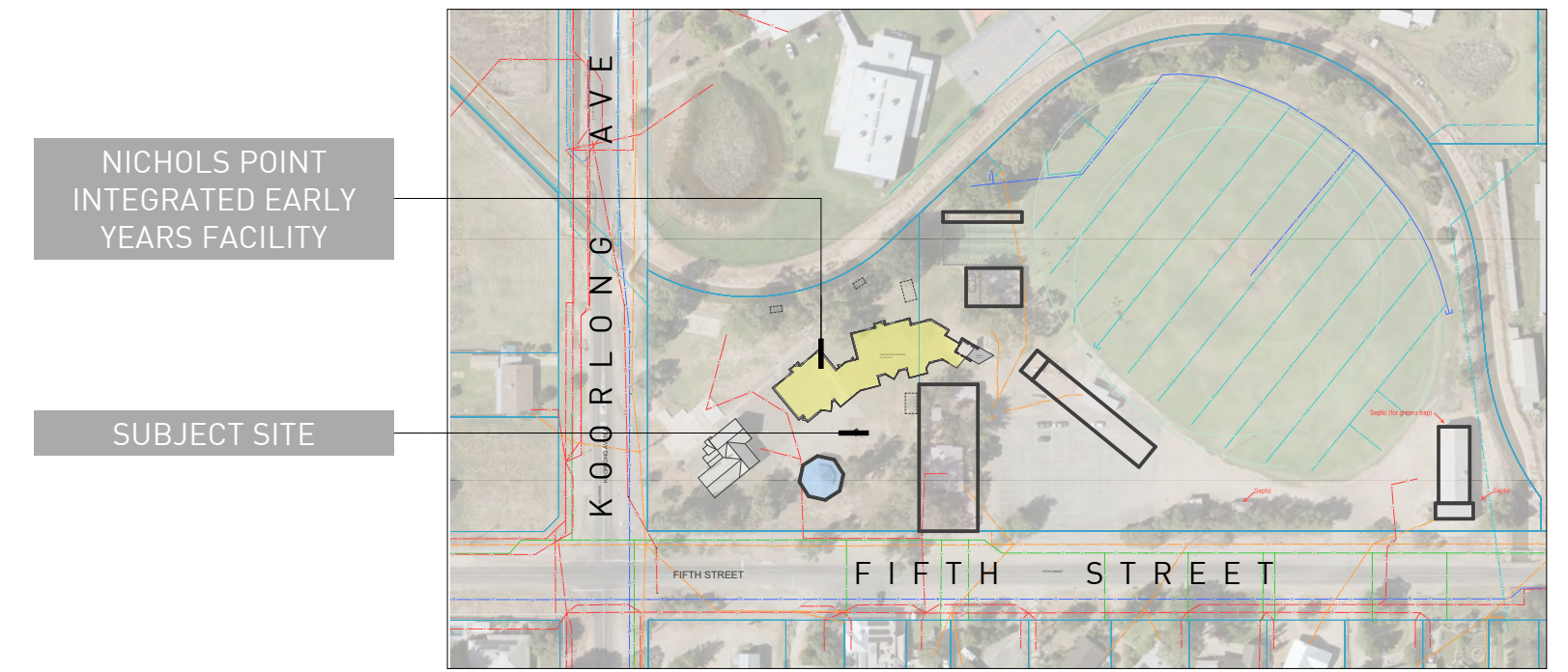


NICHOLS POINT INTEGRATED EARLY YEARS FACILITY

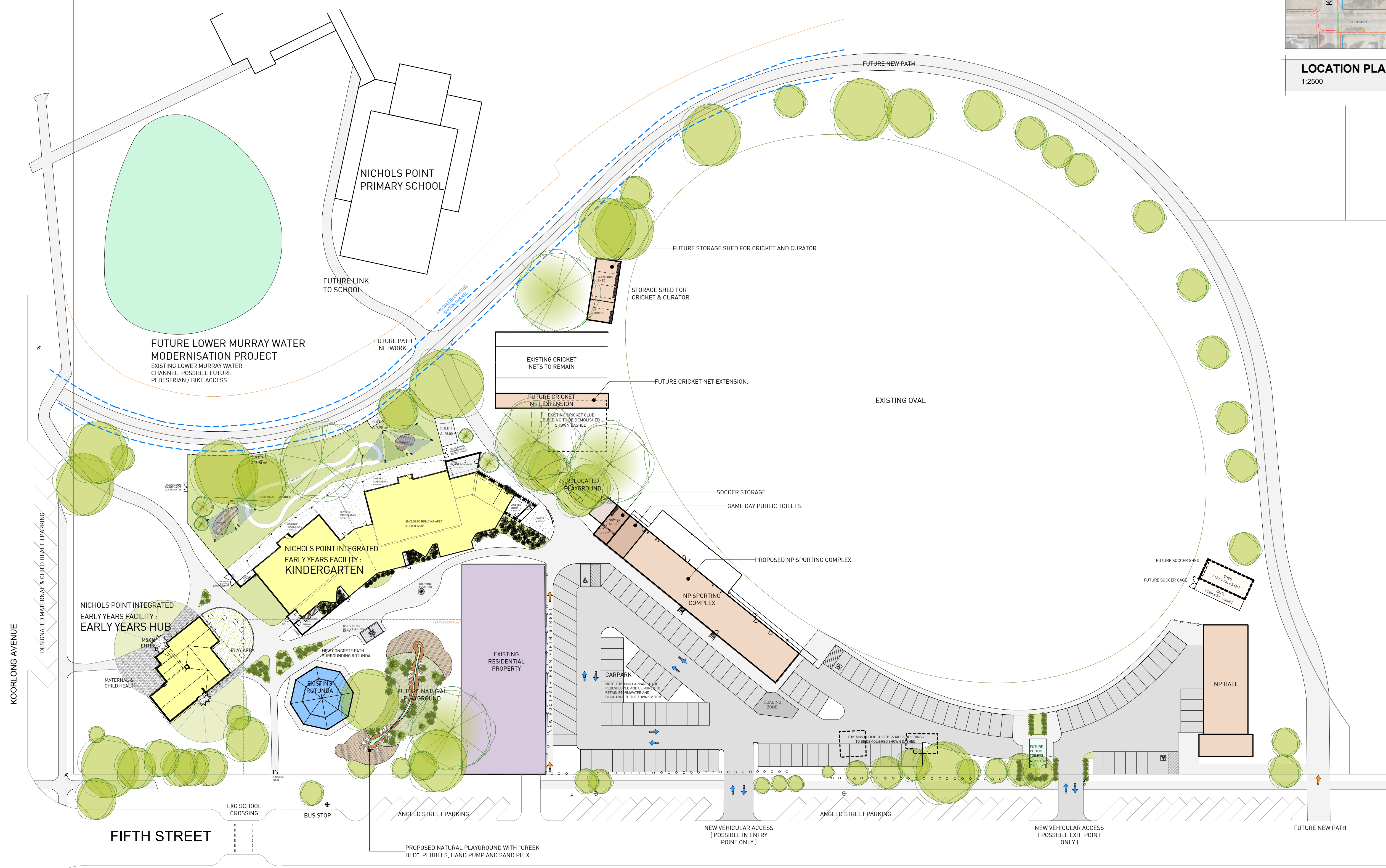
193A FIFTH STREET, NICHOLS POINT, MILDURA, 3501.

for
MILDURA RURAL CITY COUNCIL



LOCATION PLAN
1:2500

1 CS01

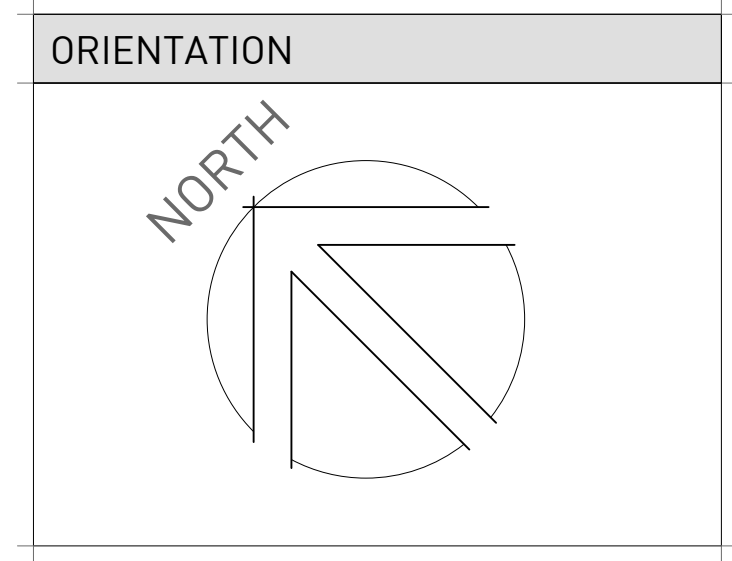


BUILDING AREAS SCHEDULE:

SITE AREA	
SITE : PROPOSED BUILDING AREAS	
ZONE:	AREA (m ²)
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COVERED ENTRY	27.87
ENCLOSED BUILDING AREA	1,000.52
FUTURE PUBLIC TOILETS	28.00
OUTDOOR STAFF	69.60
PAVING 1	40.91
SERVICE YARD	22.36
SHED 1	28.00
SHED 2	7.90
SHED 3	7.90
	1,233.06 m²

SITE : ENCLOSED EXTERNAL PLAY AREA	
ZONE:	AREA (m ²)
EXTERNAL PLAY AREA	1,317.87
	1,317.87 m²

NOTE: ENCLOSED EXTERNAL PLAY AREA INCLUDES SAND PITS, BIKE PATH, GENERAL GRASSED AREA AND COVERED PAVED AREAS 1, 2 AND 3 BUT EXCLUDES OUTDOOR STAFF AREA, SHEDS 1, 2 AND 3, COVERED ENTRY / PAVING 1 AND SERVICE YARD.



SITE PLAN
1:500

1 CS01

NICHOLS POINT INTEGRATED EARLY YEARS FACILITY
PROPOSED EARLY YEARS HUB & KINDERGARTEN
193A FIFTH STREET, NICHOLS POINT, MILDURA, 3501.

PROJECT No. AA23-078 CS01 CLIENT: MILDURA RURAL CITY COUNCIL
DATE: 14/11/2024

CONCEPT DESIGN





ROOM:	AREA (m ²)
A/L	14.49
ACTIVITY 1	108.63
ACTIVITY 2	108.53
ACTIVITY 3	108.54
ACTIVITY 4	108.54
BREAST FEEDING	13.09
CLNR	8.39
CONSULT	15.39
DATA ROOM	5.78
DIS WC	8.25
FILING	11.47
K/ NETTE 1	8.69
K/ NETTE 2	8.69
L'DRY	8.07
MEETING	18.67
OFFICE	28.55
PARENT LOUNGE	43.67
PASSAGE	156.31
RECEPTION	11.43
STAFF ROOM	28.71
STAFF WC1	10.04
STAFF WC2	10.04
STAFF WC3	4.55
STORE 1	12.26
STORE 2	12.26
TOILETS 1	17.59
TOILETS 2	17.59
WAITING	20.42
TOTAL	928.64

AREA : CHILD RATIOS SCHEDULE:	
EXTERNAL PLAY AREA	(MIN. REQUIRED = 7m ² / CHILD)
MIN. REQUIRED [132 CHILDREN]	924.0 m ²
PROPOSED EXTERNAL PLAY AREA	996.9 m ²
ACTIVITY AREA	(MIN. REQUIRED = 3.3m ² / CHILD)
MIN. REQUIRED FOR 33 CHILDREN	108.9 m ²
PROPOSED ACTIVITY AREA	109.3 m ²
NOTE:	
	▶ APPLIES TO ALL 4 ACTIVITY SPACES
	▶ PROPOSED AREAS EXCLUDE FIXED JOINERY SPACE

NICHOLS POINT INTEGRATED EARLY YEARS FACILITY PROPOSED KINDERGARTEN

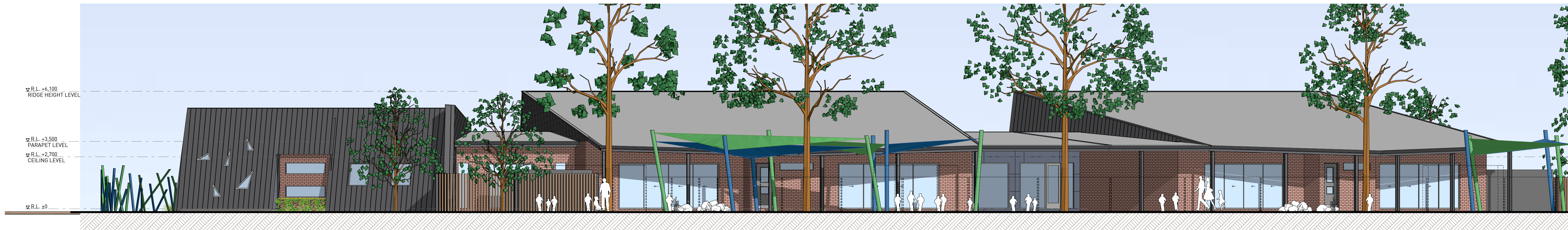
193A FIFTH STREET, NICHOLS POINT, MILDURA, 3501.

PROJECT No. AA23-078 CS02
DATE: 14/11/2024

CLIENT: MILDURA RURAL CITY COUNCIL

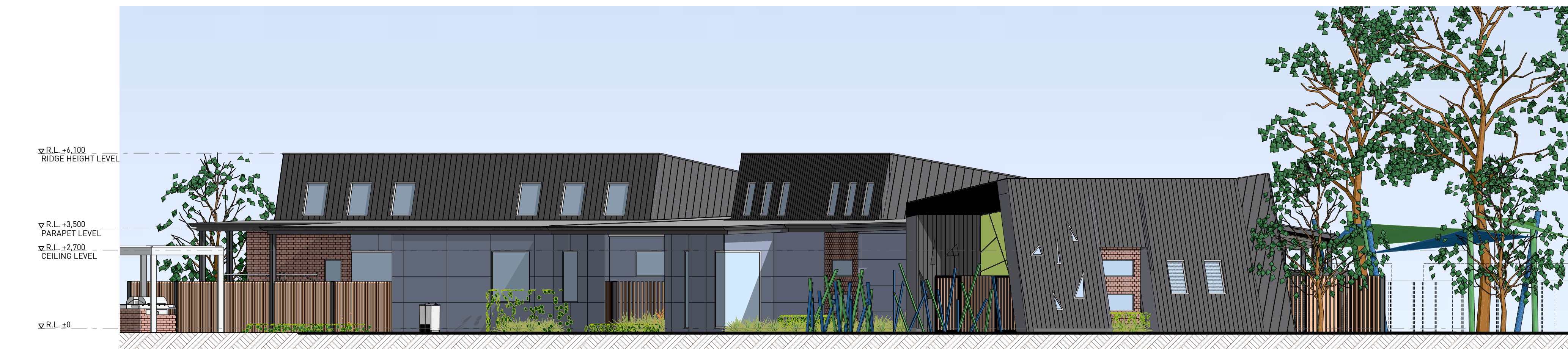
CONCEPT DESIGN





NORTH ELEVATION
1:100

E1	CS03
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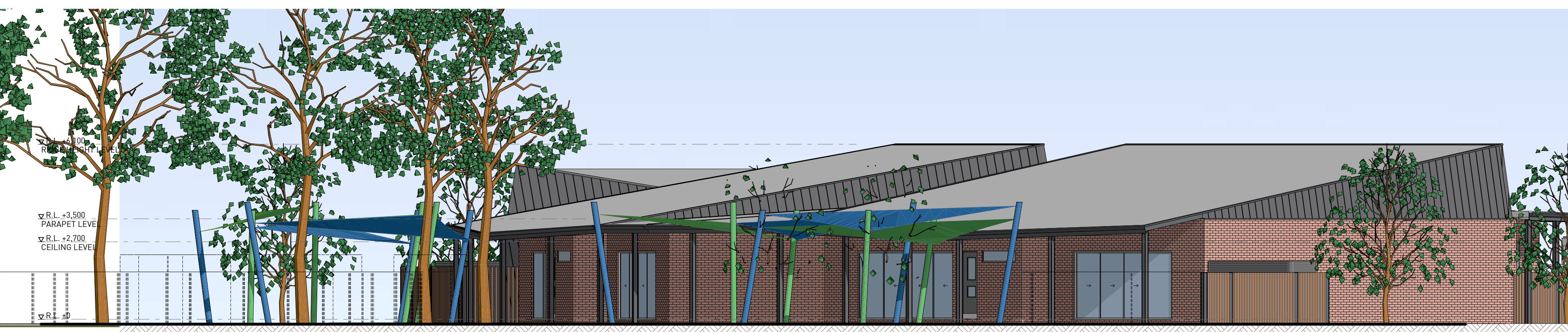
EAST ELEVATION
1:100

E2	CS03
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SOUTH ELEVATION
1:100

E3	CS03
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WEST ELEVATION
1:100

E4	CS03
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**NICHOLS POINT INTEGRATED EARLY YEARS FACILITY
PROPOSED KINDERGARTEN**
193A FIFTH STREET, NICHOLS POINT, MILDURA, 3501.

PROJECT No. AA23-078 CS03 CLIENT: MILDURA RURAL CITY COUNCIL
DATE: 14/11/2024

CONCEPT DESIGN

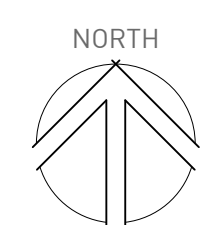


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**MATERNAL & CHILD HEALTH
NICHOLS POINT INTEGRATED
EARLY YEARS FACILITY:
EARLY YEARS HUB**

PROPOSED FLOOR PLAN
1:100

1 CS04



**NICHOLS POINT INTEGRATED EARLY YEARS FACILITY
PROPOSED EARLY YEARS HUB**

193A FIFTH STREET, NICHOLS POINT, MILDURA, 3501.

PROJECT No. AA23-078 CS04
DATE: 14/11/2024

CLIENT: MILDURA RURAL CITY COUNCIL
CONCEPT DESIGN





KINDERGARTEN ENTRY **1** CS05



KINDERGARTEN SECURE PLAY AREA **2** CS05



KINDERGARTEN AERIAL VIEW **3** CS05



EARLY YEARS HUB+KINDERGARTEN **4** CS05

**NICHOLS POINT INTEGRATED EARLY YEARS FACILITY
PROPOSED EARLY YEARS HUB & KINDERGARTEN**
193A FIFTH STREET, NICHOLS POINT, MILDURA, 3501.

PROJECT No. AA23-078 CS05
DATE: 14/11/2024

CLIENT: MILDURA RURAL CITY COUNCIL

CONCEPT DESIGN



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