

HERSTON QUARTER CHILDCARE



SITE INFORMATION

Real Property Description: Lot 545 on SP 289113

Site Area: 1,393 m²
Building Area: 928 m²

DEVELOPMENT INFO

GFA

Ground Floor 212 m²
First Floor 401 m²
Second Floor 315 m²

TOTAL GFA 928 m²

CARPARKS REQUIRED 9
CARPARKS PROVIDED 9
(incl. drop Off)

ACTIVITY ROOM CALCULATIONS							
Home Story	Zone Name	Age Group	Minimum Area Req'd	Area Provided	Staff Ratio	No. of Staff	Occupancy
First Floor	Activity Room 1	0-24 mnths	26	27.73	1:4	2	8
	Activity Room 2	12-24 mnths	39	40.71	1:4	3	12
	Activity Room 3	2-3 yrs	49	50.48	1:5	3	15
	Activity Room 4	2-3 yrs	33	37.72	1:5	2	10
			147	156.64 m ²		10	45
Second Floor	Activity Room 5	3-5 yrs	72	73.88	1:11	2	22
	Activity Room 6	3-5 yrs	36	36.91	1:11	1	11
			108	110.79 m ²		3	33
			255	267.43 m ²		13	78

OUTDOOR PLAY CALCULATIONS				
Zone Name	Age Group	Minimum Area Req'd	Area Provided	Occupancy
Outdoor Play				
	0-3 yrs	140	152.22	20
Outdoor Play 2				
	0-3 yrs	175	180.34	25
Outdoor Play 3				
	2+ yrs	231	234.57	33
		546	567.13 m ²	78

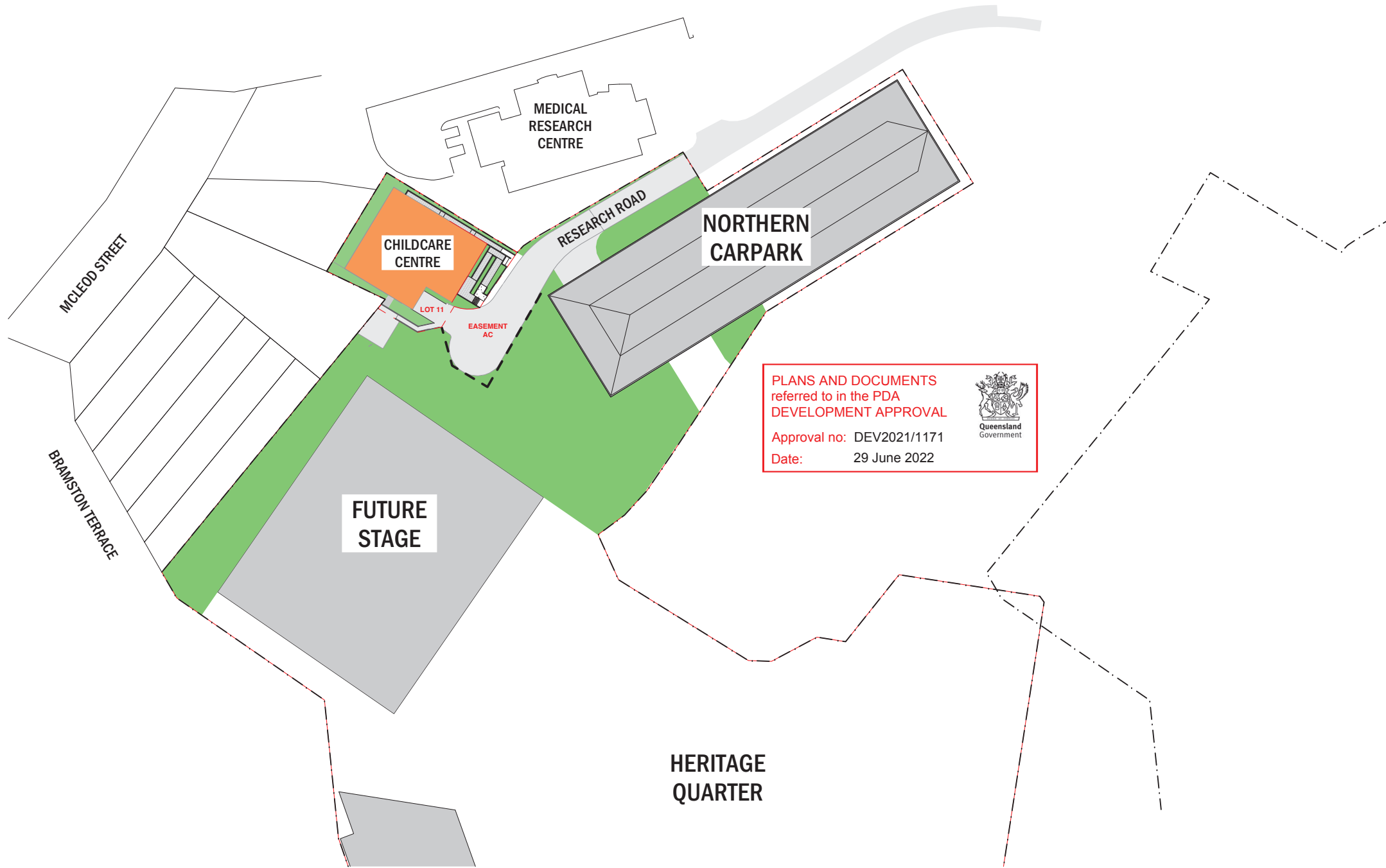
PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

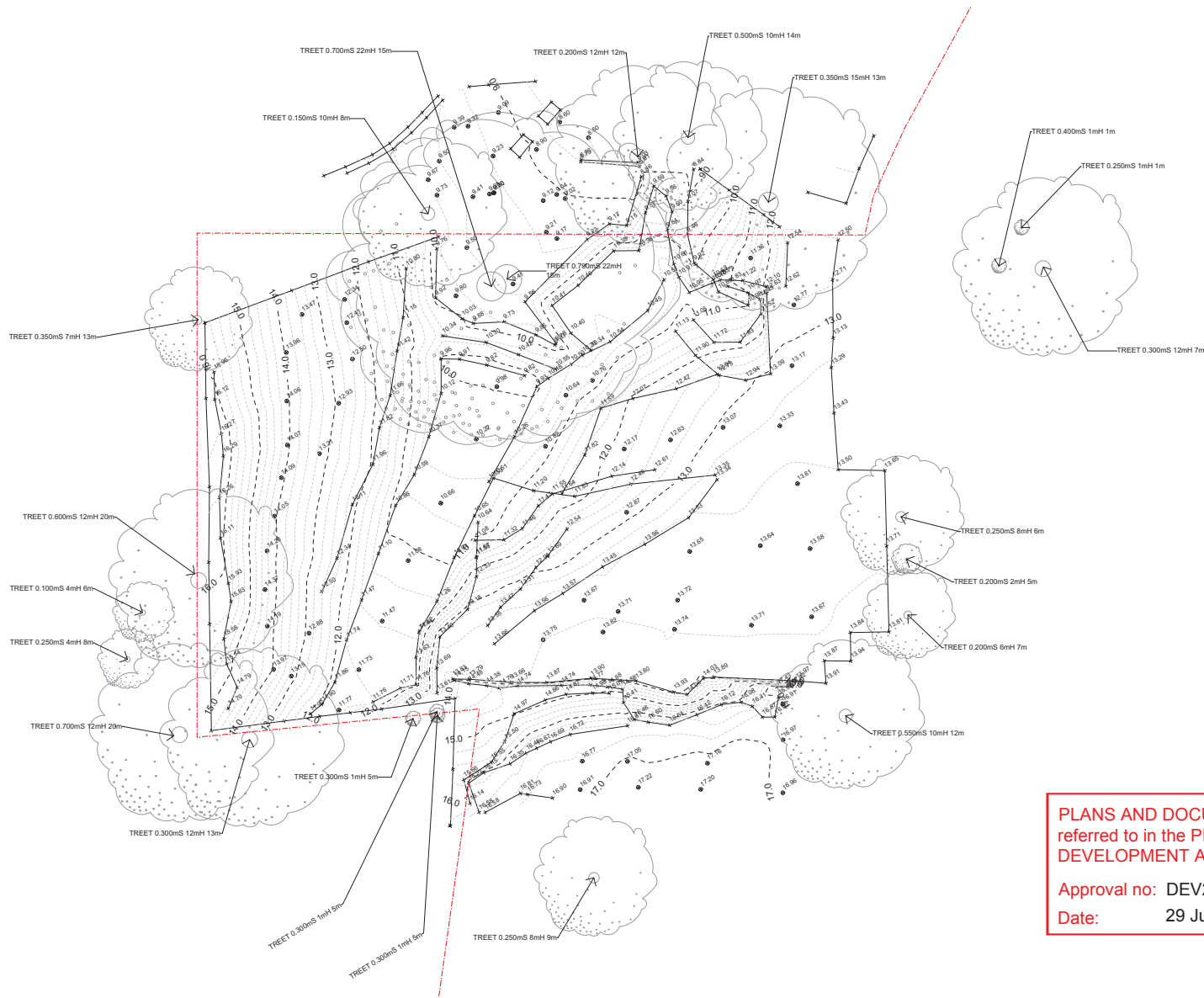
Approval no: DEV2021/1171

Date: 29 June 2022



DRAWING LIST - DA		
Drawing No.	Sheet Name	Current Revision
00.01	Titlepage	K
00.02	Context & Locality Plan	L
01.01	Existing Site Plan (Survey)	H
01.02	Proposed Site Plan	O
03.02	Ground Floor Plan	T
03.03	First Floor Plan	Q
03.04	Second Floor Plan	P
04.01	Roof Plan	L
09.01	Elevations	N
09.02	Elevations	M
10.01	Sections	M
10.02	Sections	M
10.03	Sections (Adjoining Context)	C
22.01	Renders	L
22.02	Renders	K



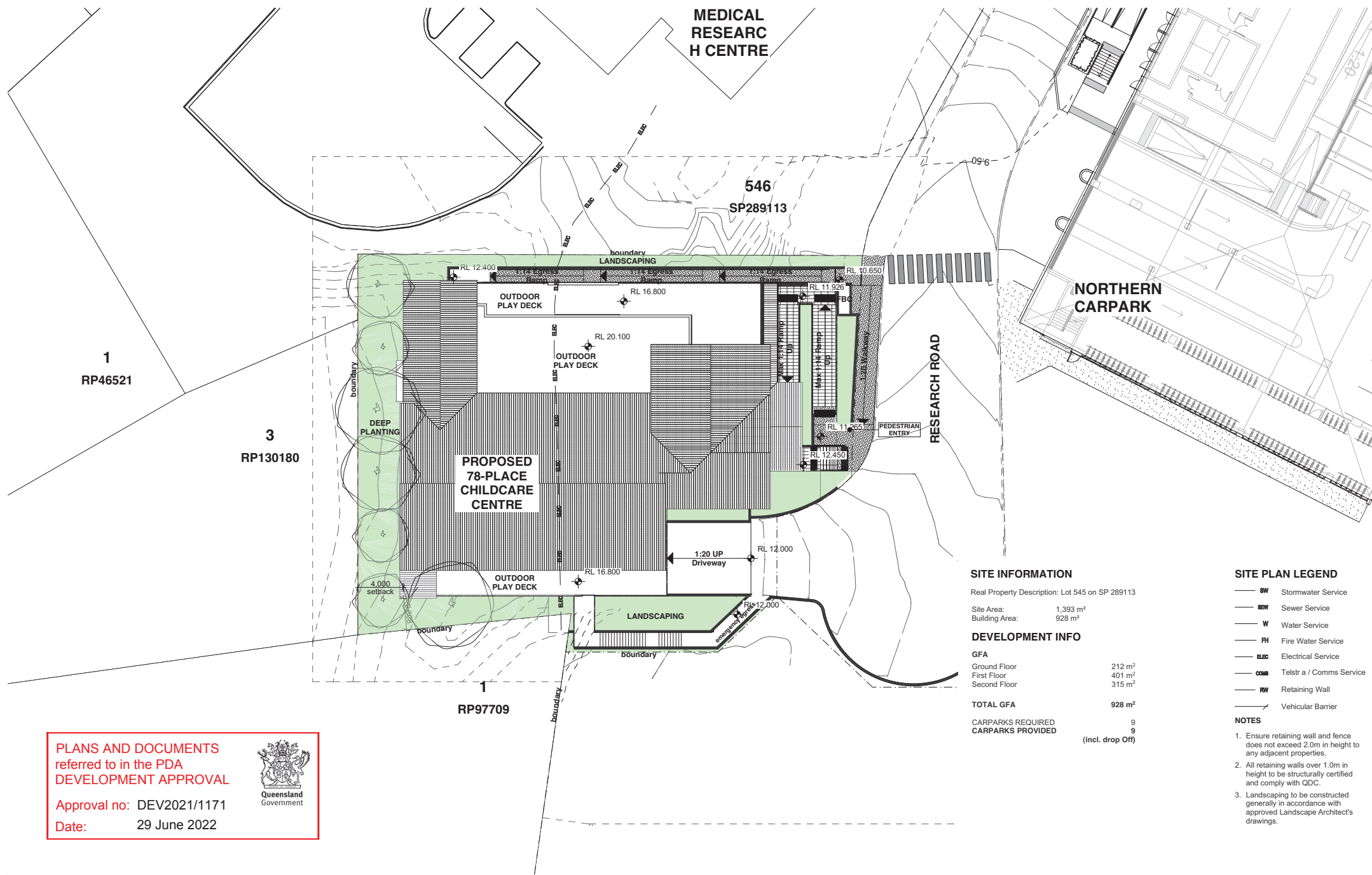


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(incl. drop off)

SITE PLAN LEGEND

- SW Stormwater Service
- SEW Sewer Service
- W Water Service
- FW Fire Water Service
- ELS Electrical Service
- COMB Telstr a / Comms Service
- RW Retaining Wall
- Vehicular Barrier

NOTES

1. Ensure retaining wall and fence does not exceed 2.0m in height to any adjacent properties.
2. All retaining walls over 1.0m in height to be structurally certified and comply with QDC.
3. Landscaping to be constructed generally in accordance with approved Landscape Architect's drawings.

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Queensland
Government



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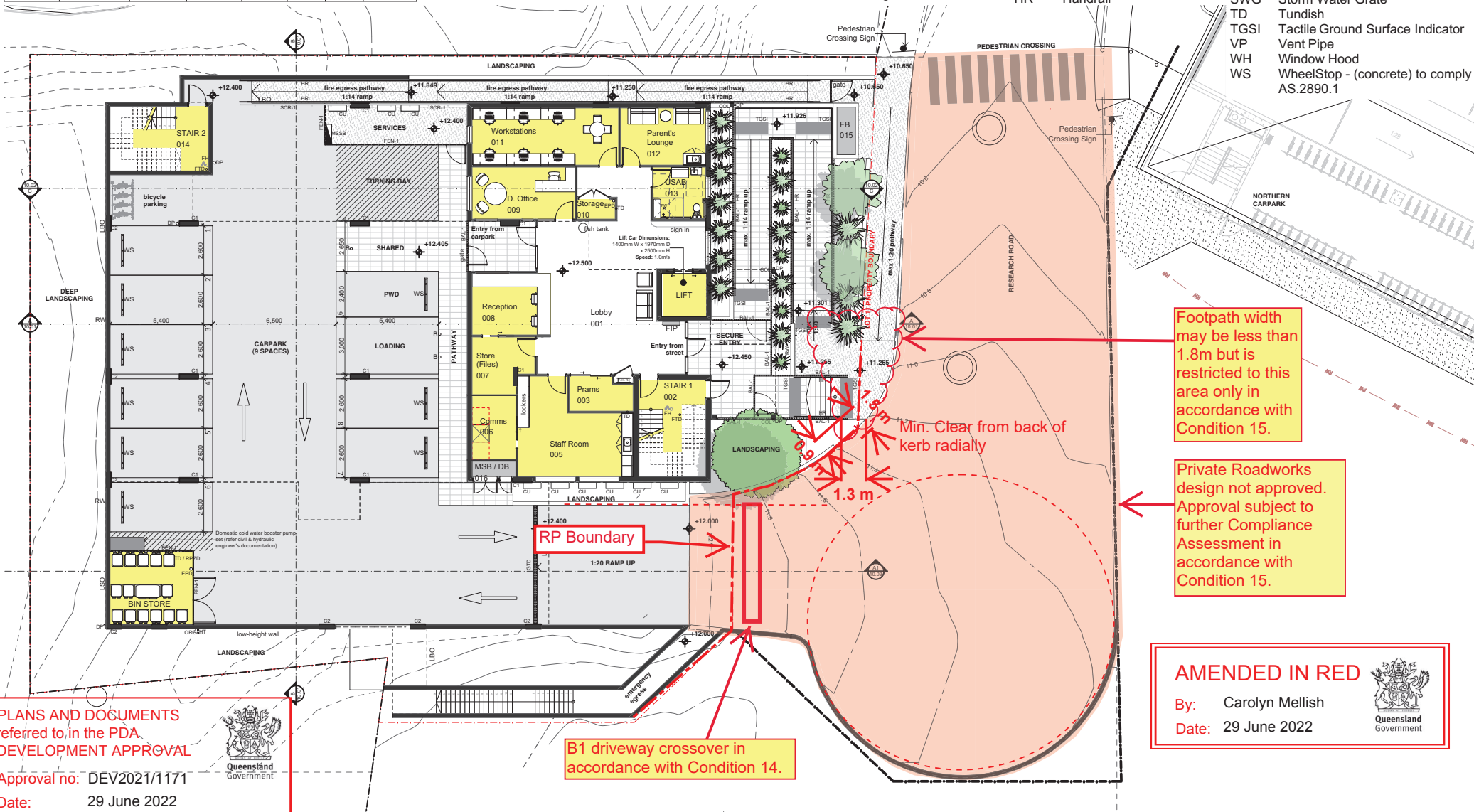
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FLOOR PLAN LEGEND

B Bollard
BT Bucket Trap
BAL-# Balustrade Type
BT Bucket Trap
C# Structural Column
CU Condenser Unit
DB Distribution Board
DP Downpipe
DF Drinking Fountain

EG Eaves Gutter
EPD Elevated Pipework Dropper
FEN-1 1.8m High Fence
FB Fire Booster
FH Fire Hydrant
FHR Fire Hose Reel
FIP Fire Indicator Panel
FTD Fire Test Drain
FW Floor Waste
GTD Grated Trench Drain
HR Handrail

HT Hose Tap
LBO Line of Building Over
LRO Line of Roof Over
LSO Line of Slab Over
MSB Main Switchboard
MSSB Mechanical Services Switchboard
ORG Overflow Relief Gully
RT-1 Metal Roof Sheet
RW Retaining Wall
SCR Batten Screen
SWG Storm Water Gutter
TD Tundish
TGSI Tactile Ground Surface Indicator
VP Vent Pipe
WH Window Hood
WS WheelStop - (concrete) to comply AS.2890.1



PLANS AND DOCUMENTS referred to in the PDA.
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AMENDED IN RED

By: Carolyn Mellish
Date: 29 June 2022



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FLOOR PLAN LEGEND

B	Bollard
BT	Bucket Trap
BAL-#	Balustrade Type
BT	Bucket Trap
C#	Structural Column
CU	Condenser Unit
DB	Distribution Board
DP	Downpipe
DF	Drinking Fountain
EG	Eaves Gutter
EPD	Elevated Pipework Dropper
FEN-1	1.8m High Fence
FB	Fire Booster
FH	Fire Hydrant
FHR	Fire Hose Reel
FIP	Fire Indicator Panel
FTD	Fire Test Drain
FW	Floor Waste
GTD	Grated Trench Drain
HR	Handrail
HT	Hose Tap
LBO	Line of Building Over
LRO	Line of Roof Over
LSO	Line of Slab Over
MSB	Main Switchboard
MSSB	Mechanical Services Switchboard
ORG	Overflow Relief Gully
RT-1	Metal Roof Sheetting
RW	Retaining Wall
SCR	Batten Screen
SWG	Storm Water Grate
TD	Tundish
TGSI	Tactile Ground Surface Indicator
VP	Vent Pipe
WH	Window Hood
WS	WheelStop - (concrete) to comply AS.2890.1

BALUSTRADE TYPES

BAL-1	1.5m High Balustrade
BAL-2	1.8m High Balustrade
BAL-3	1.8m High Acoustic Balustrade
BAL-4	2m High Acoustic Balustrade
BAL-5	1.8m High Acoustic Balustrade
BAL-6	1.8m High Acoustic Balustrade



PLANS AND DOCUMENTS
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Date: 29 June 2022



First Floor Plan

scale: 1:200@A3

date: 24/05/2022

FOR APPROVAL
NOT FOR CONSTRUCTION



A-DA-03.03 Q

1064-02

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GT	Grated Trench Drain
HR	Handrail
HT	Hose Tap
LBO	Line of Building Over
LRO	Line of Roof Over
LSO	Line of Slab Over
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MSSB	Mechanical Services Switchboard
ORG	Overflow Relief Gully
RT-1	Metal Roof Sheetting
RW	Retaining Wall
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WH	Window Hood
WS	WheelStop - (concrete) to comply AS.2890.1

BALUSTRADE TYPES

BAL-1	1.5m High Balustrade
BAL-2	1.8m High Balustrade
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BAL-4	2m High Acoustic Balustrade
BAL-5	1.8m High Acoustic Balustrade
BAL-6	1.8m High Acoustic Balustrade

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Second Floor Plan

scale: 1:200@A3

date: 24/05/2022

FOR APPROVAL
NOT FOR CONSTRUCTION

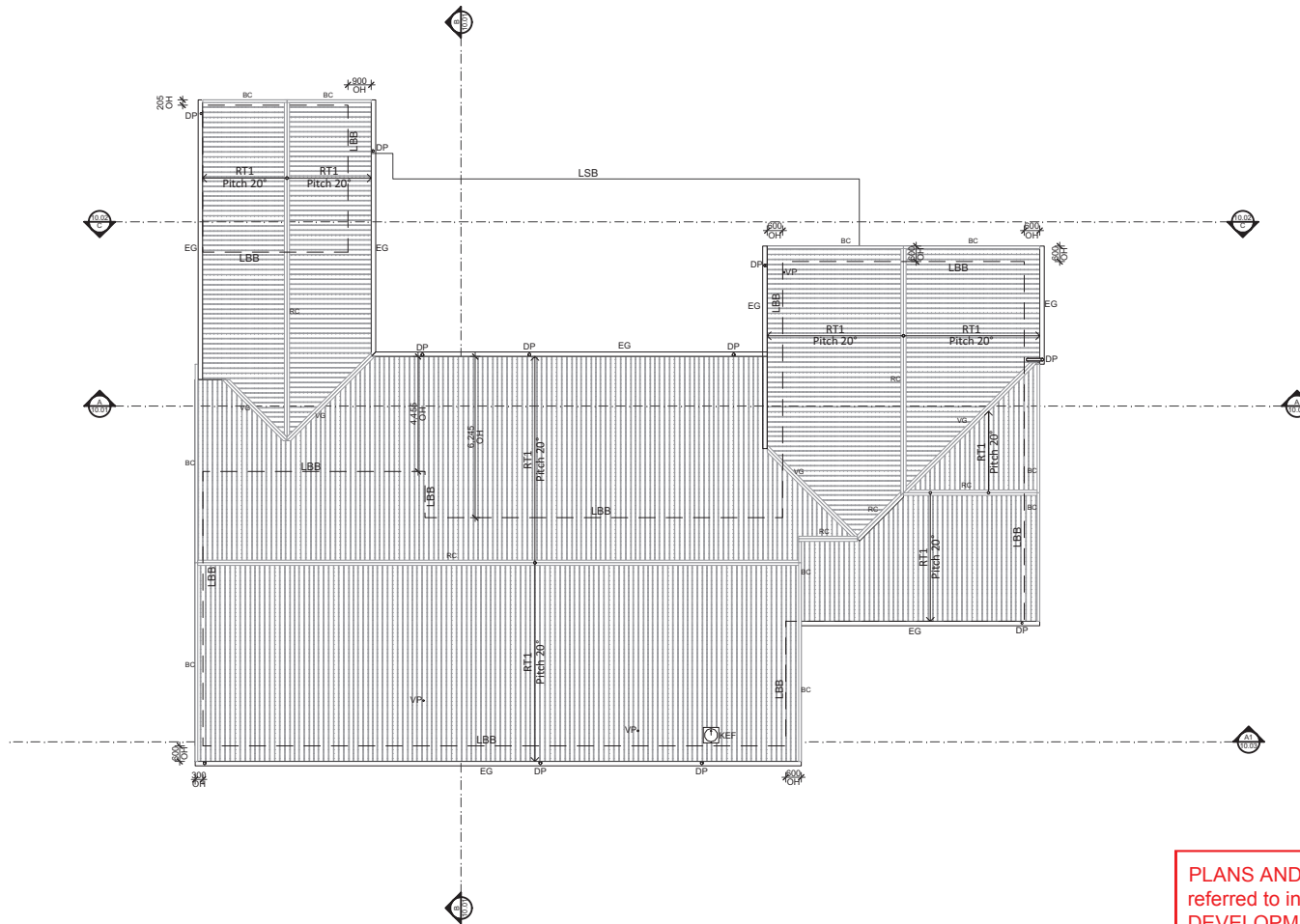


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1064-02

ROOF LEGEND

AF	Apron Flashing
BC	Barge Capping
DP	Downpipe
DPS	Downpipe Spitter
EG	Eaves Gutter
LBB	Line of Building Below
KEF	Kitchen Exhaust Fan
LSB	Line of Slab Below
MR	Mechanical Riser
OH	Overhang
RC	Ridge Capping
RT-1	Metal Roof Sheetting
VG	Valley Gutter
VP	Vent Pipe



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BAL-# Balustrade Type
CLD-01 Lysaght Longline Metal Cladding
CLD-02 James Hardie Linea Weatherboard
CLD-03 Colorbond Kilp Lok
DP Downpipe
EG Eaves Gutter
FEN-1 1.8m High Fence
ML Mechanical Louvre
OF Overflow Scupper - Refer Hydraulic Docs
RBK Rendered Block
RT-1 Colorbond Trimdek roof (0.48 BTM)
SCR-1 Batten Screen
VP Vent Pipe
TOW Top Of Wall
WH Window Hood

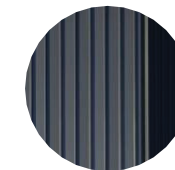
BAL-1	1.5m High Balustrade
BAL-2	1.8m High Balustrade
BAL-3	1.8m High Acoustic Balustrade
BAL-4	2m High Acoustic Balustrade
BAL-5	1.8m High Acoustic Balustrade
BAL-6	1.8m High Acoustic Balustrade



Date: 29 June 2022



Scale 1:200



CLD-01
Cladding Type 1
Lysaght Longline
Metal Cladding



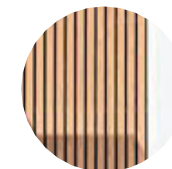
CLD-02
Cladding Type 2
James Hardie
Linea Weatherboard



CLD-03
Cladding Type 3
Colorbond Klip Lok
Roof Sheet (Shale Grey)



RBK
Rendered Blockwork



Feature Timber-Look
Aluminium Battens, fixed to face
of solid acoustic balustrades



Metal Roof Sheeting (RT-1)
Colorbond Klip Lok
Roof Sheet (Shale Grey)

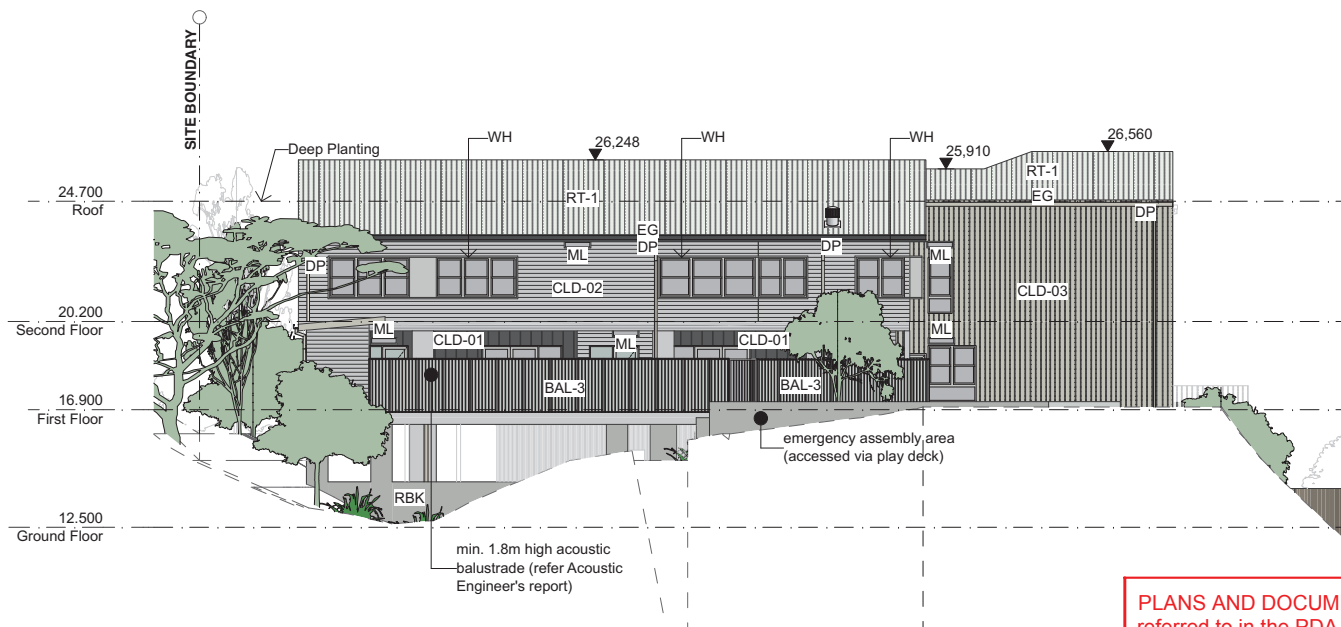
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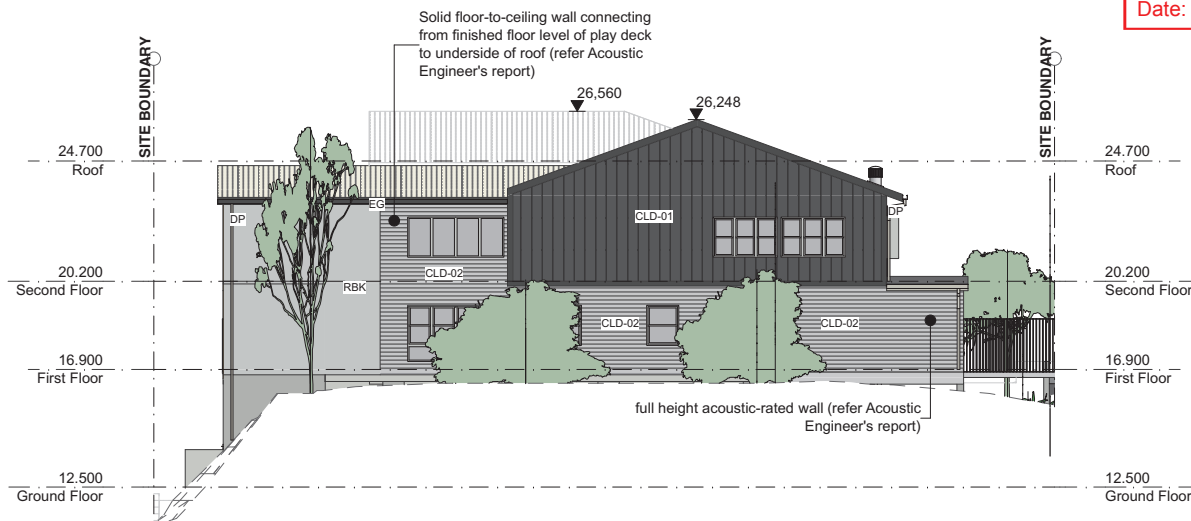
FOR APPROVAL
NOT FOR CONSTRUCTION

1064-02



1 South-Western Elevation

Scale 1:200



2 North-Western Elevation

Scale 1:200

ELEVATION & SECTION LEGEND

BAL-#	Balustrade Type
CLD-01	Lysaght Longline Metal Cladding
CLD-02	James Hardie Linea Weatherboard
CLD-03	Colorbond Kilp Lok
DP	Downpipe
EG	Eaves Gutter
FEN-1	1.8m High Fence
ML	Mechanical Louvre
OF	Overflow Scupper - Refer Hydraulic Docs
RBK	Rendered Block
RT-1	Colorbond Trimdek roof (0.48 BTM)
SCR-1	Batten Screen
VP	Vent Pipe
TOW	Top Of Wall
WH	Window Hood

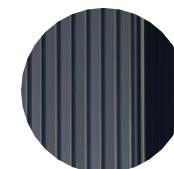
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CLD-01
Cladding Type 1
Lysaght Longline
Metal Cladding



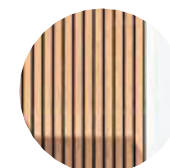
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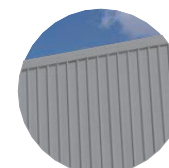
CLD-03
Cladding Type 3
Colorbond Kilp Lok
Roof Sheet (Shale Grey)



RBK
Rendered Blockwork



Feature Timber-Look
Aluminium Battens, fixed to face
of solid acoustic balustrades



Metal Roof Sheetting (RT-1)
Colorbond Kilp Lok
Roof Sheet (Shale Grey)

Elevations

scale: 1:200@A3

date: 24/05/2022

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A-DA-09.02 M

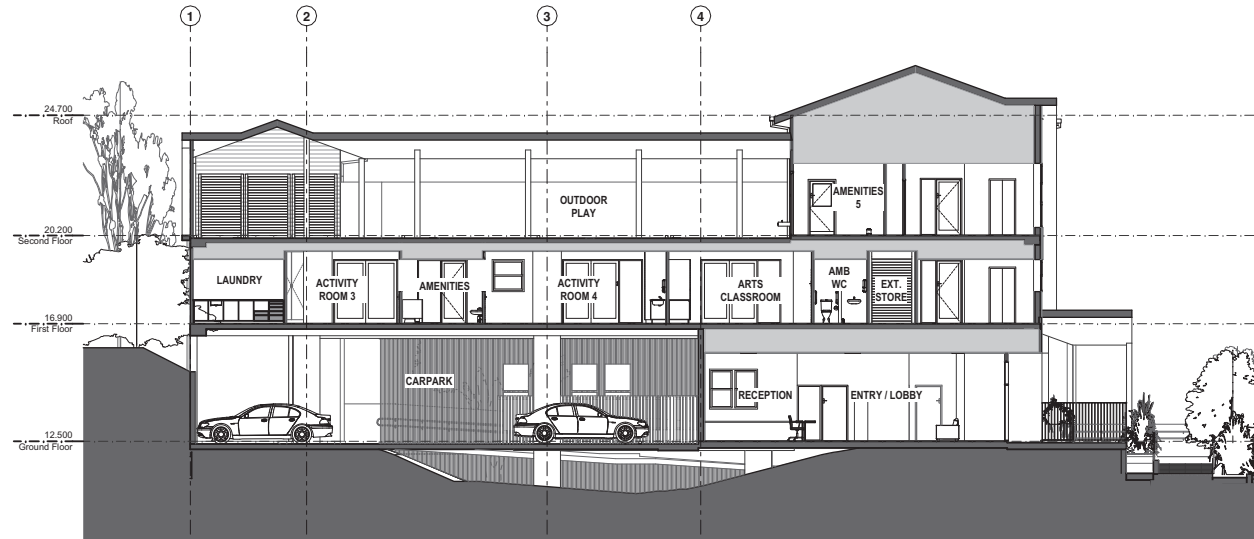
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WH	Window Hood

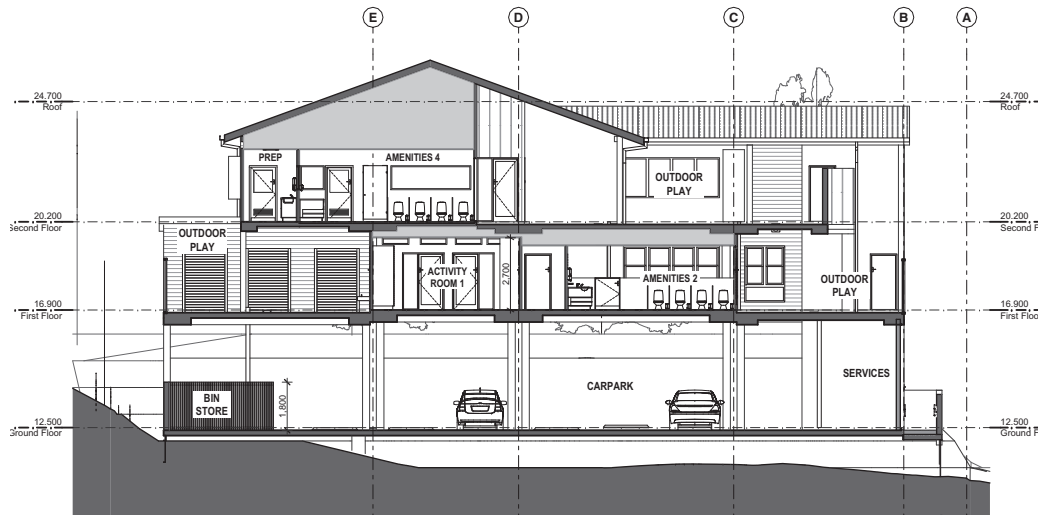
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1 Section A-A

Scale 1:200



2 Section B-B

Scale 1:200

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Sections

scale: 1:200@A3

date: 24/05/2022

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A-DA-10.01 M

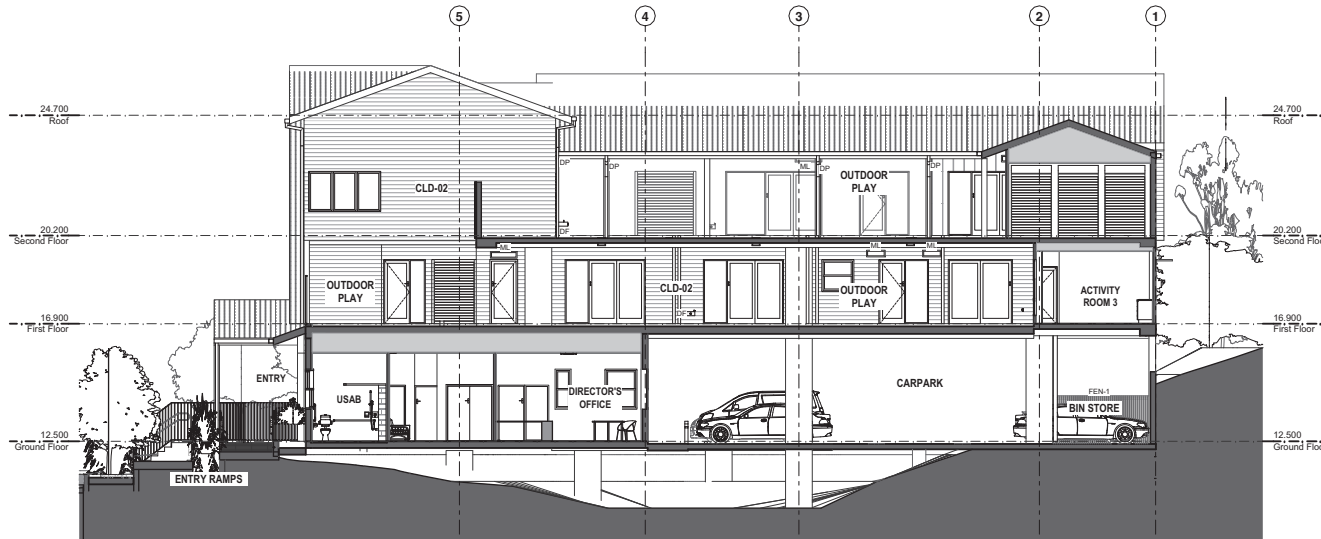
1064-02

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1 Section C-C

Scale 1:200

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Sections

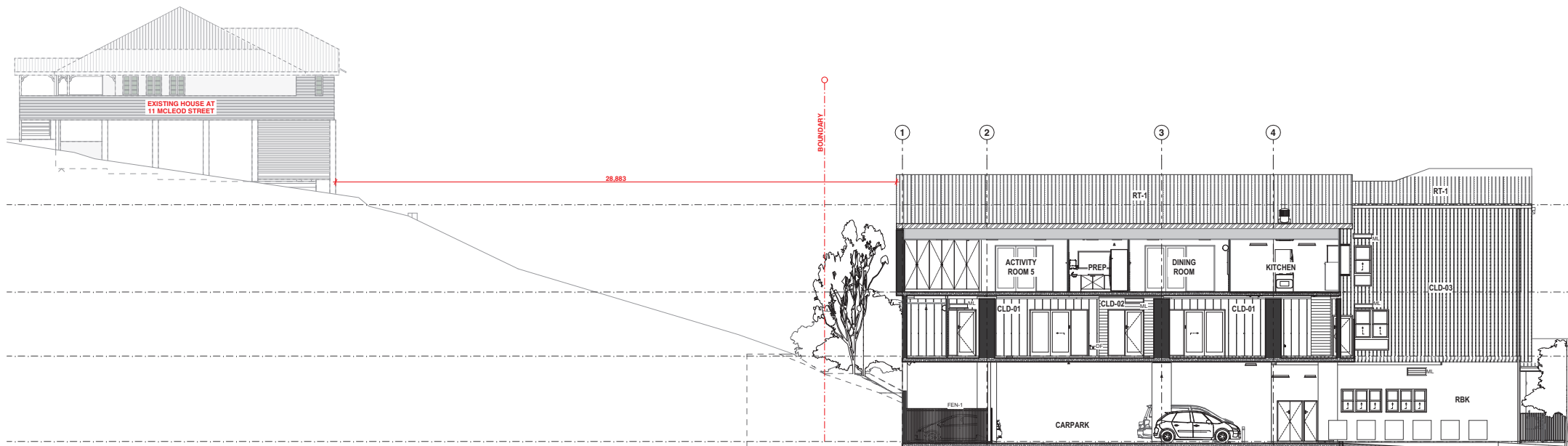
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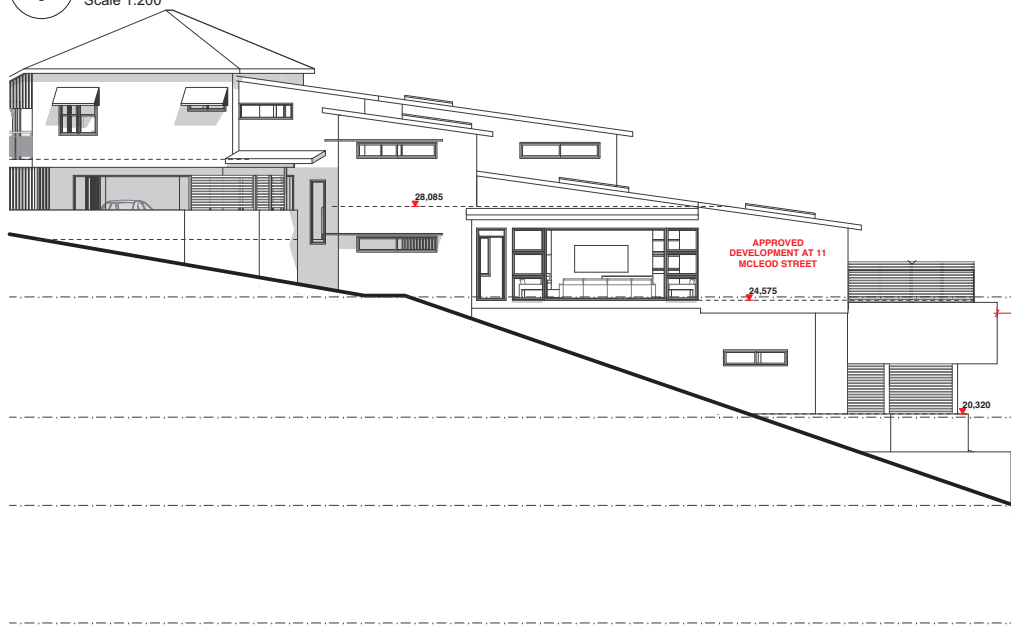
A-DA-10.02 M

1064-02



1 Section D-D (Existing)

Scale 1:200



2 Section D-D (Proposed)

Scale 1:200

Sections (Adjoining Context)

scale: @A3

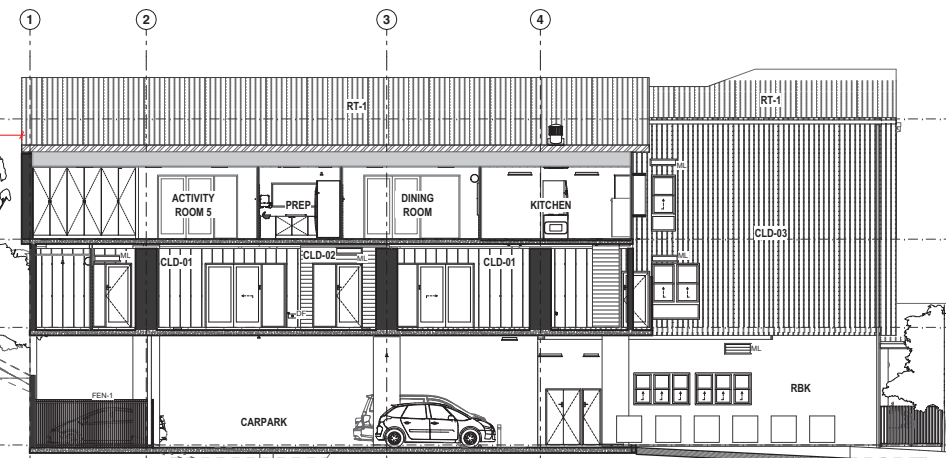
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A-DA-10.03 C

1064-02