

**1 SITE PLAN**  
1 : 275

WAGGA WAGGA SHIRE COUNCIL

ZONE : E3 PRODUCTIVITY SUPPORT

SETBACK : FRONT 10m

LANDSCAPING : min 15% OF FRONT  
SETBACK TO BE LANDSCAPED  
1104.5m<sup>2</sup> / SETBACK : 165.6m<sup>2</sup> min  
217m<sup>2</sup> SHOWN

CAR PARKING :

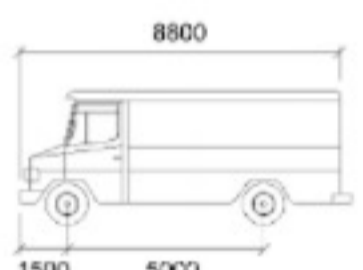
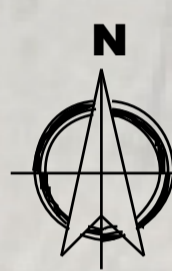
INDUSTRY : 1 / 100m<sup>2</sup>

INDUSTRIAL RETAIL OUTLET : 1 : 50m<sup>2</sup>

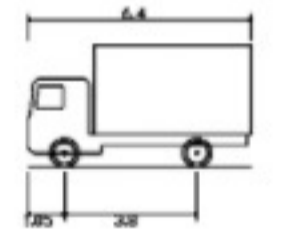
TAKE AWAY FOOD & DRINK :  
1 / 10m<sup>2</sup> OR 1 / 3 SEATS

OFFICE : 1 / 33m<sup>2</sup>

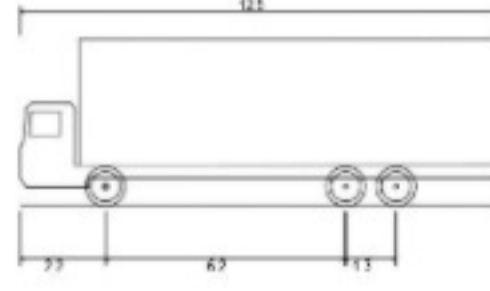
WAREHOUSE : 1 / 300m<sup>2</sup>



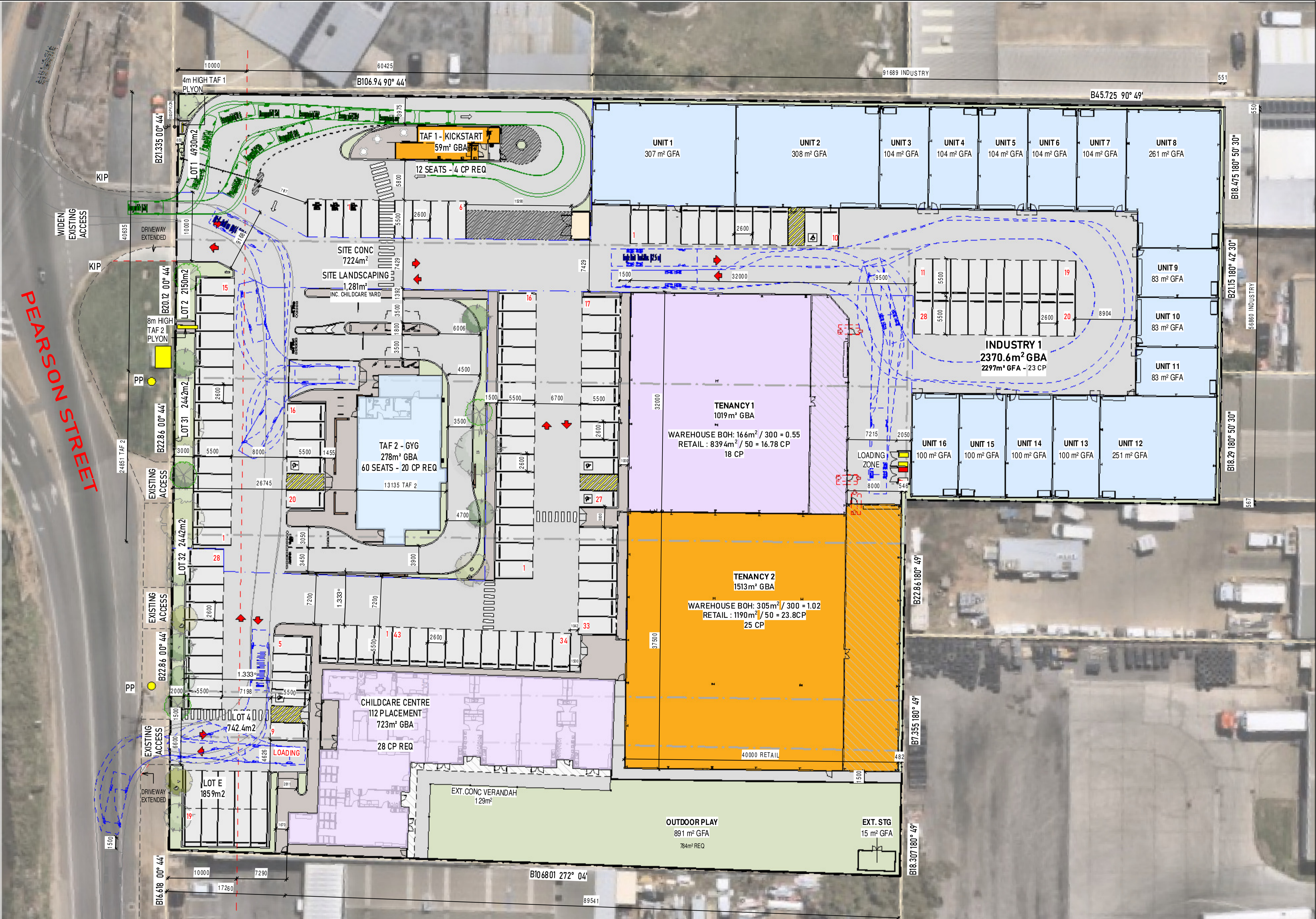
**SERVICE VEHICLE**  
Width : 2500mm  
Track : 2500  
Lock to Lock Time : 8.0  
Steering Angle : 38.7



**SRV - Small Rigid Vehicle**  
Overall Length : 6.400m  
Overall Width : 2.500m  
Overall Body Height : 4.500m  
Min Body Ground Clearance : 0.450m  
Track Width : 2.500m  
Lock-to-lock time : 4.00s  
Curb to Curb Turning Radius : 7.100m



**Single Unit Truck/Bus (12.5 m)**  
Overall Length : 12.500m  
Overall Width : 2.500m  
Overall Body Height : 4.300m  
Min Body Ground Clearance : 0.450m  
Track Width : 2.500m  
Lock-to-lock time : 6.00s  
Curb to Curb Turning Radius : 12.500m



Rev	Description	Date	Issued by
1	DA Set	11.03.26	LT



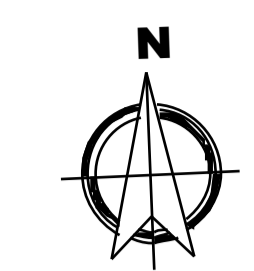
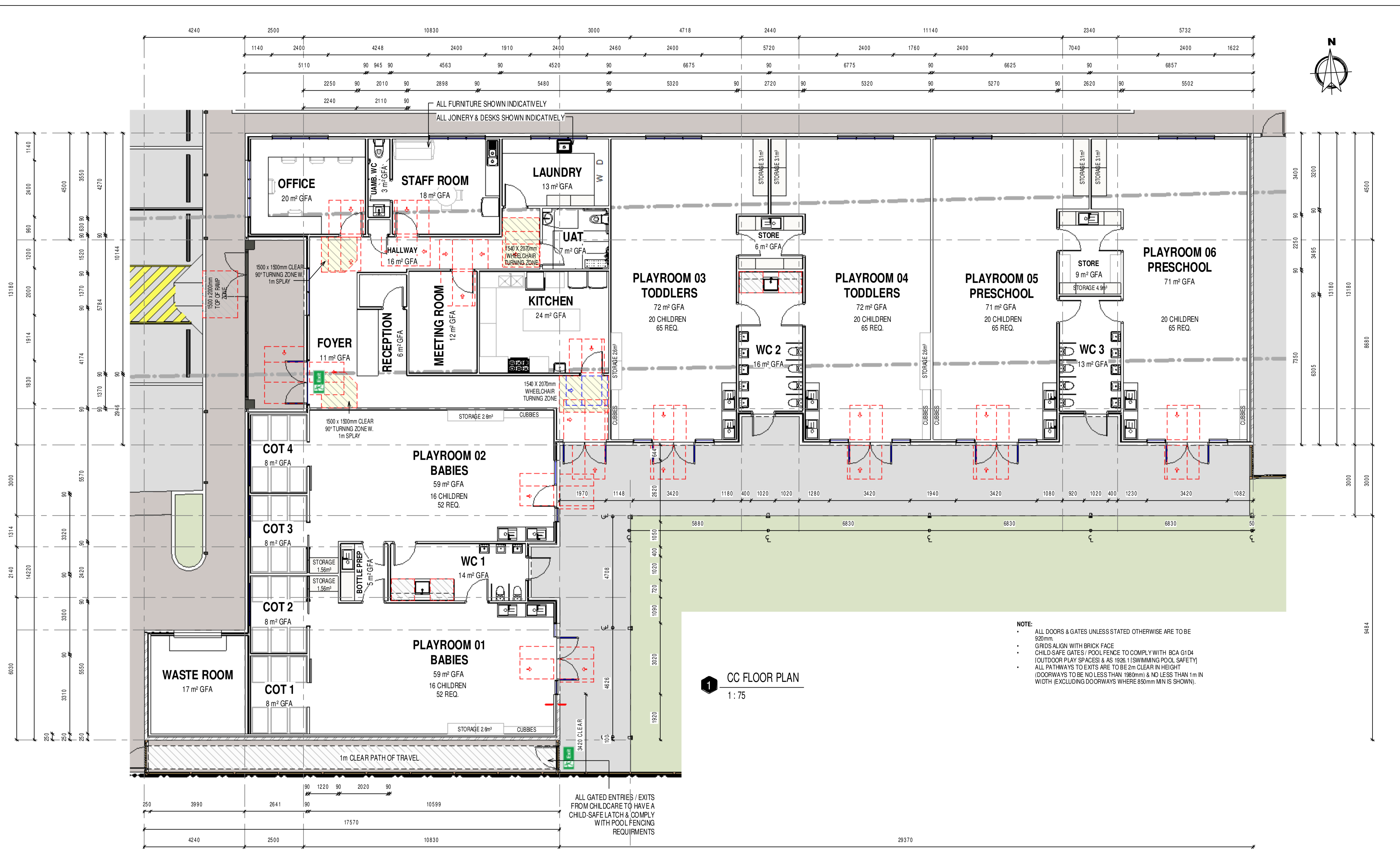
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Client: **STEVENS GROUP**  
Project: **MIXED USE**

Location:  
Lot: 5 - 9  
Street: PEARSON STREET  
Suburb: WAGGA WAGGA  
DP:

Scale: 1 : 275  
Drawn by: LT  
Checked by:  
Sheet Size: A1

DWG No: **A004**  
Drawing: **SITE PLAN**  
Job No: **RC0023**  
Issue: **1**



**1** CC FLOOR PLAN  
1 : 75

Rev	Description	Date	Issued by
3	CLIENT REVIEW	28.03.26	M. Marshall
2	CLIENT REVIEW	23.03.26	LT
1	DA Set	11.03.26	LT

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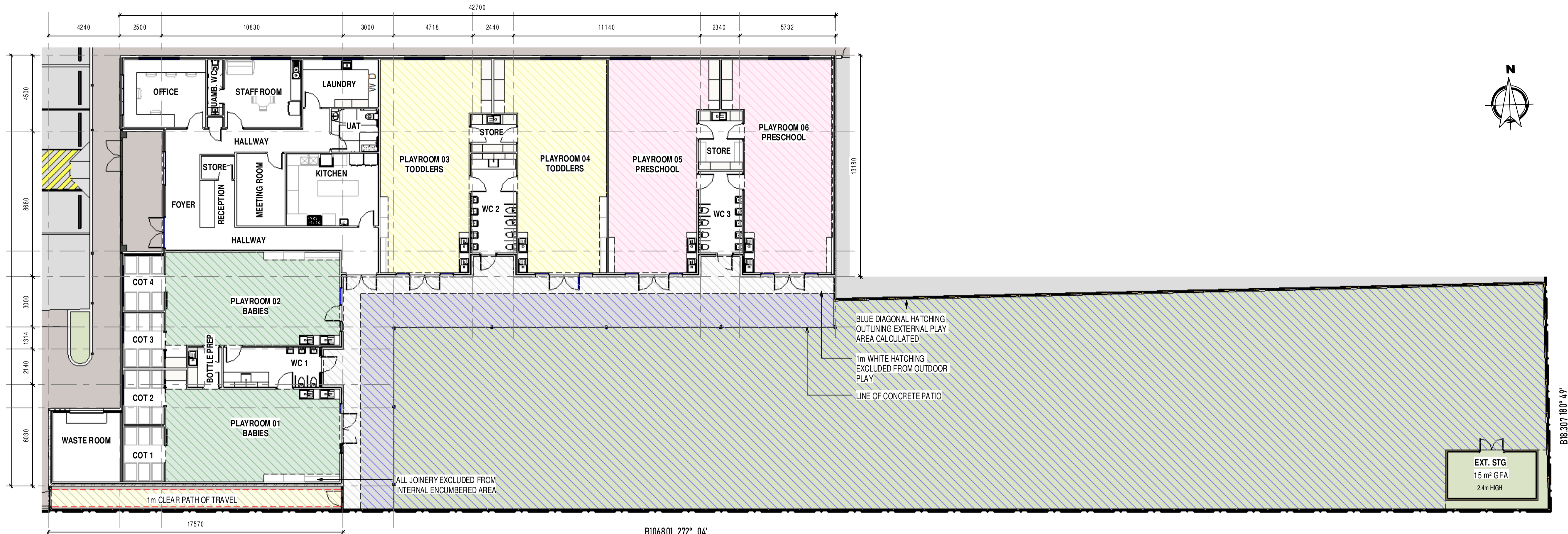
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Drawn by	LT
Checked by	
Sheet Size	A1

Drawing:  
**CC FLOOR PLANS**

DWG No:  
**A201**

Job No:  
**RC0023**

Issue:  
**3**



AREA COMPLIANCE SUMMARY

TOTAL NUMBER OF CHILDREN			
BABIES	16	32	
TODDLERS	20	40	
PRE SCHOOL	20	40	
BABY ROOMS			
PLAY ROOM 01	16 CHILDREN	53.96 m²	[52m² REQ]
PLAY ROOM 02	16 CHILDREN	53.97 m²	[52m² REQ]
TODDLER ROOMS			
PLAY ROOM 03	20 CHILDREN	66.06 m²	[65m² REQ]
PLAY ROOM 04	20 CHILDREN	66.37 m²	[65m² REQ]
PRESCHOOL ROOMS			
PLAY ROOM 05	20 CHILDREN	66.61 m²	[65m² REQ]
PLAY ROOM 06	20 CHILDREN	66.61 m²	[65m² REQ]

EXTERNAL PLAY AREA UNENCUMBERED PLAY AREA			
PLAY AREA	112 CHILDREN	891m²	[784m² REQ]
UNDERCOVER PLAY AREA		78m²	[270.6m² REQ]
ADDITIONAL EXTERNAL SHADING PROVIDED BY CLIENT (E.G. SAILS, AWNINGS, ETC.)			
<b>BUILDING GFA =</b>	<b>685m²</b>		
<b>BUILDING GBA =</b>	<b>723m²</b>		
TOTAL INTERNAL STORAGE	30.82m³	(21.6m³ REQ)	
TOTAL EXTERNAL STORAGE	36m³	(32.4m³ REQ)	

- NOTE:
- EXTERNAL STORAGE DETAILS TO BE PROVIDED BY CLIENT.
  - EXTERNAL PLAY YARD DETAILS TO BE PROVIDED BY OTHERS.
  - ANY SHADE STRUCTURES ARE TO HAVE A MINIMUM CLEARANCE OF 2.1m.
  - ALL DOORS/HANDLES ACCESSIBLE TO CHILDREN ARE TO BE MIN. 1.5m FFL UNLESS STATED OTHERWISE.
  - ALL DOORS & SECURITY GATES ARE TO BE 920mm UNLESS STATED OTHERWISE.
  - ALL DOORWAYS ARE TO HAVE A SMOOTH TRANSITION & SLIP RESISTANT SURFACE. IF A SMOOTH TRANSITION IS UNACHIEVABLE THEN A THRESHOLD RAMP IS TO BE PROVIDED WHERE NECESSARY COMPLYING WITH D3D16 OF THE 2022 NCC.
  - CHILDRENS PLAY ROOMS COMPLY WITH F6D3 OF THE NCC 'METHODS & EXTENT' OF NATURAL LIGHT' & F6D6 OF THE NCC 'VENTILATION'
  - CHILDRENS WASHBASINS ARE TO HAVE A RIM HEIGHT NOT EXCEEDING 600mm -AS PER NCC 2022 F4D4g.
  - ADULT HANDWASH BASINS ARE TO BE NO MORE THAN 900mm HIGH AS PART OF THE NAPPY CHANGE JOINERY.
  - NAPPY CHANGE JOINERY IS TO BE NO LESS THAN 850mm & NOT MORE THAN 900mm HIGH, & IT IS TO INCLUDE A SPACE OF 0.8m HIGH x 0.5m WIDE FOR THE STORAGE OF STEPS -AS PER NCC 2022 F4D4
  - ALL INTERNAL JOINERY TBC BY CLIENT DURING CONSTRUCTION STAGE

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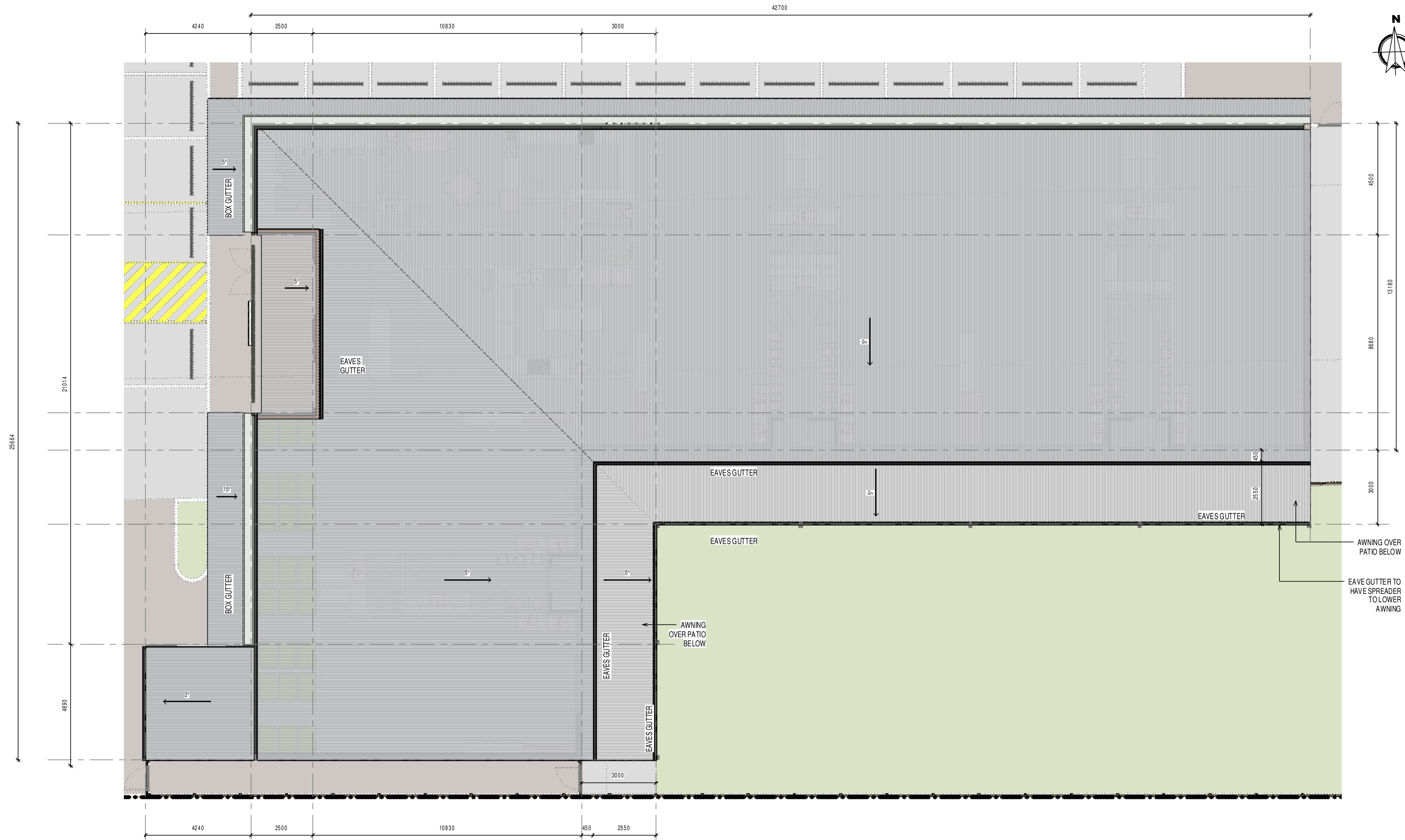
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Drawn by	LT
Checked by	
Sheet Size	A1

CC UNENCUMBERED FLOOR  
PLAN

Job No: **RC0023**

Issue: **3**

DWG No:  
**A203**



**1** CC ROOF PLAN  
1 : 75

Rev	Description	Date	Issued by
3	CLIENT REVIEW	28.03.26	M. Marshall
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1	DA Set	11.03.26	LT

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Project: **MIXED USE**

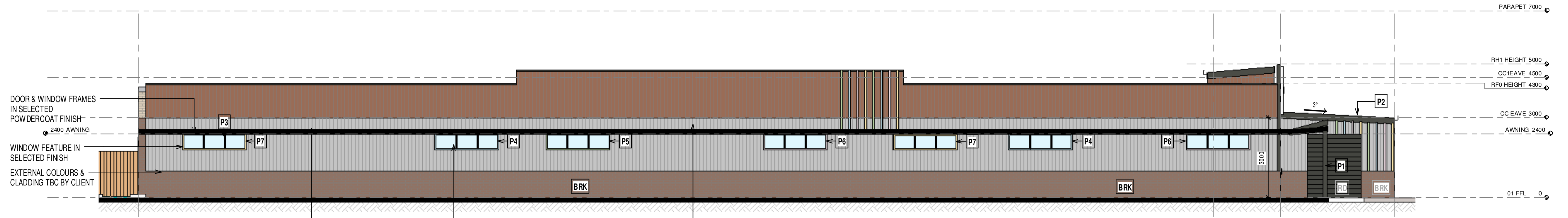
Location:	
Lot:	
No:	5 - 9
Street:	PEARSON STREET
Suburb:	WAGGA WAGGA
DP:	

Scale	1 : 75
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Checked by	
Sheet Size	A1

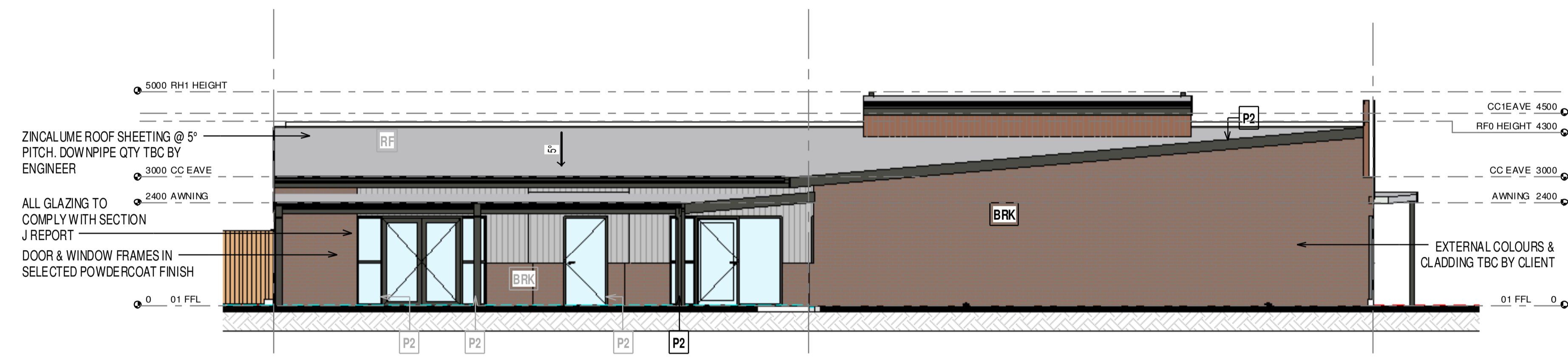
Drawing: **CC ROOF PLAN** DWG No:

Job No: **RC0023** Issue: **3**

**A204**



**3** CC North Elevation  
1:75



**1** CC East Elevation  
1:75

**COLOUR SCHEDULE**

	<b>P1 - DULUX: VIVID WHITE</b> EXTERNAL WALL VERTICAL CLADDING PAINT		<b>C1 - JAMES HARDIE: AXON 133 SMOOTH</b> (OR SIMILAR) EXTERNAL CLADDING LAID VERTICALLY
	<b>P2 - COLORBOND: WOODLAND GREY</b> COLUMNS, FASCIA, GUTTERS, & DOWNPIPES		<b>BRK - PGH: TBC</b> EXTERNAL BRICK
	<b>P3 - COLORBOND: WINDSPRAY</b> DOOR & WINDOW FRAMES		<b>WEATHERTEX - TBC</b> (OR SIMILAR) FEATURE TIMBER-LOOK CLADDING
	<b>P4 - DULUX: AIRBORNE HALF</b> WINDOW FEATURE & FEATURE BATTENS		<b>RD - COLORBOND: WOODLAND GREY</b> ROLLER DOORS
	<b>P5 - DULUX: APIUM</b> WINDOW FEATURE & FEATURE BATTENS		<b>RF - TRIMDEK: ZINCALUME</b> ROOF SHEETING
	<b>P6 - DULUX: BABYTONE QUARTER</b> WINDOW FEATURE & FEATURE BATTENS		
	<b>P7 - DULUX: ICE LEMON</b> WINDOW FEATURE & FEATURE BATTENS		

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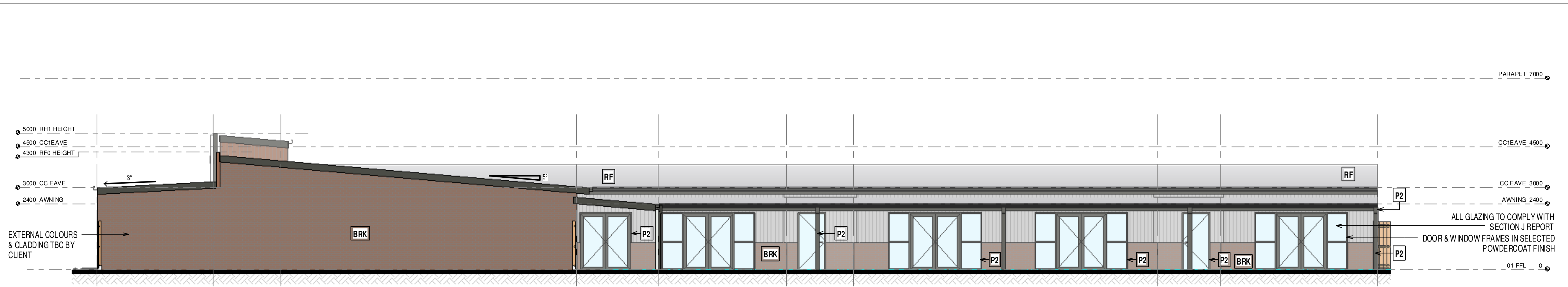
Project: **MIXED USE**

Location:	
Lot:	
No:	5 - 9
Street:	PEARSON STREET
Suburb:	WAGGA WAGGA
DP:	

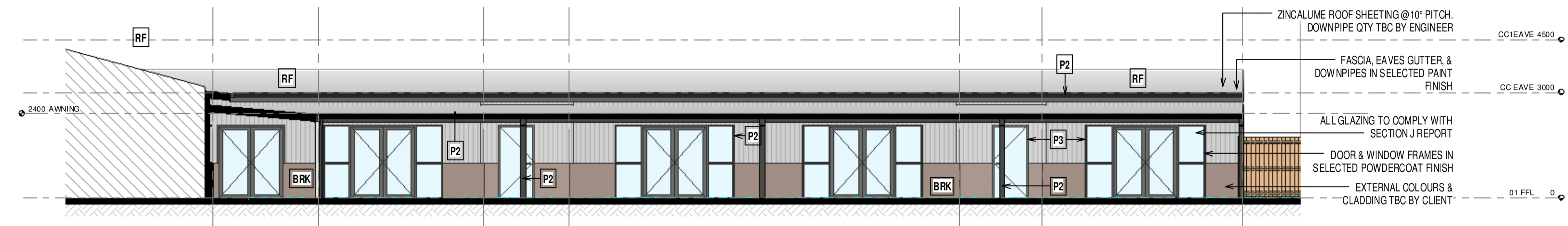
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Drawn by	LT
Checked by	
Sheet Size	A1

Drawing: **CC ELEVATIONS** DWG No: **A205**

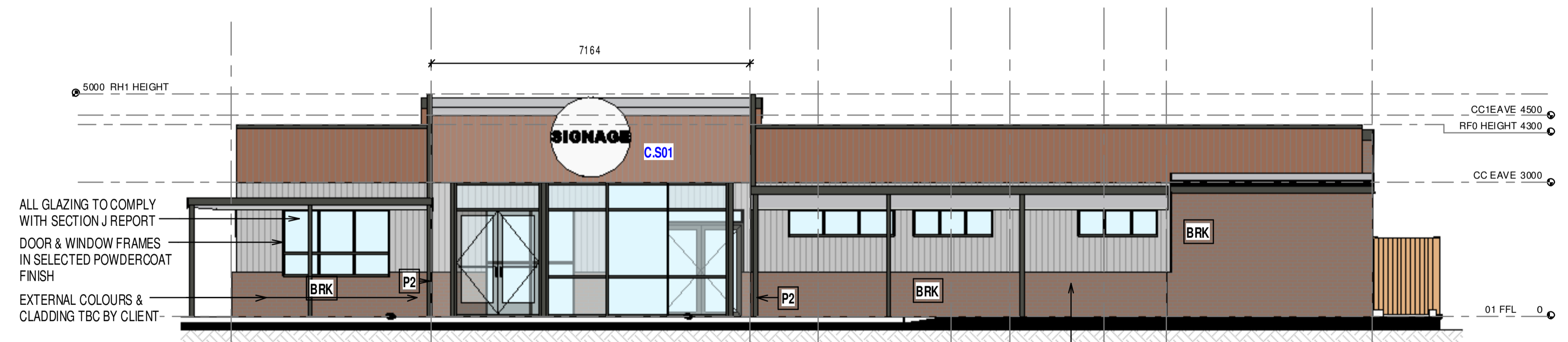
Job No: **RC0023** Issue: **3**



**1** CC South Elevation  
1:75



**2** CC South Elevation\_INT  
1:75



**3** CC West Elevation  
1:75

**COLOUR SCHEDULE**

	<b>P1 - DULUX: VIVID WHITE</b> EXTERNAL WALL VERTICAL CLADDING PAINT		<b>C1 - JAMES HARDIE: AXON 133 SMOOTH</b> (OR SIMILAR) EXTERNAL CLADDING LAID VERTICALLY
	<b>P2 - COLORBOND: WOODLAND GREY</b> COLUMNS, FASCIA, GUTTERS, & DOWNPIPES		<b>BRK - PGH: TBC</b> EXTERNAL BRICK
	<b>P3 - COLORBOND: WINDSPRAY</b> DOOR & WINDOW FRAMES		<b>WEATHERTEX - TBC</b> (OR SIMILAR) FEATURE TIMBER-LOOK CLADDING
	<b>P4 - DULUX: AIRBORNE HALF</b> WINDOW FEATURE & FEATURE BATTENS		<b>RD - COLORBOND: WOODLAND GREY</b> ROLLER DOORS
	<b>P5 - DULUX: APIUM</b> WINDOW FEATURE & FEATURE BATTENS		<b>RF - TRIMDEK: ZINCALUME</b> ROOF SHEETING
	<b>P6 - DULUX: BABYTONE QUARTER</b> WINDOW FEATURE & FEATURE BATTENS		
	<b>P7 - DULUX: ICE LEMON</b> WINDOW FEATURE & FEATURE BATTENS		

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Project: MIXED USE

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Lot:	
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Suburb:	WAGGA WAGGA
DP:	

Scale	As indicated
Drawn by	LT
Checked by	
Sheet Size	A1

Drawing: CC ELEVATIONS  
Job No: RC0023  
Issue: 3  
DWG No: A206