

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

AMENDED IN RED

By: K McGill

Date: 15 December 2020



NOT PART OF THIS
APPROVAL

DRAWING - ISSUED SET

B2000020 ADA 0.00	COVER SHEET	P6
B2000020 ADA 1.01	SITE PLANS	P5
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GROSS FLOOR AREA - EXISTING

EXISTING GFA	GROUND FLOOR	1163 m²
EXISTING GFA	FIRST FLOOR	917 m²
EXISTING GFA		2080 m²

EXISTING EXTERNAL AREA	GROUND FLOOR	9 m²
EXISTING EXTERNAL AREA		9 m²

GROSS FLOOR AREA

PROPOSED GFA	GROUND FLOOR	705 m²
PROPOSED GFA	FIRST FLOOR	910 m²
PROPOSED GFA		1615 m²

PROPOSED EXTERNAL AREA	GROUND FLOOR	361 m²
PROPOSED EXTERNAL AREA	FIRST FLOOR	129 m²
PROPOSED EXTERNAL AREA		490 m²

CAR PARKING - EXISTING

CAR PARKS	10
TOTAL CAR PARKS	10

CAR PARKING - PROPOSED

CAR PARKS	6
CAR PARKS - PWD	1
CAR PARKS - TANDEM	9
TOTAL VEHICLE PARKS	25

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2020/1105/2

Date: 21 December 2020



ABBREVIATIONS LEGEND

A/C	AIR CONDITIONING
A/P	ACCESS PANEL
AF	AFRON FLASHING
AFFL	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
CPT	CARPET
CT	CERAMIC TILE
CTS	CENTRES
D	DOOR
DAR	DRESSED ALL ROUND
DIA	DIAMETER
DP	DOWNPIPE
EF	EPOXY FLOORING
EG	EAVES GUTTER
EQ	EQUAL
EX	EXISTING
FC	FIBRE CEMENT
FFL	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	HAND DRYER
HDG	HOT DIP GALVANISED
HWD	HARDWOOD
KP	KICK PLATE
LM	PLASTIC LAMINATE
MDF	MEDIUM DENSITY FIBREBOARD
MF	METAL FINISH
MIR	MIRROR
MRS	METAL ROOF SHEET
MWS	METAL WALL SHEET
NCC	NATIONAL CONSTRUCTION CODE
NGL	NATURAL GROUND LINE
NTS	NOT TO SCALE
PB	PLASTERBOARD
PF	PAINT FINISH
PFC	PARALLEL FLANGE CHANNEL
PLY	PLYWOOD
O/H	OVERHEAD
RD	ROLLER DOOR
RF	RIDGE FLASHING
RHS	RECTANGULAR HOLLOW SECTION
RL	REDUCED LEVEL
Rw	WEIGHTED SOUND REDUCTION INDEX
RWH	RAINWATER HEAD
S	SUMP
SD	SOAP DISPENSER
SFL	STRUCTURAL FINISHED LEVEL
SHS	SQUARE HOLLOW SECTION
SK	SKIRTING
SL	STRUCTURAL LEVEL
SS	STAINLESS STEEL
SSS	STAINLESS STEEL SINK
ST	STONE
T	TIMBER
TBA	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
UR	URINAL
U/S	UNDERSIDE
VF	VINYL FLOORING
W	WINDOW
WC	TOILET
WP	WALLPAPER
WT	WALL TILE

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.

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.

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.



Revisions

P1	2020-02-19	Preliminary Issue
P2	2020-03-04	Prelim DA Issue
P3	2020-03-09	DA Issue
P4	2020-03-13	Revised DA Issue
P5	2020-09-25	Revised DA Issue
P6	2020-10-02	Revised DA Issue

CB
CB
CB
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CO
CO

Project

HERCULES ST CHILDCARE
15 HERCULES ST

For

CAPITAL TRANSACTIONS PTY LTD

Drawing

COVER SHEET

PRELIMINARY

Drawn

CO

Scale

1 : 100 at A1

Project No.

B2000020

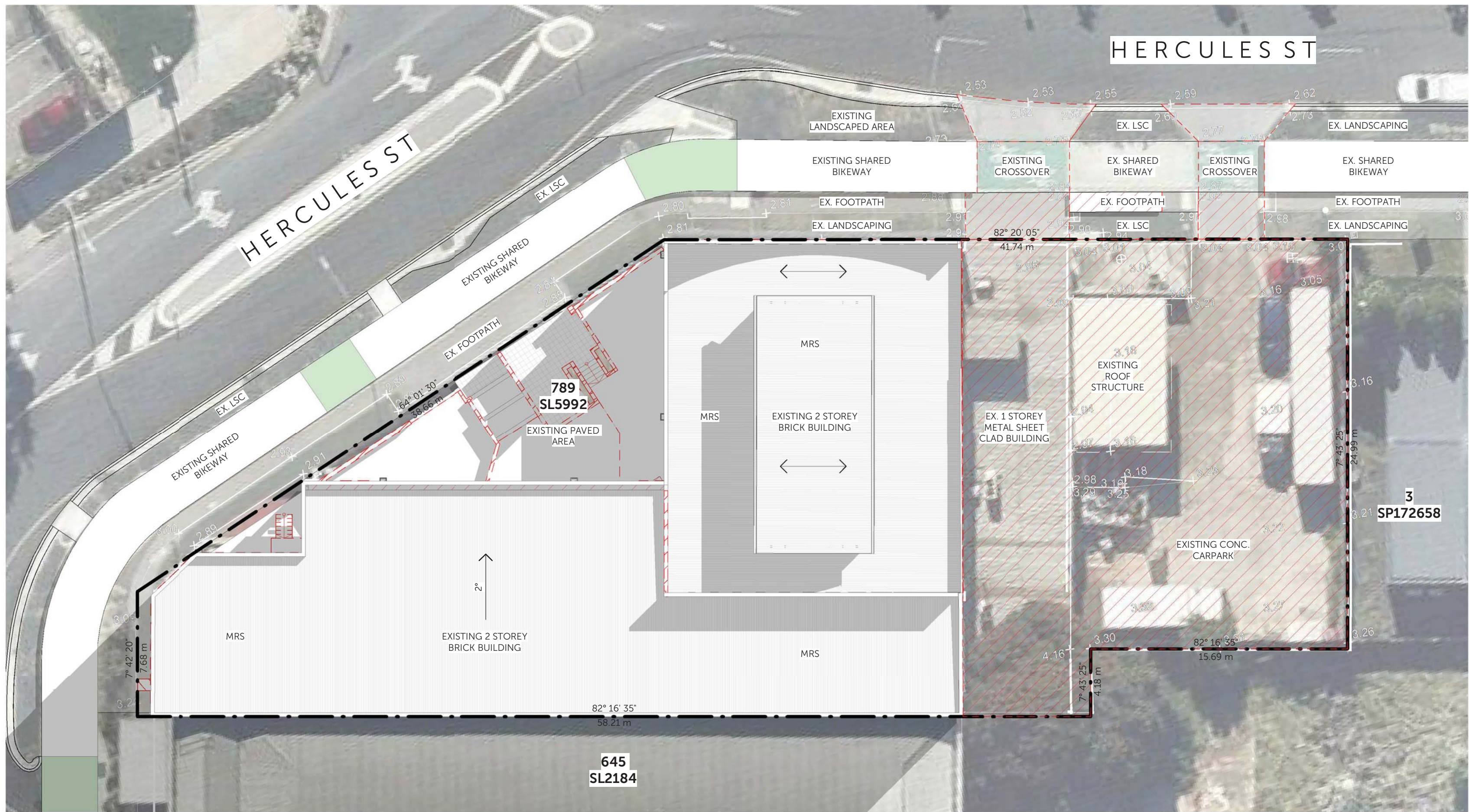
Drawing No.

DA 0.00

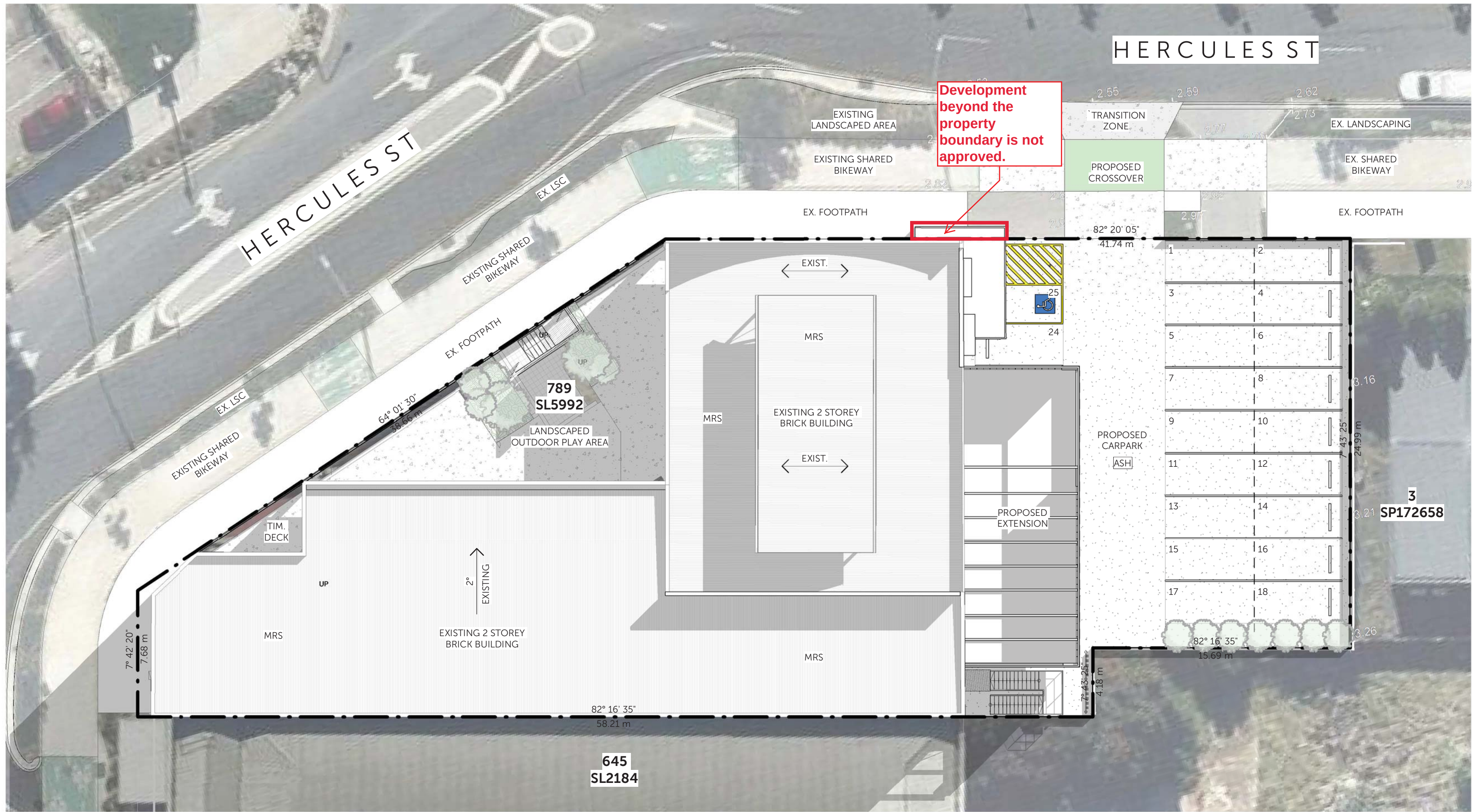
Revision

P6

1 SITE - EXIST / DEMO
1 : 200



2 SITE - PROPOSED
1 : 200



AMENDED IN RED
By: K McGill
Date: 15 December 2020

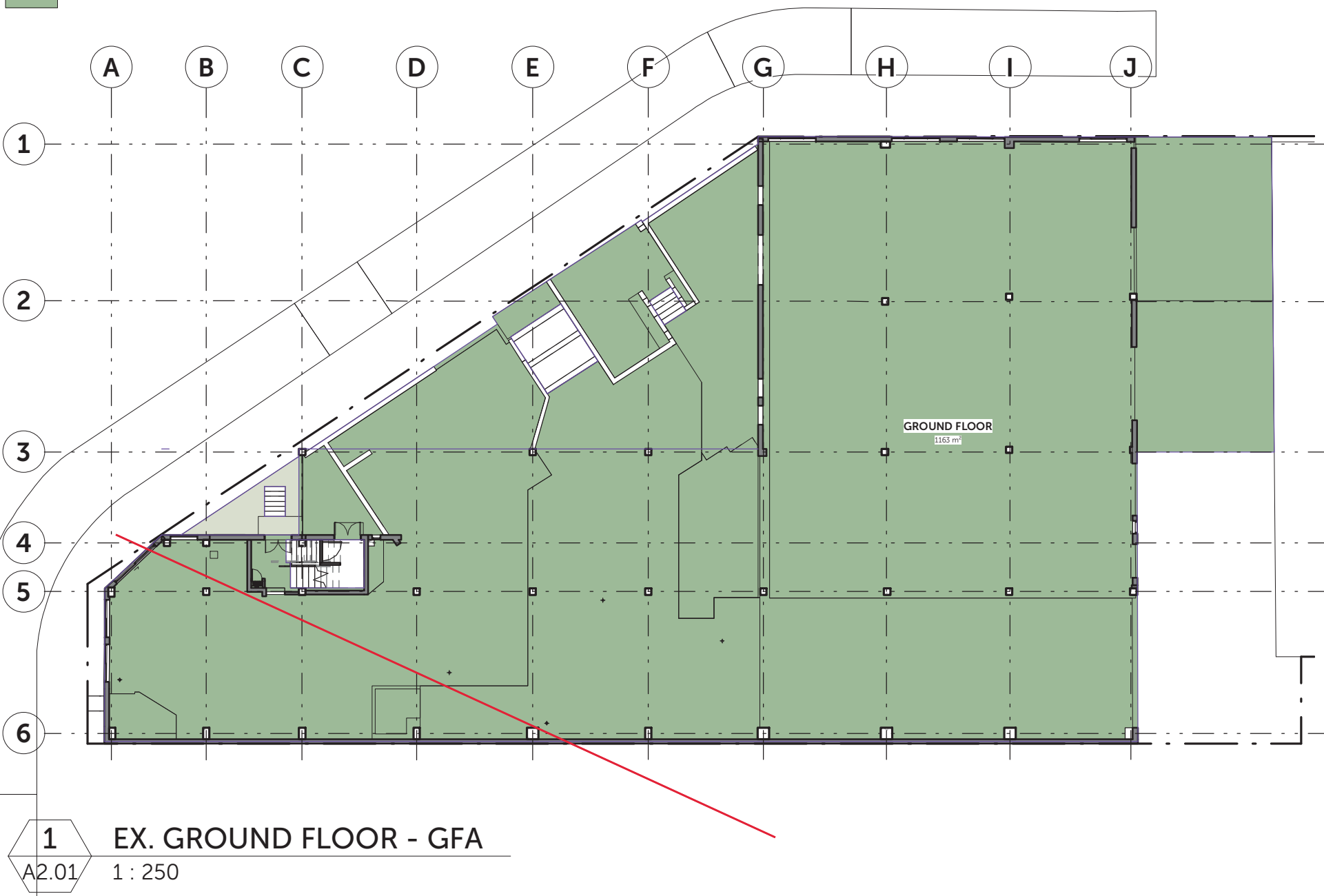


GROSS FLOOR AREA - EXISTING

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

EXISTING EXTERNAL AREA

EXISTING GFA

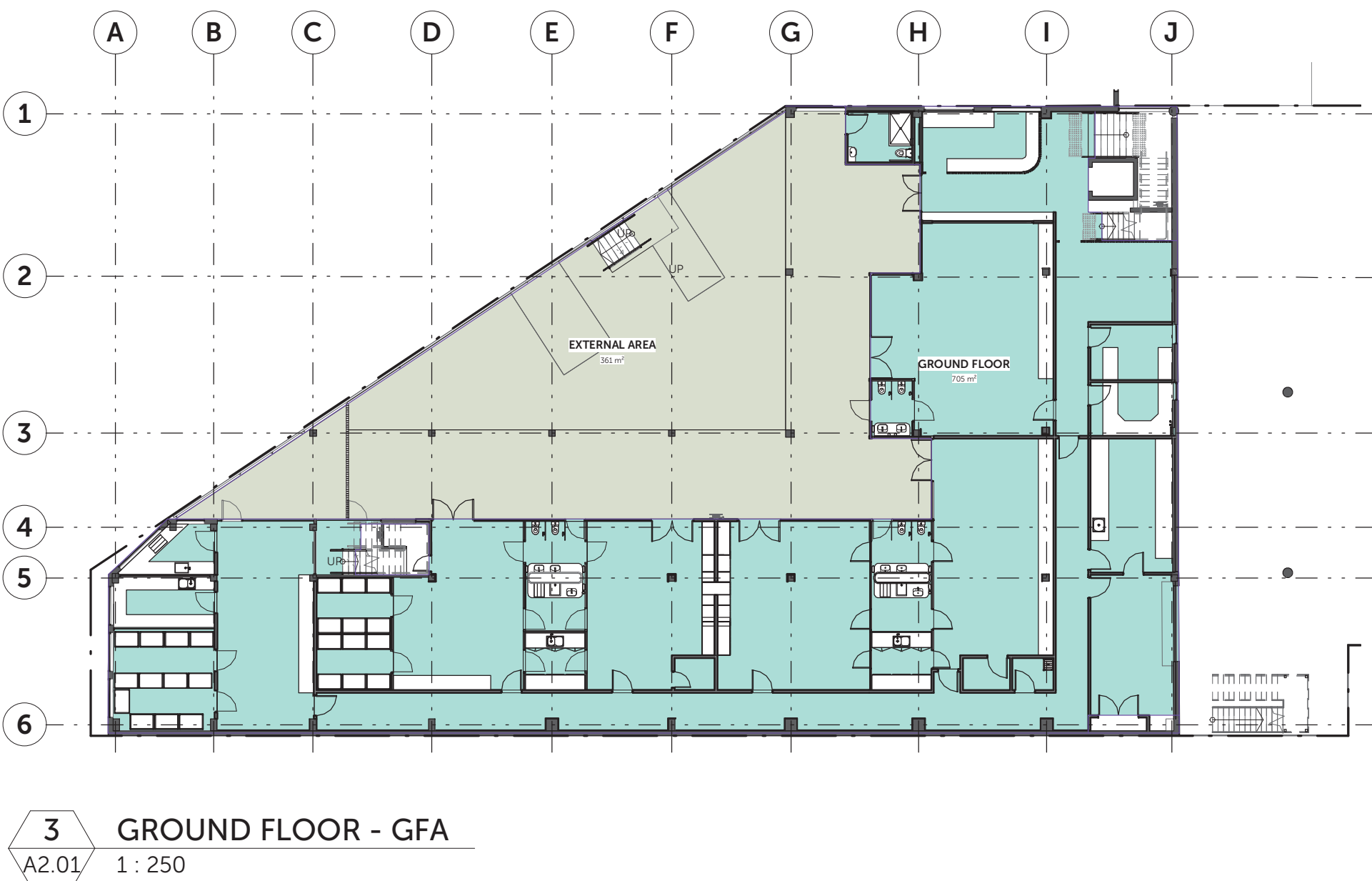


GROSS FLOOR AREA

PROPOSED GFA	GROUND FLOOR	705 m ²
PROPOSED GFA	FIRST FLOOR	910 m ²
PROPOSED GFA		1615 m ²
PROPOSED EXTERNAL AREA	GROUND FLOOR	361 m ²
PROPOSED EXTERNAL AREA	FIRST FLOOR	129 m ²
PROPOSED EXTERNAL AREA		490 m ²

PROPOSED EXTERNAL AREA

PROPOSED GFA



3 GROUND FLOOR - GFA
A2.01 1 : 250

BSPN.
ARCHITECTURE

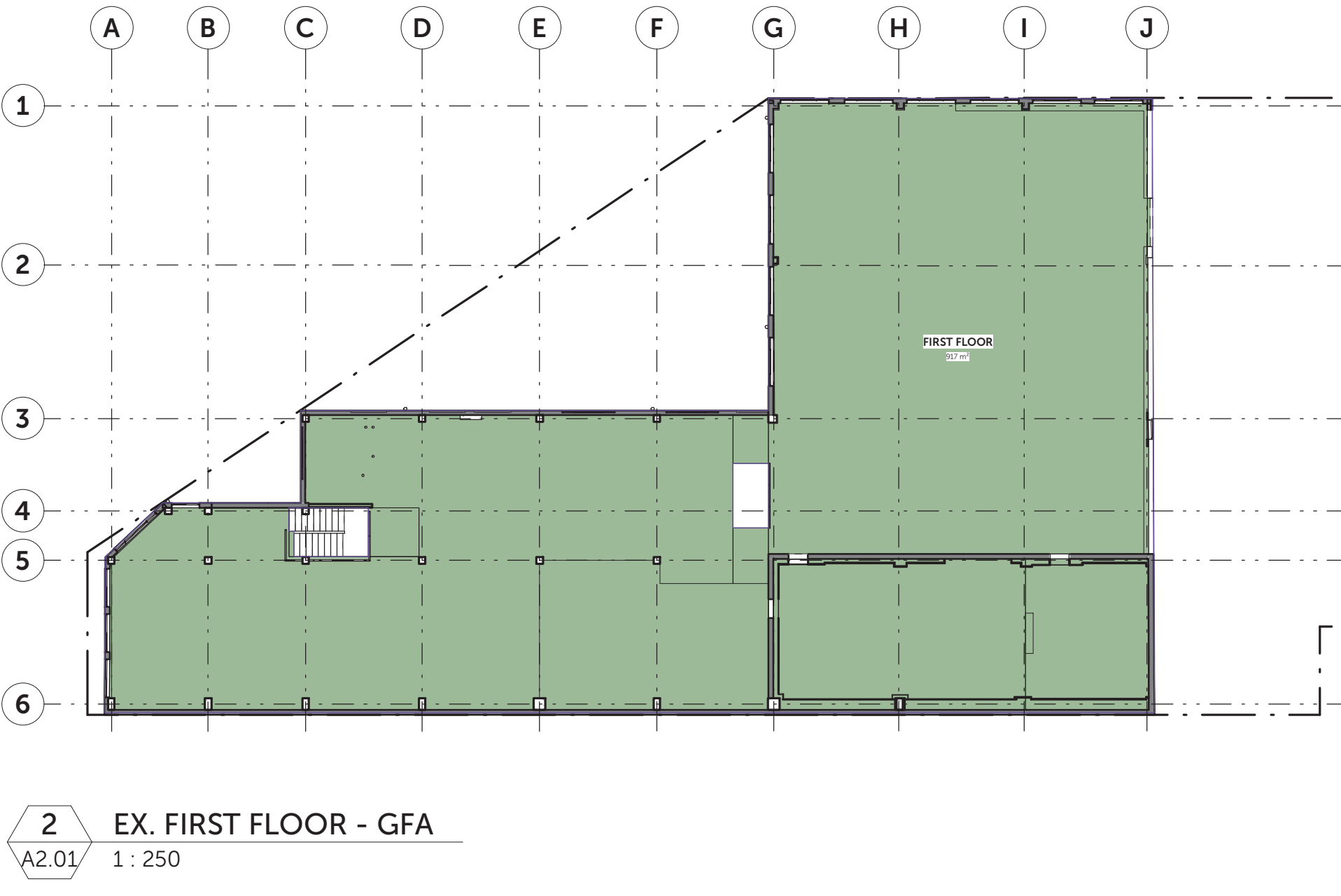
BRISBANE
116 Brookies Street | PO Box 480 | Fortitude Valley QLD 4006
07 3851 9100

MELBOURNE
488 Victoria Street, Richmond | PO Box 3306, Burnley North | VIC 3121
03 8412 3400

bim@bspn.com.au bspn.com.au

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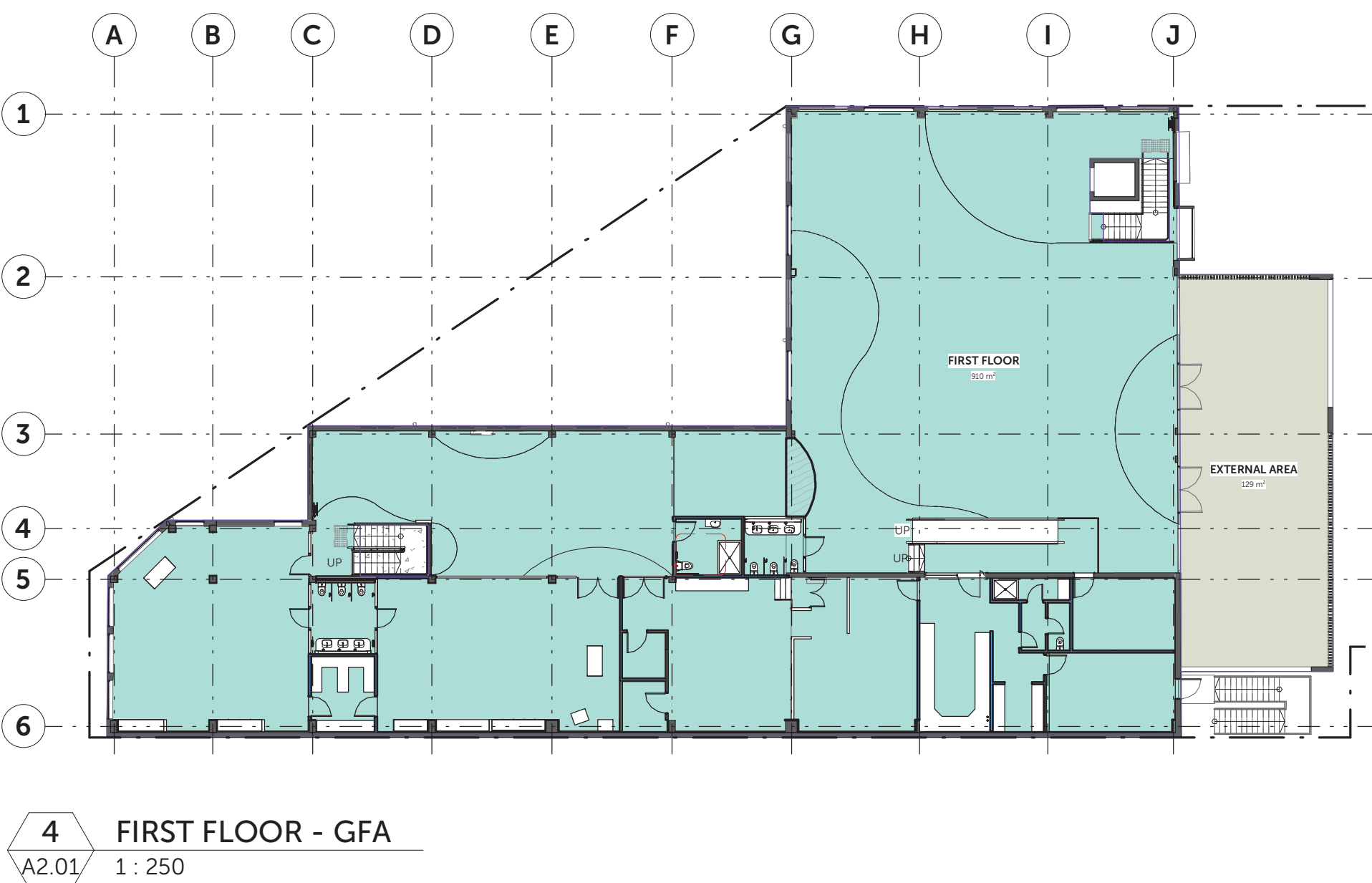
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2 EX. FIRST FLOOR - GFA
A2.01 1 : 250

INFANTS (0-1) PLAYROOM (2-3) INFANTS PLAY OUTDOOR PLAY

PLAYROOM (1-2) CLASSROOM (3-5) COVERED OUTDOOR PLAY



4 FIRST FLOOR - GFA
A2.01 1 : 250

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2020/1105
Date: 22 December 2020



Revisions

P1	2020-02-19	Preliminary Issue
P2	2020-03-04	Prelim DA Issue
P3	2020-03-09	DA Issue
P4	2020-03-13	Revised DA Issue
P5	2020-10-02	Revised DA Issue

CB
CB
CB
CB
CO

Project
HERCULES ST CHILDCARE
15 HERCULES ST

For
CAPITAL TRANSACTIONS PTY LTD

Drawing
FLOOR PLAN - GFA + OCCUPANCY

PRELIMINARY

Drawn
Scale

CB
As indicated at A1

Project No. Drawing No. Revision
B2000020 DA 1.10 P5

QUEENSLAND DEVELOPMENT CODE MP5.4

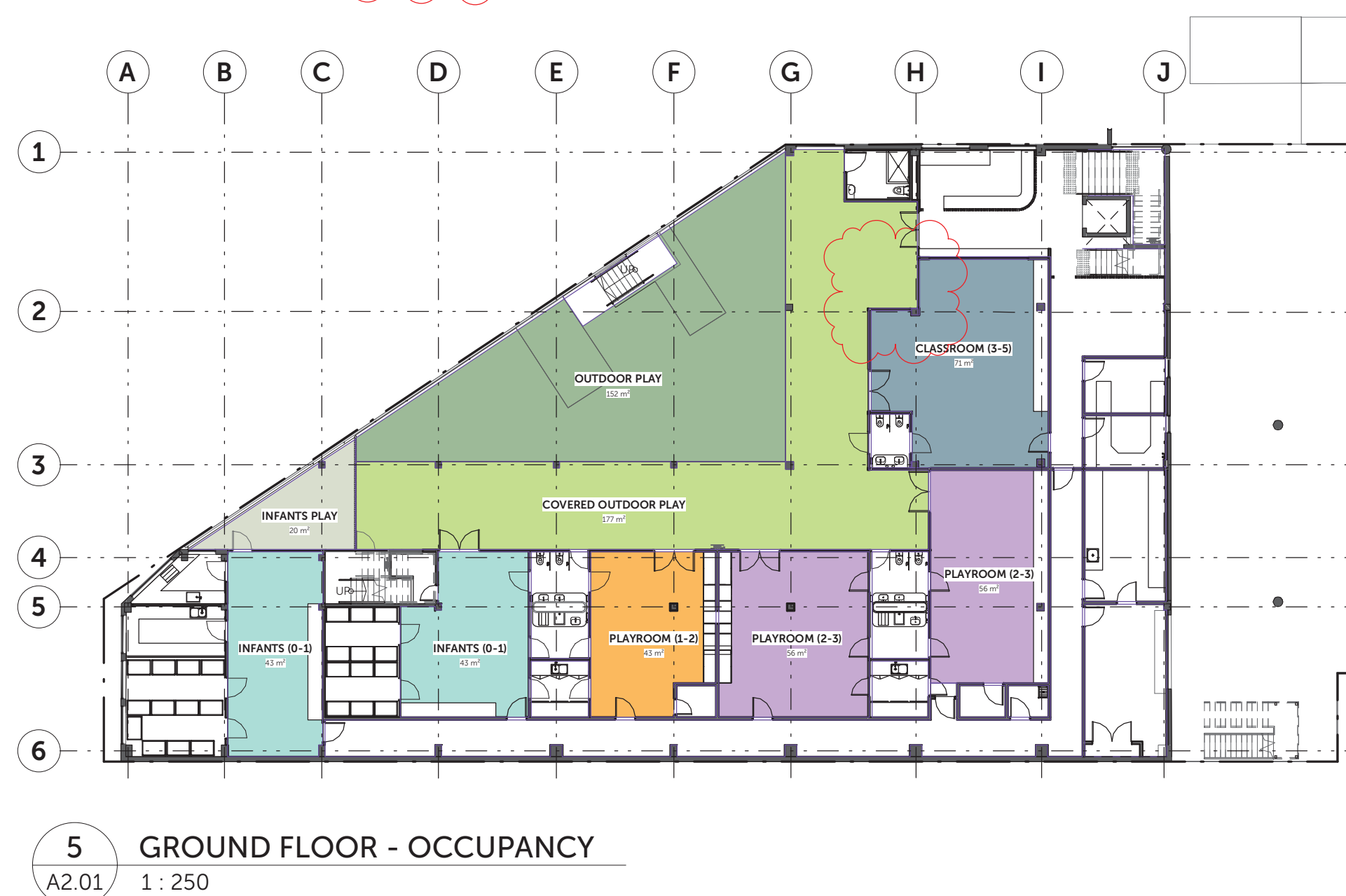
Childcare Centres Child Allowances per m²

INTERNAL ALLOWANCE OF 1 CHILD PER 3.25m²

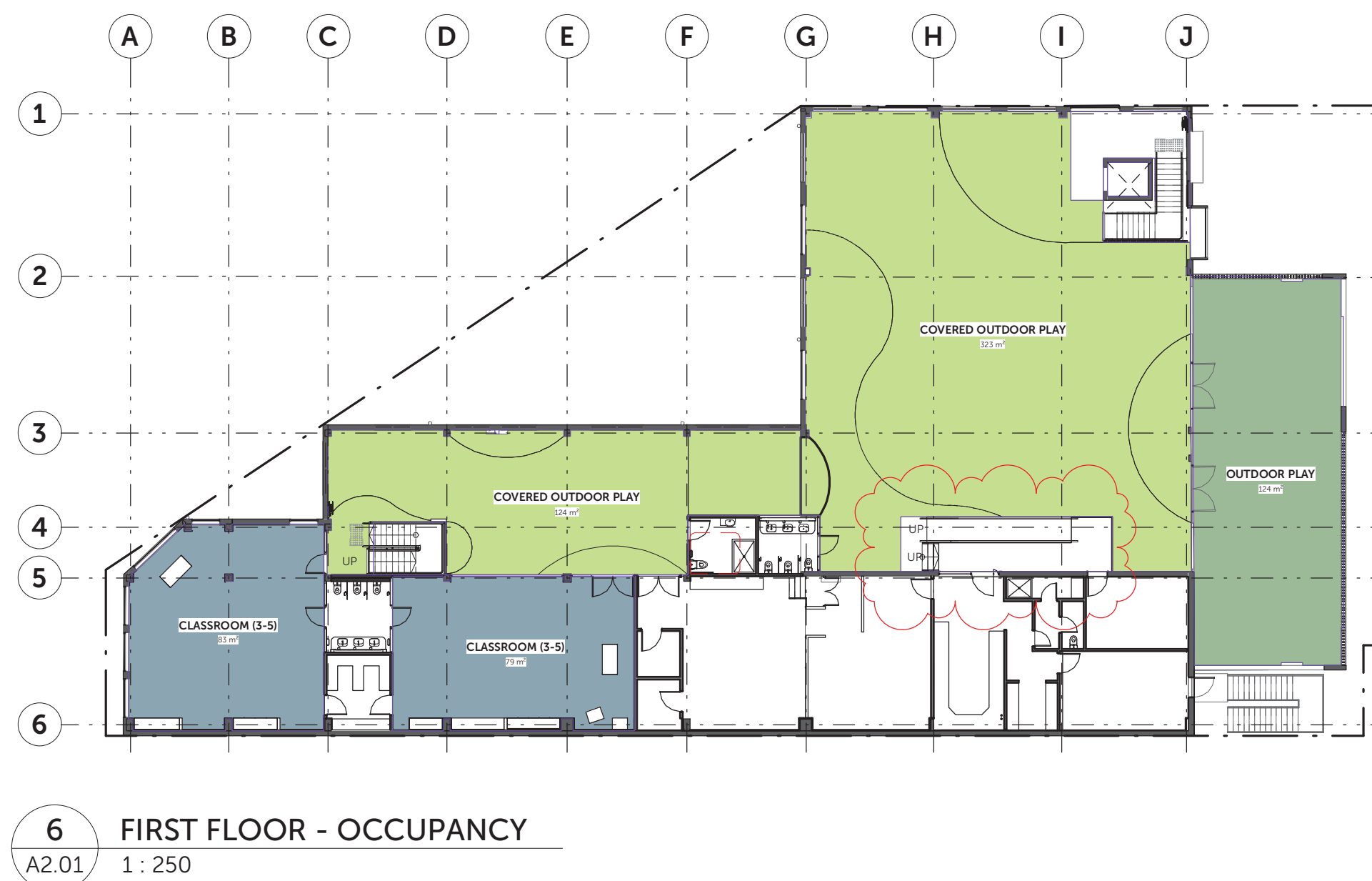
1.01 INFANTS (0-1) - 12 PLACES	
AREA REQUIRED	= 39m ²
AREA PROVISION	= 43m ²
NO. CHILDREN PROVISION	= 13 CHILDREN
1.02 INFANTS (0-1) - 12 PLACES	
AREA REQUIRED	= 39m ²
AREA PROVISION	= 43m ²
NO. CHILDREN PROVISION	= 13 CHILDREN
1.03 PLAY ROOM (1-2) - 12 PLACES	
AREA REQUIRED	= 39m ²
AREA PROVISION	= 43m ²
NO. CHILDREN PROVISION	= 13 CHILDREN
1.04 PLAY ROOM (2-3) - 15 PLACES	
AREA REQUIRED	= 48.75m ²
AREA PROVISION	= 56m ²
NO. CHILDREN PROVISION	= 17 CHILDREN
1.05 PLAY ROOM (2-3) - 15 PLACES	
AREA REQUIRED	= 48.75m ²
AREA PROVISION	= 56m ²
NO. CHILDREN PROVISION	= 17 CHILDREN
1.06 CLASS ROOM (3-5) - 21 PLACES	
AREA REQUIRED	= 68.25m ²
AREA PROVISION	= 79m ²
NO. CHILDREN PROVISION	= 23 CHILDREN
2.01 CLASSROOM 2 (3-5) - 22 PLACES	
AREA REQUIRED	= 71.5m ²
AREA PROVISION	= 83m ²
NO. CHILDREN PROVISION	= 25 CHILDREN
2.02 CLASSROOM 3 (3-5) - 22 PLACES	
AREA REQUIRED	= 71.5m ²
AREA PROVISION	= 79m ²
NO. CHILDREN PROVISION	= 24 CHILDREN
TOTAL AREA REQUIRED	= 425.75m ²
TOTAL AREA PROVISION	= 478m ²
TOTAL REQUIRED CHILDREN PLACES	= 131 CHILDREN
TOTAL CHILDREN PLACES PROVIDED	= 147 CHILDREN

EXTERNAL ALLOWANCE OF 1 CHILD PER 7m²

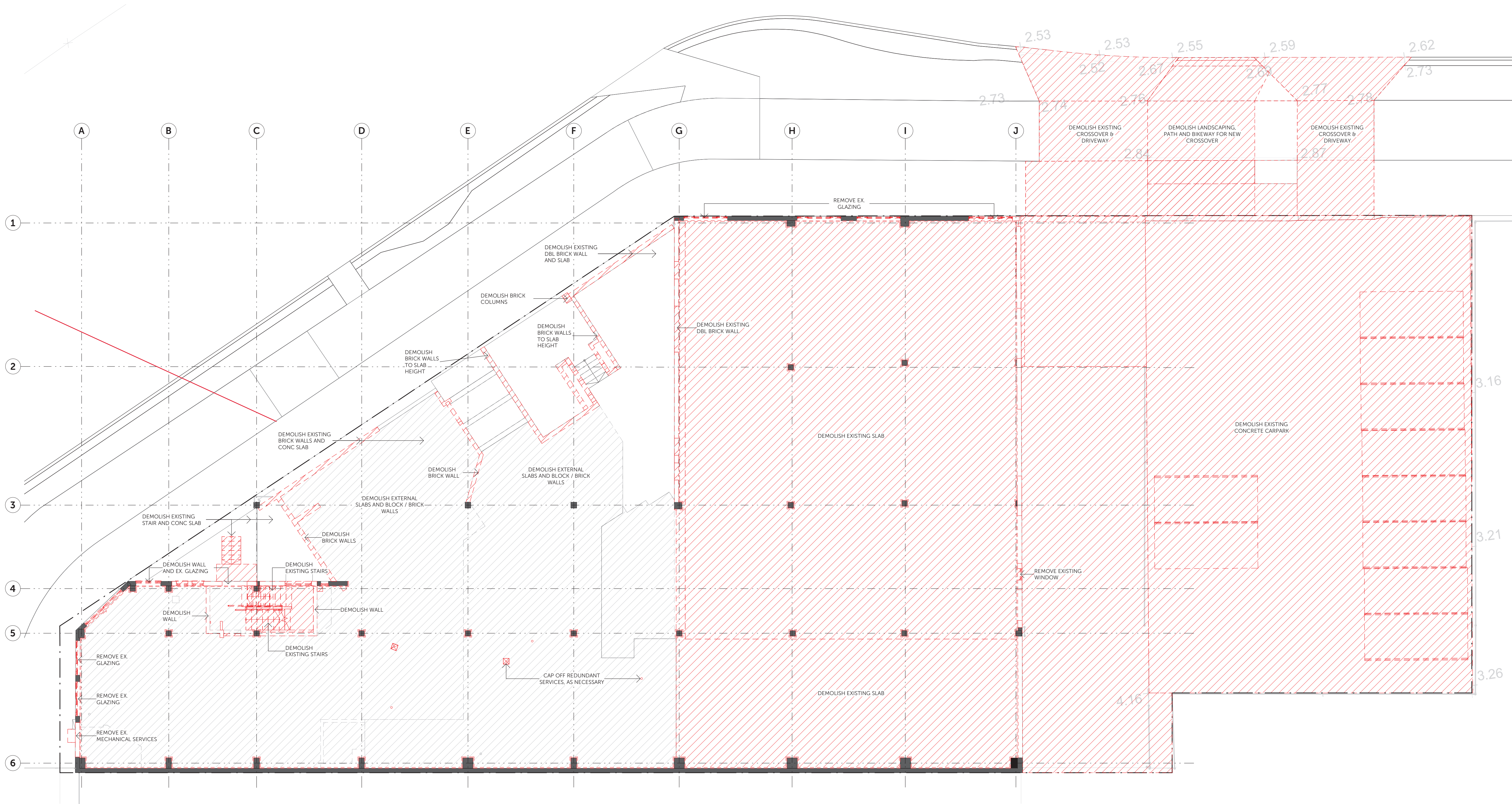
G.02 INFANT PLAY AREA	
AREA PROVISION	= 20m ²
NO. CHILDREN PROVISION	= 2 CHILDREN
G.01 OUTDOOR PLAY AREA	
AREA PROVISION	= 152m ²
NO. CHILDREN PROVISION	= 22 CHILDREN
G.02 COVERED OUTDOOR PLAY 1	
AREA PROVISION	= 177m ²
NO. CHILDREN PROVISION	= 25 CHILDREN
G.04 COVERED OUTDOOR PLAY 2	
AREA PROVISION	= 124m ²
NO. CHILDREN PROVISION	= 17 CHILDREN
G.05 COVERED OUTDOOR PLAY 3	
AREA PROVISION	= 323m ²
NO. CHILDREN PROVISION	= 49 CHILDREN
G.06 OUTDOOR PLAY 4	
AREA PROVISION	= 124m ²
NO. CHILDREN PROVISION	= 17 CHILDREN
TOTAL AREA REQUIRED	= 917m ²
TOTAL AREA PROVISION	= 920m ²
TOTAL REQUIRED CHILDREN PLACES	= 131 CHILDREN
TOTAL CHILDREN PLACES PROVIDED	= 131 CHILDREN



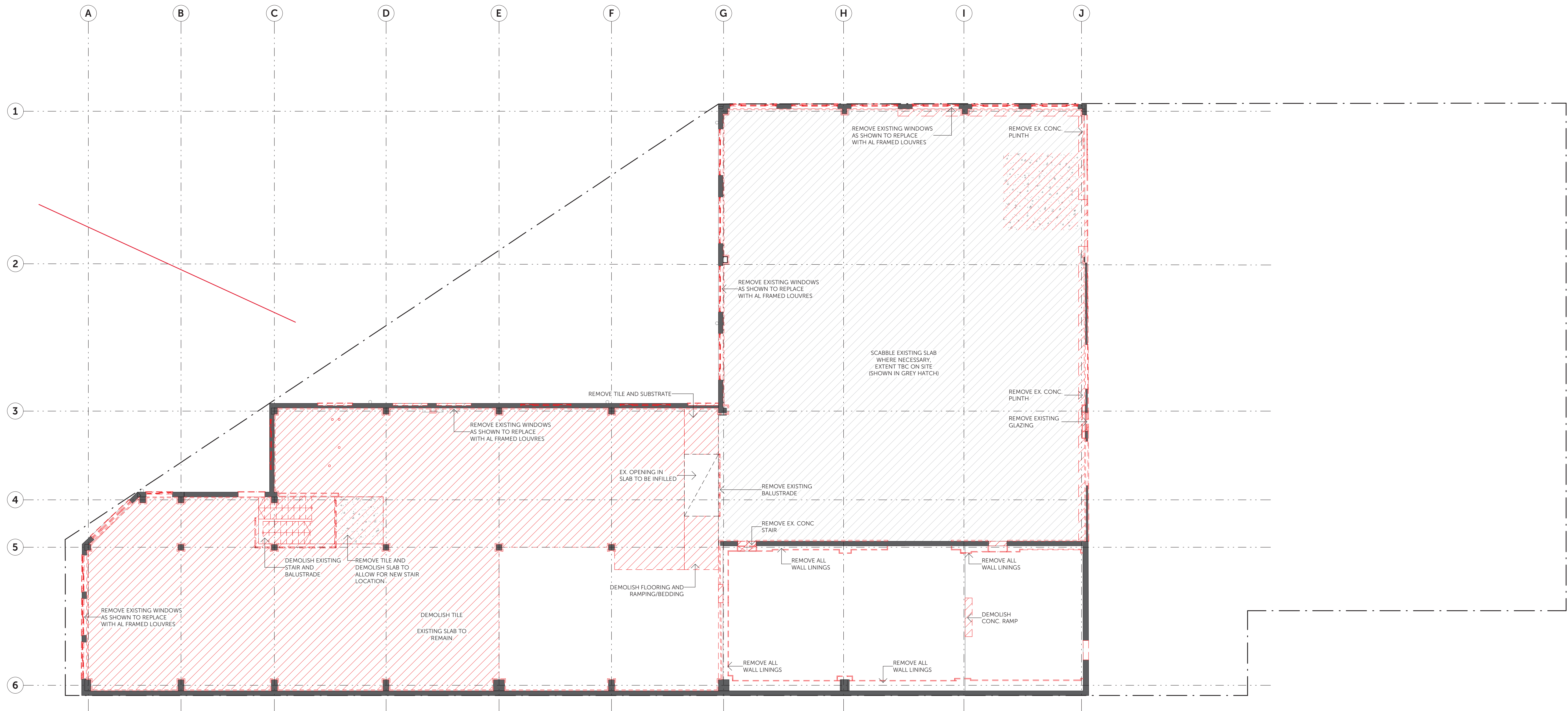
5 GROUND FLOOR - OCCUPANCY
A2.01 1 : 250



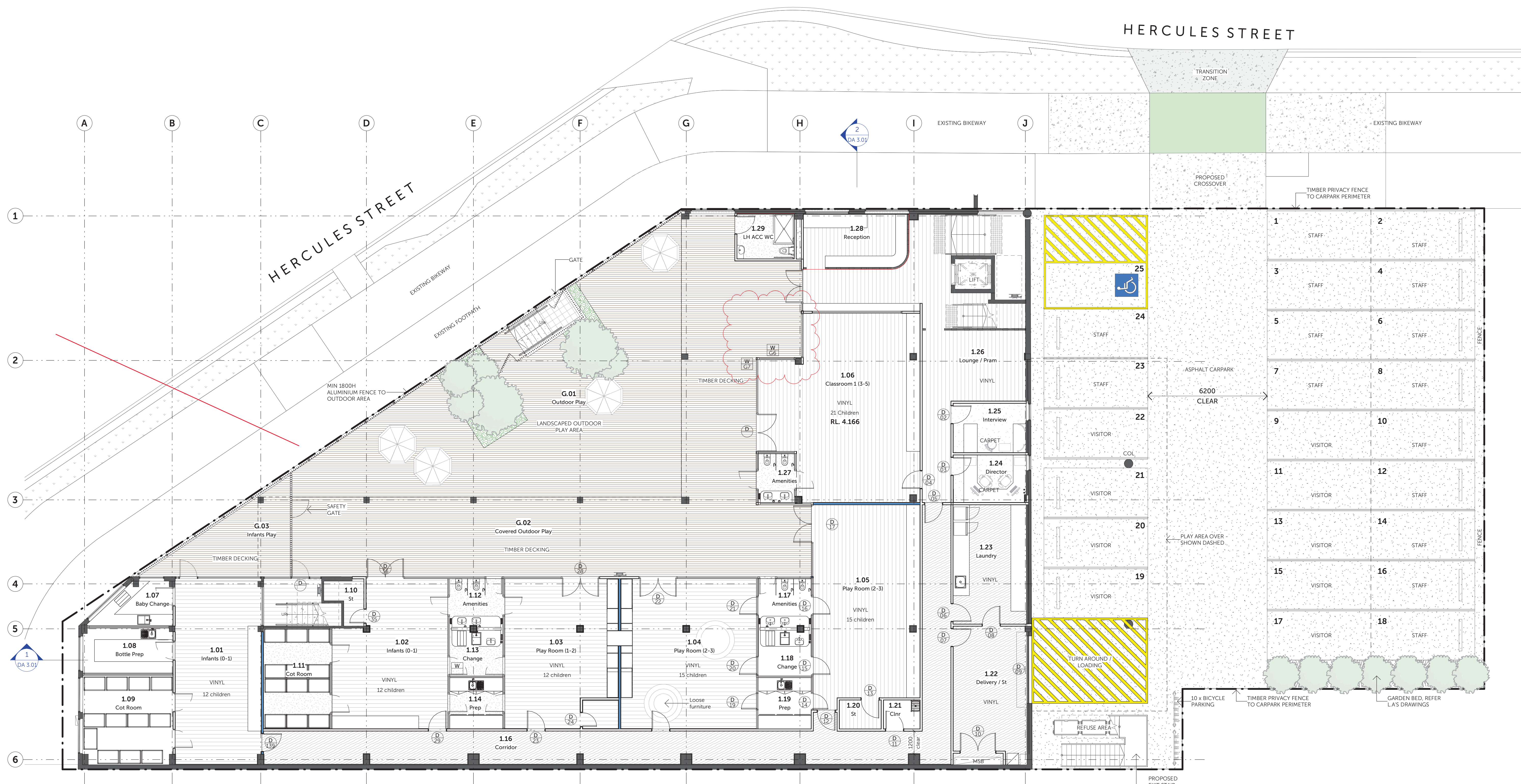
6 FIRST FLOOR - OCCUPANCY
A2.01 1 : 250



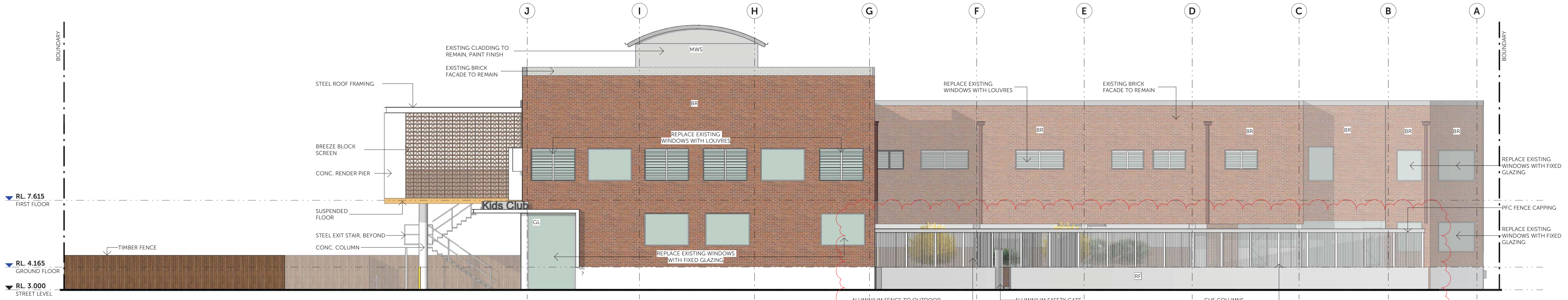
1 GROUND FLOOR - DEMOLITION
1:100



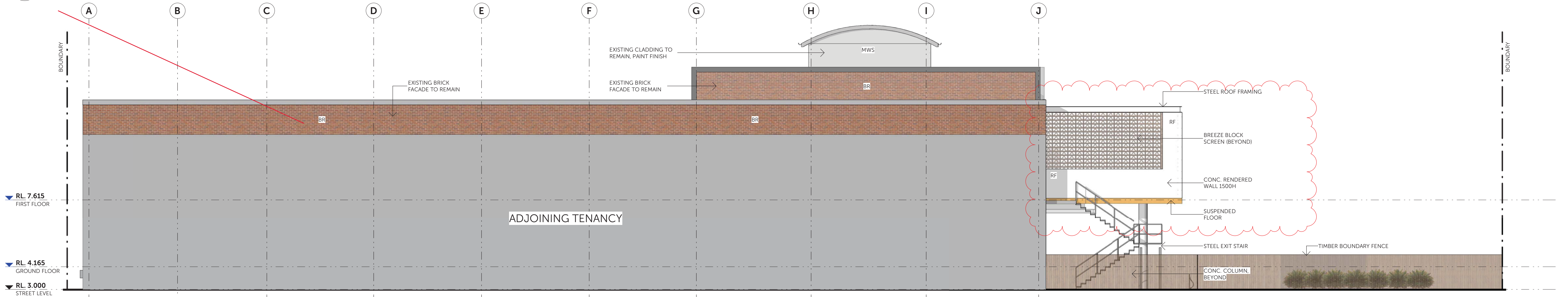
1 FIRST FLOOR - DEMOLITION
A2.01 1:100



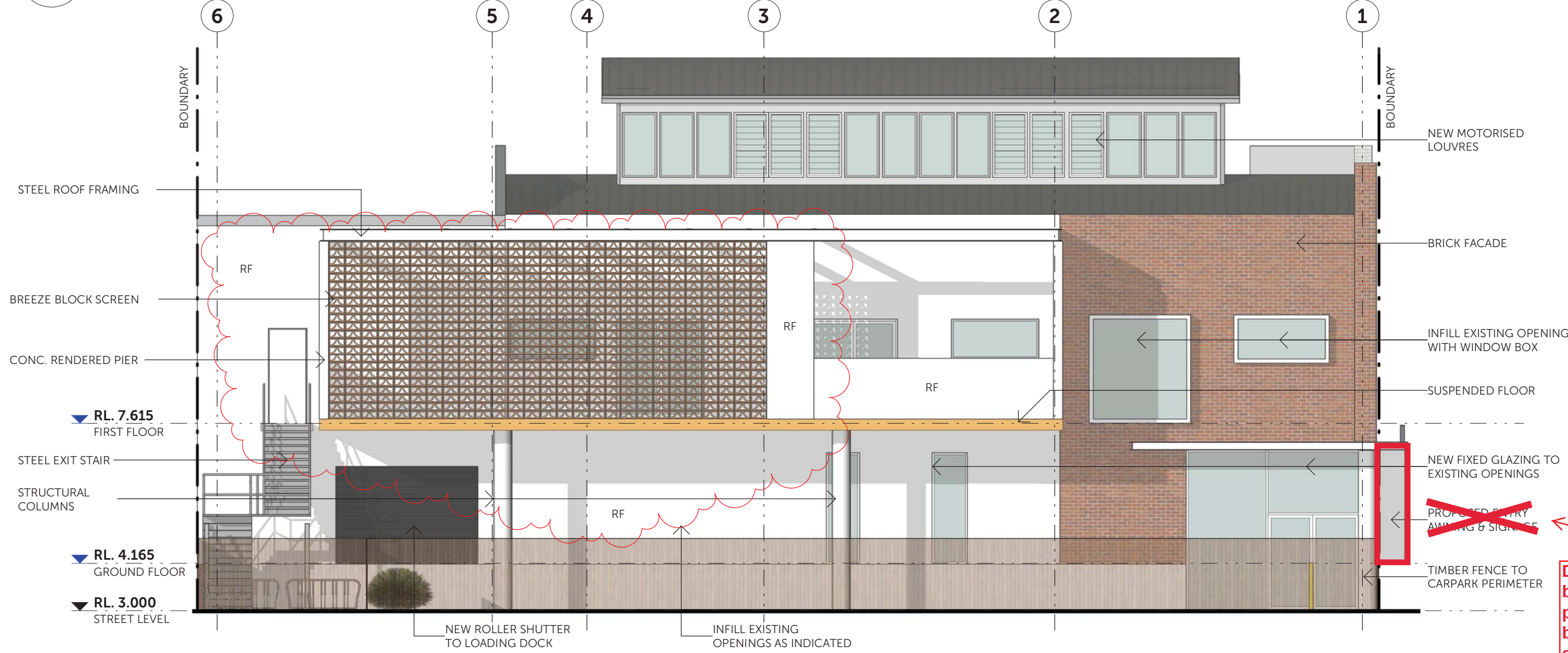
1 FLOOR PLAN - GROUND FLOOR
1:100



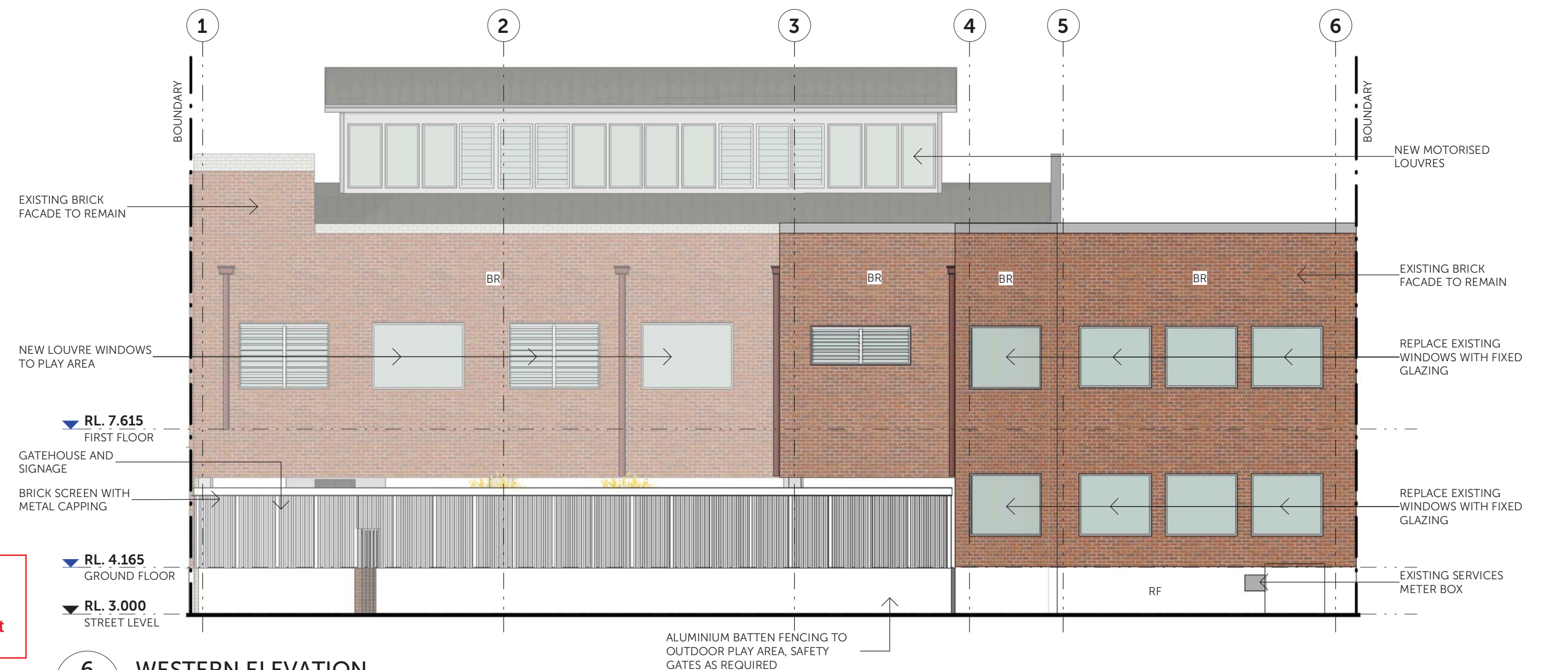
1 NORTHERN ELEVATION - HERCULES STREET
1 : 100



2 SOUTHERN ELEVATION
1 : 100



8 EASTERN ELEVATION
1 : 100



6 WESTERN ELEVATION
1 : 100

BSPN.
ARCHITECTURE

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P4 2020-09-25 Revised DA Issue

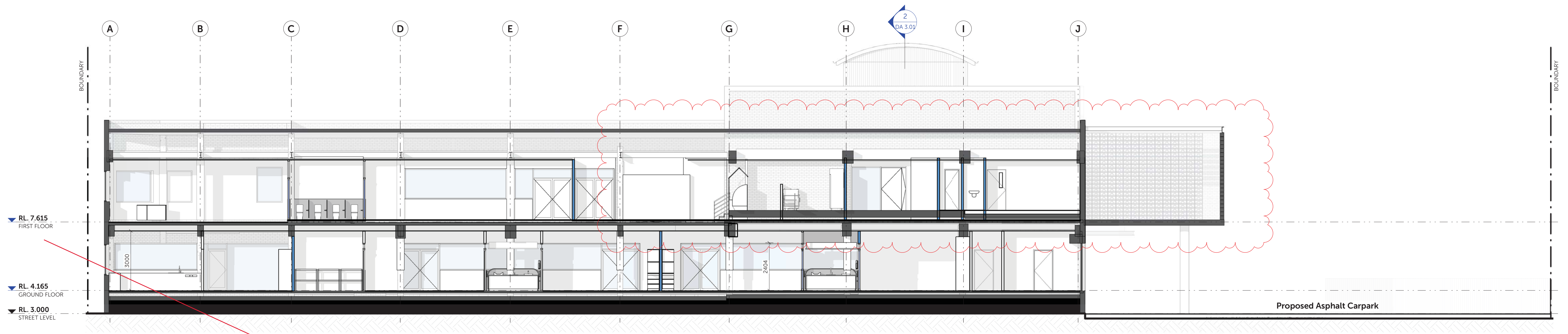
CB
CB
CB
CO

Project
HERCULES ST CHILDCARE
15 HERCULES ST
For
CAPITAL TRANSACTIONS PTY LTD

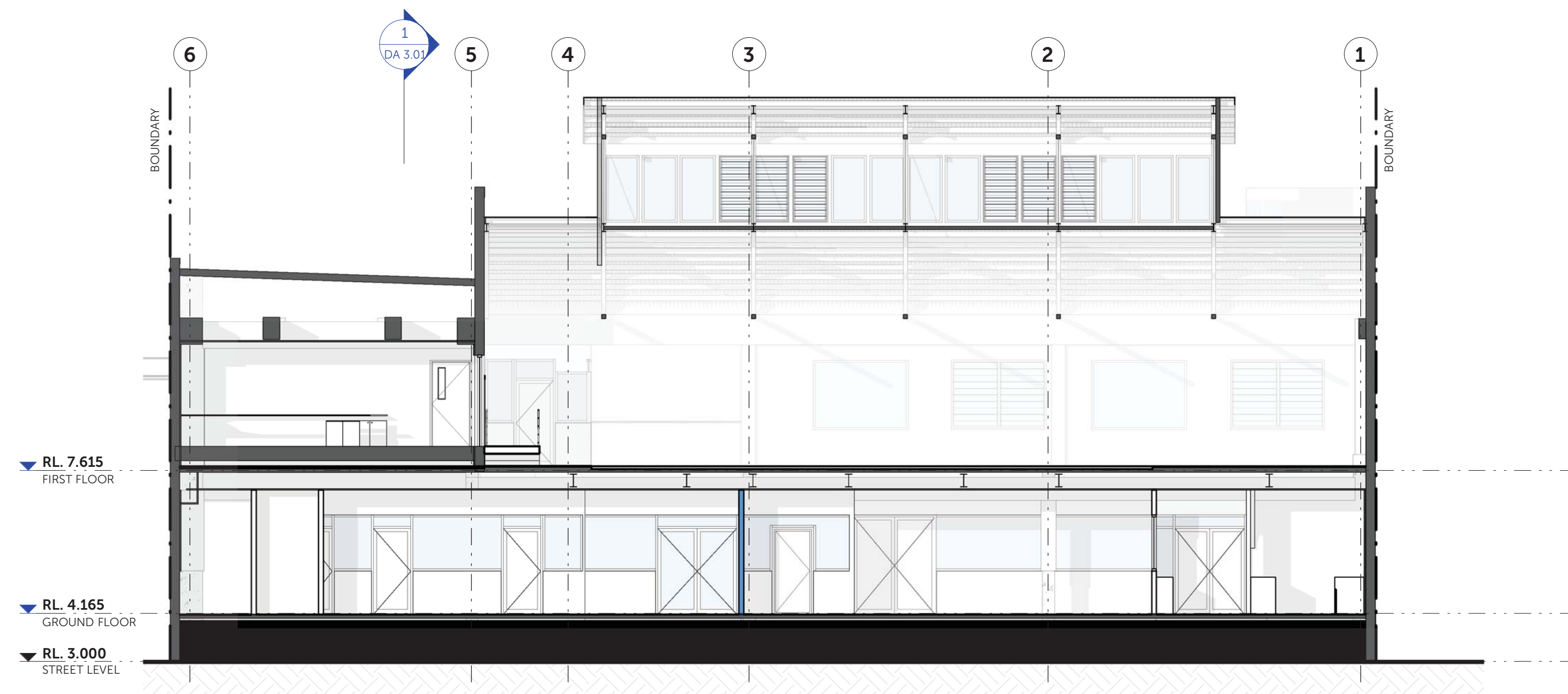
Drawing
BUILDING ELEVATIONS
PRELIMINARY

Drawn Scale CB 1 : 100 at A1
Project No. Drawing No. Revision
B2000020 DA 2.11 P4

Development
beyond the
property
boundary is not
approved.



1 BUILDING SECTION A
A4.01 1 : 100



2 BUILDING SECTION B
A4.04 1 : 100