

CAPITAL TRANSACTIONS PTY LTD

HERCULES ST CHILDCARE

15 HERCULES ST

15 HERCULES STREET
HAMILTON QLD 4007
LOT 789 on SL5992
WARD OF HAMILTON
SITE AREA 1725 m²

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2020/1105
Date: 20/05/2020



DRAWING - ISSUED SET

B2000020 A0 00	COVER SHEET	P4
B2000020 A1 01	SITE PLANS	P4
B2000020 A1 10	FLOOR PLAN - GFA + OCCUPANCY	P4
B2000020 A1 11	EXISTING / DEMOLITION FLOOR PLAN - GROUND FLOOR	P4
B2000020 A1 12	EXISTING / DEMOLITION FLOOR PLAN - FIRST FLOOR	P4
B2000020 A1 21	GENERAL ARRANGEMENT PLAN - GROUND FLOOR	P6
B2000020 A1 22	GENERAL ARRANGEMENT PLAN - FIRST FLOOR	P6
B2000020 A1 23	GENERAL ARRANGEMENT PLAN - ROOF	P4
B2000020 A2 01	EXISTING / DEMOLITION BUILDING ELEVATIONS	P4
B2000020 A2 02	BUILDING ELEVATIONS	P4
B2000020 A3 01	BUILDING SECTIONS	P4

GROSS FLOOR AREA - EXISTING

EXISTING GFA	GROUND FLOOR	1163 m ²
EXISTING GFA	FIRST FLOOR	917 m ²
EXISTING GFA		2080 m ²
EXISTING EXTERNAL AREA	GROUND FLOOR	9 m ²
EXISTING EXTERNAL AREA		9 m ²

GROSS FLOOR AREA

PROPOSED GFA	GROUND FLOOR	706 m ²
PROPOSED GFA	FIRST FLOOR	910 m ²
PROPOSED GFA		1617 m ²
PROPOSED EXTERNAL AREA	GROUND FLOOR	359 m ²
PROPOSED EXTERNAL AREA	FIRST FLOOR	129 m ²
PROPOSED EXTERNAL AREA		489 m ²

CAR PARKING - EXISTING

CAR PARKS	10
TOTAL CAR PARKS	10

CAR PARKING - PROPOSED

CAR PARKS	6
CAR PARKS - PWD	1
CAR PARKS - TANDEM	5
TOTAL VEHICLE PARKS	29

ABBREVIATIONS LEGEND

A/C	AIR CONDITIONING
A/P	ACCESS PANEL
AFL	APRON FLASHING
AFL	ABOVE FINISHED FLOOR LEVEL
AHD	AUSTRALIAN HEIGHT DATUM
AL	ALUMINIUM
AS	AUSTRALIAN STANDARD
BF	BARGE FLASHING
BG	BOX GUTTER
BH	BULKHEAD
BLK	BLOCKWORK
BLD	BOLLARD
BMT	BASE METAL THICKNESS
BR	BRICKWORK
CFC	COMPRESSED FIBRE CEMENT
CH	CEILING HEIGHT
CHS	CIRCULAR HOLLOW SECTION
CJ	CONTROL JOINT
CL	CENTRE LINE
CONC	CONCRETE
COS	CONFIRM ON SITE
COT	CARPET
CT	CENTRES
CTS	CENTRES
D	DOOR
DAR	DRESSED ALL ROUND
DA	DIAMETER
DP	DOWNPIPE
EPF	EPF FLOORING
EQ	EQUAL
EQ	EAVES GUTTER
EX	EXISTING
FC	FIBRE CEMENT
FEL	FINISHED FLOOR LEVEL
FG	FIXED GLASS
FL	FLASHING
FRL	FIRE RESISTANCE LEVEL
FT	FLOOR TILE
GFA	GROSS FLOOR AREA
GL	GLASS
HB	HAND BASIN
HD	HOT DIP GALVANISED
HWD	HARDWOOD
HM	HAND DRYER
LH	LOCK PLATE
LM	PLASTIC LAMINATE
MDF	MEDIUM DENSITY FIBREBOARD
MF	METAL FINISH
MR	MIRROR
MRS	METAL ROOF SHEET
MWS	METAL WALL SHEET
NCC	NATIONAL CONSTRUCTION CODE
NGL	NATURAL GROUND LINE
NTS	NOT TO SCALE
PE	PLASTERBOARD
PF	PAINT FINISH
PL	PARALLEL FLANGE CHANNEL
PLY	PLYWOOD
CH	OVERHEAD
RD	ROLLER DOOR
RF	RIDGE FLASHING
RHS	RECTANGULAR HOLLOW SECTION
RL	REDUCED LEVEL
RS	WEIGHTED SOUND REDUCTION INDEX
RWH	RAINWATER HEAD
S	SUMP
SD	SOAP DISPENSER
SH	STRUCTURAL FINISHED LEVEL
SHS	SQUARE HOLLOW SECTION
SK	SKIRTING
SL	STRUCTURAL LEVEL
SS	STAINLESS STEEL
SSS	STAINLESS STEEL SINK
ST	STONE
T	TIMBER
TA	TO BE ADVISED
TH	THRESHOLD
TP	TOILET PARTITION
TRH	TOILET ROLL HOLDER
TV	TIMBER VENEER
TYP	TYPICAL
UB	UNIVERSAL BEAM
UC	UNIVERSAL COLUMN
UG	UNDERGROUND
UNO	UNLESS NOTED OTHERWISE
UPH	UPHOLSTERY
URN	URNAL
US	UNDERSIDE
VF	VINYL FLOORING
W	WINDOW
WC	TOILET
WP	WALLPAPER
WT	WALL TILE

NOTES

GENERALLY

1A. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE SPECIFICATION FOR FULL EXTENT OF WORKS.

1B. ANY DISCREPANCIES IN THE DOCUMENTATION ARE TO BE RAISED WITH THE ARCHITECT FOR CLARIFICATION PRIOR TO CONSTRUCTION AND/OR FABRICATION.

1C. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANTS' DOCUMENTATION FOR FULL EXTENT OF WORKS.

1D. CONTRACTOR TO CONFIRM ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION AND/OR FABRICATION.

1E. CONSTRUCTION RELATED SITE ACCESS, CONTRACTOR AREAS AND HOARDING LOCATIONS SHALL BE NEGOTIATED WITH THE PRINCIPAL PRIOR TO POSSESSION OF SITE.

1F. ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE, ALL RELEVANT AUSTRALIAN STANDARDS AND LOCAL AUTHORITY BY LAWS.

1G. THE FACILITY WILL BE OCCUPIED AND TRADING THROUGHOUT CONSTRUCTION. THE CONTRACTOR SHALL LIMIT ANY DISTURBANCE TO THE FACILITY. ITS TRADE AND OCCUPANTS' EXISTING SERVICES REQUIRED FOR THE PURPOSE OF TRADING SHALL NOT BE INTERRUPTED WITHOUT REASONABLE PRIOR NOTICE AND APPROVAL BY THE PRINCIPAL.

1H. THE CONTRACTOR SHALL ARRANGE FOR A SITE SURVEY TO CONFIRM THE EXISTING FINISHED FLOOR LEVELS AND CONFIRM ALL NEW FINISHED FLOOR LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORKS.

CEILING

2A. CEILING HEIGHTS NOTED RELATE TO HEIGHT ABOVE FINISHED FLOOR LEVEL.

2B. THE CONTRACTOR IS TO COORDINATE ELECTRICAL AND MECHANICAL SERVICES LAYOUTS AND ADVISE THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO THE FABRICATION AND INSTALLATION OF ANY ITEMS.

2C. WHERE NOT NOTED IN THE DOCUMENTS, THE CONTRACTOR IS TO ALLOW FOR ACCESS PANELS AS REQUIRED FOR ALL ELECTRICAL AND MECHANICAL SERVICES TO COMPLETE THE WORKS. THE CONTRACTOR IS TO VERIFY THE LOCATION OF ALL ACCESS PANELS ON SITE PRIOR TO FABRICATION AND INSTALLATION.

2D. MAKE GOOD EXISTING CEILINGS WHERE DAMAGED FOR NEW WORKS. THIS INCLUDES, BUT IS NOT LIMITED TO THE INSTALLATION OF SERVICES AND/OR BUILDING WORKS AS REQUIRED TO COMPLETE THE NEW WORKS. ALLOW FOR NEW PAINT FINISH TO THE ENTIRE AREA WHERE CEILINGS ARE PATCHED.

ROOF

3A. THE CONTRACTOR IS TO FLASH AND SEAL ALL PENETRATIONS THROUGH THE ROOF SHEETING TO ENSURE THE ROOF IS WATERTIGHT UPON COMPLETION.

3B. REFER TO THE SPECIFICATION FOR ROOF ACCESS, ANCHOR POINTS AND SAFETY SYSTEM.

3C. THE CONTRACTOR IS TO INSPECT THE ROOF PRIOR TO THE ACCEPTANCE OF THE CONTRACT. THE CONTRACTOR IS TO ALLOW FOR THE RECTIFICATION OF ANY VISIBLE DAMAGE TO THE EXISTING ROOFS AS THEY ARE FOUND DURING THE TENDER PERIOD.

INTERIOR

4A. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE SPECIFICATION. WHERE THERE IS ANY DISCREPANCY IN SIZES NOMINATED IN THE SPECIFICATION AND THE DRAWINGS, THE CONTRACTOR SHALL ALLOW FOR THE GREATER.

4B. THE CONTRACTOR IS TO CONFIRM THE DIMENSIONS OF ALL EQUIPMENT AND APPLIANCES WITH THE PRINCIPAL PRIOR TO FABRICATION OF ANY JOINERY, FURNITURE, KITCHENS, BARS ETC. THAT REQUIRE THIS COORDINATION. THERE SHALL BE NO EXTRAS GIVEN FOR FAILURE TO COORDINATE.

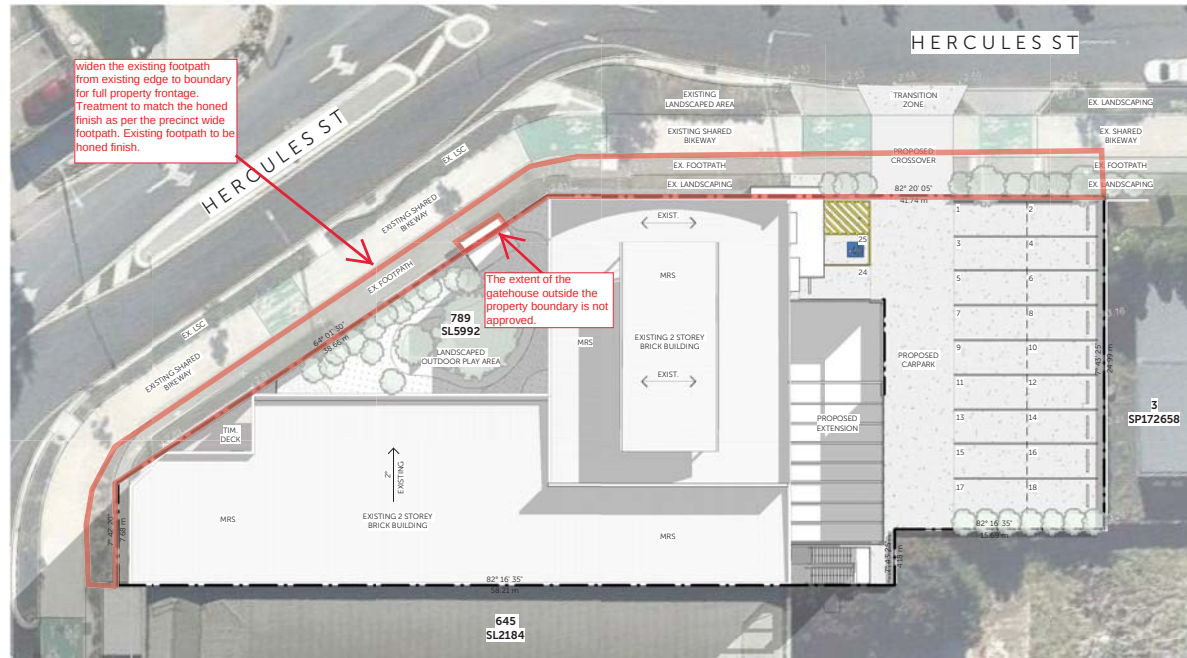
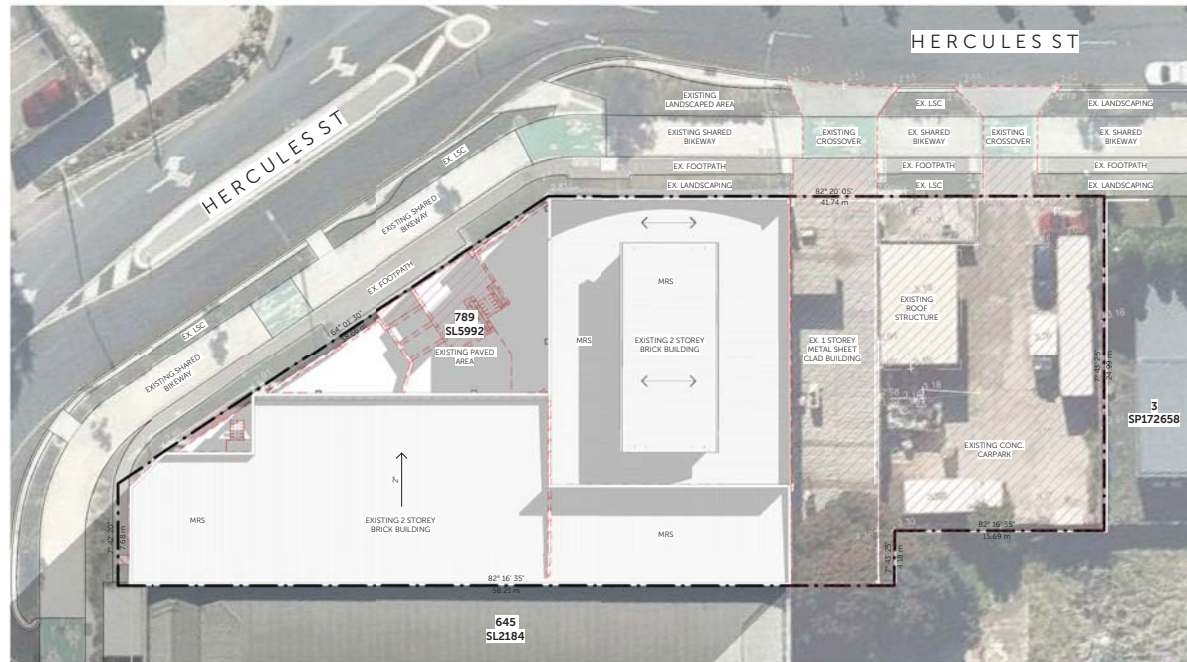
4C. THE CONTRACTOR IS TO PROVIDE ADEQUATE SUPPORT AND FRAMING AS REQUIRED TO ENSURE THAT NO BOWING OF MATERIALS OCCURS OVER TIME.

4D. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE SPECIFICATION AND OTHER CONSULTANTS' DOCUMENTS (MECHANICAL, ELECTRICAL, KITCHEN & BARS ETC) TO ENSURE COORDINATION WITH ALL LIGHTING, VENTILATION AND OTHER EQUIPMENT THAT IS INTEGRATED INTO JOINERY AND THE WORKS. THERE SHALL BE NO EXTRAS GIVEN FOR FAILURE TO COORDINATE.



1 SITE - EXIST / DEMO

1:200



2 SITE - PROPOSED

1:200

GROSS FLOOR AREA - EXISTING

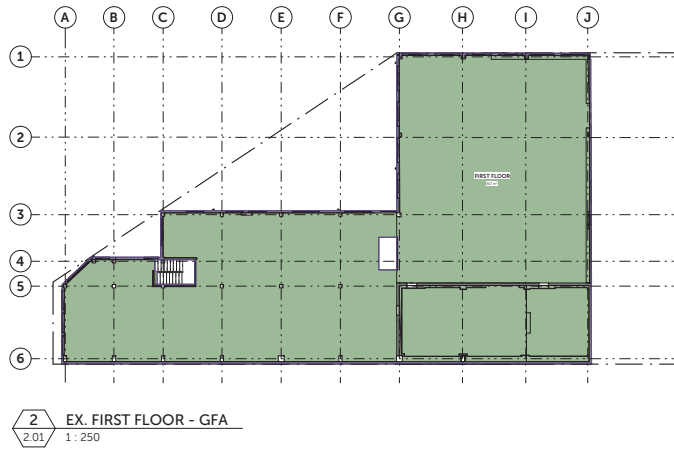
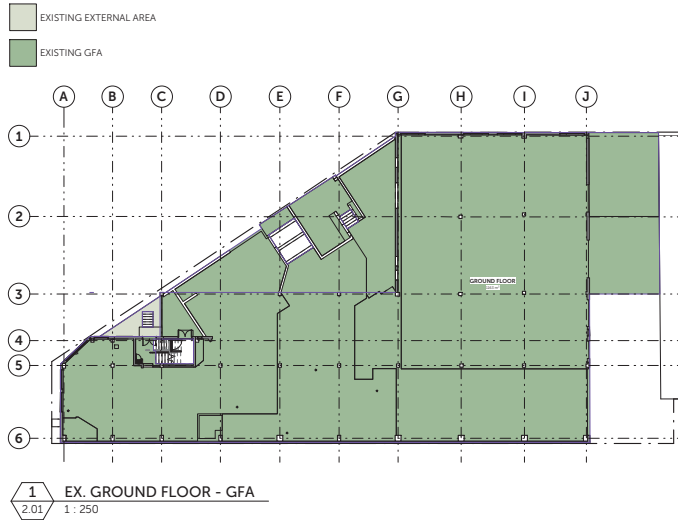
EXISTING GFA	GROUND FLOOR	1163 m ²
EXISTING GFA	FIRST FLOOR	917 m ²
EXISTING GFA		2080 m ²
EXISTING EXTERNAL AREA	GROUND FLOOR	9 m ²
EXISTING EXTERNAL AREA		9 m ²

AMENDED IN RED

By: Sarah Hampstead
Date: 13/05/2020

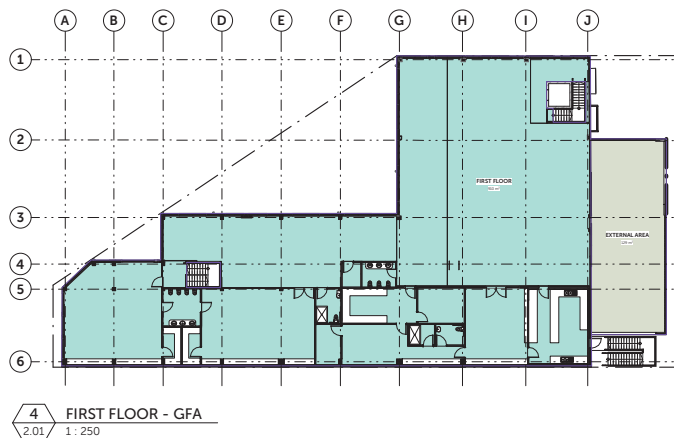
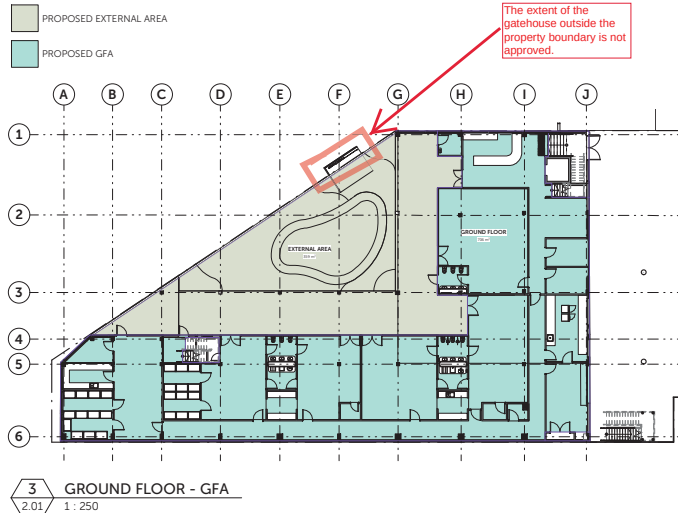
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GROSS FLOOR AREA

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PROPOSED GFA	FIRST FLOOR	910 m ²
PROPOSED GFA		1617 m ²
PROPOSED EXTERNAL AREA	GROUND FLOOR	359 m ²
PROPOSED EXTERNAL AREA	FIRST FLOOR	129 m ²
PROPOSED EXTERNAL AREA		488 m ²



QUEENSLAND DEVELOPMENT CODE MP5.4

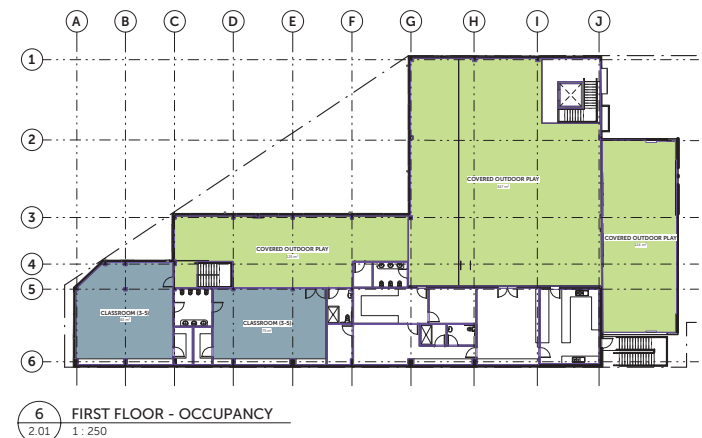
Childcare Centres Child Allowances per m²

INTERNAL ALLOWANCE OF 1 CHILD PER 3.25m²

1.01 INFANTS (0-1)	~ 43m ²
TOTAL AREA PROVISION	~ 13 CHILDREN
1.02 INFANTS (0-1)	~ 43m ²
TOTAL AREA PROVISION	~ 13 CHILDREN
1.03 PLAY ROOM (1-2)	~ 43m ²
TOTAL AREA PROVISION	~ 13 CHILDREN
1.04 PLAY ROOM (2-3)	~ 56m ²
TOTAL AREA PROVISION	~ 17 CHILDREN
1.05 PLAY ROOM (2-3)	~ 56m ²
TOTAL AREA PROVISION	~ 17 CHILDREN
1.06 PLAY ROOM (2-3)	~ 75m ²
TOTAL AREA PROVISION	~ 23 CHILDREN
2.01 CLASSROOM 2 (3-5)	~ 83m ²
TOTAL AREA PROVISION	~ 25 CHILDREN
2.02 CLASSROOM 3 (3-5)	~ 75m ²
TOTAL AREA PROVISION	~ 23 CHILDREN
REQUIRED CHILDREN PER INTERNAL SPACE	~ 133 CHILDREN
TOTAL CHILDREN PER INTERNAL SPACE	~ 144 CHILDREN

EXTERNAL ALLOWANCE OF 1 CHILD PER 7m²

G.01 INFANT PLAY AREA	~ 20m ²
TOTAL AREA PROVISION	~ 2 CHILDREN
G.02 OUTDOOR PLAY AREA	~ 160m ²
TOTAL AREA PROVISION	~ 22 CHILDREN
G.03 COVERED OUTDOOR PLAY 1	~ 175m ²
TOTAL AREA PROVISION	~ 25 CHILDREN
G.04 COVERED OUTDOOR PLAY 2	~ 125m ²
TOTAL AREA PROVISION	~ 17 CHILDREN
G.05 COVERED OUTDOOR PLAY 3	~ 347m ²
TOTAL AREA PROVISION	~ 49 CHILDREN
G.06 COVERED OUTDOOR PLAY 4	~ 12m ²
TOTAL AREA PROVISION	~ 1 CHILDREN
REQUIRED CHILDREN PER EXTERNAL SPACE	~ 131 CHILDREN
TOTAL CHILDREN PER EXTERNAL SPACE	~ 132 CHILDREN



BSPN.
ARCHITECTURE

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Supervising Architect
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REGISTERED ARCHITECT No.3936 QLD
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Revisions
P1 2020-02-19 Preliminary Issue
P2 2020-03-04 Prelim DA Issue
P3 2020-03-09 DA Issue
P4 2020-03-15 Revised DA Issue

CB
CB
CB

Project
HERCULES ST CHILDCARE
15 HERCULES ST

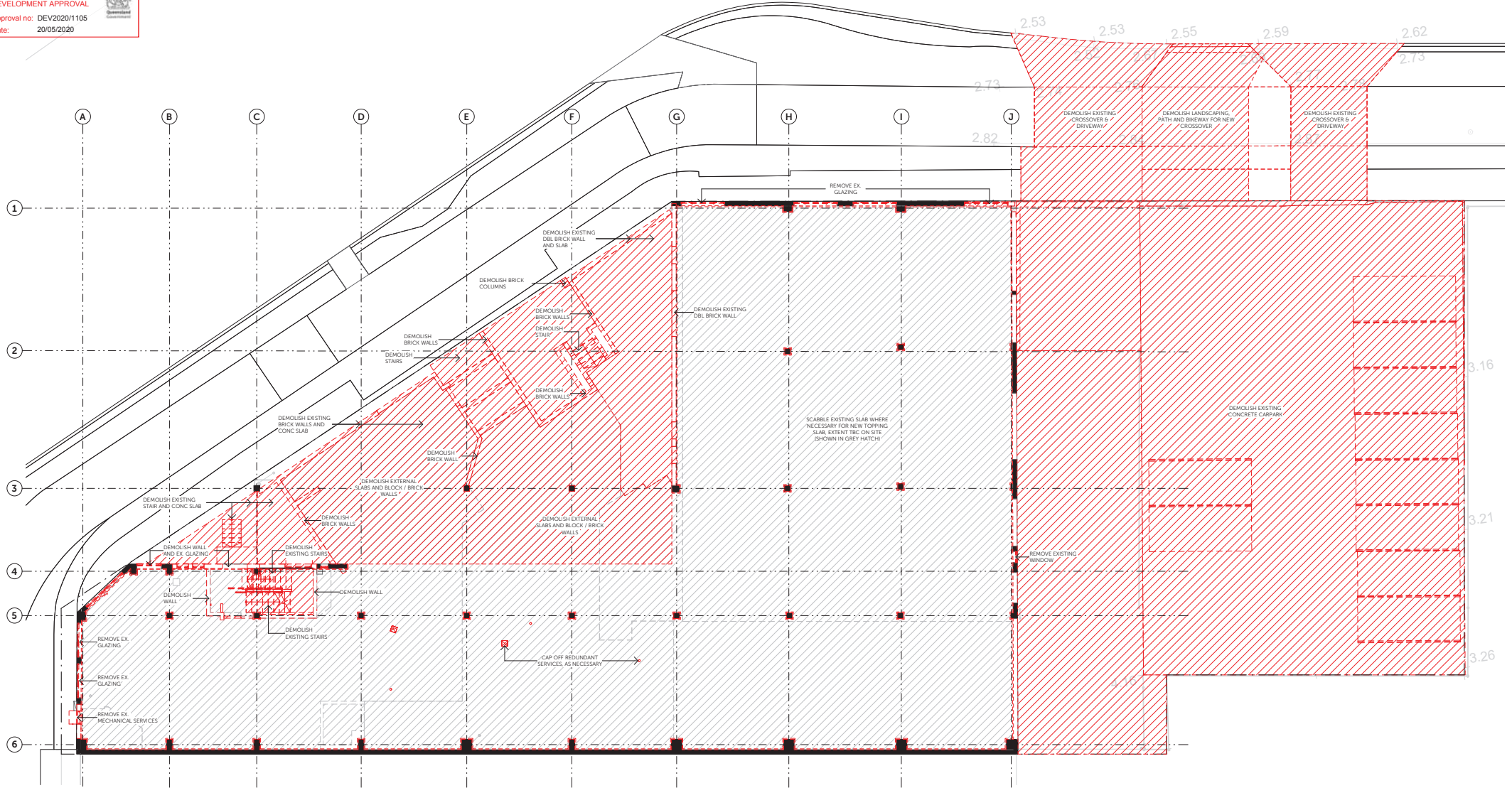
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Drawing
FLOOR PLAN - GFA + OCCUPANCY

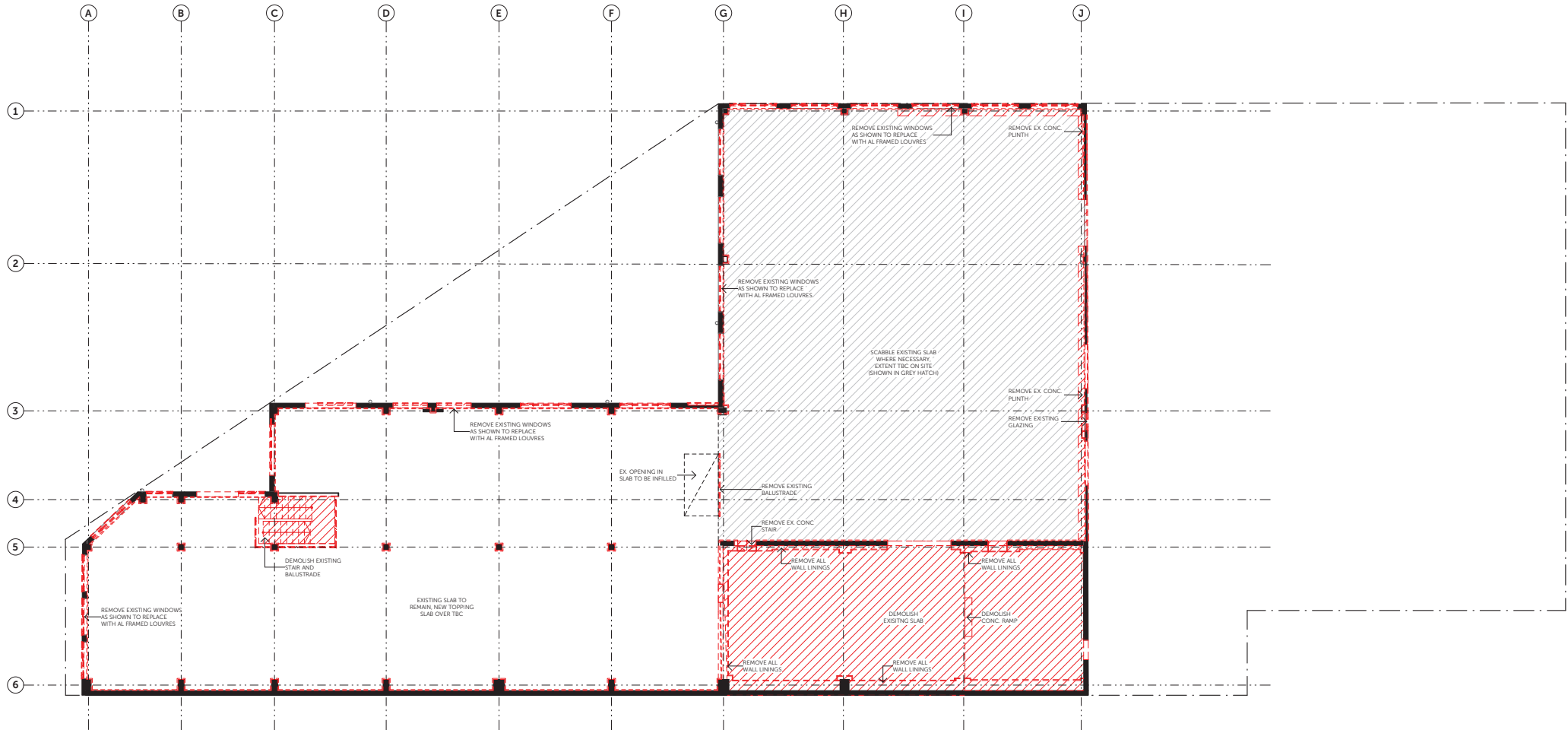
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Drawn Scale
CB As indicated at A1

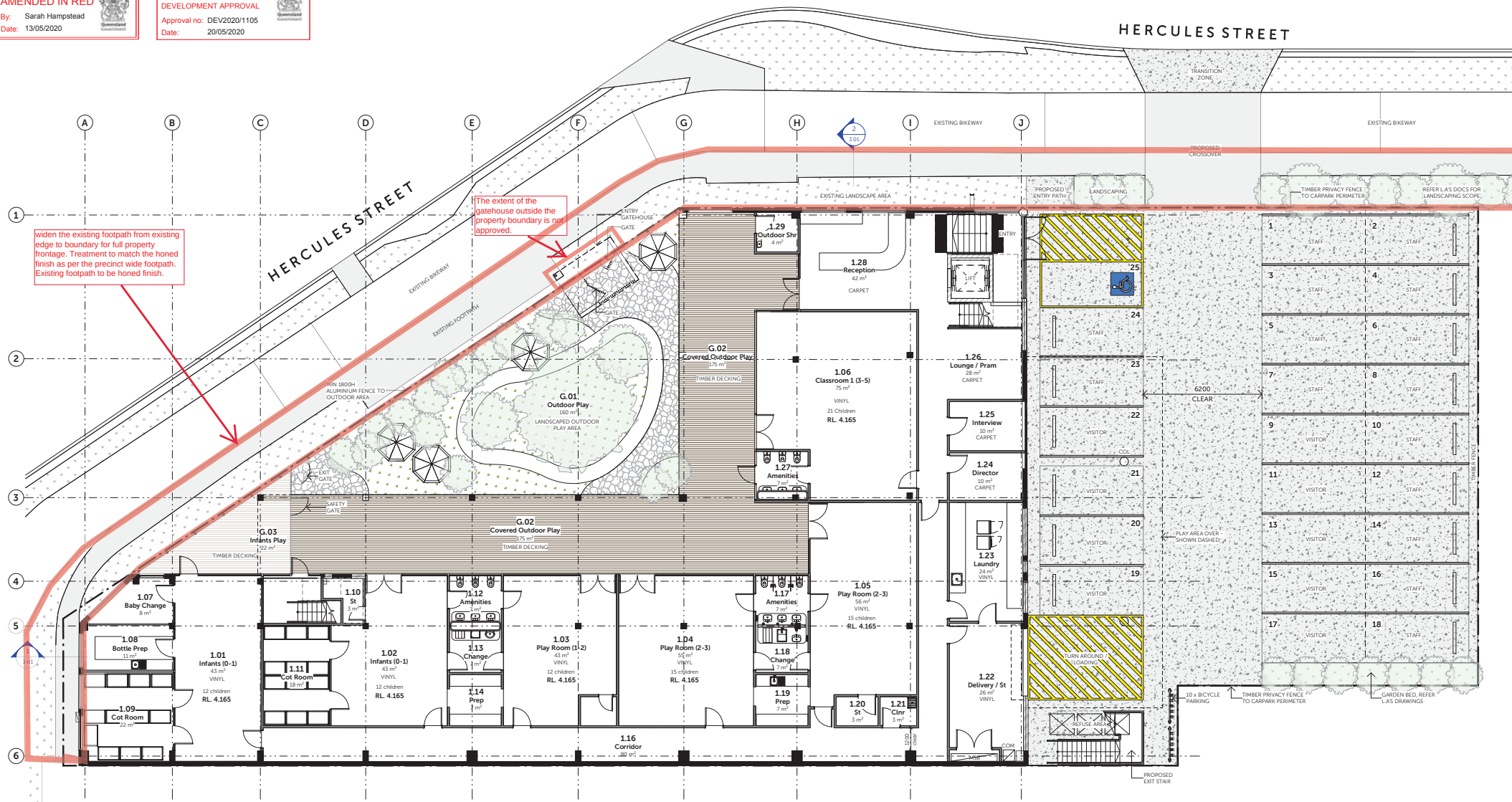
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Drawing No. A1.10
Revision P4



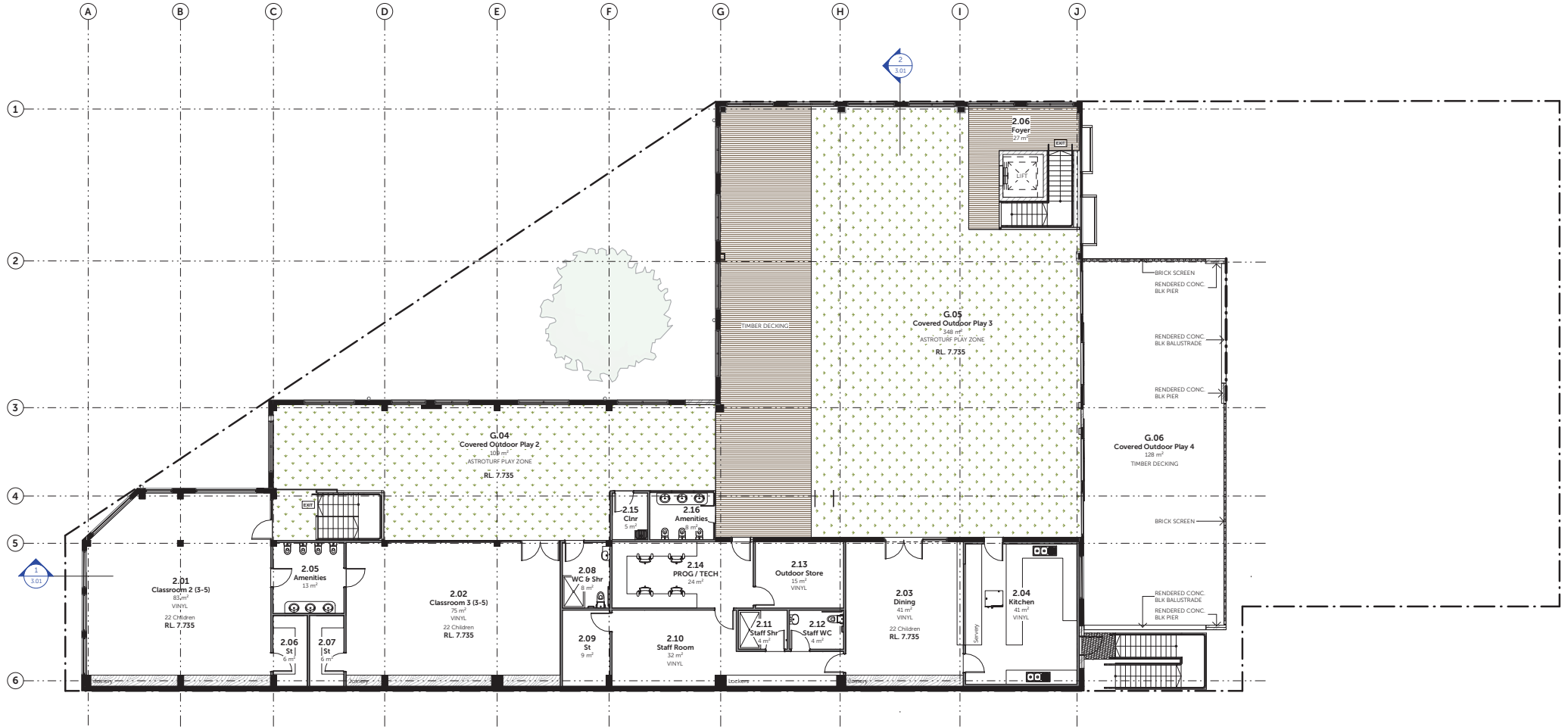
1 GROUND FLOOR - DEMOLITION
1:100



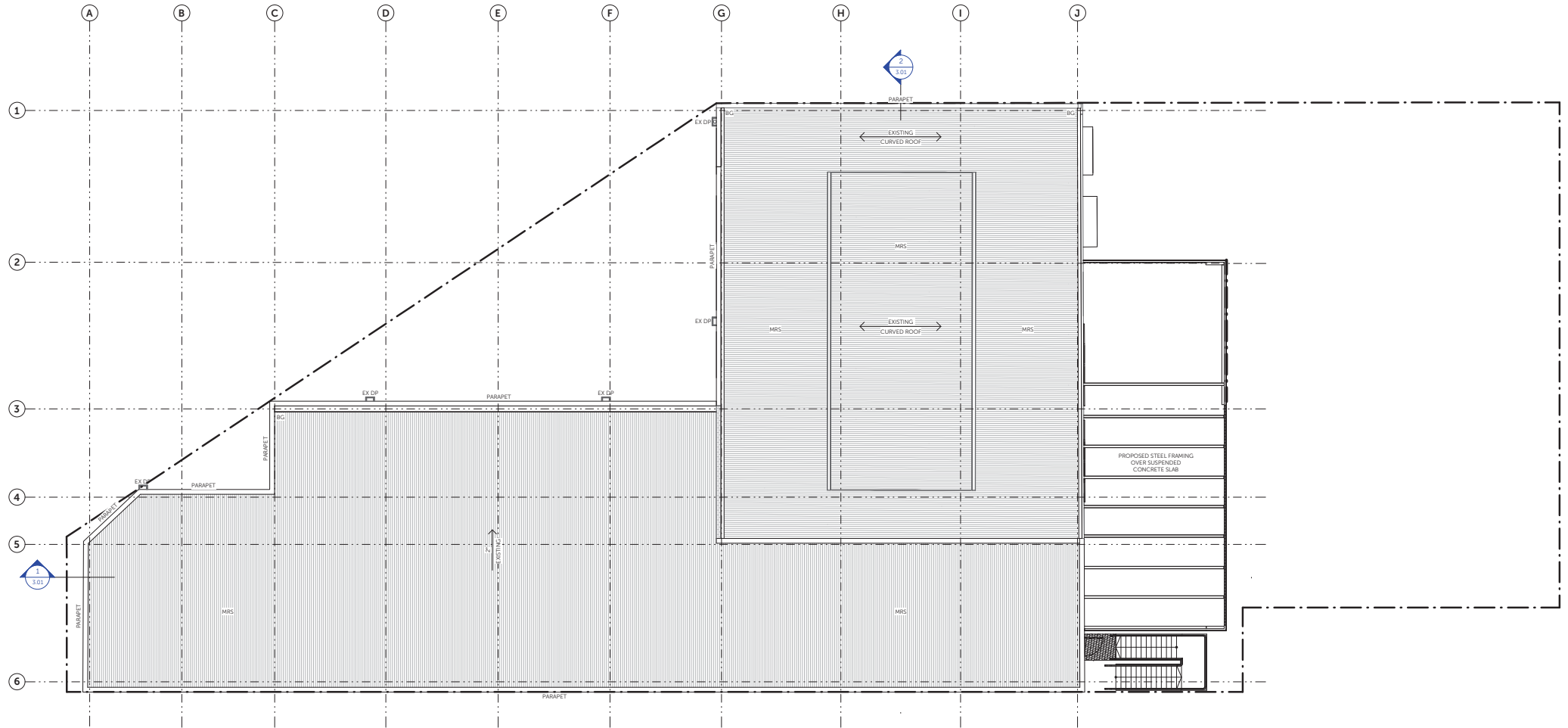
1 FIRST FLOOR - DEMOLITION
2.01 1:100



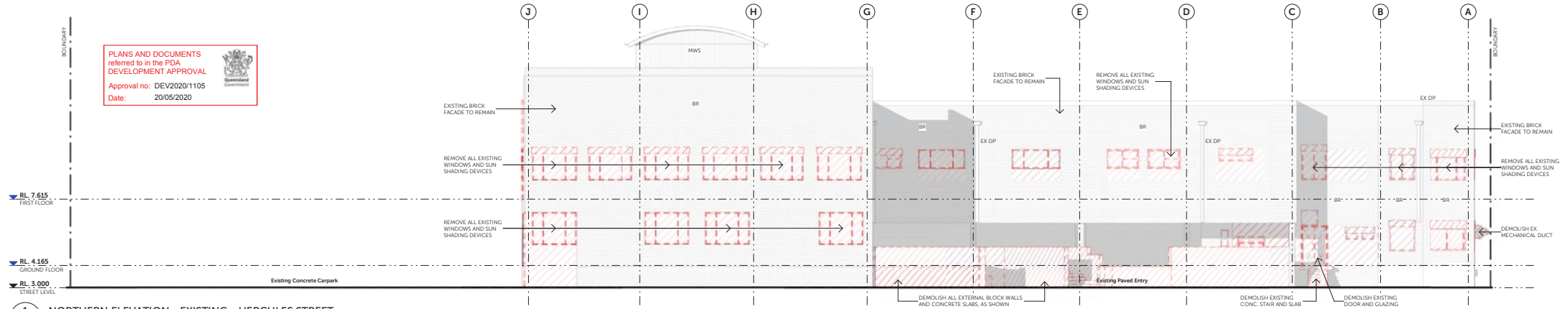
1 FLOOR PLAN - GROUND FLOOR
1:100



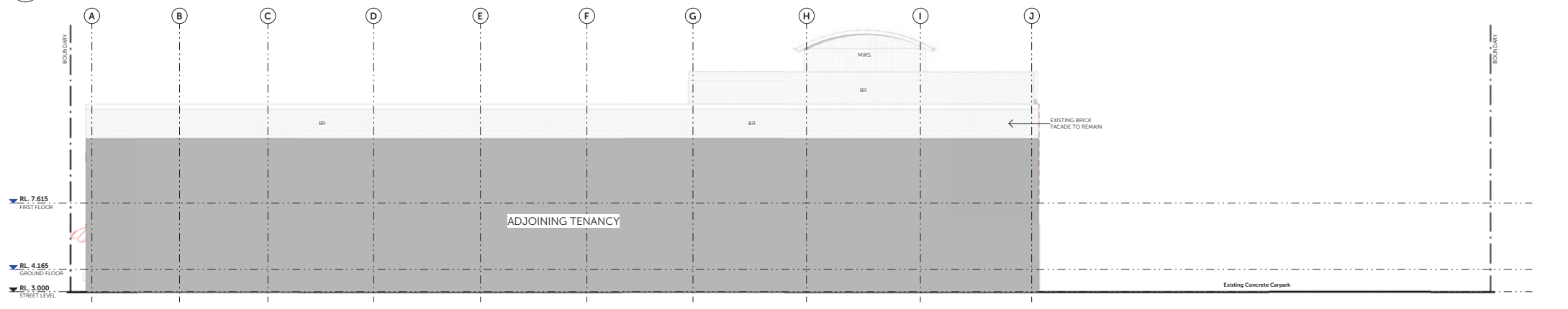
1 FLOOR PLAN - FIRST FLOOR
1:100



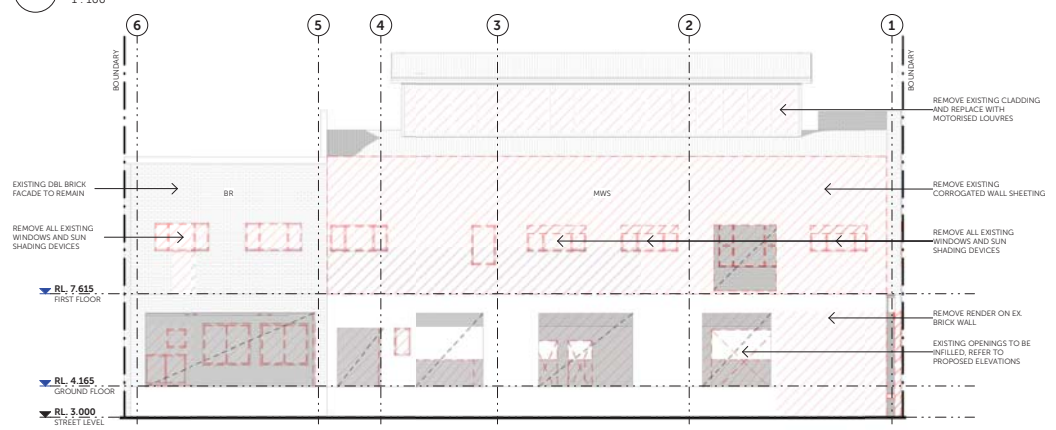
1 FLOOR PLAN - ROOF PLAN
2.01 1:100



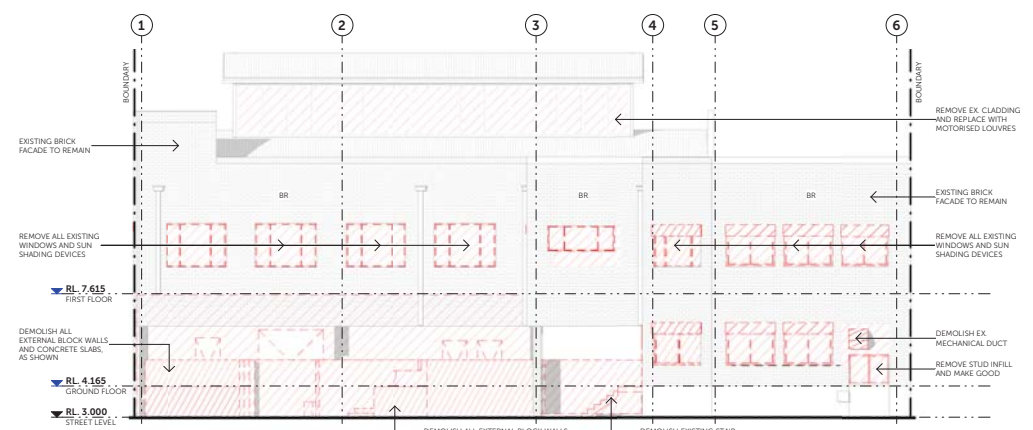
1 NORTHERN ELEVATION - EXISTING - HERCULES STREET
1:100



4 SOUTHERN ELEVATION - EXISTING
1:100



3 EASTERN ELEVATION - EXISTING
1:100



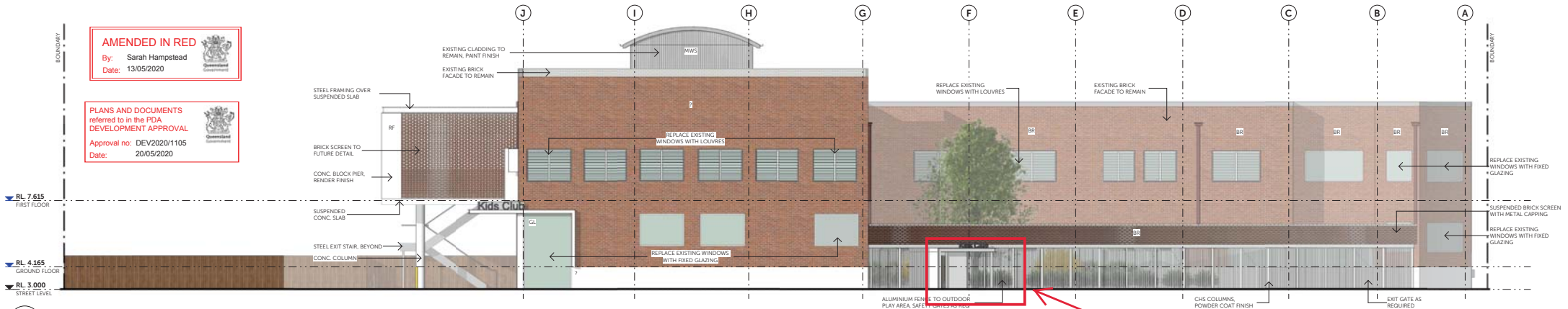
2 WESTERN ELEVATION - EXISTING
1:100

AMENDED IN RED

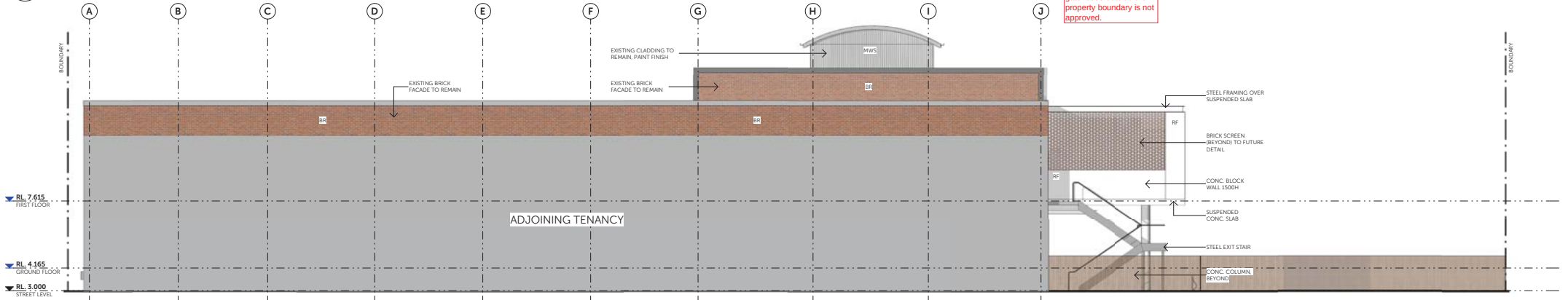
By: Sarah Hampstead
Date: 13/05/2020

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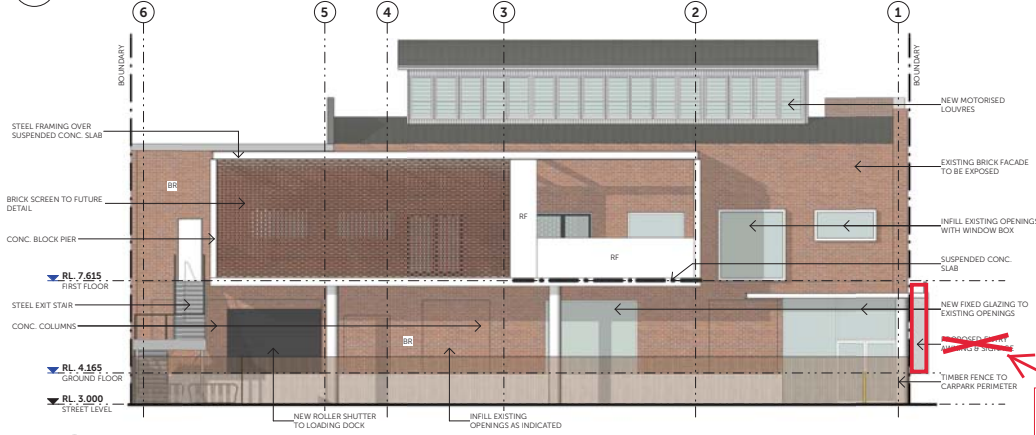
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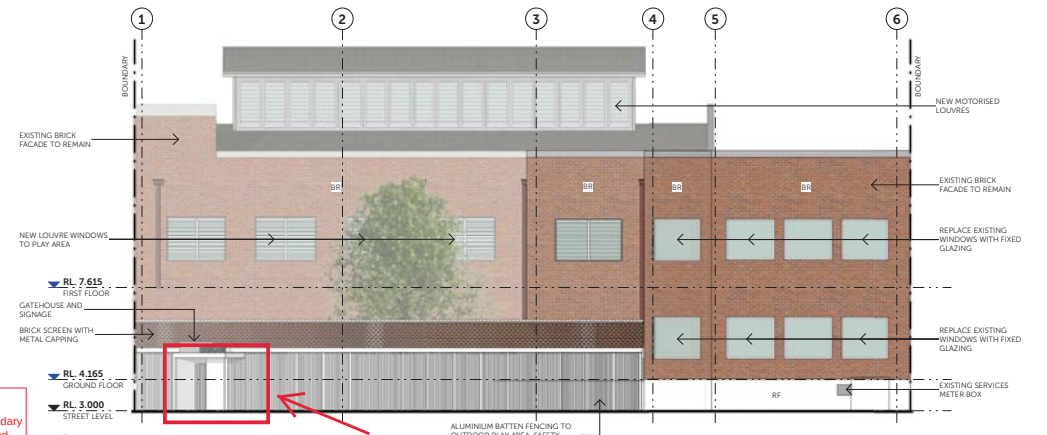
1 NORTHERN ELEVATION - HERCULES STREET
1:100



2 SOUTHERN ELEVATION
1:100



8 EASTERN ELEVATION
1:100



6 WESTERN ELEVATION
1:100

BSPN.
ARCHITECTURE

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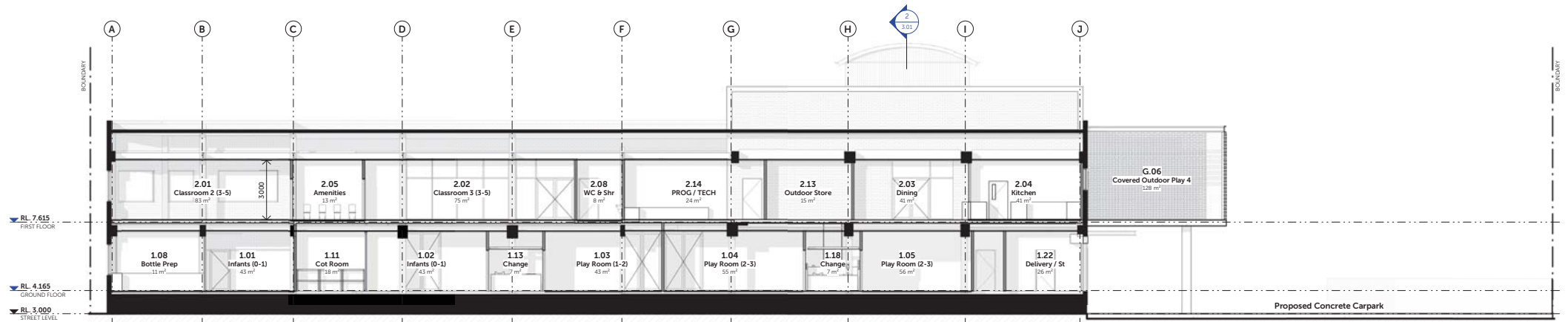
For
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Drawing
BUILDING ELEVATIONS

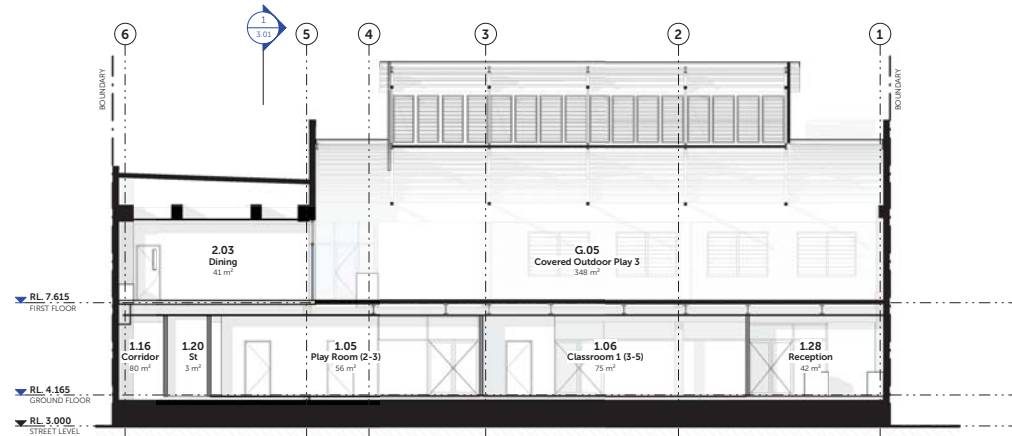
PRELIMINARY

Drawn CB
Scale 1:100 at A1

Project No. B2000020
Drawing No. A2.11
Revision P4



1 BUILDING SECTION A
1:100



2 BUILDING SECTION B
1:100