

South Maclean Early Learning Centre

Lot 553 on SP341905



DEVELOPMENT INFO

CARPARKS	
Carparks required (1 per staff)	20
Carparks required (1 per 10 children)	11
Carparks provided	31

SITE INFORMATION

Real Property Description: Lot 553 on SP431905

Site Area: 2794m²

GFA	761.3 m ²
GFA - GROUND FLOOR	694.2 m ²
GFA - FIRST FLOOR	67.1 m ²

SITE COVER 32.85% (917.9 m²)

DEEP LANDSCAPE 2.8% (80.4 m²)

PLANS AND DOCUMENTS
referred to in the PDA
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GFA DEFINITION:
The total floor area of all storeys of the building, including mezzanines, measured from the outside of the external walls and the centre of any common wall, excluding area used for—
a. building services, plant or equipment; or
b. a ground floor public lobby; or
c. a mall; or
d. parking, loading or manoeuvring vehicles; or
e. private balconies, whether roofed or not.

SITE COVER DEFINITION:
The proportion of the site covered by buildings, including roof overhangs.

Activity Room Calculations							
Level	Room	Age Group	Area Required	Area Provided	Staff Ratio	No. of Staff	Occupancy
Ground Floor							
	Activity Room 1	0-15 mnths	39	39.58	1:4	3	12
	Activity Room 2	15-24 mnths	39	40.49	1:4	3	12
	Activity Room 3	2-3 yrs	65	65.80	1:5	4	20
	Activity Room 4	2-3 yrs	65	66.01	1:5	4	20
	Activity Room 5	3-5 yrs	72	72.30	1:11	2	22
	Activity Room 6	3-5 yrs	72	72.53	1:11	2	22
			352	356.71 m ²		18	108

Outdoor Play Calculations				
Zone	Age Group	Area Required	Area Provided	Occupancy
Outdoor Play 1				
	0-3 yrs	168	171.89	24
Outdoor Play 2				
	2+ yrs	588	597.87	84
		756	769.76 m ²	108







FLOOR PLAN LEGEND

- B Bollard
- BDY Boundary
- COL Structural Column
- DF Drinking Fountain
- DP Downpipe
- E Existing
- FEN Fence
- FFL Finished Floor Level
- FHR Fire Hose Reel
- HC Hose Cock
- LRO Line of Roof Over
- MSB Main Switch Board
- RW Retaining Wall
- SWP Stormwater Pit
- WS Wheelstop

FLAGSTONE CREEK

ENDEAVOUR CIRCUIT

CLARENCE STREET

Neighbouring Residence

Neighbouring Residence

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ENDEAVOUR CIRCUIT

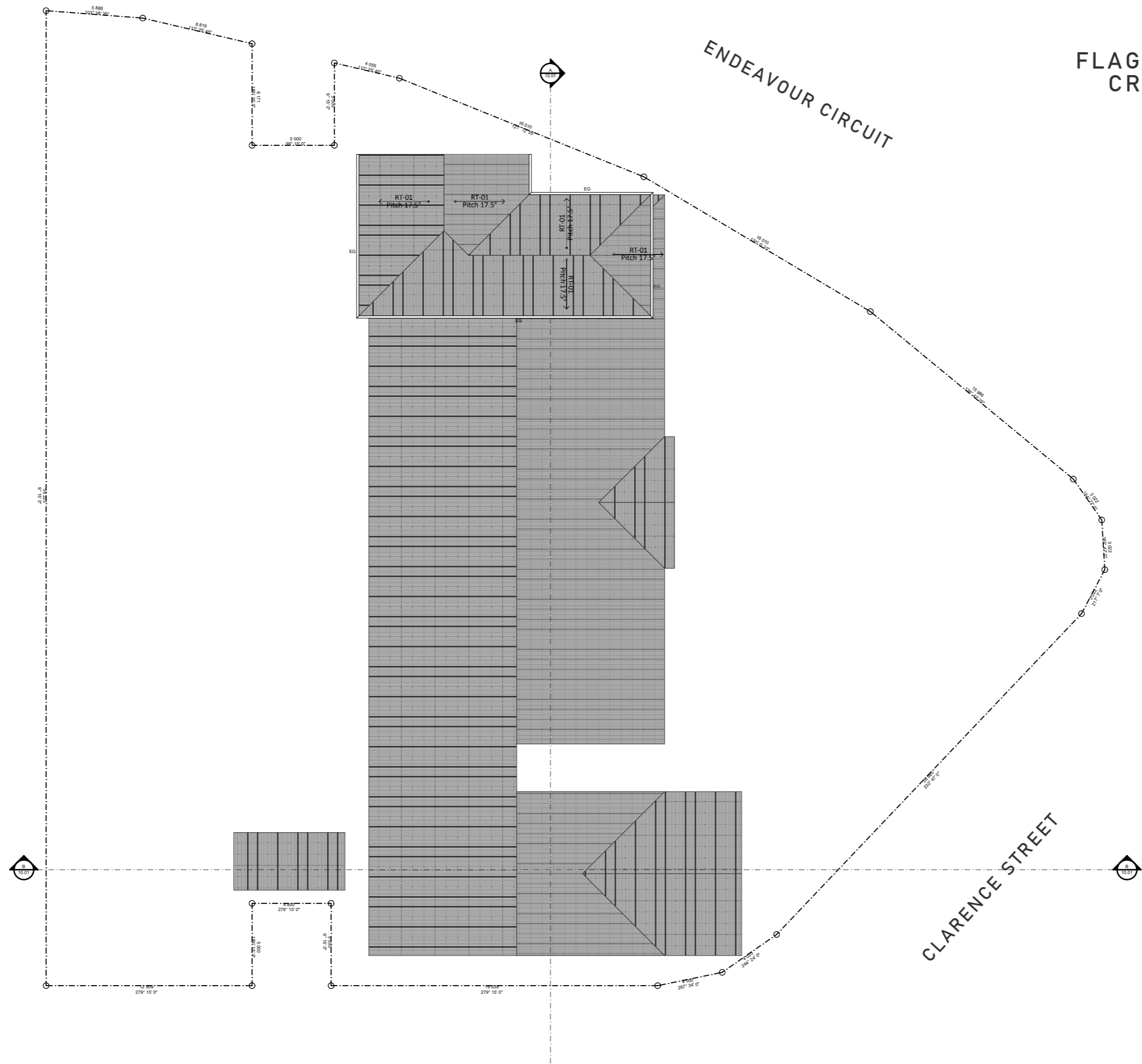
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ROOF LEGEND

- AF Apron Flashing
- BC Barge Capping
- DP Downpipe
- EG Eaves Gutter
- LBB Line of Building Below
- OH Overhang
- PAR Parapet
- RC Ridge Capping
- RT-01 Roof Type 1
- VG Valley Gutter

FLAGSTONE CREEK

ENDEAVOUR CIRCUIT

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ELEVATION LEGEND

- CL Ceiling Line
- CLD-01 Cladding Type 01
- CLD-02 Cladding Type 02
- CLD-03 Cladding Type 03
- CLD-04 Cladding Type 04
- DF Drinking Fountain
- DP Downpipe
- EG Eaves Gutter
- RT-01 Roof Type 1
- RW Retaining Wall



1 North Elevation
Scale 1:200



2 East Elevation
Scale 1:200

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Queensland
Government

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1 South Elevation
Scale 1:200



2 West Elevation
Scale 1:200

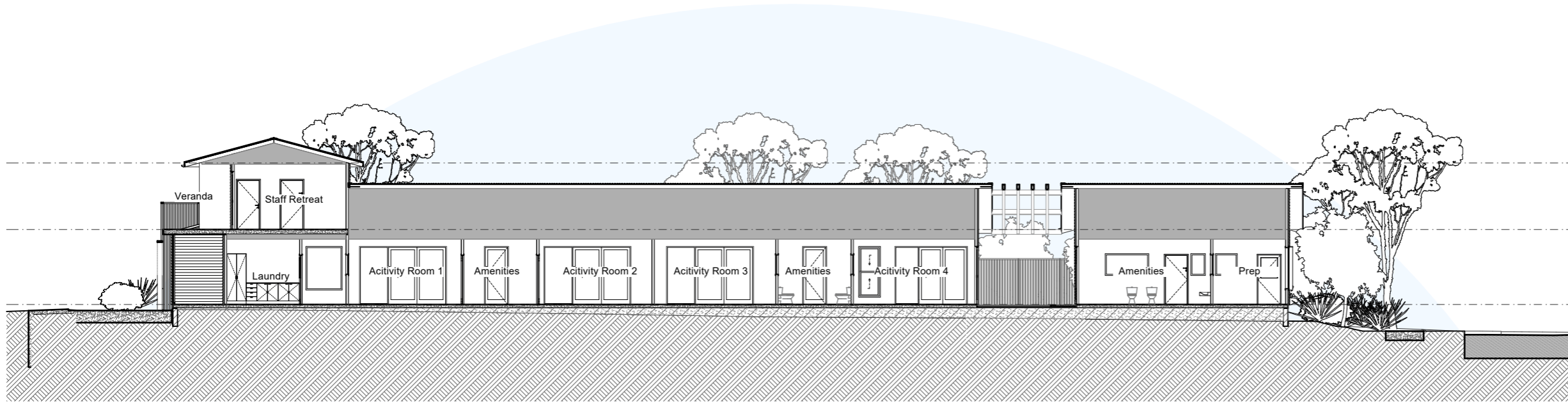
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1 Section A
Scale 1:200



2 Section B
Scale 1:200

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