



# Common Reference Designs for Rural and Regional Childcare Centres

## Performance Report

Regional Development Australia

13 February 2026

→ The Power of Commitment



| <b>Project name</b>   |                 | Common Reference Designs for Rural and Regional Childcare Centres                             |                 |                  |                           |                  |             |
|-----------------------|-----------------|-----------------------------------------------------------------------------------------------|-----------------|------------------|---------------------------|------------------|-------------|
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# Part A

## Overview



# A1. Preamble

Regional Development Australia (RDA) has commissioned GHD and DAS Studio to develop a suite of Design Documents for Common Reference Designs for Regional and Rural Childcare Centres. The purpose of the RDA Reference Design Project is to improve access to childcare and out-of-school care services across rural and regional Australia by making the facility design more accessible to communities and third-party owners. By undertaking the preliminary design and engineering thinking upfront, the project aims to streamline the overall development and pricing process, making planning and construction more efficient and transparent.

The Reference Design documents prioritise low-cost, easily adaptable solutions suited to a wide range of site conditions, while also anticipating future-ready opportunities for off-site prefabrication of components or volumetric modular units. The reference designs are intended to improve consistency, quality, and delivery efficiency across multiple locations by using repeatable module types and standardised interfaces, while still allowing the final solution to be adapted to each nominated site and facility requirements.

This **Performance Specification** has been prepared to support the RDA in taking designs to market through a Design and Construct procurement process or other suitable delivery pathway. It is to be read in conjunction with the architectural and engineering drawings, as well as the applicable site-specific regulatory and statutory compliance frameworks. This document sets out the minimum performance outcomes and verification requirements that tenderers and the Design and Construct (D&C) Contractors must meet when developing the detailed design, manufacturing modular components, undertaking on-site installation, commissioning building systems, and completing final handover.

# A2. Project Introduction

The Common Reference Designs comprise capacity variants for 30, 45, and 60 licensed childcare places, with a consistent modular and services interface philosophy across each configuration. This Performance Specification sets out requirements that address, as a minimum, the following areas:

- Building and modular performance, including structural, fire, acoustic, thermal, durability, waterproofing, transport, lifting, and installation conditions
- Building services performance outcomes and modular connection philosophy, including electrical, mechanical, hydraulics, fire, ICT, and security
- Quality assurance, inspection and testing, commissioning, and handover deliverables, including documentation required to demonstrate compliance

The reference designs are not site specific. Prior to finalising design and commencing manufacture, the D&C Contractor is to confirm site parameters and constraints, including planning and authority requirements, wind region, terrain category, bushfire and flood exposure, geotechnical conditions, and the availability and capacity of services. Where site conditions differ from the reference assumptions, the detailed design is to be updated such that the completed facility meets all applicable regulatory and performance requirements for the nominated site.

The Reference Design designs have been developed to align with the minimum standards for Childcare facilities in South Australia with reference to the Early Childhood Education and Care Design Standards and other regulatory frameworks. It is anticipated that they support long day care as well as preschool and Out of School Hours Care (OSHC) programmes.

To develop the reference designs, a number of assumptions have been made relating to:

- The mix of children in care for 30, 45 and 60 place centres
- The level of staff support areas related to the size of the facility
- Repeatable design elements across the three designs to anticipate efficiencies

- Potential for expansion or adaption of rooms or buildings in the future

The designs will require further development on a project specific basis to address the anticipated age mix of children in care, licencing of the facility, funding models and location specific considerations.

## A3. Regulatory Context

Australia has a national regulatory system called the National Quality Framework (NQF), which sets the standards that all approved early childhood services must meet. Designing and building a childcare facility in South Australia involves two major layers of regulation:

1. Planning and construction approvals
2. Regulatory approvals to operate (licensing)

Regulatory and compliance milestones required to design and build a childcare facility in South Australia are outlined below.

The Reference Design Documentation addresses compliance at a number of touchpoints along the project journey and can serve as a catalyst for discussions with funding partners, local Council, childcare operators and Contractors.



## A4. Architectural intent

The design intent has aligned with mandatory and advisory requirements from the Office of Early Childhood Education and Care and relevant legislation, including the Education and Care Services National Law Act 2010 and the Education and Early Childhood Services (Registration and Standards) Act 2011 (SA). The design supports safety of children as per Ref. Education Standards Board, “Creating Safe Facilities: A guide to building and renovating education and care services”.

The architecture provides a welcoming, low scale domestic architectural style that can be customised to suit locality and context. The building layouts support passive supervision and clear visibility of occupants across the facility, particularly with high visibility between staff and children in Learning Areas. The designs provide strong connections to outdoor learning areas and direct links to food preparation zones, both of which play an important role in supporting the developmental needs of rural children.

It is anticipated that the material palette prioritises readily available, cost-effective, and durable products designed for low-maintenance performance. This approach will enhance the building's long-term resilience while reducing operational expenditure and ensuring straightforward upkeep for communities with limited technical resources.

### 4.1 Area summary

#### 4.1.1 Learning Areas

The reference designs include mandatory indoor and outdoor learning areas as follows:

- Indoor Learning Areas include educator preparation space, toilets accessible from inside and outside where practicable, nappy change facilities where required, and adequate storage for sleep mats, play equipment and consumables.
- Outdoor Learning Areas take advantage of natural site features to enhance children's connection to nature, and include covered and uncovered areas, secure perimeter control for each cohort where required, integrated storage, and appropriate shading.
- Outdoor play areas are well landscaped for each age cohort, incorporating natural elements, sensory play zones and shaded areas to support physical and imaginative play.
- Secure Outdoor Learning Areas provide a variety of sensory and learning opportunities and a high amenity outdoor experience, with clear supervision lines.
- Consider size and placement of separate lockable storage for different programmes such as OSHC.
- Electrical, hydraulic and mechanical services to support health and safety of staff and children.

#### 4.1.2 Shared and support spaces

The reference designs include mandatory spaces to support staff. In some designs, a discrete allied health and/or multipurpose consulting space has been included. Support spaces as follows:

- A commercial grade kitchen to support daily meal preparation and service, with dry and wet storage and functional adjacency to indoor and outdoor Learning Areas where practicable.
- Staff amenities including break areas, preparation zones, amenities, and storage facilities appropriate to staffing levels.
- A reception and administration area with secure entry and high visibility over arrivals and departures.
- Meeting and resource areas as required to support educators and parents.
- Well located general services spaces such as Laundry and service yard.

### 4.1.3 Site, Parking and access

The reference designs anticipate an extent of site works proportionate to the size of the facility including parking and site security as follows:

- Provision for on-site car parking proportionate to facility size, including dedicated staff parking, parent drop-off bays and accessible parking, designed to promote safe and efficient vehicle and pedestrian movement and minimise conflict points.
- Site boundary secure fencing to support safety of staff and children in care.
- Service yards, access to bins and site service inspection points.

## A5. Definitions and limitations

- The reference designs are not site specific. The D&C Contractor shall confirm site parameters and constraints including planning overlays, wind region, terrain category, bushfire and flood exposure, geotechnical conditions, and availability and capacity of services, and update the design accordingly.
- Default assumptions included in this document (for example, wind region and soil bearing capacity) are for reference design purposes only and shall be verified and updated using site specific information.
- This specification does not remove the D&C Contractor's obligations for detailed design, coordination, temporary works, lifting and transport methodology, testing, commissioning, and certification.
- Structural works associated with the verandah, including detailed design, are to be undertaken by the D&C Contractor. Certain structural elements may only be amended or modified where explicitly noted on the drawings.
- This document may only be used for the purpose for which it was commissioned and in accordance with the Terms of Engagement. No responsibility is accepted to any third party who chooses to rely on this document without GHD's written consent.

### Acronyms and abbreviations

| Acronym / Abbreviation; | Meaning:                                  |
|-------------------------|-------------------------------------------|
| AFFL                    | Above Finished Floor Level                |
| AS                      | Australian Standard                       |
| AS/NZS                  | Australian/New Zealand Standard           |
| BCA                     | Building Code of Australia                |
| BRC                     | Building Rules Consent                    |
| CCTV                    | Closed-Circuit Television                 |
| COG                     | Centre of Gravity                         |
| CWMS                    | Community Wastewater Management System    |
| D&C                     | Design and Construct                      |
| DA                      | Development Approval                      |
| DfMA                    | Design for Manufacture and Assembly       |
| EOI                     | Expression of Interest                    |
| FAT                     | Factory Acceptance Testing                |
| FRL                     | Fire Resistance Level                     |
| ICT                     | Information and Communications Technology |
| IL                      | Importance Level                          |
| ITP                     | Inspection and Test Plan                  |

| Acronym / Abbreviation; | Meaning:                                                   |
|-------------------------|------------------------------------------------------------|
| MEP                     | Mechanical, Electrical and Plumbing                        |
| MDR                     | Manufacturing Data Record                                  |
| NCC                     | National Construction Code                                 |
| NBN                     | National Broadband Network                                 |
| O&M                     | Operations and Maintenance                                 |
| OSHC                    | Outside School Hours Care                                  |
| QA                      | Quality Assurance                                          |
| SAT                     | Site Acceptance Testing                                    |
| SLS                     | Serviceability Limit State                                 |
| ULS                     | Ultimate Limit State                                       |
| WHS                     | Work Health and Safety                                     |
| RDA                     | Regional Development Australia                             |
| Rw                      | Weighted sound reduction index                             |
| Ln,w                    | Weighted normalised impact sound pressure level            |
| NQF                     | National Quality Framework                                 |
| ECEC                    | Early Childhood Education and Care                         |
| FDC                     | Family Day Care (registered Family Day Care)               |
| LDC                     | Long Day Care                                              |
| CBDC                    | Centre Based Day Care                                      |
| ACECQA                  | Australian Children's Education and Care Quality Authority |
| ECT                     | Early Childhood Teacher                                    |

# Part B

## Performance Requirements

# B1. Reference Codes and Standards:

The standards and references below are associated with providing construction of the childcare centre modular designs.

| Discipline or topic:        | Reference (latest applicable editions):                                                                                                        |
|-----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Regulatory                  | SA Planning and Design Code, National Construction Code (NCC).                                                                                 |
| Legislation and Standards   | Australian Children's Education and Care Quality Authority. (2024). <i>National Quality Framework</i> .                                        |
|                             | Disability Discrimination Act 1992 (Cth).                                                                                                      |
|                             | Disability Standards for Education 2005 (Cth).                                                                                                 |
|                             | Education and Care Services National Law Act 2010.                                                                                             |
|                             | Education and Early Childhood Services (Registration and Standards) Act 2011 (SA).                                                             |
| Early childhood compliance  | National Quality Standard, Education and Care National Law 2010, Education and Early Childhood Services (Registration and Standards) Act 2011. |
|                             | Education Standards Board, <i>Creating Safe Facilities: A guide to building and renovating education and care services</i> .                   |
|                             | SA Department for Education. (2024). <i>Education Facilities Design Standards</i> .                                                            |
|                             | SA Department for Education. (2020). <i>Outdoor Learning Environments Standard</i> .                                                           |
|                             | Education Standards Board SA Regulatory framework                                                                                              |
|                             | Nature Play SA. (n.d.). <i>Resources and guidance materials</i> .                                                                              |
|                             | Household Cots Mandatory Standard AS /NZ 2172                                                                                                  |
| Access and Mobility         | AS 1428.1:2021 – Design for Access and Mobility suite                                                                                          |
| Structural actions          | AS/NZS 1170 series, including AS/NZS 1170.0, AS/NZS 1170.2, AS 1170.4                                                                          |
| Concrete                    | AS 3600                                                                                                                                        |
| Steel                       | AS 4100, AS 4600, AS/NZS 5131, AS/NZS 1554 series                                                                                              |
| Timber                      | AS 1684 series, AS 1720.1                                                                                                                      |
| Masonry (if used)           | AS 3700                                                                                                                                        |
| Geotechnical and earthworks | Project geotechnical recommendations, AS 3798                                                                                                  |
| Fire and smoke              | NCC fire provisions, AS 1530 series, AS 4072.1                                                                                                 |
| Fire services               | AS 1670(if required), AS 2118 (if required), AS 2419 (if required), AS 2441 (if required), AS 2444, AS 1851                                    |
| Acoustics                   | AS/NZS 2107, relevant ISO laboratory standards as applicable                                                                                   |
| Access and inclusive design | AS 1428 series, NCC accessibility provisions                                                                                                   |
| Thermal and energy          | NCC energy provisions, AS/NZS 4859.1, glazing standards as applicable                                                                          |
| Wet areas                   | AS 3740                                                                                                                                        |
| Slip resistance             | AS 4586                                                                                                                                        |
| Windows and glazing         | AS 2047, AS 1288                                                                                                                               |
| Electrical                  | AS/NZS 3000, AS/NZS 3008, AS/NZS 61439                                                                                                         |

|                                         |                                                                                                                 |
|-----------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| General Lighting and Emergency Lighting | NCC Artificial Lighting provisions, NCC Emergency and Exit Lighting provisions, AS/NZS 1680 series, AS/NZS 2293 |
| Communications                          | AS/CA S008, AS/CA S009, AS/NZS 11801.1, AS 11801.2,                                                             |
| Mechanical ventilation                  | AS 1668 series                                                                                                  |
| Plumbing and drainage                   | AS/NZS 3500 series                                                                                              |
| Craneage and lifting                    | AS 1418, AS 4991, relevant WHS codes of practice                                                                |
| Protective coatings and corrosion       | AS/NZS 2312 series, AS/NZS 4680                                                                                 |
| Work health and safety                  | Applicable WHS Act and Regulations, Safe Design of Structures Code of Practice                                  |

## B2. General Performance Requirements

| Item                  | Requirement and acceptance criteria                                                                                                                                                                                                       | Verification and evidence                                                                                                                                                                                                                                   |
|-----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Design life           | The primary structural system shall achieve a minimum design life of 50 years. Secondary elements, finishes and services shall achieve design lives appropriate to their function, with planned replacement cycles documented.            | <ul style="list-style-type: none"> <li>– Basis of design and design life statement</li> <li>– Structural design report and certificates</li> <li>– Durability schedule</li> <li>– Product data sheets and warranties</li> <li>– Maintenance plan</li> </ul> |
| Importance level      | The design shall adopt the NCC and AS/NZS 1170.0 importance level applicable to the building classification and site context. Unless confirmed otherwise by the Building Surveyor for the selected site, assume Importance Level 2 (IL2). | <ul style="list-style-type: none"> <li>– Building Surveyor advice</li> <li>– Basis of design</li> <li>– Structural design report</li> </ul>                                                                                                                 |
| Regulatory compliance | The design shall demonstrate compliance with applicable planning requirements, the NCC and early childhood regulatory requirements for the selected site.                                                                                 | <ul style="list-style-type: none"> <li>– Compliance matrix</li> <li>– BCA report</li> <li>– Authority correspondence</li> <li>– Certificates and approvals</li> </ul>                                                                                       |
| Structural actions    | The design shall satisfy ULS and SLS for permanent, imposed, wind, seismic, construction, transport and lifting actions, including temporary condition load cases relevant to modular delivery.                                           | <ul style="list-style-type: none"> <li>– Structural calculations and models</li> <li>– Load combinations and design notes</li> <li>– Lifting and transport design documentation</li> <li>– Connection schedules</li> </ul>                                  |
| Wind Loading          | The design shall comply with AS 1170.2. For the reference designs, assume Wind Region A and Terrain Category 1, to be confirmed for each site.                                                                                            | <ul style="list-style-type: none"> <li>– Structural design report</li> <li>– Structural design documentation</li> </ul>                                                                                                                                     |
| Soil Properties       | For the reference designs, foundations shall be designed for poor sandy soil with an allowable bearing pressure of 50 kPa. To be confirmed by site specific geotechnical advice.                                                          | <ul style="list-style-type: none"> <li>– Structural design report</li> <li>– Structural design documentation</li> </ul>                                                                                                                                     |
| Fire performance      | The design shall meet NCC fire safety performance requirements, including FRLs where required, compartmentation, protected paths of travel, and compliant internal linings and external envelope performance.                             | <ul style="list-style-type: none"> <li>– FRL schedule</li> <li>– Fire report or performance solution documentation if required</li> <li>– Product compliance evidence</li> <li>– Inspection records</li> </ul>                                              |
| Fire stopping         | All penetrations and junctions shall maintain the required FRL and smoke performance using tested proprietary systems installed in                                                                                                        | <ul style="list-style-type: none"> <li>– Fire stopping ITP</li> <li>– Penetration register</li> </ul>                                                                                                                                                       |



| Item                          | Requirement and acceptance criteria                                                                                                                                                                                   | Verification and evidence                                                                                                                                                                                      |
|-------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                               | accordance with manufacturer requirements. A penetration register shall be maintained.                                                                                                                                | <ul style="list-style-type: none"> <li>– Photos and tagging records</li> <li>– Certificates and product data</li> </ul>                                                                                        |
| Internal linings              | Internal linings shall comply with NCC fire hazard properties and safety requirements suitable for childcare environments, including robustness where required.                                                       | <ul style="list-style-type: none"> <li>– Finishes and linings schedule</li> <li>– Product data sheets and test reports</li> <li>– Installation QA records</li> </ul>                                           |
| External walls and façade     | External wall build-ups shall satisfy NCC requirements for fire performance and weather resistance, including cavity barriers and robust detailing at module joints to prevent water ingress.                         | <ul style="list-style-type: none"> <li>– Façade specification and details</li> <li>– Product compliance evidence</li> <li>– Inspection records</li> <li>– Optional wet testing results if specified</li> </ul> |
| Egress and occupant safety    | The layout and exits shall comply with NCC egress provisions and support functional safety appropriate to childcare operations, including safe circulation and supervision outcomes where practicable.                | <ul style="list-style-type: none"> <li>– Architectural compliance check</li> <li>– Building Surveyor review</li> <li>– Marked up egress plans</li> </ul>                                                       |
| Accessibility                 | The design shall provide compliant access, paths of travel and amenities in accordance with the NCC and AS 1428 series (as applicable) for the selected site.                                                         | <ul style="list-style-type: none"> <li>– Access plans and schedules</li> <li>– Access consultant report if engaged</li> <li>– Building Surveyor confirmation</li> </ul>                                        |
| Acoustic performance          | The design shall provide acoustic separation appropriate to childcare and consulting spaces. Partition, floor, ceiling and façade performance targets shall be scheduled, including $R_w$ and $L_n,w$ where relevant. | <ul style="list-style-type: none"> <li>– Acoustic report and schedule</li> <li>– Laboratory test reports</li> <li>– Installation QA records</li> <li>– Site verification testing if specified</li> </ul>       |
| Mechanical and services noise | Building services noise and vibration shall be controlled so learning and sleep spaces are not adversely affected, including plant isolation and acoustic treatment where required.                                   | <ul style="list-style-type: none"> <li>– Mechanical design report</li> <li>– Plant selection data</li> <li>– Commissioning results</li> <li>– Vibration isolation details</li> </ul>                           |
| Thermal and energy            | The design shall meet NCC energy efficiency requirements. The building fabric shall achieve scheduled R values and glazing performance, with control of thermal bridging at module junctions.                         | <ul style="list-style-type: none"> <li>– Energy report where required</li> <li>– Insulation and glazing schedules</li> <li>– Product data sheets</li> <li>– Interface details</li> </ul>                       |
| Air infiltration              | Air leakage shall be controlled through continuous air barrier detailing, sealed penetrations and robust joint sealing at module interfaces.                                                                          | <ul style="list-style-type: none"> <li>– Envelope details</li> <li>– ITP inspection records</li> <li>– Optional air leakage testing results if specified</li> </ul>                                            |
| Condensation and moisture     | Condensation risk shall be managed via an appropriate vapour control strategy and ventilation. Wet areas shall be waterproofed in accordance with AS 3740, including compliant detailing at module junctions.         | <ul style="list-style-type: none"> <li>– Condensation assessment if required</li> <li>– Waterproofing certificate</li> <li>– Wet area detailing</li> <li>– Inspection records</li> </ul>                       |
| Durability and corrosion      | Materials and protective systems shall suit exposure conditions for the selected site. The design shall document upgrade pathways for coastal or corrosive environments and define maintenance intervals.             | <ul style="list-style-type: none"> <li>– Durability schedule</li> <li>– Coating and galvanising specifications</li> <li>– Coating thickness test records</li> <li>– Maintenance plan</li> </ul>                |
| Weatherproofing               | The building envelope shall remain weather-tight in service, with continuous flashing, membranes and drainage strategy across module interfaces and penetrations.                                                     | <ul style="list-style-type: none"> <li>– Façade and roof details</li> <li>– Inspection hold points</li> <li>– Optional water testing results if specified</li> </ul>                                           |
| Tolerances                    | Fabrication and installation tolerances shall be defined and managed, including a documented tolerance stack-up strategy for module interfaces and façade alignment.                                                  | <ul style="list-style-type: none"> <li>– Dimensional check sheets</li> <li>– Survey records</li> <li>– Interface control documents</li> <li>– Installation methodology</li> </ul>                              |

| Item             | Requirement and acceptance criteria                                                                                                                                                        | Verification and evidence                                                                                                                                                                     |
|------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Maintainability  | The design shall provide access for inspection and maintenance of services and roof elements, with isolation points at module boundaries and maintainable components.                      | <ul style="list-style-type: none"> <li>– O &amp; M manuals</li> <li>– As built services drawings</li> <li>– Access provisions and details</li> <li>– Asset register where required</li> </ul> |
| Safety in design | Manufacturing, lifting, transport and installation risks shall be identified and controlled, including temporary stability, exclusion zones and sequencing.                                | <ul style="list-style-type: none"> <li>– Safety in design register</li> <li>– Lifting plans</li> <li>– Temporary works designs</li> <li>– Method statements</li> </ul>                        |
| Documentation    | The design shall provide a coordinated documentation set suitable for modular delivery, including interface control documentation, schedules and QA deliverables aligned with procurement. | <ul style="list-style-type: none"> <li>– IFC drawing set</li> <li>– Specifications and schedules</li> <li>– Interface control documentation</li> <li>– MDR index and handover pack</li> </ul> |

## B3. Modular Design Requirements

| Item                                    | Requirement and acceptance criteria                                                                                                                                                                                                                                      | Verification and evidence                                                                                                                                                                                     |
|-----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Modular typology and breakdown          | The modular solution shall define the adopted typology (volumetric, panelised or hybrid), including module breakdown by functional zones (learning, amenities, administration, services spine) and the assumed level of factory completion.                              | <ul style="list-style-type: none"> <li>– Modular strategy narrative</li> <li>– Module schedule and drawings</li> <li>– Interface control drawings</li> </ul>                                                  |
| Transport envelope and logistics        | Modules shall be designed within the governing transport envelope for each selected site, including maximum dimensions, mass, centre of gravity, restraint and tie down points. Route feasibility and permitting requirements shall be confirmed prior to manufacturing. | <ul style="list-style-type: none"> <li>– Route survey and transport methodology</li> <li>– Module mass and COG schedule</li> <li>– Tie down design details</li> <li>– Oversize permit requirements</li> </ul> |
| Lifting design and installation         | Modules shall incorporate certified lifting points and an installation methodology, including lift plans, rigging arrangements, wind limits and sequencing assumptions.                                                                                                  | <ul style="list-style-type: none"> <li>– Certified lifting point design</li> <li>– Lift plans and rigging certification</li> <li>– Installation method statement</li> </ul>                                   |
| Inter module interfaces                 | Junctions shall maintain continuity of structural, fire, acoustic and weatherproofing performance across module boundaries. Services interfaces shall be defined, accessible and labelled.                                                                               | <ul style="list-style-type: none"> <li>– Interface control documents</li> <li>– Connection details and schedules</li> <li>– Fire, acoustic and envelope junction details</li> </ul>                           |
| Tolerances and tolerance stack up       | Fabrication and installation tolerances shall be defined, including a documented tolerance stack-up across module interfaces, levelling, packing and shimming limits, and survey hold points.                                                                            | <ul style="list-style-type: none"> <li>– Tolerance schedule</li> <li>– Dimensional check sheets</li> <li>– Survey records</li> <li>– Installation QA records</li> </ul>                                       |
| Temporary stability and temporary works | Stability during transport, lifting and staged installation shall be demonstrated, including temporary bracing and propping requirements until permanent load paths are complete.                                                                                        | <ul style="list-style-type: none"> <li>– Temporary works design and certification</li> <li>– Stability checks</li> <li>– Sequencing methodology</li> </ul>                                                    |
| Disassembly and future expansion        | The modular system shall include provisions for future expansion and maintainable interfaces, including access to fixings and capped service connections where nominated.                                                                                                | <ul style="list-style-type: none"> <li>– Expansion interface details</li> <li>– Services stub out schedule</li> <li>– Access and maintenance details</li> </ul>                                               |

## B4. MEP and Building Services Performance Outcomes

| Item                          | Requirement and acceptance criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Verification and evidence                                                                                                                                                                                                                                                               |
|-------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| General services design basis | Building services shall comply with relevant standards and authority requirements for the selected site, and shall be coordinated for modular manufacture, transport and installation. The design shall provide maintainable access and, where practicable, allowance for future capacity.                                                                                                                                                                                                                                                                                                                                                       | <ul style="list-style-type: none"> <li>– Services basis of design</li> <li>– Coordinated services drawings</li> <li>– Authority correspondence</li> </ul>                                                                                                                               |
| Electrical                    | <p>The electrical installation shall comply with AS/NZS 3000 and supply authority requirements. The design shall provide a modular distribution strategy, clear interface points at module boundaries, and allowance for load growth.</p> <p>The design shall provide at least two (2) switched socket outlets with shuttered active contacts to all activity areas. Outlets within child activity and sleep rooms shall be mounted at 1200 mm AFFL and may be utilised as cleaner's outlets.</p> <p>Cleaner's outlets shall be located to allow for a 7 m vacuum cleaner cord. Dedicated cleaner's outlets shall be installed in corridors.</p> | <ul style="list-style-type: none"> <li>– Electrical design report</li> <li>– Cable Schedule</li> <li>– Maximum demand calculations</li> <li>– Circuiting drawings showing modular wiring connections</li> <li>– Single line diagrams</li> <li>– Test sheets and certificates</li> </ul> |
| General Lighting              | <p>General lighting shall comply with the AS/NZS 1680 series and be installed in accordance with AS/NZS 3000. General lighting shall be of a consistent colour temperature and locally controlled. All child activity and sleep rooms shall be dimmable.</p> <p>Illumination levels shall be in accordance with the more onerous requirement of AS/NZS 1680 and lighting requirements listed in AS 1428.1.</p> <p>All fittings shall be LED type.</p>                                                                                                                                                                                            | <ul style="list-style-type: none"> <li>– Electrical design report</li> <li>– Luminaire Schedule</li> <li>– Illumination calculations</li> <li>– Circuiting drawings showing modular wiring connections</li> <li>– Test sheets and certificates</li> </ul>                               |
| Emergency Lighting            | <p>Emergency and exit lighting shall comply with the NCC, AS/NZS 2293 and be installed in accordance with AS/NZS 3000.</p> <p>Maintained exit lighting shall be avoided in rooms where children sleep, where omission is permitted.</p> <p>Automatic testing facilities shall be provided within the distribution board.</p>                                                                                                                                                                                                                                                                                                                     | <ul style="list-style-type: none"> <li>– Electrical design report</li> <li>– Luminaire Schedule</li> <li>– Illumination calculations</li> <li>– Circuiting drawings showing modular wiring connections</li> <li>– Test sheets and certificates</li> </ul>                               |
| Hydraulics and drainage       | <p>Hydraulic services shall comply with the NCC and AS/NZS 3500 series. The design shall provide a water meter, backflow prevention, and required isolation and test points at module boundaries. Expansion joints shall be provided as required in accordance with site soil conditions.</p> <p>Site potable water supply flow, pressure and water quality shall be confirmed. A potable</p>                                                                                                                                                                                                                                                    | <ul style="list-style-type: none"> <li>– Hydraulic design report</li> <li>– Potable water flow and pressure test results</li> <li>– Water quality report</li> <li>– Commissioning and certificates</li> </ul>                                                                           |

| Item                         | Requirement and acceptance criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Verification and evidence                                                                                                                                                                                                                                                         |
|------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                              | <p>water break tank and associated filtration shall be provided where required.</p> <p>Site specific stormwater and wastewater system capacity and condition shall be confirmed. A wastewater and stormwater holding tank shall be provided where a municipal sewer system is not available or is at capacity.</p>                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                   |
| Mechanical                   | <p>Mechanical services shall comply with the NCC and AS 1668 series. The design shall provide ventilation and thermal comfort suitable for childcare occupancy, with noise and vibration control. Controls shall be integrated and commissioned.</p> <p>Mechanical equipment selection shall be in accordance with NCC energy efficiency provisions.</p>                                                                                                                                                                                     | <ul style="list-style-type: none"> <li>– Mechanical design report</li> <li>– Heat load calculation</li> <li>– Mechanical equipment datasheets</li> <li>– Commissioning reports</li> <li>– Balancing results</li> </ul>                                                            |
| Fire and life safety systems | <p>Fire and life safety systems shall be integrated across modules to meet the adopted NCC compliance pathway for the selected site, including detection and alarm interfaces and certification requirements.</p> <p>Fire protection systems shall be provided in accordance with NCC requirements. Where a fire hydrant system is required, site fire water supply flow and pressure shall be confirmed. A booster assembly and fire water tanks shall be provided where the tested site fire water flow and pressure are not adequate.</p> | <ul style="list-style-type: none"> <li>– Fire services design documentation</li> <li>– Fire water flow and pressure test results (if Fire Hydrant system is required)</li> <li>– Fire Authority approval</li> <li>– Integrated testing records</li> <li>– Certificates</li> </ul> |
| ICT and security             | <p>ICT and security provisions shall define carrier lead-in requirements, pathways, communications locations and interface points. Security systems (access control, intercom, CCTV where nominated) shall be coordinated and commissioned.</p>                                                                                                                                                                                                                                                                                              | <ul style="list-style-type: none"> <li>– ICT and security design documentation</li> <li>– Test results</li> <li>– As built drawings</li> </ul>                                                                                                                                    |
| Commissioning outcomes       | <p>Building services shall achieve functional performance at handover, including integrated testing and verification of interfaces after installation and connection.</p>                                                                                                                                                                                                                                                                                                                                                                    | <ul style="list-style-type: none"> <li>– Commissioning plan</li> <li>– Test scripts and results</li> <li>– Defects close out evidence</li> </ul>                                                                                                                                  |

## B5. Constraints, Programme and Logistics

- **Site constraints:** Reference designs are not site specific. The D&C Contractor shall confirm geotechnical parameters, services availability, wind region, bushfire, flood and planning overlays for each site and update the design accordingly.
- **Programme constraints:** Modular strategy shall support parallel manufacture and site works. The programme shall include defined hold points for shop drawing review, FAT, delivery, craneage and SAT.
- **Logistics constraints:** Designs shall account for transport route limitations, road permits, escorts, craneage access, temporary laydown, weather exposure during installation and availability of regional trades.

## B6. Authorities

For any selected site, the following authority approvals and service confirmations will be required and will be progressed during site due diligence and design finalisation.

- **Planning Approval:** Planning approval requirements will be confirmed with the relevant Council and Planning Authority for the selected site. A planning application will be prepared and lodged as required, with the approval programme to be confirmed based on assessment pathways and expected determination timeframes.
- **Building Rules Consent:** A Building Surveyor will be engaged to confirm the Building Rules Consent pathway for the selected site, including NCC classification, performance solution requirements (if any), and certification staging appropriate to modular manufacture and installation.
- **Power Connection:** Power supply availability and connection requirements will be confirmed with SA Power Networks or the relevant Distribution Network Service Provider for the selected site. This will include load assessment, metering requirements, any network augmentation, and confirmation of connection offers and lead times. Location of retailer metering facilities, and meter facilities requirements to be coordinated with the Distribution Network Provider.
- **Water Connection:** Water availability will be confirmed with SA Water or the relevant water authority for the selected site. Flow and pressure confirmation will be undertaken where required, and design will include demand allowances, backflow prevention, and any authority specific connection conditions.
- **Sewer and wastewater connection:** Sewer or wastewater servicing for the selected site will be confirmed with the relevant authority. Where Council manages a Community Wastewater Management System (CWMS), any network analysis, approvals requirements, and upgrade triggers will be identified. If upgrades are required, scope definition, delivery responsibilities, approvals pathway, and cost responsibilities will be agreed with Council during design finalisation.
- **Stormwater and civil approvals:** Stormwater discharge points, detention requirements, and civil works approvals will be confirmed with Council for the selected site. This will include any water sensitive urban design requirements, flood constraints, and downstream network capacity considerations.
- **Telecommunications:** NBN and carrier lead in requirements will be confirmed for the selected site, including pit and pipework provisions, equipment location, pathway security requirements, and commissioning responsibilities.
- **Transport and oversize loads:** Where volumetric modules are adopted, a route survey will be undertaken for the selected site to confirm transport feasibility, permits, escorts, overhead clearances, turning paths, and site access constraints. These requirements will be confirmed during tender and validated prior to release for manufacture.

## B7. Procurement

The project will be delivered via a two-stage procurement process, comprising an Expression of Interest (EOI) phase followed by a select Design and Construct (D&C) tender. Tenderers will be expected to demonstrate capability in modular manufacturing, transport logistics, installation, and commissioning for regional delivery.

### Expression of interest and procurement method:

The delivery contractor (modular supplier and/or D&C contractor) will be procured via a two-stage process comprising an Expression of Interest (EOI) followed by a select tender. The EOI and subsequent tender will be publicly advertised via SA Tenders and Contracts, or an alternative portal nominated by the principal/contracting entity for the selected site:

- Company profile and corporate structure

- Demonstrated modular delivery experience, including childcare or comparable community buildings
- DfMA approach, manufacturing capacity, and supply chain resilience
- Methodology to engage local trades and businesses for enabling works and site installation
- Proposed approach to transport, craneage, and site logistics in regional locations
- Quality, safety, and environmental management systems, including ITP and MDR capability
- Compliance, risk, and insurance details, including professional indemnity, public liability, and workers
- Compensation

Based on the EOI submissions, a shortlist of tenderers will be invited to participate in the select tender stage. During this stage, tenderers will submit commercial proposals to deliver the project, including:

- Lump sum tender pricing and key cost assumptions
- Fixed preliminaries, overheads, and margin
- Programme and staging, including off-site manufacturing, transport, and on-site installation
- Response to the proposed form of contract and departures schedule, where applicable
- Key subcontractor and supplier list, including modular fabrication and key services trades

## **Design and construct:**

The project will be delivered under a Design and Construct (D&C) contract model, with existing design consultants to be novated to the contractor following contract award.

A list of typical D&C requirements is below:

### **1. Design finalisation:**

- Engage and manage novated consultants to progress the existing approximately 60 percent reference design to 100 percent completion, including modular detailing suitable for fabrication.
- Coordinate all disciplines, architectural, structural, civil, electrical, hydraulic, mechanical, fire, ICT, security, and landscaping, to ensure an integrated and compliant design outcome.
- Develop construction documentation, shop drawing packages, interface control documentation, and fabrication details suitable for modular manufacture and assembly.
- Submit progressive design packages for review and approval by the Principal and Superintendent at defined milestones, including hold points aligned to factory release.
- Incorporate value engineering initiatives, buildability feedback, and cost optimisation opportunities, while maintaining functional compliance for childcare operations.
- Manage Building Rules Consent (BRC) and obtain full Development Approval (DA) prior to commencement of construction, including any performance solutions and associated reporting.

### **2. Procurement and mobilisation:**

- Prepare and implement a construction management plan, including programme, site logistics, traffic management (as required), and safety management procedures.
- Procure subcontractors and suppliers, with a focus on engaging local trades and businesses where feasible for site-based works, civil works, and services connections.
- Finalise long lead procurement, including modular fabrication slots, key services equipment, and specialist finishes, aligned with the manufacturing and installation programme.
- Confirm and obtain authority approvals and service connections, SAPN, SA Water, Council, CWMS, and telecommunications providers, as applicable.
- Confirm transport route survey outcomes, permits, escorts, and craneage planning prior to release for manufacture.

### **3. Manufacture, delivery and construction:**

- Undertake off-site modular fabrication in accordance with approved ITPs and quality system requirements, including traceability and MDR compilation.

- Complete factory inspections and testing as required, including FAT activities for services and building systems where nominated.
- Deliver modules and associated components to site in accordance with approved transport methodology, including protection of finishes and weatherproofing during transit.
- Install modules in accordance with engineered lift plans, temporary stability requirements, and verified set out, including tolerance management across interfaces.
- Complete all on-site building and civil works in line with the approved design, specifications, and relevant standards, including inter module connections, façade completion, and services tie ins.
- Maintain QA and testing regimes throughout manufacture and construction, including NCR management and rectification tracking.
- Coordinate inspections, certifications, and stakeholder reviews as required by authorities and the Superintendent, including staged approvals aligned to modular installation.

**4. Commissioning and handover:**

- Conduct testing, commissioning, and certification of all building systems and services, including SAT activities where nominated.
- Provide as built documentation, operating manuals, warranties, and MDR handover pack.
- Deliver training to the principal's representatives and end users, as applicable.
- Rectify defects prior to practical completion and manage the defects liability period following handover.

# Part C

Drawings



# C1. Drawing Register and Reference Design Package

The Common Reference Design Package includes a set of architectural, structural, and building services drawings that define the design intent, module arrangements, interfaces, and performance requirements for the childcare centre variants.

A Drawing Register is provided for each of the 30, 45 and 60 children childcare centres below. These registers identify the drawings that will be issued to the Design and Construct (D&C) Contractor upon award of the works and forms part of the tender and contract documentation.

The drawings listed in the Drawing Register are provided as attachments to this document. The D&C Contractor shall refer to the attached drawings for design information and coordination, including interfaces between disciplines. Where discrepancies are identified between drawings, schedules, and this Performance Specification, the D&C Contractor shall notify the Principal and propose a coordinated resolution prior to commencing detailed design and manufacture.

| 30 Children Childcare Centre |                     |                              |
|------------------------------|---------------------|------------------------------|
| Drawing No.                  | Discipline          | Drawing Title                |
| 12681431-DD-30-0001          | Architecture        | Cover page and Drawing Index |
| 12681431-DD-30-0005          | Architecture        | Legend and Notes             |
| 12681431-DD-30-0050          | Architecture        | Site Plan                    |
| 12681431-DD-30-0100          | Architecture        | General Arrangement          |
| 12681431-DD-30-0250          | Architecture        | Reflected Ceiling Plan       |
| 12681431-DD-30-0300          | Architecture        | Roof Plan                    |
| 12681431-DD-30-0400          | Architecture        | Building Elevations          |
| 12681431-DD-30-0450          | Architecture        | Building Sections            |
| 12681431-DD-30-1001          | Electrical Services | Modular Wiring Schematic     |
| 12681431-DD-30-1100          | Combined Services   | General Arrangement          |
| 12681431-DD-30-2050          | Structural Services | Foundation Plan              |
| 12681431-DD-30-2300          | Structural Services | Steel Framing Plan           |
| 12681431-DD-30-2450          | Structural Services | Structural Details           |

| 45 Children Childcare Centre |                     |                              |
|------------------------------|---------------------|------------------------------|
| Drawing No.                  | Discipline          | Drawing Title                |
| 12681431-DD-45-0001          | Architecture        | Cover page and Drawing Index |
| 12681431-DD-45-0005          | Architecture        | Legend and Notes             |
| 12681431-DD-45-0050          | Architecture        | Site Plan                    |
| 12681431-DD-45-0100          | Architecture        | General Arrangement          |
| 12681431-DD-45-0250          | Architecture        | Reflected Ceiling Plan       |
| 12681431-DD-45-0300          | Architecture        | Roof Plan                    |
| 12681431-DD-45-0400          | Architecture        | Building Elevations          |
| 12681431-DD-45-0450          | Architecture        | Building Sections            |
| 12681431-DD-45-1001          | Electrical Services | Modular Wiring Schematic     |

| 45 Children Childcare Centre |                     |                     |
|------------------------------|---------------------|---------------------|
| 12681431-DD-45-1100          | Combined Services   | General Arrangement |
| 12681431-DD-45-2050          | Structural Services | Foundation Plan     |
| 12681431-DD-45-2300          | Structural Services | Steel Framing Plan  |
| 12681431-DD-45-2450          | Structural Services | Structural Details  |

| 60 Children Childcare Centre |                     |                              |
|------------------------------|---------------------|------------------------------|
| Drawing No.                  | Discipline          | Drawing Title                |
| 12681431-DD-60-0001          | Architecture        | Cover page and Drawing Index |
| 12681431-DD-60-0005          | Architecture        | Legend and Notes             |
| 12681431-DD-60-0050          | Architecture        | Site Plan                    |
| 12681431-DD-60-0100          | Architecture        | General Arrangement          |
| 12681431-DD-60-0250          | Architecture        | Reflected Ceiling Plan       |
| 12681431-DD-60-0300          | Architecture        | Roof Plan                    |
| 12681431-DD-60-0400          | Architecture        | Building Elevations          |
| 12681431-DD-60-0450          | Architecture        | Building Sections            |
| 12681431-AR-DD-60-1001       | Electrical Services | Modular Wiring Schematic     |
| 12681431-DD-60-1100          | Combined Services   | General Arrangement          |
| 12681431-DD-60-1250          | Combined Services   | General Arrangement          |
| 12681431-DD-60-2050          | Structural Services | Foundation Plan              |
| 12681431-DD-60-2300          | Structural Services | Steel Framing Plan           |
| 12681431-DD-60-2450          | Structural Services | Structural Details           |

## **Attachments – Drawings**

# RDA

# CHILDCARE REFERENCE DESIGNS

# 30 CHILDREN CHILDCARE

# 12681431

| DRAWING INDEX       |                     |                             |
|---------------------|---------------------|-----------------------------|
| DRAWING NO.         | DISCIPLINE          | DRAWING TITLE               |
| 12681431-DD-30-0001 | ARCHITECTURE        | COVERPAGE AND DRAWING INDEX |
| 12681431-DD-30-0005 | ARCHITECTURE        | LEGEND AND NOTES            |
| 12681431-DD-30-0050 | ARCHITECTURE        | SITE PLAN                   |
| 12681431-DD-30-0100 | ARCHITECTURE        | GENERAL ARRANGEMENT         |
| 12681431-DD-30-0250 | ARCHITECTURE        | REFLECTED CEILING PLAN      |
| 12681431-DD-30-0300 | ARCHITECTURE        | ROOF PLAN                   |
| 12681431-DD-30-0400 | ARCHITECTURE        | BUILDING ELEVATIONS         |
| 12681431-DD-30-0450 | ARCHITECTURE        | BUILDING SECTIONS           |
| 12681431-DD-30-1001 | ELECTRICAL SERVICES | MODULAR WIRING SCHEMATIC    |
| 12681431-DD-30-1100 | COMBINED SERVICES   | GENERAL ARRANGEMENT         |
| 12681431-DD-30-2050 | STRUCTURAL SERVICES | FOUNDATION PLAN             |
| 12681431-DD-30-2300 | STRUCTURAL SERVICES | STEEL FRAMING PLAN          |
| 12681431-DD-30-2450 | STRUCTURAL SERVICES | STRUCTURAL DETAILS          |



|                             |             |            |          |          |
|-----------------------------|-------------|------------|----------|----------|
| P01 ISSUE FOR REVIEW        |             | MR         | DL       | 02/02/26 |
| Rev                         | Description | Checked    | Approved | Date     |
| Drafting Check              | N.MARCHESAN |            |          |          |
| Design Check                | D.ANDERSEN  |            |          |          |
| Reg Architect               |             | D.ANDERSEN |          |          |
| State and Reg No. SA / 2445 |             |            |          |          |

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Director - Architecture:  
Craig Brown SA 813

Project No.  
12681431

|         |                             |
|---------|-----------------------------|
| Client  | RDA                         |
| Project | CHILDCARE REFERENCE DESIGNS |
| Status  | PRELIMINARY                 |

|               |                                                            |
|---------------|------------------------------------------------------------|
| Drawing Title | 30 CHILDREN<br>ARCHITECTURE<br>COVERPAGE AND DRAWING INDEX |
|---------------|------------------------------------------------------------|

Drawing No.  
12681431-DD-30-0001

Size  
A3

Rev  
P01

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STANDARD MARKERS, SYMBOLS & TAGS

DRAWING REFERENCE MARKER

Ref

A

A101

REFER TO DRAWING FOR SIMILAR DETAILS

DRAWING NUMBER ON SHEET

SHEET NUMBER

SECTION REFERENCE MARKER

Ref

1

A101

REFER TO DRAWING FOR SIMILAR DETAILS

DRAWING NUMBER ON SHEET

SHEET DRAWING

LEVEL REFERENCE MARKER

Name

RL Elevation

LEVEL NAME

REDUCED LEVEL

ONLY SHOWN WHEN WATER LEVEL

FLOOR LEVEL MARKER IN PLAN

FFL 11.000

AXONOMETRIC 01

GENERAL NOTES

1.

ALL MATERIALS TO COMPLY WITH RELEVANT AND CURRENT AUSTRALIAN STANDARDS.

2.

ALL WORKMANSHIP SHALL COMPLY WITH RELEVANT CURRENT AUSTRALIAN STANDARDS AND GOOD TRADE PRACTICES.

3.

THE ARCHITECTURAL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE SPECIFICATION, SCHEDULES & ENGINEER'S DRAWINGS.

4.

DO NOT SCALE FROM DRAWINGS. NOTIFY OF ANY ERRORS OR OMISSIONS BEFORE PROCEEDING WITH ANY WORKS.

AXONOMETRIC 02

|                      |             |                   |               |
|----------------------|-------------|-------------------|---------------|
| P01 ISSUE FOR REVIEW |             |                   |               |
| MR                   |             | DL                |               |
| 02/02/26             |             |                   |               |
| Rev                  | Description | Checked           | Approved Date |
| Drafting Check       | N.MARCHESAN | Reg Architect     | D.ANDERSEN    |
| Design Check         | D.ANDERSEN  | State and Reg No. | SA / 2445     |

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|---------|-----------------------------|
| Client  | RDA                         |
| Project | CHILDCARE REFERENCE DESIGNS |
| Status  | PRELIMINARY                 |

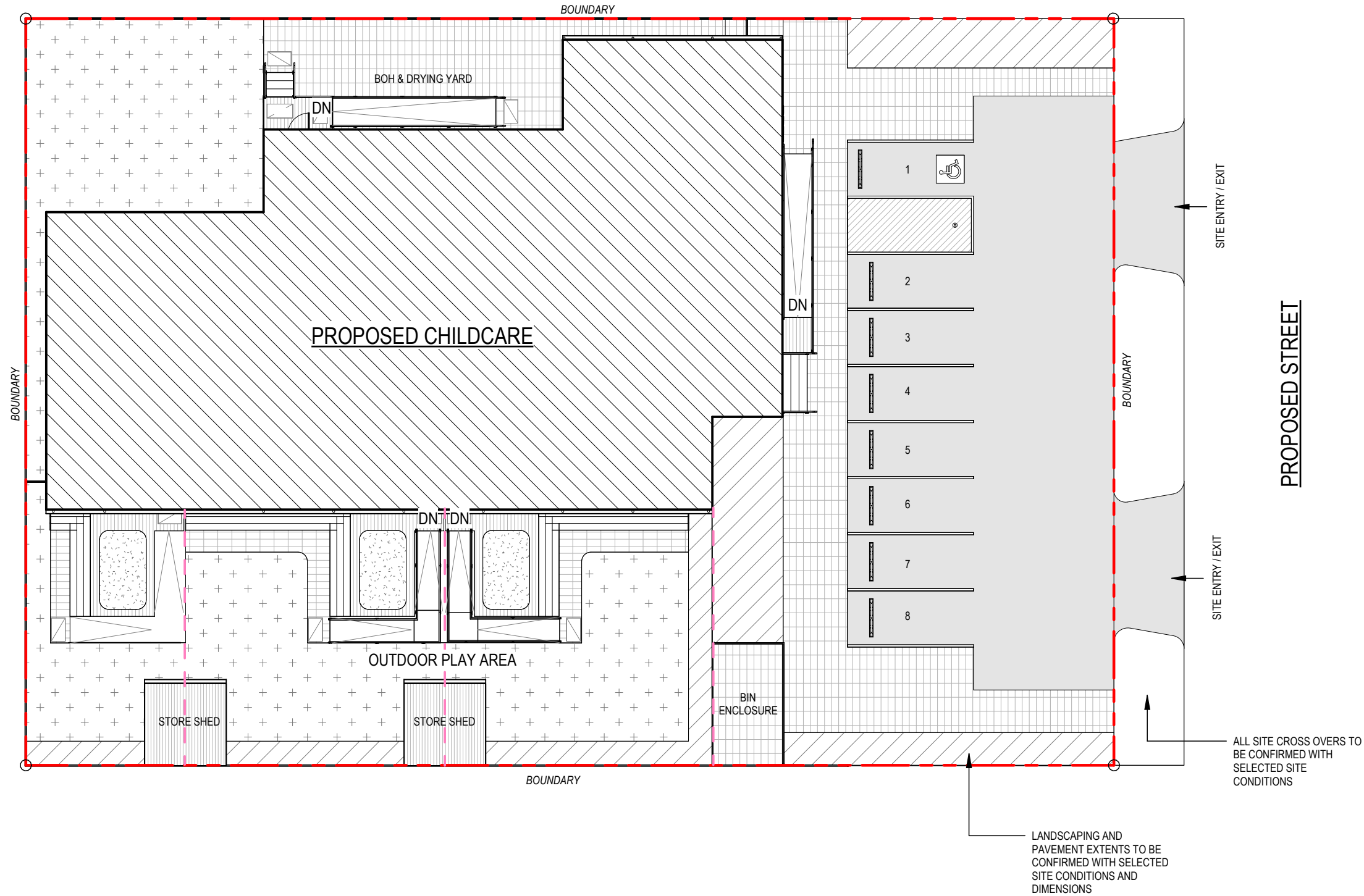
Drawing Title  
30 CHILDREN  
ARCHITECTURE  
LEGEND AND NOTES

Drawing No.  
12681431-DD-30-0005

Size  
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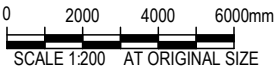
|                           |  |                    |
|---------------------------|--|--------------------|
| <b>NOTES:</b>             |  |                    |
| <b>OCCUPANTS:</b>         |  |                    |
| NUMBER OF PLACES          |  | 30                 |
| STAFF                     |  | 6                  |
| <b>SITE:</b>              |  |                    |
| SITE AREA                 |  | 1490m <sup>2</sup> |
| SITE AREA PER PLACE       |  | 49.6m <sup>2</sup> |
| <b>BUILDING</b>           |  |                    |
| BUILDING AREA             |  | 390m <sup>2</sup>  |
| BUILDING AREA PER PLACE   |  | 13m <sup>2</sup>   |
| <b>SITE AMENITIES</b>     |  |                    |
| NUMBER OF CARPARKS (1:12) |  | 8                  |
| OUTDOOR PLAY AREA         |  | 375m <sup>2</sup>  |

|                      |                                                               |
|----------------------|---------------------------------------------------------------|
| <b>FENCE LEGEND:</b> |                                                               |
|                      | FENCE TYPE 01<br>COLOURBOND METAL FENCE, SURFMIST<br>1800mm H |
|                      | FENCE TYPE 02<br>PALISADE FENCE, SURFMIST<br>1800mm H         |

|                      |                   |
|----------------------|-------------------|
| <b>HATCH LEGEND:</b> |                   |
|                      | OPEN GRASS AREA   |
|                      | PLANTING          |
|                      | DECKING           |
|                      | ON GRADE PAVEMENT |
|                      | SAND PIT          |

|                             |             |            |          |          |
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| P01 ISSUE FOR REVIEW        |             | MR         | DL       | 02/02/26 |
| Rev                         | Description | Checked    | Approved | Date     |
| Drafting Check              | N.MARCHESAN |            |          |          |
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|---------|-----------------------------|
| Client  | RDA                         |
| Project | CHILDCARE REFERENCE DESIGNS |
| Status  | PRELIMINARY                 |

|               |                                          |            |
|---------------|------------------------------------------|------------|
| Drawing Title | 30 CHILDREN<br>ARCHITECTURE<br>SITE PLAN | Size<br>A3 |
| Drawing No.   | 12681431-DD-30-0050                      | Rev<br>P01 |

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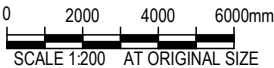


30 CHILDREN ROOM SCHEDULE

| ROOM                                                | ACTUAL AREA      | REQUIRED AREA      | PLACES | EDUCATORS |
|-----------------------------------------------------|------------------|--------------------|--------|-----------|
| ACCESSIBLE WC & SHOWER                              | 10m <sup>2</sup> | -                  | -      | -         |
| AMBULANT WC 01                                      | 4m <sup>2</sup>  | -                  | -      | -         |
| AMBULANT WC 02                                      | 5m <sup>2</sup>  | -                  | -      | -         |
| CHECK-IN                                            | 7m <sup>2</sup>  | -                  | -      | -         |
| CHILD WC 01                                         | 14m <sup>2</sup> | -                  | -      | -         |
| CHILD WC 02                                         | 11m <sup>2</sup> | -                  | -      | -         |
| CHILD WC 03                                         | 10m <sup>2</sup> | -                  | -      | -         |
| CONSULT ROOM                                        | 11m <sup>2</sup> | -                  | -      | -         |
| INDOOR UNENCUMBERED PLAY / LEARNING SPACE 0-2 YEARS | 33m <sup>2</sup> | 26m <sup>2</sup>   | 8      | 2         |
| INDOOR UNENCUMBERED PLAY / LEARNING SPACE 2-3 YEARS | 43m <sup>2</sup> | 32.5m <sup>2</sup> | 10     | 2         |
| INDOOR UNENCUMBERED PLAY / LEARNING SPACE 3-5 YEARS | 43m <sup>2</sup> | 39m <sup>2</sup>   | 12     | 2         |
| KITCHEN                                             | 26m <sup>2</sup> | -                  | -      | -         |
| LAUNDRY & STORE                                     | 10m <sup>2</sup> | -                  | -      | -         |
| OFFICE                                              | 11m <sup>2</sup> | -                  | -      | -         |
| RECEPTION / ADMIN                                   | 38m <sup>2</sup> | -                  | -      | -         |
| SHARED OFFICE                                       | 10m <sup>2</sup> | -                  | -      | -         |
| SLEEP ROOM 01                                       | 10m <sup>2</sup> | -                  | -      | -         |
| SLEEP ROOM 02                                       | 10m <sup>2</sup> | -                  | -      | -         |
| STAFF ROOM                                          | 10m <sup>2</sup> | -                  | -      | -         |

GENERAL NOTES:

- SET OF THE PROPOSED CHILDCARE TO BE CONFIRMED WITH ALL SELECTED SITE CONDITIONS.
- ALL ELEVATED WALKWAYS, RAMPS AND STAIRS FINIAL CONFIGURATION AND HEIGHTS TO BE CONFIRMED BASED ON ACTUAL SITE CONDITIONS AND FINISH FLOOR LEVEL OF MODULES.
- RAMPS, LANDINGS AND STAIRS TO BE COMPLIANT WITH AS1428.1.



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Craig Brown SA 813

Project No.  
12681431

Client **RDA**  
Project **CHILDCARE REFERENCE DESIGNS**  
Status **PRELIMINARY**

Drawing Title  
**30 CHILDREN  
ARCHITECTURE  
GENERAL ARRANGEMENT**

Drawing No.  
**12681431-DD-30-0100**

Size  
**A3**

Rev  
**P01**

|                |                  |                             |            |          |
|----------------|------------------|-----------------------------|------------|----------|
| P01            | ISSUE FOR REVIEW | MR                          | DL         | 02/02/26 |
| Rev            | Description      | Checked                     | Approved   | Date     |
| Drafting Check | N.MARCHESAN      | Reg Architect               | D.ANDERSEN |          |
| Design Check   | D.ANDERSEN       | State and Reg No. SA / 2445 |            |          |

Plot Date: 2/02/2026 5:32:11 PM  
File Name: Autodesk Docs://12681431-RDA Childcare Ref Design/12681431-GHD-01-MDL-AR-RDA-30 CHILDREN CHILDCARE\_V25.rvt

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### CEILING LEGEND:

- TYPE: FLUSH SET PLASTERBOARD  
HEIGHT: 2400H
- TPYE: 1200 X 600MM CEILING TILE  
WITH EXPOSED T BAR GRID  
HEIGHT: 2400H
- TYPE: NO CEILING. EXPOSED ROOF  
SHEETING AND STRUCTURE.

### SERVICE TYPE LEGEND

- MECHANICAL SERVICES
- ELECTRICAL SERVICES

NOTE: REFER TO SERVICES DRAWINGS FOR DETAILS

### SYMBOL LEGEND

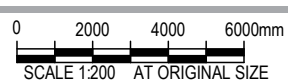
- SINGLE SURFACE MOUNTED BATTEN LUMINAIRE
- RECESSED LUMINAIRE (RECTANGULAR)
- DOWNLIGHT (RECESSED)
- EMERGENCY LIGHT

### NOTES:

- FINAL DESIGN TO CONSIDER SITE SPECIFIC REQUIREMENTS
- EACH ROOM SHALL BE SWITCHED SEPARATELY. ALL CHILD ACTIVITY/SLEEP SPACES SHALL BE PROVIDED WITH A SWITCH, ALL OTHER SPACES MAY BE CONTROLLED BY EITHER SWITCH OR OCCUPANCY SENSOR.
- FINAL LIGHTING SELECTION TO COMPLY WITH NCC SECTION J7 ILLUMINATION POWER DENSITY REQUIREMENTS
- ALL FIXTURES SHALL HAVE THE SAME COLOUR TEMPERATURE THROUGH OUT THE FACILITY
- ALL FIXTURES IN CHILD ACTIVITY, AND SLEEP ROOMS SHALL BE DIMMABLE.

|                             |             |            |          |          |
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| Drafting Check              | N.MARCHESAN |            |          |          |
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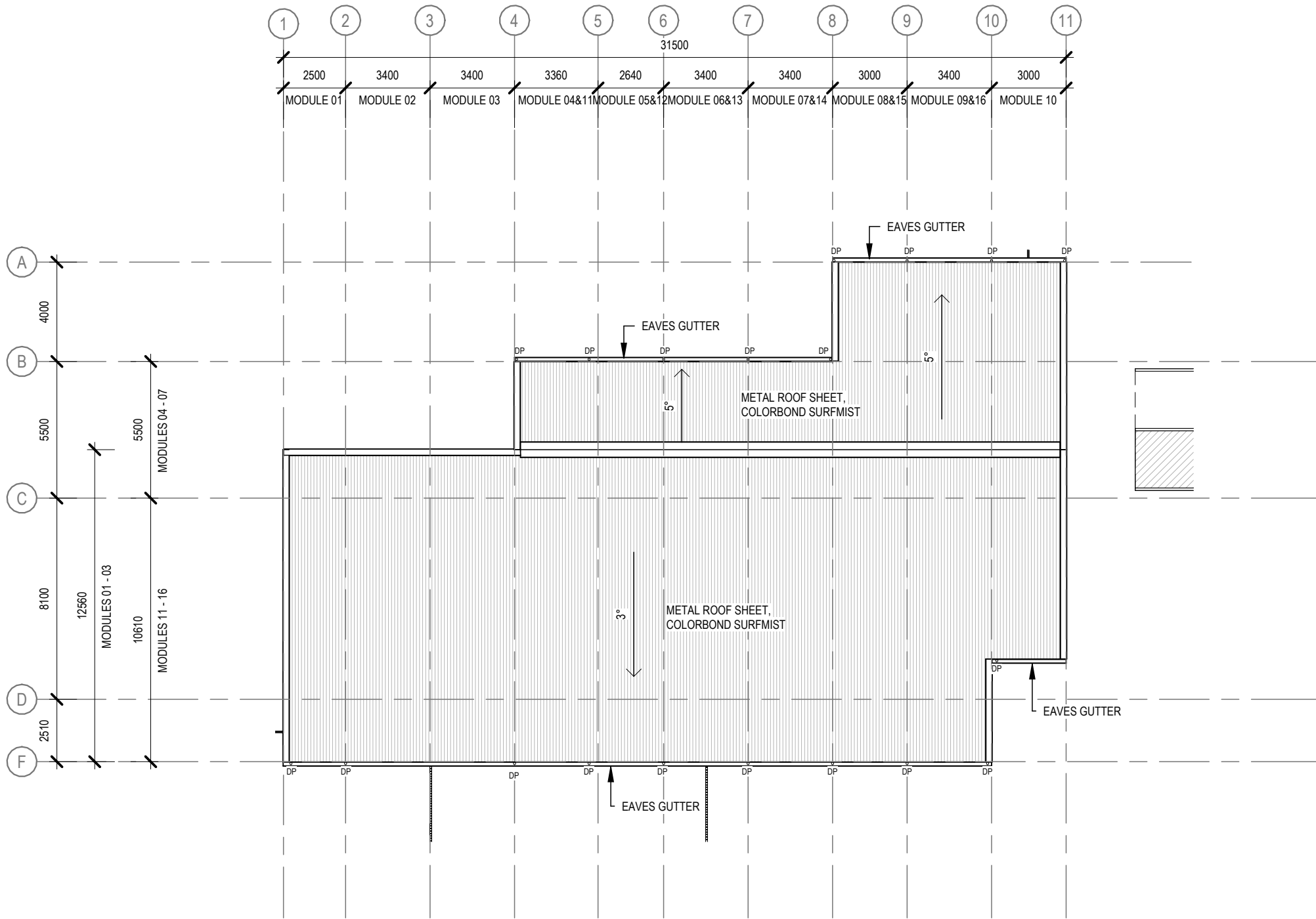
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12681431

|         |                             |
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| Client  | RDA                         |
| Project | CHILDCARE REFERENCE DESIGNS |
| Status  | PRELIMINARY                 |

|               |                                                       |            |
|---------------|-------------------------------------------------------|------------|
| Drawing Title | 30 CHILDREN<br>ARCHITECTURE<br>REFLECTED CEILING PLAN | Size<br>A3 |
| Drawing No.   | 12681431-DD-30-0250                                   | Rev<br>P01 |

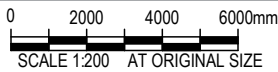
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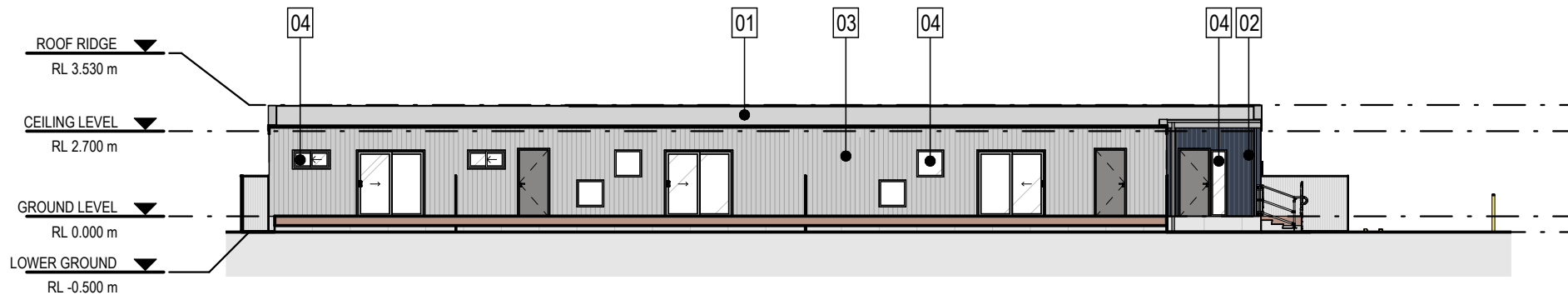
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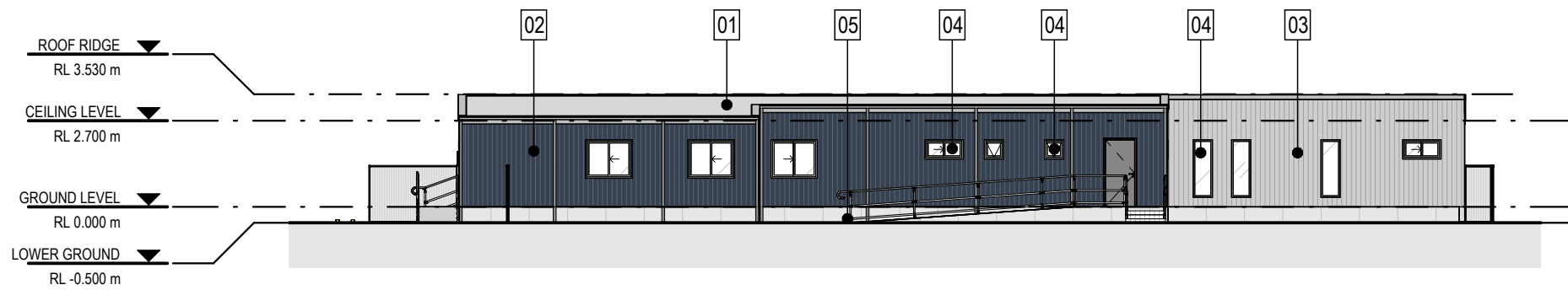
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| Project | CHILDCARE REFERENCE DESIGNS |
| Status  | PRELIMINARY                 |

|               |                                          |            |
|---------------|------------------------------------------|------------|
| Drawing Title | 30 CHILDREN<br>ARCHITECTURE<br>ROOF PLAN | Size<br>A3 |
| Drawing No.   | 12681431-DD-30-0300                      | Rev<br>P01 |

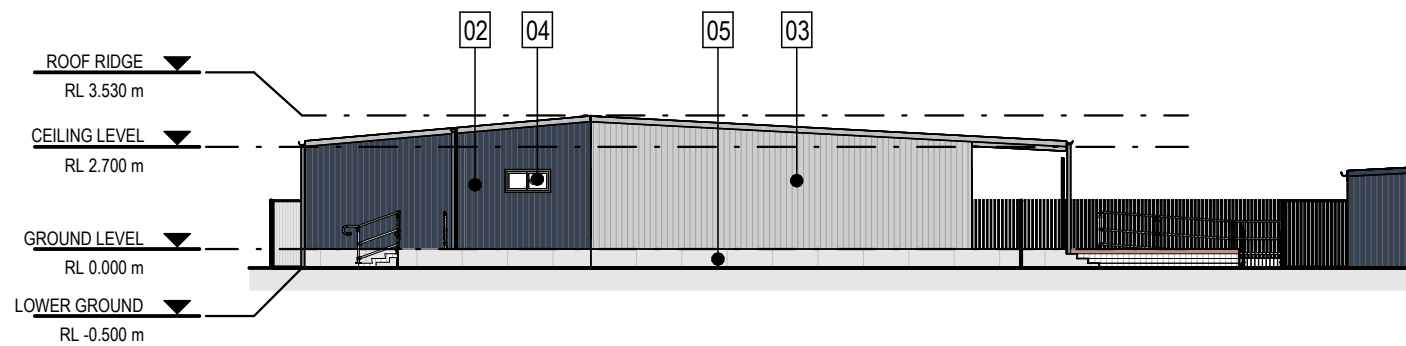
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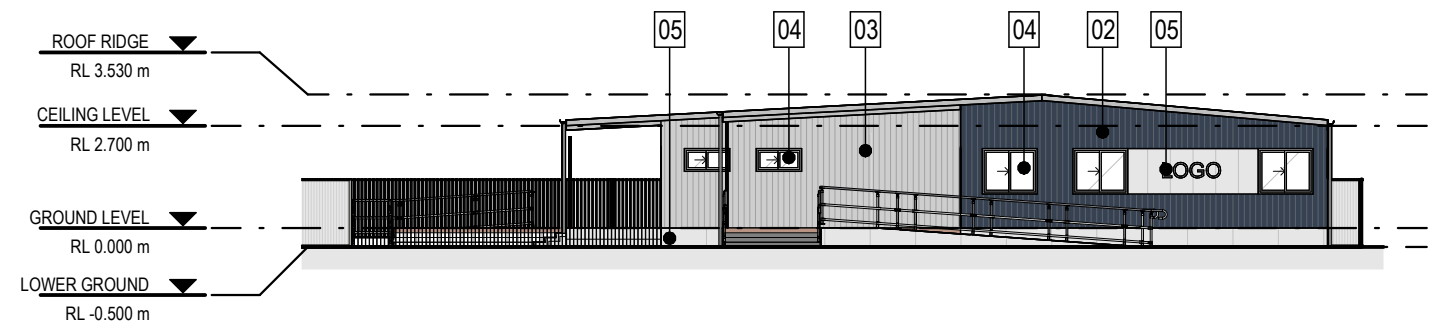
1 ELEVATION  
SCALE 1:200



2 ELEVATION  
SCALE 1:200



3 ELEVATION  
SCALE 1:200



4 ELEVATION  
SCALE 1:200

#### MATERIALS LEGEND



01 METAL ROOF SHEET,  
COLORBOND SURFMIST



02 SPANDEK,  
DEEP OCEAN



03 SPANDEK,  
SHALE GREY



04 ALUMINUM GLAZING SUITE,  
NATURAL ANODISED



05 CFC,  
GREY

0 2000 4000 6000mm  
SCALE 1:200 AT ORIGINAL SIZE



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Project CHILDCARE REFERENCE DESIGNS

Status PRELIMINARY

Drawing Title  
30 CHILDREN  
ARCHITECTURE  
BUILDING ELEVATIONS

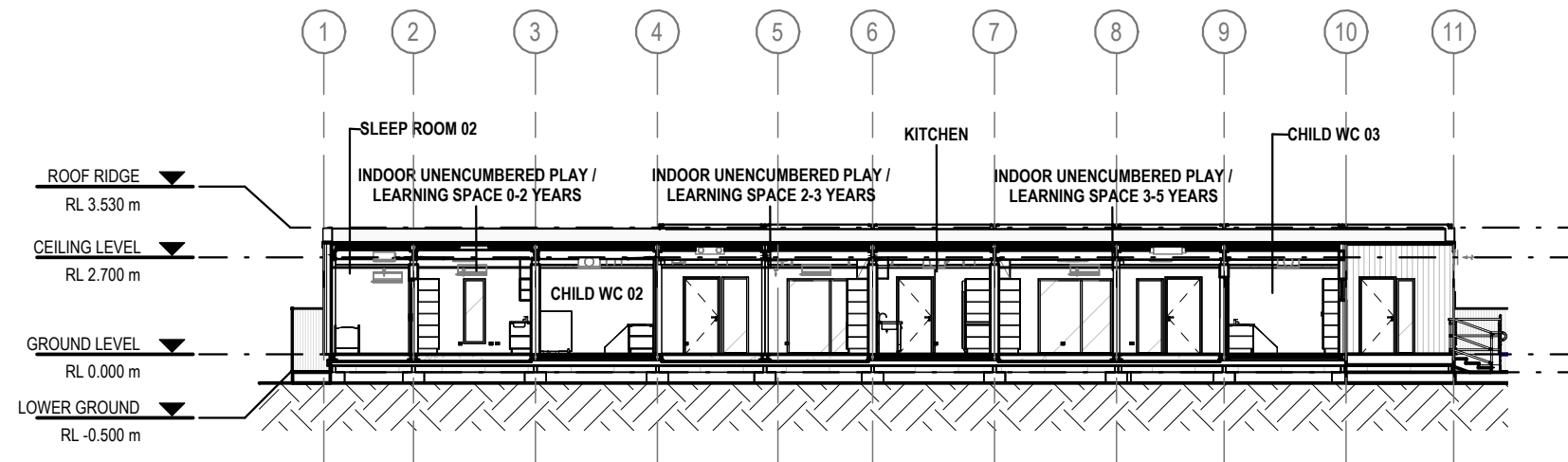
Drawing No.  
12681431-DD-30-0400  
Rev  
P01

Size  
A3

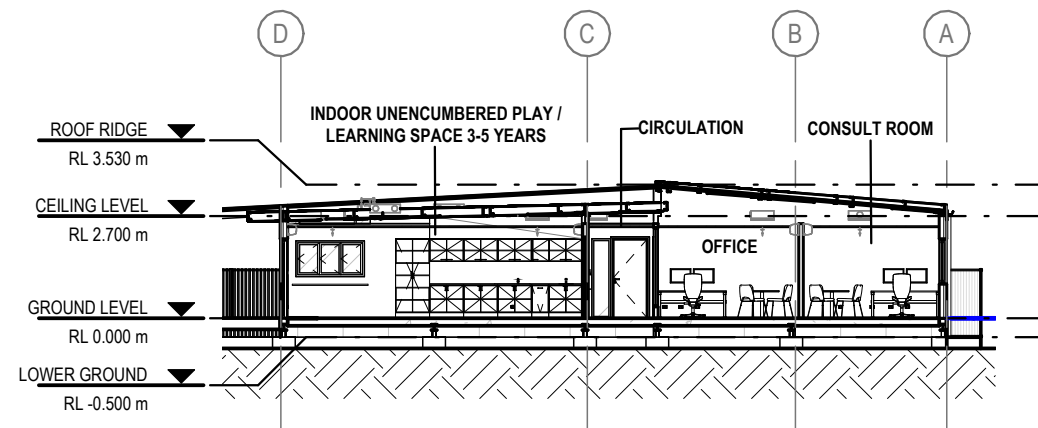
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Design/12681431-GHD-01-MDL-AR-RDA-30 CHILDREN CHILDCARE\_V25.rvt

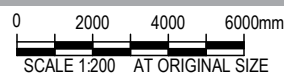
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1 SECTION  
30-0100 SCALE 1 : 200



2 SECTION  
30-0100 SCALE 1 : 200



|                             |             |            |          |          |
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| Status  | PRELIMINARY                 |

Drawing Title  
30 CHILDREN CHILDCARE  
ARCHITECTURE  
BUILDING SECTIONS

Drawing No.  
12681431-DD-30-0450  
Rev  
P01

Size  
A3

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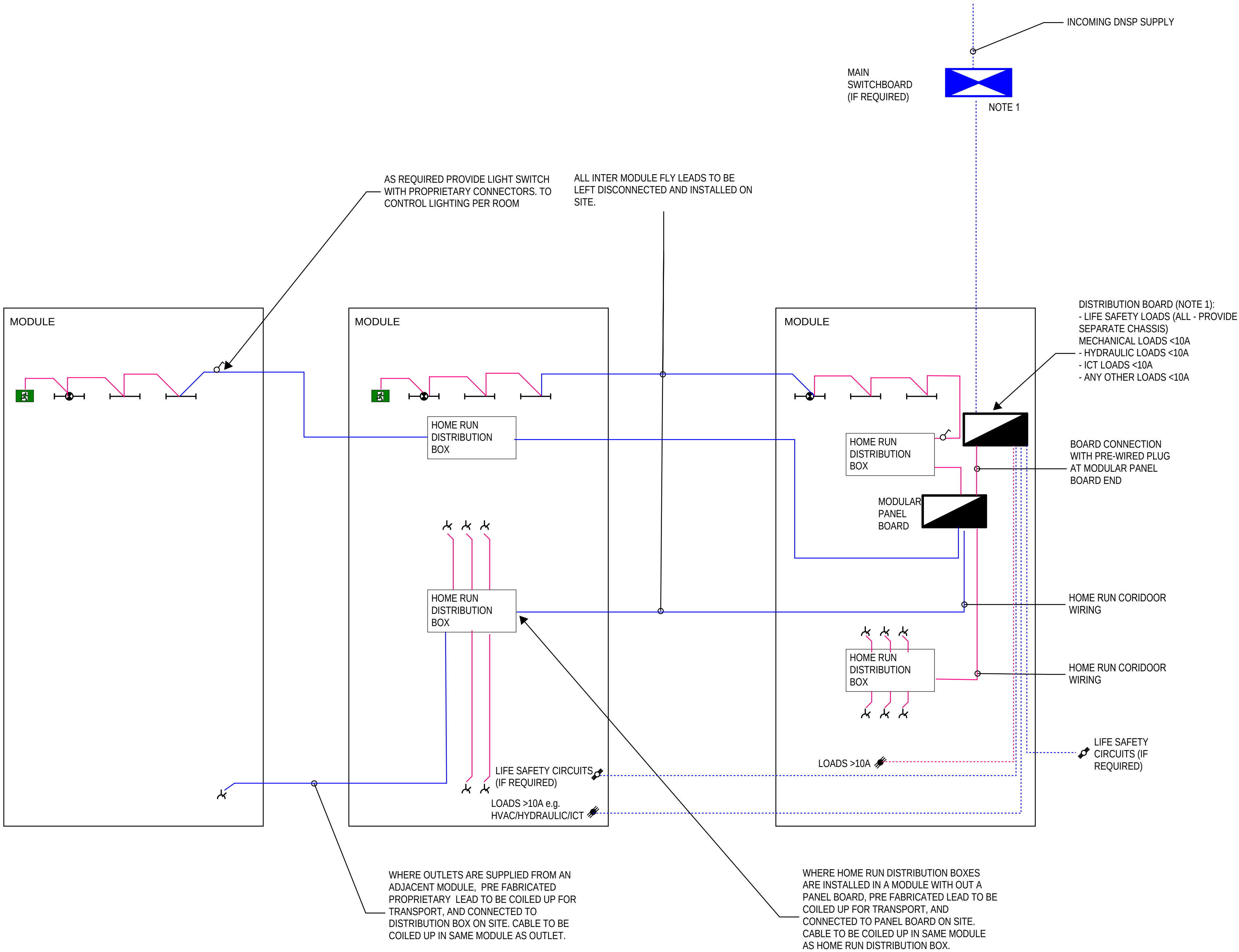
- ON SITE CONNECTIONS  
(NON-PROPRIETARY WIRING)
- ON SITE CONNECTIONS  
(PROPRIETARY WIRING)
- IN FACTORY CONNECTIONS  
(NON-PROPRIETARY WIRING)
- IN FACTORY CONNECTIONS  
(PROPRIETARY WIRING)

1. DIAGRAM INDICTIVE ONLY. FINAL QUANTITIES AND PANEL BOARDS, HOME RUN DISTRIBUTION BOXES AND NUMBER OF MODULES ETC SUBJECT TO MANUFACTURER'S REQUIREMENTS AND FINAL DESIGN. INTENTION OF SCHEMATIC IS TO SHOW EXTENTS OF ON SITE AND INFACORY WIRING

2. MODULAR WIRING SYSTEM SHOWN IS BASED ON APEX WIRING SOLUTIONS PRODUCT.

3. MAXIMUM NUMBER OF CONNECTION TO HOME RUN BOXES TO BE CONFIRMED BY MANUFACTURER. REFERENCE DESIGN ALLOWS 6 DOUBLE OUTLETS PER HOME RUN DISTRIBUTION BOX

4. NCC REQUIRED FUTURE SOLAR AND BATTERY PROVISIONS TO BE PROVIDED IN SWITCHBOARD WITH DNSP METER



|                |                  |                   |             |          |
|----------------|------------------|-------------------|-------------|----------|
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| Status  | PRELIMINARY                 |

Drawing Title  
30 CHILDREN  
ELECTRICAL SERVICES  
MODULAR WIRING SCHEMATIC

Drawing No.  
12681431-DD-30-1001

Size  
A1

Rev  
P01



LEGEND

ELECTRICAL AND COMMUNICATIONS

- NBN LEAD IN CONDUIT
- ELECTRICAL MAINS CONDUIT
- MAIN SWITCHBOARD
- DISTRIBUTION BOARD/PANEL BOARD
- 10A SWITCHED SOCKET OUTLET DOUBLE:  
900 MOUNTED AT 900AFFL  
AB 150mm ABOVE BENCH  
x3 BB 3 OFF 150mm BELOW BENCH  
CO COMMUNICATIONS RACK  
FR FRIDGE  
DW DISHWASHER  
WM/DR WASHING MACHINE/DRYER
- CL CLEANERS OUTLET
- ISOLATOR SWITCH: 3 PHASE  
(RATING TO BE COORDINATED WITH EQUIPMENT)  
CU AIR CONDITIONER UNIT  
ERV ENERGY RECOVERY VENTILATION  
HWU HOT WATER UNIT  
SAF SUPPLY AIR FAN  
EAF EXHAUST AIR FAN
- HRDB HOME RUN DISTRIBUTION BOX
- 900 10A SINGLE PHASE INDUSTRIAL POWER OUTLET  
900 MOUNTED AT 900AFFL
- COMMUNICATIONS RACK (18RU 600x600)
- DOUBLE DATA OUTLET  
AB ABOVE BENCH  
BB BELOW BENCH

MECHANICAL

- WALL MOUNTED SPLIT UNIT
- DUCT IN-LINE FAN
- ENERGY RECOVERY VENTILATOR
- SUPPLY AIR GRILLE
- RETURN/EXHAUST AIR GRILLE
- ROOF COWL
- SUPPLY AIR DUCT
- FRESH AIR DUCT
- EXHAUST AIR DUCT
- RETURN AIR DUCT

HYDRAULIC

- STORMWATER
- DOMESTIC HOT WATER SUPPLY
- DOMESTIC COLD WATER SUPPLY
- SANITARY DRAINAGE
- THERMOSTATIC MIXING VALVE
- HOT WATER UNIT

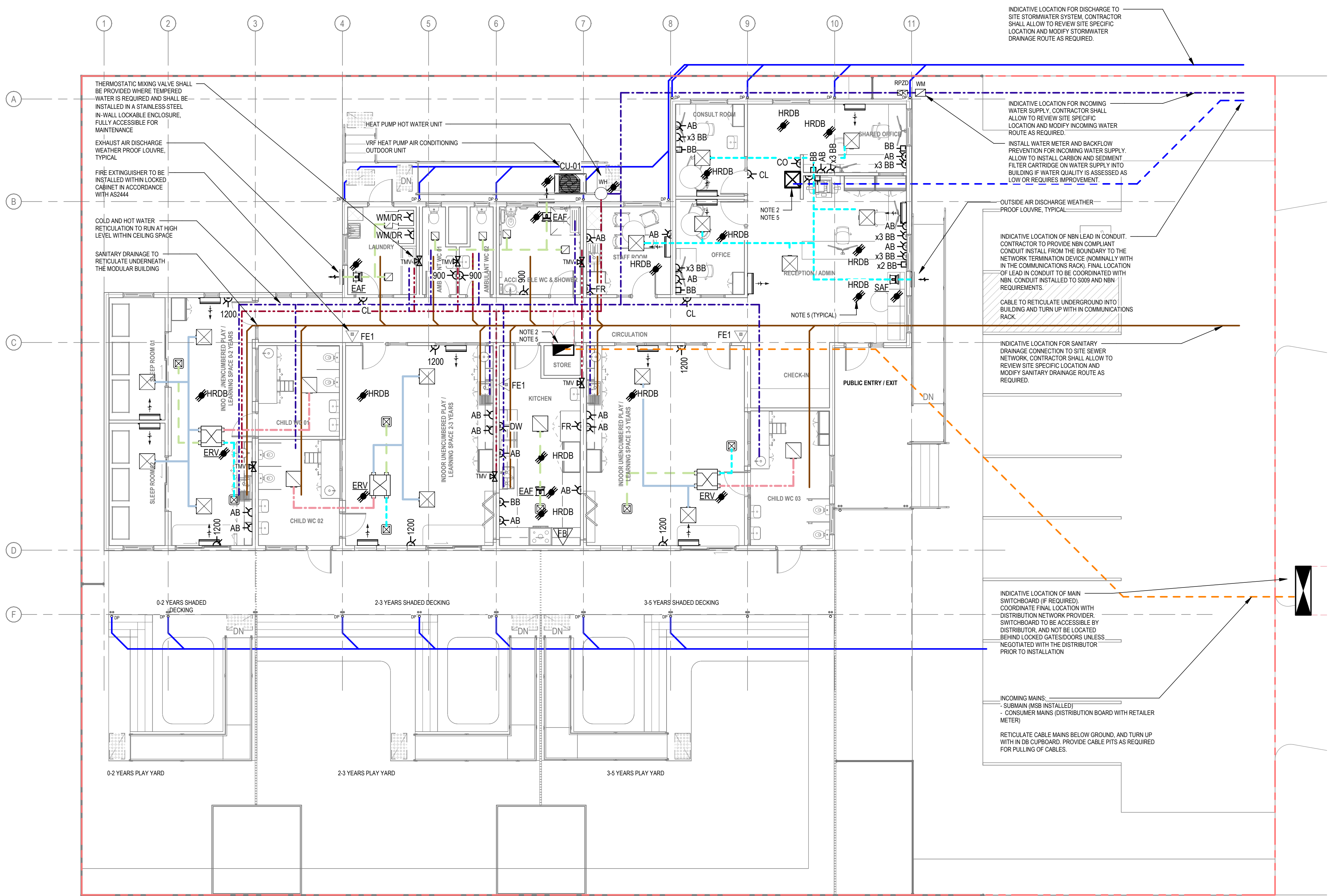
FIRE

- FE1 DRY CHEMICAL FIRE EXTINGUISHER
- FE2 CO2 FIRE EXTINGUISHER
- FB FIRE BLANKET
- FIRE HOSE REEL
- FIRE HYDRANT

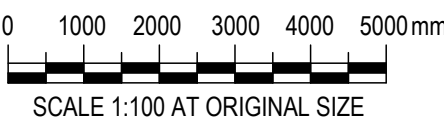
NOTE: ONE EXTERNAL SITE FIRE HYDRANT SYSTEM IS REQUIRED TO SERVE THIS BUILDING. FINAL HYDRANT LOCATION(S) SHALL BE COORDINATED DURING DETAILED DESIGN AND CONFIRMED SUBJECT TO FINAL SITE CONDITIONS AND BUILDING PLACEMENT

NOTES:

- FINAL DESIGN TO CONSIDER SITE SPECIFIC CONDITIONS AND REQUIREMENTS.
- PROVIDE NBN COMPLIANT COMMUNICATIONS LEAD IN PATHWAY FROM KERB TO NETWORK TERMINATION DEVICE AT COMMIS RACK LOCATION
- DISTRIBUTION BOARD AND MODULAR POWER SUPPLIER PROPRIETARY PANEL BOARD VERTICALLY STACKED WITHIN CUPBOARD.
- COORDINATE WITH DISTRIBUTION NETWORK SERVICE PROVIDER RETAILER METER LOCATION REQUIREMENTS. ADDITIONAL EXTERNAL FREE STANDING METER PANEL ON PROPERTY BOUNDARY MAY BE REQUIRED.
- HOME RUN DISTRIBUTION BOXES SHALL BE LOCATED IN THE CEILING SPACE IN AN ACCESSIBLE LOCATION. FINAL LOCATION TO BE COORDINATED WITH FINAL GPO LOCATION TO MINIMISE ON SITE CONNECTIONS REQUIRED. REFER TO SCHEMATIC FOR CONNECTION DETAILS.
- COMMUNICATIONS CABLEING SHALL BE RUN AS CONTINUOUS LENGTHS, WITH NO JOINS ACROSS MODULES. FACTORY TO SUPPLY AN APPROPRIATE LENGTH CABLE FOR ALL. HORIZONTAL CABLEING (WITH 5m EXCESS) AND KEYSTONES INSTALLED AT EITHER END. NO ON SITE TERMINATIONS SHALL BE REQUIRED.
- PROPOSED WATER RETICULATION LAYOUT IS SUBJECT TO FLOW AND PRESSURE TEST. CONDUCT FLOW AND PRESSURE TEST ONCE SITE HAS BEEN SELECTED. ALLOW TO INSTALL BREAK TANK AND BOOSTER PUMP IF FLOW OR PRESSURE CONDITIONS ARE INSUFFICIENT.
- PROPOSED SANITARY AND STORMWATER DRAINAGE LAYOUTS ARE SUBJECT TO CONFIRMATION OF EXISTING SITE DRAINAGE INFRASTRUCTURE AND ITS AVAILABLE CAPACITY. ONCE THE SITE IS SELECTED, VERIFY THE PRESENCE, CONDITION, AND CAPACITY OF THE SITE DRAINAGE NETWORK. ALLOW FOR INSTALLATION OF HOLDING TANKS, PUMP-OUT SYSTEMS, OR ADDITIONAL ON-SITE DETENTION WHERE SITE DRAINAGE CAPACITY IS INSUFFICIENT OR WHERE NO SUITABLE SITE DRAINAGE INFRASTRUCTURE EXISTS.



|                      |               |  |                   |             |      |          |
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| Design Check         | J. PISANIELLO |  | State and Reg No. | SA / 2445   |      |          |



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Status **PRELIMINARY**

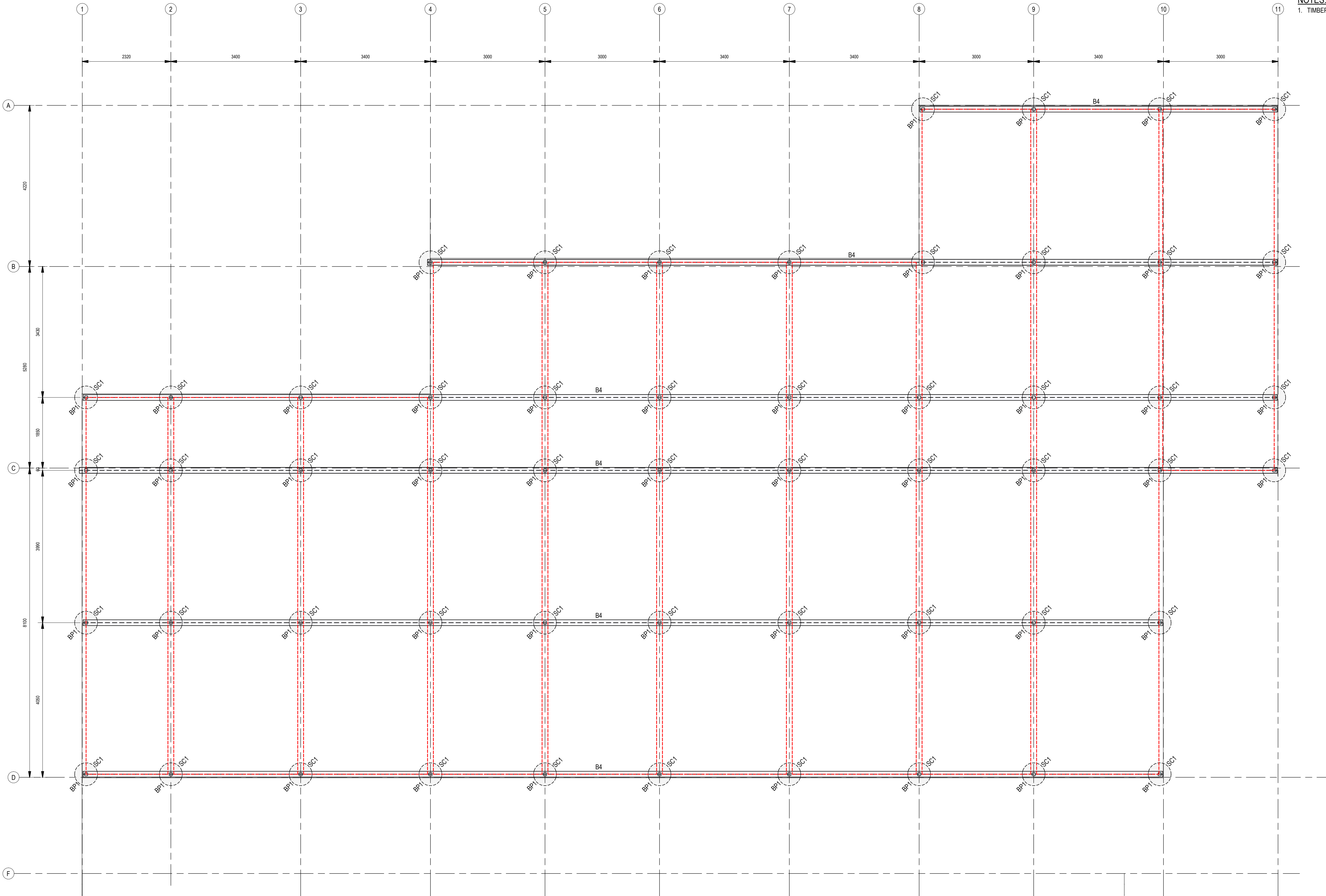
Drawing Title **30 CHILDREN  
COMBINED SERVICES  
GENERAL ARRANGEMENT**

Drawing No.  
**12681431-DD-30-1100**

Size  
**A1**

Rev  
**P01**





NOTES:  
1. TIMBER DECKING AND POST FOUNDATION TO BE DESIGNED DURING D&C PROCESS

PIER & STEEL BEARER PLAN  
SCALE 1 : 50

|                      |             |                |              |          |
|----------------------|-------------|----------------|--------------|----------|
| P01 ISSUE FOR REVIEW |             |                |              |          |
| Rev                  | Description | MR             | DL           | 02/02/26 |
|                      |             | Checked        | Approved     | Date     |
| Author               | L. MACION   | Drafting Check | N. MARCHESAN |          |
| Designer             | A. SEARLE   | Design Check   | M. RENKO     |          |



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Status **PRELIMINARY**

Drawing Title  
**30 CHILDREN  
STRUCTURAL SERVICES  
FOUNDATION PLAN**

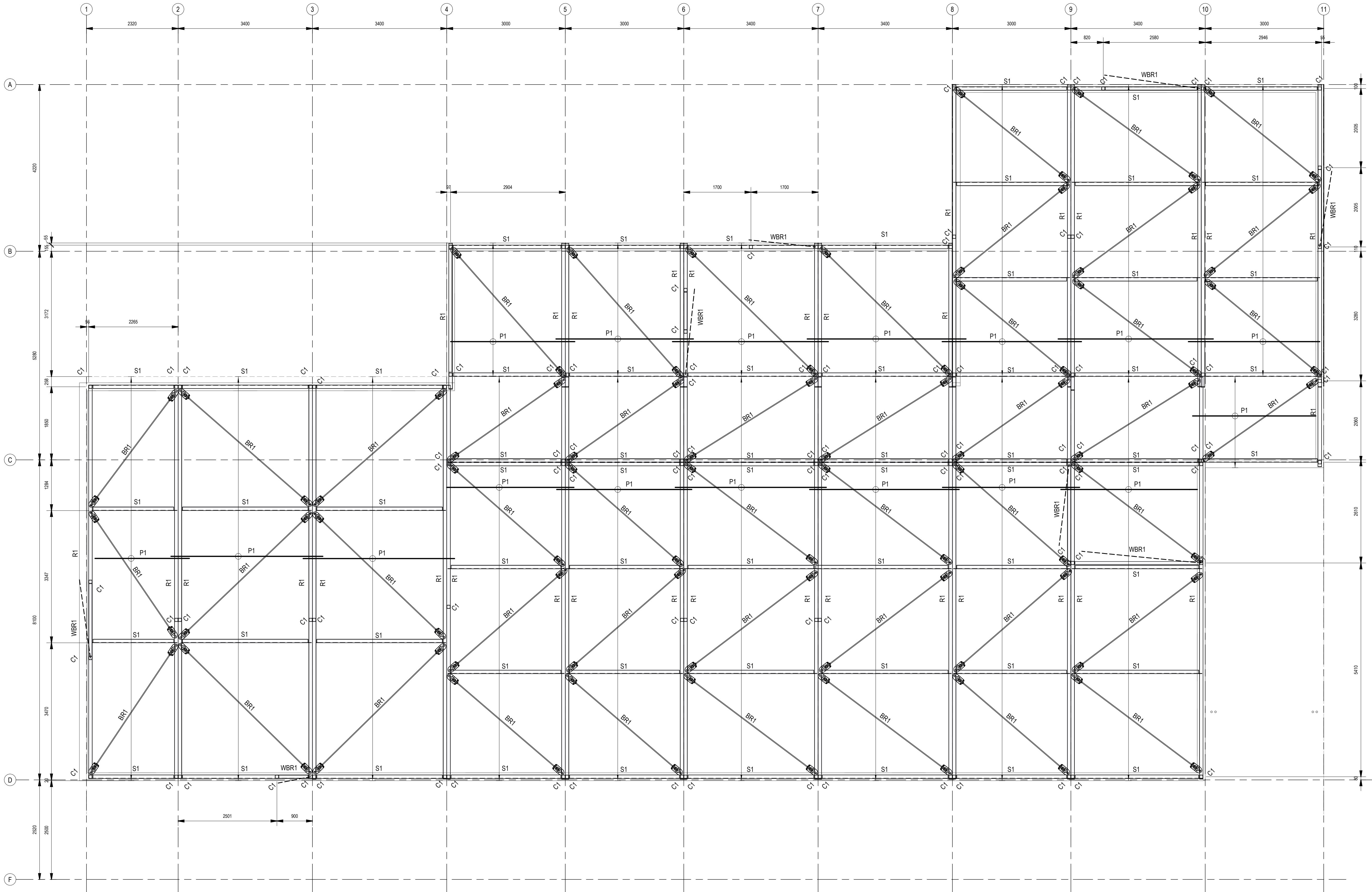
Drawing No.  
12681431-DD-30-2050

Size  
**A1**

Rev  
**P01**



NOTES:  
1. TIMBER DECKING AND POST FOUNDATION TO BE DESIGNED DURING D&C PROCESS



STEEL FRAMING PLAN  
SCALE 1 : 50

|          |                  |                |              |          |
|----------|------------------|----------------|--------------|----------|
| P01      | ISSUE FOR REVIEW | MR             | DL           | 02/02/26 |
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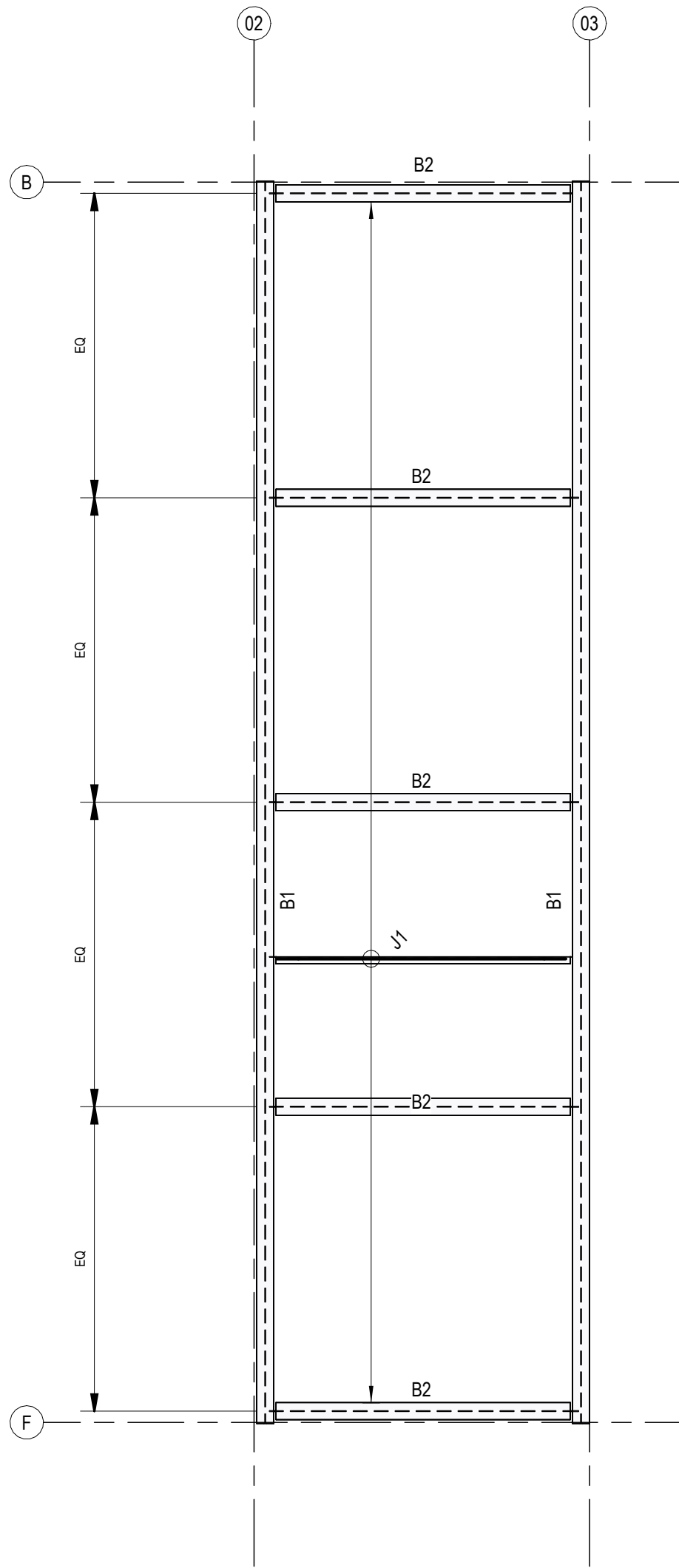
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STRUCTURAL SERVICES  
STEEL FRAMING PLAN**

Drawing No.  
12681431-DD-30-2300

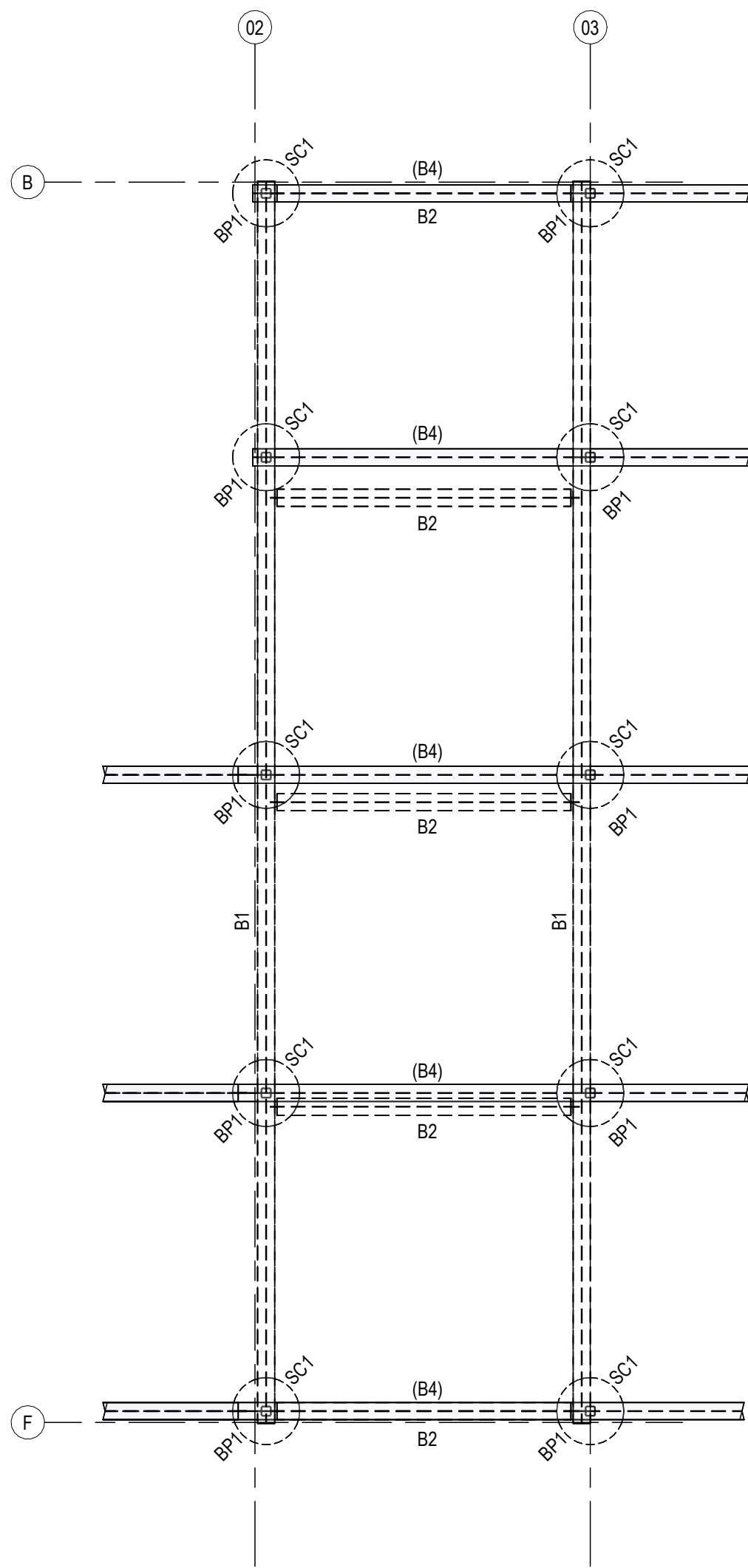
Size  
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Rev  
P01

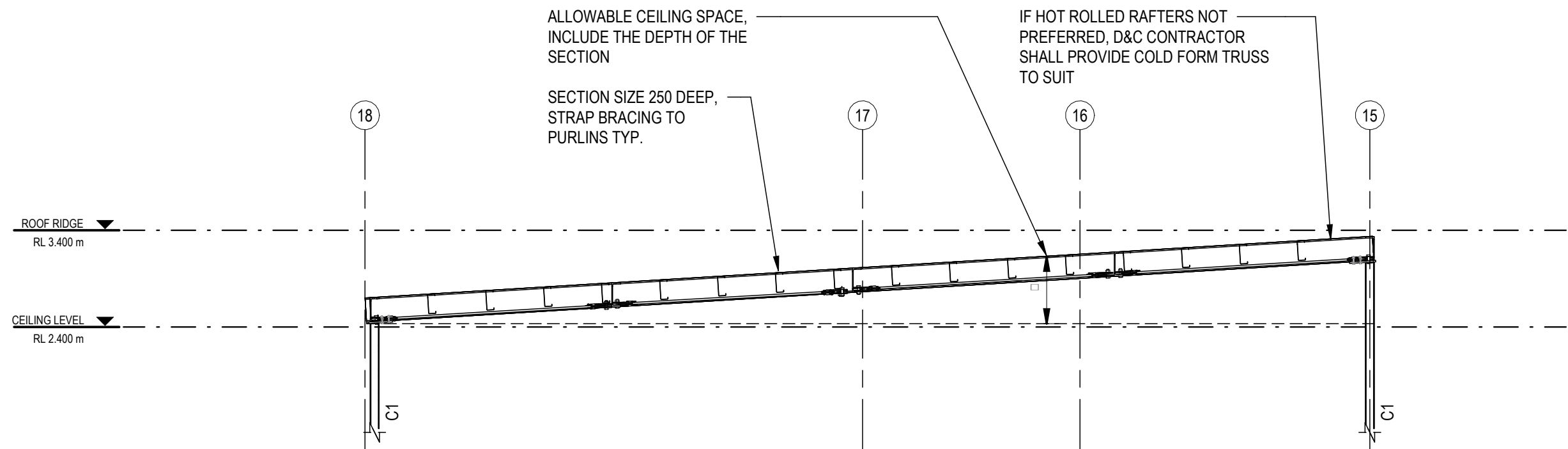




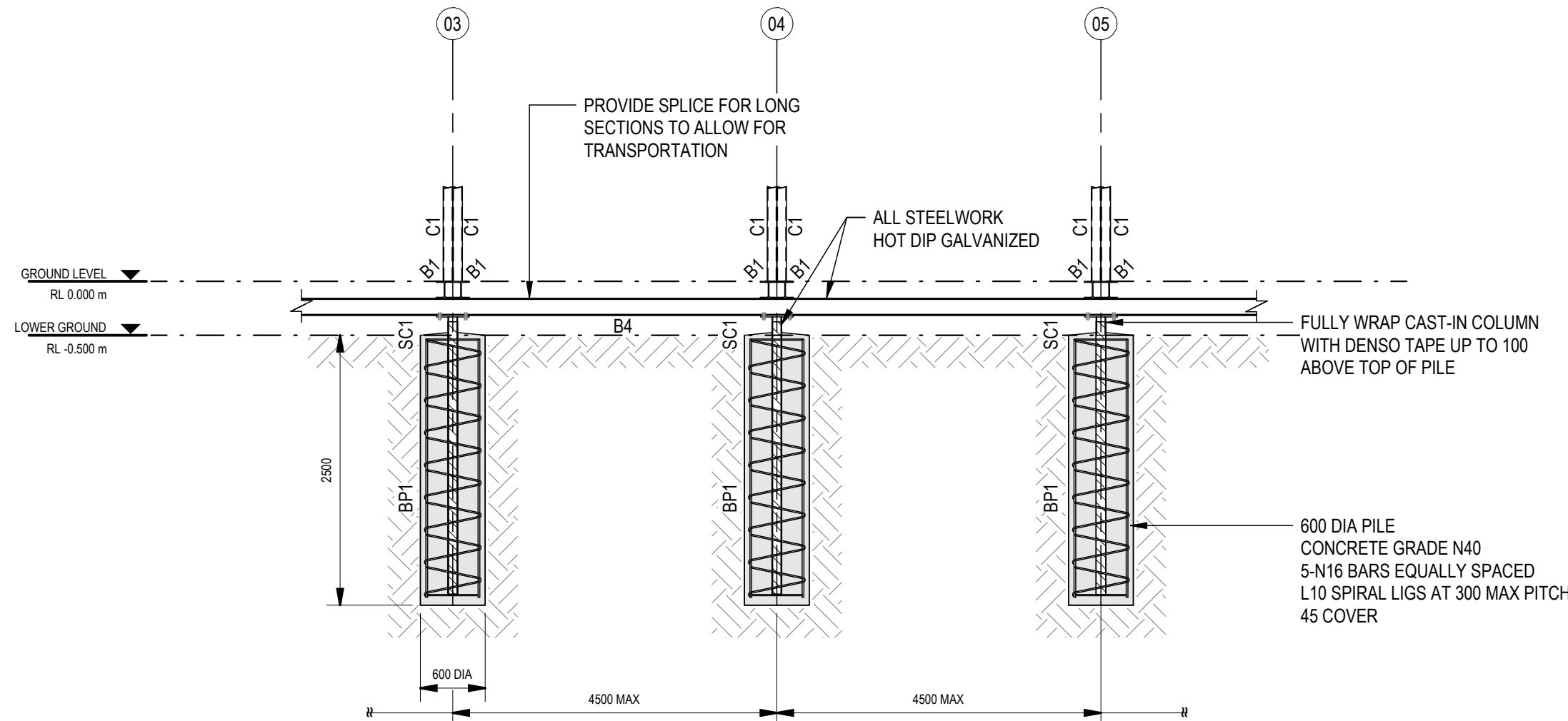
TYPICAL BUILDING MODULE FLOOR PLAN  
SCALE 1 : 50



TYPICAL FOUNDATION PLAN  
SCALE 1 : 50



TYPICAL ROOF FRAMING ELEVATION  
SCALE 1 : 50



TYPICAL FOUNDATION ELEVATION  
SCALE 1 : 50

NOTES:

1. TIMBER DECKING AND POST FOUNDATION TO BE DESIGNED DURING D&C PROCESS

| STEEL FRAMING SCHEDULE |                       |                        |
|------------------------|-----------------------|------------------------|
| MARK                   | SIZE                  | COMMENTS               |
| B1                     | UC 150x30             |                        |
| B2                     | UC 150x30             |                        |
| B4                     | UC 150x30             |                        |
| BR1                    | 40mm x 1.2mm GI BRACE | GALVANISED STRAP BRACE |
| C1                     | SHS 89x89x6.0         | AT 1800 CTS. MAX.      |
| J1                     | C 150x19              | AT 600 CTS. MAX.       |
| P1                     | C 200x19              | AT 1800 CTS. MAX.      |
| R1                     | PFC 250               |                        |
| S1                     | PFC 250               |                        |
| SC1                    | SHS 89x89x6.0         |                        |
| WBR1                   | SHS 75x75x6.0         |                        |

| CONCRETE SCHEDULE |                              |                                                                                           |
|-------------------|------------------------------|-------------------------------------------------------------------------------------------|
| MARK              | SIZE                         | COMMENTS                                                                                  |
| BP1               | 600 DIAMETER WITH 2500 DEPTH | CONCRETE GRADE N40<br>5-N16 BARS EQUALLY SPACED L10 SPIRAL LIGS AT 300 MAX PITCH 45 COVER |

| Rev      | Description      | Checked        | Approved     | Date     |
|----------|------------------|----------------|--------------|----------|
| P01      | ISSUE FOR REVIEW | MR             | DL           | 02/02/26 |
| Author   | L. MACION        | Drafting Check | N. MARCHESAN |          |
| Designer | A. SEARLE        | Design Check   | M. RENKO     |          |

0 500 1000 1500 2000 2500mm  
SCALE 1:50 AT ORIGINAL SIZE

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Project No.  
12681431

Client **RDA**  
Project **CHILDCARE REFERENCE DESIGNS**  
Status **PRELIMINARY**

Drawing Title  
**30 CHILDREN  
STRUCTURAL SERVICES  
STRUCTURAL DETAILS**

Drawing No.  
12681431-DD-30-2450

Size  
**A1**  
Rev  
**P01**



# RDA

# CHILDCARE REFERENCE DESIGNS

# 45 CHILDREN CHILDCARE

# 12681431

| DRAWING INDEX       |                     |                             |
|---------------------|---------------------|-----------------------------|
| DRAWING NO.         | DISCIPLINE          | DRAWING TITLE               |
| 12681431-DD-45-0001 | ARCHITECTURE        | COVERPAGE AND DRAWING INDEX |
| 12681431-DD-45-0005 | ARCHITECTURE        | LEGEND AND NOTES            |
| 12681431-DD-45-0050 | ARCHITECTURE        | SITE PLAN                   |
| 12681431-DD-45-0100 | ARCHITECTURE        | GENERAL ARRANGEMENT         |
| 12681431-DD-45-0250 | ARCHITECTURE        | REFLECTED CEILING PLAN      |
| 12681431-DD-45-0300 | ARCHITECTURE        | ROOF PLAN                   |
| 12681431-DD-45-0400 | ARCHITECTURE        | BUILDING ELEVATIONS         |
| 12681431-DD-45-0450 | ARCHITECTURE        | BUILDING SECTIONS           |
| 12681431-DD-45-1001 | ELECTRICAL SERVICES | MODULAR WIRING SCHEMATIC    |
| 12681431-DD-45-1100 | COMBINED SERVICES   | GENERAL ARRANGEMENT         |
| 12681431-DD-45-2050 | STRUCTURAL SERVICES | FOUNDATION PLAN             |
| 12681431-DD-45-2300 | STRUCTURAL SERVICES | STEEL FRAMING PLAN          |
| 12681431-DD-45-2450 | STRUCTURAL SERVICES | STRUCTURAL DETAILS          |



|                      |             |                   |            |          |
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Plot Date: 9/02/2026 5:00:13 PM  
File Name: Autodesk Docs://12681431-RDA Childcare Ref Design/12681431-GHD-01-MDL-AR-RDA-45 CHILDREN CHILDCARE\_V25.rvt



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| Client  | RDA                         |
| Project | CHILDCARE REFERENCE DESIGNS |
| Status  | PRELIMINARY                 |

|               |                                                            |
|---------------|------------------------------------------------------------|
| Drawing Title | 45 CHILDREN<br>ARCHITECTURE<br>COVERPAGE AND DRAWING INDEX |
|---------------|------------------------------------------------------------|

Drawing No.  
12681431-DD-45-0001

Size  
A3

Rev  
P01

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STANDARD MARKERS, SYMBOLS & TAGS

DRAWING REFERENCE MARKER

Ref

A

A101

REFER TO DRAWING FOR SIMILAR DETAILS

DRAWING NUMBER ON SHEET

SHEET NUMBER

SECTION REFERENCE MARKER

Ref

1

A101

REFER TO DRAWING FOR SIMILAR DETAILS

DRAWING NUMBER ON SHEET

SHEET DRAWING

LEVEL REFERENCE MARKER

Name

RL Elevation

LEVEL NAME

REDUCED LEVEL

ONLY SHOWN WHEN WATER LEVEL

FFL 11.000

FLOOR LEVEL MARKER IN PLAN

AXONOMETRIC 01

GENERAL NOTES

1.

ALL MATERIALS TO COMPLY WITH RELEVANT AND CURRENT AUSTRALIAN STANDARDS.

2.

ALL WORKMANSHIP SHALL COMPLY WITH RELEVANT CURRENT AUSTRALIAN STANDARDS AND GOOD TRADE PRACTICES.

3.

THE ARCHITECTURAL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE SPECIFICATION, SCHEDULES & ENGINEER'S DRAWINGS.

4.

DO NOT SCALE FROM DRAWINGS. NOTIFY OF ANY ERRORS OR OMISSIONS BEFORE PROCEEDING WITH ANY WORKS.

AXONOMETRIC 02

|                      |             |            |          |          |
|----------------------|-------------|------------|----------|----------|
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| Drafting Check       | N.MARCHESAN |            |          |          |
| Design Check         | D.ANDERSEN  |            |          |          |
| Reg Architect        |             | D.ANDERSEN |          |          |
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|         |                             |
|---------|-----------------------------|
| Client  | RDA                         |
| Project | CHILDCARE REFERENCE DESIGNS |
| Status  | PRELIMINARY                 |

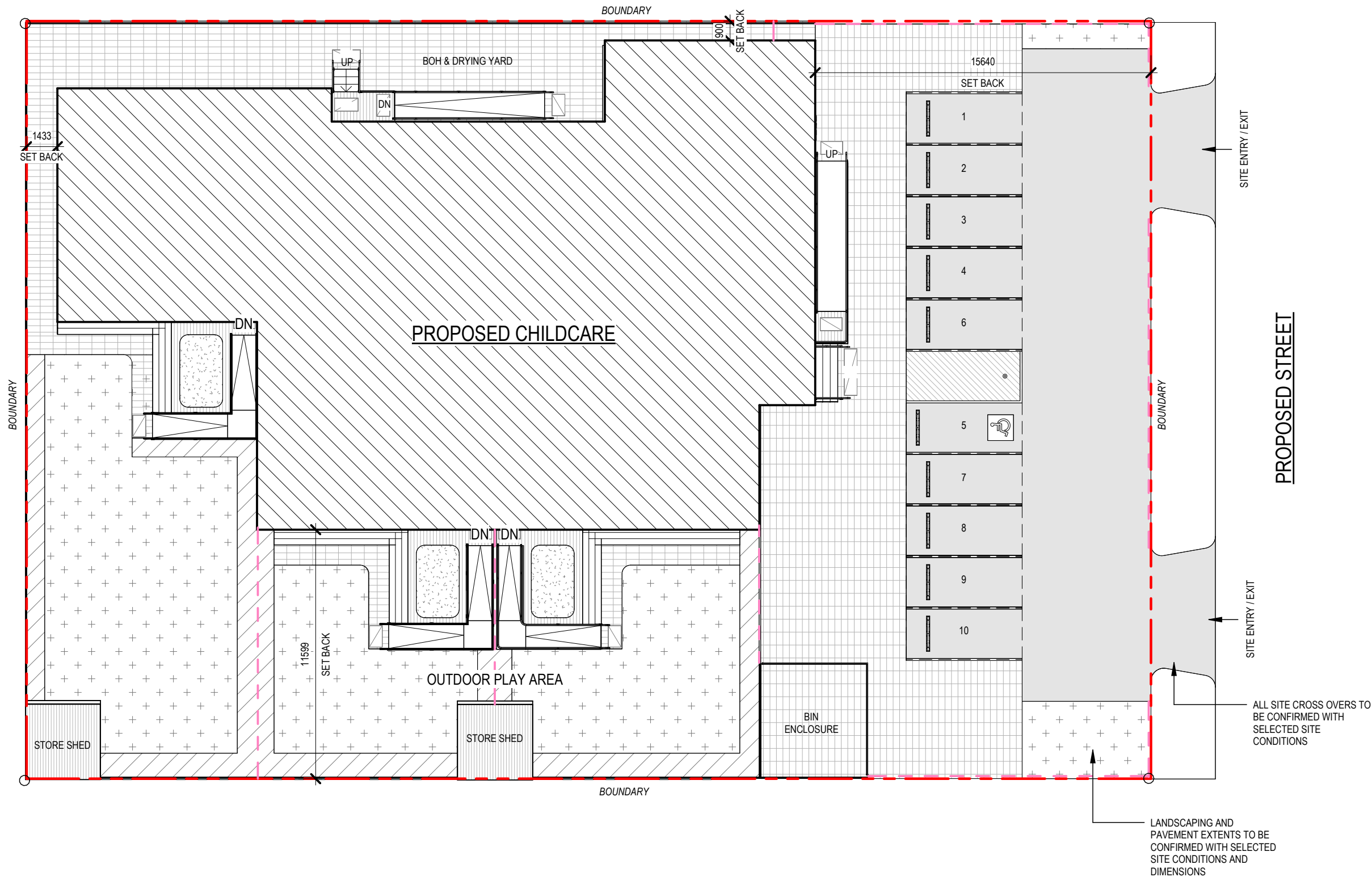
Drawing Title  
45 CHILDREN  
ARCHITECTURE  
LEGEND AND NOTES

Drawing No.  
12681431-DD-45-0005

Size  
A3

Rev  
P01

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#### NOTES:

**OCCUPANTS:**  
NUMBER OF PLACES 45  
STAFF 10

**SITE:**  
SITE AREA 1850m<sup>2</sup>  
SITE AREA PER PLACE 42m<sup>2</sup>

**BUILDING**  
BUILDING AREA 470m<sup>2</sup>  
BUILDING AREA PER PLACE 10.5m<sup>2</sup>

**SITE AMENITIES**  
NUMBER OF CARPARKS (1:12) 10  
OUTDOOR PLAY AREA 590m<sup>2</sup>

#### FENCE LEGEND:

- FENCE TYPE 01  
COLOURBOND METAL FENCE, SURFMIST  
1800mm H
- FENCE TYPE 02  
PALISADE FENCE, SURFMIST  
1800mm H

#### HATCH LEGEND:

- + OPEN GRASS AREA
- PLANTING
- DECKING
- ON GRADE PAVEMENT
- SAND PIT

|                |                  |                             |            |          |
|----------------|------------------|-----------------------------|------------|----------|
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0 2000 4000 6000mm  
SCALE 1:200 AT ORIGINAL SIZE



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Project **CHILDCARE REFERENCE DESIGNS**  
Status **PRELIMINARY**

Drawing Title  
**45 CHILDREN  
ARCHITECTURE  
SITE PLAN**

Drawing No.  
**12681431-DD-45-0050**

Size  
**A3**

Rev  
**P01**

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| ROOM SCHEDULE                                       |                  |                     |        |           |
|-----------------------------------------------------|------------------|---------------------|--------|-----------|
| ROOM                                                | ACTUAL AREA      | REQUIRED AREA       | PLACES | EDUCATORS |
| ACCESSIBLE WC & SHOWER                              | 11m <sup>2</sup> | -                   | -      | -         |
| AMBULANT WC 01                                      | 5m <sup>2</sup>  | -                   | -      | -         |
| AMBULANT WC 02                                      | 6m <sup>2</sup>  | -                   | -      | -         |
| CHECK-IN                                            | 11m <sup>2</sup> | -                   | -      | -         |
| CHILD WC 01                                         | 14m <sup>2</sup> | -                   | -      | -         |
| CHILD WC 02                                         | 14m <sup>2</sup> | -                   | -      | -         |
| CHILD WC 03                                         | 14m <sup>2</sup> | -                   | -      | -         |
| CONSULT ROOM                                        | 10m <sup>2</sup> | -                   | -      | -         |
| INDOOR UNENCUMBERED PLAY / LEARNING SPACE 0-2 YEARS | 45m <sup>2</sup> | 39m <sup>2</sup>    | 12     | 3         |
| INDOOR UNENCUMBERED PLAY / LEARNING SPACE 2-3 YEARS | 52m <sup>2</sup> | 48.75m <sup>2</sup> | 15     | 3         |
| INDOOR UNENCUMBERED PLAY / LEARNING SPACE 3-5 YEARS | 61m <sup>2</sup> | 58.5m <sup>2</sup>  | 18     | 4         |
| KITCHEN                                             | 31m <sup>2</sup> | -                   | -      | -         |
| LAUNDRY & STORE                                     | 11m <sup>2</sup> | -                   | -      | -         |
| OFFICE                                              | 10m <sup>2</sup> | -                   | -      | -         |
| RECEPTION / ADMIN                                   | 40m <sup>2</sup> | -                   | -      | -         |
| SHARED OFFICE                                       | 11m <sup>2</sup> | -                   | -      | -         |
| SLEEP ROOM 01                                       | 10m <sup>2</sup> | -                   | -      | -         |
| SLEEP ROOM 02                                       | 10m <sup>2</sup> | -                   | -      | -         |
| STAFF ROOM                                          | 15m <sup>2</sup> | -                   | -      | -         |

- GENERAL NOTES:**
- SET OF THE PROPOSED CHILDCARE TO BE CONFIRMED WITH ALL SELECTED SITE CONDITIONS.
  - ALL ELEVATED WALKWAYS, RAMPS AND STAIRS FINIAL CONFIGURATION AND HEIGHTS TO BE CONFIRMED BASED ON ACTUAL SITE CONDITIONS AND FINISH FLOOR LEVEL OF MODULES.
  - RAMPS, LANDINGS AND STAIRS TO BE COMPLIANT WITH AS1428.1.

|                      |             |                   |            |
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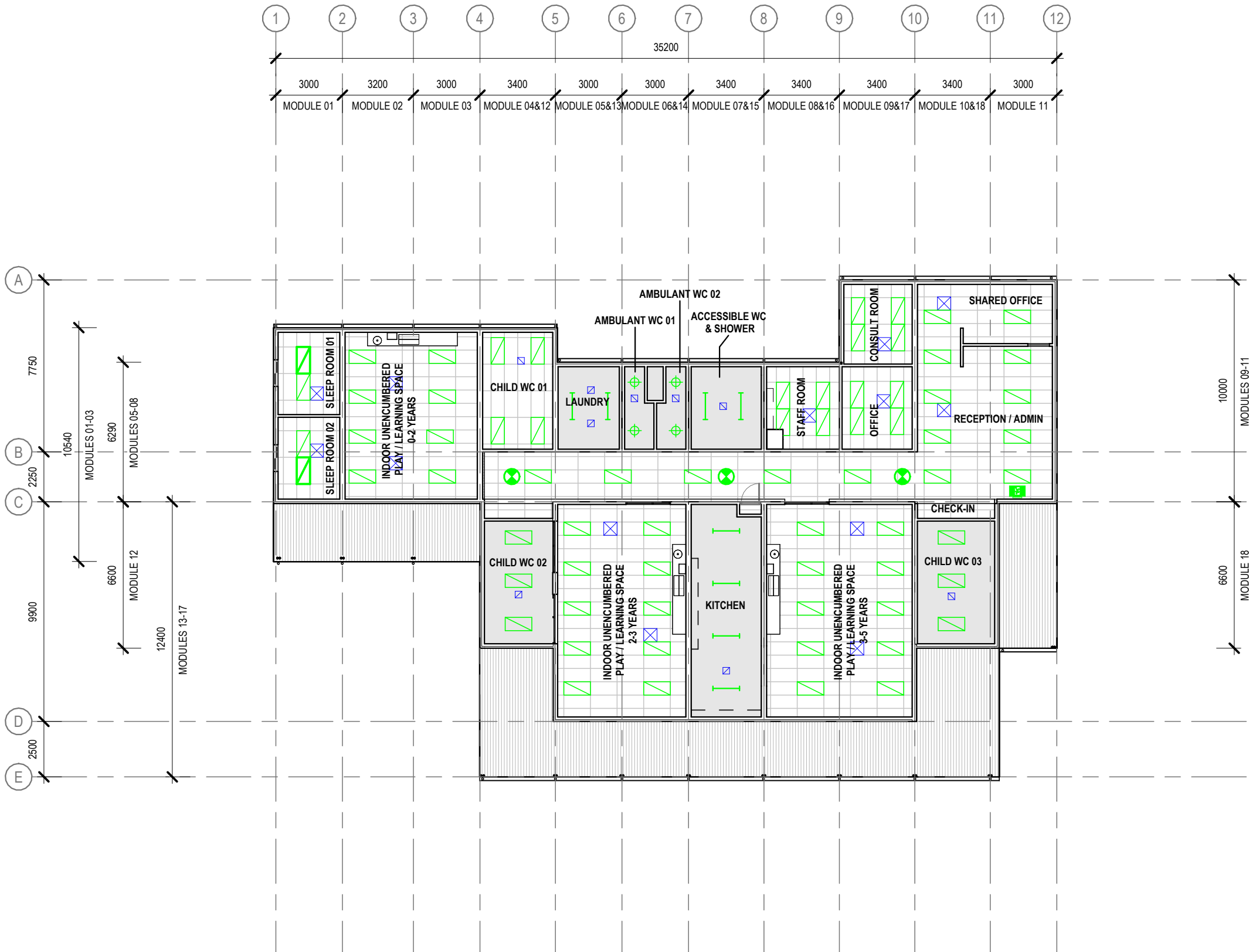
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|---------|-----------------------------|
| Client  | RDA                         |
| Project | CHILDCARE REFERENCE DESIGNS |
| Status  | PRELIMINARY                 |

|               |                                                    |
|---------------|----------------------------------------------------|
| Drawing Title | 45 CHILDREN<br>ARCHITECTURE<br>GENERAL ARRANGEMENT |
| Drawing No.   | 12681431-DD-45-0100                                |
| Rev           | P01                                                |

Size  
A3

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### CEILING LEGEND:

- TYPE: FLUSH SET PLASTERBOARD  
HEIGHT: 2400H
- TPYE: 1200 X 600MM CEILING TILE  
WITH EXPOSED T BAR GRID  
HEIGHT: 2400H
- TYPE: NO CEILING. EXPOSED ROOF  
SHEETING AND STRUCTURE.

### SERVICE TYPE LEGEND

- MECHANICAL SERVICES
- ELECTRICAL SERVICES

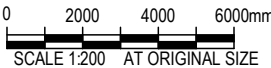
NOTE: REFER TO SERVICES DRAWINGS FOR DETAILS

### SYMBOL LEGEND

- SINGLE SURFACE MOUNTED BATTEN LUMINAIRE
- RECESSED LUMINAIRE (RECTANGULAR)
- DOWNLIGHT (RECESSED)
- EMERGENCY LIGHT

### NOTES:

- FINAL DESIGN TO CONSIDER SITE SPECIFIC REQUIREMENTS
- EACH ROOM SHALL BE SWITCHED SEPARATELY. ALL CHILD ACTIVITY/SLEEP SPACES SHALL BE PROVIDED WITH A SWITCH, ALL OTHER SPACES MAY BE CONTROLLED BY EITHER SWITCH OR OCCUPANCY SENSOR.
- FINAL LIGHTING SELECTION TO COMPLY WITH NCC SECTION J7 ILLUMINATION POWER DENSITY REQUIREMENTS
- ALL FIXTURES SHALL HAVE THE SAME COLOUR TEMPERATURE THROUGH OUT THE FACILITY
- ALL FIXTURES IN CHILD ACTIVITY, AND SLEEP ROOMS SHALL BE DIMMABLE.



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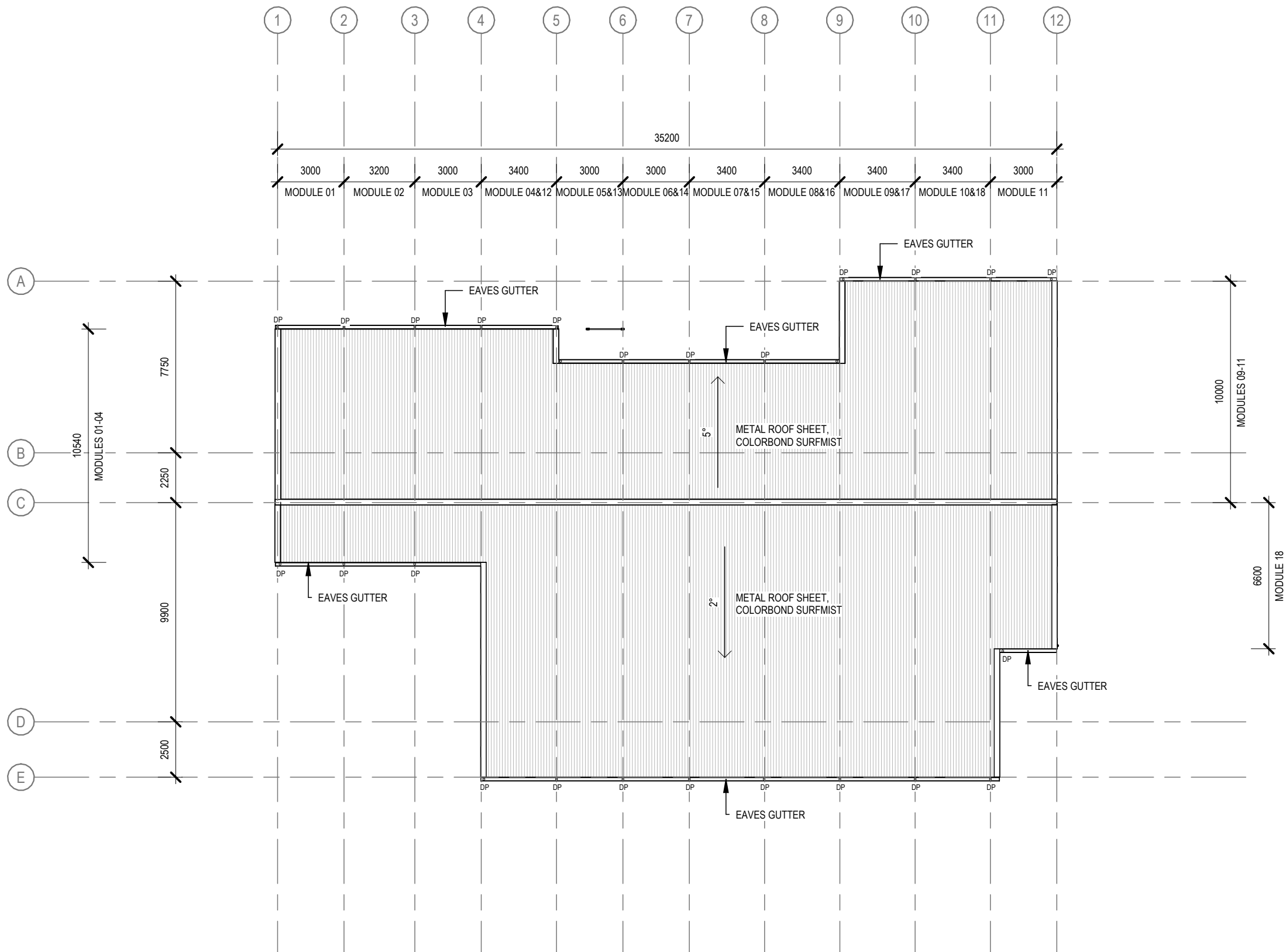
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ARCHITECTURE  
REFLECTED CEILING PLAN**

Drawing No.  
**12681431-DD-45-0250**

Size  
**A3**

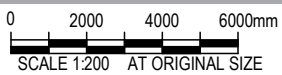
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**P01**

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| P01            | ISSUE FOR REVIEW | MR                          | DL         | 02/02/26 |
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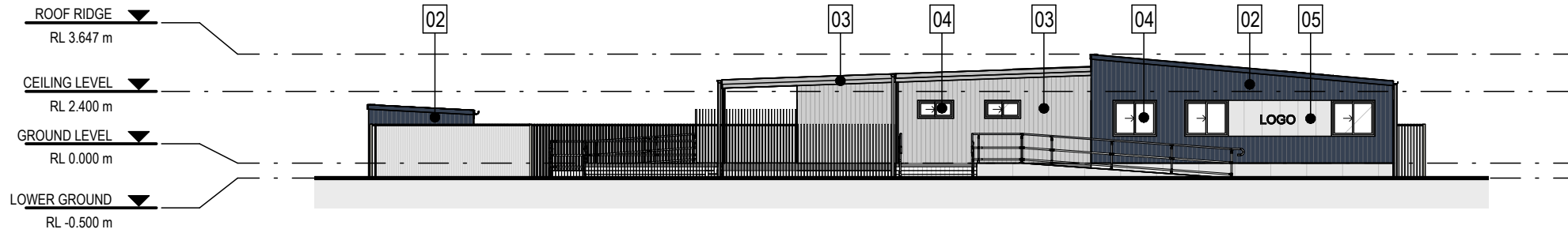
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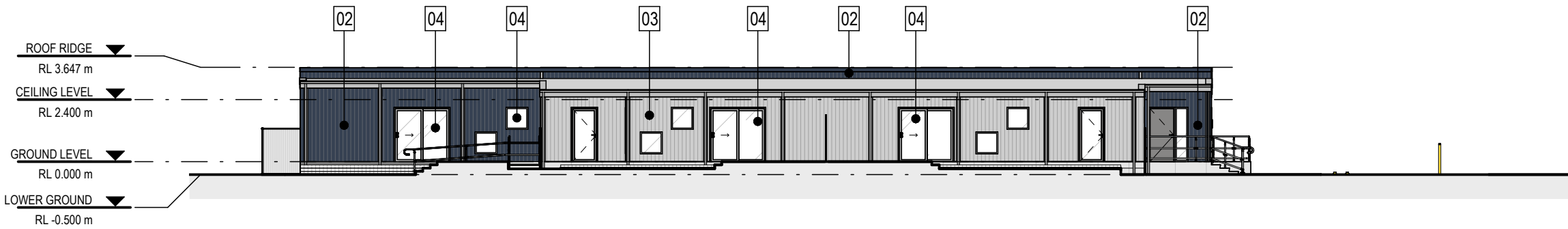
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| Client  | RDA                         |
| Project | CHILDCARE REFERENCE DESIGNS |
| Status  | PRELIMINARY                 |

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|---------------|------------------------------------|------|-----|
| Drawing Title | 45 CHILDREN ARCHITECTURE ROOF PLAN | Size | A3  |
| Drawing No.   | 12681431-DD-45-0300                | Rev  | P01 |

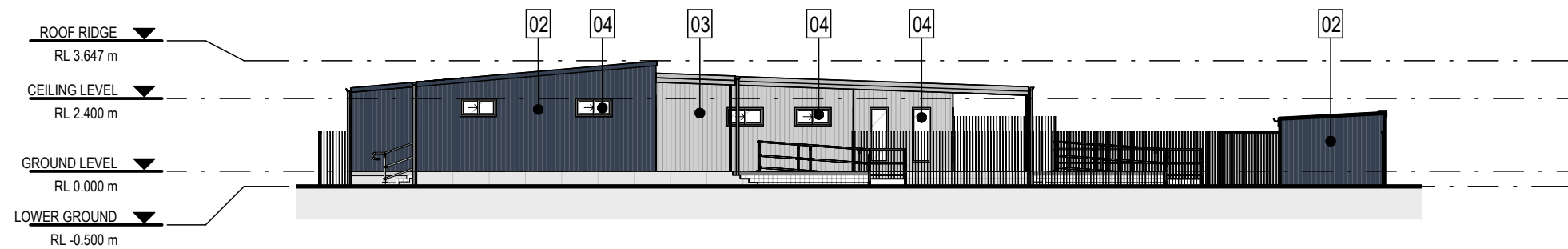
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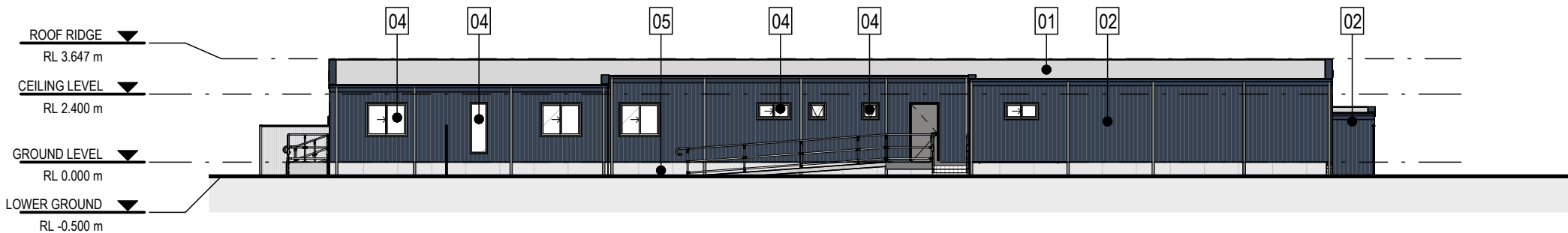
1 ELEVATION  
SCALE 1 : 200



2 ELEVATION  
SCALE 1 : 200



3 ELEVATION  
SCALE 1 : 200



4 ELEVATION  
SCALE 1 : 200

#### MATERIALS LEGEND



01 METAL ROOF SHEET,  
COLORBOND SURFMIST



02 SPANDEK,  
DEEP OCEAN



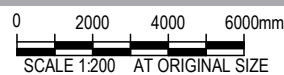
03 SPANDEK,  
SHALE GREY



04 ALUMINUM GLAZING SUITE,  
NATURAL ANODISED



05 CFC,  
GREY



|                |                  |                             |            |          |
|----------------|------------------|-----------------------------|------------|----------|
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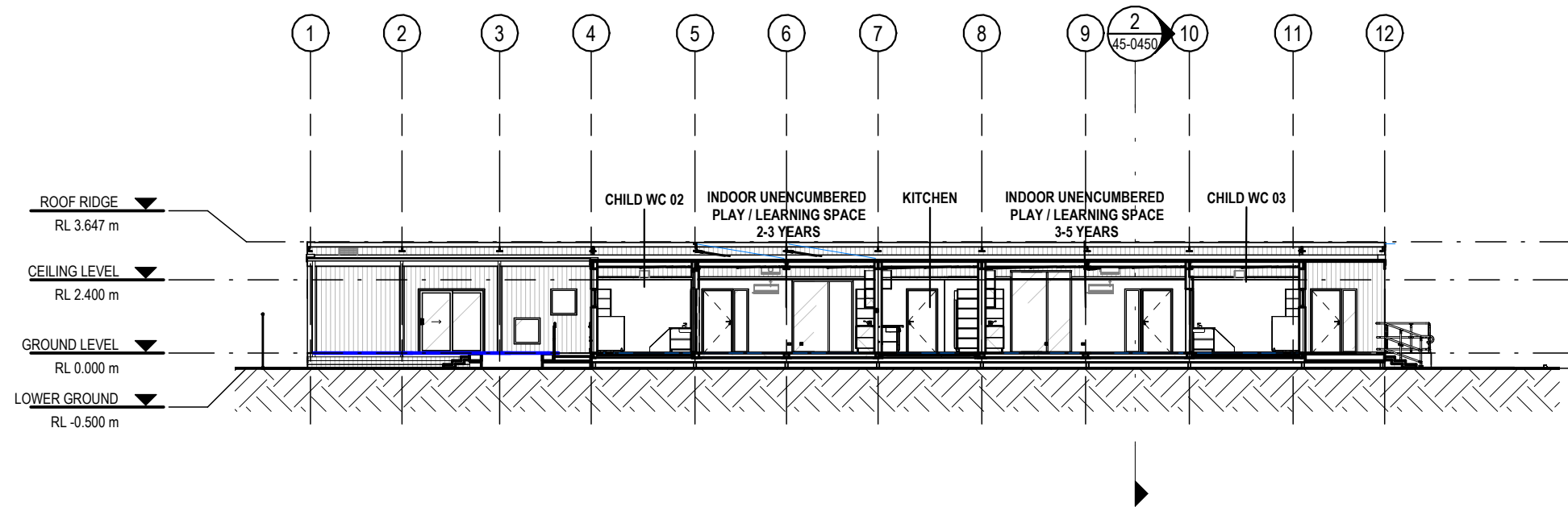
Client RDA  
Project CHILDCARE REFERENCE DESIGNS  
Status PRELIMINARY

Drawing Title 45 CHILDREN  
ARCHITECTURE  
BUILDING ELEVATIONS

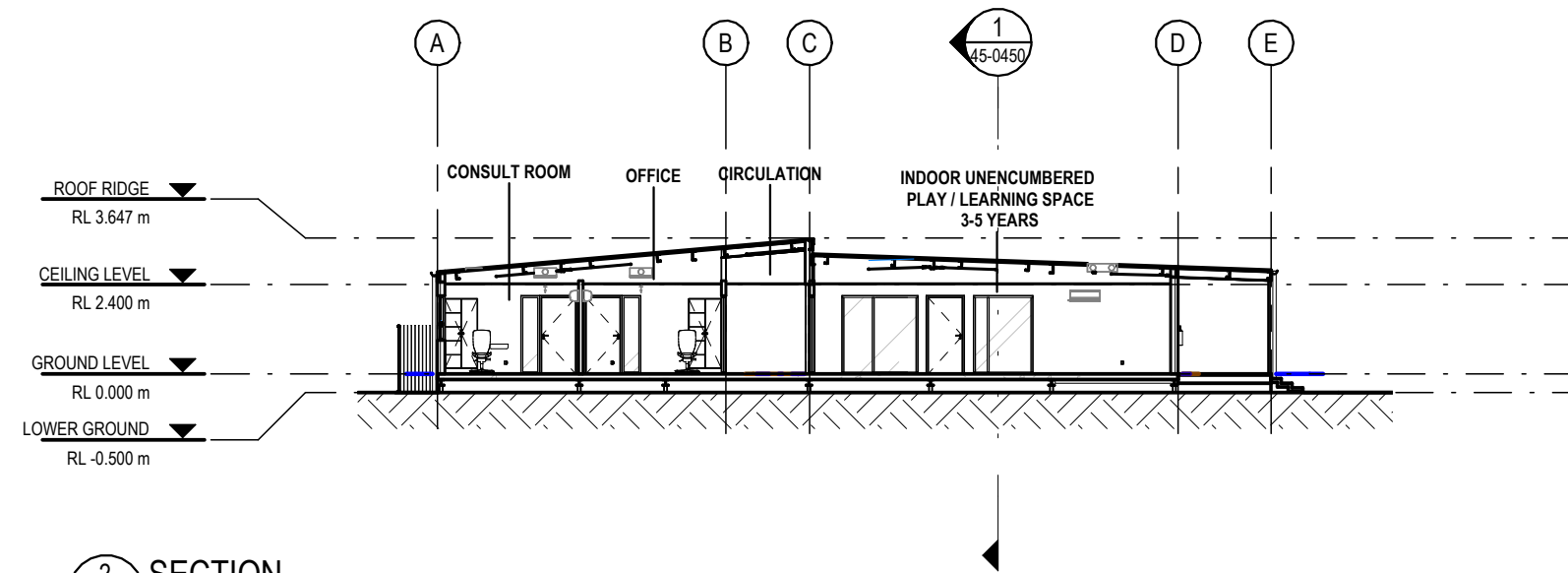
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Size A3

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1 SECTION  
45-0100 SCALE 1:200



2 SECTION  
45-0100 SCALE 1:200

|                      |             |         |          |
|----------------------|-------------|---------|----------|
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|---------|-----------------------------|
| Client  | RDA                         |
| Project | CHILDCARE REFERENCE DESIGNS |
| Status  | PRELIMINARY                 |

Drawing Title  
45 CHILDREN  
ARCHITECTURE  
BUILDING SECTIONS

Drawing No.  
12681431-DD-45-0450

Size  
A3

Rev  
P01

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LEGEND:

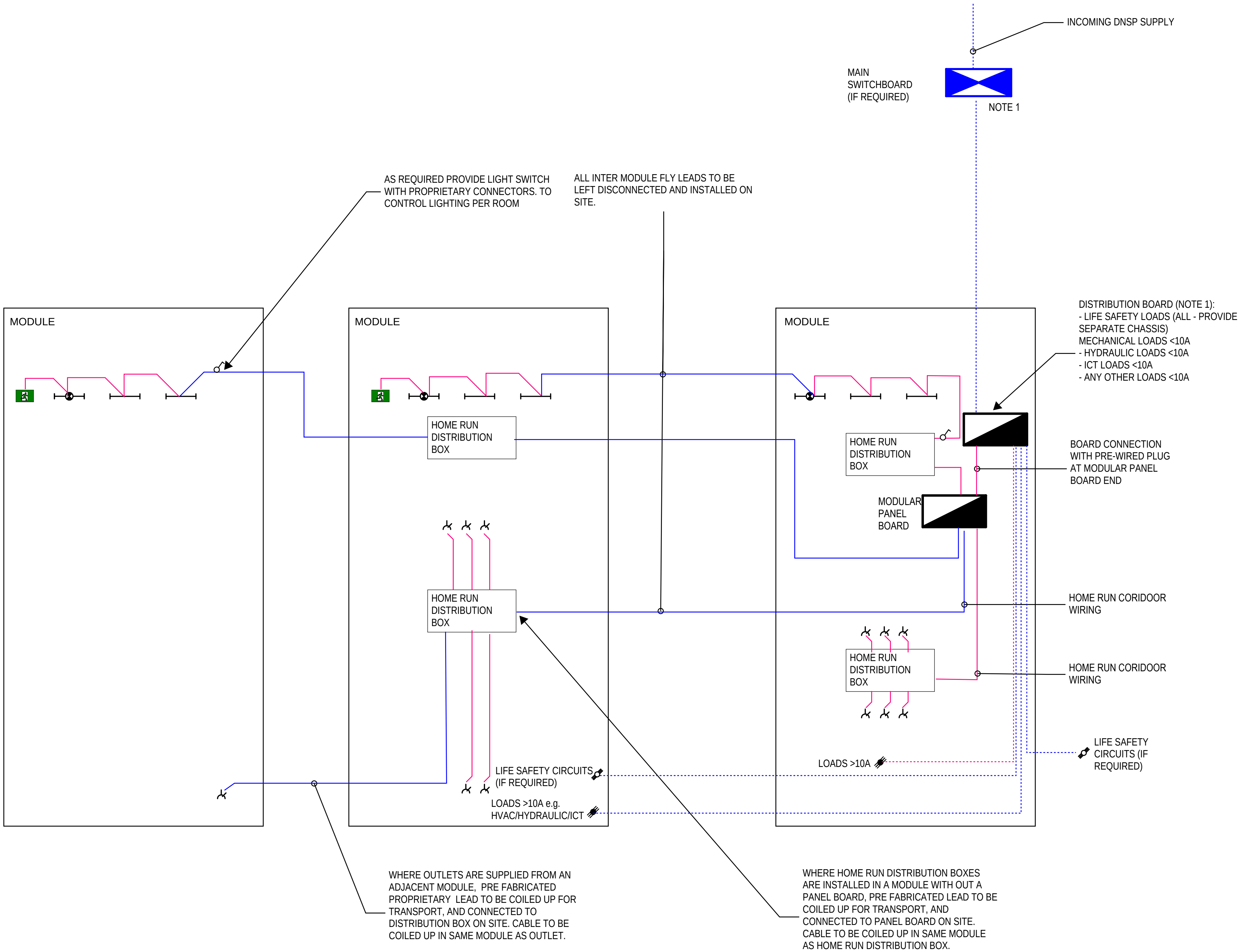
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- ON SITE CONNECTIONS  
(PROPRIETARY WIRING)
- IN FACTORY CONNECTIONS  
(NON-PROPRIETARY WIRING)
- IN FACTORY CONNECTIONS  
(PROPRIETARY WIRING)

1. DIAGRAM INDICTIVE ONLY. FINAL QUANTITIES AND PANEL BOARDS, HOME RUN DISTRIBUTION BOXES AND NUMBER OF MODULES ETC SUBJECT TO MANUFACTURER'S REQUIREMENTS AND FINAL DESIGN. INTENTION OF SCHEMATIC IS TO SHOW EXTENTS OF ON SITE AND INFACORY WIRING

2. MODULAR WIRING SYSTEM SHOWN IS BASED ON APEX WIRING SOLUTIONS PRODUCT.

3. MAXIMUM NUMBER OF CONNECTION TO HOME RUN BOXES TO BE CONFIRMED BY MANUFACTURER. REFERENCE DESIGN ALLOWS 6 DOUBLE OUTLETS PER HOME RUN DISTRIBUTION BOX

4. NCC REQUIRED FUTURE SOLAR AND BATTERY PROVISIONS TO BE PROVIDED IN SWITCHBOARD WITH DNSP METER



|                      |               |                   |             |      |    |          |
|----------------------|---------------|-------------------|-------------|------|----|----------|
| P01 ISSUE FOR REVIEW |               |                   |             | DL   | MR | 02/02/26 |
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| Drafting Check       | N. MARCHESAN  | Reg Architect     | D. ANDERSEN |      |    |          |
| Design Check         | J. PISANIELLO | State and Reg No. | SA / 2445   |      |    |          |



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Director - Architecture  
Craig Brown SA 813

Project No.  
12681431

|         |                             |
|---------|-----------------------------|
| Client  | RDA                         |
| Project | CHILDCARE REFERENCE DESIGNS |
| Status  | PRELIMINARY                 |

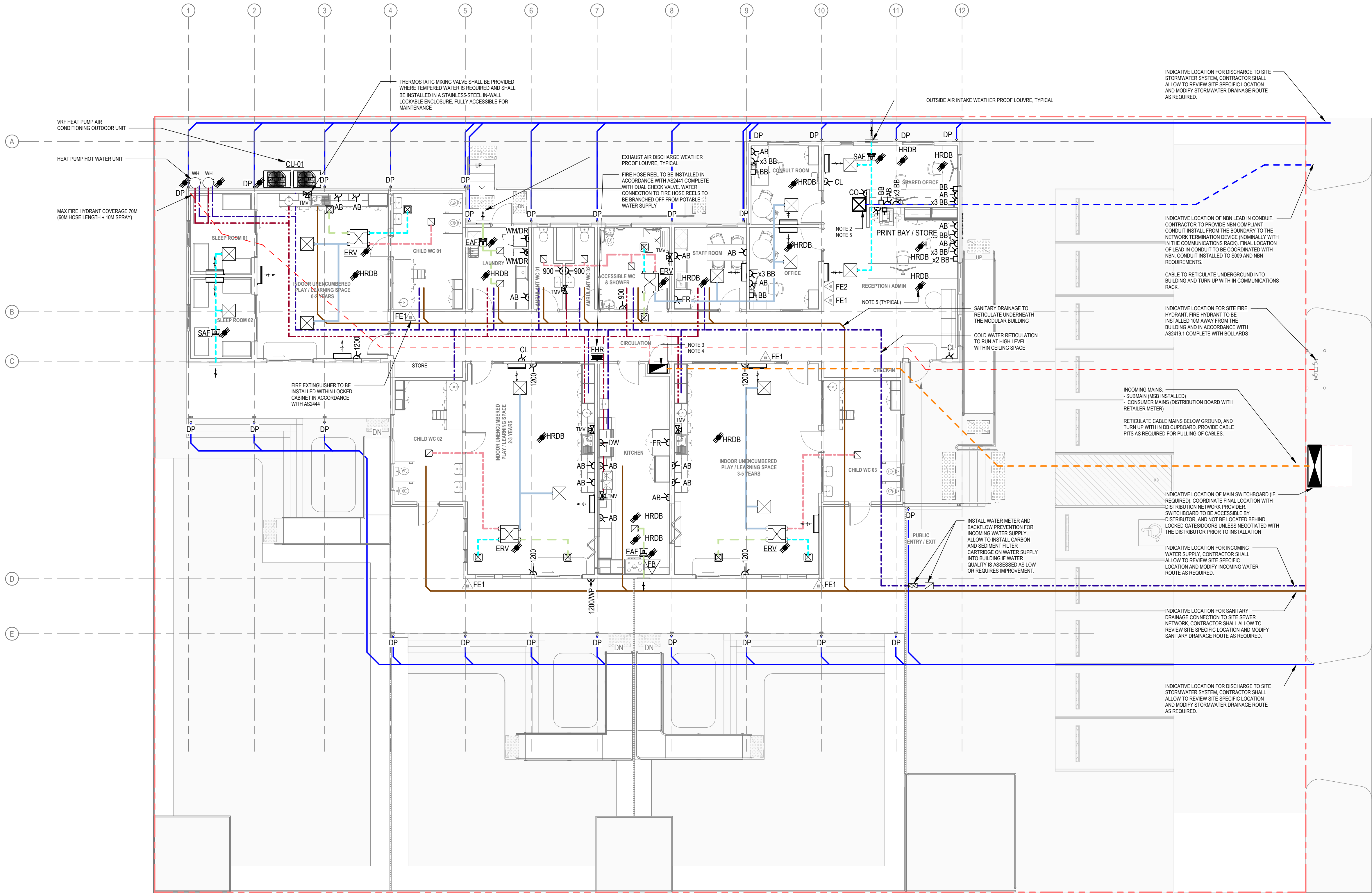
Drawing Title  
45 CHILDREN CHILDCARE  
ELECTRICAL SERVICES  
MODULAR WIRING SCHEMATIC

Drawing No.  
12681431-DD-45-1001

Size  
A1

Rev  
P01





LEGEND

ELECTRICAL AND COMMUNICATIONS

- NBN LEAD IN CONDUIT
- ELECTRICAL MAINS CONDUIT
- MAIN SWITCHBOARD
- DISTRIBUTION BOARD/PANEL BOARD
- 10A SWITCHED SOCKET OUTLET DOUBLE:
  - 1200 MOUNTED AT 1200AFL
  - AB 150mm ABOVE BENCH
  - x3 BB 3 OFF 150mm BELOW BENCH
  - CO COMMUNICATIONS RACK
  - FR FRIDGE
  - DW DISHWASHER
  - WM/DR WASHING MACHINE/DRYER
- CLEANERS OUTLET
- ISOLATOR SWITCH: 3 PHASE (RATING TO BE COORDINATED WITH EQUIPMENT)
  - CU AIR CONDITIONER UNIT
  - ERV ENERGY RECOVERY VENTILATION
  - HWU HOT WATER UNIT
  - SAF SUPPLY AIR FAN
  - EAF EXHAUST AIR FAN
- HOME RUN DISTRIBUTION BOX
- 10A SINGLE PHASE INDUSTRIAL POWER OUTLET 900 MOUNTED AT 900AFL
- COMMUNICATIONS RACK (18RU 600x600)
- DOUBLE DATA OUTLET
  - AB ABOVE BENCH
  - BB BELOW BENCH

MECHANICAL

- WALL MOUNTED SPLIT UNIT
- DUCT IN-LINE FAN
- ENERGY RECOVERY VENTILATOR
- SUPPLY AIR GRILLE
- RETURN/EXHAUST AIR GRILLE
- ROOF COWL
- SUPPLY AIR DUCT
- FRESH AIR DUCT
- EXHAUST AIR DUCT
- RETURN AIR DUCT

HYDRAULIC

- STORMWATER
- DOMESTIC HOT WATER SUPPLY
- DOMESTIC COLD WATER SUPPLY
- SANITARY DRAINAGE
- THERMOSTATIC MIXING VALVE
- HOT WATER UNIT

FIRE

- FE1 DRY CHEMICAL FIRE EXTINGUISHER
- FE2 CO2 FIRE EXTINGUISHER
- FIRE BLANKET
- FIRE HOSE REEL
- FIRE HYDRANT

NOTE: ONE EXTERNAL SITE FIRE HYDRANT SYSTEM IS REQUIRED TO OPERATE AT ONE TIME TO SERVE THIS BUILDING. FINAL HYDRANT LOCATIONS SHALL BE COORDINATED DURING DETAILED DESIGN AND CONFIRMED SUBJECT TO FINAL SITE CONDITIONS AND BUILDING PLACEMENT

NOTES:

- FINAL DESIGN TO CONSIDER SITE SPECIFIC CONDITIONS AND REQUIREMENTS.
- PROVIDE NBN COMPLIANT COMMUNICATIONS LEAD IN PATHWAY FROM KERB TO NETWORK TERMINATION DEVICE AT COMMUNICATIONS RACK LOCATION
- DISTRIBUTION BOARD AND MODULAR POWER SUPPLIER PROPRIETARY PANEL BOARD VERTICALLY STACKED WITHIN CUPBOARD
- COORDINATE WITH DISTRIBUTION NETWORK SERVICE PROVIDER RETAILER METER LOCATION REQUIREMENTS. ADDITIONAL EXTERNAL FREE STANDING METER PANEL ON PROPERTY BOUNDARY MAY BE REQUIRED
- HOME RUN DISTRIBUTION BOXES SHALL BE LOCATED IN THE CEILING SPACE IN AN ACCESSIBLE LOCATION. FINAL LOCATION TO BE COORDINATED WITH FINAL GPO LOCATION TO MINIMISE ON SITE CONNECTIONS REQUIRED. REFER TO SCHEMATIC FOR CONNECTION DETAILS
- COMMUNICATIONS CABLING SHALL BE RUN AS CONTINUOUS LENGTHS, WITH NO JOINS ACROSS MODULES. FACTORY TO SUPPLY AN APPROPRIATE LENGTH CABLE FOR ALL HORIZONTAL CABLING (WITH 5m EXCESS) AND KEYSTONES INSTALLED AT EITHER END. NO ON SITE TERMINATIONS SHALL BE REQUIRED
- PROPOSED WATER RETICULATION LAYOUT IS SUBJECT TO FLOW AND PRESSURE TEST. CONDUCT FLOW AND PRESSURE TEST ONCE SITE HAS BEEN SELECTED. ALLOW TO INSTALL BREAK TANK AND BOOSTER PUMP IF FLOW OR PRESSURE CONDITIONS ARE INSUFFICIENT
- PROPOSED SANITARY AND STORMWATER DRAINAGE LAYOUTS ARE SUBJECT TO CONFIRMATION OF EXISTING SITE DRAINAGE INFRASTRUCTURE AND ITS AVAILABLE CAPACITY. ONCE THE SITE IS SELECTED, VERIFY THE PRESENCE, CONDITION, AND CAPACITY OF THE SITE DRAINAGE NETWORK. ALLOW FOR INSTALLATION OF HOLDING TANKS, PUMP-OUT SYSTEMS, OR ADDITIONAL ON-SITE DETENTION WHERE SITE DRAINAGE CAPACITY IS INSUFFICIENT OR WHERE NO SUITABLE SITE DRAINAGE INFRASTRUCTURE EXISTS

GROUND LEVEL - Services

SCALE 1:100



|                |                  |                   |            |          |
|----------------|------------------|-------------------|------------|----------|
| P01            | ISSUE FOR REVIEW | DL                | MR         | 02/02/26 |
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| Drafting Check | N.MARCHESAN      | Reg Architect     | D.ANDERSEN |          |
| Design Check   | J.PISANIELLO     | State and Reg No. | SA / 2445  |          |

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Director - Architecture  
Craig Brown SA 813

Project No.  
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Client **RDA**  
Project **CHILDCARE REFERENCE DESIGNS**  
Status **PRELIMINARY**

Drawing Title **45 CHILDREN CHILDCARE  
COMBINED SERVICES  
GENERAL ARRANGEMENT**

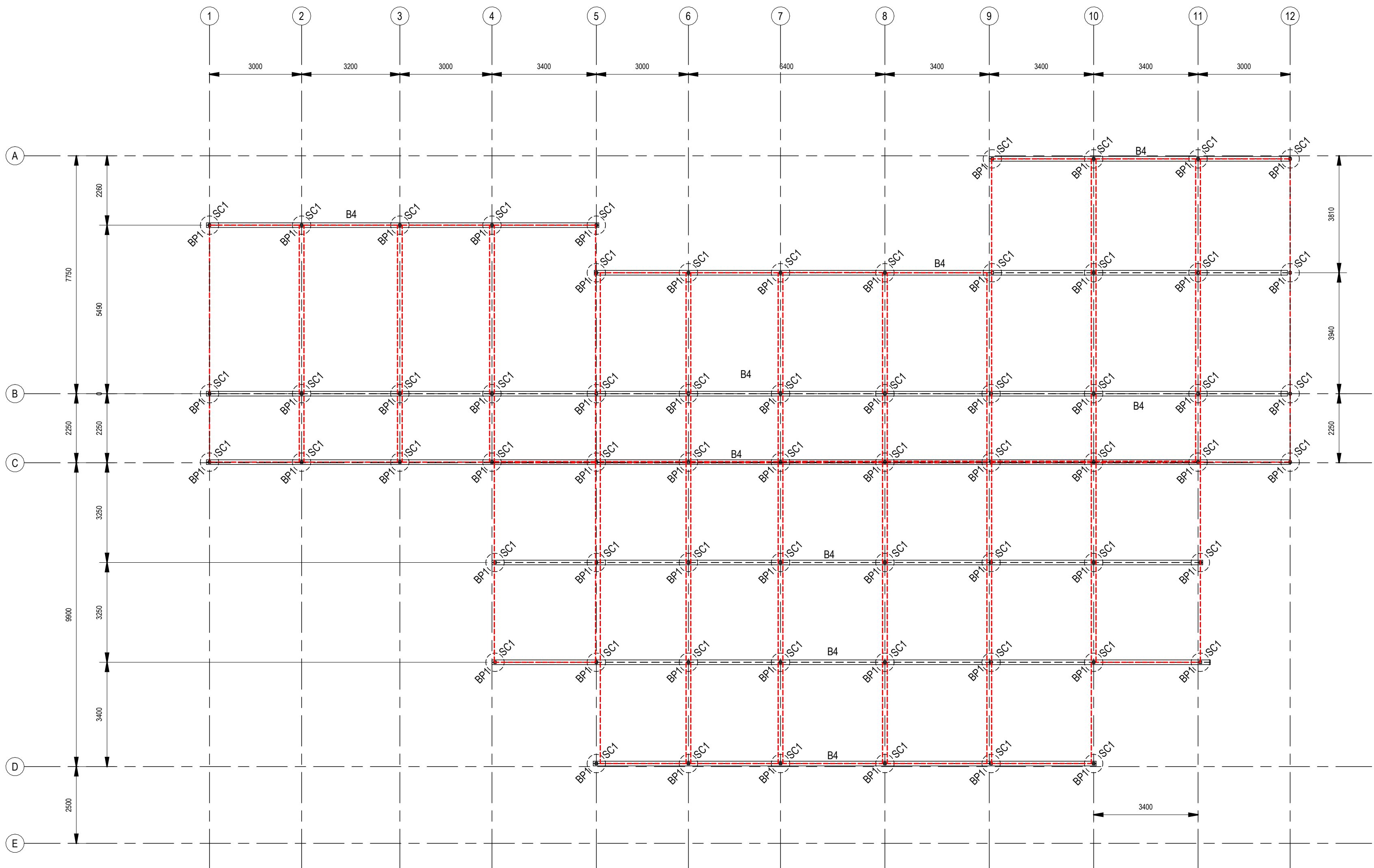
Drawing No.  
**12681431-DD-45-1100**

Size  
**A1**

Rev  
**P01**



NOTES:  
1. TIMBER DECKING AND POST FOUNDATION TO BE DESIGNED DURING D&C PROCESS



PIER & STEEL BEARER PLAN  
SCALE 1 : 100

|                      |             |                |             |         |          |          |
|----------------------|-------------|----------------|-------------|---------|----------|----------|
| P01 ISSUE FOR REVIEW |             |                |             | MR      | DL       | 02/02/26 |
| Rev                  | Description |                |             | Checked | Approved | Date     |
| Author               | L. MACION   | Drafting Check | N.MARCHESAN |         |          |          |
| Designer             | A. SEARLE   | Design Check   | M. RENKO    |         |          |          |



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| Client  | RDA                         |
| Project | CHILDCARE REFERENCE DESIGNS |
| Status  | PRELIMINARY                 |

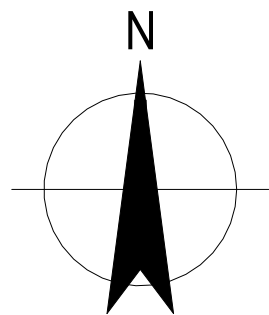
Drawing Title  
**45 CHILDREN  
STRUCTURAL SERVICES  
FOUNDATION PLAN**

Drawing No.  
12681431-DD-45-2050

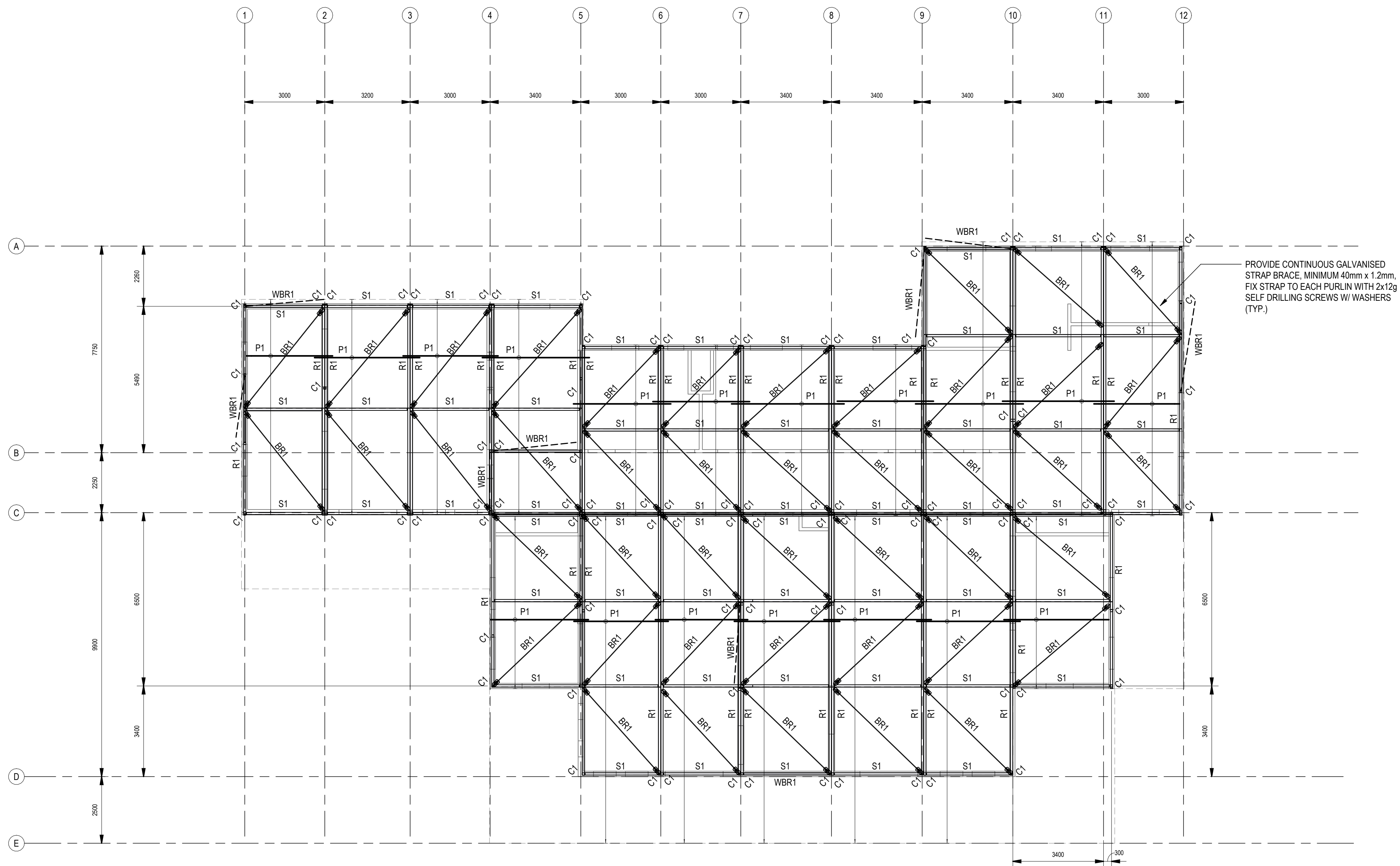
Size  
A1

Rev  
P01





NOTES:  
1. TIMBER DECKING AND POST FOUNDATION TO BE DESIGNED DURING D&C PROCESS



STEEL FRAMING PLAN  
SCALE 1 : 100

|                      |             |                |             |         |          |          |
|----------------------|-------------|----------------|-------------|---------|----------|----------|
|                      |             |                |             |         |          |          |
|                      |             |                |             |         |          |          |
|                      |             |                |             |         |          |          |
|                      |             |                |             |         |          |          |
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| Rev                  | Description |                |             | Checked | Approved | Date     |
| Author               | L. MACION   | Drafting Check | N.MARCHESAN |         |          |          |
| Designer             | A. SEARLE   | Design Check   | M. RENKO    |         |          |          |



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12681431

Client **RDA**  
Project **CHILDCARE REFERENCE DESIGNS**  
Status **PRELIMINARY**

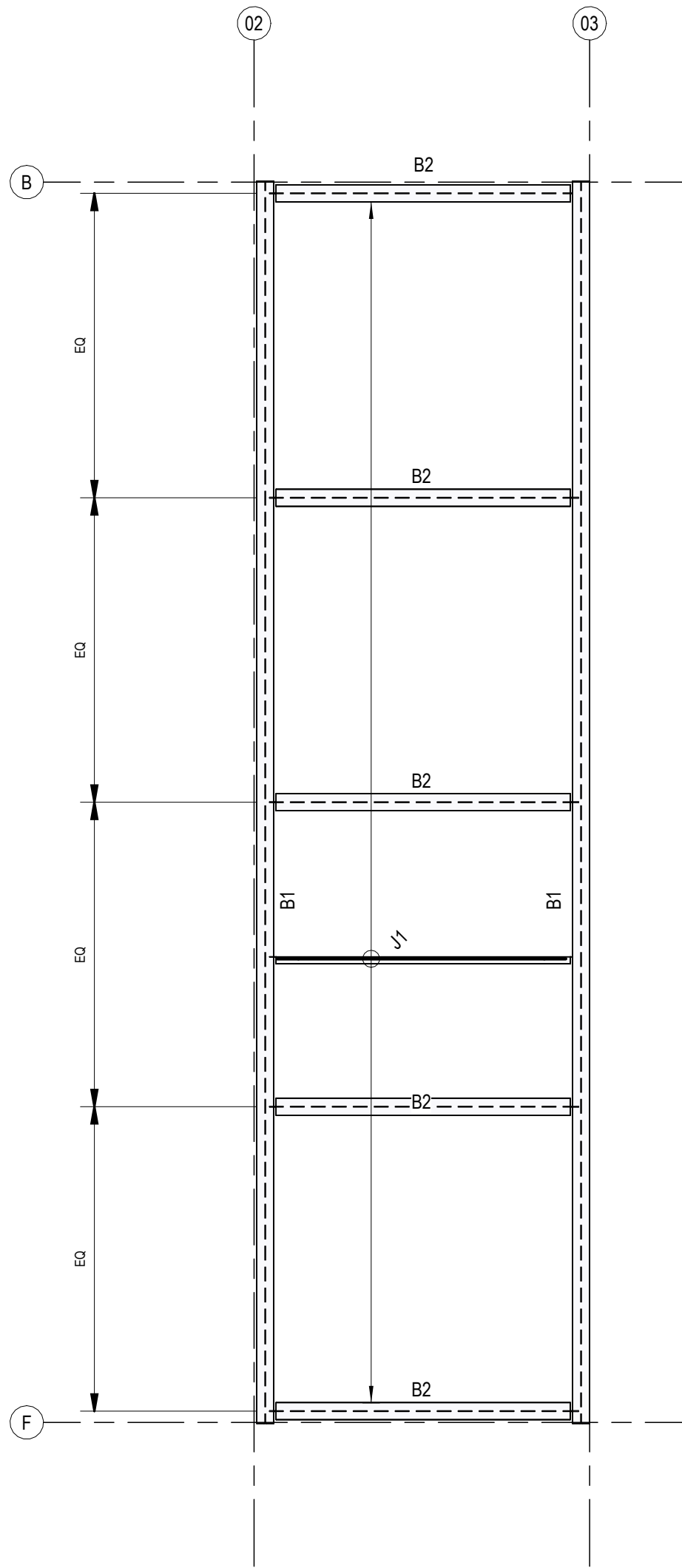
Drawing Title  
**45 CHILDREN  
STRUCTURAL SERVICES  
STEEL FRAMING PLAN**

Drawing No.  
**12681431-DD-45-2300**

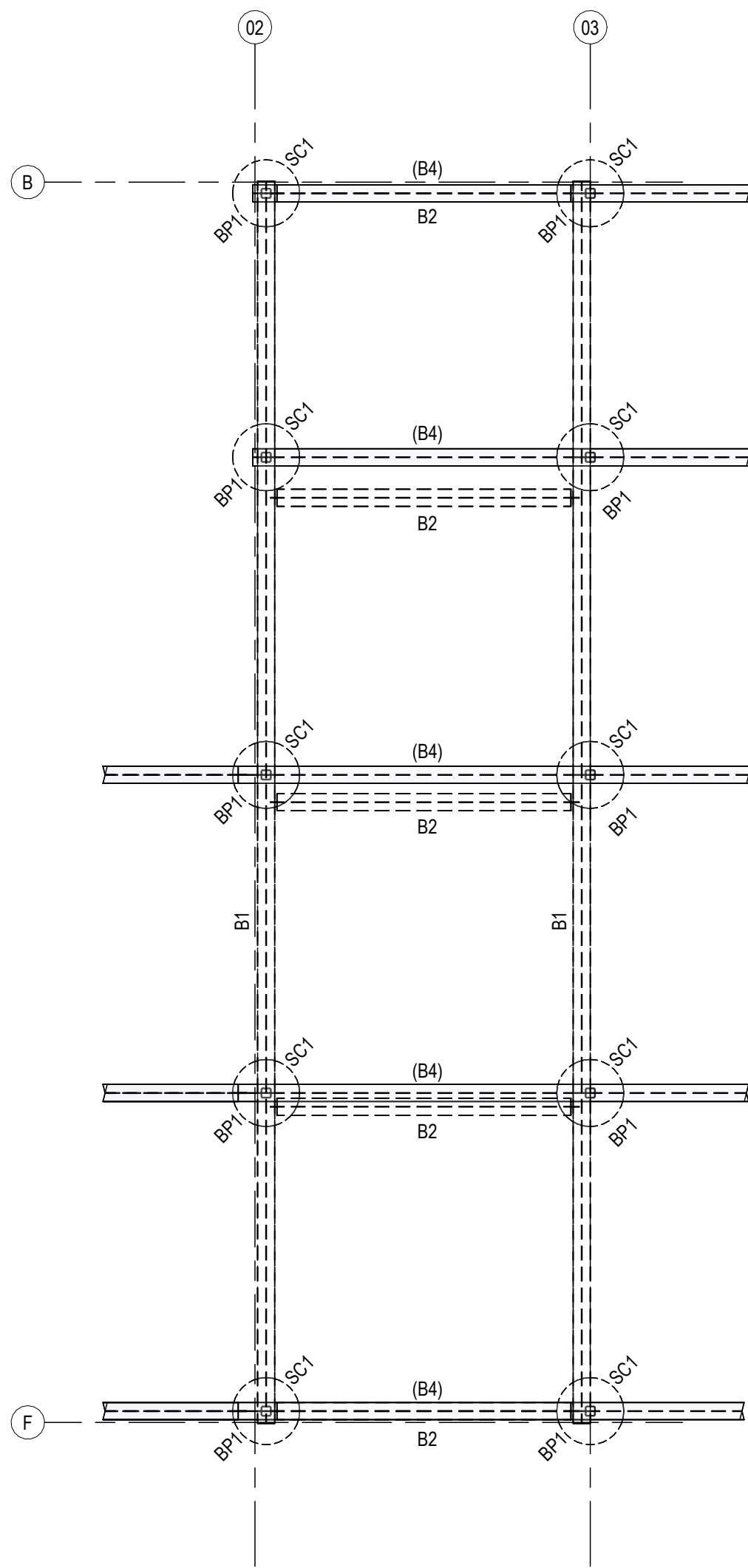
Size  
**A1**

Rev  
**P01**

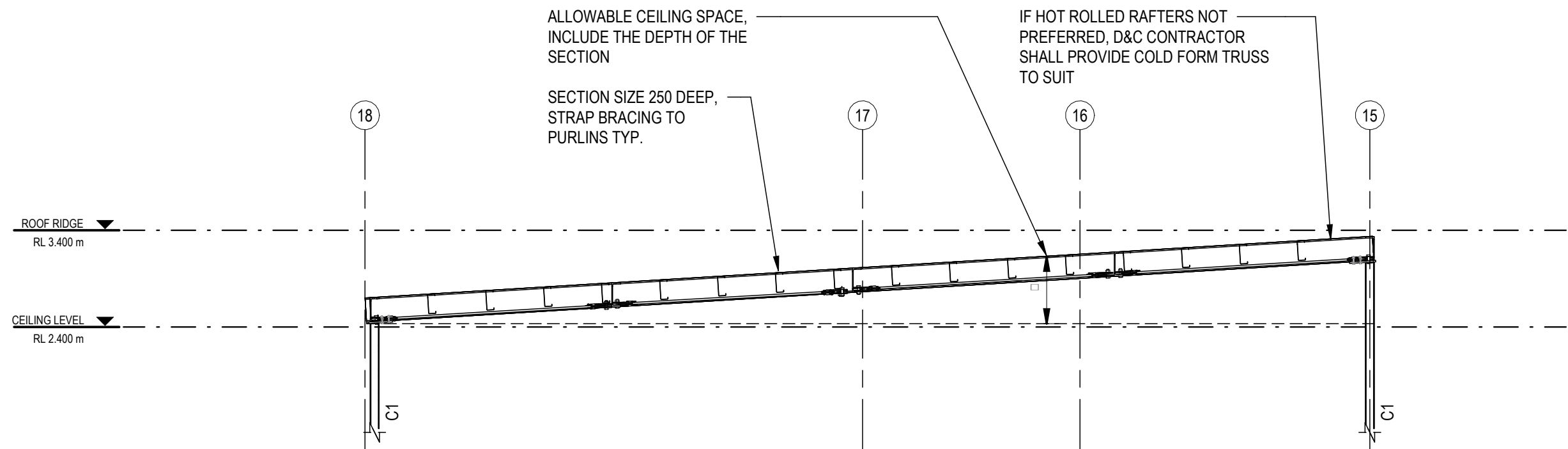




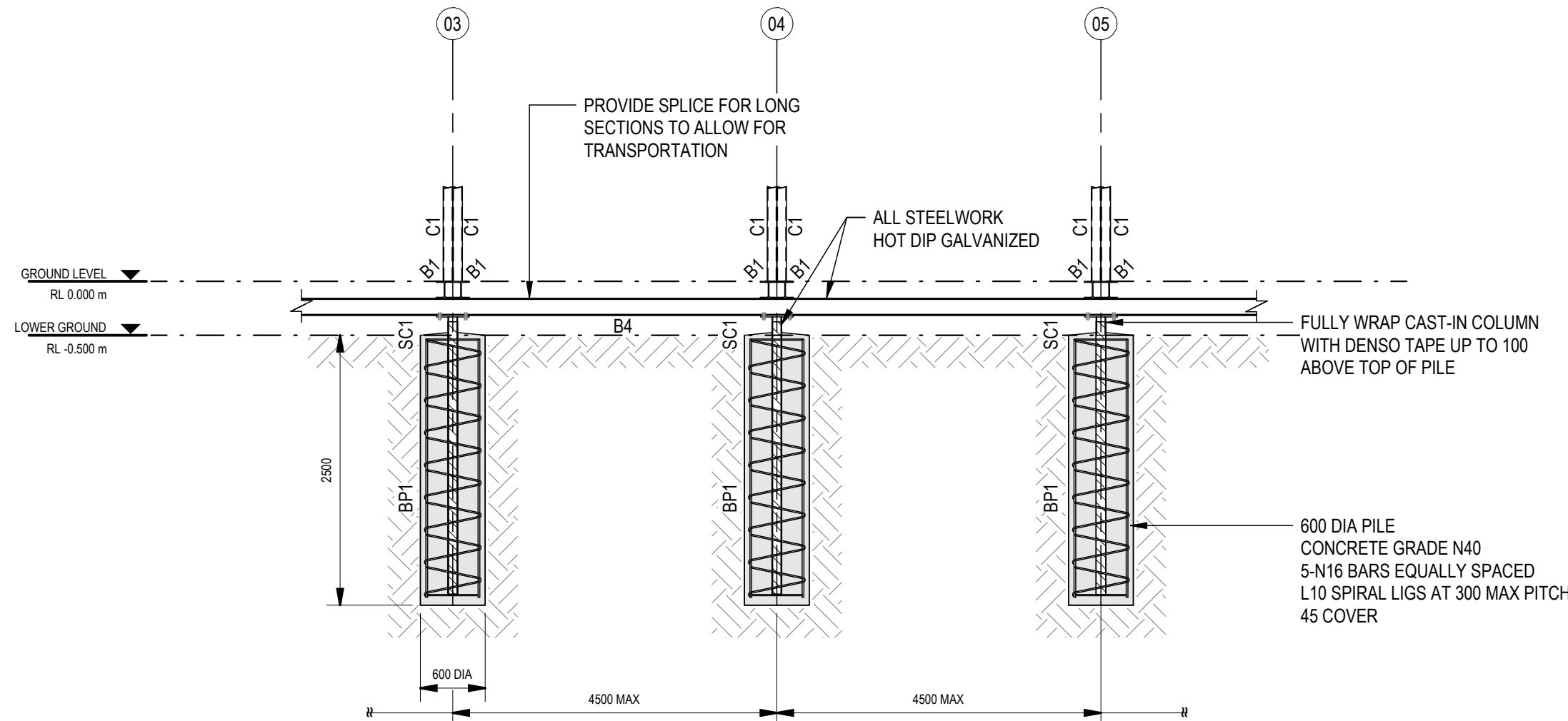
TYPICAL BUILDING MODULE FLOOR PLAN  
SCALE 1:50



TYPICAL FOUNDATION PLAN  
SCALE 1:50



TYPICAL ROOF FRAMING ELEVATION  
SCALE 1:50



TYPICAL FOUNDATION ELEVATION  
SCALE 1:50

NOTES:

1. TIMBER DECKING AND POST FOUNDATION TO BE DESIGNED DURING D&C PROCESS

| STEEL FRAMING SCHEDULE |                       |                        |
|------------------------|-----------------------|------------------------|
| MARK                   | SIZE                  | COMMENTS               |
| B1                     | UC 150x30             |                        |
| B2                     | UC 150x30             |                        |
| B4                     | UC 150x30             |                        |
| BR1                    | 40mm x 1.2mm GI BRACE | GALVANISED STRAP BRACE |
| C1                     | SHS 89x89x6.0         | AT 1800 CTS. MAX.      |
| J1                     | C 150x19              | AT 600 CTS. MAX.       |
| P1                     | C 200x19              | AT 1800 CTS. MAX.      |
| R1                     | PFC 250               |                        |
| S1                     | PFC 250               |                        |
| SC1                    | SHS 89x89x6.0         |                        |
| WBR1                   | SHS 75x75x6.0         |                        |

| CONCRETE SCHEDULE |                              |                                                                                           |
|-------------------|------------------------------|-------------------------------------------------------------------------------------------|
| MARK              | SIZE                         | COMMENTS                                                                                  |
| BP1               | 600 DIAMETER WITH 2500 DEPTH | CONCRETE GRADE N40<br>5-N16 BARS EQUALLY SPACED L10 SPIRAL LIGS AT 300 MAX PITCH 45 COVER |

| Rev      | Description      | Checked        | Approved     | Date     |
|----------|------------------|----------------|--------------|----------|
| P01      | ISSUE FOR REVIEW | MR             | DL           | 02/02/26 |
| Author   | L. MACION        | Drafting Check | N. MARCHESAN |          |
| Designer | A. SEARLE        | Design Check   | M. RENKO     |          |

0 500 1000 1500 2000 2500mm  
SCALE 1:50 AT ORIGINAL SIZE



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Project No.  
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Client **RDA**  
Project **CHILDCARE REFERENCE DESIGNS**  
Status **PRELIMINARY**

Drawing Title **45 CHILDREN  
STRUCTURAL SERVICES  
STRUCTURAL DETAILS**

Drawing No.  
12681431-DD-45-2450

Size  
A1

Rev  
P01



# RDA

# CHILDCARE REFERENCE DESIGNS

# 60 CHILDREN CHILDCARE

# 12681431

| DRAWING INDEX          |                     |                             |
|------------------------|---------------------|-----------------------------|
| DRAWING NO.            | DISCIPLINE          | DRAWING TITLE               |
| 12681431-DD-60-0001    | ARCHITECTURE        | COVERPAGE AND DRAWING INDEX |
| 12681431-DD-60-0005    | ARCHITECTURE        | LEGEND AND NOTES            |
| 12681431-DD-60-0050    | ARCHITECTURE        | SITE PLAN                   |
| 12681431-DD-60-0100    | ARCHITECTURE        | GENERAL ARRANGEMENT         |
| 12681431-DD-60-0250    | ARCHITECTURE        | REFLECTED CEILING PLAN      |
| 12681431-DD-60-0300    | ARCHITECTURE        | ROOF PLAN                   |
| 12681431-DD-60-0400    | ARCHITECTURE        | BUILDING ELEVATIONS         |
| 12681431-DD-60-0450    | ARCHITECTURE        | BUILDING SECTIONS           |
| 12681431-AR-DD-60-1001 | ELECTRICAL SERVICES | MODULAR WIRING SCHEMATIC    |
| 12681431-DD-60-1100    | COMBINED SERVICES   | GENERAL ARRANGEMENT         |
| 12681431-DD-60-1250    | COMBINED SERVICES   | GENERAL ARRANGEMENT         |
| 12681431-DD-60-2050    | STRUCTURAL SERVICES | FOUNDATION PLAN             |
| 12681431-DD-60-2300    | STRUCTURAL SERVICES | STEEL FRAMING PLAN          |
| 12681431-DD-60-2450    | STRUCTURAL SERVICES | STRUCTURAL DETAILS          |



|                             |             |            |          |          |
|-----------------------------|-------------|------------|----------|----------|
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| Drafting Check              | N.MARCHESAN |            |          |          |
| Design Check                | D.ANDERSEN  |            |          |          |
| Reg Architect               |             | D.ANDERSEN |          |          |
| State and Reg No. SA / 2445 |             |            |          |          |

Plot Date: 9/02/2026 5:09:22 PM File Name: Autodesk Docs://12681431-RDA Childcare Ref Design/12681431-GHD-01-MDL-AR-RDA-60 CHILDREN CHILDCARE\_V25.rvt



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Director - Architecture:  
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| Client  | RDA                         |
| Project | CHILDCARE REFERENCE DESIGNS |
| Status  | PRELIMINARY                 |

|               |                                                            |
|---------------|------------------------------------------------------------|
| Drawing Title | 60 CHILDREN<br>ARCHITECTURE<br>COVERPAGE AND DRAWING INDEX |
|---------------|------------------------------------------------------------|

Drawing No.  
12681431-DD-60-0001

Size  
A3

Rev  
P01

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STANDARD MARKERS, SYMBOLS & TAGS

DRAWING REFERENCE MARKER

Ref

A

A101

REFER TO DRAWING FOR SIMILAR DETAILS

DRAWING NUMBER ON SHEET

SHEET NUMBER

SECTION REFERENCE MARKER

Ref

1

A101

REFER TO DRAWING FOR SIMILAR DETAILS

DRAWING NUMBER ON SHEET

SHEET DRAWING

LEVEL REFERENCE MARKER

Name

RL Elevation

LEVEL NAME

REDUCED LEVEL

ONLY SHOWN WHEN WATER LEVEL

FLOOR LEVEL MARKER IN PLAN

FFL 11.000

AXONOMETRIC 01

GENERAL NOTES

1. ALL MATERIALS TO COMPLY WITH RELEVANT AND CURRENT AUSTRALIAN STANDARDS.
2. ALL WORKMANSHIP SHALL COMPLY WITH RELEVANT CURRENT AUSTRALIAN STANDARDS AND GOOD TRADE PRACTICES.
3. THE ARCHITECTURAL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE SPECIFICATION, SCHEDULES & ENGINEER'S DRAWINGS.
4. DO NOT SCALE FROM DRAWINGS. NOTIFY OF ANY ERRORS OR OMISSIONS BEFORE PROCEEDING WITH ANY WORKS.

AXONOMETRIC 02

|                             |             |            |          |
|-----------------------------|-------------|------------|----------|
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| Project | CHILDCARE REFERENCE DESIGNS |
| Status  | PRELIMINARY                 |

Drawing Title  
60 CHILDREN CHILDCARE  
ARCHITECTURE  
LEGEND AND NOTES

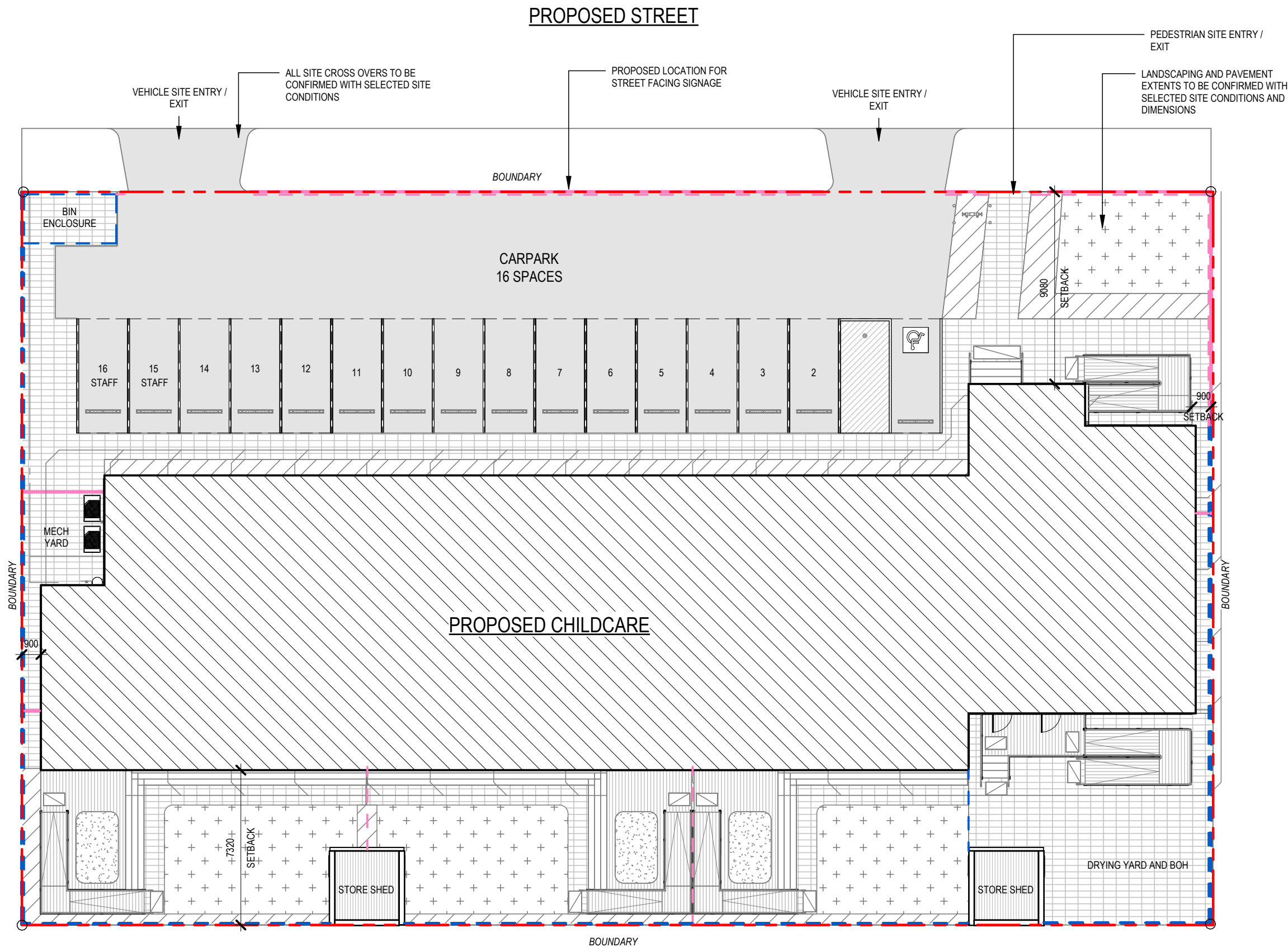
Drawing No.  
12681431-DD-60-0005

Size  
A3

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NOTES:

OCCUPANTS:  
NUMBER OF PLACES 60  
STAFF 10

SITE:  
SITE AREA 1950m<sup>2</sup>  
SITE AREA PER PLACE 32.5m<sup>2</sup>

BUILDING  
BUILDING AREA 590m<sup>2</sup>  
BUILDING AREA PER PLACE 9.8m<sup>2</sup>

SITE AMENITIES  
NUMBER OF CARPARKS (1:12) 12  
OUTDOOR PLAY AREA 440m<sup>2</sup>

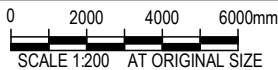
FENCE LEGEND:

- FENCE TYPE 01  
COLOURBOND METAL FENCE, SURFMIST  
1800mm H
- FENCE TYPE 02  
PALISADE FENCE, SURFMIST  
1800mm H

HATCH LEGEND:

- OPEN GRASS AREA
- PLANTING ZONE
- DECKING
- ON GRADE PAVEMENT
- SAND PIT

1 SITE PLAN  
SCALE 1 : 200



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Project No.  
12681431

Client RDA  
Project CHILDCARE REFERENCE DESIGNS  
Status PRELIMINARY

Drawing Title  
60 CHILDREN  
ARCHITECTURE  
SITE PLAN

Drawing No.  
12681431-DD-60-0050

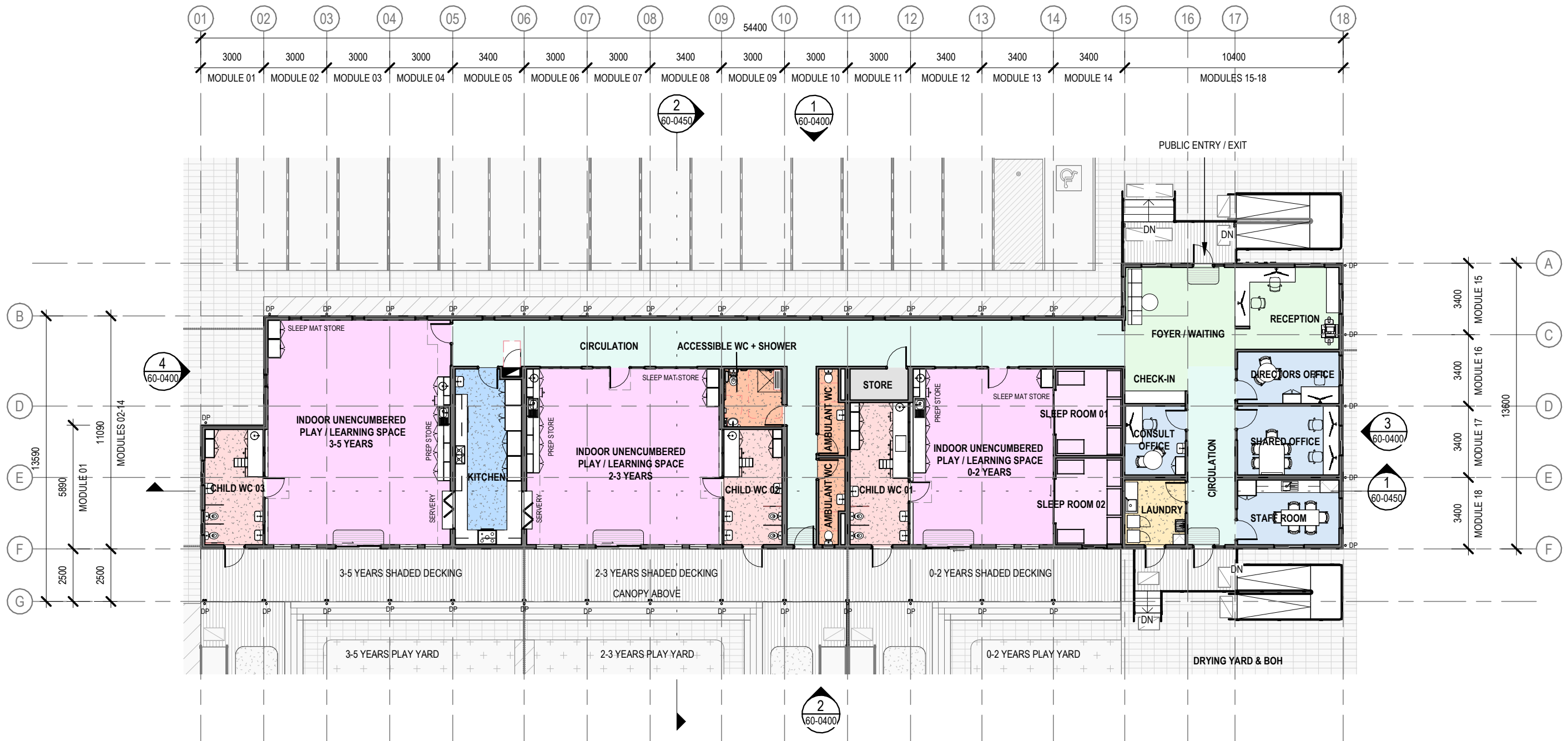
Size  
A3

Rev  
P01

|                |                  |                             |            |          |
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| P01            | ISSUE FOR REVIEW | MR                          | DL         | 02/02/26 |
| Rev            | Description      | Checked                     | Approved   | Date     |
| Drafting Check | N.MARCHESAN      | Reg Architect               | D.ANDERSEN |          |
| Design Check   | D.ANDERSEN       | State and Reg No. SA / 2445 |            |          |

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Design/12681431-GHD-01-MDL-AR-RDA-60 CHILDREN CHILDCARE\_V25.rvt

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GENERAL NOTES:

- SET OF THE PROPOSED CHILDCARE TO BE CONFIRMED WITH ALL SELECTED SITE CONDITIONS.
- ALL ELEVATED WALKWAYS, RAMPS AND STAIRS FINIAL CONFIGURATION AND HEIGHTS TO BE CONFIRMED BASED ON ACTUAL SITE CONDITIONS AND FINISH FLOOR LEVEL OF MODULES.
- RAMPS, LANDINGS AND STAIRS TO BE COMPLIANT WITH AS1428.1.

ROOM SCHEDULE

| ROOM                   | ACTUAL AREA      | REQUIRED AREA | PLACES | EDUCA TORS |
|------------------------|------------------|---------------|--------|------------|
| ACCESSIBLE WC & SHOWER | 8m <sup>2</sup>  | -             | -      | -          |
| AMBULANT WC 01         | 5m <sup>2</sup>  | -             | -      | -          |
| AMBULANT WC 02         | 5m <sup>2</sup>  | -             | -      | -          |
| CHECK-IN               | 10m <sup>2</sup> | -             | -      | -          |
| CHILD WC 01            | 18m <sup>2</sup> | -             | -      | -          |
| CHILD WC 02            | 15m <sup>2</sup> | -             | -      | -          |
| CHILD WC 03            | 15m <sup>2</sup> | -             | -      | -          |
| CONSULT ROOM           | 10m <sup>2</sup> | -             | -      | -          |
| DIRECTORS OFFICE       | 12m <sup>2</sup> | -             | -      | -          |

ROOM SCHEDULE

| ROOM                                                | ACTUAL AREA      | REQUIRED AREA       | PLACES | EDUCA TORS |
|-----------------------------------------------------|------------------|---------------------|--------|------------|
| FOYER / WAITING                                     | 25m <sup>2</sup> | -                   | -      | -          |
| INDOOR UNENCUMBERED PLAY / LEARNING SPACE 0-2 YEARS | 56m <sup>2</sup> | 56m <sup>2</sup>    | 16     | 4          |
| INDOOR UNENCUMBERED PLAY / LEARNING SPACE 2-3 YEARS | 73m <sup>2</sup> | 48.75m <sup>2</sup> | 20     | 4          |
| INDOOR UNENCUMBERED PLAY / LEARNING SPACE 3-5 YEARS | 92m <sup>2</sup> | 58.5m <sup>2</sup>  | 24     | 3          |
| KITCHEN                                             | 28m <sup>2</sup> | -                   | -      | -          |

ROOM SCHEDULE

| ROOM          | ACTUAL AREA      | REQUIRED AREA | PLACES | EDUCA TORS |
|---------------|------------------|---------------|--------|------------|
| LAUNDRY       | 11m <sup>2</sup> | -             | -      | -          |
| OFFICE        | 10m <sup>2</sup> | -             | -      | -          |
| RECEPTION     | 20m <sup>2</sup> | -             | -      | -          |
| SHARED OFFICE | 16m <sup>2</sup> | -             | -      | -          |
| SLEEP ROOM 01 | 13m <sup>2</sup> | -             | -      | -          |
| SLEEP ROOM 02 | 13m <sup>2</sup> | -             | -      | -          |
| STAFF ROOM    | 15m <sup>2</sup> | -             | -      | -          |



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Director - Architecture:  
Craig Brown SA 813

Project No.  
12681431

Client RDA

Project CHILDCARE REFERENCE DESIGNS

Status PRELIMINARY

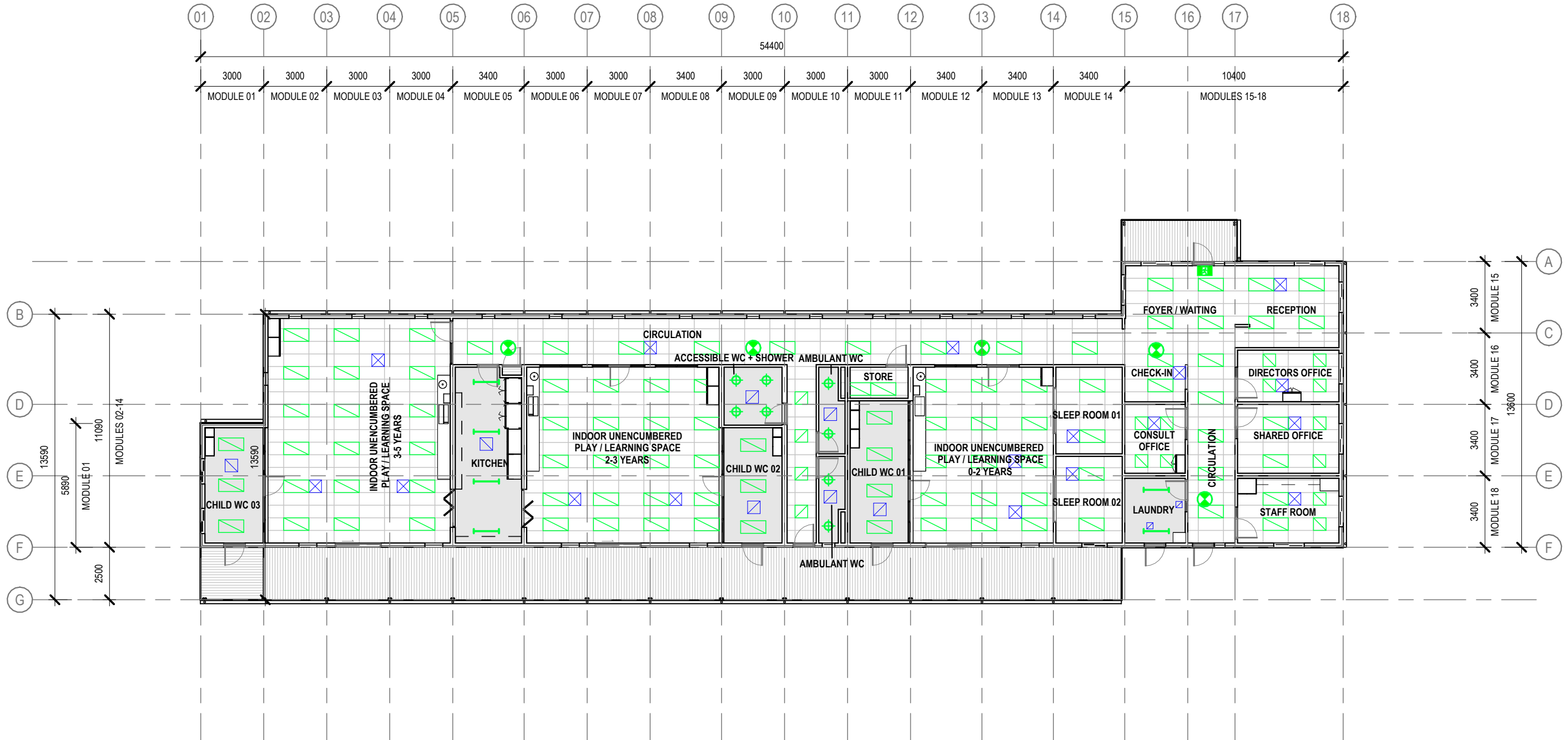
Drawing Title  
60 CHILDREN  
ARCHITECTURE  
GENERAL ARRANGEMENT

Drawing No.  
12681431-DD-60-0100

Size  
A3

Rev  
P01

|                            |                             |          |          |
|----------------------------|-----------------------------|----------|----------|
| P01 ISSUE FOR REVIEW       | MR                          | DL       | 02/02/26 |
| Rev Description            | Checked                     | Approved | Date     |
| Drafting Check N.MARCHESAN | Reg Architect D.ANDERSEN    |          |          |
| Design Check D.ANDERSEN    | State and Reg No. SA / 2445 |          |          |



**NOTES:**

1. FINAL DESIGN TO CONSIDER SITE SPECIFIC REQUIREMENTS
2. EACH ROOM SHALL BE SWITCHED SEPARATELY. ALL CHILD ACTIVITY/SLEEP SPACES SHALL BE PROVIDED WITH A SWITCH, ALL OTHER SPACES MAY BE CONTROLLED BY EITHER SWITCH OR OCCUPANCY SENSOR.
3. FINAL LIGHTING SELECTION TO COMPLY WITH NCC SECTION J7 ILLUMINATION POWER DENSITY REQUIREMENTS
4. ALL FIXTURES SHALL HAVE THE SAME COLOUR TEMPERATURE THROUGH OUT THE FACILITY
5. ALL FIXTURES IN CHILD ACTIVITY, AND SLEEP ROOMS SHALL BE DIMMABLE.

**SYMBOL LEGEND**

- SINGLE SURFACE MOUNTED BATTEN LUMINAIRE
- RECESSED LUMINAIRE (RECTANGULAR)
- DOWNLIGHT (RECESSED)
- EMERGENCY LIGHT

**SERVICE TYPE LEGEND**

- MECHANICAL SERVICES
  - ELECTRICAL SERVICES
- NOTE: REFER TO SERVICES DRAWINGS FOR DETAILS

**CEILING LEGEND:**

- TYPE: FLUSH SET PLASTERBOARD HEIGHT: 2400H
- TPYE: 1200 X 600MM CEILING TILE WITH EXPOSED T BAR GRID HEIGHT: 2400H
- TYPE: NO CEILING. EXPOSED ROOF SHEETING AND STRUCTURE.

|                |                  |                             |            |          |
|----------------|------------------|-----------------------------|------------|----------|
| P01            | ISSUE FOR REVIEW | MR                          | DL         | 02/02/26 |
| Rev            | Description      | Checked                     | Approved   | Date     |
| Drafting Check | N.MARCHESAN      | Reg Architect               | D.ANDERSEN |          |
| Design Check   | D.ANDERSEN       | State and Reg No. SA / 2445 |            |          |

Plot Date: 2/02/2026 5:29:37 PM File Name: Autodesk Docs://12681431-RDA Childcare Ref Design/12681431-GHD-01-MDL-AR-RDA-60 CHILDREN CHILDCARE\_V25.rvt



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| Status  | PRELIMINARY                 |

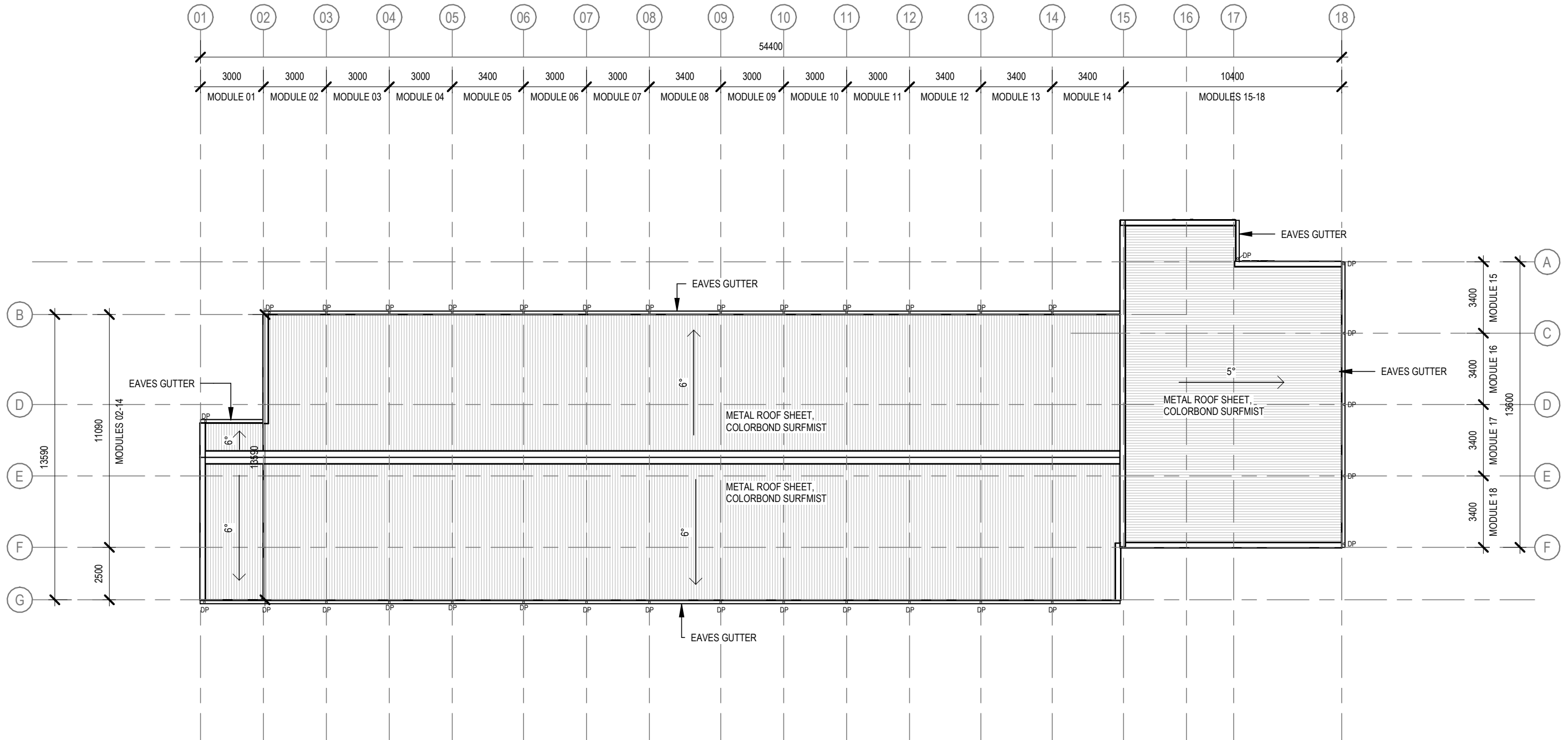
Drawing Title  
**60 CHILDREN  
ARCHITECTURE  
REFLECTED CEILING PLAN**

Drawing No.  
**12681431-DD-60-0250**

Size  
**A3**

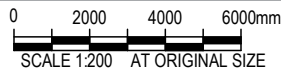
Rev  
**P01**

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| Rev                  | Description | Checked                     | Approved   |
| Drafting Check       | N.MARCHESAN | Reg Architect               | D.ANDERSEN |
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Plot Date: 2/02/2026 5:29:38 PM  
File Name: Autodesk Docs://12681431-RDA Childcare Ref Design/12681431-GHD-01-MDL-AR-RDA-60 CHILDREN CHILDCARE\_V25.rvt



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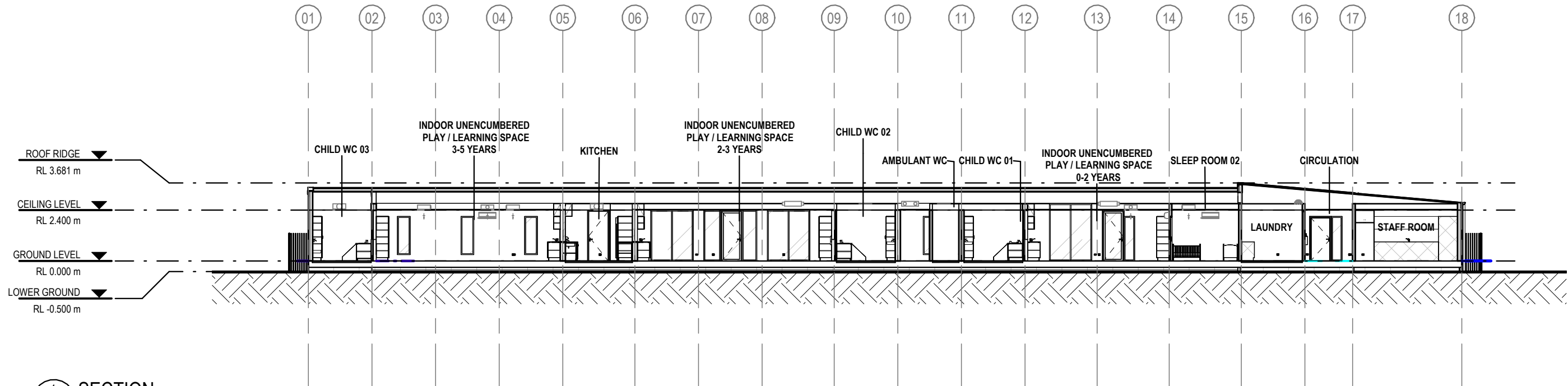
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| Drawing Title | 60 CHILDREN ARCHITECTURE ROOF PLAN | Size | A3  |
| Drawing No.   | 12681431-DD-60-0300                | Rev  | P01 |

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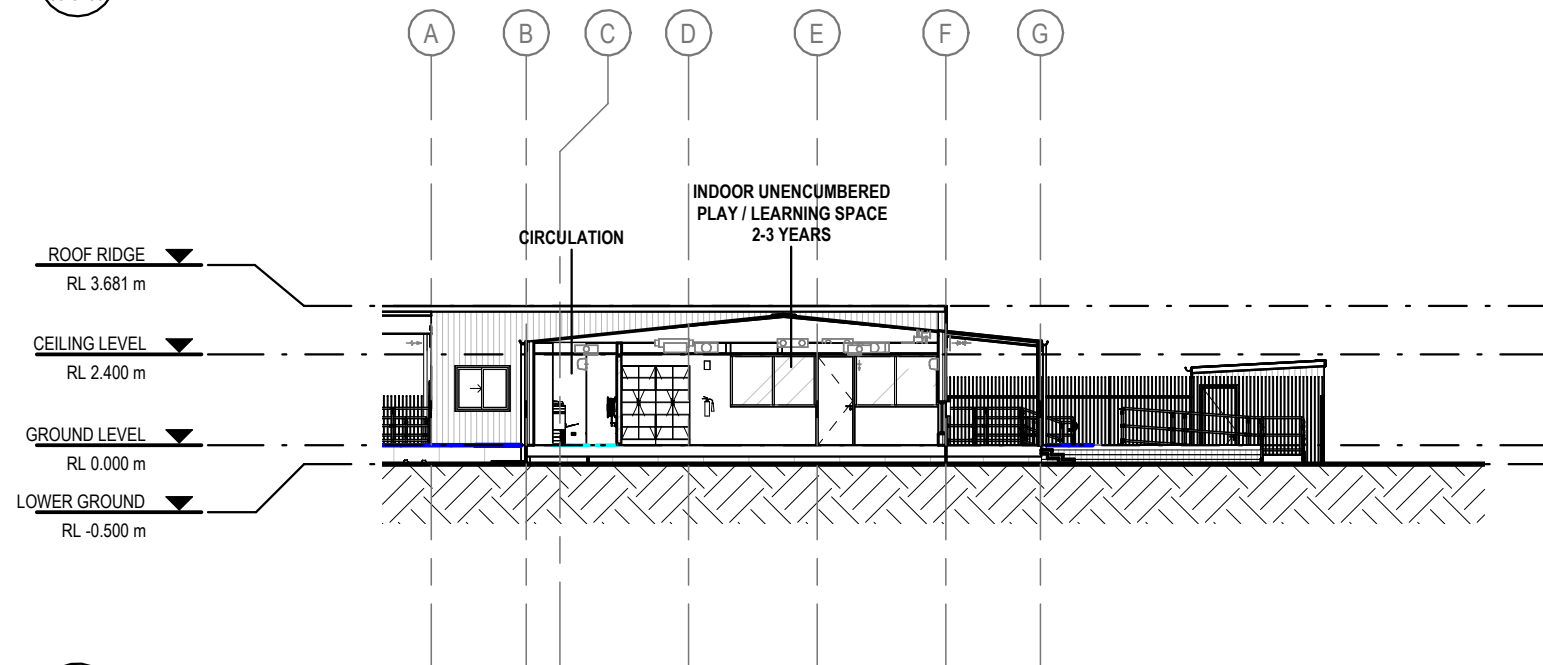


05 CFC,  
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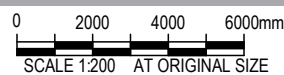
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1 SECTION  
60-0100 SCALE 1 : 200



2 SECTION  
60-0100 SCALE 1 : 200



|                |                  |                             |            |          |
|----------------|------------------|-----------------------------|------------|----------|
| P01            | ISSUE FOR REVIEW | MR                          | DL         | 02/02/26 |
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| Drafting Check | N.MARCHESAN      | Reg Architect               | D.ANDERSEN |          |
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| Project | CHILDCARE REFERENCE DESIGNS |
| Status  | PRELIMINARY                 |

Drawing Title  
**60 CHILDREN  
ARCHITECTURE  
BUILDING SECTIONS**

Drawing No.  
**12681431-DD-60-0450**

Size  
**A3**

Rev  
**P01**

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LEGEND:

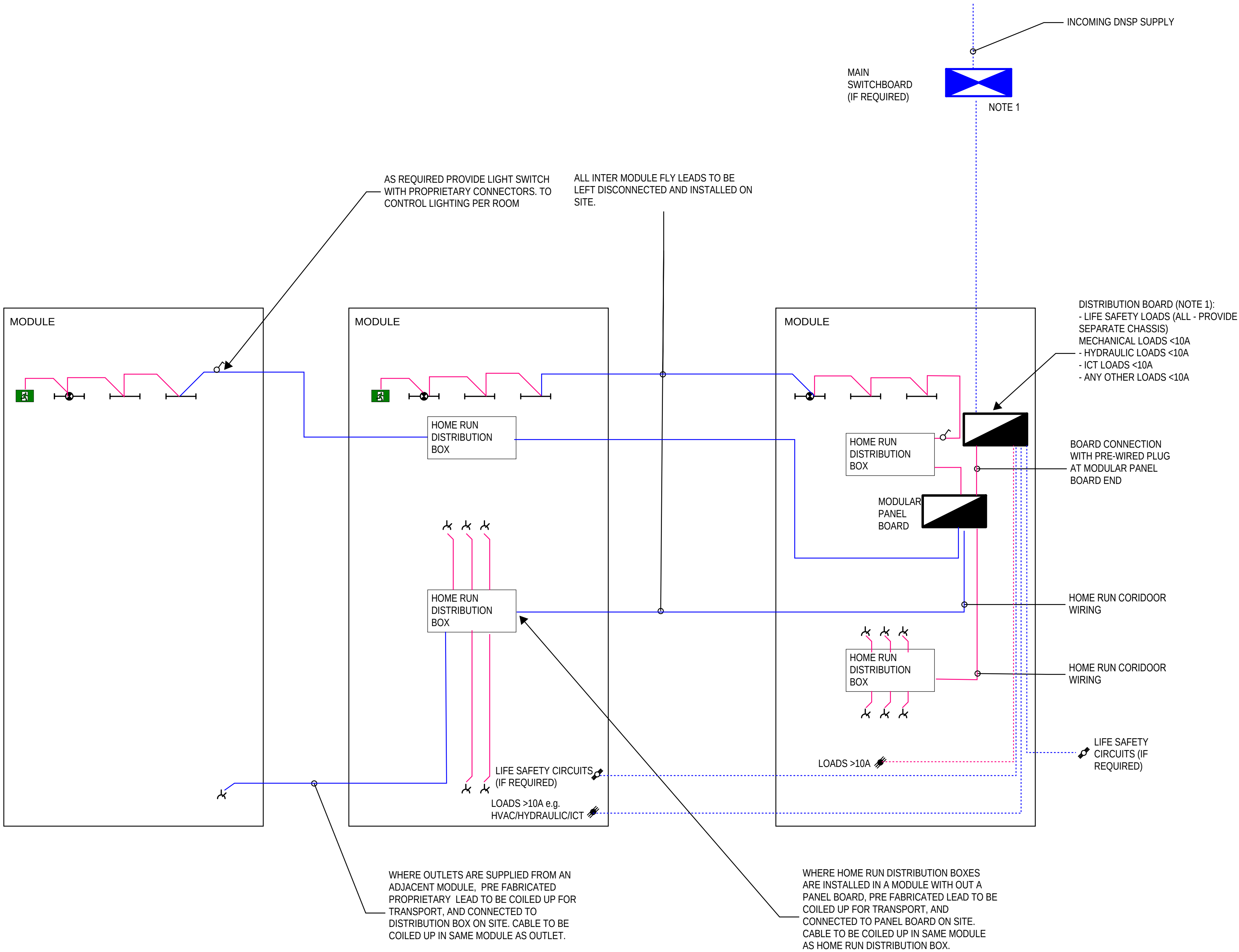
- ON SITE CONNECTIONS  
(NON-PROPRIETARY WIRING)
- ON SITE CONNECTIONS  
(PROPRIETARY WIRING)
- IN FACTORY CONNECTIONS  
(NON-PROPRIETARY WIRING)
- IN FACTORY CONNECTIONS  
(PROPRIETARY WIRING)

1. DIAGRAM INDICTIVE ONLY. FINAL QUANTITIES AND PANEL BOARDS, HOME RUN DISTRIBUTION BOXES AND NUMBER OF MODULES ETC SUBJECT TO MANUFACTURER'S REQUIREMENTS AND FINAL DESIGN. INTENTION OF SCHEMATIC IS TO SHOW EXTENTS OF ON SITE AND INFACORY WIRING

2. MODULAR WIRING SYSTEM SHOWN IS BASED ON APEX WIRING SOLUTIONS PRODUCT.

3. MAXIMUM NUMBER OF CONNECTION TO HOME RUN BOXES TO BE CONFIRMED BY MANUFACTURER. REFERENCE DESIGN ALLOWS 6 DOUBLE OUTLETS PER HOME RUN DISTRIBUTION BOX

4. NCC REQUIRED FUTURE SOLAR AND BATTERY PROVISIONS TO BE PROVIDED IN SWITCHBOARD WITH DNSP METER



|                |                  |                   |             |          |
|----------------|------------------|-------------------|-------------|----------|
|                |                  |                   |             |          |
|                |                  |                   |             |          |
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| P01            | ISSUE FOR REVIEW | DL                | MR          | 02/02/26 |
| Rev            | Description      | Approved          | Checked     | Date     |
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| Client  | RDA                         |
| Project | CHILDCARE REFERENCE DESIGNS |
| Status  | PRELIMINARY                 |

Drawing Title  
**60 CHILDREN  
ELECTRICAL SERVICES  
MODULAR WIRING SCHEMATIC**

Drawing No.  
**12681431-DD-60-1001**

Size  
**A1**

Rev  
**P01**



LEGEND

ELECTRICAL AND COMMUNICATIONS

- NBN LEAD IN CONDUIT
- ELECTRICAL MAINS CONDUIT
- MAIN SWITCHBOARD
- DISTRIBUTION BOARD/PANEL BOARD
- 10A SWITCHED SOCKET OUTLET DOUBLE:  
900 MOUNTED AT 900AFL  
AB 150mm ABOVE BENCH  
X3 BB 3 OFF 150mm BELOW BENCH  
CO COMMUNICATIONS RACK  
FR FRIDGE  
DW DISHWASHER  
WMDR WASHING MACHINE/DRYER
- CLEANERS OUTLET
- ISOLATOR SWITCH: 3 PHASE  
(RATING TO BE COORDINATED WITH EQUIPMENT)  
CU AIR CONDITIONER UNIT  
ERV ENERGY RECOVERY VENTILATION  
HWU HOT WATER UNIT  
SAF SUPPLY AIR FAN  
EAF EXHAUST AIR FAN
- HOME RUN DISTRIBUTION BOX
- 10A SINGLE PHASE INDUSTRIAL POWER OUTLET  
900 MOUNTED AT 900AFL
- COMMUNICATIONS RACK (18RU 600x600)
- DOUBLE DATA OUTLET  
AB ABOVE BENCH  
BB BELOW BENCH

MECHANICAL

- WALL MOUNTED SPLIT UNIT
- DUCT IN-LINE FAN
- ENERGY RECOVERY VENTILATOR
- SUPPLY AIR GRILLE
- RETURN/EXHAUST AIR GRILLE
- ROOF COWL
- SUPPLY AIR DUCT
- FRESH AIR DUCT
- EXHAUST AIR DUCT
- RETURN AIR DUCT

HYDRAULIC

- STORMWATER
- DOMESTIC HOT WATER SUPPLY
- DOMESTIC COLD WATER SUPPLY
- SANITARY DRAINAGE
- THERMOSTATIC MIXING VALVE
- HOT WATER UNIT

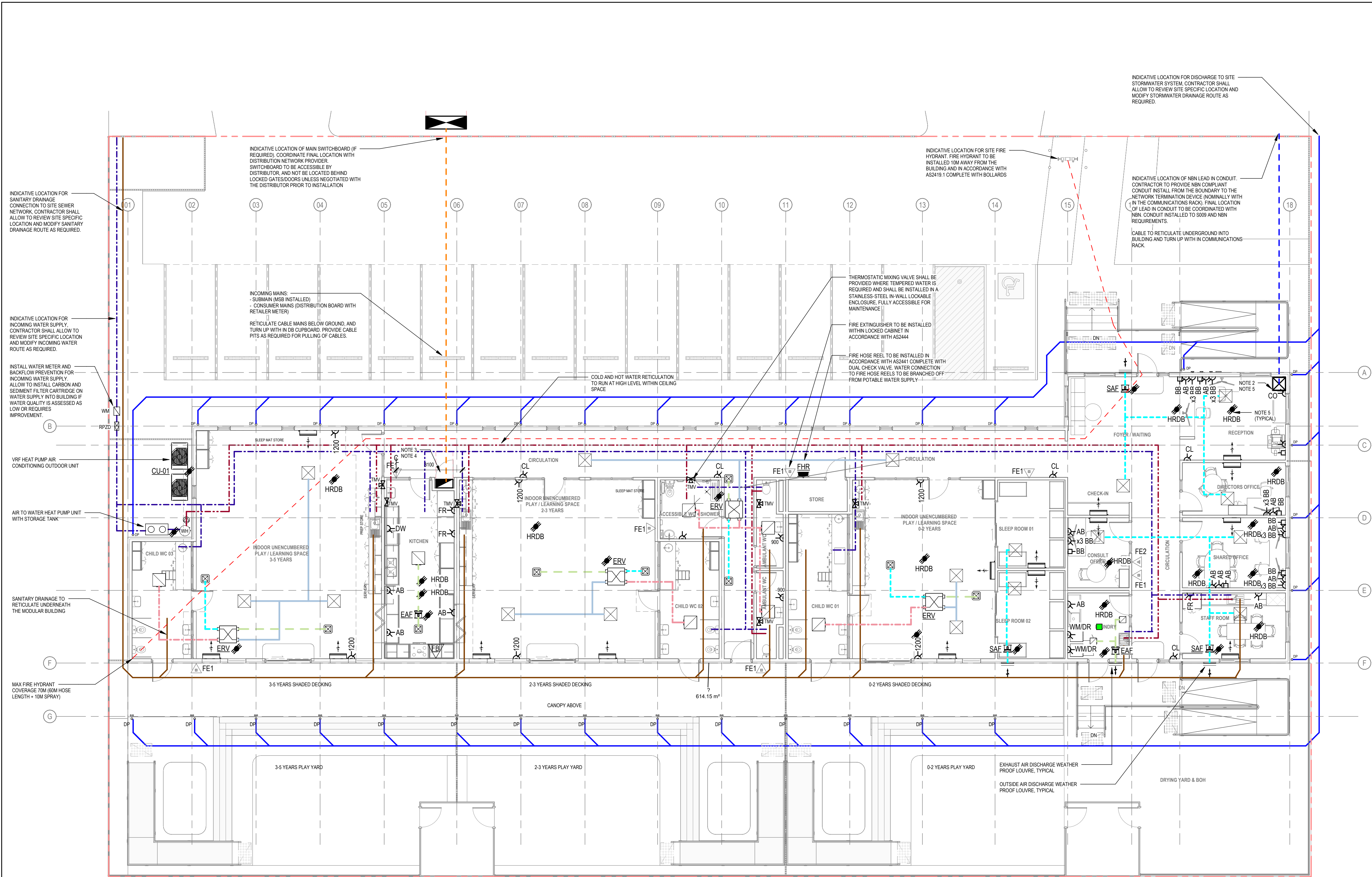
FIRE

- FE1 DRY CHEMICAL FIRE EXTINGUISHER
- FE2 CO2 FIRE EXTINGUISHER
- FB FIRE BLANKET
- FR FIRE HOSE REEL
- FD FIRE HYDRANT

NOTE: ONE EXTERNAL SITE FIRE HYDRANT SYSTEM IS REQUIRED TO SERVE THIS BUILDING. FINAL HYDRANT LOCATION(S) SHALL BE COORDINATED DURING DETAILED DESIGN AND CONFIRMED SUBJECT TO FINAL SITE CONDITIONS AND BUILDING PLACEMENT

NOTES:

- FINAL DESIGN TO CONSIDER SITE SPECIFIC CONDITIONS AND REQUIREMENTS.
- PROVIDE NBN COMPLIANT COMMUNICATIONS LEAD IN PATHWAY FROM KERB TO NETWORK TERMINATION DEVICE AT COMM RACK LOCATION
- DISTRIBUTION BOARD AND MODULAR POWER SUPPLIER PROPRIETARY PANEL BOARD VERTICALLY STACKED WITHIN CUPBOARD.
- COORDINATE WITH DISTRIBUTION NETWORK SERVICE PROVIDER RETAILER METER LOCATION REQUIREMENTS. ADDITIONAL EXTERNAL FREE STANDING METER PANEL ON PROPERTY BOUNDARY MAY BE REQUIRED.
- HOME RUN DISTRIBUTION BOXES SHALL BE LOCATED IN THE CEILING SPACE IN AN ACCESSIBLE LOCATION. FINAL LOCATION TO BE COORDINATED WITH FINAL GPO LOCATION TO MINIMISE ON SITE CONNECTIONS REQUIRED. REFER TO SCHEMATIC FOR CONNECTION DETAILS.
- COMMUNICATIONS CABLING SHALL BE RUN AS CONTINUOUS LENGTHS, WITH NO JOINS ACROSS MODULES. FACTORY TO SUPPLY AN APPROPRIATE LENGTH CABLE FOR ALL HORIZONTAL CABLING (WITH 5m EXCESS) AND KEYSTONES INSTALLED AT EITHER END. NO ONSITE TERMINATIONS SHALL BE REQUIRED.
- PROPOSED WATER RETICULATION LAYOUT IS SUBJECT TO FLOW AND PRESSURE TEST. CONDUCT FLOW AND PRESSURE TEST ONCE SITE HAS BEEN SELECTED. ALLOW TO INSTALL BREAK TANK AND BOOSTER PUMP IF FLOW OR PRESSURE CONDITIONS ARE INSUFFICIENT.
- PROPOSED SANITARY AND STORMWATER DRAINAGE LAYOUTS ARE SUBJECT TO CONFIRMATION OF EXISTING SITE DRAINAGE INFRASTRUCTURE AND ITS AVAILABLE CAPACITY. ONCE THE SITE IS SELECTED, VERIFY THE PRESENCE, CONDITION, AND CAPACITY OF THE SITE DRAINAGE NETWORK. ALLOW FOR INSTALLATION OF HOLDING TANKS, PUMP-OUT SYSTEMS, OR ADDITIONAL ON-SITE DETENTION WHERE SITE DRAINAGE CAPACITY IS INSUFFICIENT OR WHERE NO SUITABLE SITE DRAINAGE INFRASTRUCTURE EXISTS.



|                              |                  |                   |              |
|------------------------------|------------------|-------------------|--------------|
| 0 1000 2000 3000 4000 5000mm |                  |                   |              |
| SCALE 1:100 AT ORIGINAL SIZE |                  |                   |              |
| P01                          | ISSUE FOR REVIEW | DL                | MR           |
| Rev                          | Description      | Approved          | Checked Date |
| Drafting Check               | M.MARCHESAN      | Reg Architect     | D.ANDERSEN   |
| Design Check                 | D.ANDERSEN       | State and Reg No. | SA / 2445    |

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| Client  | RDA                         |
| Project | CHILDCARE REFERENCE DESIGNS |
| Status  | PRELIMINARY                 |

Drawing Title  
**60 CHILDREN CHILDCARE  
COMBINED SERVICES  
GENERAL ARRANGEMENT**

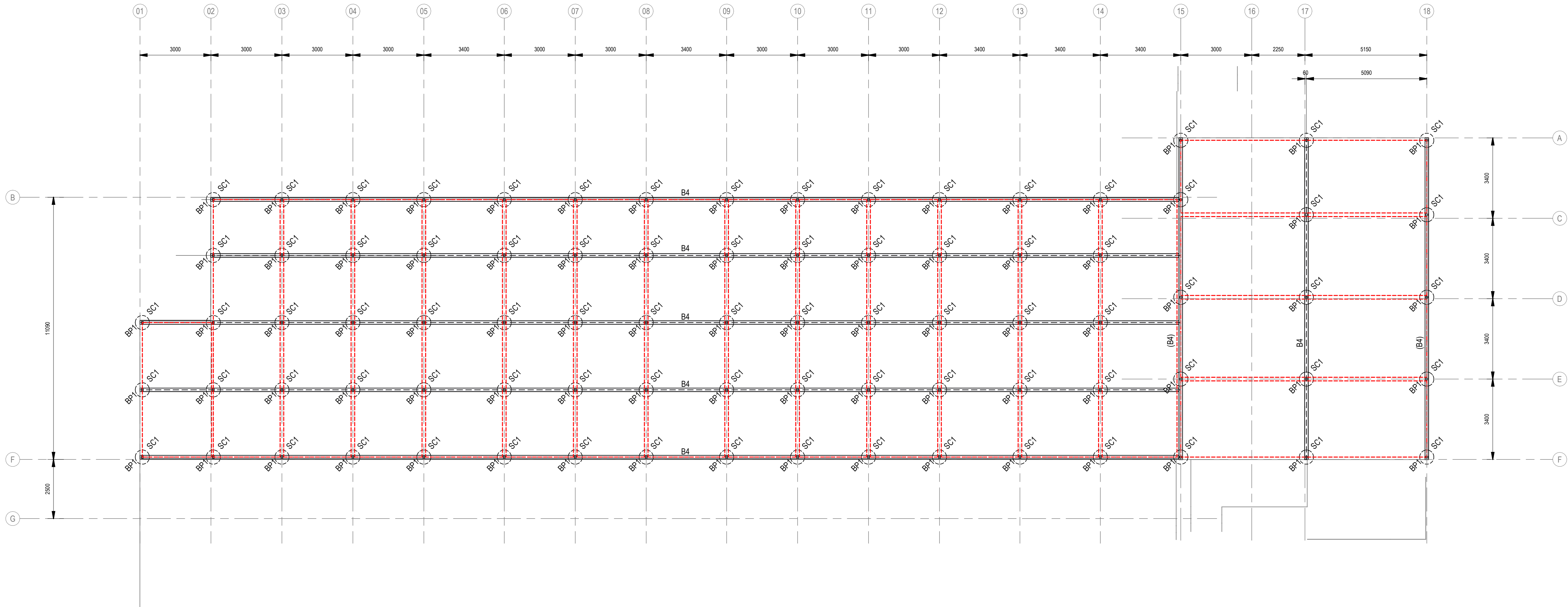
Drawing No.  
**12681431-DD-60-1100**

Size  
**A1**

Rev  
**P01**



NOTES:  
1. TIMBER DECKING AND POST FOUNDATION TO BE DESIGNED DURING D&C PROCESS



PIER & STEEL BEARER PLAN  
SCALE 1 : 100

|                      |             |                |              |         |          |          |
|----------------------|-------------|----------------|--------------|---------|----------|----------|
| P01 ISSUE FOR REVIEW |             |                |              | MR      | DL       | 02/02/26 |
| Rev                  | Description |                |              | Checked | Approved | Date     |
| Author               | L. MACION   | Drafting Check | N. MARCHESAN |         |          |          |
| Designer             | A. SEARLE   | Design Check   | M. RENKO     |         |          |          |



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Client **RDA**  
Project **CHILDCARE REFERENCE DESIGNS**  
Status **PRELIMINARY**

Drawing Title  
**60 CHILDREN  
STRUCTURAL SERVICES  
FOUNDATION PLAN**

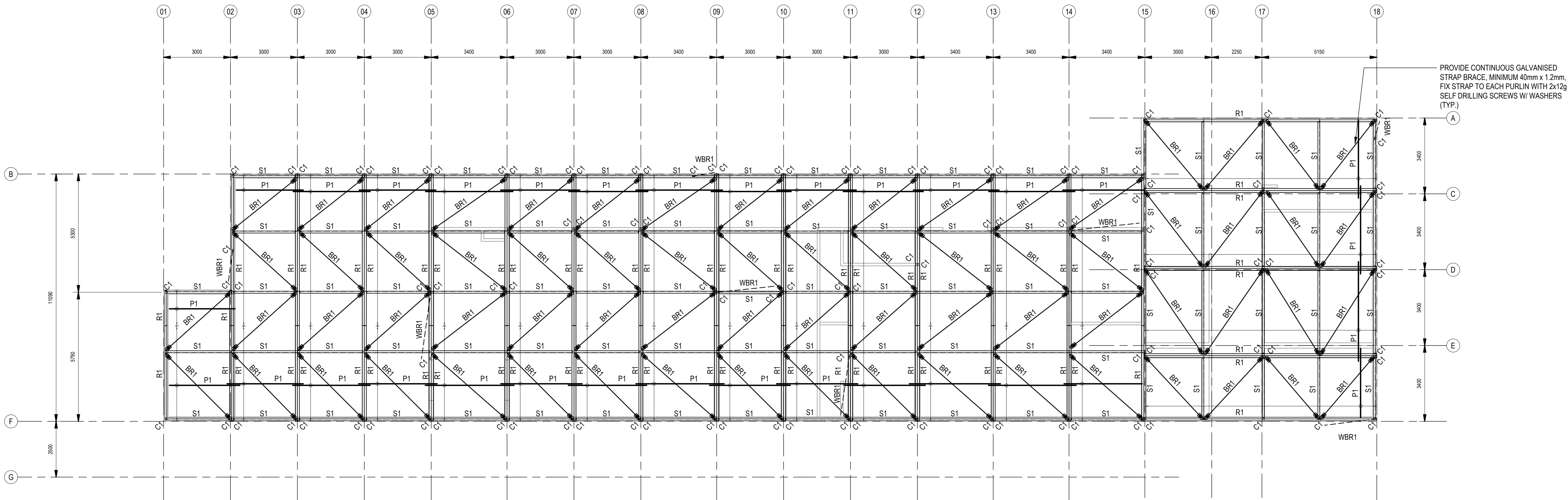
Drawing No.  
12681431-DD-60-2050

Size  
**A1**

Rev  
**P01**



- NOTES:
1. TIMBER DECKING AND POST FOUNDATION TO BE DESIGNED DURING D&C PROCESS



STEEL FRAMING PLAN  
SCALE 1:100

|                      |             |                |             |         |          |          |
|----------------------|-------------|----------------|-------------|---------|----------|----------|
|                      |             |                |             |         |          |          |
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| P01 ISSUE FOR REVIEW |             |                |             | MR      | DL       | 02/02/26 |
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| Author               | L. MACION   | Drafting Check | N.MARCHESAN |         |          |          |
| Designer             | A. SEARLE   | Design Check   | M. RENKO    |         |          |          |



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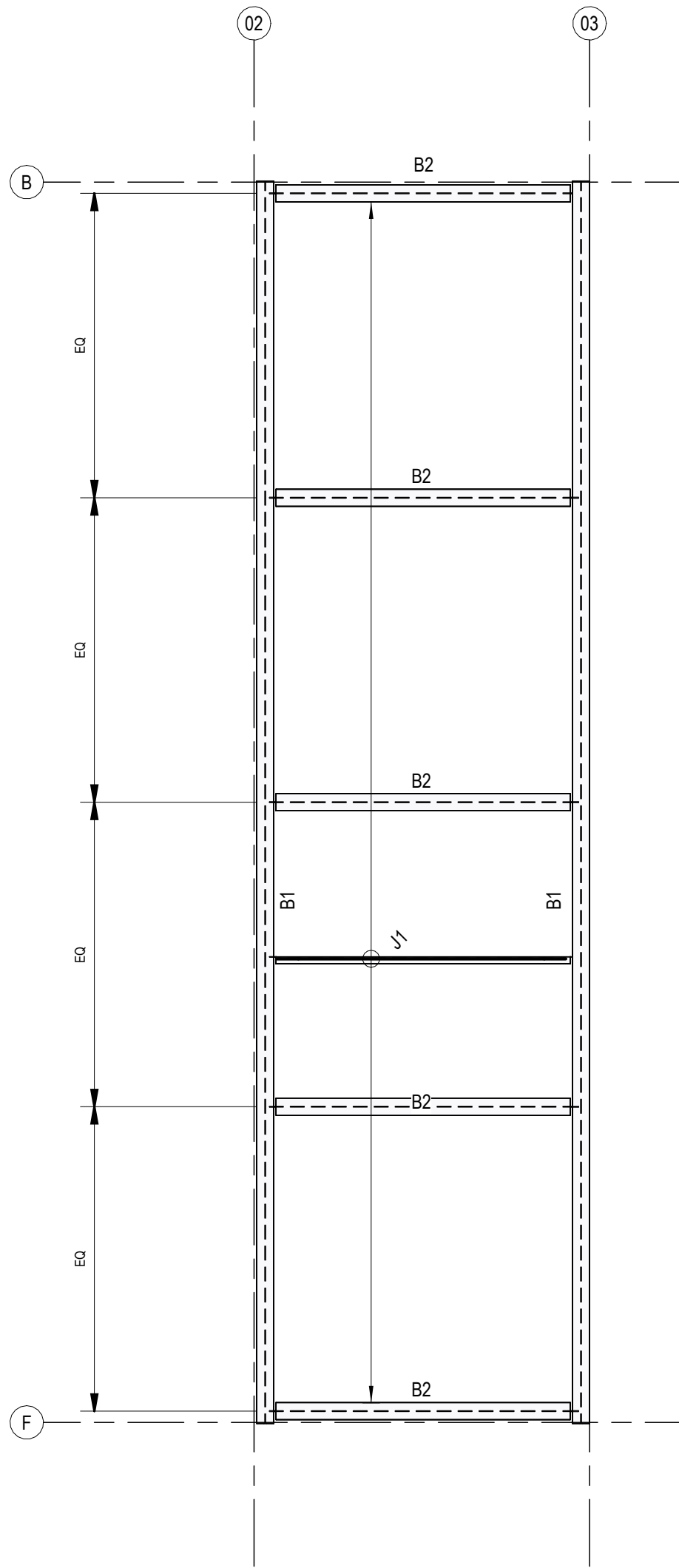
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STRUCTURAL SERVICES  
STEEL FRAMING PLAN**

Drawing No.  
12681431-DD-60-2300

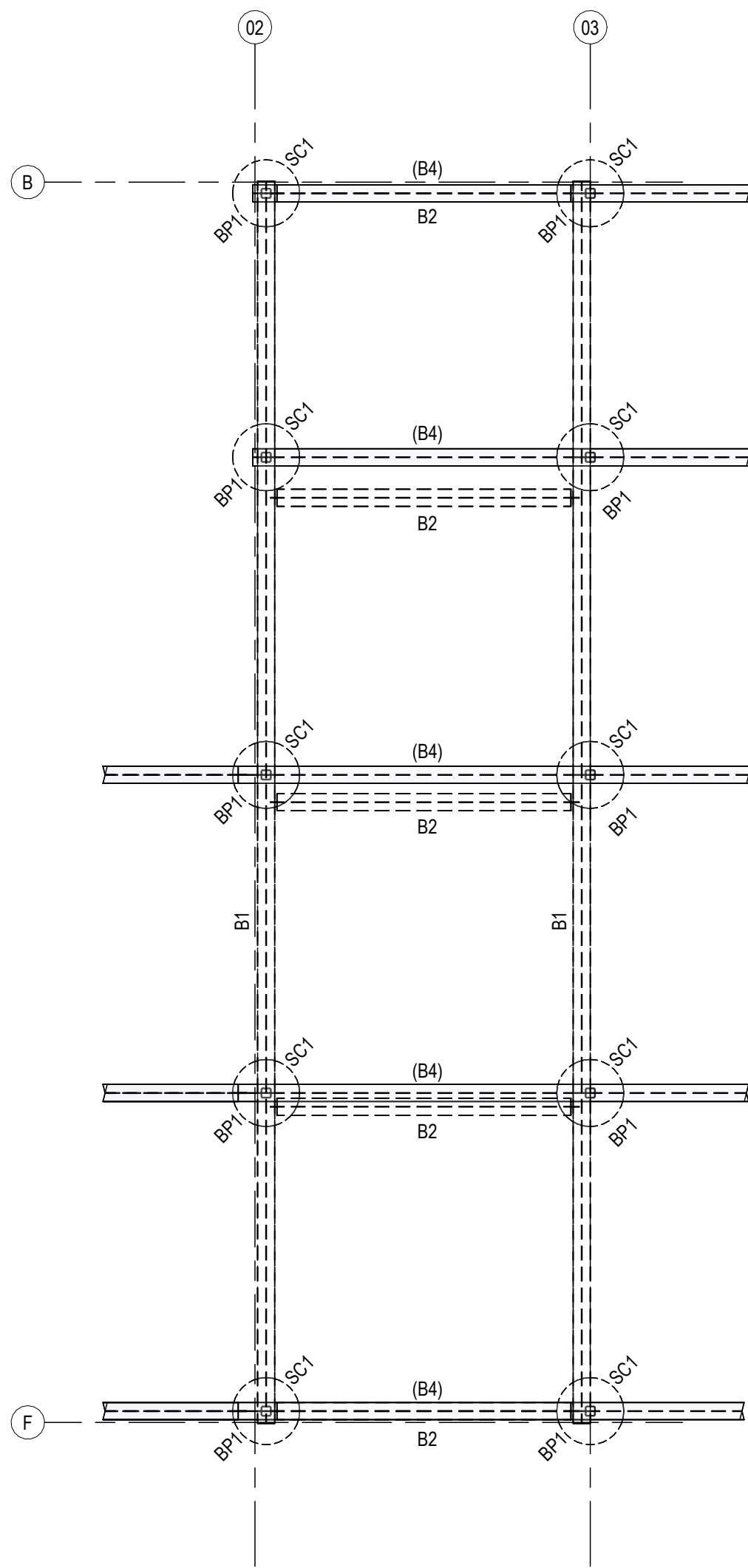
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Rev  
**P01**

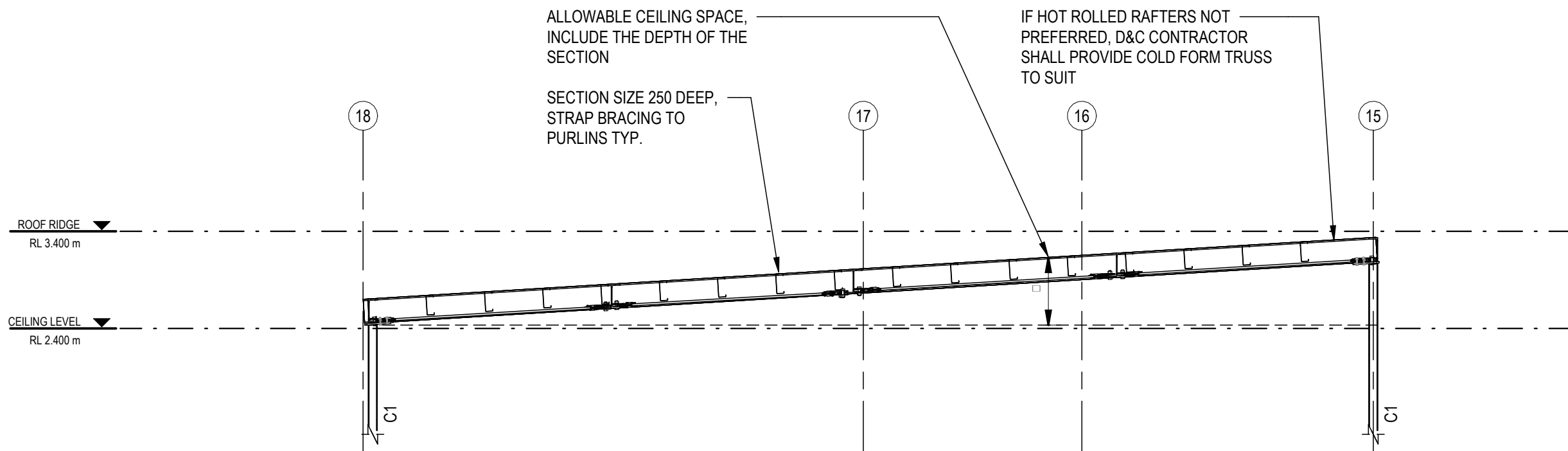




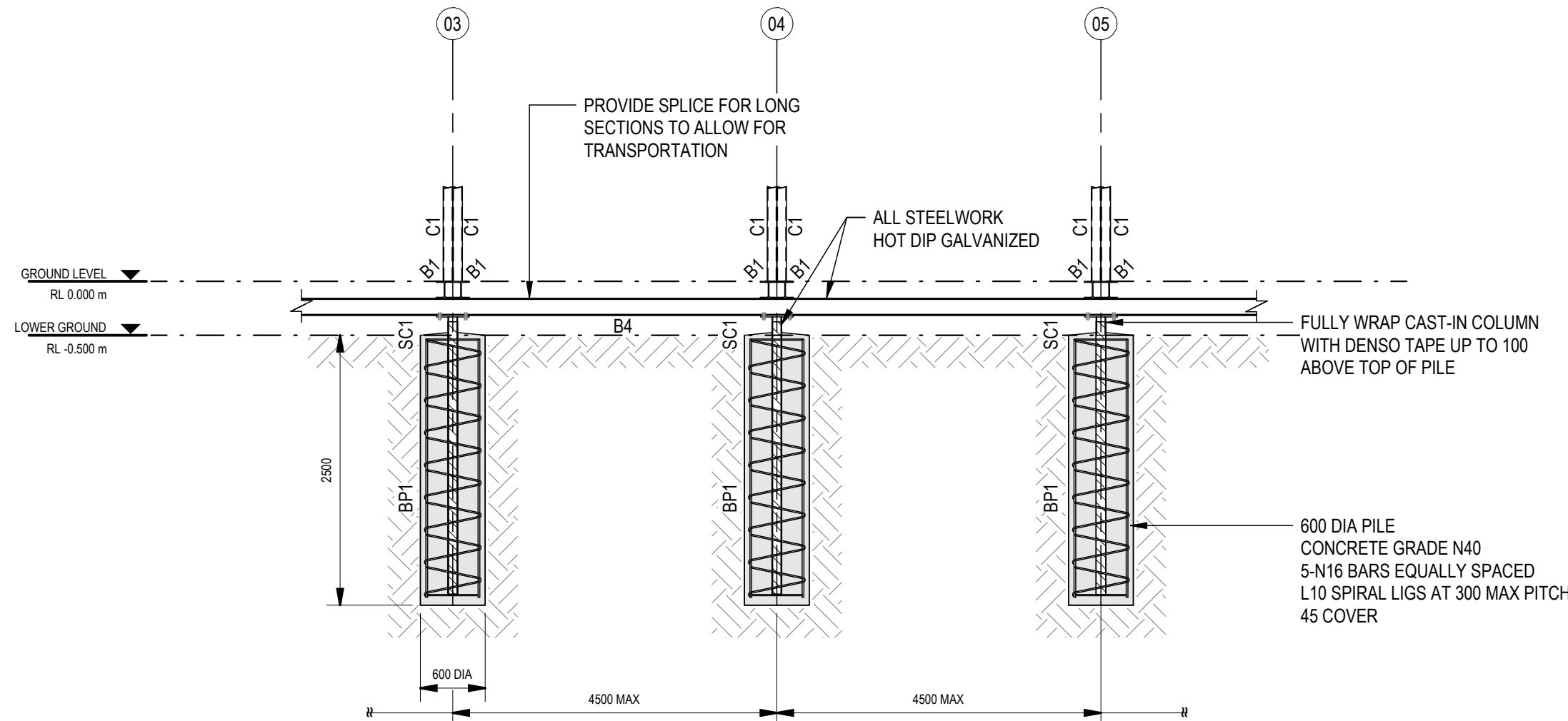
TYPICAL BUILDING MODULDE FLOOR PLAN  
SCALE 1 : 50



TYPICAL FOUNDATION PLAN  
SCALE 1 : 50



TYPICAL ROOF FRAMING ELEVATION  
SCALE 1 : 50



TYPICAL FOUNDATION ELEVATION  
SCALE 1 : 50

NOTES:

1. TIMBER DECKING AND POST FOUNDATION TO BE DESIGNED DURING D&C PROCESS

| STEEL FRAMING SCHEDULE |                       |                        |
|------------------------|-----------------------|------------------------|
| MARK                   | SIZE                  | COMMENTS               |
| B1                     | UC 150x30             |                        |
| B2                     | UC 150x30             |                        |
| B4                     | UC 150x30             |                        |
| BR1                    | 40mm x 1.2mm GI BRACE | GALVANISED STRAP BRACE |
| C1                     | SHS 89x89x6.0         | AT 1800 CTS. MAX.      |
| J1                     | C 150x19              | AT 600 CTS. MAX.       |
| P1                     | C 200x19              | AT 1800 CTS. MAX.      |
| R1                     | PFC 250               |                        |
| S1                     | PFC 250               |                        |
| SC1                    | SHS 89x89x6.0         |                        |
| WBR1                   | SHS 75x75x6.0         |                        |

| CONCRETE SCHEDULE |                              |                                                                                           |
|-------------------|------------------------------|-------------------------------------------------------------------------------------------|
| MARK              | SIZE                         | COMMENTS                                                                                  |
| BP1               | 600 DIAMETER WITH 2500 DEPTH | CONCRETE GRADE N40<br>5-N16 BARS EQUALLY SPACED L10 SPIRAL LIGS AT 300 MAX PITCH 45 COVER |

| Rev      | Description      | Checked        | Approved     | Date     |
|----------|------------------|----------------|--------------|----------|
| P01      | ISSUE FOR REVIEW | MR             | DL           | 02/02/26 |
| Author   | L. MACION        | Drafting Check | N. MARCHESAN |          |
| Designer | A. SEARLE        | Design Check   | M. RENKO     |          |

0 500 1000 1500 2000 2500mm  
SCALE 1:50 AT ORIGINAL SIZE



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Project **CHILDCARE REFERENCE DESIGNS**  
Status **PRELIMINARY**

Drawing Title **60 CHILDREN  
STRUCTURAL SERVICES  
STRUCTURAL DETAILS**

Drawing No.  
12681431-DD-60-2450

Size  
**A1**

Rev  
**P01**

