on a blue rectangle of maximum 1200mm and between 500mm-600mm from its entry point (marking not required where allocated to an Adaptable unit)
  Minimum headroom of 2.2M at entrances and 2.5M is required over shared zones as well as dedicated spaces
- Non-trafficked area of the shared space to have yellow marking strips at 45˚, 150-200mm wide at 200mm-300mm spaces
- The pavement marking shall have the appropriate slip resistance for the location.

Common use Accessible toilet:
- The Accessible toilet to be constructed as per requirements of AS1428.1-2009
- Setout of pan to be 800+/-10mm from rear wall and the cl of pan is to be 450-460mm from side wall. Top of seatof WC pan is to be 460-480mm above FFL
- The top of the washbasin is to be between 800-830mm above FFL. Water taps to be lever or sensor with 50mm clear from any surface
- Seat to be full round, take 150kg weight and provide 30% luminance contrast to the background
- Backrest to be 150-200mm height, 350-400mm width and 120-150mm above the seat at an angle of 95˚-100˚ back from seat hinge
- Flushing control to be proud of surface and located between 600-1100mm above FFL at back or side wall, clear of grabrail area
- Top of toilet paper dispenser is to be located maximum of 700mm above FFL and maximum of 300mm from edge of pan
- Grabrails, 30-40mm diameter, placed 50-60mm clearance from wall, with no obstructions to top 270˚arc, are to be provided to rear and side wall (90˚or 30˚- 45˚). Horizontal component to be 800-810mm above FFL.
  Fastenings and construction of grabrails to be capable to withstand 1100N of force. Grabrail on back wall to be maximum 50mm from the cistern.
- Mirror to start from 900mm above FFL, till minimum of 1850mm above FFL
- Clothes hanging device to be at height of 1200-1350mm above FFL and at least 500mm from any internal corner
- Shelf to be 300-400mm length and 120-150mm wide and located 900-1000mm above FFL
- Soap and paper towel dispensers where provided, to be installed with height of the operative component between 900-1100mm above FFL and no closer than 500mm from an internal corner.
- Door to the Accessible toilet requires AS1428.1 compliant door circulation spaces. When door swings next to the washbasin a clear 300mm is required between the door swing and the washbasin.

Common use Ambulant toilets:
- Ambulant use toilets are to be designed in accordance with AS1428.1-2009
- Floor is to be slip resistant.
- Walls of the cubicle to be 900-920mm wide after tiling
- Circulation space of 900×900mm is to be provided inside the cubicle (excluding door swing) and outside the door of the cubicle
- Top of seat of WC pan is to be 460-480 above FFL
- Door to cubicle to provide 700mm clear opening space
- Top of toilet paper dispenser is to be located max 700mm above FFL and maximum of 300mm from edge of pan
- Minimum 400×400mm grabrails, 30-40mm diameter, placed 50-60mm clearance from wall, with no obstructions to top 270˚ arc, provided to rear and side wall (90˚or 30˚- 45˚). Horizontal component to be 800-810mm above FFL.
  Fastenings and construction of grabrails to be capable to withstand 1100N of force. 30˚- 45˚ grabrails are preferred.
- Coat hook at height of 1350-1500mm above FFL

5. ADDITIONAL NOTES

EXTERIOR - The reflectivity index of external finishes should be no greater than 20%.

ISSUE	AMENDMENT	DATE	DRAWN	CHECKED
B	ISSUED FOR CONSTRUCTION - CC2	25/02/25	CC	AH
A	ISSUED FOR CONSTRUCTION - CC1	21/10/24	CC	AH

Drawing is NOT VALID or issued for use, unless checked

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GENERAL NOTES
Figured dimensions shall be taken in preference to scaling. Drawing to be read in conjunction with information on first page. Check all dimensions and levels on site before commencing work or ordering materials. All existing ground lines & trees location are approximate, therefore to be verified on-site by the builder. Any discrepancies to be verified back to Zhinar Architects before proceeding. All workmanship and materials shall comply with all relevant codes, ordinances, Australian Standards and manufacturer's instructions. Unless noted 'Issued for Construction', drawing not to be used for construction.

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PROJECT STATUS
Construction Documentation
FOR CONSTRUCTION

ORIGINAL ARCHITECT ENVISION GROUP PTY. LTD.

PROJECT NAME
CHILDCARE CENTRE

PROJECT ADDRESS
361 Mann Street North Gosford NSW 2250

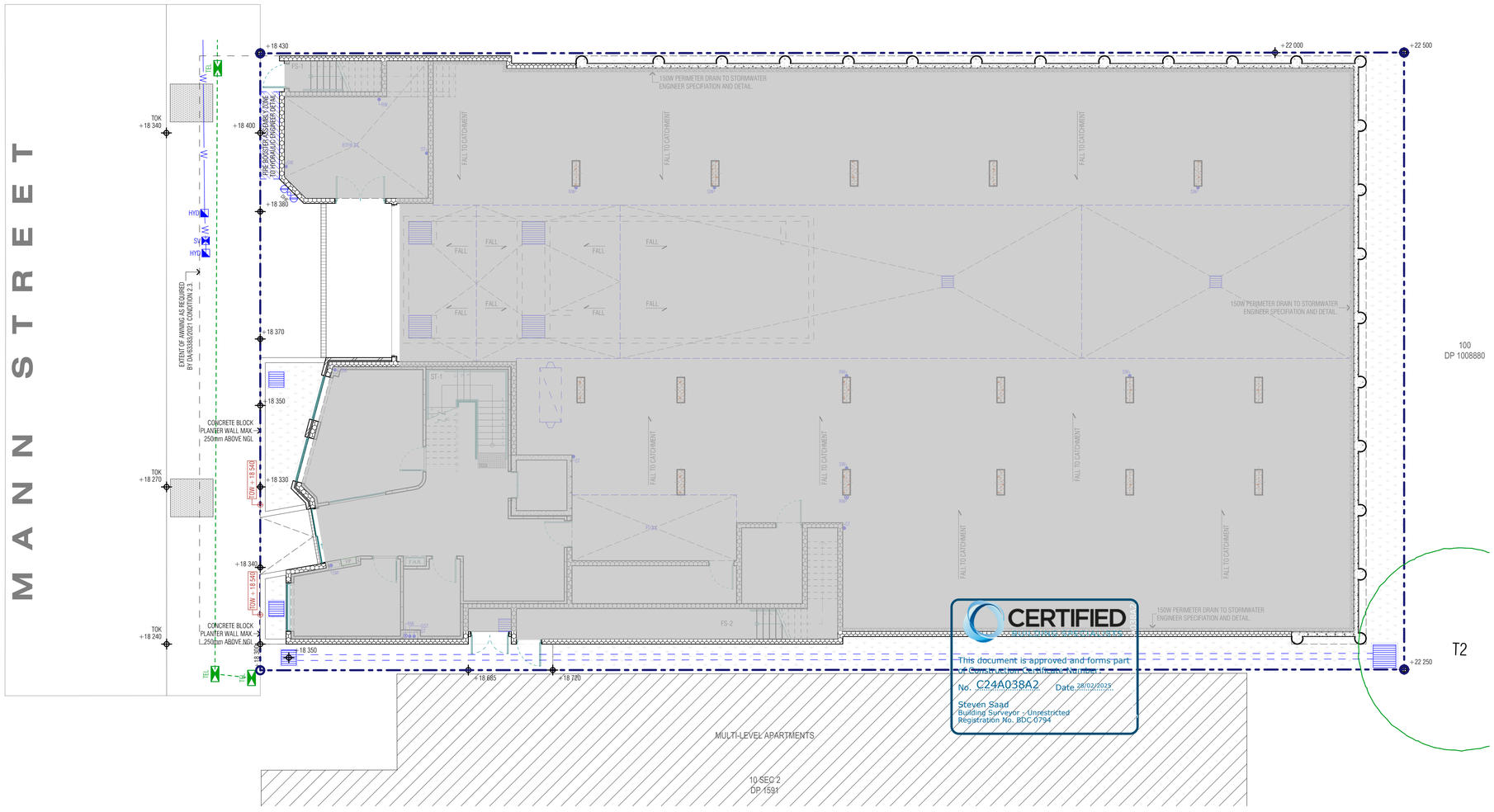
COUNCIL Central Coast Council

DRAWING TITLE
Cover Sheet
Site

SCALE @ A1 SHEET
B

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1 SITE PLAN
Scale 1:100 @ A1

DA/63383/202/A - CONDITIONS

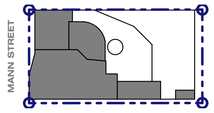
2.7. SUBMIT TO THE REGISTERED CERTIFIER RESPONSIBLE FOR ISSUING THE CONSTRUCTION CERTIFICATE FOR WORKS WITHIN THE DEVELOPMENT SITE DETAILED DESIGN DRAWINGS AND DESIGN REPORTS FOR THE FOLLOWING ENGINEERING WORKS:
A) CONSTRUCTION OF DRIVEWAYS, RAMPS AND CAR PARKING AREAS IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT EDITION AUSTRALIAN STANDARD AS/NZS 2890: PARKING FACILITIES AND OTHER APPLICABLE AUSTRALIAN STANDARDS
B) CONSTRUCTION OF SAFE TRANSITIONS WITHIN THE SITE IS TO BE PROVIDED FOR ALL PEDESTRIAN ENTRIES AT THE FRONT BOUNDARY RELATED TO A LOWERED GROUND LEVEL AT THE FRONT BOUNDARY ASSOCIATED A + 2% FULL WIDTH FOOTWAY FORMATION FROM THE BACK OF THE KERB & GUTTER IN MANN STREET TO THE FRONT BOUNDARY;
C) CONSTRUCTION OF A STORMWATER DETENTION SYSTEM. DESIGN IN ACCORDANCE WITH CHAPTER 6.7 - *WATER CYCLE MAMAGEMENT* OF THE GOSFORD DEVELOPMENT CONTROL PLAN 2013 AND COUNCIL'S *CIVIL WORKS SPECIFICATIONS*. THE STORMWATER DETENTION SYSTEM MUST LIMIT POST DEVELOPMENT PEAK FLOWS FROM THE PROPOSED DEVELOPMENT TO LESS THAN OR EQUAL TO PREDEVELOPMENT PEAK FLOWS FOR ALL STORMS EVENTS UP TO AND INCLUDING THE 1% ANNUAL EXCEEDANCE PROBABILITY (AEP) STORM EVENT. A RUNOFF-ROUTING MODEL/METHOD MUST BE USED. AN ON-SITE STORMWATER DETENTION REPORT INCLUDING AN OPERATION AND MAINTENANCE PLAN MUST ACCOMPANY THE DESIGN. ON-SITE STORMWATER DETENTION IS NOT PERMITTED WITHIN PRIVATE COURTYARDS, DRAINAGE EASEMENTS, AND / OR SECONDARY FLOW PATHS. THE ONSITE STORMWATER DETENTION SHALL BE GENERALLY IN ACCORDANCE WITH THE WATER CYCLE MANAGEMENT PLAN (WCMP) PREPARED BY CARDNO (REF 80521026 VERSION 4 DATED 11 MAY 2022).
D) CONSTRUCTION OF NUTRIENT AND POLLUTION CONTROL MEASURES. DESIGN IN ACCORDANCE WITH CHAPTER 6.7 - *WATER CYCLE MAMAGEMENT* OF THE GOSFORD DEVELOPMENT CONTROL PLAN 2013. A NUTRIENT AND POLLUTION CONTROL REPORT INCLUDING AN OPERATION AND MAINTENANCE PLAN MUST ACCOMPANY THE DESIGN. THE NUTRIENT AND POLLUTION CONTROL MEASURES SHALL BE GENERALLY IN ACCORDANCE WITH THE WATER CYCLE MANAGEMENT PLAN (WCMP) PREPARED BY CARDNO (REF 80521026 VERSION 4 DATED 11 MAY 2022).
E) CONSTRUCTION OF ON-SITE STORMWATER RETENTION MEASURES. DESIGN IN ACCORDANCE WITH CHAPTER 6.7 - *WATER CYCLE MAMAGEMENT* OF THE GOSFORD DEVELOPMENT CONTROL PLAN 2013. A REPORT DETAILING THE METHOD OF STORMWATER HARVESTING, SIZING OF RETENTION TANKS FOR RE-USE ON THE SITE AND AN OPERATION AND MAINTENANCE PLAN MUST ACCOMPANY THE DESIGN. THE ONSITE STORMWATER RETENTION MEASURES SHALL BE GENERALLY IN ACCORDANCE WITH THE WATER CYCLE MANAGEMENT PLAN (WCMP) PREPARED BY CARDNO (REF 80521026 VERSION 4 DATED 11 MAY 2022).
F) CONSTRUCTION STORMWATER DRAINAGE COLLECTION AND PIPING OF ALL STORMWATER RUNOFF FROM AREAS WITHIN THE SITE VIA AN ONSITE STORMWATER DETENTION FACILITY AND NUTRIENT AND POLLUTION CONTROL MEASURES TO THE REQUIRED KERB INLET PIT AND ASSOCIATED STREET DRAINAGE SYSTEM LOCATED IN MANN STREET.
G) RECONSTRUCTION AND UPSIZING OF THE EXISTING INTERALLOTMENT DRAINAGE SYSTEM WITHIN THE EASEMENT TO DRAIN WATER 1M WIDE LOCATED WITHIN SOUTHERN BOUNDARY OF THE SITE TO ACCOMMODATE OVERLAND FLOWS FROM THE NEIGHBOURING PROPERTIES ON THE EASTERN SIDE OF THE SUBJECT DEVELOPMENT SITE, INCLUDING THE CONSTRUCTION OF AN ADDITIONAL PIT IN THE SOUTHEAST CORNER OF THE SUBJECT SITE. THE DESIGN IS TO BE GENERALLY IN ACCORDANCE WITH THE WATER CYCLE MANAGEMENT PLAN (WCMP) PREPARED BY CARDNO (REF 80521026 VERSION 4 DATED 11 MAY 2022). OUTFLOWS FROM THE INTERALLOTMENT DRAINAGE SYSTEM ARE TO DIRECTLY CONNECT INTO THE REQUIRED KERB INLET PIT IN MANN STREET.
H) CONSTRUCTION OF A SECONDARY STORMWATER FLOW PATH WITHIN THE EASTERN AND SOUTHERN BOUNDARY OF THE SITE WHERE SHOWN ON THE APPROVED PLANS, TO SAFELY CONVEY OVERLAND FLOWS FROM THE NEIGHBOURING PROPERTY TO COUNCIL'S DRAINAGE SYSTEM MANN STREET.
I) NO STRUCTURES ARE PERMITTED WITHIN THE EASEMENT TO DRAIN WATER 1M WIDE LOCATED WITHIN THE SOUTHERN BOUNDARY OF THE SITE.
J) CONSTRUCTION OF OPEN TYPE FENCES ON THE EASTERN BOUNDARY THAT ARE OF A HEIGHT AND TYPE AS NOT TO RESTRICT THE OVERLAND FLOW OF WATER.
K) CONSTRUCTION OF RETAINING WALLS WHERE INDICATED ON DEVELOPMENT APPROVAL DOCUMENTATION. RETAINING WALL DESIGN MUST NOT CONFLICT WITH EXISTING OR PROPOSED SERVICES OR UTILITIES. RETAINING WALLS DESIGNS FOR WALL GREATER THAN 600MM IN HEIGHT MUST BE CERTIFIED BY A REGISTERED PRACTISING CIVIL OR STRUCTURAL ENGINEER AS BEING IN ACCORDANCE WITH AUSTRALIAN STANDARDS. DETAILED DESIGN DRAWINGS AND DESIGN REPORTS ACCEPTABLE TO THE REGISTERED CERTIFIER MUST BE INCLUDED IN THE CONSTRUCTION CERTIFICATE DOCUMENTATION.
4.3. ERECT A SIGN IN A PROMINENT POSITION ON ANY WORK SITE ON WHICH BUILDING, SUBDIVISION OR DEMOLITION WORK IS BEING CARRIED OUT. THE SIGN MUST INDICATE:
A) THE NAME, ADDRESS AND TELEPHONE NUMBER OF THE PRINCIPAL CERTIFIER FOR THE WORK; AND
B) THE NAME OF THE PRINCIPAL CONTRACTOR AND A TELEPHONE NUMBER AT WHICH THAT PERSON CAN BE CONTACTED OUTSIDE OF WORKING HOURS; AND
C) THAT UNAUTHORISED ENTRY TO THE WORK SITE IS PROHIBITED.
D) REMOVE THE SIGN WHEN THE WORK HAS BEEN COMPLETED.
4.5. NOTIFY THE INTENTION TO COMMENCE WORKS BY GIVING WRITTEN NOTICE TO THE OWNER OF THE ADJOINING PROPERTY AFFECTED BY THE PROPOSED EXCAVATION AND/OR STRUCTURAL PROTECTIVE WORKS. THE REQUIRED NOTICE MUST BE ACCOMPANIED BY DETAILS OF THE PROPOSED WORK AT LEAST SEVEN (7) DAYS PRIOR TO THE COMMENCEMENT OF PROPOSED EXCAVATION AND/OR STRUCTURAL PROTECTION WORKS.
4.7. INSTALL RUN-OFF AND EROSION CONTROLS TO PREVENT SOIL EROSION, WATER POLLUTION OR THE DISCHARGE OF LOOSE SEDIMENT ON THE SURROUNDING LAND BY:
– ERECTING A SILT FENCE AND PROVIDING ANY OTHER NECESSARY SEDIMENT CONTROL MEASURES THAT WILL PREVENT DEBRIS ESCAPING INTO DRAINAGE SYSTEMS, WATERWAYS OR ADJOINING PROPERTIES, AND
– DIVERTING UNCONTAMINATED RUN-OFF AROUND CLEARED OR DISTURBED AREAS, AND
– PREVENTING THE TRACKING OF SEDIMENT BY VEHICLES ONTO ROADS, AND
– STOCKPILING TOP SOIL, EXCAVATED MATERIALS, CONSTRUCTION AND LANDSCAPING SUPPLIES AND DEBRIS WITHIN THE LOT.
4.8. PROVIDE AND MAINTAIN A GARBAGE RECEPTACLE AT THE WORK SITE UNTIL THE WORKS ARE COMPLETED. THE GARBAGE RECEPTACLE MUST HAVE A TIGHT-FITTING LID AND BE SUITABLE FOR FOOD SCRAPS AND PAPERS.
4.11. ERECT A TEMPORARY HOARDING OR TEMPORARY CONSTRUCTION SITE FENCE BETWEEN THE WORK SITE AND ADJOINING LANDS BEFORE THE WORKS BEGIN AND MUST BE KEPT IN PLACE UNTIL AFTER THE COMPLETION OF THE WORKS, IF THE WORKS:
A) COULD CAUSE A DANGER, OBSTRUCTION OR INCONVENIENCE TO PEDESTRIAN OR VEHICULAR TRAFFIC, OR
B) COULD CAUSE DAMAGE TO ADJOINING LANDS BY FALLING OBJECTS, OR
C) INVOLVE THE ENCLOSURE OF A PUBLIC PLACE OR PART OF A PUBLIC PLACE.
NOTE 1: A STRUCTURE ON PUBLIC LAND OR ON OR OVER A PUBLIC ROAD REQUIRES THE PRIOR APPROVAL OF THE RELEVANT AUTHORITY UNDER THE *LOCAL GOVERNMENT ACT 1993* OR THE *ROADS ACT 1993*, RESPECTIVELY.
NOTE 2: THE *WORK HEALTH AND SAFETY ACT 2011 AND WORK HEALTH AND SAFETY REGULATION 2011* CONTAIN PROVISIONS RELATING TO SCAFFOLDS, HOARDINGS AND OTHER TEMPORARY STRUCTURES.
4.12. PROVIDE OR MAKE AVAILABLE TOILET FACILITIES AT THE WORK SITE BEFORE WORKS BEGIN AND MAINTAIN THE FACILITIES UNTIL THE WORKS ARE COMPLETED AT A RATIO OF ONE TOILET PLUS ONE ADDITIONAL TOILET FOR EVERY TWENTY (20) PERSONS EMPLOYED AT THE SITE. EACH TOILET MUST:
A) BE A STANDARD FLUSHING TOILET CONNECTED TO A PUBLIC SEWER, OR
B) HAVE AN ON-SITE EFFLUENT DISPOSAL SYSTEM APPROVED UNDER THE LOCAL GOVERNMENT ACT 1993, OR
C) BE A TEMPORARY CHEMICAL CLOSET APPROVED UNDER THE LOCAL GOVERNMENT ACT 1993.
4.14. PREPARE A CONSTRUCTION TRAFFIC AND PEDESTRIAN MANAGEMENT PLAN (CTPMP) FOR ALL ACTIVITIES RELATED TO WORKS WITHIN THE SITE. THE PLAN MUST BE PREPARED AND IMPLEMENTED ONLY BY PERSONS WITH ROADS AND MARITIME SERVICE ACCREDITATION FOR PREPARING AND IMPLEMENTING TRAFFIC MANAGEMENT PLANS AT WORK SITES. THE CTPMP MUST DESCRIBE THE PROPOSED CONSTRUCTION WORKS, THE TRAFFIC IMPACTS ON THE LOCAL AREA AND HOW THESE IMPACTS WILL BE ADDRESSED. THE CTPMP MUST ADDRESS THE ITEMS AS LISTED IN DA/63383/2021 CONDITION 4.14.
5.3. KEEP A COPY OF THE STAMPED APPROVED PLANS ON-SITE FOR THE DURATION OF SITE WORKS AND MAKE THE PLANS AVAILABLE UPON REQUEST TO EITHER THE PRINCIPAL CERTIFIER OR AN OFFICER OF COUNCIL.
5.4. INCORPORATE THE FOLLOWING CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED) PRINCIPLES AND STRATEGIES DETAILED IN THE CPTED REPORT PREPARED BY THINK PLANNERS DATED 29 SEPTEMBER 2021 TO MINIMISE THE OPPORTUNITY FOR CRIME AND ALSO INCORPORATE THE FOLLOWING:
A) THE CONCLUSIONS AND RECOMMENDATIONS OF THE *CEPTED REPORT, 361-363 MANN STREET, NORTH GOSFORD*, PREPARED BY THINK PLANERS, DATED 29 SEPTEMBER 2021, AND
B) PROVIDE ADEQUATE LIGHTING TO COMMON AREAS AS REQUIRED UNDER AUSTRALIAN STANDARD AS 1158: *LIGHTING FOR ROADS AND PUBLIC SPACES*.
C) DESIGN OF LANDSCAPING, ADJACENT TO MAILBOXES AND FOOTPATHS, MUST NOT PROVIDE CONCEALMENT OPPORTUNITIES FOR CRIMINAL ACTIVITY
D) DESIGN THE DEVELOPMENT TO AVOID FOOT HOLES OR NATURAL LADDERS SO AS TO MINIMISE UNLAWFUL ACCESS TO THE PREMISES.
E) PROVIDE SIGNAGE WITHIN THE DEVELOPMENT TO IDENTIFY ALL FACILITIES, ENTRY / EXIT POINTS AND DIRECT MOVEMENT WITHIN THE DEVELOPMENT.
F) INSTALL A SYSTEM OF CLOSED CIRCUIT TELEVISION OF A TYPE AND IN LOCATIONS ON THE SITE THAT WILL RECORD HIGH-QUALITY IMAGES OF ALL PUBLIC AREAS WITHIN THE SITE.
5.5. WHILE DEMOLITION OR BUILDING WORK IS BEING CARRIED OUT, ALL SUCH WORKS MUST CEASE IMMEDIATELY IF A RELIC OR ABORIGINAL OBJECT IS UNEXPECTEDLY DISCOVERED. THE APPLICANT MUST NOTIFY THE HERITAGE COUNCIL OF NSW IN RESPECT OF A RELIC AND NOTIFY THE SECRETARY OF THE DEPARTMENT OF PLANNING, INDUSTRY AND ENVIRONMENT AND THE HERITAGE COUNCIL OF NSW IN RESPECT OF AN ABORIGINAL OBJECT. BUILDING WORK MAY RECOMMENCE AT A TIME CONFIRMED BY EITHER THE HERITAGE COUNCIL OF NSW OR THE SECRETARY OF THE DEPARTMENT OF PLANNING, INDUSTRY AND ENVIRONMENT. IN THIS CONDITION:
"RELIC" MEANS ANY DEPOSIT, ARTEFACT, OBJECT OR MATERIAL EVIDENCE THAT:
(A) RELATES TO THE SETTLEMENT OF THE AREA THAT COMPRISES NEW SOUTH WALES, NOT BEING ABORIGINAL SETTLEMENT, AND
(B) IS OF STATE OR LOCAL HERITAGE SIGNIFICANCE; AND "ABORIGINAL OBJECT" MEANS ANY DEPOSIT, OBJECT OR MATERIAL EVIDENCE (NOT BEING A HANDICRAFT MADE FOR SALE) RELATING TO THE ABORIGINAL HABITATION OF THE AREA THAT COMPRISES NEW SOUTH WALES, BEING HABITATION BEFORE OR CONCURRENT WITH (OR BOTH) THE OCCUPATION OF THAT AREA BY PERSONS OF NON-ABORIGINAL EXTRACTION AND INCLUDES ABORIGINAL REMAINS. TO ENSURE THE PROTECTION OF OBJECTS OF POTENTIAL SIGN
5.8. PLACE ALL BUILDING MATERIALS, PLANT AND EQUIPMENT ON THE SITE OF THE DEVELOPMENT DURING THE CONSTRUCTION PHASE OF THE DEVELOPMENT SO AS TO ENSURE THAT PEDESTRIAN AND VEHICULAR ACCESS WITHIN ADJOINING PUBLIC ROADS, FOOTPATHS AND RESERVE AREAS, IS NOT RESTRICTED AND TO PREVENT DAMAGE TO PUBLIC INFRASTRUCTURE. FURTHER, NO CONSTRUCTION WORK IS PERMITTED TO BE CARRIED OUT WITHIN THE ROAD RESERVE UNLESS THE WORKS ARE ASSOCIATED WITH A SEPARATE APPROVAL ISSUED UNDER THE PROVISIONS OF THE *ROADS ACT 1993*.
5.10. RE-USE, RECYCLE OR DISPOSE OF ALL BUILDING MATERIALS DURING THE DEMOLITION AND CONSTRUCTION PHASE OF THE DEVELOPMENT IN ACCORDANCE WITH THE WASTE MANAGEMENT PLAN PREPARED BY DICKENS SOLUTIONS, DATED MAY 2023.
5.11. IMPLEMENT ALL EROSION AND SEDIMENT CONTROL MEASURES AND UNDERTAKE WORKS IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENT CONTROL PLAN. UPDATE THE PLAN AS REQUIRED DURING ALL STAGES OF THE CONSTRUCTION OR IN ACCORDANCE WITH THE 'BLUE BOOK' (MANAGING URBAN STORMWATER: SOILS AND CONSTRUCTION, LANDCOM, 2004).
5.16. WHILE BUILDING WORK IS BEING CARRIED OUT AND WHERE NO NOISE AND VIBRATION MANAGEMENT PLAN IS APPROVED UNDER THIS CONSENT, THE APPLICANT IS TO ENSURE THAT ANY NOISE CAUSED BY DEMOLITION, VEGETATION REMOVAL OR CONSTRUCTION DOES NOT EXCEED AN LAEQ (15 MIN) OF 5DB(A) ABOVE BACKGROUND NOISE, WHEN MEASURED AT ANY LOT BOUNDARY OF THE PROPERTY WHERE THE CONSTRUCTION IS BEING CARRIED OUT.

zhinar architects

PROJECT PARTNERS

BCA Consultant	Nest Consulting Group	Landscape Designer	Greenland Design Pty Ltd
Civil Engineer	Engineering Studio	Lift Designer	Kone Elevators
Electrical Engineer	Clever Engineering	Mechanical Engineer	Premium Consulting
Fire Engineer	Innova	Structural Engineer	Cubilic
Hydraulic Engineer	Inline Hydraulic Services	Traffic Consultant	Terraffic
Facade Engineer	Cubitic		

KEY PLAN



ISSUE	AMENDMENT	DATE	DRAWN	CHECKED
A	ISSUED FOR CONSTRUCTION - CC2	25/02/25	CC	AH

0 1:100@A1 1:200@A3
Drawing is NOT VALID or issued for use, unless checked

CLIENT

Zaki Property Group

ZAKI PROPERTY GROUP

GENERAL NOTES
Figured dimensions shall be taken in preference to scaling. Drawing to be read in conjunction with information on first page. Check all dimensions and levels on site before commencing work or ordering materials. All existing ground lines & trees location are approximate, therefore to be verified on-site by the builder. Any discrepancies to be verified back to Zhinar Architects before proceeding. All workmanship and materials shall comply with all relevant codes, ordinances, Australian Standards and manufacturer's instructions. Unless noted 'issued for Construction', drawing not to be used for construction.

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TRUE NORTH

PROJECT ARCHITECT
Anna Ho
REGISTRATION NUMBER
10987

PROJECT STATUS
Construction Documentation

FOR CONSTRUCTION

ORIGINAL ARCHITECT ENVISION GROUP PTY. LTD.

PROJECT NAME
CHILDCARE CENTRE

PROJECT ADDRESS
361 Mann Street North Gosford NSW 2250

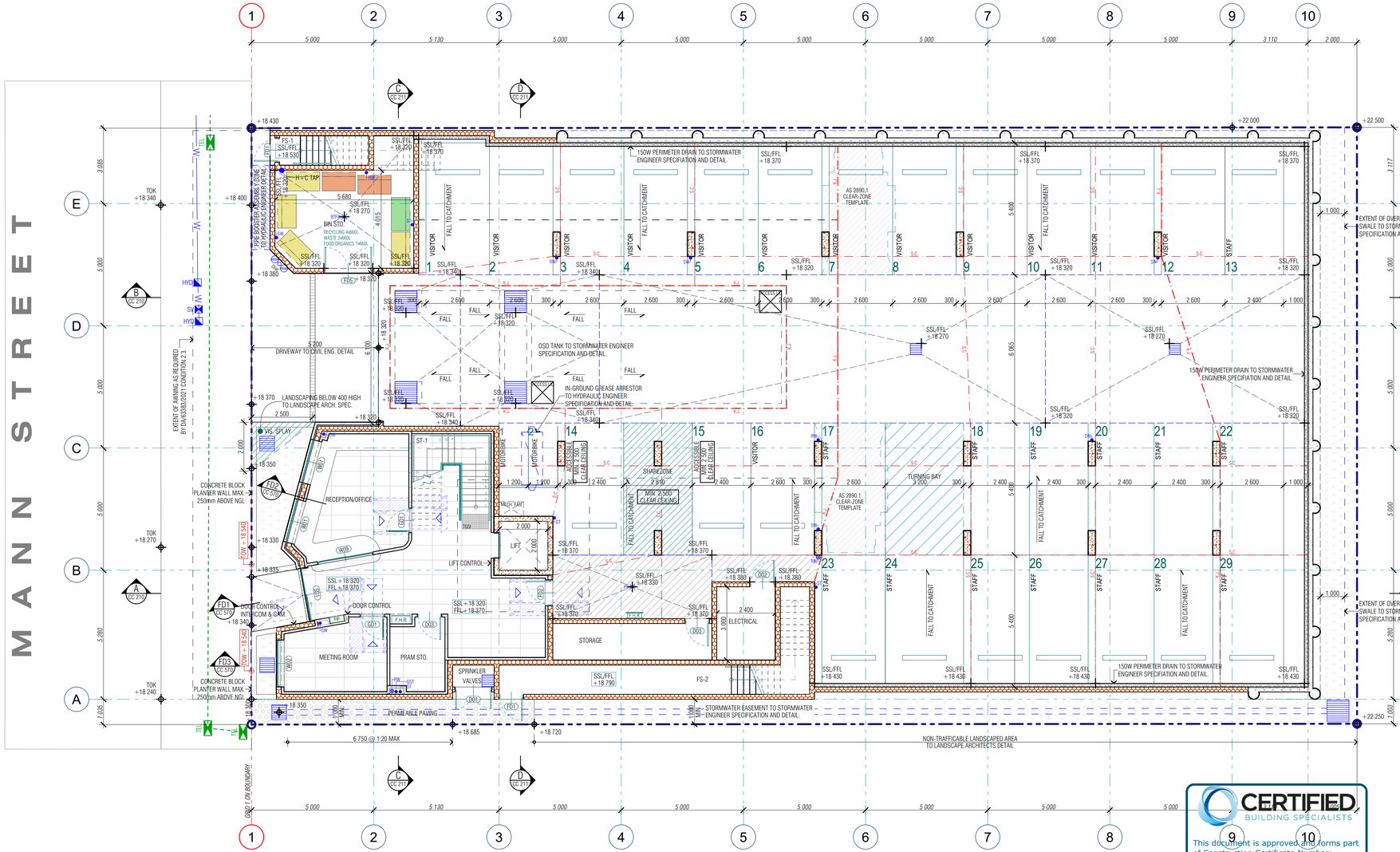
COUNCIL Central Coast Council

DRAWING TITLE
Site Plan
Site

SCALE @ A1 SHEET

08840	CC 001	A
JOB No.	DRAWING No.	ISSUE

Tuesday, 25 February 2025 7:50 PM



1 GROUND FLOOR

Scale 1:100 @ A1

GA LEGEND	NOTES:
AFS REDIWALL - STRUCTURAL AFS REDIWALL - NON-STRUCTURAL CONCRETE - STRUCTURAL CONSTRUCTION JOINT	- AFS/CONCRETE WALLS AND CONSTRUCTION JOINTS TO STRUCTURAL ENGINEER SPECIFICATION AND DETAIL. - ALL INTERNAL THRESHOLDS TO BE MADE STEP-FREE BY BUILDER. - SLIP-RESISTANCE TO ALL EXTERNAL AREAS TO NCC 2022 PART 03 (CONSTRUCTION OF EXITS) & AS 1428.1-2009

SLIP RESISTANCE FOR STAIR & RAMPS TO BCA TABLE D3D15

Application	Dry surface conditions	Wet surface conditions
Ramp steeper than 1:14	P4 or R11	P5 or R12
Ramp steeper than 1:20 but not steeper than 1:14	P3 or R10	P4 or R11
Tread or landing surface	P3 or R10	P4 or R11
Nosing or landing edge strip	P3	P4

DA/63383/202/A - CONDITIONS

2.3. SUBMIT AMENDMENTS TO THE APPROVED PLANS TO THE REGISTERED CERTIFIER PURSUANT TO THE ENVIRONMENTAL PLANNING AND ASSESSMENT REGULATION 2000 OR ENVIRONMENTAL PLANNING AND ASSESSMENT (DEVELOPMENT CERTIFICATION AND FIRE SAFETY) REGULATION 2021 THAT MUST DETAIL:
A) A STREET FRONTAGE AWNING ON THE WESTERN FACADE IN ACCORDANCE WITH CLAUSE 5.2.7 AWNINGS OF GOSFORD CITY CENTRE DEVELOPMENT CONTROL PLAN 2018 AS FOLLOWS:
- HORIZONTAL FORM
- MINIMUM 2.4M DEEP
- MINIMUM SOFFIT HEIGHT OF 3.2M AND MAXIMUM OF 4M
- LOW PROFILE, WITH SLIM VERTICAL FASCIAS OR EAVES (GENERALLY NOT TO EXCEED 300MM HEIGHT)
- SETBACK FROM THE KERB TO ALLOW CLEARANCE OF 1.2M
- UNDER AWNING LIGHTING MAY BE PROVIDED RECESSED INTO THE SOFFIT OR THE AWNING OR WALL MOUNTED ONTO THE BUILDING.
2.4. SUBMIT TO COUNCIL'S ENVIRONMENTAL HEALTH OFFICER FOR APPROVAL A DETAILED ACOUSTIC REVIEW/ACOUSTIC COMPLIANCE REPORT FOR ALL SELECTED NOISE-GENERATING PLANT/EQUIPMENT (I.E., A/C UNITS, ROLLER DOOR MOTORS, LIFT) AND DETERMINE ACOUSTIC TREATMENTS TO CONTROL NOISE TO MEET PROJECT SPECIFIC NOISE CRITERIA AS REQUIRED BY DA ACOUSTIC ASSESSMENT REPORT PREPARED BY ACOUSTIC LOGIC, REF 20210740.1, REV 3, DATED 4 MAY 2023.
2.5. DESIGN THE WASTE BIN STORAGE ROOM AND WASTE SERVICING AREA IN ACCORDANCE WITH DRAWING DA24 REV J, DATED 16 MAY 2022, BIN STORAGE ROOM, PREPARED BY ENVISION GROUP.
2.7. SUBMIT TO THE REGISTERED CERTIFIER RESPONSIBLE FOR ISSUING THE CONSTRUCTION CERTIFICATE FOR WORKS WITHIN THE DEVELOPMENT SITE DETAILED DESIGN DRAWINGS AND DESIGN REPORTS FOR THE FOLLOWING ENGINEERING WORKS:
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B) CONSTRUCTION OF SAFE TRANSITIONS WITHIN THE SITE IS TO BE PROVIDED FOR ALL PEDESTRIAN ENTRIES AT THE FRONT BOUNDARY RELATED TO A LOWERED GROUND LEVEL AT THE FRONT BOUNDARY ASSOCIATED A +2% FULL WIDTH FOOTWAY FORMATION FROM THE BACK OF THE KERB & GUTTER IN MANN STREET TO THE FRONT BOUNDARY.
C) CONSTRUCTION OF A STORMWATER DETENTION SYSTEM. DESIGN IN ACCORDANCE WITH CHAPTER 6.7 - *WATER CYCLE MANAGEMENT* OF THE GOSFORD DEVELOPMENT CONTROL PLAN 2013 AND COUNCIL'S *CIVIL WORKS SPECIFICATIONS*. THE STORMWATER DETENTION SYSTEM MUST LIMIT POST DEVELOPMENT PEAK FLOWS FROM THE PROPOSED DEVELOPMENT TO LESS THAN OR EQUAL TO PREDEVELOPMENT PEAK FLOWS FOR ALL STORMS EVENTS UP TO AND INCLUDING THE 1% ANNUAL EXCEEDANCE PROBABILITY (AEP) STORM EVENT. A RUNOFF ROUTING MODEL/METHOD MUST BE USED. AN ON-SITE STORMWATER DETENTION REPORT INCLUDING AN OPERATION AND MAINTENANCE PLAN MUST ACCOMPANY THE DESIGN. ON-SITE STORMWATER DETENTION IS NOT PERMITTED WITHIN PRIVATE COURTYARDS, DRAINAGE EASEMENTS, AND / OR SECONDARY FLOW PATHS. THE ONSITE STORMWATER DETENTION SHALL BE GENERALLY IN ACCORDANCE WITH THE WATER CYCLE MANAGEMENT PLAN (WCMP) PREPARED BY CARDNO (REF 80521026 VERSION 4 DATED 11 MAY 2022).
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C) THAT UNAUTHORISED ENTRY TO THE WORK SITE IS PROHIBITED.
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– DIVERTING UNCONTAMINATED RUN-OFF AROUND CLEARED OR DISTURBED AREAS, AND
– PREVENTING THE TRACKING OF SEDIMENT BY VEHICLES ONTO ROADS, AND
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4.8. PROVIDE AND MAINTAIN A GARBAGE RECEPTACLE AT THE WORK SITE UNTIL THE WORKS ARE COMPLETED. THE GARBAGE RECEPTACLE MUST HAVE A TIGHT-FITTING LID AND BE SUITABLE FOR FOOD SCRAPS AND PAPERS.
5.3. KEEP A COPY OF THE STAMPED APPROVED PLANS ON-SITE FOR THE DURATION OF SITE WORKS AND MAKE THE PLANS AVAILABLE UPON REQUEST TO EITHER THE PRINCIPAL CERTIFIER OR AN OFFICER OF COUNCIL.
5.4. INCORPORATE THE FOLLOWING CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED) PRINCIPLES AND STRATEGIES DETAILED IN THE CPTED REPORT PREPARED BY THINK PLANNERS DATED 29 SEPTEMBER 2021 TO MINIMISE THE OPPORTUNITY FOR CRIME AND ALSO INCORPORATE THE FOLLOWING:
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C) DESIGN OF LANDSCAPING, ADJACENT TO MAILBOXES AND FOOTPATHS, MUST NOT PROVIDE CONCEALMENT OPPORTUNITIES FOR CRIMINAL ACTIVITY
D) DESIGN THE DEVELOPMENT TO AVOID FOOT HOLES OR NATURAL LADDERS SO AS TO MINIMISE UNLAWFUL ACCESS TO THE PREMISES.
E) PROVIDE SIGNAGE WITHIN THE DEVELOPMENT TO IDENTIFY ALL FACILITIES, ENTRY / EXIT POINTS AND DIRECT MOVEMENT WITHIN THE DEVELOPMENT.
F) INSTALL A SYSTEM OF CLOSED CIRCUIT TELEVISION OF A TYPE AND IN LOCATIONS ON THE SITE THAT WILL RECORD HIGH-QUALITY IMAGES OF ALL PUBLIC AREAS WITHIN THE SITE.
5.5. WHILE DEMOLITION OR BUILDING WORK IS BEING CARRIED OUT, ALL SUCH WORKS MUST CEASE IMMEDIATELY IF A RELIC OR ABORIGINAL OBJECT IS UNEXPECTEDLY DISCOVERED. THE APPLICANT MUST NOTIFY THE HERITAGE COUNCIL OF NSW IN RESPECT OF A RELIC AND NOTIFY THE SECRETARY OF THE DEPARTMENT OF PLANNING, INDUSTRY AND ENVIRONMENT AND THE HERITAGE COUNCIL OF NSW IN RESPECT OF AN ABORIGINAL OBJECT. BUILDING WORK MAY RECOMMENCE AT A TIME CONFIRMED BY EITHER THE HERITAGE COUNCIL OF NSW OR THE SECRETARY OF THE DEPARTMENT OF PLANNING, INDUSTRY AND ENVIRONMENT. IN THIS CONDITION "RELIC" MEANS ANY DEPOSIT, ARTEFACT, OBJECT OR MATERIAL EVIDENCE THAT:
(A) RELATES TO THE SETTLEMENT OF THE AREA THAT COMPRISES NEW SOUTH WALES, NOT BEING ABORIGINAL SETTLEMENT, AND
(B) IS OF STATE OR LOCAL HERITAGE SIGNIFICANCE; AND "ABORIGINAL OBJECT" MEANS ANY DEPOSIT, OBJECT OR MATERIAL EVIDENCE (NOT BEING A HANDICRAFT MADE FOR SALE) RELATING TO THE ABORIGINAL HABITATION OF THE AREA THAT COMPRISES NEW SOUTH WALES, BEING HABITATION BEFORE OR CONCURRENT WITH (OR BOTH) THE OCCUPATION OF THAT AREA BY PERSONS OF NON-ABORIGINAL EXTRACTION AND INCLUDES ABORIGINAL REMAINS. TO ENSURE THE PROTECTION OF OBJECTS OF POTENTIAL SIGN
5.8. PLACE ALL BUILDING MATERIALS, PLANT AND EQUIPMENT ON THE SITE OF THE DEVELOPMENT DURING THE CONSTRUCTION PHASE OF THE DEVELOPMENT SO AS TO ENSURE THAT PEDESTRIAN AND VEHICULAR ACCESS WITHIN ADJOINING PUBLIC ROADS, FOOTPATHS AND RESERVE AREAS, IS NOT RESTRICTED AND TO PREVENT DAMAGE TO PUBLIC INFRASTRUCTURE. FURTHER, NO CONSTRUCTION WORK IS PERMITTED TO BE CARRIED OUT WITHIN THE ROAD RESERVE UNLESS THE WORKS ARE ASSOCIATED WITH A SEPARATE APPROVAL ISSUED UNDER THE PROVISIONS OF THE *ROADS ACT 1993*.
5.16. WHILE BUILDING WORK IS BEING CARRIED OUT AND WHERE NO NOISE AND VIBRATION MANAGEMENT PLAN IS APPROVED UNDER THIS CONSENT, THE APPLICANT IS TO ENSURE THAT ANY NOISE CAUSED BY DEMOLITION, VEGETATION REMOVAL OR CONSTRUCTION DOES NOT EXCEED AN LAEQ (15 MIN) OF 5DB(A) ABOVE BACKGROUND NOISE, WHEN MEASURED AT ANY LOT BOUNDARY OF THE PROPERTY WHERE THE CONSTRUCTION IS BEING CARRIED OUT.
6.15. CONSTRUCT THE ACCESS AND CAR PARKING AREAS IN ACCORDANCE WITH AUSTRALIAN STANDARD AS/NZS 2890: *PARKING FACILITIES*. CERTIFICATION OF THE CONSTRUCTION OF THE ACCESS AND CAR PARKING AREAS BY A SUITABLY QUALIFIED CONSULTANT IS TO BE PROVIDED TO THE PRINCIPAL CERTIFIER.

CERTIFIED BUILDING SPECIALISTS

This document is approved and forms part of Construction Certificate Number:

No. C24A038A2 Date 28/02/2025

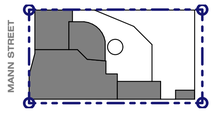
Steven Saad
Building Surveyor - Unrestricted
Registration No. BDC 0794

zhinar architects

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KEY PLAN



ISSUE	AMENDMENT	DATE	DRAWN	CHECKED
A	ISSUED FOR CONSTRUCTION - CC2	25/02/25	CC	AH

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Zaki Property Group

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28 495 869 790 / ABN

Member Australian Institute of Architects

PROJECT ARCHITECT
Anna Ho

REGISTRATION NUMBER
10987

TRUE NORTH

PROJECT STATUS

Construction Documentation

FOR CONSTRUCTION

ORIGINAL ARCHITECT ENVISION GROUP PTY. LTD.

PROJECT NAME

CHILDCARE CENTRE

PROJECT ADDRESS

361 Mann Street North Gosford NSW 2250

COUNCIL Central Coast Council

DRAWING TITLE

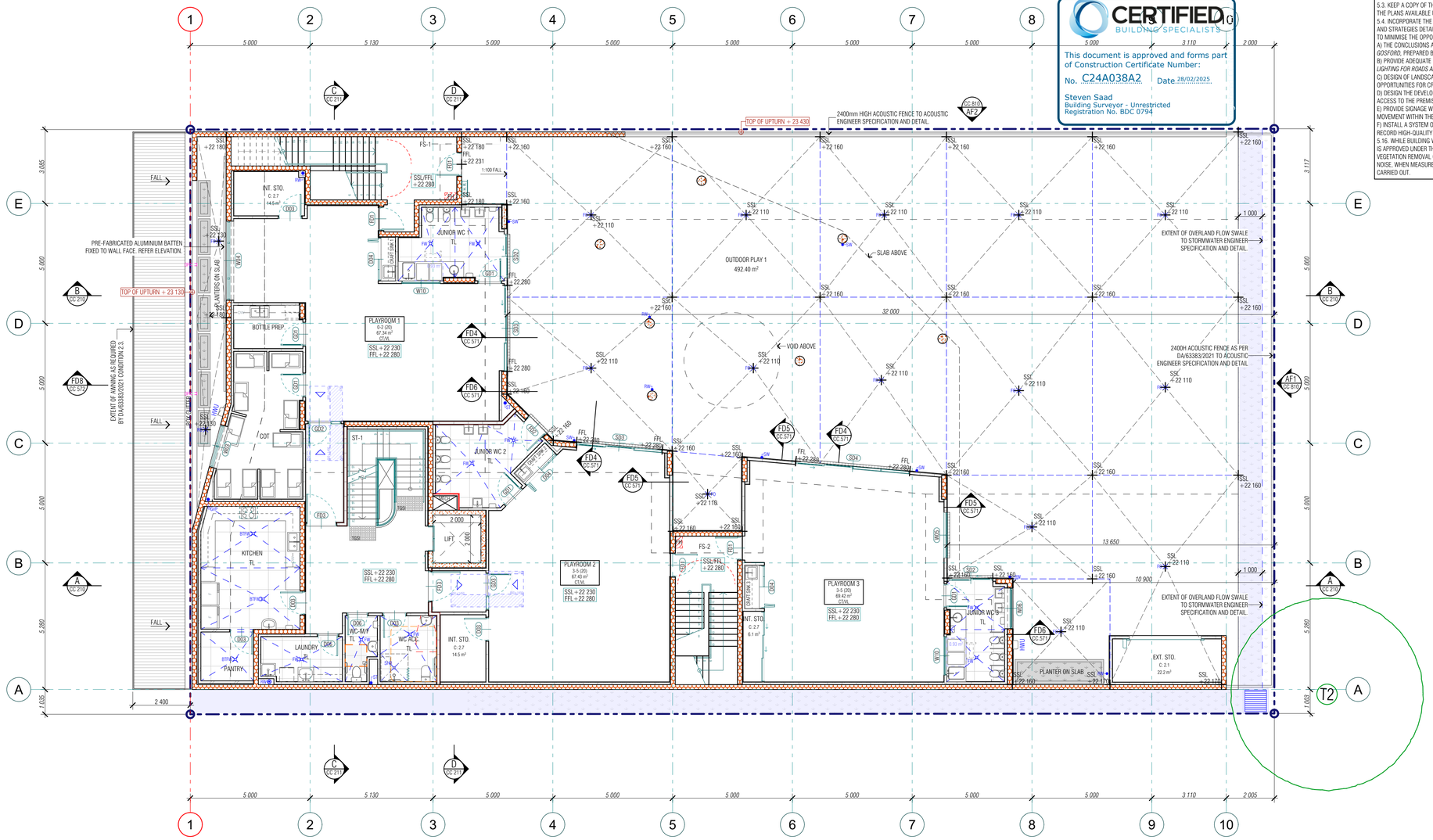
Ground Floor Plan

GA Plans

SCALE @ A1 SHEET

08840 JOB No | CC 100 DRAWING No | A ISSUE

Tuesday, 25 February 2025 7:50 PM



1 LEVEL 01

Scale 1:100 @ A1

GA LEGEND	NOTES:
AFS REDIWALL - STRUCTURAL AFS REDIWALL - NON-STRUCTURAL CONCRETE - STRUCTURAL CONSTRUCTION JOINT	- AFS/CONCRETE WALLS AND CONSTRUCTION JOINTS TO STRUCTURAL ENGINEER SPECIFICATION AND DETAIL. - ALL INTERNAL THRESHOLDS TO BE MADE STEP-FREE BY BUILDER. - SLIP-RESISTANCE TO ALL EXTERNAL AREAS TO NCC 2022 PART D3 (CONSTRUCTION OF EXITS) & AS 1428.1-2009

SLIP RESISTANCE FOR STAIR & RAMPS TO BCA TABLE D3D15

Application	Dry surface conditions	Wet surface conditions
Ramp steeper than 1:14	P4 or R11	P5 or R12
Ramp steeper than 1:20 but not steeper than 1:14	P3 or R10	P4 or R11
Tread or landing surface	P3 or R10	P4 or R11
Nosing or landing edge strip	P3	P4

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Steven Saad
Building Surveyor - Unrestricted
Registration No. BDC 0794

DA/63383/202/A - CONDITIONS

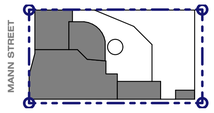
2.3. SUBMIT AMENDMENTS TO THE APPROVED PLANS TO THE REGISTERED CERTIFIER PURSUANT TO THE ENVIRONMENTAL PLANNING AND ASSESSMENT REGULATION 2000 OR ENVIRONMENTAL PLANNING AND ASSESSMENT (DEVELOPMENT CERTIFICATION AND FIRE SAFETY) REGULATION 2021 THAT MUST DETAIL:
A) A STREET FRONTAGE AWNING ON THE WESTERN FAÇADE IN ACCORDANCE WITH CLAUSE 5.2.7 AWNINGS OF GOSFORD CITY CENTRE DEVELOPMENT CONTROL PLAN 2018 AS FOLLOWS:
- HORIZONTAL FORM
- MINIMUM 2.4M DEEP
- MINIMUM SOFFIT HEIGHT OF 3.2M AND MAXIMUM OF 4M
- LOW PROFILE, WITH SLIM VERTICAL FASCIAS OR EAVES (GENERALLY NOT TO EXCEED 300MM HEIGHT)
- SETBACK FROM THE KERB TO ALLOW CLEARANCE OF 1.2M
- UNDER AWNING LIGHTING MAY BE PROVIDED RECESSED INTO THE SOFFIT OR THE AWNING OR WALL MOUNTED ONTO THE BUILDING.
2.4. SUBMIT TO COUNCIL'S ENVIRONMENTAL HEALTH OFFICER FOR APPROVAL A DETAILED ACOUSTIC REVIEW/ACOUSTIC COMPLIANCE REPORT FOR ALL SELECTED NOISE-GENERATING PLANT/EQUIPMENT (I.E., A/C UNITS, ROLLER DOOR MOTORS, LIFT) AND DETERMINE ACOUSTIC TREATMENTS TO CONTROL NOISE TO MEET PROJECT SPECIFIC NOISE CRITERIA AS REQUIRED BY DA ACOUSTIC ASSESSMENT REPORT PREPARED BY ACOUSTIC LOGIC, REF 20210740.1, REV 3, DATED 4 MAY 2023.
2.10. SUBMIT DETAILS TO THE PRINCIPAL CERTIFIER OF THE DESIGN OF THE FIT OUT OF THE FOOD PREMISES. THE DESIGN OF THE FIT OUT OF THE FOOD PREMISES IS TO COMPLY WITH THE *FOOD ACT 2003, FOOD REGULATION 2010, AUSTRALIA NEW ZEALAND FOOD STANDARDS CODE*, AUSTRALIAN STANDARD AS 4674-2004: *DESIGN, CONSTRUCTION AND FIT-OUT OF FOOD PREMISES* AND CLAUSE G1.2 OF THE NATIONAL CONSTRUCTION CODE SERIES, BUILDING CODE OF AUSTRALIA, VOLUME 1 AND 2 AS APPROPRIATE. DETAILS OF COMPLIANCE ARE TO BE INCLUDED IN THE PLANS AND SPECIFICATIONS FOR THE CONSTRUCTION CERTIFICATE.
5.3. KEEP A COPY OF THE STAMPED APPROVED PLANS ON-SITE FOR THE DURATION OF SITE WORKS AND MAKE THE PLANS AVAILABLE UPON REQUEST TO EITHER THE PRINCIPAL CERTIFIER OR AN OFFICER OF COUNCIL.
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zhinar architects

PROJECT PARTNERS

BCA Consultant	Nest Consulting Group	Landscape Designer	Greenland Design Pty Ltd
Civil Engineer	Engineering Studio	Lift Designer	Kone Elevators
Electrical Engineer	Clever Engineering	Mechanical Engineer	Premium Consulting
Fire Engineer	Innova	Structural Engineer	Cubilic
Hydraulic Engineer	Inline Hydraulic Services	Traffic Consultant	Terraffic
Facade Engineer	Cubitic		

KEY PLAN



ISSUE	AMENDMENT	DATE	DRAWN	CHECKED
A	ISSUED FOR CONSTRUCTION - CC2	25/02/25	CC	AH

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0 1:100@A1 1:200@A3

CLIENT

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ZAKI PROPERTY GROUP

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28 495 869 790 / abn

Member Australian Institute of Architects

TRUE NORTH

PROJECT ARCHITECT
Anna Ho

REGISTRATION NUMBER
10987

PROJECT STATUS

Construction Documentation

FOR CONSTRUCTION

ORIGINAL ARCHITECT ENVISION GROUP PTY. LTD.

PROJECT NAME

CHILDCARE CENTRE

PROJECT ADDRESS

361 Mann Street North Gosford NSW 2250

COUNCIL Central Coast Council

DRAWING TITLE

Level 1 Floor Plan

GA Plans

SCALE @ A1 SHEET

JOB No	DRAWING No	ISSUE
08840	CC 101	A

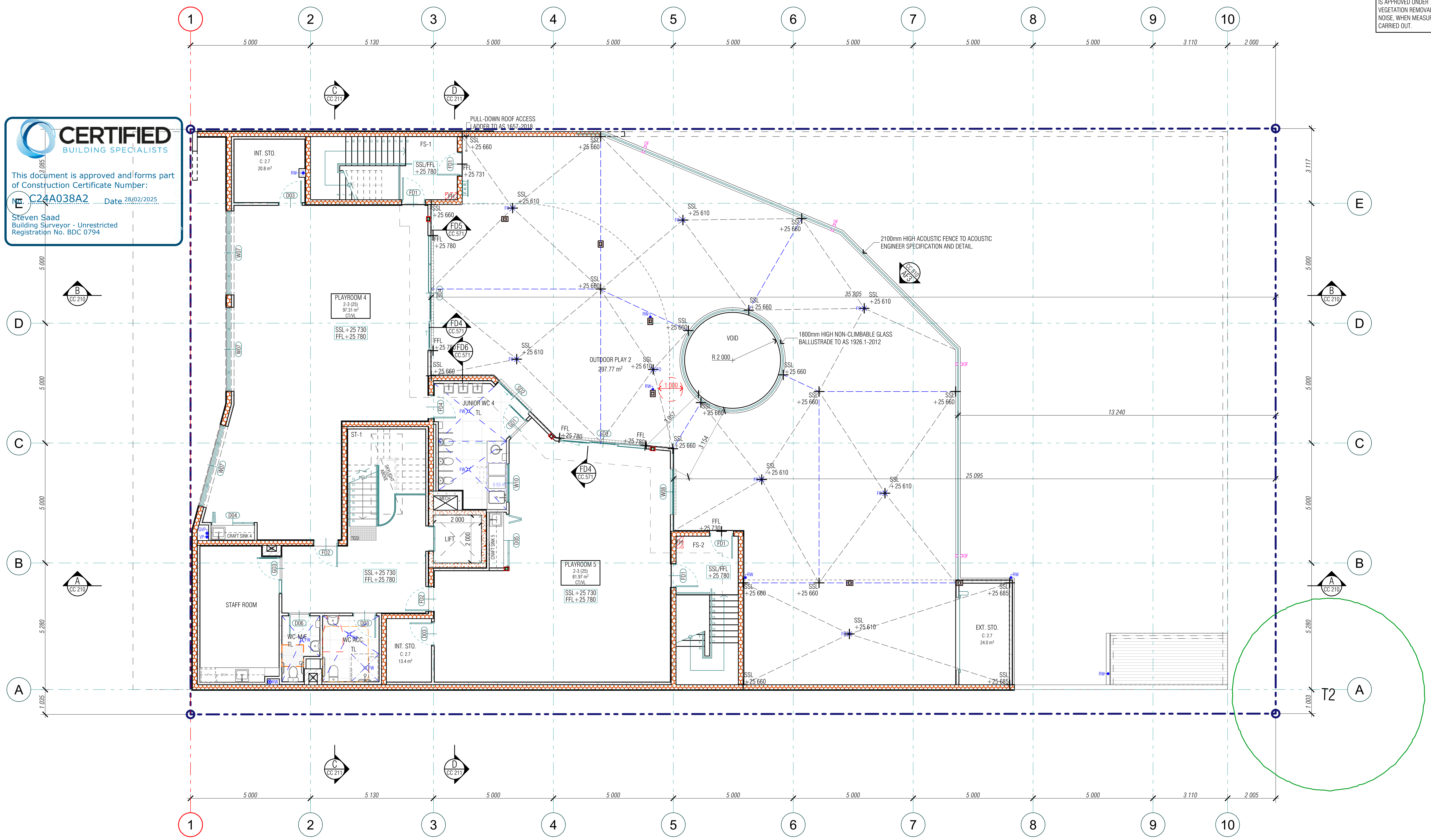
Tuesday, 25 February 2025 7:55 PM

CERTIFIED BUILDING SPECIALISTS

This document is approved and forms part of Construction Certificate Number:

No. C24A038A2 Date 28/02/2025

Steven Saad
Building Surveyor - Unrestricted
Registration No. BDC 0794



1 LEVEL 02
Scale 1:100 @ A1

GA LEGEND

- AFS REDIWALL - STRUCTURAL
- AFS REDIWALL - NON-STRUCTURAL
- CONCRETE - STRUCTURAL
- CONSTRUCTION JOINT

NOTES:

- AFS/CONCRETE WALLS AND CONSTRUCTION JOINTS TO STRUCTURAL ENGINEER SPECIFICATION AND DETAIL.
- ALL INTERNAL THRESHOLDS TO BE MADE STEP-FREE BY BUILDER.

- SLIP-RESISTANCE TO ALL EXTERNAL AREAS TO NCC 2022 PART D3 (CONSTRUCTION OF EXITS) & AS 1428.1-2009

SLIP RESISTANCE FOR STAIR & RAMPS TO BCA TABLE D3D15

Application	Dry surface conditions	Wet surface conditions
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Tread or landing surface	P3 or R10	P4 or R11
Nosing or landing edge strip	P3	P4

DA/63383/202/A - CONDITIONS

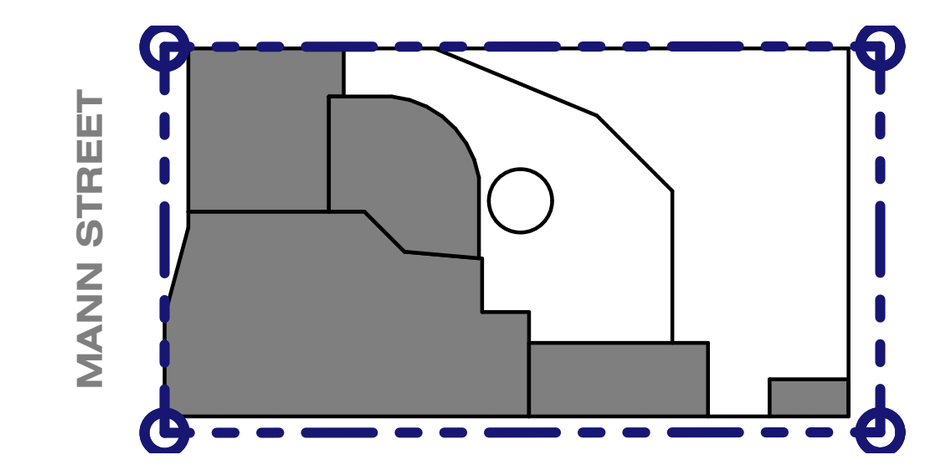
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zhinar architects

PROJECT PARTNERS

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KEY PLAN



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A	ISSUED FOR CONSTRUCTION - CC2	25/02/25	CC	AH

0 5 1:100@A1 1:200@A3
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Member Australian Institute of Architects

TRUE NORTH

PROJECT ARCHITECT
Anna Ho
REGISTRATION NUMBER
10987

PROJECT STATUS

Construction Documentation

FOR CONSTRUCTION

ORIGINAL ARCHITECT ENVISION GROUP PTY. LTD.

PROJECT NAME
CHILDCARE CENTRE

PROJECT ADDRESS
361 Mann Street North Gosford NSW 2250

COUNCIL Central Coast Council

DRAWING TITLE
Level 2 Floor Plan
GA Plans

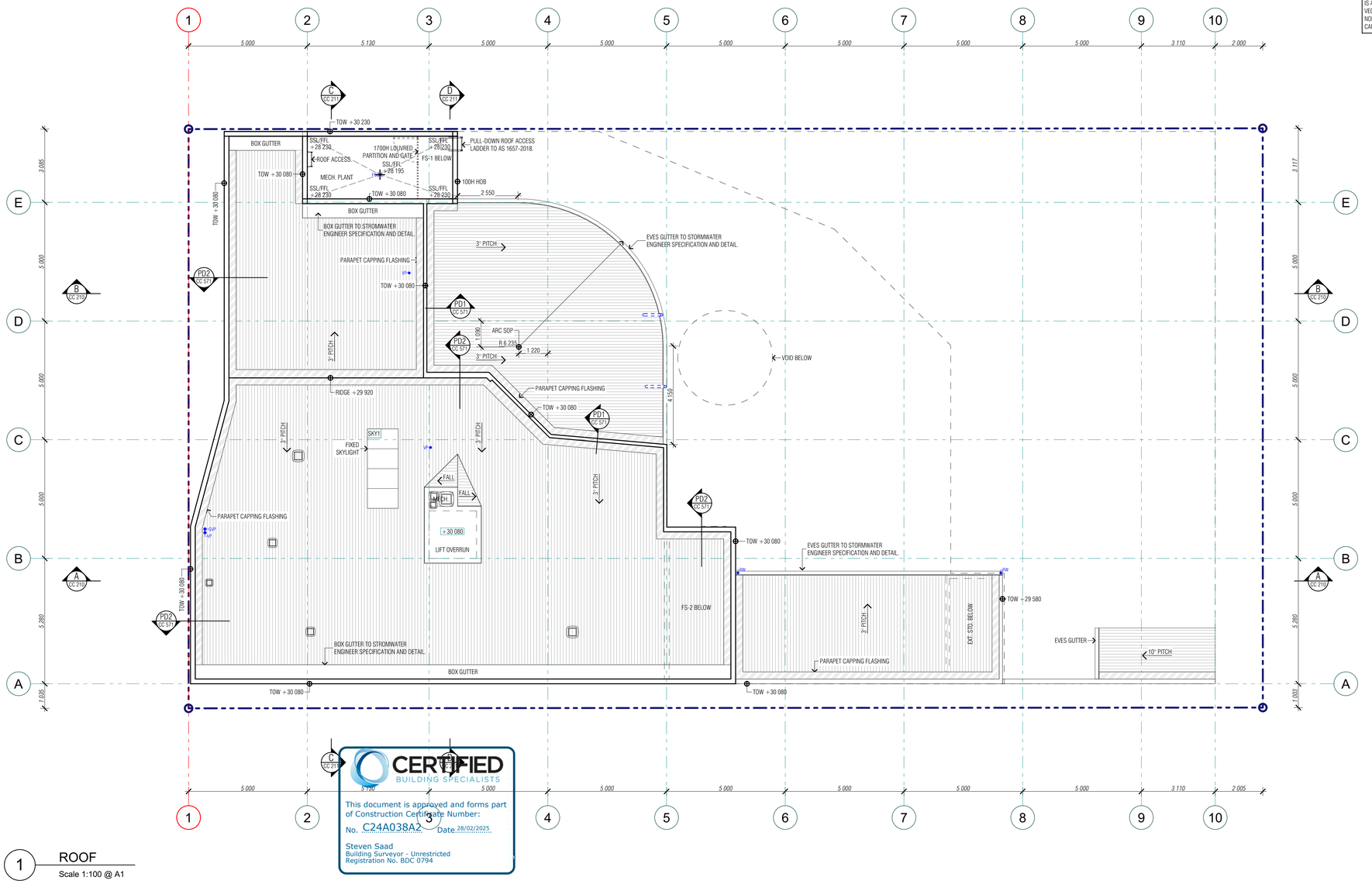
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JOB No	DRAWING No	ISSUE
08840	CC 102	A

Tuesday, 25 February 2025 7:03 PM

DA/63383/202/A - CONDITIONS

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1 ROOF
Scale 1:100 @ A1

CERTIFIED BUILDING SPECIALISTS

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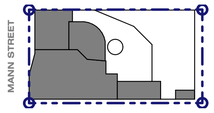
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2 Rowe Street
Eastwood NSW 2122
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www.zhinar.com.au / w
28 495 869 790 / abn

Member Australian Institute of Architects

TRUE NORTH

PROJECT ARCHITECT
Anna Ho

REGISTRATION NUMBER
10987

PROJECT STATUS

Construction Documentation

FOR CONSTRUCTION

ORIGINAL ARCHITECT ENVISION GROUP PTY. LTD.

PROJECT NAME
CHILDCARE CENTRE

PROJECT ADDRESS
361 Mann Street North Gosford NSW 2250

COUNCIL Central Coast Council

DRAWING TITLE
Roof Plan
GA Plans

SCALE @ A1 SHEET

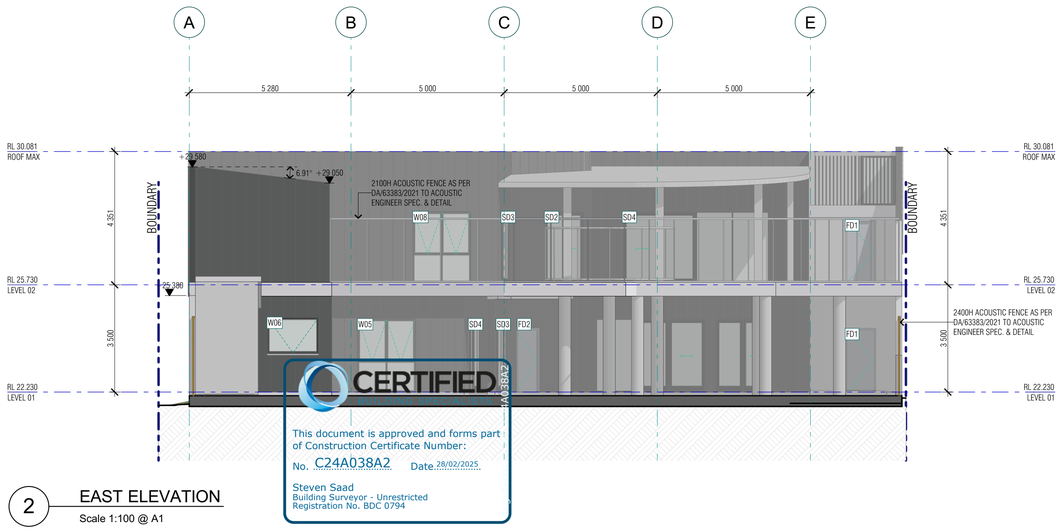
JOB No.	DRAWING No	ISSUE
08840	CC 103	A

Tuesday, 25 February 2025 7:03 PM



1 WEST ELEVATION

Scale 1:100 @ A1



2 EAST ELEVATION

Scale 1:100 @ A1

MATERIALS LEGEND

*O.S.A: Or Similar Approved

DISCLAIMER : COLOUR USE MAY VARY FROM THE ORIGINAL BRUSHOUT. COLOURS NEED TO BE CONFIRMED BEFORE PAINTING.

C1 Horizontal Cladding:
Hardie Axon Cladding (Smooth) 400mm
Painted: Dulux 'Whisper White' O.S.A

FB Face Brick:
PGH Bricks - Morada range
'Blanco' *O.S.A

P1 Paint Render - External Wall / Slab Edge
Dulux AcraTex Render- 'Natural White'
*O.S.A

P2 Paint Finish - Door/Window Frames
Dulux, DURATEC, 'Monument', Flat *O.S.A

R1 Roof:
Lysaght Kliplock, Monument *O.S.A

G1 Clear Glass *O.S.A

DA/63383/202/A - CONDITIONS

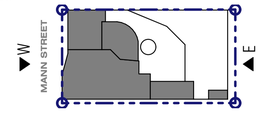
2.3. SUBMIT AMENDMENTS TO THE APPROVED PLANS TO THE REGISTERED CERTIFIER PURSUANT TO THE ENVIRONMENTAL PLANNING AND ASSESSMENT REGULATION 2000 OR ENVIRONMENTAL PLANNING AND ASSESSMENT (DEVELOPMENT CERTIFICATION AND FIRE SAFETY) REGULATION 2021 THAT MUST DETAIL:
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- SETBACK FROM THE KERB TO ALLOW CLEARANCE OF 1.2M
- UNDER AWNING LIGHTING MAY BE PROVIDED RECESSED INTO THE SOFFIT OR THE AWNING OR WALL MOUNTED ONTO THE BUILDING.

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PROJECT PARTNERS

BCA Consultant	Nest Consulting Group	Landscape Designer	Greenland Design Pty Ltd
Civil Engineer	Engineering Studio	Lift Designer	Kone Elevators
Electrical Engineer	Clever Engineering	Mechanical Engineer	Premium Consulting
Fire Engineer	Innova	Structural Engineer	Cubitic
Hydraulic Engineer	Inline Hydraulic Services	Traffic Consultant	Terraffic
Facade Engineer	Cubitic		

KEY PLAN



ISSUE	AMENDMENT	DATE	DRAWN	CHECKED
A	ISSUED FOR CONSTRUCTION - CC2	25/02/25	CC	AH

0 1:100@A1 1:200@A3

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Zaki Property Group

ZAKI PROPERTY GROUP

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TRUE NORTH

PROJECT ARCHITECT
Anna Ho

REGISTRATION NUMBER
10987

PROJECT STATUS

Construction Documentation

FOR CONSTRUCTION

ORIGINAL ARCHITECT ENVISION GROUP PTY. LTD.

PROJECT NAME

CHILDCARE CENTRE

PROJECT ADDRESS

361 Mann Street North Gosford NSW 2250

COUNCIL Central Coast Council

DRAWING TITLE

W+E Elevations

Elevations

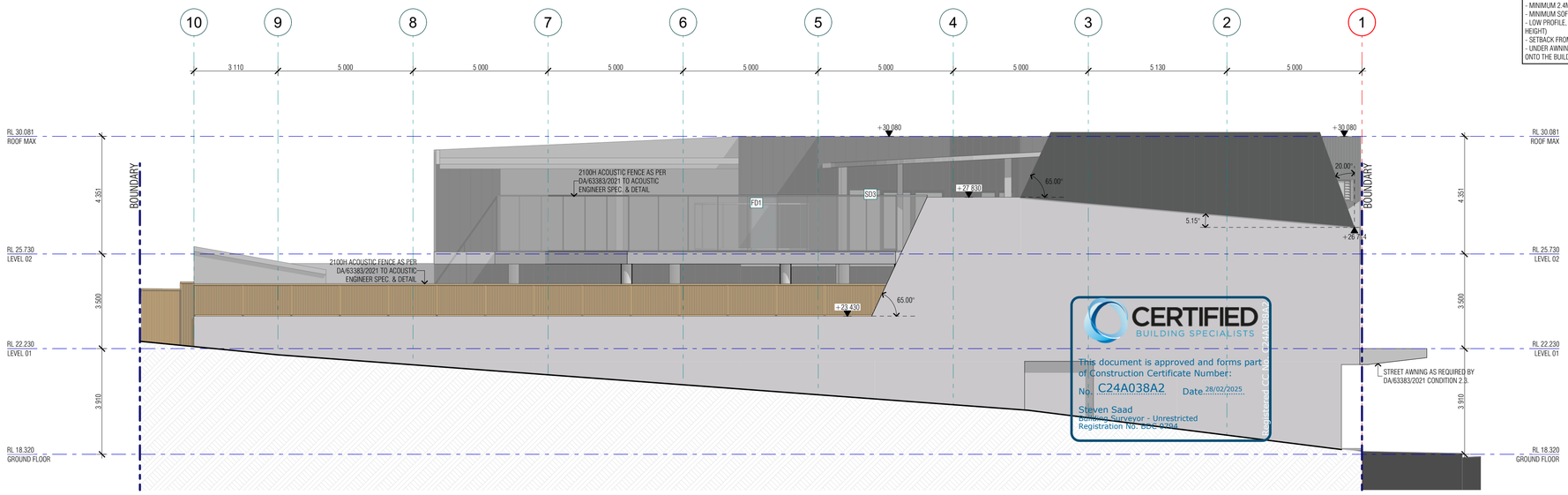
SCALE @ A1 SHEET

08840 JOB No | CC 200 DRAWING No | A ISSUE

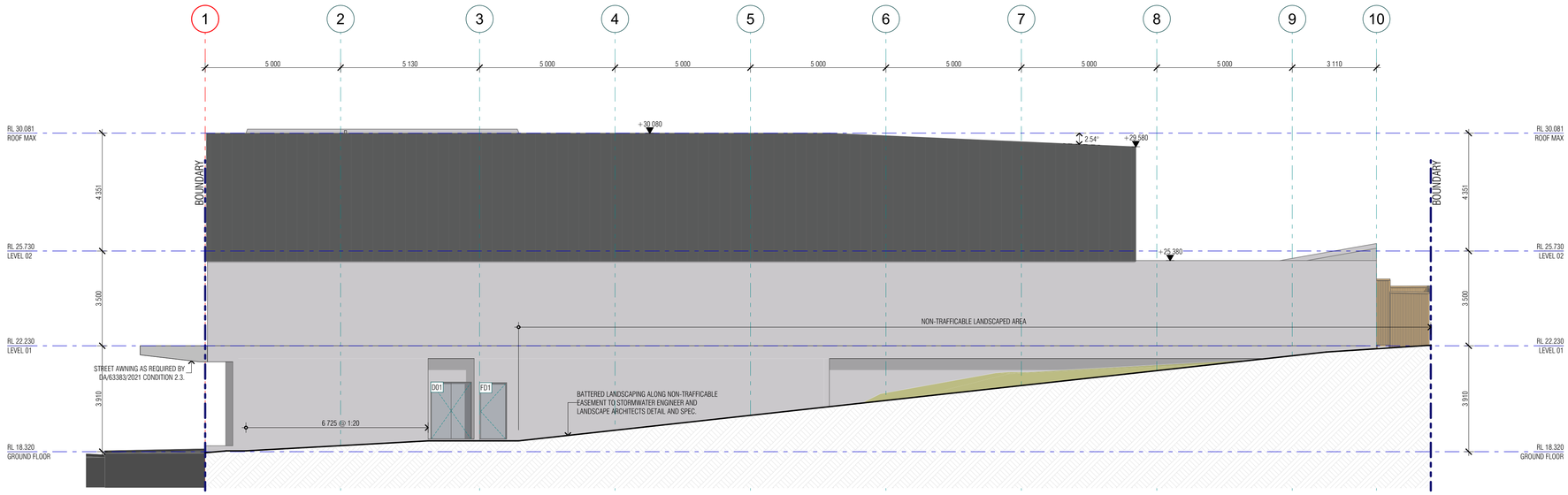
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DA/63383/202/A - CONDITIONS

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1 NORTH ELEVATION
Scale 1:100 @ A1



2 SOUTH ELEVATION
Scale 1:100 @ A1

MATERIALS LEGEND

*O.S.A: Or Similar Approved

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P1 Paint Render - External Wall / Slab Edge
Dulux AcraTex Render- 'Natural White'
*O.S.A

P2 Paint Finish - Door/Window Frames
Dulux, DURATEC, 'Monument', Flat *O.S.A

R1 Roof:
Lysaght Kliplock, Monument *O.S.A

G1 Clear Glass *O.S.A

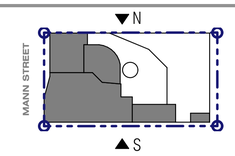
CERTIFIED
BUILDING SPECIALISTS
This document is approved and forms part of Construction Certificate Number:
No. C24A038A2 Date 28/02/2025
Steven Saad
Building Surveyor - Unrestricted
Registration No. BDC 0204
Certified on behalf of Certifier

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PROJECT PARTNERS

BCA Consultant	Nest Consulting Group	Landscape Designer	Greenland Design Pty Ltd
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KEY PLAN



ISSUE	AMENDMENT	DATE	DRAWN	CHECKED
A	ISSUED FOR CONSTRUCTION - CC2	25/02/25	CC	AH

0 1:100@A1 1:200@A3

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Member Australian Institute of Architects

PROJECT ARCHITECT
Anna Ho

REGISTRATION NUMBER
10987

PROJECT STATUS

Construction Documentation

FOR CONSTRUCTION

ORIGINAL ARCHITECT ENVISION GROUP PTY. LTD.

PROJECT NAME
CHILDCARE CENTRE

PROJECT ADDRESS
361 Mann Street North Gosford NSW 2250

COUNCIL Central Coast Council

DRAWING TITLE
N+S Elevations
Elevations

SCALE @ A1 SHEET

JOB No	DRAWING No	ISSUE
08840	CC 201	A

Tuesday, 25 February 2025, 7:55 PM

DA/63383/202/A - CONDITIONS

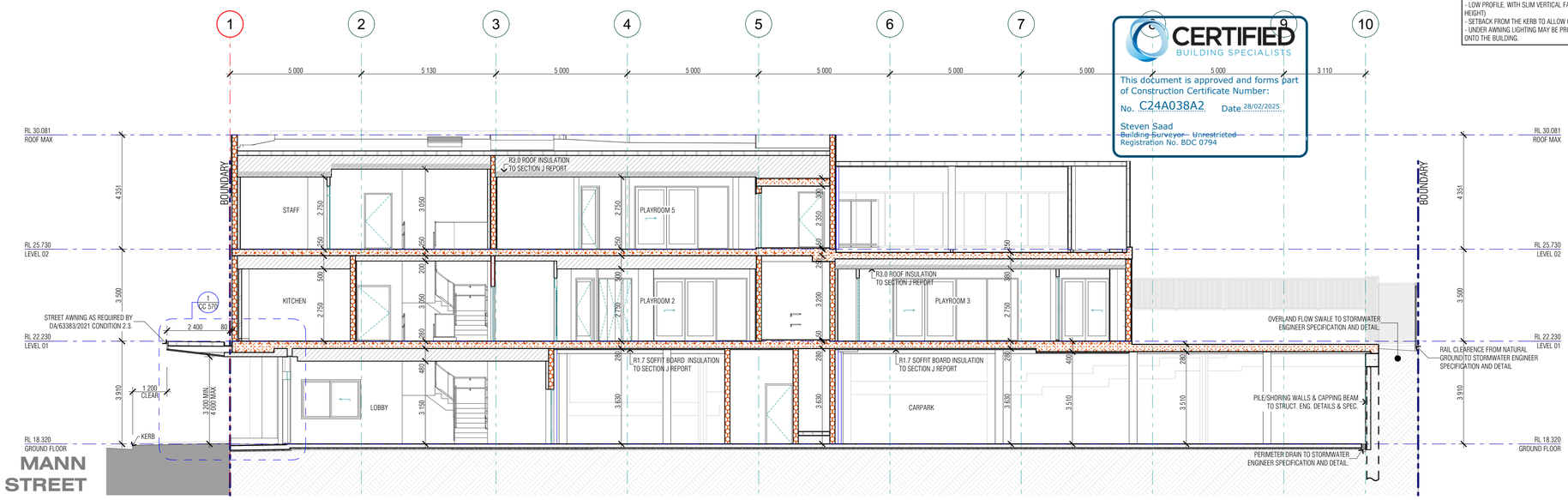
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CERTIFIED BUILDING SPECIALISTS

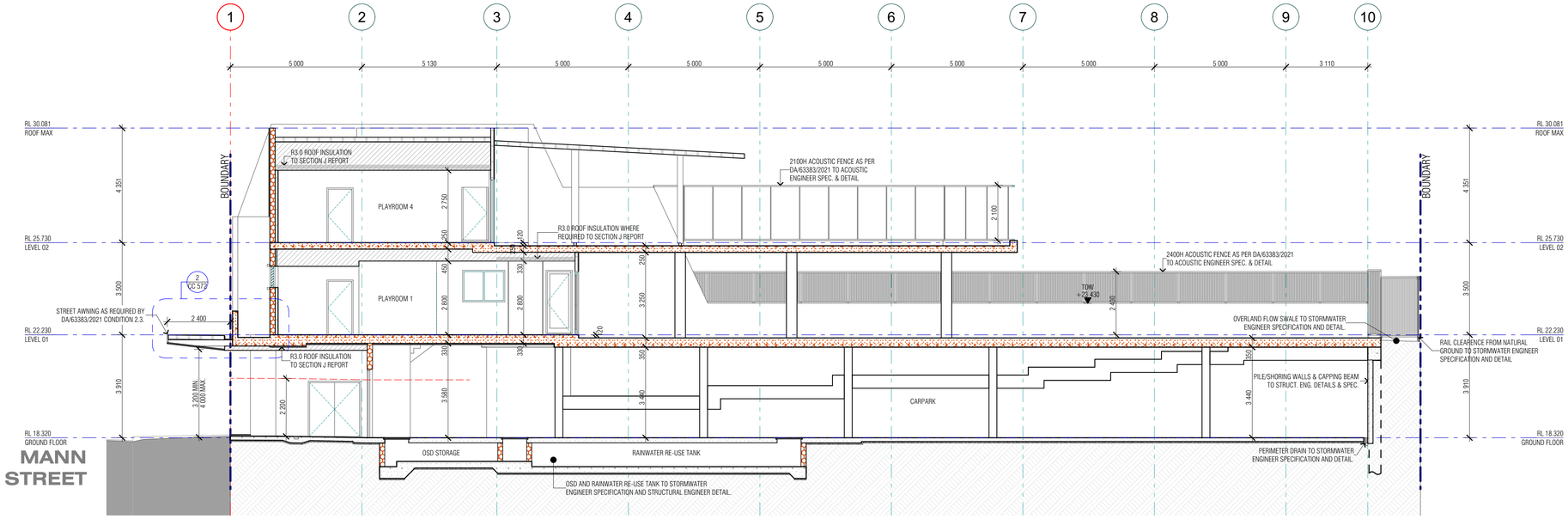
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No. C24A038A2 Date. 28/02/2025

Steven Saad
Building Surveyor - Unrestricted
Registration No. BDC 0794



1 SECTION A
Scale 1:100 @ A1



2 SECTION B
Scale 1:100 @ A1

ISSUE	AMENDMENT	DATE	DRAWN	CHECKED
A	ISSUED FOR CONSTRUCTION - CC2	25/02/25	CC	AH

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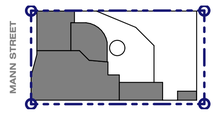
ZAKI PROPERTY GROUP

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PROJECT PARTNERS

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KEY PLAN



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Member Australian Institute of Architects

PROJECT ARCHITECT
Anna Ho

REGISTRATION NUMBER
10987

TRUE NORTH

PROJECT STATUS

Construction Documentation

FOR CONSTRUCTION

ORIGINAL ARCHITECT ENVISION GROUP PTY. LTD.

PROJECT NAME
CHILDCARE CENTRE

PROJECT ADDRESS
361 Mann Street North Gosford NSW 2250

COUNCIL Central Coast Council

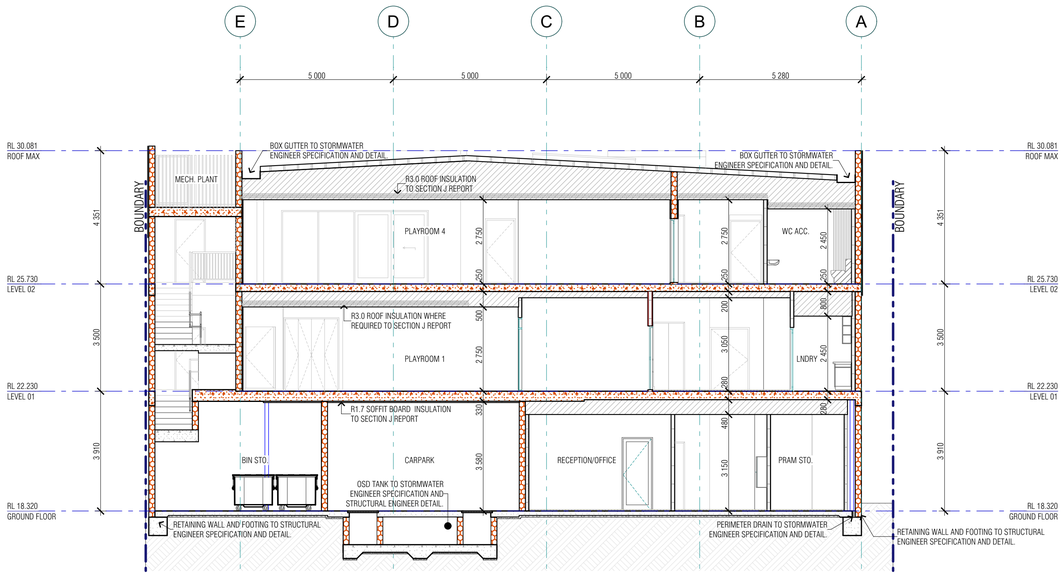
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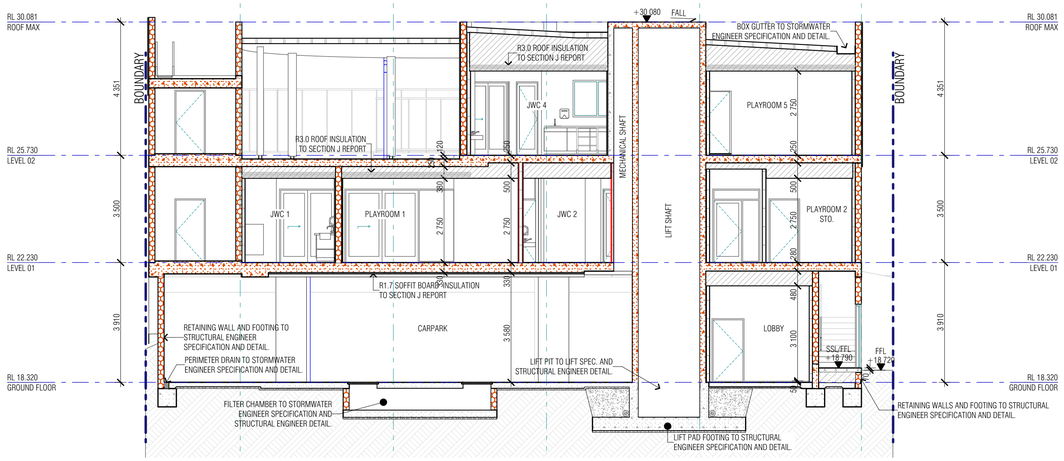
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SCALE @ A1 SHEET

JOB No	DRAWING No	ISSUE
08840	CC 210	A

Tuesday, 25 February 2025 7:43 PM





2 SECTION D
Scale 1:100 @ A1

CERTIFIED
BUILDING SURVEYOR
Scale 1:100 @ A1

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Steven Saad
Building Surveyor - Unrestricted
Registration No. BDC 0794

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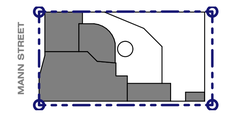
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KEY PLAN



ISSUE	AMENDMENT	DATE	DRAWN	CHECKED
A	ISSUED FOR CONSTRUCTION - CC2	25/02/25	CC	AH

0 5 1:100@A1 1:200@A3

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TRUE NORTH

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Anna Ho

REGISTRATION NUMBER
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PROJECT STATUS

Construction Documentation

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COUNCIL Central Coast Council

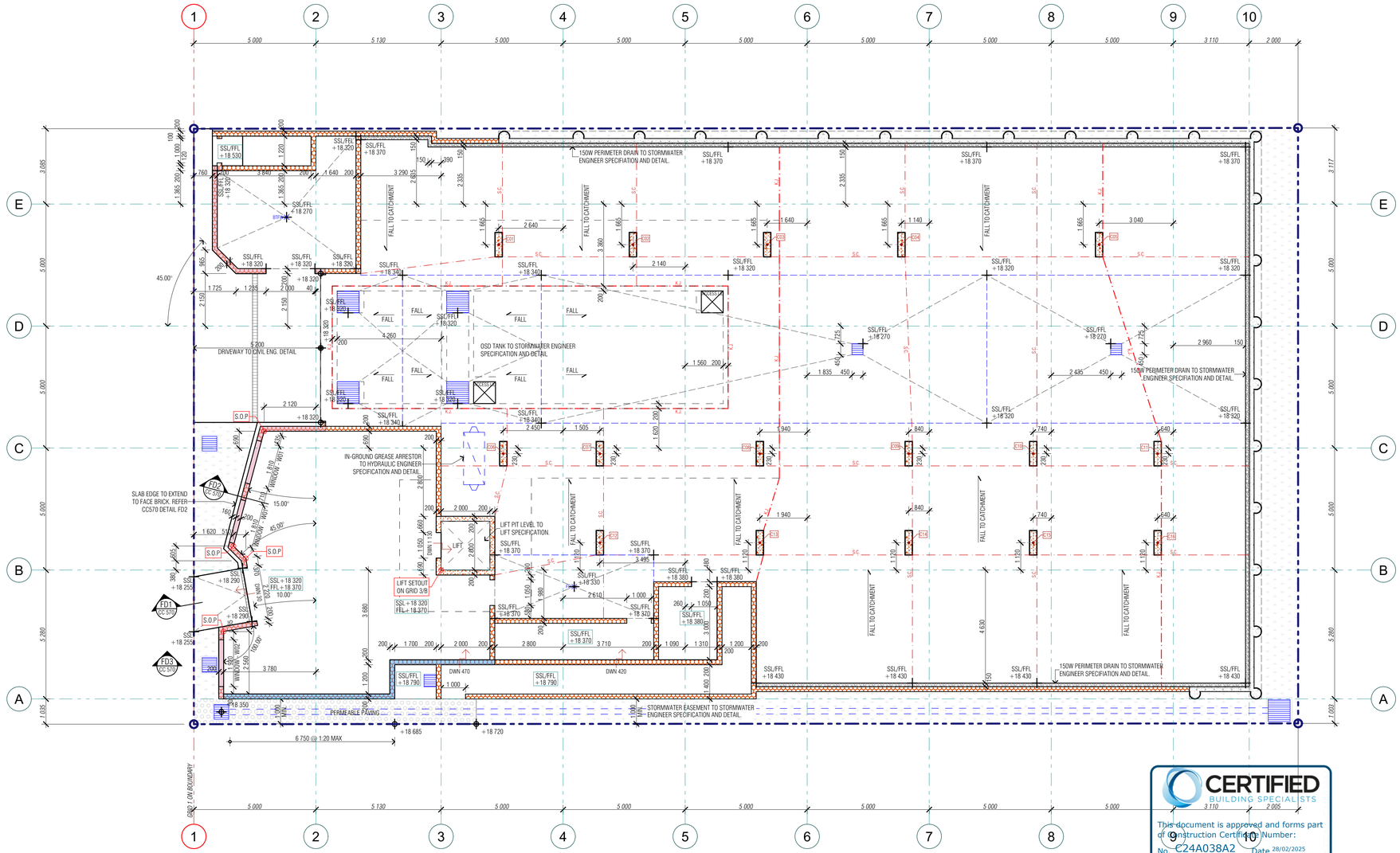
DRAWING TITLE
Sections 2

Sections

SCALE @ A1 SHEET

JOB No	DRAWING No	ISSUE
08840	CC 211	A

Tuesday, 25 February 2025, 7:04 PM



1 CSO GROUND FLOOR

Scale 1:100 @ A1

CSO LEGEND

- CONCRETE WALL - STRUCTURAL
- CONCRETE WALL - NON-STRUCTURAL
- AFS REDIWALL - STRUCTURAL
- AFS REDIWALL - NON-STRUCTURAL
- AFS REDIWALL - STRUCTURAL ON 100H HOB
- AFS REDIWALL - NON-STRUCTURAL ON 100H HOB
- AFS REDIWALL - STRUCTURAL ON 600H UPTURN
- AFS REDIWALL - STRUCTURAL ON 70mm REBATE
- HOB - EXTERNAL WALL 90mm W, 100mm H
- HOB - EXTERNAL WALL 110mm W, 100mm H
- HOB - 200mm W, 150mm H
- HOB - INTERNAL 100mm W, 100mm H
- HOB - INTERNAL 200mm W, 100mm H
- UPTURN IN-SITU CONCRETE 200mm W x SPECIFIED HEIGHT
- 1:100 MIN. POSITIVE FALL TO DRAIN
- 1:80 MIN. POSITIVE FALL TO DRAIN
- CONSTRUCTION JOINT TO STRUCTURAL ENG. DETAIL.
- WATERSTOP ANGLE 50H AT DOOR THRESHOLD.
- WATERSTOP ANGLE AT CORNER
- DENOTES SLAB PENETRATION
- DENOTES SERVICE PENETRATION ZONE
- OVERFLOW TO STORMWATER ENG. DETAIL
- LINEAR DRAIN TO STORMWATER ENG. DETAIL
- FLOOR WASTE TO HYDRAULIC ENG. DETAIL
- STEP DOWN

NOTES:
- ALL HOBS MUST BE CAST MONOLITHIC WITH SLAB TO STRUCTURAL ENGINEER DETAIL.
- ALL INTERNAL THRESHOLDS TO BE MADE STEP-FREE BY BUILDER.
- ALL CONCRETE/AFS WALLS/COLUMNS TO STRUCTURAL ENGINEER SPECIFICATION AND DETAIL.

CERTIFIED BUILDING SPECIALISTS

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No. C24A038A2 Date 28/02/2025

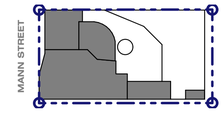
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zhinar architects

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KEY PLAN



ISSUE	AMENDMENT	DATE	DRAWN	CHECKED
B	ISSUED FOR CONSTRUCTION - CC2	25/02/25	CC	AH
A	ISSUED FOR CONSTRUCTION - CC1	21/10/24	CC	AH

0 1:100@A1 1:200@A3

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Zaki Property Group

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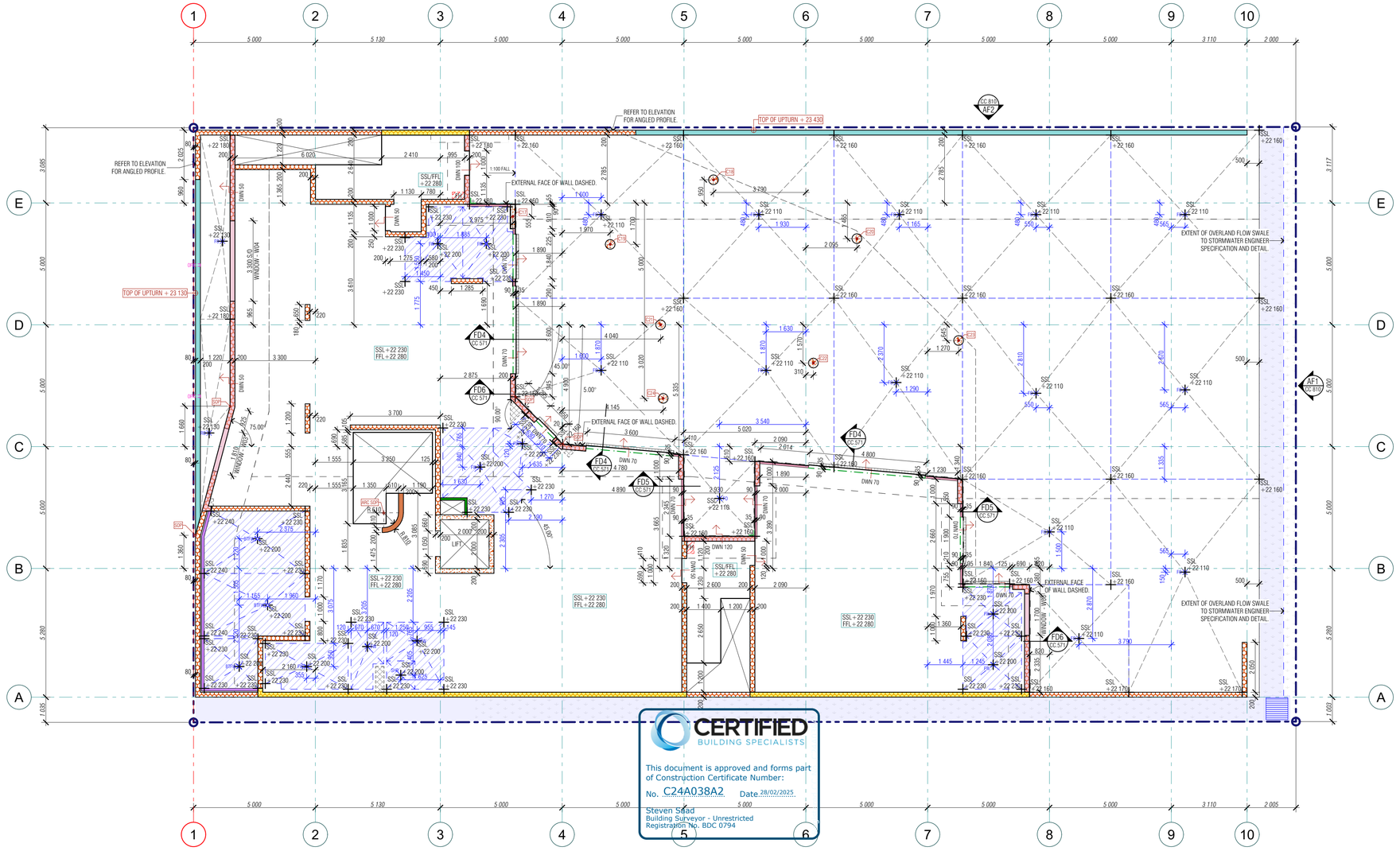
COUNCIL Central Coast Council

DRAWING TITLE
CSO Ground Floor
Concrete Set Out

SCALE @ A1 SHEET

JOB No	DRAWING No	ISSUE
08840	CC 300	B

Tuesday, 25 February 2025 7:54 PM



CERTIFIED
BUILDING SPECIALISTS
This document is approved and forms part of Construction Certificate Number:
No. C24A038A2 Date. 28/02/2025
Steven Saad
Building Surveyor - Unrestricted
Registration No. BDC 0794

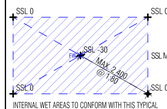
1 CSO LEVEL 01
Scale 1:100 @ A1

CSO LEGEND

- CONCRETE WALL - STRUCTURAL
- CONCRETE WALL - NON-STRUCTURAL
- AFS REDIWALL - STRUCTURAL
- AFS REDIWALL - NON-STRUCTURAL
- AFS REDIWALL - STRUCTURAL ON 100H HOB
- AFS REDIWALL - NON-STRUCTURAL ON 100H HOB
- AFS REDIWALL - STRUCTURAL ON 600H UPTURN
- AFS REDIWALL - STRUCTURAL ON 70mm REBATE
- HOB - EXTERNAL WALL 90mm W, 100mm H
- HOB - EXTERNAL WALL 110mm W, 100mm H
- HOB - 200mm W, 150mm H
- HOB - INTERNAL 100mm W, 100mm H
- HOB - INTERNAL 200mm W, 100mm H
- UPTURN IN-SITU CONCRETE 200mm W x SPECIFIED HEIGHT
- 1:100 MIN. POSITIVE FALL TO DRAIN
- 1:80 MIN. POSITIVE FALL TO DRAIN
- CONSTRUCTION JOINT TO STRUCTURAL ENG. DETAIL.
- WATERSTOP ANGLE 50H AT DOOR THRESHOLD.
- WATERSTOP ANGLE AT CORNER
- DENOTES SLAB PENETRATION
- DENOTES SERVICE PENETRATION ZONE
- OVERFLOW TO STORMWATER ENG. DETAIL
- LINEAR DRAIN TO STORMWATER ENG. DETAIL
- FW FLOOR WASTE TO HYDRAULIC ENG. DETAIL
- DWN STEP DOWN

NOTES:
- ALL HOBS MUST BE CAST MONOLITHIC WITH SLAB TO STRUCTURAL ENGINEER DETAIL.
- ALL INTERNAL THRESHOLDS TO BE MADE STEP-FREE BY BUILDER.
- ALL CONCRETE/AFS WALLS/COLUMNS TO STRUCTURAL ENGINEER SPECIFICATION AND DETAIL.

TYPICAL INTERNAL WET AREAS - LEVEL 1 & 2



INTERNAL WET AREAS TO CONFORM WITH THIS TYPICAL DIAGRAM UNLESS OTHERWISE NOTED ON PLAN.

TYPICAL EXTERNAL WET AREAS - LEVEL 1 & 2



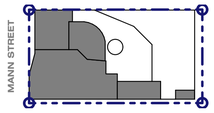
EXTERNAL WET AREAS TO CONFORM WITH THIS TYPICAL DIAGRAM UNLESS OTHERWISE NOTED ON PLAN.

zhinar architects

PROJECT PARTNERS

BCA Consultant	Nest Consulting Group	Landscape Designer	Greenland Design Pty Ltd
Civil Engineer	Engineering Studio	Lift Designer	Kone Elevators
Electrical Engineer	Clever Engineering	Mechanical Engineer	Premium Consulting
Fire Engineer	Innova	Structural Engineer	Cubitic
Hydraulic Engineer	Inline Hydraulic Services	Traffic Consultant	Terraffic
Facade Engineer	Cubitic		

KEY PLAN



ISSUE	AMENDMENT	DATE	DRAWN	CHECKED
A	ISSUED FOR CONSTRUCTION - CC2	25/02/25	CC	AH

0 1:100@A1 1:200@A3

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CLIENT

Zaki Property Group

ZAKI PROPERTY GROUP

GENERAL NOTES

Figured dimensions shall be taken in preference to scaling. Drawing to be read in conjunction with information on first page. Check all dimensions and levels on site before commencing work or ordering materials. All existing ground lines & trees location are approximate, therefore to be verified on-site by the builder. Any discrepancies to be verified back to Zhinar Architects before proceeding. All workmanship and materials shall comply with all relevant codes, ordinances, Australian Standards and manufacturer's instructions. Unless noted 'Issued for Construction', drawing not to be used for construction.

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28 495 869 790 / abn

TRUE NORTH

Member Australian Institute of Architects

PROJECT ARCHITECT
Anna Ho

REGISTRATION NUMBER
10987

PROJECT STATUS

Construction Documentation

FOR CONSTRUCTION

ORIGINAL ARCHITECT ENVISION GROUP PTY. LTD.

PROJECT NAME
CHILDCARE CENTRE

PROJECT ADDRESS
361 Mann Street North Gosford NSW 2250

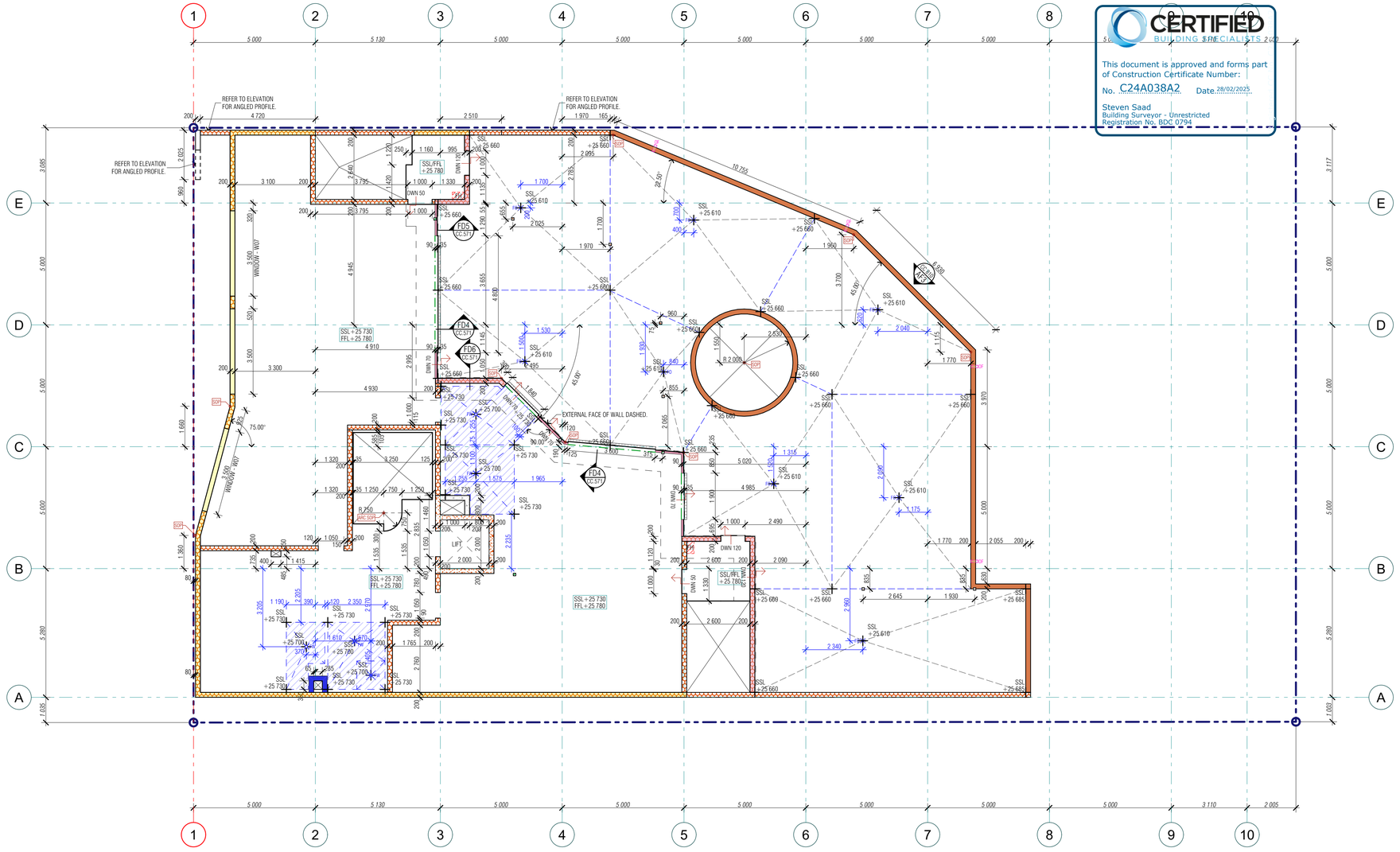
COUNCIL Central Coast Council

DRAWING TITLE
CSO Level 1
Concrete Set Out

SCALE @ A1 SHEET

JOB No.	DRAWING No.	ISSUE
08840	CC 301	A

Tuesday, 25 February 2025 7:04 PM



1 CSO LEVEL 02

Scale 1:100 @ A1

CERTIFIED BUILDING SPECIALISTS

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No. C24A038A2 Date. 28/02/2025.

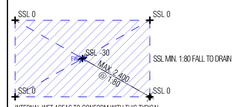
Steven Saad
Building Surveyor - Unrestricted
Registration No. BDC 0794

CSO LEGEND

- CONCRETE WALL - STRUCTURAL
- CONCRETE WALL - NON-STRUCTURAL
- AFS REDWALL - STRUCTURAL
- AFS REDWALL - NON-STRUCTURAL
- AFS REDWALL - STRUCTURAL ON 100H HOB
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TYPICAL INTERNAL WET AREAS - LEVEL 1 & 2



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TYPICAL EXTERNAL WET AREAS - LEVEL 1 & 2



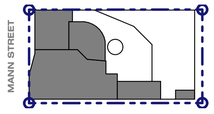
EXTERNAL WET AREAS TO CONFORM WITH THIS TYPICAL DIAGRAM UNLESS OTHERWISE NOTED ON PLAN.

zhinar architects

PROJECT PARTNERS

BCA Consultant	Nest Consulting Group	Landscape Designer	Greenland Design Pty Ltd
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Hydraulic Engineer	Inline Hydraulic Services	Traffic Consultant	Terraffic
Facade Engineer	Cubitic		

KEY PLAN



ISSUE	AMENDMENT	DATE	DRAWN	CHECKED
A	ISSUED FOR CONSTRUCTION - CC2	25/02/25	CC	AH

0 1:100@A1 1:200@A3

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CLIENT

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ZAKI PROPERTY GROUP

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Member Australian Institute of Architects

PROJECT ARCHITECT
Anna Ho

REGISTRATION NUMBER
10987

TRUE NORTH

PROJECT STATUS

Construction Documentation

FOR CONSTRUCTION

ORIGINAL ARCHITECT ENVISION GROUP PTY. LTD.

PROJECT NAME

CHILDCARE CENTRE

PROJECT ADDRESS

361 Mann Street North Gosford NSW 2250

COUNCIL Central Coast Council

DRAWING TITLE

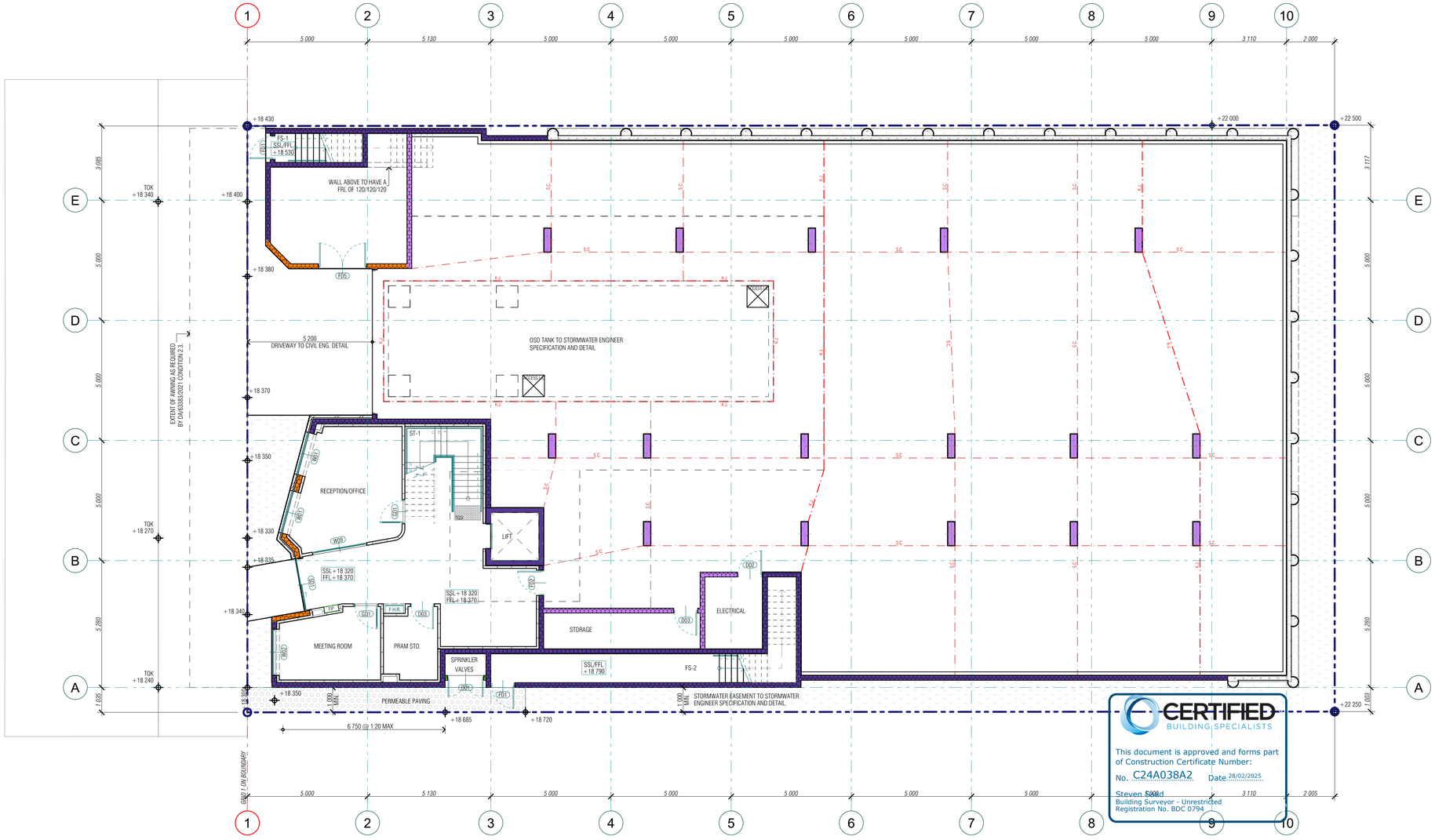
CSO Level 2

Concrete Set Out

SCALE @ A1 SHEET

08840	CC 302	A
JOB No	DRAWING No	ISSUE

Tuesday, 25 February 2025 7:04 PM



1 FCP GROUND FLOOR

Scale 1:100 @ A1

NCC 2022 - SPECIFICATION 5, S5C11:FIRE-RESISTANCE OF BUILDING ELEMENTS (TYPE A CONSTRUCTION)

CLASS 7A & 9B

EXTERNAL WALLS - LOADBEARING	
DISTANCE FROM A FIRE-SOURCE FEATURE	FRL(IN MINUTES)
LESS THAN 1.5m	120/120/120
1.5m TO LESS THAN 3m	120/90/90
3m OR MORE	120/60/30
EXTERNAL WALLS - NON-LOADBEARING	
DISTANCE FROM A FIRE-SOURCE FEATURE	FRL(IN MINUTES)
LESS THAN 1.5m	-/120/120
1.5m TO LESS THAN 3m	-/90/90
3m OR MORE	-/-/-
EXTERNAL COLUMNS (NOT PART OF AN EXTERNAL WALL)	
COLUMN TYPE	FRL(IN MINUTES)
LOADBEARING	120/-/-
NON-LOADBEARING	-/-/-
COMMON WALLS AND FIRE WALLS	
WALL TYPE	FRL(IN MINUTES)
LOADBEARING AND NON-LOADBEARING	120/120/120
INTERNAL WALLS - LOADBEARING	
LOCATION	FRL(IN MINUTES)
FIRE-RESITING LIFT AND STAIR SHAFTS	120/120/120
BOUNDING PUBLIC CORRIDORS, PUBLIC LOBBIES AND THE LIKE	120/-/-
BETWEEN OR BOUNDING SOLE-OCCUPANCY UNITS	120/-/-
VENTILATING, PIPE, GARBAGE, AND LIKE SHAFTS NOT USED FOR THE DISCHARGE OF HOT PRODUCTS COMBUSTION	120/90/90
INTERNAL WALLS - NON-LOADBEARING	
LOCATION	FRL(IN MINUTES)
FIRE-RESITING LIFT AND STAIR SHAFTS	-/120/120
BOUNDING PUBLIC CORRIDORS, PUBLIC LOBBIES AND THE LIKE	-/-/-
BETWEEN OR BOUNDING SOLE-OCCUPANCY UNITS	-/-/-
VENTILATING, PIPE, GARBAGE, AND LIKE SHAFTS NOT USED FOR THE DISCHARGE OF HOT PRODUCTS COMBUSTION	-/90/90
OTHER BUILDING ELEMENTS	
BUILDING ELEMENT	FRL(IN MINUTES)
OTHER LOADBEARING INTERNAL WALLS, INTERNAL BEAMS, TRUSSES AND COLUMNS	120/-/-
FLOORS	120/120/120
ROOFS	120/60/30

NOTES

- THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CURRENT FIRE ENGINEERING REPORT, OTHER RELEVANT REPORTS AND BCA REPORT FOR DETAILED REQUIREMENTS REGARDING ALTERNATIVE SOLUTIONS AND PENETRATIONS THROUGH ANY FIRE-RATED ELEMENTS.
REFER FIRE ENGINEERING REPORT NO.24216-R01, ISSUE 1; DATED 29/11/2024 BY INNOVA SERVICES AUSTRALIA FOR ALL FIRE PERFORMANCE SOLUTIONS.
-CONSTRUCTION MUST COMPLY WITH NCC 2022 SPECIFICATION 5 (FIRE RESISTING CONSTRUCTION) AND SPECIFICATION 6 (STRUCTURAL TESTS FOR LIGHTWEIGHT CONSTRUCTION)
-ALL LININGS, MATERIALS AND ASSEMBLIES MUST COMPLY WITH NCC 2022 SPECIFICATION 7 FIRE HAZARD PROPERTIES.
-ALL SERVICE PENETRATIONS THROUGH FIRE RATED FLOORS, WALLS AND CEILINGS MUST COMPLY WITH NCC 2022 C4 PROTECTION OF OPENINGS.
-EXTERNAL WALLS THAT ARE NOT REQUIRED TO BE FIRE RATED MUST BE WHOLLY CONSTRUCTED OF "NON-COMBUSTIBLE MATERIALS" AS PER C2D10 AND AS1530.1

FCP LEGEND

WALLS & COLUMNS

- FRL 120/120/120
- FRL 120/60/30
- FRL 120/-/-
- FRL -/120/120

FLOORS

- FRL 120/120/120

CERTIFIED BUILDING SPECIALISTS

This document is approved and forms part of Construction Certificate Number:

No. C24A038A2 Date 28/02/2025

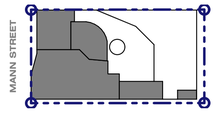
Steven Said
Building Surveyor - Unrestricted
Registration No. BDC 0794

zhinar architects

PROJECT PARTNERS

BCA Consultant	Nest Consulting Group	Landscape Designer	Greenland Design Pty Ltd
Civil Engineer	Engineering Studio	Lift Designer	Kone Elevators
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Hydraulic Engineer	Inline Hydraulic Services	Traffic Consultant	Terraffic
Facade Engineer	Cubitic		

KEY PLAN



ISSUE	AMENDMENT	DATE	DRAWN	CHECKED
A	ISSUED FOR CONSTRUCTION - CC2	25/02/25	CC	AH

0 1:100@A1 1:200@A3

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Zaki Property Group

ZAKI PROPERTY GROUP

GENERAL NOTES

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PROJECT ARCHITECT
Anna Ho

REGISTRATION NUMBER
10987

TRUE NORTH

PROJECT STATUS

Construction Documentation

FOR CONSTRUCTION

ORIGINAL ARCHITECT ENVISION GROUP PTY. LTD.

PROJECT NAME

CHILDCARE CENTRE

PROJECT ADDRESS

361 Mann Street North Gosford NSW 2250

COUNCIL Central Coast Council

DRAWING TITLE

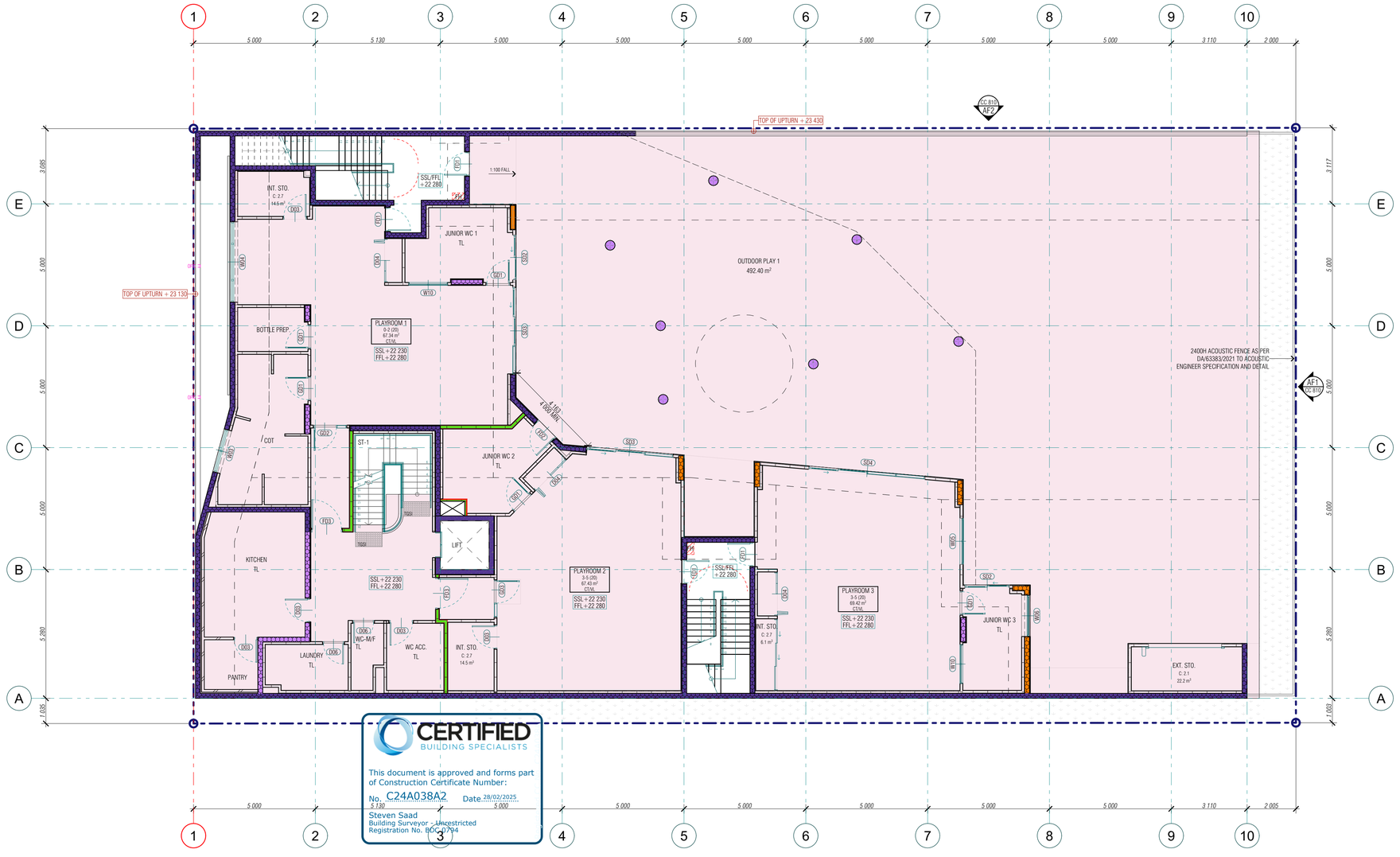
FCP Ground Floor

Fire Compartment

SCALE @ A1 SHEET

08840 JOB No | CC 350 DRAWING No | A ISSUE

Tuesday, 25 February 2025, 7:04 PM



CERTIFIED
BUILDING SPECIALISTS
This document is approved and forms part of Construction Certificate Number:
No. C24A038A2 Date 28/02/2025
Steven Saad
Building Surveyor - Unrestricted
Registration No. BDC0704

1 FCP LEVEL 01
Scale 1:100 @ A1

NCC 2022 - SPECIFICATION 5, S5C11:FIRE-RESISTANCE OF BUILDING ELEMENTS (TYPE A CONSTRUCTION)

CLASS 7A & 9B

EXTERNAL WALLS - LOADBEARING	
DISTANCE FROM A FIRE-SOURCE FEATURE	FRL(IN MINUTES)
LESS THAN 1.5m	120/120/120
1.5m TO LESS THAN 3m	120/90/90
3m OR MORE	120/60/30
EXTERNAL WALLS - NON-LOADBEARING	
DISTANCE FROM A FIRE-SOURCE FEATURE	FRL(IN MINUTES)
LESS THAN 1.5m	-/120/120
1.5m TO LESS THAN 3m	-/90/90
3m OR MORE	-/-/-
EXTERNAL COLUMNS (NOT PART OF AN EXTERNAL WALL)	
COLUMN TYPE	FRL(IN MINUTES)
LOADBEARING	120/-/-
NON-LOADBEARING	-/-/-
COMMON WALLS AND FIRE WALLS	
WALL TYPE	FRL(IN MINUTES)
LOADBEARING AND NON-LOADBEARING	120/120/120
INTERNAL WALLS - LOADBEARING	
LOCATION	FRL(IN MINUTES)
FIRE-RESITING LIFT AND STAIR SHAFTS	120/120/120
BOUNDING PUBLIC CORRIDORS, PUBLIC LOBBIES AND THE LIKE	120/-/-
BETWEEN OR BOUNDING SOLE-OCCUPANCY UNITS	120/-/-
VENTILATING, PIPE, GARBAGE, AND LIKE SHAFTS NOT USED FOR THE DISCHARGE OF HOT PRODUCTS COMBUSTION	120/90/90
INTERNAL WALLS - NON-LOADBEARING	
LOCATION	FRL(IN MINUTES)
FIRE-RESITING LIFT AND STAIR SHAFTS	-/120/120
BOUNDING PUBLIC CORRIDORS, PUBLIC LOBBIES AND THE LIKE	-/-/-
BETWEEN OR BOUNDING SOLE-OCCUPANCY UNITS	-/-/-
VENTILATING, PIPE, GARBAGE, AND LIKE SHAFTS NOT USED FOR THE DISCHARGE OF HOT PRODUCTS COMBUSTION	-/90/90
OTHER BUILDING ELEMENTS	
BUILDING ELEMENT	FRL(IN MINUTES)
OTHER LOADBEARING INTERNAL WALLS, INTERNAL BEAMS, TRUSSES AND COLUMNS	120/-/-
FLOORS	120/120/120
ROOFS	120/60/30

NOTES

- THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CURRENT FIRE ENGINEERING REPORT, OTHER RELEVANT REPORTS AND BCA REPORT FOR DETAILED REQUIREMENTS REGARDING ALTERNATIVE SOLUTIONS AND PENETRATIONS THROUGH ANY FIRE-RATED ELEMENTS.
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-EXTERNAL WALLS THAT ARE NOT REQUIRED TO BE FIRE RATED MUST BE WHOLLY CONSTRUCTED OF "NON-COMBUSTIBLE MATERIALS" AS PER C2D10 AND AS1530.1

FCP LEGEND

WALLS & COLUMNS

- FRL 120/120/120
- FRL 120/60/30
- FRL 120/-/-
- FRL -/120/120

FLOORS

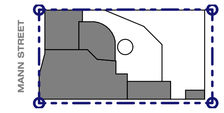
- FRL 120/120/120

zhinar architects

PROJECT PARTNERS

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KEY PLAN



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A	ISSUED FOR CONSTRUCTION - CC2	25/02/25	CC	AH

0 1 1:100@A1 1:200@A3

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Anna Ho

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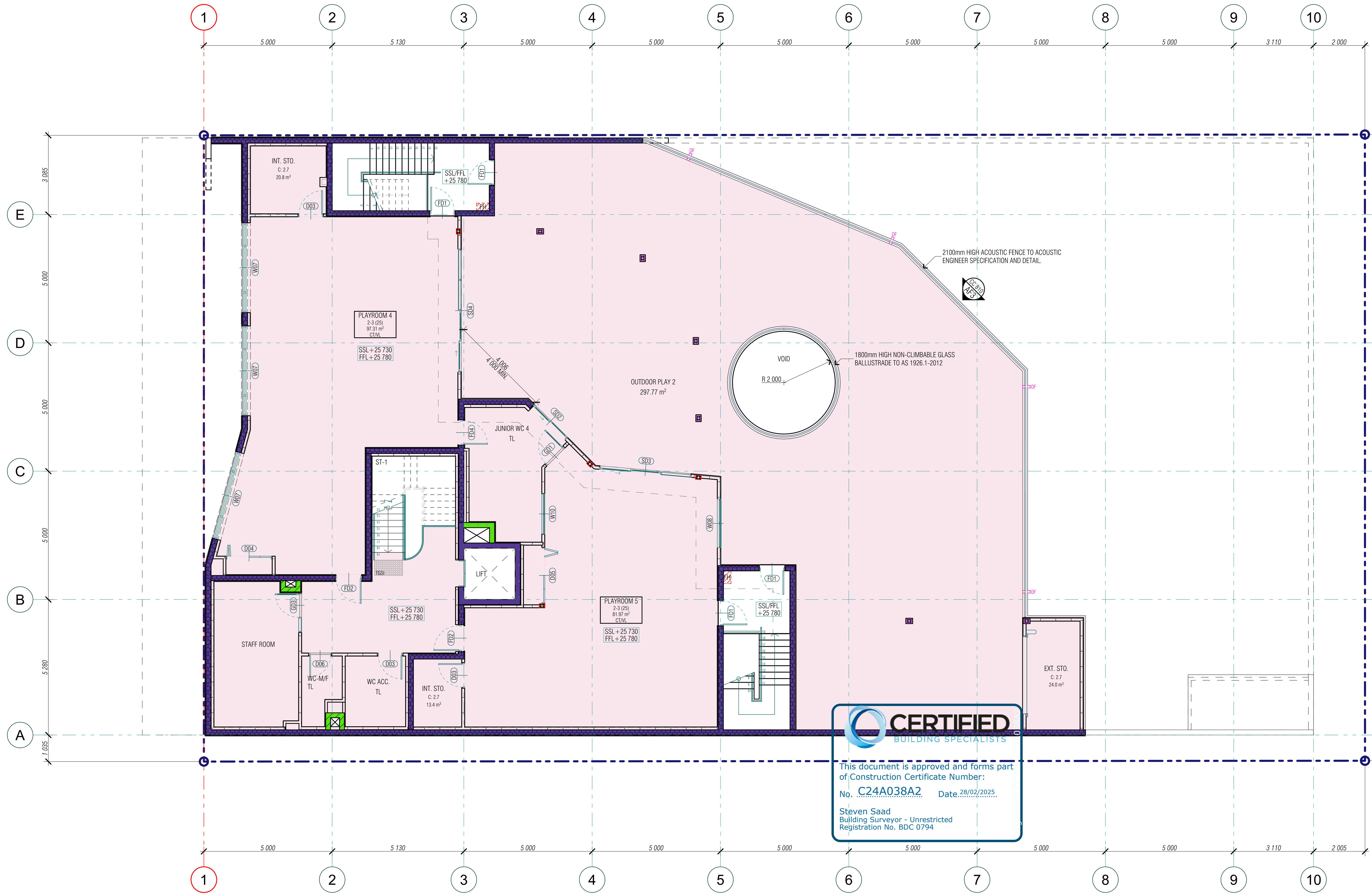
FCP Level 1

Fire Compartment

SCALE @ A1 SHEET

08840 JOB No | CC 351 DRAWING No | A ISSUE

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1 FCP LEVEL 02
Scale 1:100 @ A1

NCC 2022 - SPECIFICATION 5, S5C11:FIRE-RESISTANCE OF BUILDING ELEMENTS (TYPE A CONSTRUCTION) CLASS 7A & 9B	
EXTERNAL WALLS - LOADBEARING	
DISTANCE FROM A FIRE-SOURCE FEATURE	FRL(IN MINUTES)
LESS THAN 1.5m	120/120/120
1.5m TO LESS THAN 3m	120/90/90
3m OR MORE	120/60/30
EXTERNAL WALLS - NON-LOADBEARING	
DISTANCE FROM A FIRE-SOURCE FEATURE	FRL(IN MINUTES)
LESS THAN 1.5m	-/120/120
1.5m TO LESS THAN 3m	-/90/90
3m OR MORE	- / - / -
EXTERNAL COLUMNS (NOT PART OF AN EXTERNAL WALL)	
COLUMN TYPE	FRL(IN MINUTES)
LOADBEARING	120/ - / -
NON-LOADBEARING	- / - / -
COMMON WALLS AND FIRE WALLS	
WALL TYPE	FRL(IN MINUTES)
LOADBEARING AND NON-LOADBEARING	120/120/120
INTERNAL WALLS - LOADBEARING	
LOCATION	FRL(IN MINUTES)
FIRE-RESITING LIFT AND STAIR SHAFTS	120/120/120
BOUNDING PUBLIC CORRIDORS, PUBLIC LOBBIES AND THE LIKE	120/ - / -
BETWEEN OR BOUNDING SOLE-OCCUPANCY UNITS	120/ - / -
VENTILATING, PIPE, GARBAGE, AND LIKE SHAFTS NOT USED FOR THE DISCHARGE OF HOT PRODUCTS COMBUSTION	120/90/90
INTERNAL WALLS - NON-LOADBEARING	
LOCATION	FRL(IN MINUTES)
FIRE-RESITING LIFT AND STAIR SHAFTS	- /120/120
BOUNDING PUBLIC CORRIDORS, PUBLIC LOBBIES AND THE LIKE	- / - / -
BETWEEN OR BOUNDING SOLE-OCCUPANCY UNITS	- / - / -
VENTILATING, PIPE, GARBAGE, AND LIKE SHAFTS NOT USED FOR THE DISCHARGE OF HOT PRODUCTS COMBUSTION	- /90/90
OTHER BUILDING ELEMENTS	
BUILDING ELEMENT	FRL(IN MINUTES)
OTHER LOADBEARING INTERNAL WALLS, INTERNAL BEAMS, TRUSSES AND COLUMNS	120/ - / -
FLOORS	120/120/120
ROOFS	120/60/30

NOTES

- THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CURRENT FIRE ENGINEERING REPORT, OTHER RELEVANT REPORTS AND BCA REPORT FOR DETAILED REQUIREMENTS REGARDING ALTERNATIVE SOLUTIONS AND PENETRATIONS THROUGH ANY FIRE-RATED ELEMENTS.
REFER FIRE ENGINEERING REPORT NO.24216-R01; ISSUE 1; DATED 29/11/2024 BY INNOVA SERVICES AUSTRALIA FOR ALL FIRE PERFORMANCE SOLUTIONS.
-CONSTRUCTION MUST COMPLY WITH NCC 2022 SPECIFICATION 5 (FIRE RESISTING CONSTRUCTION) AND SPECIFICATION 6 (STRUCTURAL TESTS FOR LIGHTWEIGHT CONSTRUCTION)
-ALL LININGS, MATERIALS AND ASSEMBLIES MUST COMPLY WITH NCC 2022 SPECIFICATION 7 FIRE HAZARD PROPERTIES.
-ALL SERVICE PENETRATIONS THROUGH FIRE RATED FLOORS, WALLS AND CEILINGS MUST COMPLY WITH NCC 2022 C4 PROTECTION OF OPENINGS.
-EXTERNAL WALLS THAT ARE NOT REQUIRED TO BE FIRE RATED MUST BE WHOLLY CONSTRUCTED OF "NON-COMBUSTIBLE MATERIALS" AS PER C2D10 AND AS1530.1

FCP LEGEND

WALLS & COLUMNS

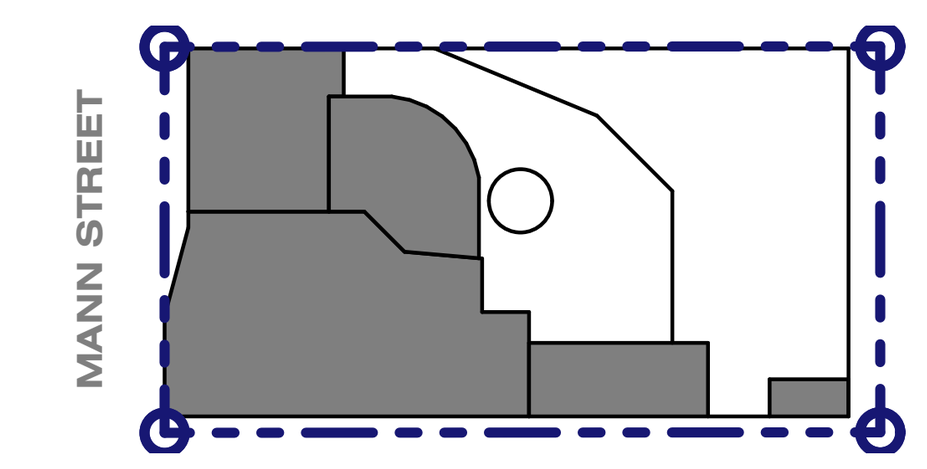
Colour	FRL
Dark purple	FRL 120/120/120
Orange	FRL 120/60/30
Light purple	FRL 120/-/-
Green	FRL -/120/120
FLOORS	
Light pink	FRL 120/120/120

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Fire Engineer	Innova	Structural Engineer	Cubitic
Hydraulic Engineer	Inline Hydraulic Services	Traffic Consultant	Terraffic
Facade Engineer	Cubitic		

KEY PLAN



ISSUE	AMENDMENT	DATE	DRAWN	CHECKED
A	ISSUED FOR CONSTRUCTION - CC2	25/02/25	CC	AH

0 5 1:100@A1 1:200@A3
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GENERAL NOTES
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Member Australian Institute of Architects

TRUE NORTH
N

PROJECT ARCHITECT
Anna Ho
REGISTRATION NUMBER
10987

PROJECT STATUS
Construction Documentation

FOR CONSTRUCTION

ORIGINAL ARCHITECT ENVISION GROUP PTY. LTD.

PROJECT NAME
CHILDCARE CENTRE

PROJECT ADDRESS
361 Mann Street North Gosford NSW 2250

COUNCIL Central Coast Council

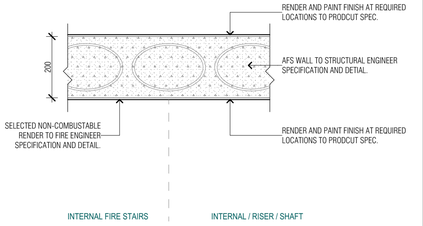
DRAWING TITLE
FCP Level 2
Fire Compartment

SCALE @ A1 SHEET

JOB No	DRAWING No	ISSUE
08840	CC 352	A

Tuesday, 25 February 2025 7:04 PM

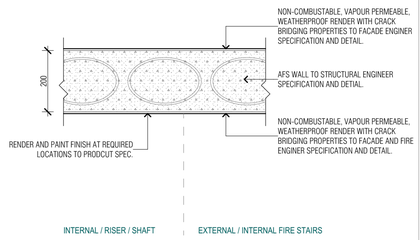
INTERNAL



INTERNAL FIRE STAIRS | INTERNAL / RISER / SHAFT

WALL TYPE:	M01	DESCRIPTION:	AFS WALL - INTERNAL		
REMARK:	STRUCTURAL CONCRETE WALL - TO ENG. SPEC.	MINIMUM REQUIRED STANDARDS:	ACOUSTIC:	NA	
			FIRE:	REFER FCP	

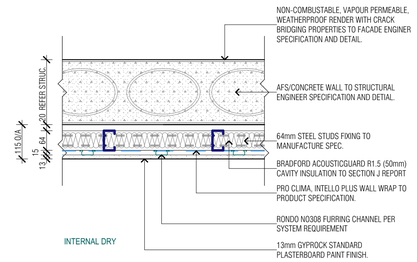
EXTERNAL



INTERNAL / RISER / SHAFT | EXTERNAL / INTERNAL FIRE STAIRS

WALL TYPE:	M02	DESCRIPTION:	AFS WALL - EXTERNAL		
REMARK:	STRUCTURAL CONCRETE WALL - TO ENG. SPEC.	MINIMUM REQUIRED STANDARDS:	ACOUSTIC:	NA	
			FIRE:	REFER FCP	

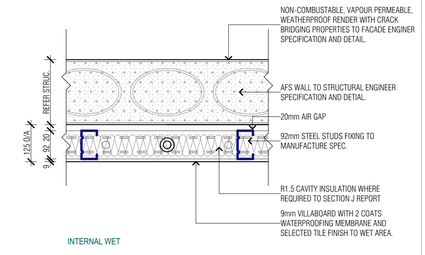
EXTERNAL



INTERNAL DRY

WALL TYPE:	M03	DESCRIPTION:	AFS WALL - EXTERNAL		
REMARK:	STRUCTURAL CONCRETE WALL - TO ENG. SPEC.	MINIMUM REQUIRED STANDARDS:	ACOUSTIC:	NA	
			FIRE:	REFER FCP	

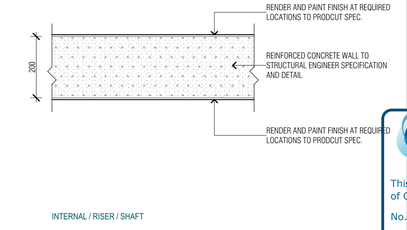
EXTERNAL



INTERNAL WET

WALL TYPE:	M04	DESCRIPTION:	AFS WALL - EXTERNAL		
REMARK:	STRUCTURAL CONCRETE WALL - TO ENG. SPEC.	MINIMUM REQUIRED STANDARDS:	ACOUSTIC:	NA	
			FIRE:	REFER FCP	

INTERNAL



INTERNAL / RISER / SHAFT

WALL TYPE:	M05	DESCRIPTION:	REINFORCED CONCRETE WALL - INTERNAL		
REMARK:	STRUCTURAL CONCRETE WALL - TO ENG. SPEC.	MINIMUM REQUIRED STANDARDS:	ACOUSTIC:	NA	
			FIRE:	STRUCTURAL: 120/120/120 NON-STRUCTURAL: -/120/120	

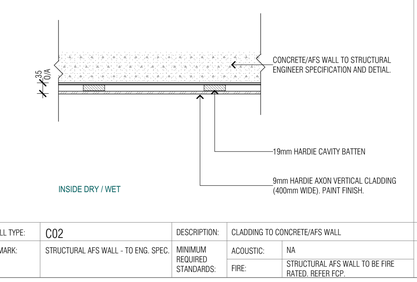
INTERNAL



INTERNAL RISER/SHAFT

WALL TYPE:	M06	DESCRIPTION:	NON-STRUCTURAL BLOCKWORK WALL		
REMARK:	STRUCTURAL CONCRETE WALL - TO ENG. SPEC.	MINIMUM REQUIRED STANDARDS:	ACOUSTIC:	NA	
			FIRE:	-/120/120	

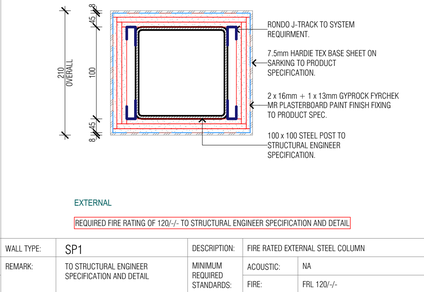
EXTERNAL



INTERNAL DRY

WALL TYPE:	FB1	DESCRIPTION:	FACE BRICK WALL		
REMARK:	STRUCTURAL CONCRETE WALL - TO ENG. SPEC.	MINIMUM REQUIRED STANDARDS:	ACOUSTIC:	NA	
			FIRE:	REFER FCP	

EXTERNAL



INTERNAL - KITCHEN

CONSTURCTION OF WALL TO COMPLY WITH AS 4674:2004 DESIGN, CONSTRUCTION AND FIT OUT OF FOOD PREMISES.

WALL TYPE:	FB2	DESCRIPTION:	AFS EXTERNAL - KITCHEN WALL		
REMARK:	STRUCTURAL CONCRETE WALL - TO ENG. SPEC.	MINIMUM REQUIRED STANDARDS:	ACOUSTIC:	NA	
			FIRE:	AFS SKIN - 120/120/120	

INTERNAL

INTERNAL

WALL TYPE:	P01	DESCRIPTION:	INTERNAL 92 STEEL STUD WALL		
REMARK:	CSR 1032 - TO GYPROCK SPEC.	MINIMUM REQUIRED STANDARDS:	ACOUSTIC:	NA	
			FIRE:	NA	

INTERNAL

RISER / SHAFT

WALL TYPE:	P02	DESCRIPTION:	INTERNAL 92 STEEL STUD LINING		
REMARK:	CSR 1032 - TO GYPROCK SPEC.	MINIMUM REQUIRED STANDARDS:	ACOUSTIC:	NA	
			FIRE:	NA	

RISER / SHAFT

INTERNAL - DRY / WET

WALL TYPE:	P03	DESCRIPTION:	INTERNAL 92 STEEL STUD LINING		
REMARK:	CSR 1032 - TO GYPROCK SPEC.	MINIMUM REQUIRED STANDARDS:	ACOUSTIC:	Rw/ Rw + Ctr 40/30	
			FIRE:	NA	

INTERNAL - DRY

INTERNAL - DRY

WALL TYPE:	P04	DESCRIPTION:	INTERNAL 64 STEEL STUD LINING		
REMARK:	CSR 1032 - TO GYPROCK SPEC.	MINIMUM REQUIRED STANDARDS:	ACOUSTIC:	NA	
			FIRE:	NA	

INTERNAL - DRY

INTERNAL - DRY

WALL TYPE:	P05	DESCRIPTION:	INTERNAL FURRING CHANNEL LINING		
REMARK:		MINIMUM REQUIRED STANDARDS:	ACOUSTIC:	NA	
			FIRE:		

RISER / SHAFT

INTERNAL - DRY / WET

WALL TYPE:	P06	DESCRIPTION:	INTERNAL 64 STEEL STUD SHAFT WALL		
REMARK:	CSR 7675 - TO GYPROCK SPEC.	MINIMUM REQUIRED STANDARDS:	ACOUSTIC:	TBC	
			FIRE:	-/120/120	

INTERNAL - DRY / WET

INTERNAL - DRY / WET

WALL TYPE:	P07	DESCRIPTION:	INTERNAL 92 STEEL STUD WALL		
REMARK:	CSR 1085 - TO GYPROCK SPEC.	MINIMUM REQUIRED STANDARDS:	ACOUSTIC:	NA	
			FIRE:	-/120/120	

EXTERNAL

INSIDE DRY / WET

WALL TYPE:	C01	DESCRIPTION:	EXTERNAL LIGHT WEIGHT WALL		
REMARK:	CSR 5174 - TO GYPROCK SPEC.	MINIMUM REQUIRED STANDARDS:	ACOUSTIC:	NA	
			FIRE:	STRUCTURAL STEEL MEMBER FRL120/120/120	

INSIDE DRY / WET

INSIDE DRY / WET

WALL TYPE:	C02	DESCRIPTION:	CLADDING TO CONCRETE/AFS WALL		
REMARK:	STRUCTURAL AFS WALL - TO ENG. SPEC.	MINIMUM REQUIRED STANDARDS:	ACOUSTIC:	NA	
			FIRE:	STRUCTURAL AFS WALL TO BE FIRE RATED. REFER FCP.	

EXTERNAL

EXTERNAL

REQUIRED FIRE RATING OF 120/-/- TO STRUCTURAL ENGINEER SPECIFICATION AND DETAIL

WALL TYPE:	SP1	DESCRIPTION:	FIRE RATED EXTERNAL STEEL COLUMN		
REMARK:	TO STRUCTURAL ENGINEER SPECIFICATION AND DETAIL	MINIMUM REQUIRED STANDARDS:	ACOUSTIC:	NA	
			FIRE:	FRL 120/-/-	

NOTES

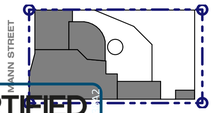
- INSULATION TO BE PROVIDED WHERE IDENTIFIED WITHIN SECTION-J REPORT.
- EXTERNAL WALL CLADDING MUST COMPLY WITH NCC 2022 PART F3 AND F8D3.
- F3D3: SARKING USED FOR WEATHERPROOFING OF ROOFS AND WALLS MUST COMPLY WITH AS 4200.1 AND AS 4200.2.
- F3D5: MASONRY, INCLUDING MASONRY VENEER, UNREINFORCED AND REINFORCED MASONRY MUST COMPLY WITH AS 3700.
- CONSTRUCTION MUST COMPLY WITH NCC 2022 SPECIFICATION 5 (FIRE RESISTING CONSTRUCTION) AND SPECIFICATION 6 (STRUCTURAL TESTS FOR LIGHTWEIGHT CONSTRUCTION)
- ALL LININGS, MATERIALS AND ASSEMBLIES MUST COMPLY WITH NCC 2022 SPECIFICATION 7 FIRE HAZARD PROPERTIES.
- ALL SERVICE PENETRATIONS THROUGH FIRE RATED FLOORS, WALLS AND CEILINGS MUST COMPLY WITH NCC 2022 C4 PROTECTION OF OPENINGS.
- EXTERNAL WALLS THAT ARE NOT REQUIRED TO BE FIRE RATED MUST BE WHOLLY CONSTRUCTED OF 'NON-COMBUSTIBLE MATERIALS' AS PER C2D10 AND AS1530.1
- WALLS LOCATED WITHIN WET AREAS MUST COMPLY WITH THE MINIMUM WATERPROOFING REQUIRMENTS SET OUT IN NCC2022 PART F2D2 AND AS3740:2021

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PROJECT PARTNERS

BCA Consultant	Nest Consulting Group	Landscape Designer	Greenland Design Pty Ltd
Civil Engineer	Engineering Studio	Lift Designer	Kone Elevators
Electrical Engineer	Clever Engineering	Mechanical Engineer	Premium Consulting
Fire Engineer	Innova	Structural Engineer	Cubitic
Hydraulic Engineer	Inline Hydraulic Services	Traffic Consultant	Terraffic
Facade Engineer	Cubitic		

KEY PLAN



CERTIFIED BUILDING SPECIALISTS

This document is approved and forms part of Construction Certificate Number:

No. C24A038A2 Date. 28/02/2025

Steven Saad
Building Surveyor - Unrestricted
Registration No. BDC 0794

ISSUE	AMENDMENT	DATE	DRAWN	CHECKED
A	ISSUED FOR CONSTRUCTION - CC2	25/02/25	CC	AH

0 5 1:100@A1 1:200@A3

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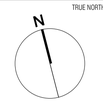
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PROJECT ARCHITECT
Anna Ho

REGISTRATION NUMBER
10987

TRUE NORTH



PROJECT STATUS

Construction Documentation

FOR CONSTRUCTION

ORIGINAL ARCHITECT ENVISION GROUP PTY. LTD.

PROJECT NAME

CHILDCARE CENTRE

PROJECT ADDRESS

361 Mann Street North Gosford NSW 2250

COUNCIL Central Coast Council

DRAWING TITLE

Wall Type Details

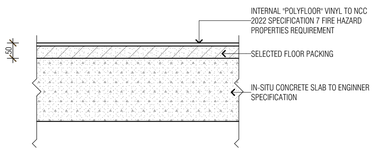
Wall & Floor Details

SCALE @ A1 SHEET

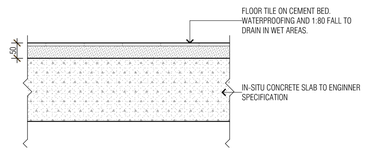
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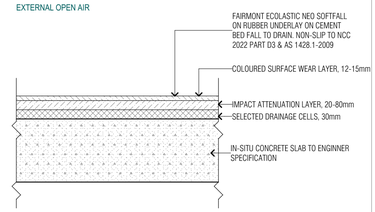
INTERNAL DRY



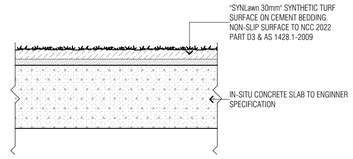
INTERNAL DRY/WET



EXTERNAL OPEN AIR



EXTERNAL OPEN AIR



INSIDE

FLOOR TYPE:	VL/CT	DESCRIPTION:	CONCRETE FLOOR VINYL/CARPET TILE FINISH		FLOOR TYPE:	CT	DESCRIPTION:	CONCRETE FLOOR TILE FINISH		WALL TYPE:	SF	DESCRIPTION:	CONCRETE FLOOR EXTERNAL SOFFITFALL		WALL TYPE:	SG	DESCRIPTION:	CONCRETE FLOOR EXTERNAL SYNTHETIC TURF	
	LINING AND COVERING MUST COMPLY WITH NCC 2022 SPECIFICATION 7 AND NON-SLIP TO BCA PART D3 & AS1428.1-2009	MINIMUM REQUIRED STANDARDS:	ACOUSTIC:	NA	REMARK:	LINING AND COVERING MUST COMPLY WITH NCC 2022 SPECIFICATION 7 AND NON-SLIP TO BCA PART D3 & AS1428.1-2009	MINIMUM REQUIRED STANDARDS:	ACOUSTIC:	NA	REMARK:	LINING AND COVERING MUST COMPLY WITH NCC 2022 SPECIFICATION 7 AND NON-SLIP TO BCA PART D3 & AS1428.1-2009	MINIMUM REQUIRED STANDARDS:	ACOUSTIC:	NA	REMARK:	LINING AND COVERING MUST COMPLY WITH NCC 2022 SPECIFICATION 7 AND NON-SLIP TO BCA PART D3 & AS1428.1-2009	MINIMUM REQUIRED STANDARDS:	ACOUSTIC:	NA
			FIRE:	CONCRETE SUBSTRATE - FRL 120/120/120				FIRE:	CONCRETE SUBSTRATE - FRL 120/120/120				FIRE:	CONCRETE SUBSTRATE - FRL 120/120/120				FIRE:	CONCRETE SUBSTRATE - FRL 120/120/120

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Building Surveyor - Unrestricted
Registration No. BDC 0794

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0 1:100@A1 1:200@A3 5

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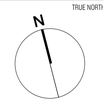
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COUNCIL Central Coast Council

DRAWING TITLE

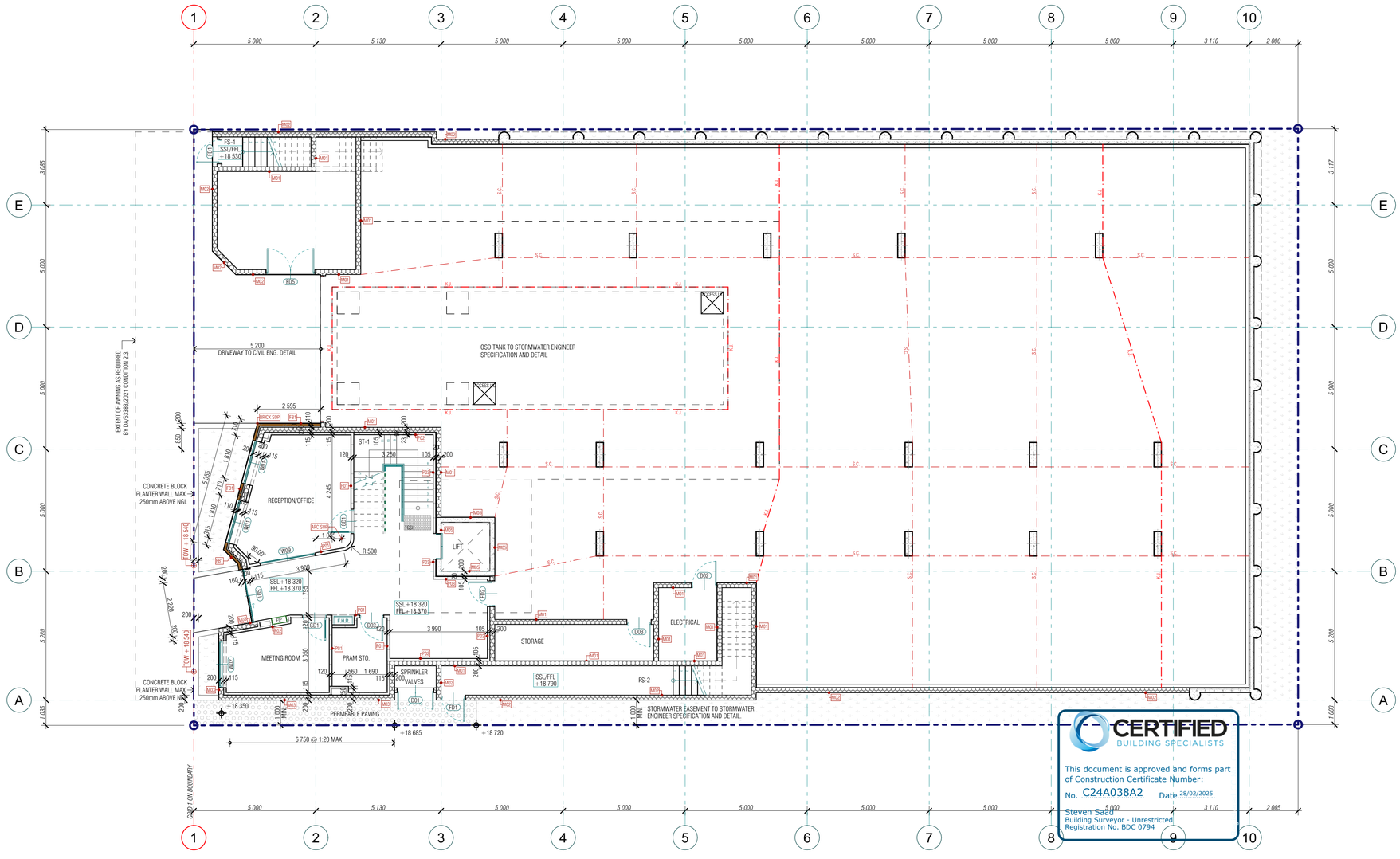
Floor Type Details

Wall & Floor Details

SCALE @ A1 SHEET

JOB No	DRAWING No	ISSUE
08840	CC 401	A

Tuesday, 25 February 2025 7:04 PM



1 WSO GROUND FLOOR

Scale 1:100 @ A1

WSO LEGEND

- XXX — WALL TYPE ID REFER WALL TYPE DETAILS
- AFS REDWALL TO STRUCTURAL ENGINEER SPECIFICATION AND DETAIL
- 110mm FACE BRICK OR BRICK FINISH

NOTES:
- DIMENSION TO FINISHED FACE. UNLESS SPECIFICALLY NOTED OTHERWISE
- READ IN CONJUNCTION TO WALL TYPE DETAILS.
- AFS/CONCRETE WALLS AND CONSTRUCTION JOINTS TO STRUCTURAL ENGINEER SPECIFICATION AND DETAIL.

CERTIFIED BUILDING SPECIALISTS

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No. C24A038A2 Date 28/02/2025

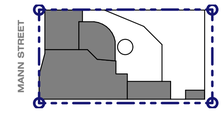
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0 5 1:100@A1 1:200@A3

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Eastwood NSW 2122

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www.zhinar.com.au / w
28 495 869 790 / abn

Member Australian Institute of Architects

TRUE NORTH

PROJECT ARCHITECT
Anna Ho

REGISTRATION NUMBER
10987

PROJECT STATUS

Construction Documentation

FOR CONSTRUCTION

ORIGINAL ARCHITECT ENVISION GROUP PTY. LTD.

PROJECT NAME

CHILDCARE CENTRE

PROJECT ADDRESS

361 Mann Street North Gosford NSW 2250

COUNCIL Central Coast Council

DRAWING TITLE

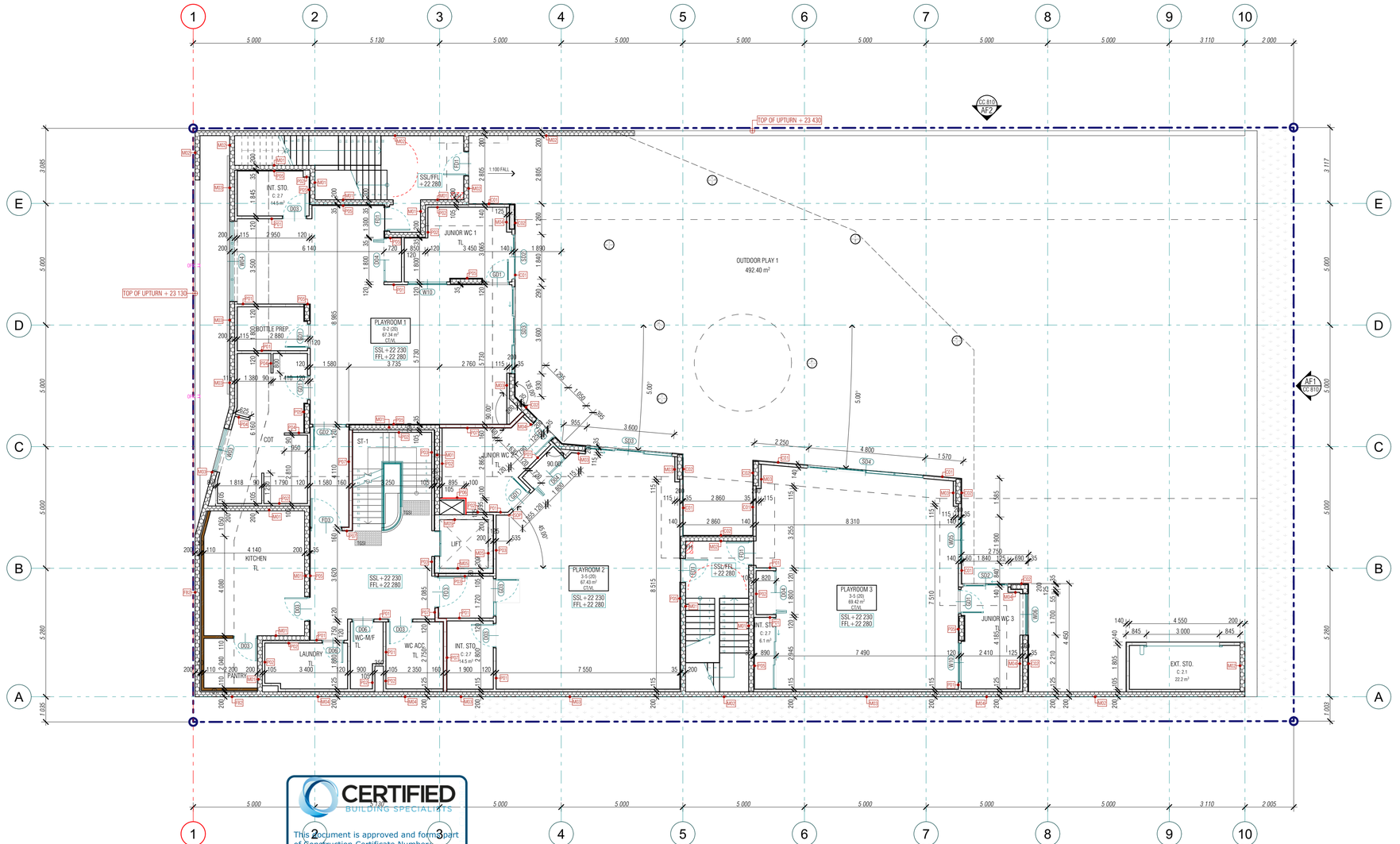
WSO Ground Floor

Wall Set Out

SCALE @ A1 SHEET

08840 JOB No | CC 410 DRAWING No | A ISSUE

Tuesday, 25 February 2025 7:04 PM



1 WSO LEVEL 01
Scale 1:100 @ A1

CERTIFIED BUILDING SPECIALISTS
This document is approved and forms part of Construction Certificate Number:
No. C24A038A2 Date 28/02/2025
Steven Saad
Building Surveyor - Unrestricted
Registration No. BDC 0794

WSO LEGEND
XXX WALL TYPE ID REFER WALL TYPE DETAILS
AFS REDWALL TO STRUCTURAL ENGINEER SPECIFICATION AND DETAIL
110mm FACE BRICK OR BRICK FINISH

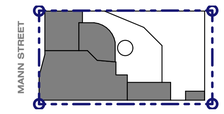
NOTES:
- DIMENSION TO FINISHED FACE, UNLESS SPECIFICALLY NOTED OTHERWISE
- READ IN CONJUNCTION TO WALL TYPE DETAILS.
- AFS CONCRETE WALLS AND CONSTRUCTION JOINTS TO STRUCTURAL ENGINEER SPECIFICATION AND DETAIL.

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PROJECT PARTNERS

BCA Consultant	Nest Consulting Group	Landscape Designer	Greenland Design Pty Ltd
Civil Engineer	Engineering Studio	Lift Designer	Kone Elevators
Electrical Engineer	Clever Engineering	Mechanical Engineer	Premium Consulting
Fire Engineer	Innova	Structural Engineer	Cubitic
Hydraulic Engineer	Inline Hydraulic Services	Traffic Consultant	Terraffic
Facade Engineer	Cubitic		

KEY PLAN



ISSUE	AMENDMENT	DATE	DRAWN	CHECKED
A	ISSUED FOR CONSTRUCTION - CC2	25/02/25	CC	AH

0 1:100@A1 1:200@A3
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PROJECT ARCHITECT
Anna Ho

REGISTRATION NUMBER
10987

PROJECT STATUS
Construction Documentation

FOR CONSTRUCTION

ORIGINAL ARCHITECT ENVISION GROUP PTY. LTD.

PROJECT NAME
CHILDCARE CENTRE

PROJECT ADDRESS
361 Mann Street North Gosford NSW 2250

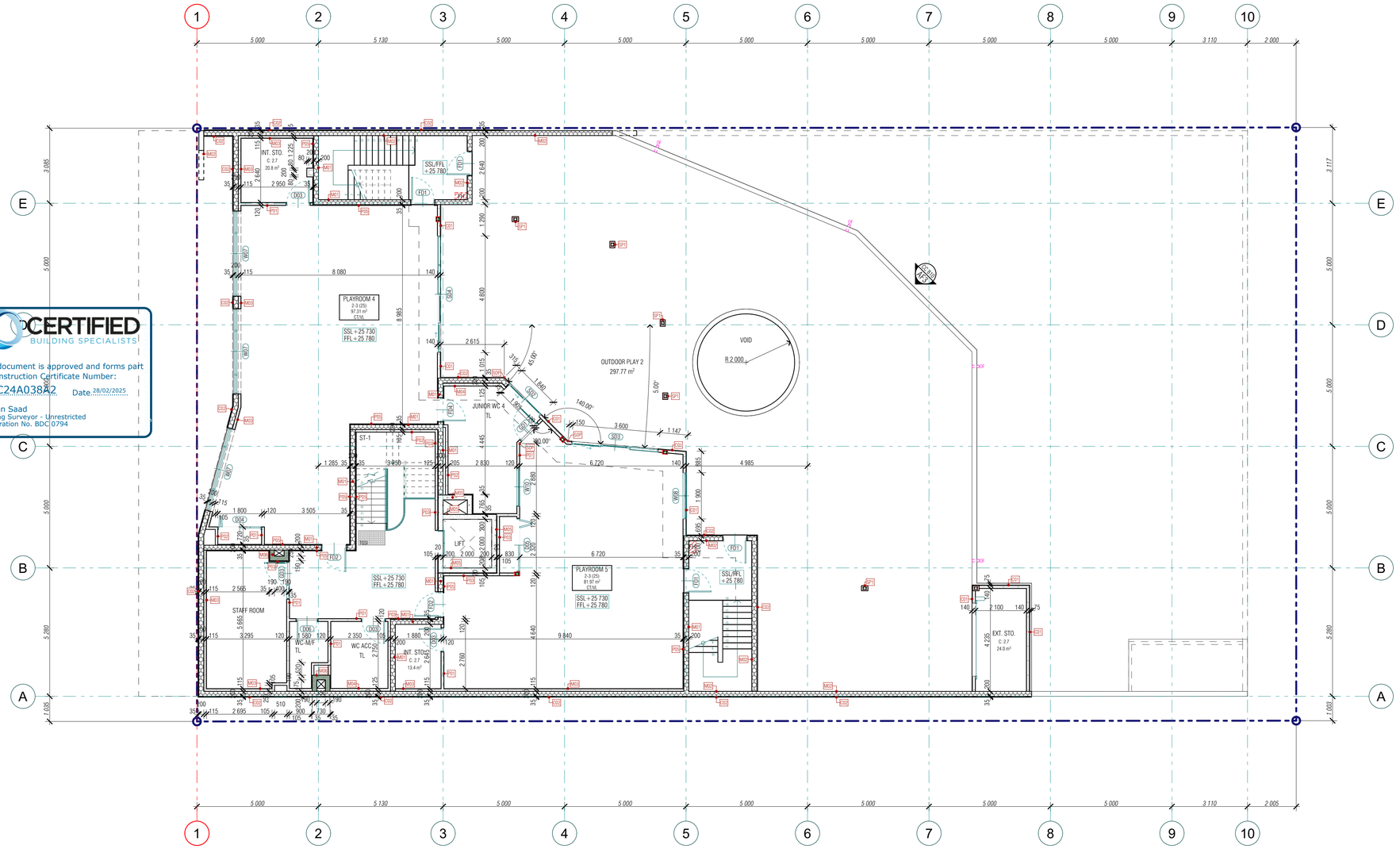
COUNCIL Central Coast Council

DRAWING TITLE
WSO Level 1
Wall Set Out

SCALE @ A1 SHEET

JOB No	DRAWING No	ISSUE
08840	CC 411	A

Tuesday, 25 February 2025 7:54 PM



1 WSO LEVEL 02

Scale 1:100 @ A1

CERTIFIED BUILDING SPECIALISTS

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No. C24A0382 Date 28/02/2025

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WSO LEGEND

- XXX — WALL TYPE ID REFER WALL TYPE DETAILS
- AFS REDIWALL TO STRUCTURAL ENGINEER SPECIFICATION AND DETAIL
- 110mm FACE BRICK OR BRICK FINISH

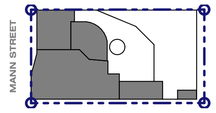
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- AFS/CONCRETE WALLS AND CONSTRUCTION JOINTS TO STRUCTURAL ENGINEER SPECIFICATION AND DETAIL.

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PROJECT PARTNERS

BCA Consultant	Nest Consulting Group	Landscape Designer	Greenland Design Pty Ltd
Civil Engineer	Engineering Studio	Lift Designer	Kone Elevators
Electrical Engineer	Clever Engineering	Mechanical Engineer	Premium Consulting
Fire Engineer	Innova	Structural Engineer	Cubilic
Hydraulic Engineer	Inline Hydraulic Services	Traffic Consultant	Terraffic
Facade Engineer	Cubitic		

KEY PLAN



ISSUE	AMENDMENT	DATE	DRAWN	CHECKED
A	ISSUED FOR CONSTRUCTION - CC2	25/02/25	CC	AH

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PROJECT ARCHITECT
Anna Ho

REGISTRATION NUMBER
10987

PROJECT STATUS

Construction Documentation

FOR CONSTRUCTION

ORIGINAL ARCHITECT ENVISION GROUP PTY. LTD.

PROJECT NAME
CHILDCARE CENTRE

PROJECT ADDRESS

361 Mann Street North Gosford NSW 2250

COUNCIL Central Coast Council

DRAWING TITLE
WSO Level 2

Wall Set Out

SCALE @ A1 SHEET

JOB No	DRAWING No	ISSUE
08840	CC 412	A

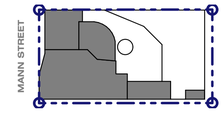
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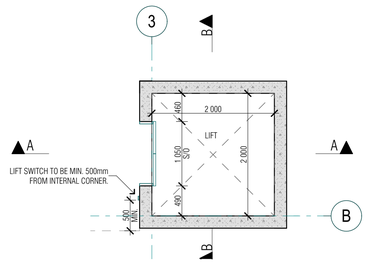
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Fire Engineer	Innova	Structural Engineer	Cubitic
Hydraulic Engineer	Inline Hydraulic Services	Traffic Consultant	Terraffic
Facade Engineer	Cubitic		

KEY PLAN

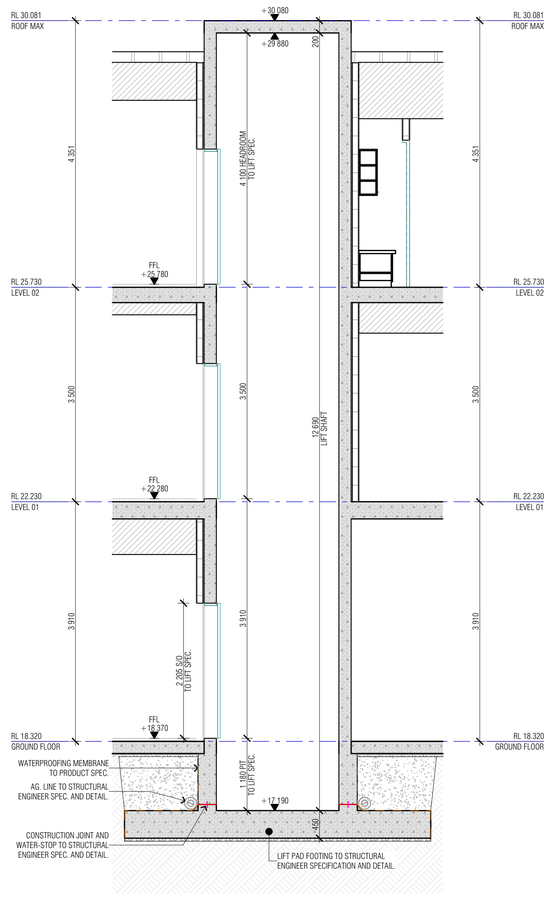




1 LD LIFT CORE SET-OUT

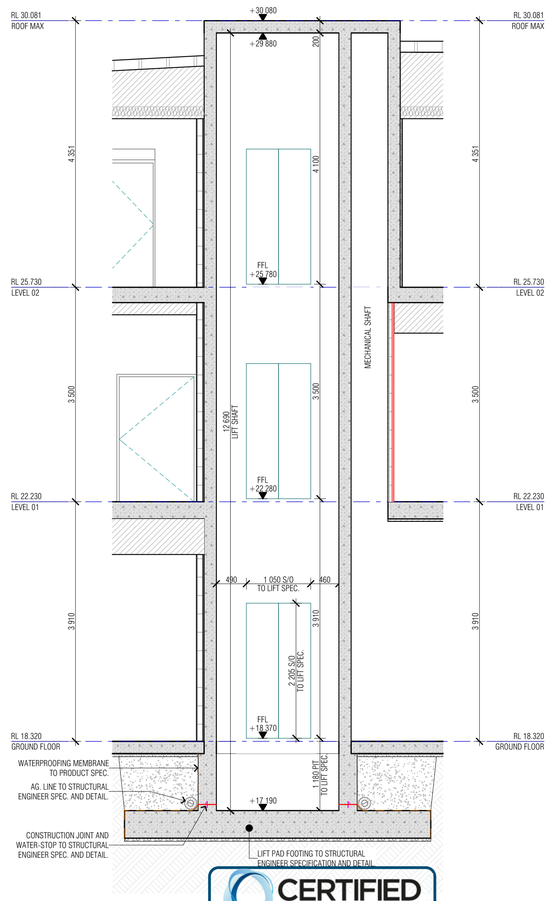
Scale 1:50 @ A1

NOTE:
LIFT DETAILS ARE TO BE READ IN CONJUCTION WITH LIFT MANUFACTURES DETAILS.
LIFT MANUFACTURER: KONE ELEVATORS
REF. T-00074985I3
EQUIP: NO. E MONOSPACE 23.2 NEB -1



2 LIFT SECTION A

Scale 1:50 @ A1



3 LIFT SECTION B

Scale 1:50 @ A1

CERTIFIED BUILDING SPECIALISTS

This document is approved and forms part of Construction Certificate Number:

No. C24A038A2 Date 28/02/2025

Steven Saad
Building Surveyor - Unrestricted
Registration No. BDC 0794

ISSUE	AMENDMENT	DATE	DRAWN	CHECKED
A	ISSUED FOR CONSTRUCTION - CC2	25/02/25	CC	AH

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0 5 1:100@A1 1:200@A3

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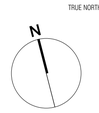
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PROJECT ARCHITECT
Anna Ho

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www.zhinar.com.au / w
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PROJECT STATUS
Construction Documentation

FOR CONSTRUCTION

ORIGINAL ARCHITECT ENVISION GROUP PTY. LTD.

PROJECT NAME
CHILDCARE CENTRE

PROJECT ADDRESS
361 Mann Street North Gosford NSW 2250

COUNCIL Central Coast Council

DRAWING TITLE
Lift Details
Lift & Stair Details

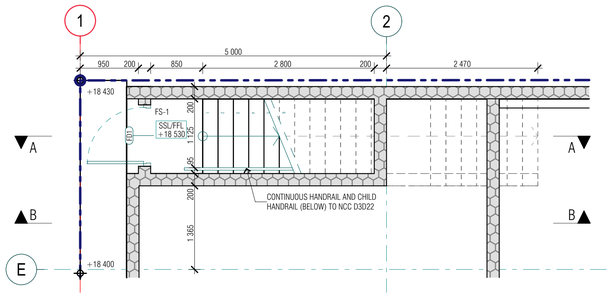
SCALE @ A1 SHEET

08840	CC 500	A
JOB No	DRAWING No	ISSUE

Tuesday, 25 February 2025, 7:54 PM

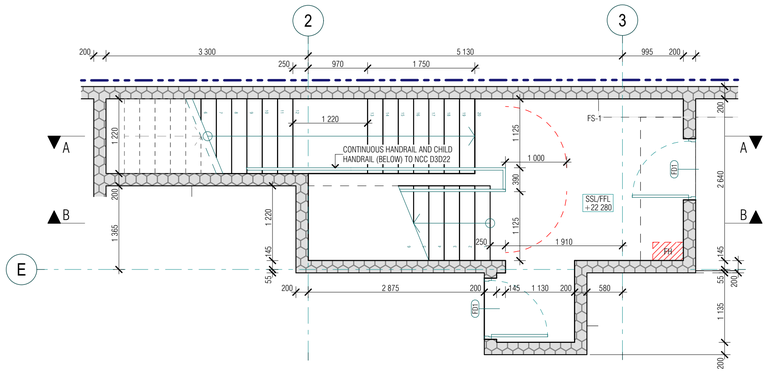
SLIP RESISTANCE FOR STAIR & RAMPS TO BCA TABLE D3D15

Application	Dry surface conditions	Wet surface conditions
Ramp steeper than 1:14	P4 or R11	P5 or R12
Ramp steeper than 1:20 but not steeper than 1:14	P3 or R10	P4 or R11
Tread or landing surface	P3 or R10	P4 or R11
Nosing or landing edge strip	P3	P4



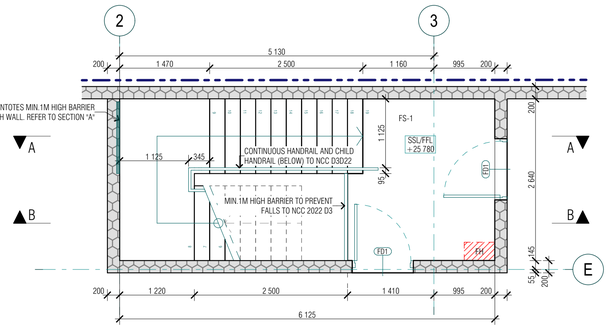
1 FS-1 GROUND FLOOR PLAN

Scale 1:50 @ A1



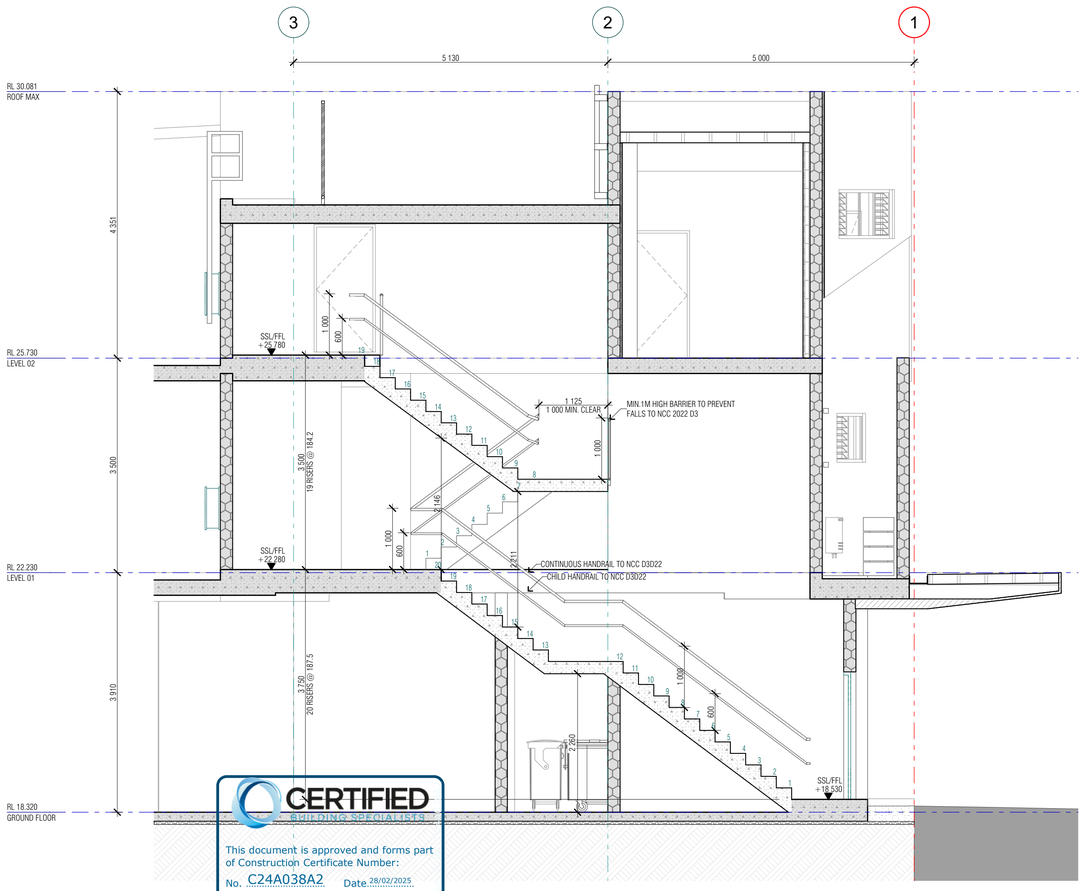
2 FS-1 LEVEL 1 PLAN

Scale 1:50 @ A1



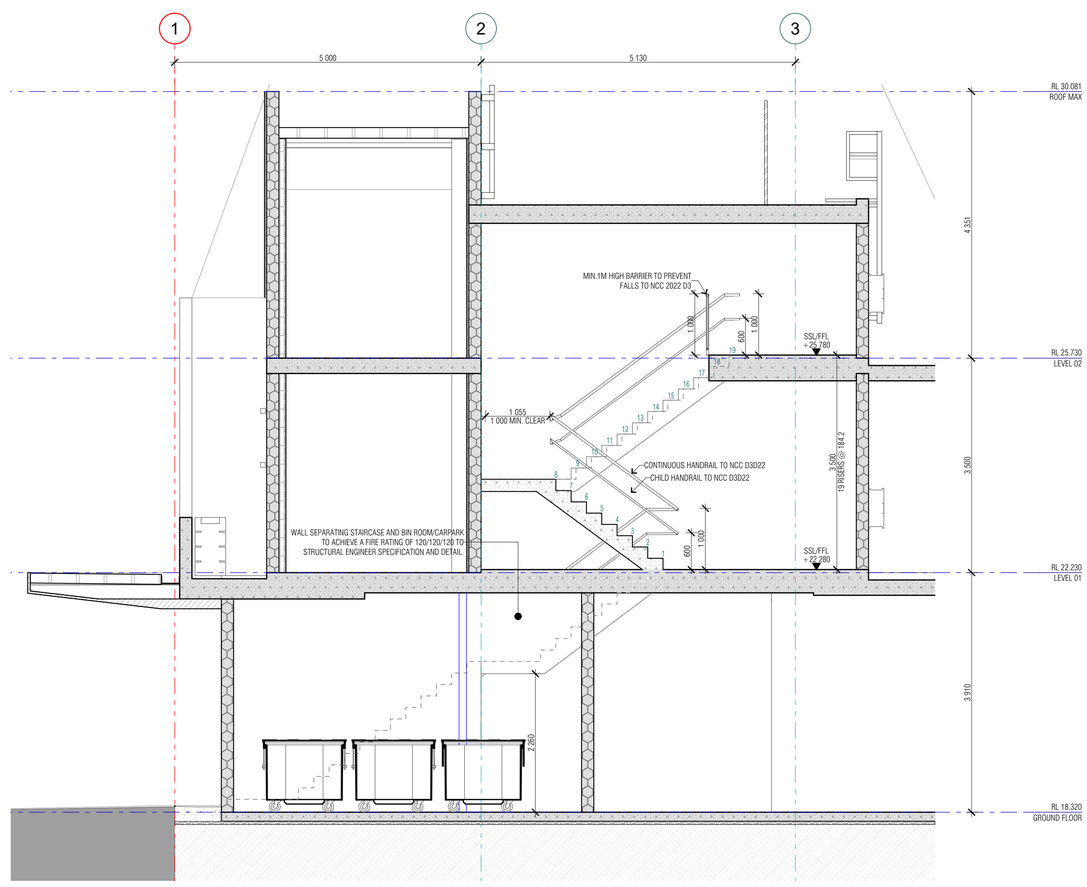
3 FS-1 LEVEL 2 PLAN

Scale 1:50 @ A1



4 FS-1 SECTION A

Scale 1:50 @ A1



5 FS-1 SECTION B

Scale 1:50 @ A1

CERTIFIED BUILDING SPECIALISTS

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No. C24A038A2 Date 28/02/2025

Steven Saad
Building Surveyor - Unrestricted
Registration No. BDC 0794

ISSUE	AMENDMENT	DATE	DRAWN	CHECKED
A	ISSUED FOR CONSTRUCTION - CC2	25/02/25	CC	AH

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0 5 1:100@A1 1:200@A3

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PROJECT ARCHITECT
Anna Ho

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ORIGINAL ARCHITECT ENVISION GROUP PTY. LTD.

PROJECT STATUS
Construction Documentation

FOR CONSTRUCTION

PROJECT NAME
CHILDCARE CENTRE

PROJECT ADDRESS
361 Mann Street North Gosford NSW 2250

COUNCIL Central Coast Council

DRAWING TITLE
Stair Details 1
Lift & Stair Details

SCALE @ A1 SHEET

JOB No	DRAWING No	ISSUE
08840	CC 501	A

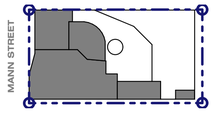
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PROJECT PARTNERS

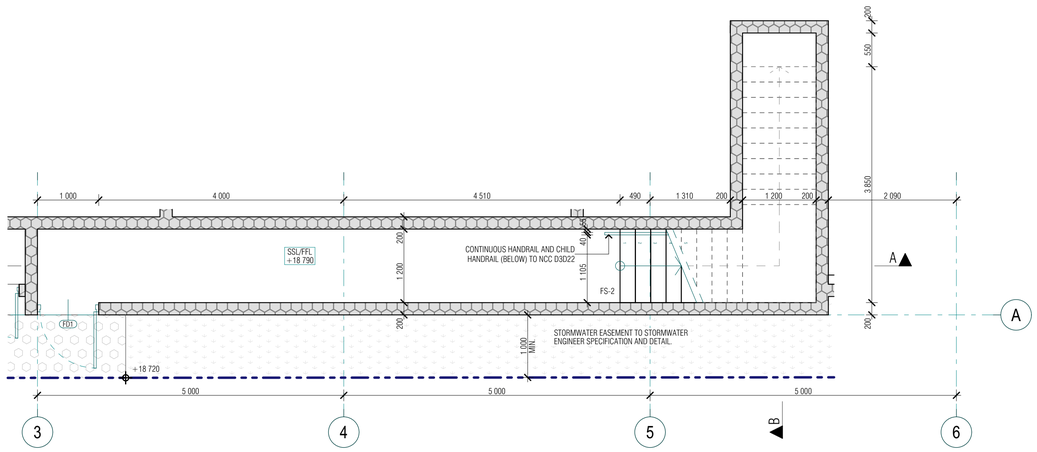
BCA Consultant	Nest Consulting Group	Landscape Designer	Greenland Design Pty Ltd
Civil Engineer	Engineering Studio	Lift Designer	Kone Elevators
Electrical Engineer	Clever Engineering	Mechanical Engineer	Premium Consulting
Fire Engineer	Innova	Structural Engineer	Cubitic
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Facade Engineer	Cubitic		

KEY PLAN



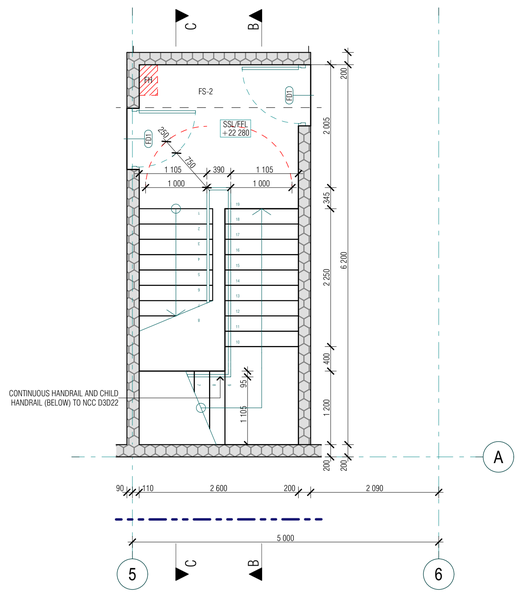
SLIP RESISTANCE FOR STAIR & RAMPS TO BCA TABLE D3D15

Application	Dry surface conditions	Wet surface conditions
Ramp steeper than 1:14	P4 or R11	P5 or R12
Ramp steeper than 1:20 but not steeper than 1:14	P3 or R10	P4 or R11
Tread or landing surface	P3 or R10	P4 or R11
Nosing or landing edge strip	P3	P4



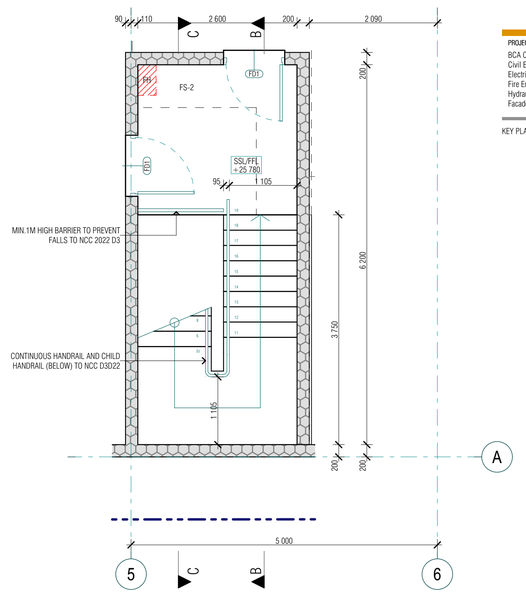
1 FS-2 GROUND FLOOR PLAN

Scale 1:50 @ A1



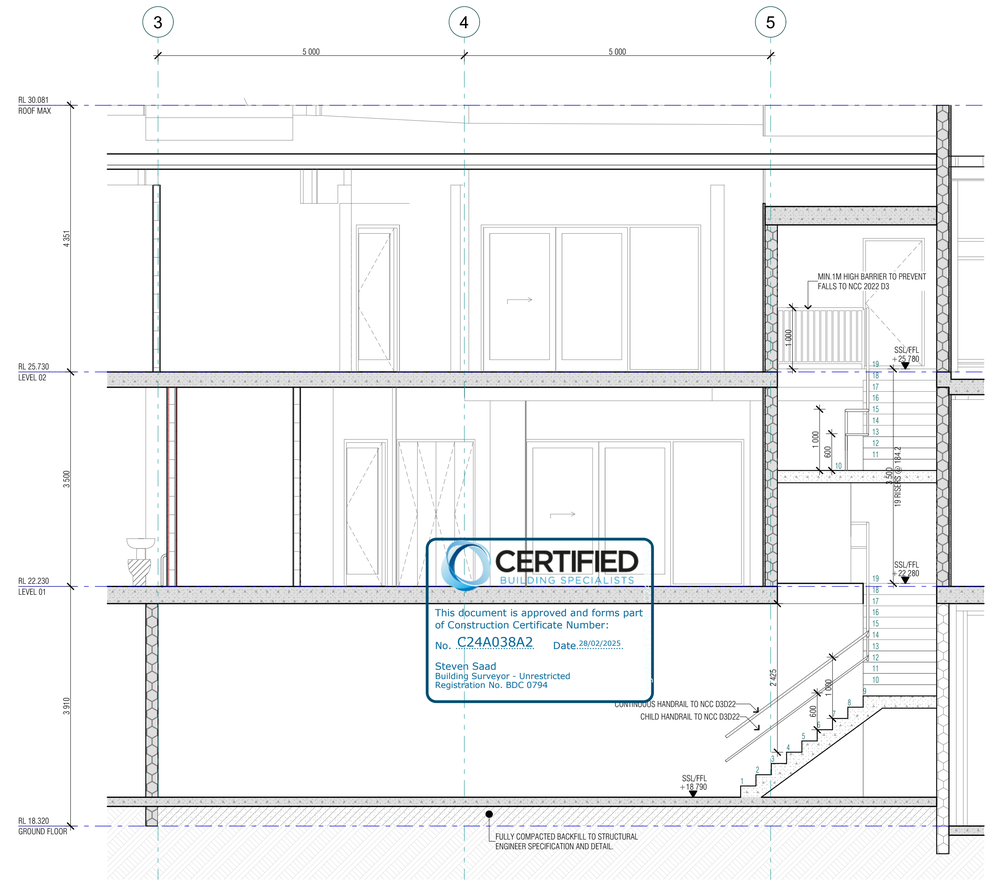
2 FS-2 LEVEL 1 PLAN

Scale 1:50 @ A1



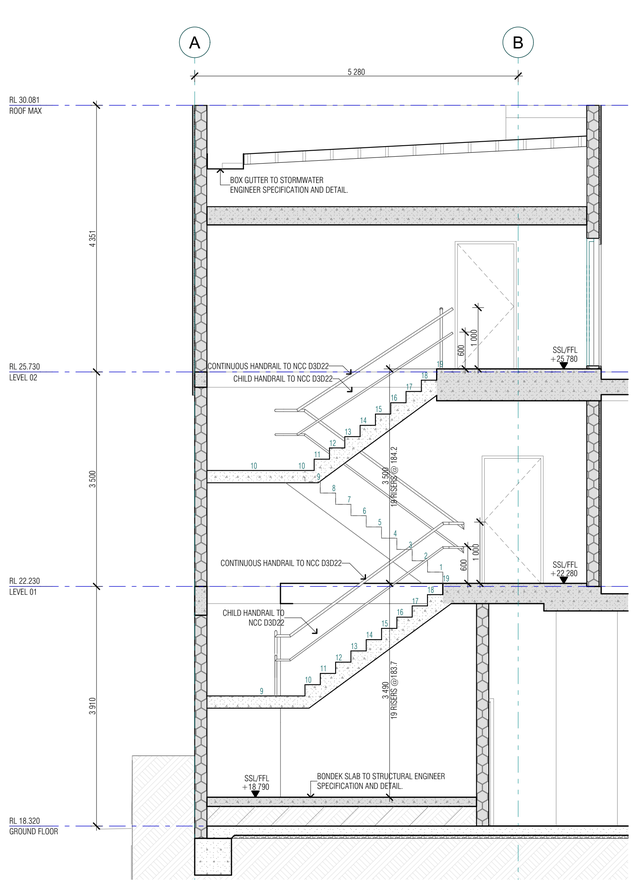
3 FS-2 LEVEL 2 PLAN

Scale 1:50 @ A1



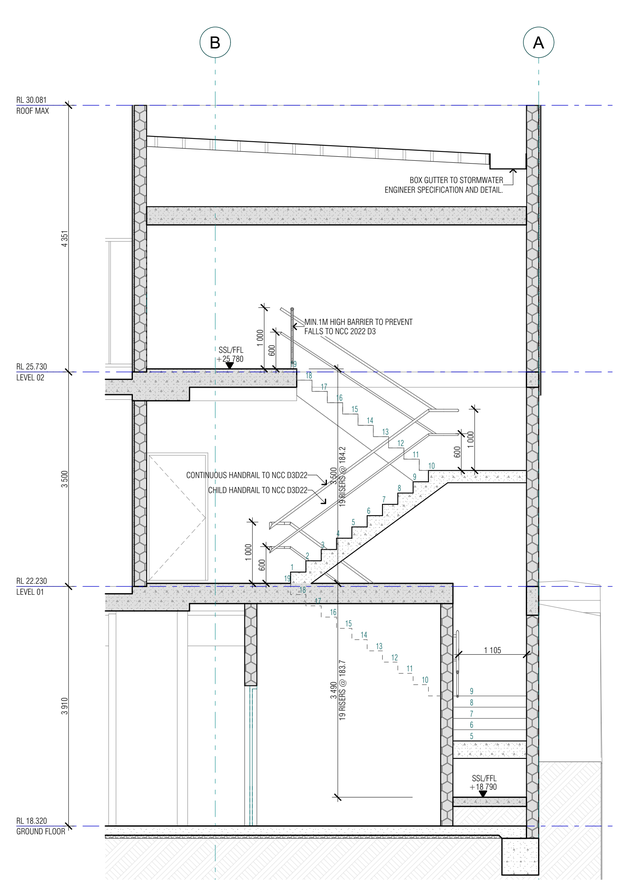
4 FS-2 SECTION A

Scale 1:50 @ A1



5 FS-2 SECTION B

Scale 1:50 @ A1



6 FS-2 SECTION C

Scale 1:50 @ A1

CERTIFIED
BUILDING SPECIALISTS
This document is approved and forms part of Construction Certificate Number:
No. C24A038A2 Date 28/02/2025
Steven Saad
Building Surveyor - Unrestricted
Registration No. BDC 0794

ISSUE	AMENDMENT	DATE	DRAWN	CHECKED
A	ISSUED FOR CONSTRUCTION - CC2	25/02/25	CC	AH

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0 1:100@A1 1:200@A3

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PROJECT STATUS
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ORIGINAL ARCHITECT ENVISION GROUP PTY. LTD.

PROJECT NAME
CHILDCARE CENTRE

PROJECT ADDRESS
361 Mann Street North Gosford NSW 2250

COUNCIL Central Coast Council

DRAWING TITLE
Stair Details 2
Lift & Stair Details

JOB No	DRAWING No	ISSUE
08840	CC 502	A

SCALE @ A1 SHEET

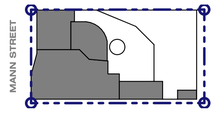
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PROJECT PARTNERS

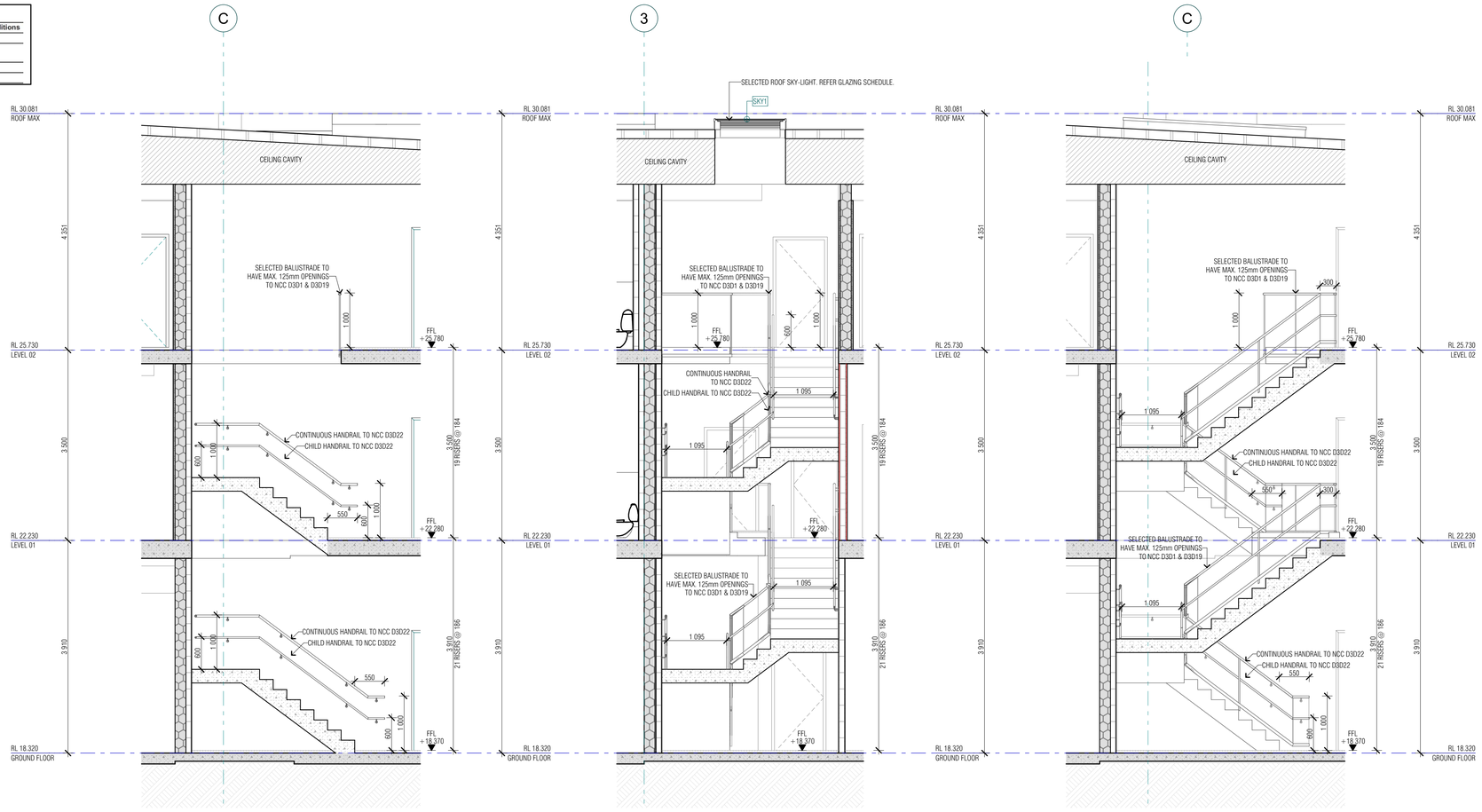
BCA Consultant	Nest Consulting Group	Landscape Designer	Greenland Design Pty Ltd
Civil Engineer	Engineering Studio	Lift Designer	Kone Elevators
Electrical Engineer	Clever Engineering	Mechanical Engineer	Premium Consulting
Fire Engineer	Innova	Structural Engineer	Cubitic
Hydraulic Engineer	Inline Hydraulic Services	Traffic Consultant	Terraffic
Facade Engineer	Cubitic		

KEY PLAN



SLIP RESISTANCE FOR STAIR & RAMPS TO BCA TABLE D3D15

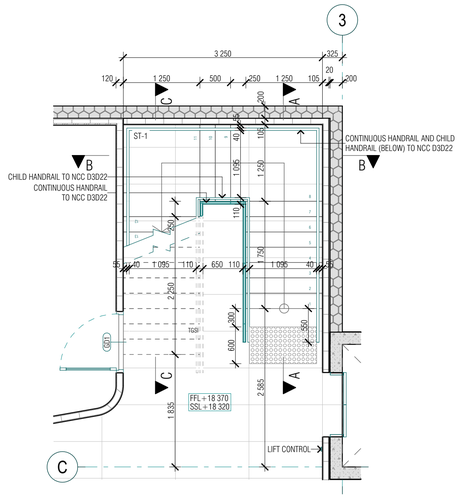
Application	Dry surface conditions	Wet surface conditions
Ramp steeper than 1:14	P4 or R11	P5 or R12
Ramp steeper than 1:20 but not steeper than 1:14	P3 or R10	P4 or R11
Tread or landing surface	P3 or R10	P4 or R11
Nosing or landing edge strip	P3	P4



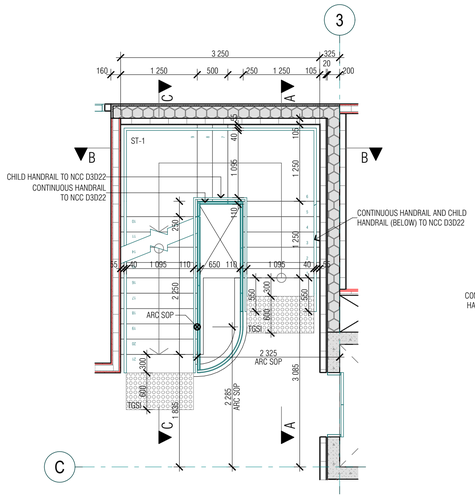
4 ST-1 SECTION A
Scale 1:50 @ A1

5 ST-1 SECTION B
Scale 1:50 @ A1

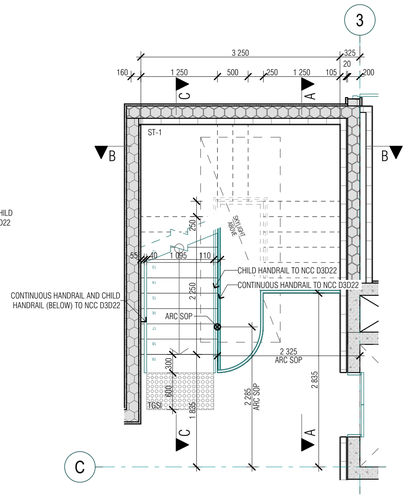
6 ST-1 SECTION C
Scale 1:50 @ A1



1 ST-1 GROUND FLOOR PLAN
Scale 1:50 @ A1



2 ST-1 LEVEL 1 PLAN
Scale 1:50 @ A1



3 ST-1 LEVEL 2 PLAN
Scale 1:50 @ A1

ISSUE	AMENDMENT	DATE	DRAWN	CHECKED
A	ISSUED FOR CONSTRUCTION - CC2	25/02/25	CC	AH

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0 5 1:100@A1 1:200@A3

GENERAL NOTES

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PROJECT ARCHITECT
Anna Ho

REGISTRATION NUMBER
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Suite 1, Level 2
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www.zhinar.com.au / w
28 495 869 790 / abn

PROJECT STATUS
Construction Documentation

FOR CONSTRUCTION

ORIGINAL ARCHITECT ENVISION GROUP PTY. LTD.

PROJECT NAME
CHILDCARE CENTRE

PROJECT ADDRESS
361 Mann Street North Gosford NSW 2250

COUNCIL Central Coast Council

DRAWING TITLE
Stair Details 3
Lift & Stair Details

SCALE @ A1 SHEET

08840	CC 503	A
JOB No	DRAWING No	ISSUE

Tuesday, 25 February 2025 7:04 PM

zhinar architects

PROJECT PARTNERS

BCA Consultant	Nest Consulting Group	Landscape Designer	Greenland Design Pty Ltd
Civil Engineer	Engineering Studio	Lift Designer	Kone Elevators
Electrical Engineer	Clever Engineering	Mechanical Engineer	Premium Consulting
Fire Engineer	Innova	Structural Engineer	Cubitic
Hydraulic Engineer	Inline Hydraulic Services	Traffic Consultant	Terraffic
Facade Engineer	Cubitic		

KEY PLAN

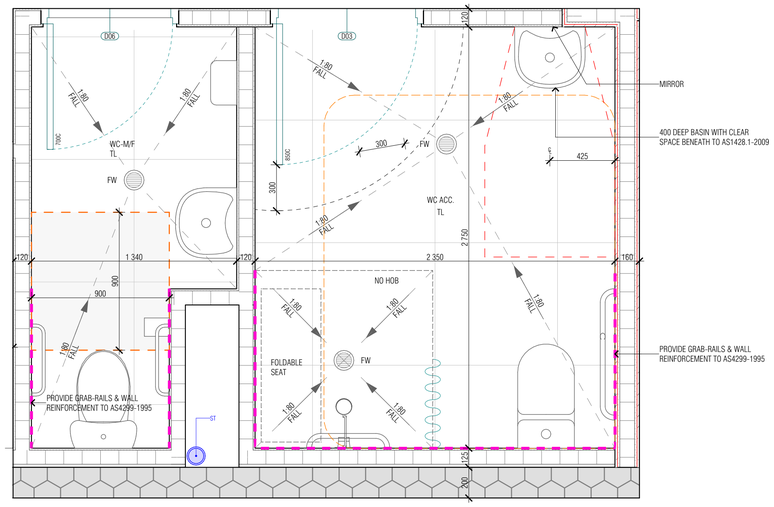


CERTIFIED BUILDING SPECIALISTS

This document is approved and forms part of Construction Certificate Number:

No. C24A038A2 Date 28/02/2025

Steven Saad
Building Surveyor - Unrestricted
Registration No. BDC 0794



1 ACCESSIBLE & AMBULANT WC DETAILS L1

Scale 1:20 @ A1

NOTES FOR ACCESSIBLE/ AMBULANT BATHROOMS:

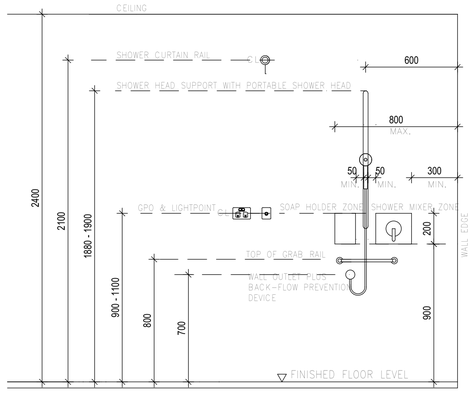
1. ALL FITTINGS AND INSTALLATION TO COMPLY WITH *AS 1428.1* [INCLUDING ALL FITTINGS NOT SHOWN (E.G.: TOILET ROLL HOLDER)]
2. FLOOR GRADE TO 1:80 FOR AUTO-DRAINAGE - *CLAUSE 10.1* DIMENSIONS SHOWN TO FINISHED SURFACE
3. WALL WIDTH TO BE INCREASED TO 300mm TO ENABLE INSTALLATION OF ACCESSIBLE FITTINGS
4. WALL WIDTH TO BE INCREASED TO 300mm TO ENABLE INSTALLATION OF ACCESSIBLE FITTINGS
5. ALL WALLS TO BE SOLID TO 1200mm ABOVE FINISHED FLOOR LEVEL
6. ALL WALLS TO BE SOLID TO 1200mm ABOVE FINISHED FLOOR LEVEL
7. ALL WALLS TO BE SOLID TO 1200mm ABOVE FINISHED FLOOR LEVEL
8. ALL WALLS TO BE SOLID TO 1200mm ABOVE FINISHED FLOOR LEVEL
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CERTIFIED SPECIALISTS

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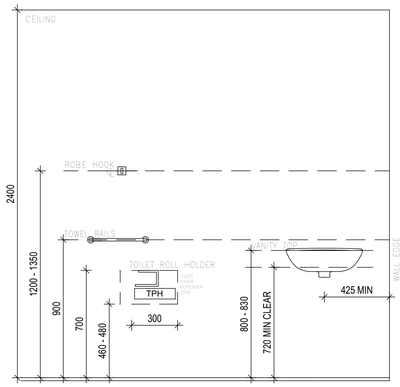
No. C24A038A2 Date 28/02/2025

Steven Saad
Building Surveyor - Unrestricted
Registration No. BDC 0794



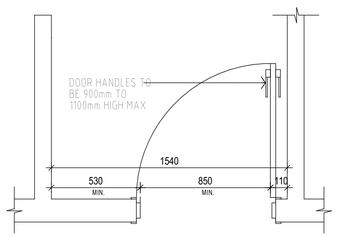
1 Bathroom Fitting Setout

Scale 1:20 @A1



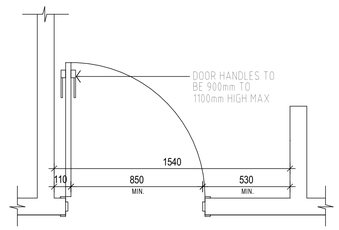
4 Bathroom Fitting Setout

Scale 1:20 @ A1



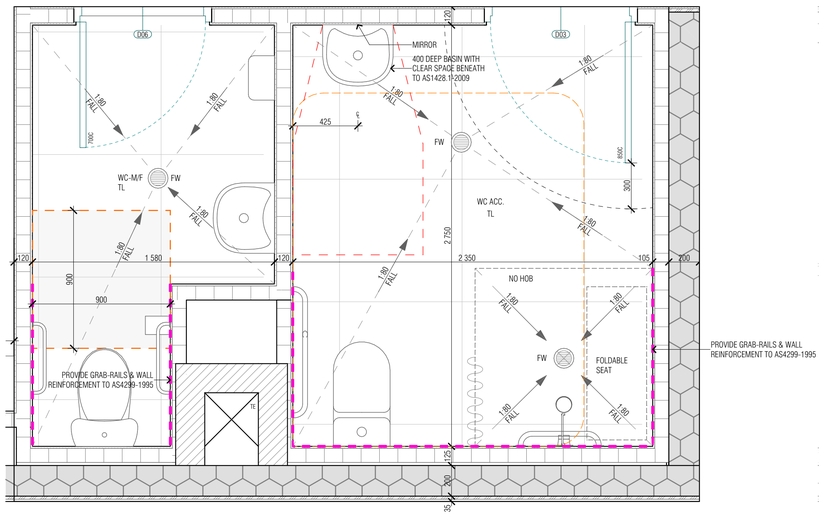
5 Accessible Entry Door

Scale 1:20 @ A1



6 Accessible Internal Door

Scale 1:20 @ A1



2 ACCESSIBLE & AMBULANT WC DETAILS L2

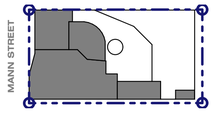
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PROJECT PARTNERS

BCA Consultant	Nest Consulting Group	Landscape Designer	Greenland Design Pty Ltd
Civil Engineer	Engineering Studio	Lift Designer	Kone Elevators
Electrical Engineer	Clever Engineering	Mechanical Engineer	Premium Consulting
Fire Engineer	Innova	Structural Engineer	Cubilic
Hydraulic Engineer	Inline Hydraulic Services	Traffic Consultant	Terraffic
Facade Engineer	Cubitic		

KEY PLAN



ISSUE	AMENDMENT	DATE	DRAWN	CHECKED
A	ISSUED FOR CONSTRUCTION - CC2	25/02/25	CC	AH

0 5 1:100@A1 1:200@A3

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Eastwood NSW 2122

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www.zhinar.com.au / w
28 495 869 790 / abn

Member Australian Institute of Architects

TRUE NORTH

PROJECT ARCHITECT
Anna Ho

REGISTRATION NUMBER
10987

PROJECT STATUS

Construction Documentation

FOR CONSTRUCTION

ORIGINAL ARCHITECT ENVISION GROUP PTY. LTD.

PROJECT NAME
CHILDCARE CENTRE

PROJECT ADDRESS

361 Mann Street North Gosford NSW 2250

COUNCIL Central Coast Council

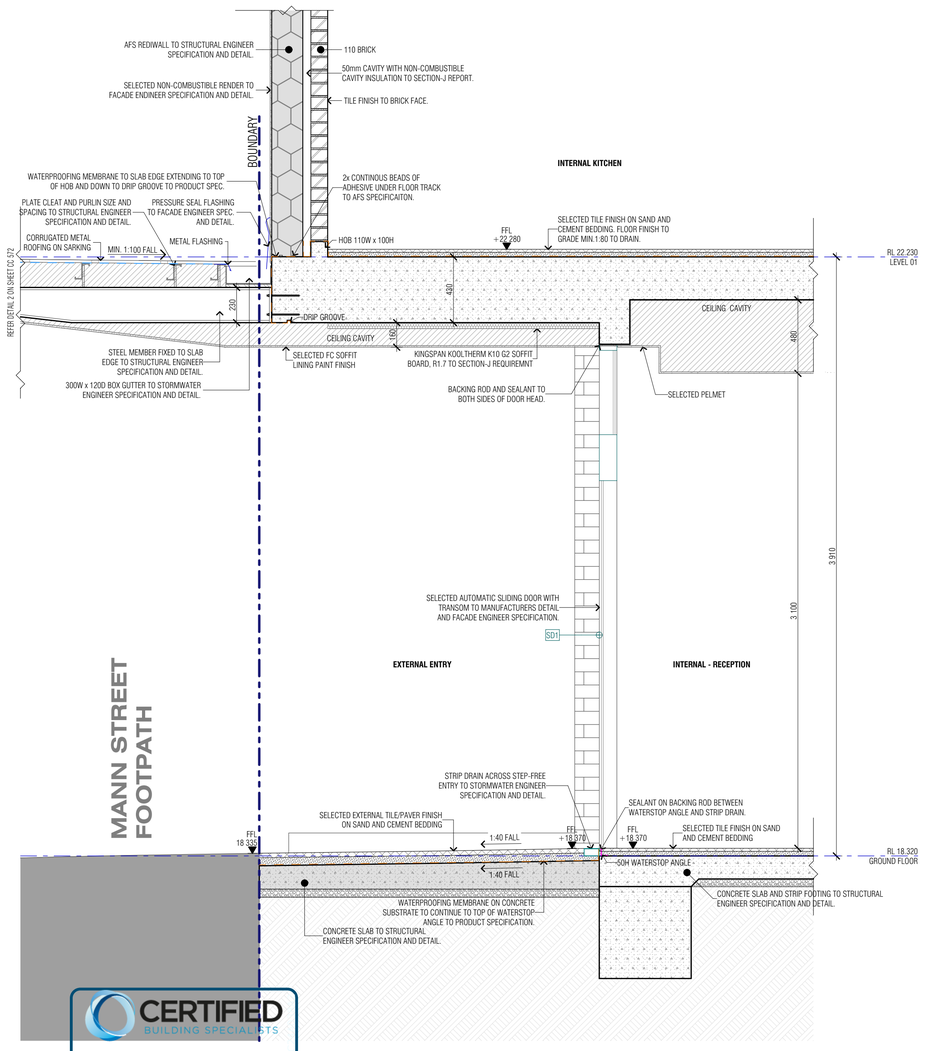
DRAWING TITLE
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Accessible Details

SCALE @ A1 SHEET

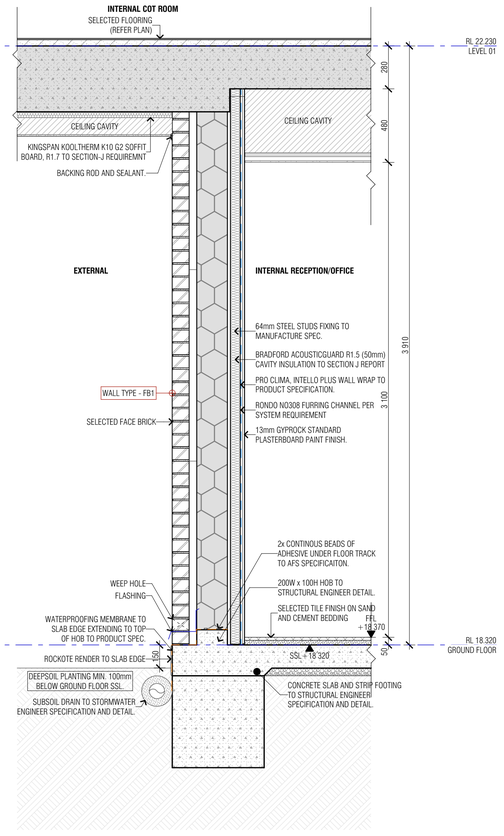
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Tuesday, 25 February 2025, 7:04 PM



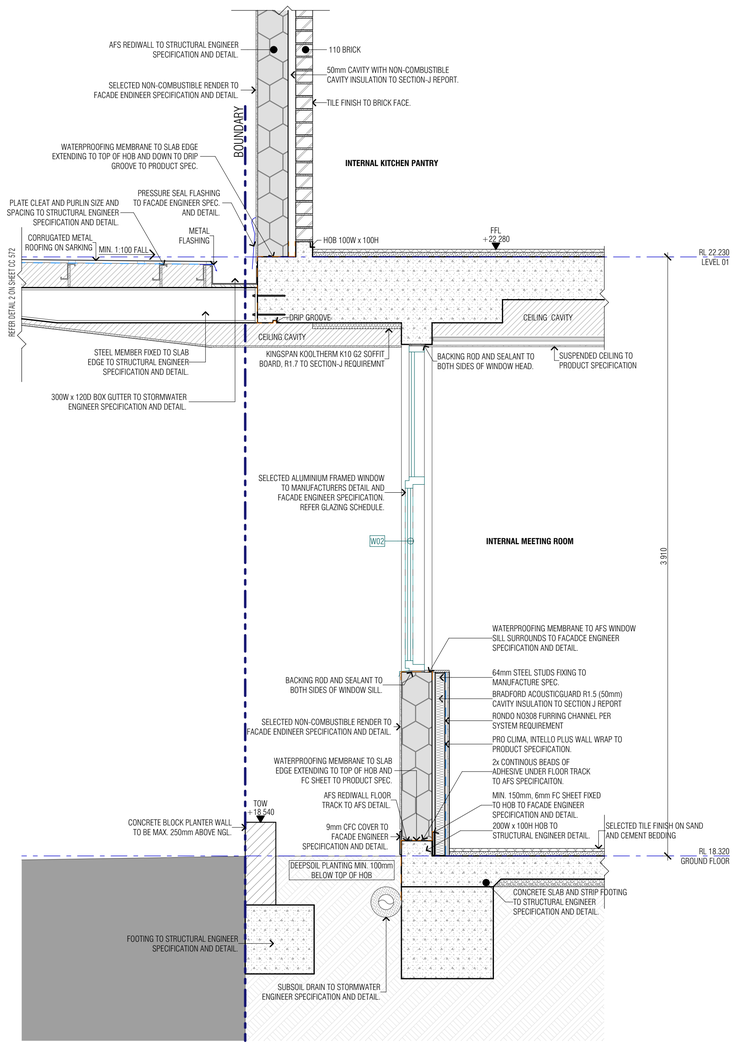
1 FD1 GF ENTRY (STEP-FREE)

Scale 1:20 @ A1



2 FD2 FACE BRICK WALL SECTION

Scale 1:20 @ A1



3 FD3 GF FACE BRICK PLANTER

Scale 1:20 @ A1

CERTIFIED BUILDING SPECIALISTS

This document is approved and forms part of Construction Certificate Number:

No. C24A038A2 Date 28/02/2025

Steven Saad
Building Surveyor - Unrestricted
Registration No. BDC 0794

NOTES

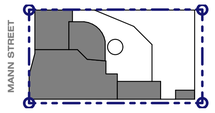
- CONSTRUCTION OF EXTERNAL WALLS TO THE FACADE REPORT 'F3P1' WEATHERPROOFING PERFORMANCE SOLUTION OF EXTERNAL WALLS': REVISION 2: DATED 25/02/2025: PREPARED BY CUBITIC CONSULTING.
- GLAZED ASSEMBLIES ON EXTERNAL WALLS MUST COMPLY WITH AS2047-2014.

zhinar architects

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KEY PLAN



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0 5 1:100@A1 1:200@A3

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Construction Documentation

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361 Mann Street North Gosford NSW 2250

COUNCIL Central Coast Council

DRAWING TITLE

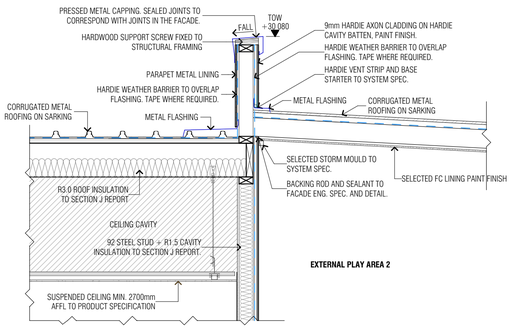
Facade Details 1

Facade Details

SCALE @ A1 SHEET

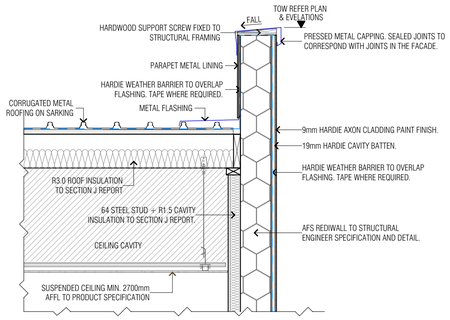
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Tuesday, 25 February 2025, 7:04 PM



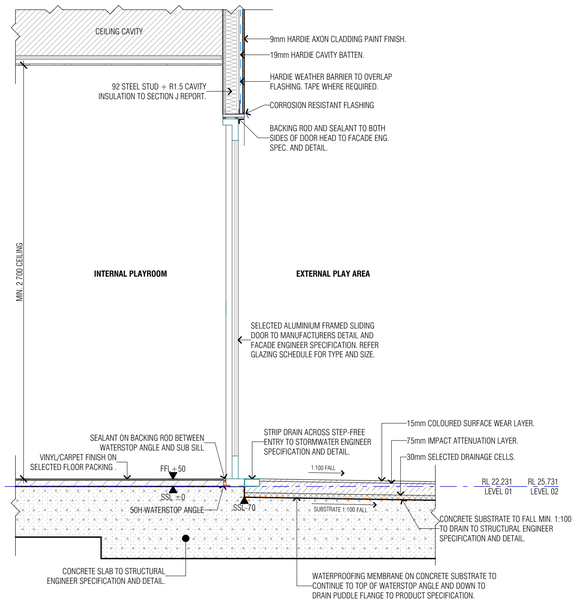
3 PD1 TYP. STUD PARAPET CAPPING

Scale 1:20 @ A1



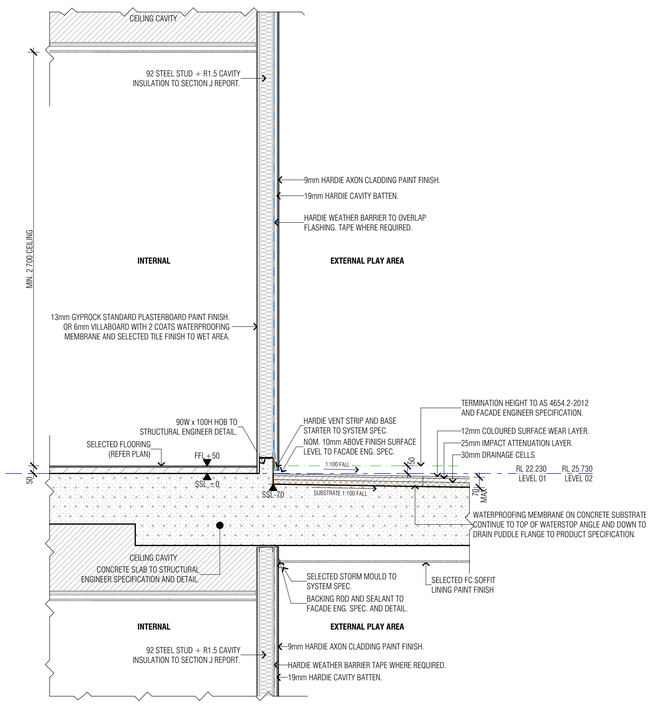
5 PD2 TYP. AFS PARAPET CAPPING

Scale 1:20 @ A1



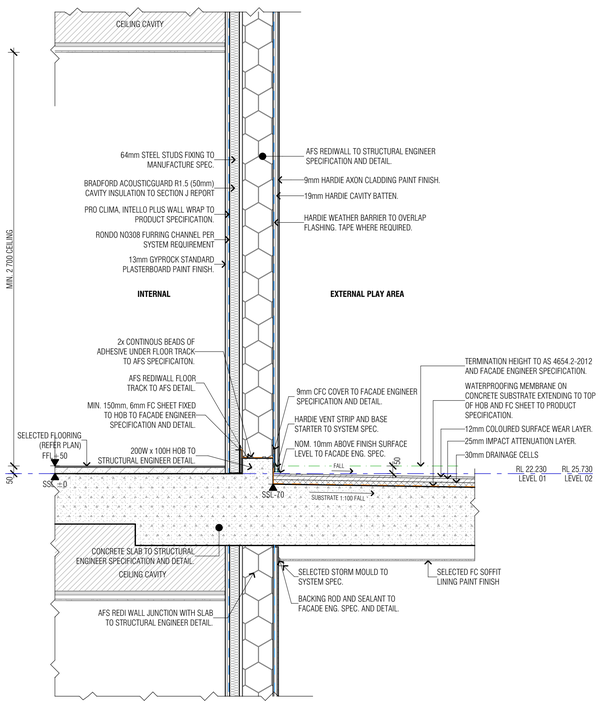
1 FD4 TYP. SLIDING DOOR THRESHOLD (STEP-FREE)

Scale 1:20 @ A1



2 FD5 TYP. EXTERNAL STUD CLAD

Scale 1:20 @ A1



4 FD6 TYP. EXTERNAL AFS CLAD

Scale 1:20 @ A1

NOTES
- CONSTRUCTION OF EXTERNAL WALLS TO THE FACADE REPORT "F3P1" WEATHERPROOFING PERFORMANCE SOLUTION OF EXTERNAL WALLS"; REVISION 2; DATED 25/02/2025; PREPARED BY CUBITIC CONSULTING.
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KEY PLAN



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GENERAL NOTES

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+61 2 8893 8888 / p
www.zhinar.com.au / w
28 495 869 790 / abn

Member Australian Institute of Architects

TRUE NORTH

PROJECT ARCHITECT
Anna Ho

REGISTRATION NUMBER
10987

PROJECT STATUS

Construction Documentation

FOR CONSTRUCTION

ORIGINAL ARCHITECT ENVISION GROUP PTY. LTD.

PROJECT NAME
CHILDCARE CENTRE

PROJECT ADDRESS
361 Mann Street North Gosford NSW 2250

COUNCIL Central Coast Council

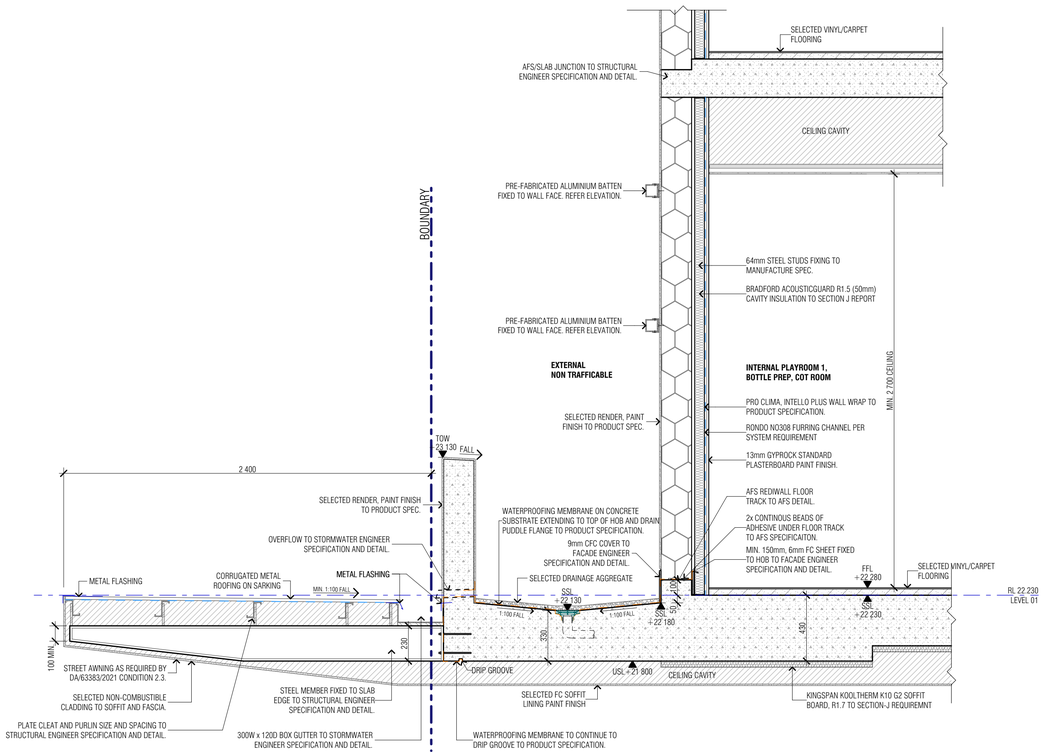
DRAWING TITLE
Facade Details 2

Facade Details

SCALE @ A1 SHEET

08840	CC 571	A
JOB No	DRAWING No	ISSUE

Tuesday, 25 February 2025 7:04 PM



2 FD8 AWNING

Scale 1:20 @ A1

NOTES

- CONSTRUCTION OF EXTERNAL WALLS TO THE FACADE REPORT "F3P1" WEATHERPROOFING PERFORMANCE SOLUTION OF EXTERNAL WALLS"; REVISION 2; DATED 25/02/2025; PREPARED BY CUBITIC CONSULTING.
- GLAZED ASSEMBLIES ON EXTERNAL WALLS MUST COMPLY WITH AS2047-2014.

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PROJECT PARTNERS

BCA Consultant	Nest Consulting Group	Landscape Designer	Greenland Design Pty Ltd
Civil Engineer	Engineering Studio	Lift Designer	Kone Elevators
Electrical Engineer	Clever Engineering	Mechanical Engineer	Premium Consulting
Fire Engineer	Innova	Structural Engineer	Cubitic
Hydraulic Engineer	Inline Hydraulic Services	Traffic Consultant	Terraffic
Facade Engineer	Cubitic		

KEY PLAN



CERTIFIED BUILDING SPECIALISTS

This document is approved and forms part of Construction Certificate Number:

No. C24A038A2 Date 28/02/2025

Steven Saad
Building Surveyor - Unrestricted
Registration No. BDC 0794

ISSUE	AMENDMENT	DATE	DRAWN	CHECKED
A	ISSUED FOR CONSTRUCTION - CC2	25/02/25	CC	AH

0 5 1:100@A1 1:200@A3

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ZAKI PROPERTY GROUP

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PROJECT ARCHITECT
Anna Ho

REGISTRATION NUMBER
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PROJECT STATUS

Construction Documentation

FOR CONSTRUCTION

ORIGINAL ARCHITECT ENVISION GROUP PTY. LTD.

PROJECT NAME

CHILDCARE CENTRE

PROJECT ADDRESS

361 Mann Street North Gosford NSW 2250

COUNCIL Central Coast Council

DRAWING TITLE

Facade Details 3

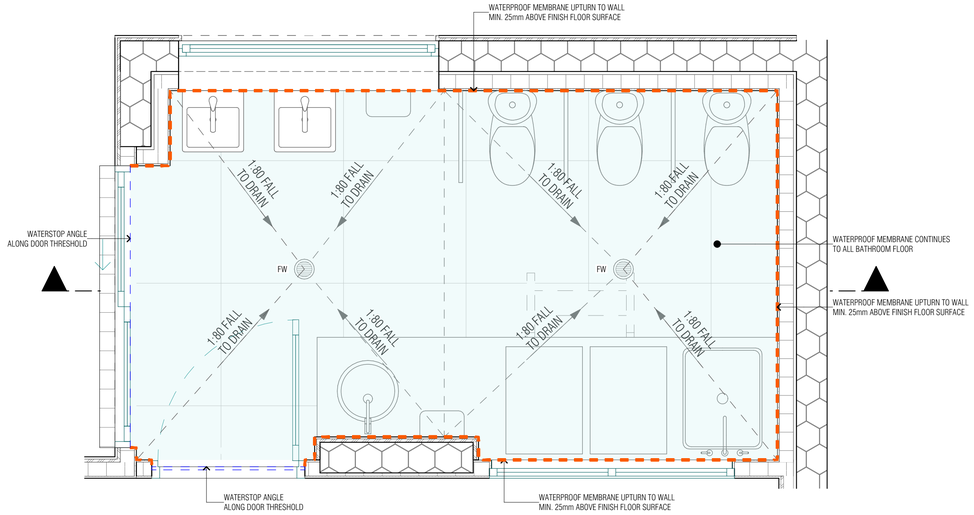
Facade Details

SCALE @ A1 SHEET

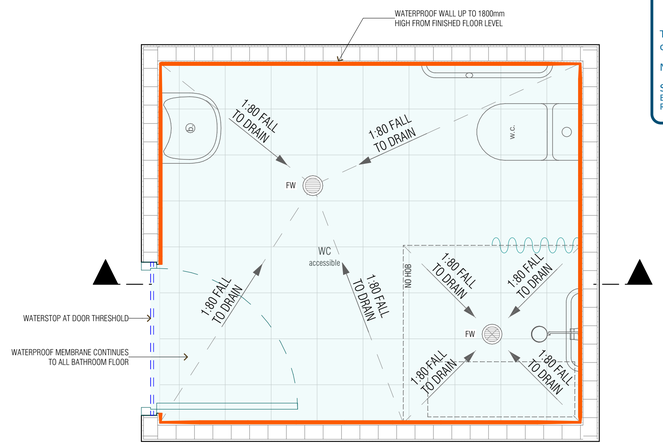
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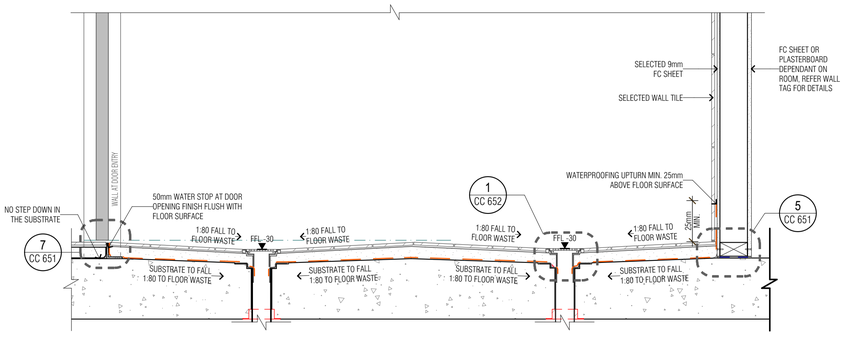
NOTE
WATERPROOFING MUST COMPLY WITH THE MINIMUM WATERPROOFING REQUIRMENTS SET OUT IN NCC2022 PART F2D2 AND AS3740:2021



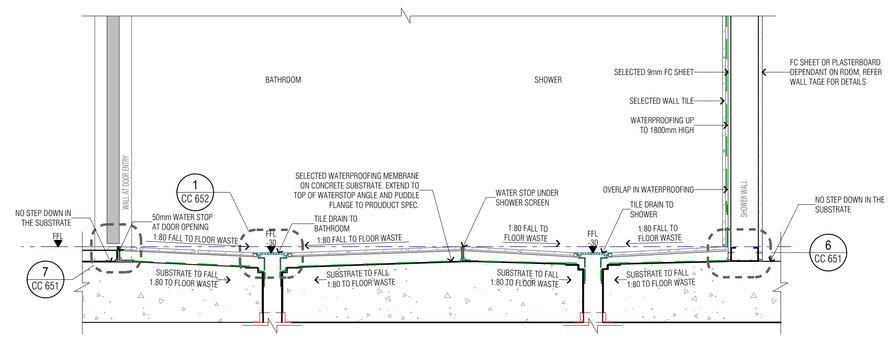
1 TYP. BATHROOM DETAIL
Scale 1:20 @ A1



3 TYP. BATHROOM (OPEN SHOWER) DETAIL
Scale 1:20 @ A1



2 TYP. BATHROOM SECTION
Scale 1:10 @ A1



4 TYP. BATHROOM (OPEN SHOWER) SECTION
Scale 1:10 @ A1

ISSUE	AMENDMENT	DATE	DRAWN	CHECKED
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0 5 1:100@A1 1:200@A3

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PROJECT STATUS
Construction Documentation
FOR CONSTRUCTION
ORIGINAL ARCHITECT ENVISION GROUP PTY. LTD.

PROJECT NAME
CHILDCARE CENTRE
PROJECT ADDRESS
361 Mann Street North Gosford NSW 2250
COUNCIL Central Coast Council

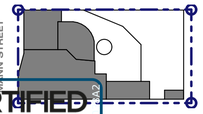
DRAWING TITLE
Wet Area Details 1
Wet Area Details
SCALE @ A1 SHEET
08840 JOB No. | CC 650 DRAWING No | A ISSUE
Tuesday, 25 February 2025 7:04 PM

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PROJECT PARTNERS

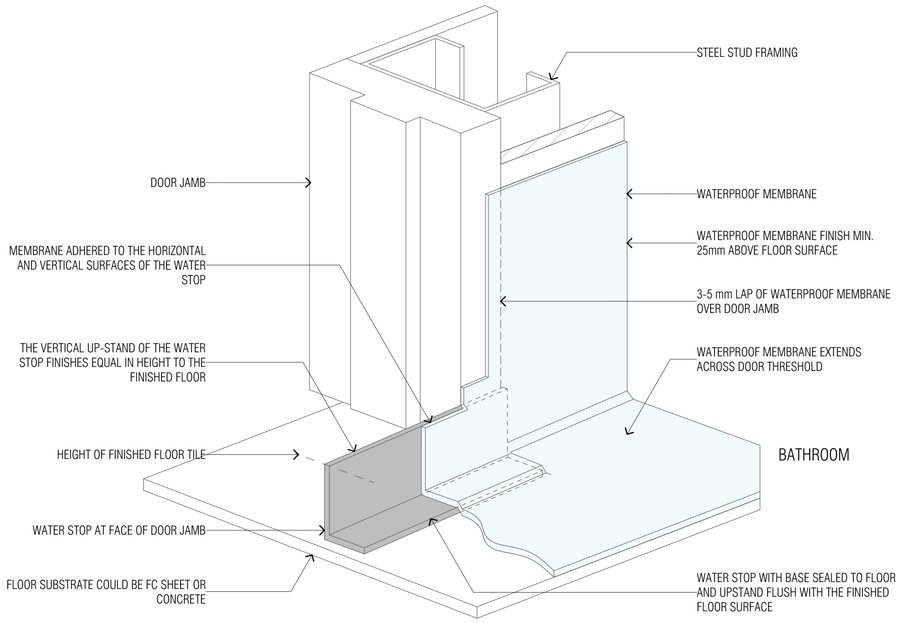
BCA Consultant	Nest Consulting Group	Landscape Designer	Greenland Design Pty Ltd
Civil Engineer	Engineering Studio	Lift Designer	Kone Elevators
Electrical Engineer	Clever Engineering	Mechanical Engineer	Premium Consulting
Fire Engineer	Innova	Structural Engineer	Cubilic
Hydraulic Engineer	Inline Hydraulic Services	Traffic Consultant	Terraffic
Facade Engineer	Cubitic		

KEY PLAN

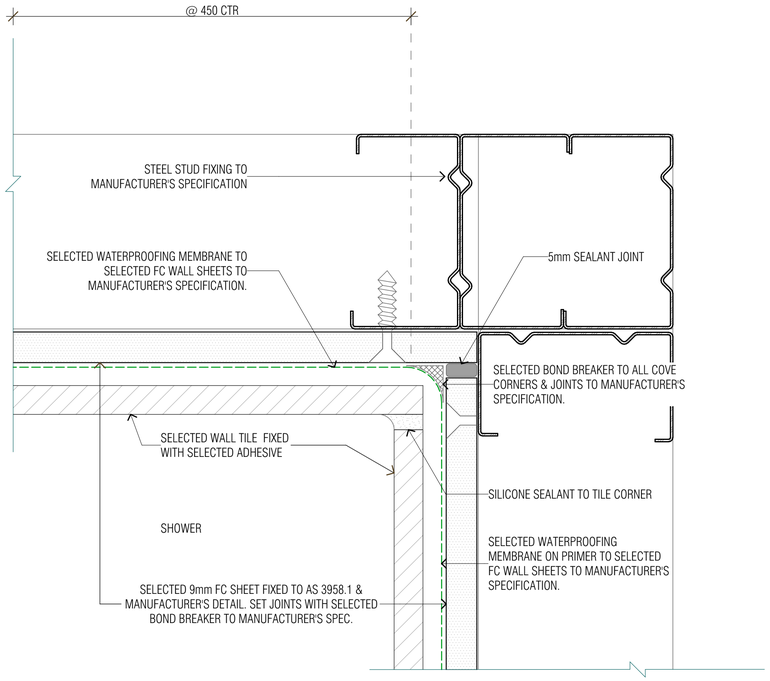


CERTIFIED BUILDING SPECIALISTS
This document is approved and forms part of Construction Certificate Number:
No. C24A038A2 Date 28/02/2025
Steven Saad
Building Surveyor - Unrestricted
Registration No. BDC 0794

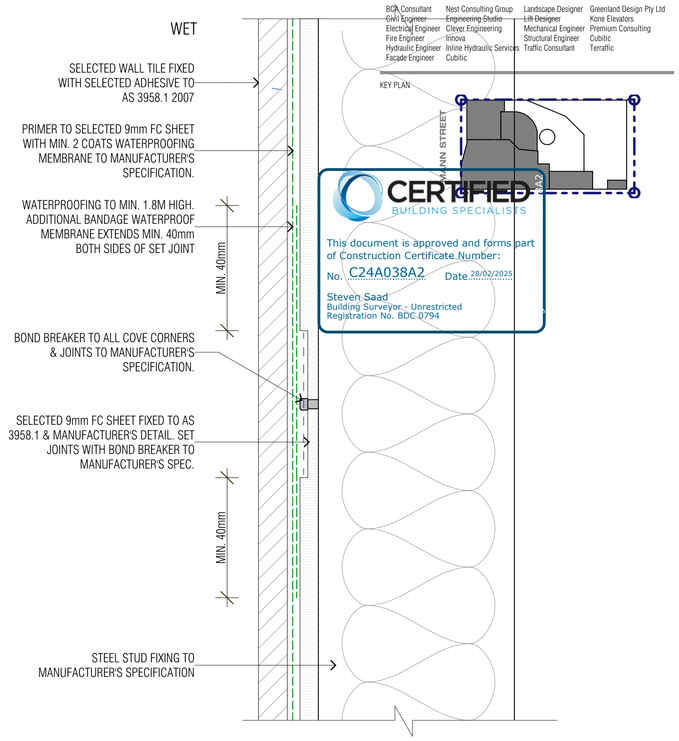
PROJECT PARTNERS
BCA Consultant — Nest Consulting Group
Civil Engineer — Engineering Studio
Electrical Engineer — Clever Engineering
Fire Engineer — Innova
Hydraulic Engineer — Inline Hydraulic Services
Facade Engineer — Cubitic
Landscape Designer — Greenland Design Pty Ltd
Lift Designer — Kone Elevators
Mechanical Engineer — Premium Consulting
Structural Engineer — Cubitic
Traffic Consultant — Terraffic



1 Water Stop at Door Threshold
NTS

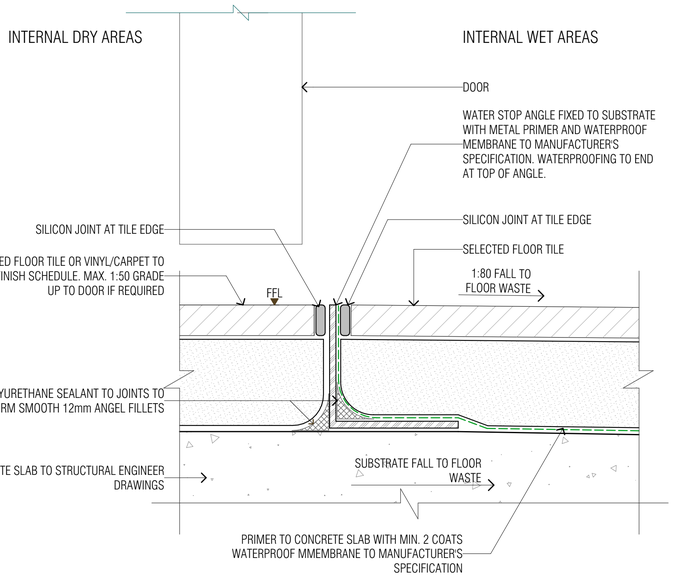


2 Corner Joint Detail - Plan
Scale 1:1 @ A1

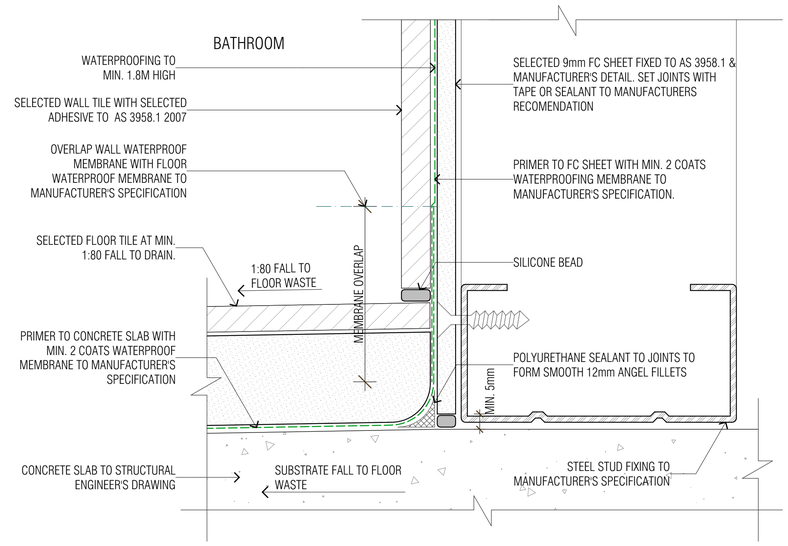


3 Typical Set Joint Detail
Scale 1:1 @ A1

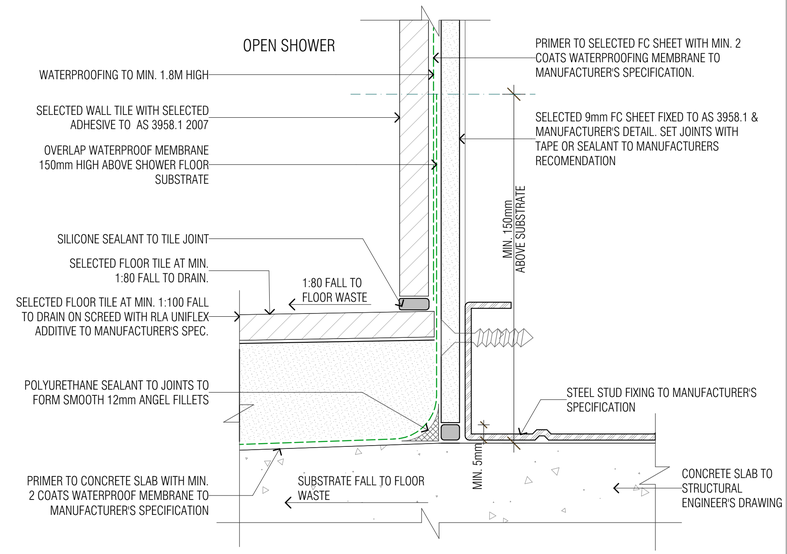
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BUILDING SPECIALISTS
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No. C24A038A2 Date 28/02/2025
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Registration No. BDC 0794



4 Wet Area Threshold
Scale 1:1 @ A1



5 Bathroom Wall
Scale 1:1 @ A1



6 Open Shower Wall
Scale 1:1 @ A1

ISSUE	AMENDMENT	DATE	DRAWN	CHECKED
A	ISSUED FOR CONSTRUCTION - CC2	25/02/25	CC	AH

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0 5 1:100@A1 1:200@A3

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REGISTRATION NUMBER
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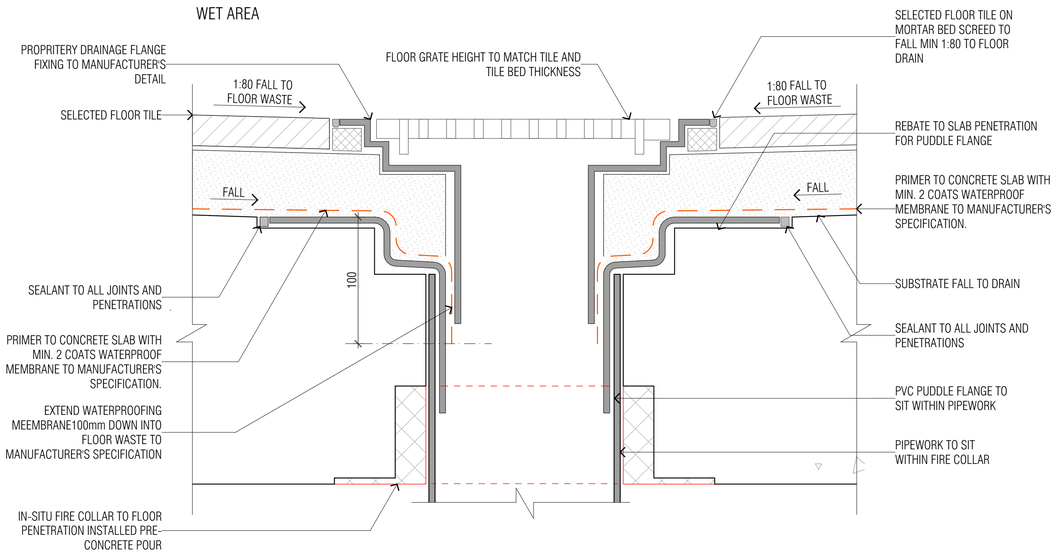
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2 Rowe Street
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PROJECT STATUS
Construction Documentation
FOR CONSTRUCTION
ORIGINAL ARCHITECT ENVISION GROUP PTY. LTD.

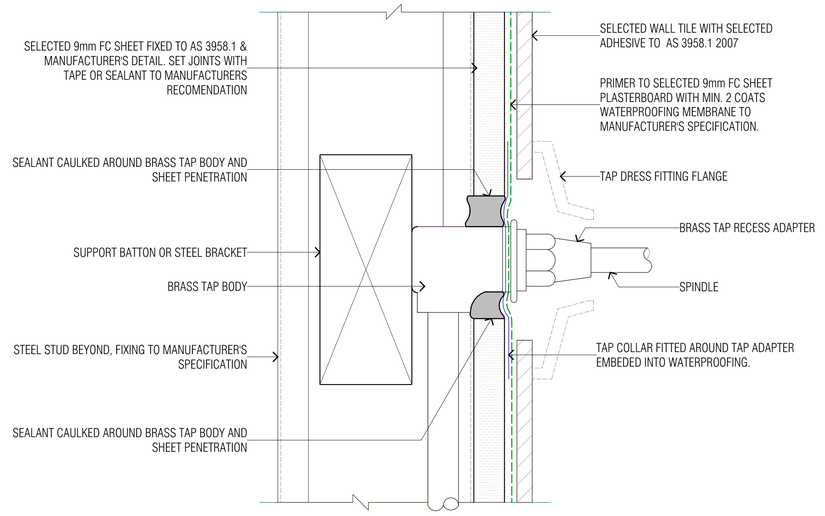
PROJECT NAME
CHILDCARE CENTRE
PROJECT ADDRESS
361 Mann Street North Gosford NSW 2250
COUNCIL Central Coast Council

DRAWING TITLE
Wet Area Details 2
Wet Area Details

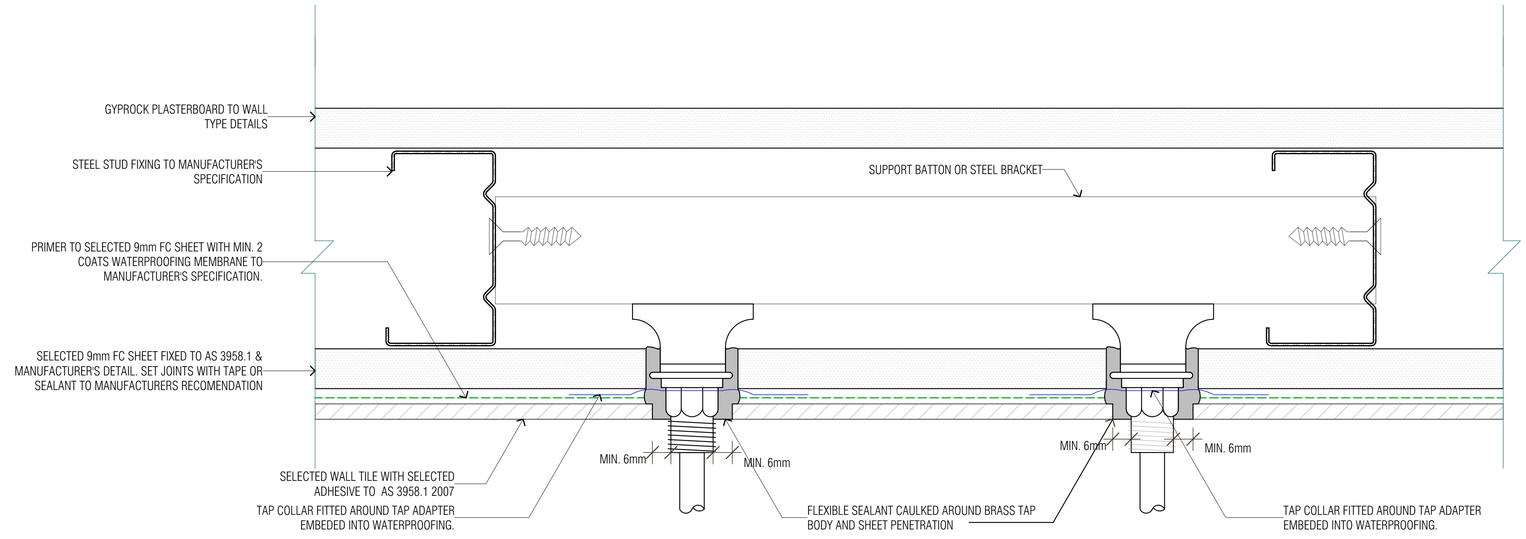
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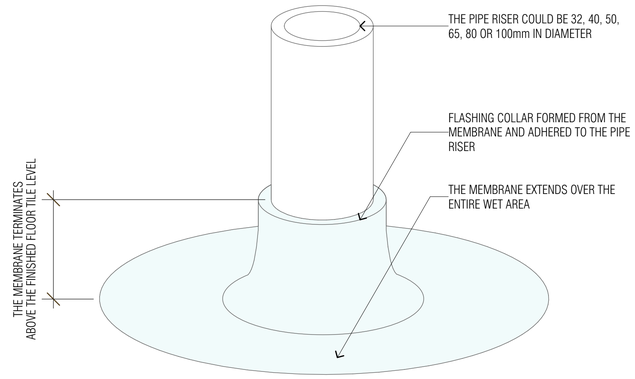
1 Typical Floor Waste
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2 Fixture Penetratio Detail - Section
Scale 1:1 @ A1



3 Fixture Penetratio Detail - Plan
Scale 1:1 @ A1



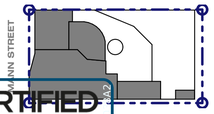
4 Pipe Penetratio Detail
NTS

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PROJECT PARTNERS

BCA Consultant	Nest Consulting Group	Landscape Designer	Greenland Design Pty Ltd
Civil Engineer	Engineering Studio	Lift Designer	Kone Elevators
Electrical Engineer	Clever Engineering	Mechanical Engineer	Premium Consulting
Fire Engineer	Innova	Structural Engineer	Cubitic
Hydraulic Engineer	Inline Hydraulic Services	Traffic Consultant	Terraffic
Facade Engineer	Cubitic		

KEY PLAN



CERTIFIED BUILDING SPECIALISTS

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No. C24A038A2 Date 28/02/2025

Steven Saad
Building Surveyor - Unrestricted
Registration No. BDC 0794

ISSUE	AMENDMENT	DATE	DRAWN	CHECKED
A	ISSUED FOR CONSTRUCTION - CC2	25/02/25	CC	AH

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P: S: 1:100@A1 1:200@A3

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PROJECT ARCHITECT
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PROJECT STATUS
Construction Documentation
FOR CONSTRUCTION
ORIGINAL ARCHITECT ENVISION GROUP PTY. LTD.

PROJECT NAME
CHILDCARE CENTRE
PROJECT ADDRESS
361 Mann Street North Gosford NSW 2250
COUNCIL Central Coast Council

DRAWING TITLE
Wet Area Details 3
Wet Area Details

JOB No.	DRAWING No.	SCALE @ A1 SHEET / ISSUE
08840	CC 652	A

Tuesday, 25 February 2025 7:05 PM

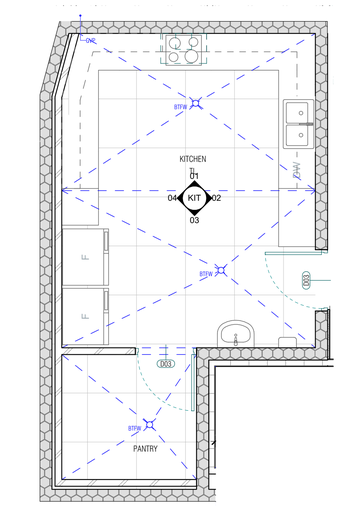
DA/63383/202/A - CONDITIONS

2.10. SUBMIT DETAILS TO THE PRINCIPAL CERTIFIER OF THE DESIGN OF THE FIT OUT OF THE FOOD PREMISES. THE DESIGN OF THE FIT OUT OF THE FOOD PREMISES IS TO COMPLY WITH THE *FOOD ACT 2003*, *FOOD REGULATION 2010*, *AUSTRALIA NEW ZEALAND FOOD STANDARDS CODE*, AUSTRALIAN STANDARD AS 4674-2004: *DESIGN, CONSTRUCTION AND FIT-OUT OF FOOD PREMISES* AND CLAUSE G1.2 OF THE NATIONAL CONSTRUCTION CODE SERIES, BUILDING CODE OF AUSTRALIA, VOLUME 1 AND 2 AS APPROPRIATE. DETAILS OF COMPLIANCE ARE TO BE INCLUDED IN THE PLANS AND SPECIFICATIONS FOR THE CONSTRUCTION CERTIFICATE.

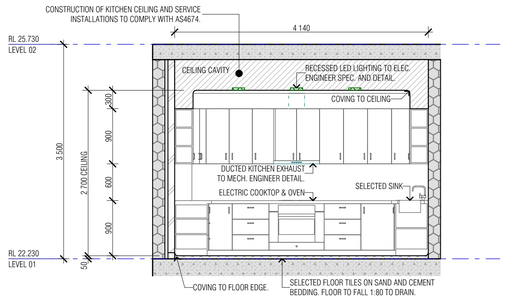
NOTES TO KITCHEN & FOOD PREMISES

THE FOOD PREMISES AND PREPARATION AREAS SHALL BE CONSTRUCTED SO AS TO COMPLY WITH THE REQUIRMENTS OF

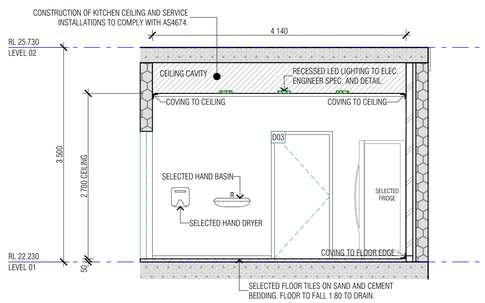
A) FOOD ACT 2003 AND REGULATIONS THERE UNDER.
B) AUSTRALIAN STANDARD AS 4674:2004 DESIGN, CONSTRUCTION AND FIT OUT OF FOOD PREMISES.
C) AUSTRALIAN STANARD AS 1668.2:2012 THE USE OF VENTILATION AND AIR-CONDITIONING IN BUILDINGS - MECHANICAL VENTILATION IN BUILDINGS.



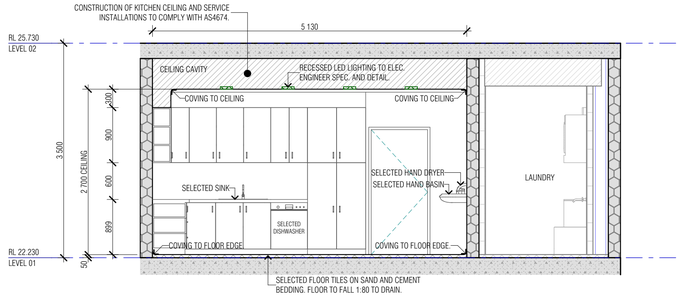
1 KITCHEN PLAN
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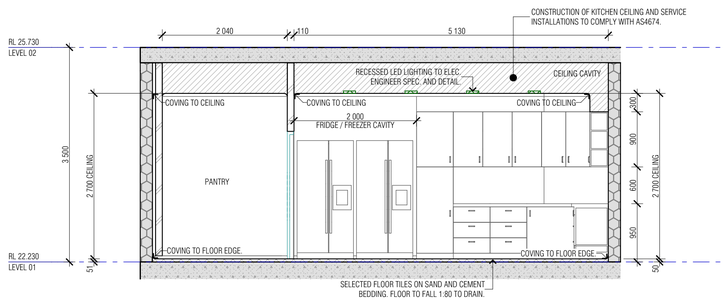
2 KITCHEN INTERIOR ELEVATION 1
Scale 1:50 @ A1



4 KITCHEN INTERIOR ELEVATION 3
Scale 1:50 @ A1



3 KITCHEN INTERIOR ELEVATION 2
Scale 1:50 @ A1



KITCHEN INTERIOR ELEVATION 4
Scale 1:50 @ A1

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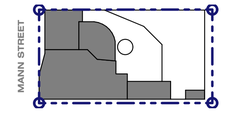
Steven Saad
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Registration No. BDC 0794

zhinar architects

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Hydraulic Engineer	Inline Hydraulic Services	Traffic Consultant	Terraffic
Facade Engineer	Cubitic		

KEY PLAN



ISSUE	AMENDMENT	DATE	DRAWN	CHECKED
A	ISSUED FOR CONSTRUCTION - CC2	25/02/25	CC	AH

0 1:100@A1 1:200@A3

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Zaki Property Group

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PROJECT ARCHITECT
Anna Ho

REGISTRATION NUMBER
10987

TRUE NORTH

PROJECT STATUS

Construction Documentation

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ORIGINAL ARCHITECT ENVISION GROUP PTY. LTD.

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PROJECT ADDRESS
361 Mann Street North Gosford NSW 2250

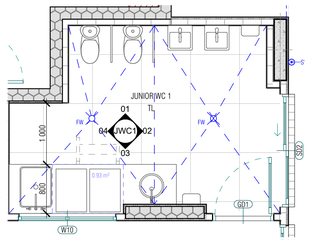
COUNCIL Central Coast Council

DRAWING TITLE
Kitchen Details
Joinery Details

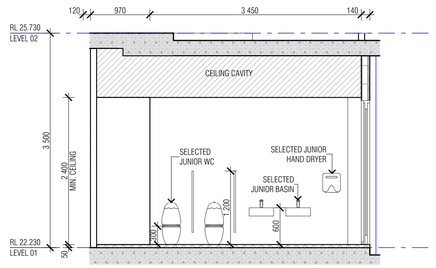
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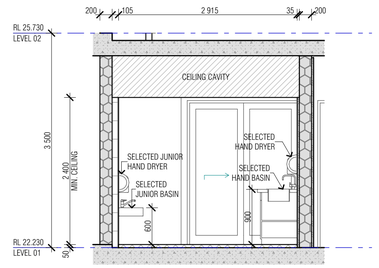
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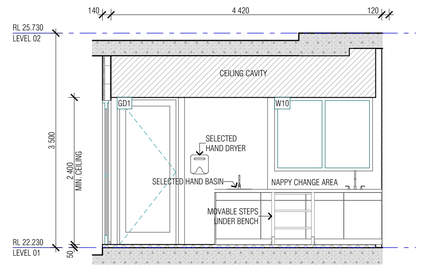
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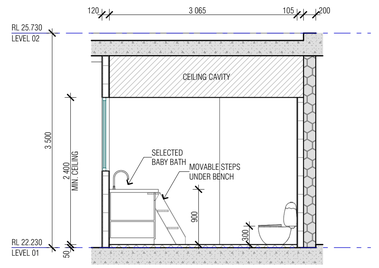
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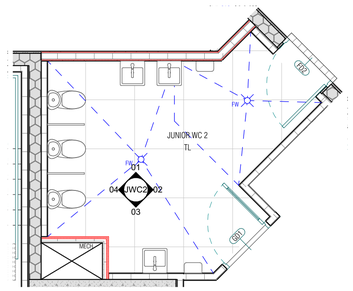
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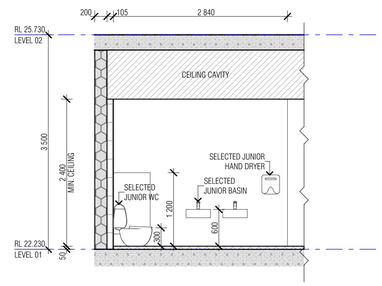
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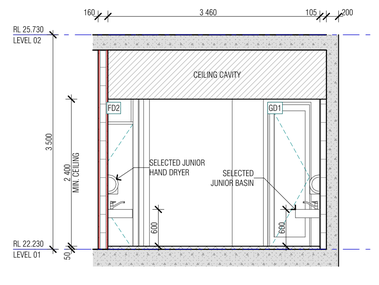
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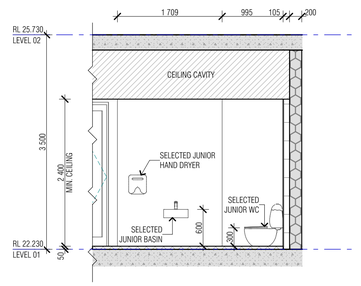
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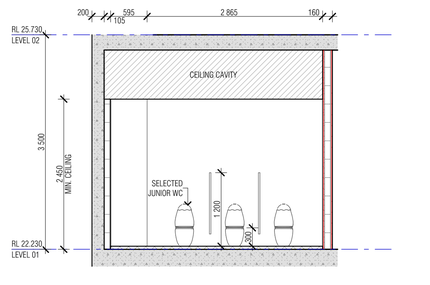
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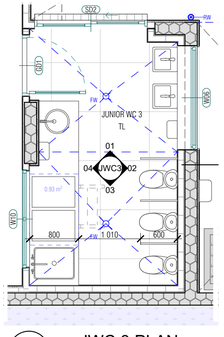
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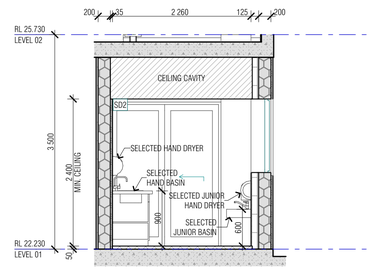
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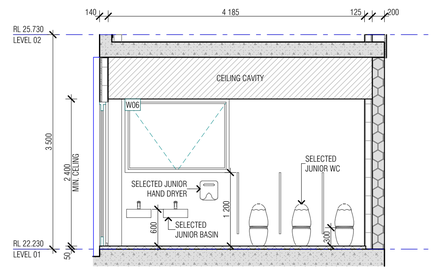
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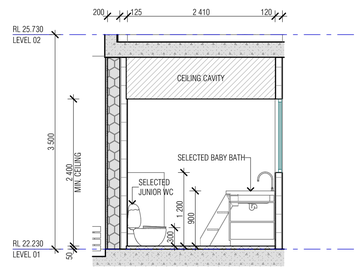
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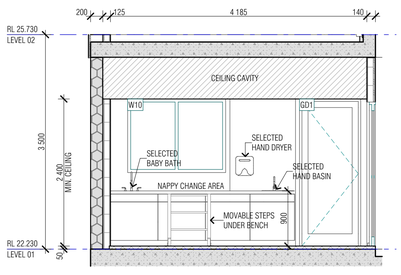
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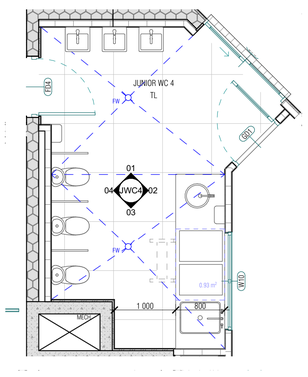
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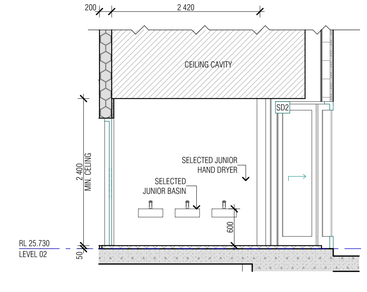
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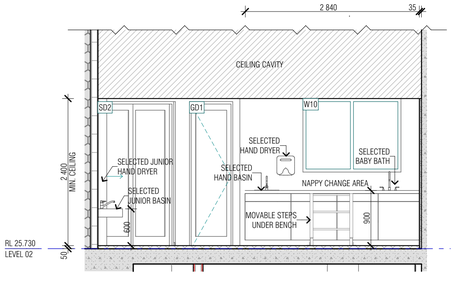
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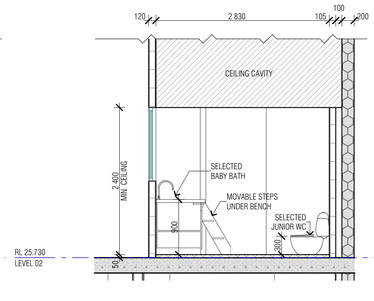
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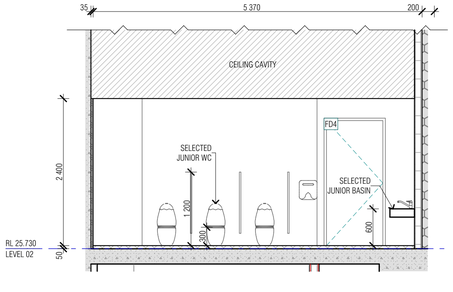
17 JWC4 INTERIOR ELEVATION 1
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18 JWC4 INTERIOR ELEVATION 2
Scale 1:50 @ A1



19 JWC4 INTERIOR ELEVATION 3
Scale 1:50 @ A1



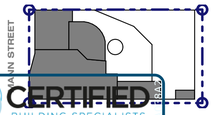
20 JWC4 INTERIOR ELEVATION 4
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PROJECT PARTNERS

BCA Consultant	Nest Consulting Group	Landscape Designer	Greenland Design Pty Ltd
Civil Engineer	Engineering Studio	Lift Designer	Kone Elevators
Electrical Engineer	Clever Engineering	Mechanical Engineer	Premium Consulting
Fire Engineer	Innova	Structural Engineer	Cubitic
Hydraulic Engineer	Inline Hydraulic Services	Traffic Consultant	Terraffic
Facade Engineer	Cubitic		

KEY PLAN



CERTIFIED BUILDING SPECIALISTS

This document is approved and forms part of Construction Certificate Number:

No. C24A038A2 Date 28/02/2025

Steven Saad
Building Surveyor - Unrestricted
Registration No. BDC 0794

ISSUE	AMENDMENT	DATE	DRAWN	CHECKED
A	ISSUED FOR CONSTRUCTION - CC2	25/02/25	CC	AH

0 5 1:100@A1 1:200@A3

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28 495 869 790 / abn

Member Australian Institute of Architects

TRUE NORTH

PROJECT ARCHITECT
Anna Ho

REGISTRATION NUMBER
10987

PROJECT STATUS

Construction Documentation

FOR CONSTRUCTION

ORIGINAL ARCHITECT ENVISION GROUP PTY. LTD.

PROJECT NAME
CHILDCARE CENTRE

PROJECT ADDRESS
361 Mann Street North Gosford NSW 2250

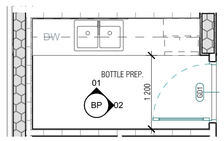
COUNCIL Central Coast Council

DRAWING TITLE
Wet Area Plans + Elevations 1
Joinery Details

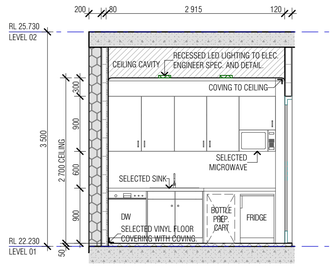
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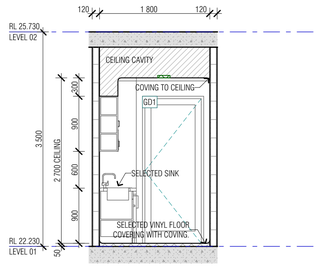
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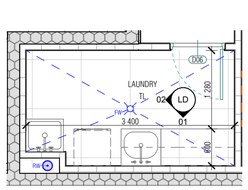
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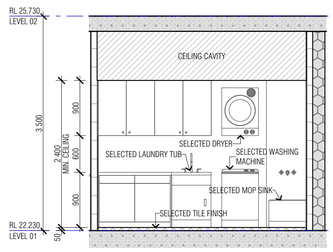
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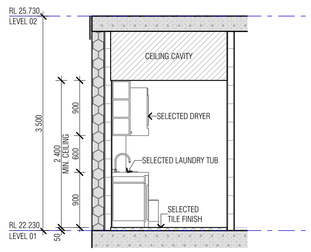
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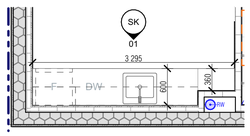
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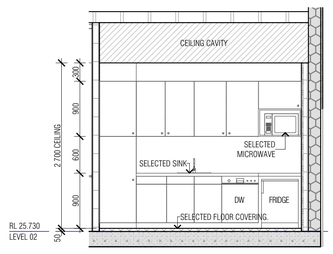
5 LD INTERIOR ELEVATION 1
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6 LD INTERIOR ELEVATION 2
Scale 1:50 @ A1



7 STAFF KITCHENETTE PLAN
Scale 1:50 @ A1



8 SK INTERIOR ELEVATION 1
Scale 1:50 @ A1

CERTIFIED
BUILDING SPECIALISTS

This document is approved and forms part of Construction Certificate Number:

No. C24A038A2 Date 28/02/2025

Steven Saad
Building Surveyor - Unrestricted
Registration No. BDC 0794

DA/63383/202/A - CONDITIONS

2.10. SUBMIT DETAILS TO THE PRINCIPAL CERTIFIER OF THE DESIGN OF THE FIT OUT OF THE FOOD PREMISES. THE DESIGN OF THE FIT OUT OF THE FOOD PREMISES IS TO COMPLY WITH THE *FOOD ACT 2003*, *FOOD REGULATION 2010*, *AUSTRALIA NEW ZEALAND FOOD STANDARDS CODE*, AUSTRALIAN STANDARD AS 4674-2004: *DESIGN, CONSTRUCTION AND FIT-OUT OF FOOD PREMISES* AND CLAUSE G1.2 OF THE NATIONAL CONSTRUCTION CODE SERIES, BUILDING CODE OF AUSTRALIA, VOLUME 1 AND 2 AS APPROPRIATE. DETAILS OF COMPLIANCE ARE TO BE INCLUDED IN THE PLANS AND SPECIFICATIONS FOR THE CONSTRUCTION CERTIFICATE.

NOTES TO KITCHEN & FOOD PREMISES

THE FOOD PREMISES AND PREPARATION AREAS SHALL BE CONSTRUCTED SO AS TO COMPLY WITH THE REQUIRMENTS OF

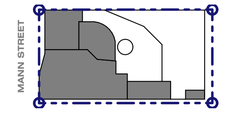
A) FOOD ACT 2003 AND REGULATIONS THERE UNDER.
B) AUSTRALIAN STANDARD AS 4674:2004 DESIGN, CONSTRUCTION AND FIT OUT OF FOOD PREMISES.
C) AUSTRALIAN STANAARD AS 1668.2:2012 THE USE OF VENTILATION AND AIR-CONDITIONING IN BUILDINGS - MECHANICAL VENTILATION IN BUILDINGS.

zhinar architects

PROJECT PARTNERS

BCA Consultant	Nest Consulting Group	Landscape Designer	Greenland Design Pty Ltd
Civil Engineer	Engineering Studio	Lift Designer	Kone Elevators
Electrical Engineer	Clever Engineering	Mechanical Engineer	Premium Consulting
Fire Engineer	Innova	Structural Engineer	Cubitic
Hydraulic Engineer	Inline Hydraulic Services	Traffic Consultant	Terraffic
Facade Engineer	Cubitic		

KEY PLAN



ISSUE	AMENDMENT	DATE	DRAWN	CHECKED
A	ISSUED FOR CONSTRUCTION - CC2	25/02/25	CC	AH

0 5 1:100@A1 1:200@A3
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GENERAL NOTES

Figured dimensions shall be taken in preference to scaling. Drawing to be read in conjunction with information on first page. Check all dimensions and levels on site before commencing work or ordering materials. All existing ground lines & trees location are approximate, therefore to be verified on-site by the builder. Any discrepancies to be verified back to Zhinar Architects before proceeding. All workmanship and materials shall comply with all relevant codes, ordinances, Australian Standards and manufacturer's instructions. Unless noted 'Issued for Construction', drawing not to be used for construction.

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28 495 869 790 / ABN

Member Australian Institute of Architects

PROJECT ARCHITECT
Anna Ho

REGISTRATION NUMBER
10987

TRUE NORTH

PROJECT STATUS

Construction Documentation

FOR CONSTRUCTION

ORIGINAL ARCHITECT ENVISION GROUP PTY. LTD.

PROJECT NAME

CHILDCARE CENTRE

PROJECT ADDRESS

361 Mann Street North Gosford NSW 2250

COUNCIL Central Coast Council

DRAWING TITLE

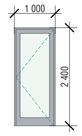
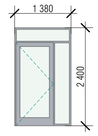
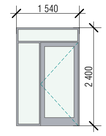
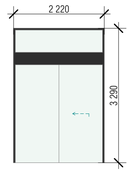
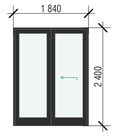
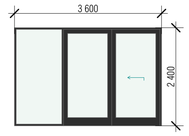
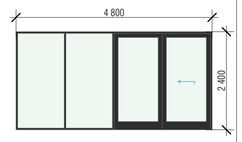
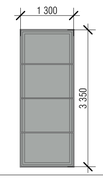
Wet Area Plans + Elevations 2

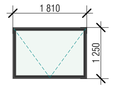
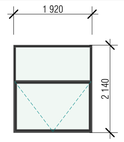
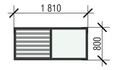
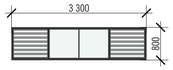
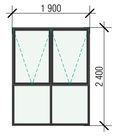
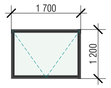
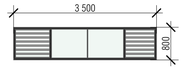
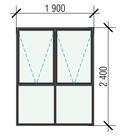
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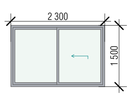
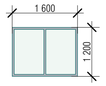
SCALE @ A1 SHEET

08840 JOB No | CC 702 DRAWING No | A ISSUE

Tuesday, 25 February 2025 7:50 PM

ID	GD1	GD2	GD3	SD1	SD2	SD3	SD4	SKY1
ELEVATION								
W x H	1 000×2 400	1 380×2 400	1 540×2 400	2 220×3 290	1 840×2 400	3 600×2 400	4 800×2 400	---
QUANTITY	8	1	2	1	3	3	2	1
TYPE	INTERNAL ALUMINIUM FRAMED HINGED DOOR	INTERNAL ALUMINIUM FRAMED HINGED DOOR WITH FIXED SIDELIGHT AND TRANSOM	INTERNAL ALUMINIUM FRAMED HINGED DOOR WITH FIXED SIDELIGHT AND TRANSOM	EXTERNAL ALUMINIUM FRAMED AUTOMATIC SLIDING DOOR WITH FIXED TRANSOM	EXTERNAL ALUMINIUM FRAMED SLIDING DOOR	EXTERNAL ALUMINIUM FRAMED SLIDING DOOR.	EXTERNAL ALUMINIUM FRAMED SLIDING DOOR	
NOTE	OPENING CLEAR WIDTH OF 850mm TO AS1428.1	OPENING CLEAR WIDTH OF 850mm TO AS1428.1	OPENING CLEAR WIDTH OF 850mm TO AS1428.1	OPENING CLEAR WIDTH OF 850mm TO AS1428.1 FAIL SAFE OPENING TO NCC 2022 D3D26.	OPENING CLEAR WIDTH OF 850mm TO AS1428.1 FAIL SAFE OPENING TO NCC 2022 D3D26.	MIN.6.38mm LAMINATED GLASS TO ACOUSTIC ENGINEER REQUIRMENT. OPENING CLEAR WIDTH OF 850mm TO AS1428.1 FAIL SAFE OPENING TO NCC 2022 D3D26.	MIN.6.38mm LAMINATED GLASS TO ACOUSTIC ENGINEER REQUIRMENT. OPENING CLEAR WIDTH OF 850mm TO AS1428.1 FAIL SAFE OPENING TO NCC 2022 D3D26.	FIXED SKYLIGHT PER MECHANICAL ENGINEER REQUIRMENT.

ID	W01	W02	W03	W04	W05	W06	W07	W08
ELEVATION								
W x H	1 810×1 250	1 920×2 140	1 810×800	3 300×800	1 900×2 400	1 700×1 200	3 500×800	1 900×2 400
QUANTITY	2	1	1	1	1	1	3	1
TYPE	EXTERNAL ALUMINIUM FRAMED FIXED WINDOW	EXTERNAL ALUMINIUM FRAMED FIXED WINDOW	EXTERNAL ALUMINIUM FRAMED OPERABLE GLASS LOUVRES WITH FIXED PANEL	EXTERNAL ALUMINIUM FRAMED OPERABLE GLASS LOUVRES WITH FIXED PANEL	EXTERNAL ALUMINIUM FRAMED AWNING WINDOW	EXTERNAL ALUMINIUM FRAMED AWNING WINDOW	EXTERNAL ALUMINIUM FRAMED OPERABLE GLASS LOUVRES WITH FIXED PANEL	EXTERNAL ALUMINIUM FRAMED AWNING WINDOW
NOTE		MINIMUM NATURAL VENTILATION INTAKE TO MECHANICAL ENGINEER SPECIFICATION	MINIMUM NATURAL VENTILATION INTAKE TO MECHANICAL ENGINEER SPECIFICATION	MIN.10.38mm LAMINATED GLASS TO ACOUSTIC ENGINEER REQUIRMENT.			MIN.10.38mm LAMINATED GLASS TO ACOUSTIC ENGINEER REQUIRMENT. MINIMUM NATURAL VENTILATION INTAKE TO MECHANICAL ENGINEER SPECIFICATION.	MIN.6.38mm LAMINATED GLASS TO ACOUSTIC ENGINEER REQUIRMENT.

ID	W09	W10
ELEVATION		
W x H	2 300×1 500	1 600×1 200
QUANTITY	1	3
TYPE	INTERNAL RECEPTION SLIDING WINDOW	INTERNAL ALUMINIUM FRAMED FIXED WINDOW
NOTE		

CERTIFIED
BUILDING SPECIALISTS
This document is approved and forms part of Construction Certificate Number:
No. C24A038A2 Date 28/02/2025
Steven Saad
Building Surveyor - Unrestricted
Registration No. BDC 0794

EXTERNAL WINDOW & DOOR REQUIREMENT TO SECTION J REPORT
Rf: Section-J report_361 Mann Street, North Gosford
GLAZING: U- 5.6max
SHGC- 0.70max

SEALING: AIR SEALS ALL AROUND WINDOWS AND DOORS INCLUDING THRESHOLDS

REQUIREMENT TO ACCESS REPORT
REPORT REF: 24085.2-Access (09/10/2024) BY NEST CONSULTING GROUP

30% LUMINANCE CONTRAST AT 900-1100 AFFL TO AS1428.1 CLAUSE 6.6

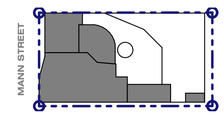
REQUIREMENT TO CPTED REPORT
REPORT REF: CPTED - 361 Mann St, North Gosford (29/09/2021) BY THINK PLANNERS

- ENTRY DOOR (SD1) TO HAVE A SWIPE CARD OR FOB LOCKING MECHANISM. DOOR TO BE LOCKED AT ALL TIMES AND ONLY OPANABLE BY AUTHORISED PERSONS (STAFF & PARENTS).

NOTES
- ALL DIMENTIONS SHOWN TO STRUCTURAL OPENINGS UNLESS OTHERWISE NOTED.
- ALL WINDOWS AND DOORS TO COMPLY WITH NCC2022 PARTS: C3D7, C4, D4, D3D29, F3D4 AND AS 1428.1 - 2009

zhinar architects

PROJECT PARTNERS
BCA Consultant Nest Consulting Group
Civil Engineer Engineering Studio
Electrical Engineer Clever Engineering
Fire Engineer Innova
Hydraulic Engineer Inline Hydraulic Services
Facade Engineer Cubitic
Landscape Designer Greenland Design Pty Ltd
Lift Designer Kone Elevators
Mechanical Engineer Premium Consulting
Structural Engineer Cubitic
Traffic Consultant Terraffic

KEY PLAN


ISSUE	AMENDMENT	DATE	DRAWN	CHECKED
A	ISSUED FOR CONSTRUCTION - CC2	25/02/25	CC	AH

0 1:100@A1 1:200@A3
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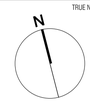
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ZAKI PROPERTY GROUP

GENERAL NOTES
Figured dimensions shall be taken in preference to scaling. Drawing to be read in conjunction with information on first page. Check all dimensions and levels on site before commencing work or ordering materials. All existing ground lines & trees location are approximate, therefore to be verified on-site by the builder. Any discrepancies to be verified back to Zhinar Architects before proceeding. All workmanship and materials shall comply with all relevant codes, ordinances, Australian Standards and manufacturer's instructions. Unless noted 'Issued for Construction', drawing not to be used for construction.

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28 495 869 790 / abn

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TRUE NORTH


PROJECT ARCHITECT
Anna Ho
REGISTRATION NUMBER
10987

PROJECT STATUS
Construction Documentation

FOR CONSTRUCTION

ORIGINAL ARCHITECT ENVISION GROUP PTY. LTD.

PROJECT NAME
CHILDCARE CENTRE

PROJECT ADDRESS
361 Mann Street North Gosford NSW 2250

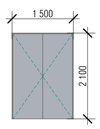
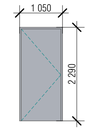
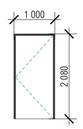
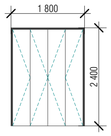
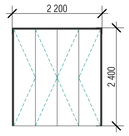
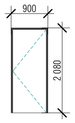
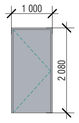
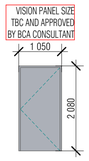
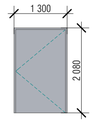
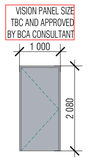
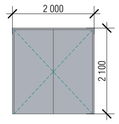
COUNCIL Central Coast Council

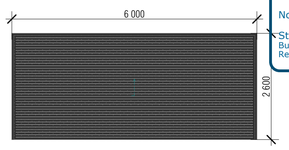
DRAWING TITLE
Glazing Schedule
Window and Door Schedules

SCALE @ A1 SHEET

JOB No	DRAWING No	ISSUE
08840	CC 800	A

Tuesday, 25 February 2025, 7:49 PM

ID	D01	D02	D03	D04	D05	D06	FD1	FD2	FD3	FD4	FD5
ELEVATION											
W x H	1 500×2 100	1 050×2 290	1 000×2 080	1 800×2 400	2 200×2 400	900×2 080	1 000×2 080	1 050×2 080	1 300×2 080	1 000×2 080	2 000×2 100
QUANTITY	1	1	10	4	1	3	10	4	2	1	1
TYPE	EXTERNAL DOUBLE HINGED DOOR	INTERNAL HINGED DOOR	INTERNAL 920 LEAF HINGED DOOR	INTERNAL BIFOLD DOOR	INTERNAL BIFOLD DOOR	INTERNAL 820 LEAF HINGED DOOR	SOLID CORE FIRE RATED DOOR	SOLID CORE FIRE RATED DOOR WITH VISION PANEL	SOLID CORE FIRE RATED DOOR	SOLID CORE FIRE RATED DOOR WITH VISION PANEL.	SOLID CORE FIRE RATED DOUBLE DOOR (BIN ROOM)
NOTE	SPRINKLER VALVE CUPBOARD ACCESS DOOR TO WET FIRE ENGINEER REQUIRMENT	ELECTRICAL ROOM ACCESS DOOR TO HAVE A MINIMUM OPENING OF 900x2200mm TO ELECTRICAL ENGINEER SPECIFICATION & AS3000	OPENING CLEAR WIDTH OF 850mm TO AS1428.1	CRAFT SINK DOOR	CRAFT SINK DOOR		FRL -/60/30 SELF-CLOSING AS PER NCC 2022 PART C4, SPECIFICATION 10.	FRL -/120/30 SELF-CLOSING AS PER NCC 2022 PART C4, SPECIFICATION 10. FITTED WITH SMOKE SEALS TO FER REQUIREMENT.	FRL -/120/30 SELF-CLOSING AS PER NCC 2022 PART C4, SPECIFICATION 10. FITTED WITH SMOKE SEALS TO FER REQUIREMENT. FITTED WITH A HOLD OPEN DEVICE WHICH WILL CLOSE IN THE EVENT OF A FIRE.	FRL -/120/30 SELF-CLOSING AS PER NCC 2022 PART C4, SPECIFICATION 10.	MIN. 2000mm WIDE AS PER DA/63383/2021. TO HAVE AN FRL OF -/60/30 SELF-CLOSING AS PER NCC 2022 D3D9, PART C4 AND SPECIFICATION 10.

ID	RD1
ELEVATION	
W x H	6 000×2 600
QUANTITY	1
TYPE	CAR PARK ENTRY ROLLER DOOR
NOTE	ROLLER DOOR TO BE PERFORATED WITH 35% MINIMUM FREE AREA TO MECHANICAL ENGINEER SPECIFICATION.

CERTIFIED
BUILDING SPECIALISTS

This document is approved and forms part of Construction Certificate Number:

No. C24A038A2 Date 28/02/2025

Steven Saad
Building Surveyor - Unrestricted
Registration No. BDC 0794

REQUIREMENT TO CPTED REPORT
REPORT REF: CPTED - 361 Mann St, North Gosford (29/09/2021) BY THINK PLANNERS

- ROLLER DOOR (RD1) TO BE FITTED WITH A LOCKING MECHANISM. TO REMAIN OPEN DURING OPERATION HOURS.
- BIN STORAGE DOOR (FD5) TO BE FITTED WITH A LOCKING MECHANISM.

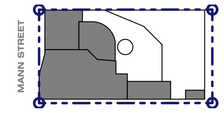
NOTES
- ALL DIMENTIONS SHOWN TO STRUCTURAL OPENINGS UNLESS OTHERWISE NOTED.
- ALL WINDOWS AND DOORS TO COMPLY WITH NCC2022 PARTS: C3D7, C4, D4, D3D29, F3D4 AND AS 1428.1 - 2009

zhinar architects

PROJECT PARTNERS

BCA Consultant	Nest Consulting Group	Landscape Designer	Greenland Design Pty Ltd
Civil Engineer	Engineering Studio	Lift Designer	Kone Elevators
Electrical Engineer	Clever Engineering	Mechanical Engineer	Premium Consulting
Fire Engineer	Innova	Structural Engineer	Cubitic
Hydraulic Engineer	Inline Hydraulic Services	Traffic Consultant	Terraffic
Facade Engineer	Cubitic		

KEY PLAN



ISSUE	AMENDMENT	DATE	DRAWN	CHECKED
A	ISSUED FOR CONSTRUCTION - CC2	25/02/25	CC	AH

0 5 1:100@A1 1:200@A3

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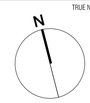
Zhinar Architects Pty Ltd

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2 Rowe Street
Eastwood NSW 2122

+61 2 8893 8888 / p
www.zhinar.com.au / w
28 495 869 790 / abn

Member Australian Institute of Architects

TRUE NORTH



PROJECT ARCHITECT
Anna Ho

REGISTRATION NUMBER
10987

PROJECT STATUS

Construction Documentation

FOR CONSTRUCTION

ORIGINAL ARCHITECT ENVISION GROUP PTY. LTD.

PROJECT NAME

CHILDCARE CENTRE

PROJECT ADDRESS

361 Mann Street North Gosford NSW 2250

COUNCIL Central Coast Council

DRAWING TITLE

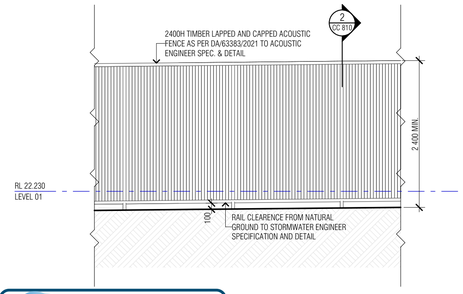
Panel Door Schedule

Window and Door Schedules

SCALE @ A1 SHEET

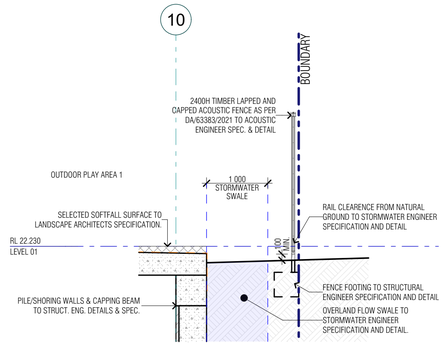
08840 JOB No | CC 805 DRAWING No | A ISSUE

Tuesday, 25 February 2025 7:49 PM



1 AF1 ACOUSTIC FENCE ELEVATION

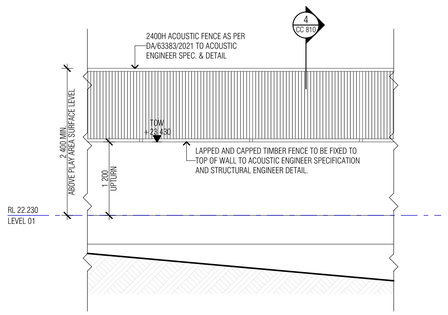
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2 AF1 ACOUSTIC FENCE SECTION

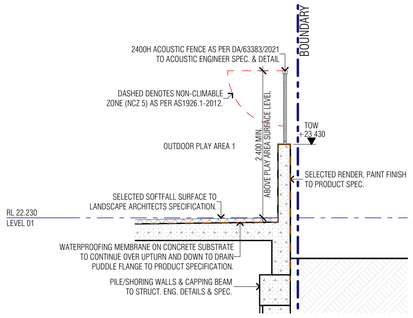
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BUILDING SPECIALISTS
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No. C24A038A2 Date. 28/02/2025
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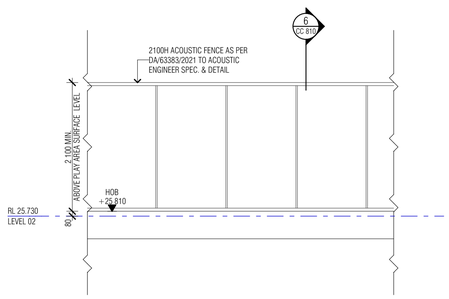
3 AF2 ACOUSTIC FENCE ELEVATION

Scale 1:50 @ A1



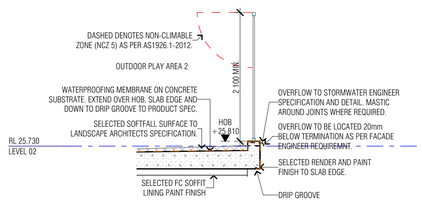
4 AF2 ACOUSTIC FENCE SECTION

Scale 1:50 @ A1



5 AF3 ACOUSTIC FENCE ELEVATION

Scale 1:50 @ A1



6 AF3 ACOUSTIC FENCE SECTION

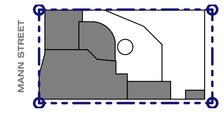
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zhinar architects

PROJECT PARTNERS

BCA Consultant	Nest Consulting Group	Landscape Designer	Greenland Design Pty Ltd
Civil Engineer	Engineering Studio	Lift Designer	Kone Elevators
Electrical Engineer	Clever Engineering	Mechanical Engineer	Premium Consulting
Fire Engineer	Innova	Structural Engineer	Cubitic
Hydraulic Engineer	Inline Hydraulic Services	Traffic Consultant	Terraffic
Facade Engineer	Cubitic		

KEY PLAN



ISSUE	AMENDMENT	DATE	DRAWN	CHECKED
A	ISSUED FOR CONSTRUCTION - CC2	25/02/25	CC	AH

0 5 1:100@A1 1:200@A3

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Member Australian Institute of Architects

PROJECT ARCHITECT
Anna Ho

REGISTRATION NUMBER
10987

TRUE NORTH

PROJECT STATUS

Construction Documentation

FOR CONSTRUCTION

ORIGINAL ARCHITECT ENVISION GROUP PTY. LTD.

PROJECT NAME

CHILDCARE CENTRE

PROJECT ADDRESS

361 Mann Street North Gosford NSW 2250

COUNCIL Central Coast Council

DRAWING TITLE

Fence Details

Fence Details

SCALE @ A1 SHEET

JOB No	DRAWING No	ISSUE
08840	CC 810	A

Tuesday, 25 February 2025 7:49 PM