

# First5Years

## WEST GLADSTONE

### SITE INFORMATION

Real Property Description: Lot 1 & 2 on RP 604867 & Lot 1 on RP 605330

Site Area: 3,424 m<sup>2</sup>

LOCAL AUTHORITY	SITE CLASSIFICATION
Gladstone Regional Council	Medium Density Residential

### DEVELOPMENT SUMMARY

**GFA** 1,047 m<sup>2</sup>

### CARPARKING

Carparks Required 45.8  
*1 space per full time equivalent employees; plus 1 space per 5 children able to be accommodated on the site.*

**On-site Carparks Provided** 46

**LANDSCAPING** 163m<sup>2</sup>  
*(excl. Outdoor Play)*

### DRAWING LIST - DA

Drawing No.	Sheet Name	Revision
01.01	Cover Page	05
02.01	Existing Site Plan (Survey By Others)	03
02.02	Proposed Site Plan	05
03.01	Lower Ground Floor Plan	05
03.02	Upper Ground Floor Plan	05
04.01	Proposed Roof Plan	03
09.01	Elevations - Sheet 01	04
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10.01	Sections	04
20.01	Renders - Sheet 01	03
20.02	Renders - Sheet 02	03
21.01	Massing Comparison Diagrams	01

Activity Room Calculations						
Room	Age Group	Area Required	Area Provided	Educator to Child Ratio	No. of Educators	No. of Children
Activity Room 1	0-12 mnths	26	41.90	1:4	2	8
Activity Room 2	12-24 mnths	39	43.34	1:4	3	12
Activity Room 3	2-3 yrs	49	52.96	1:5	3	15
Activity Room 4	2-3 yrs	49	50.49	1:5	3	15
Activity Room 5	2-3 yrs	49	66.66	1:5	3	15
Activity Room 6	3-4 yrs	65	66.51	1:11	2	20
Activity Room 7	3-5 yrs	72	74.00	1:11	2	22
Activity Room 8	3-5 yrs	72	73.77	1:11	2	22
		<b>421</b>	<b>469.63 m<sup>2</sup></b>		<b>20</b>	<b>129</b>

Outdoor Play Calculations				
Outdoor Play Area	Age	Area Required	Area Provided	No. of Children
Outdoor Play 1	0-2 yrs	140	168.17	20
Outdoor Play 2	2-3 yrs	210	209.98	30
Outdoor Play 3	2-4 yrs	245	289.57	35
Outdoor Play 4	3-5 yrs	308	315.10	44
		<b>903</b>	<b>982.82 m<sup>2</sup></b>	<b>129</b>



Location Plan  
 Scale 1:2000

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**Project Name**  
 First5Years West Gladstone ELC  
 51-57 Tank St, West Gladstone Q



**MARLOWE ARCHITECTURE**

**Drawing Name**  
 Cover Page

**Drawing Number**  
 DA-01.01

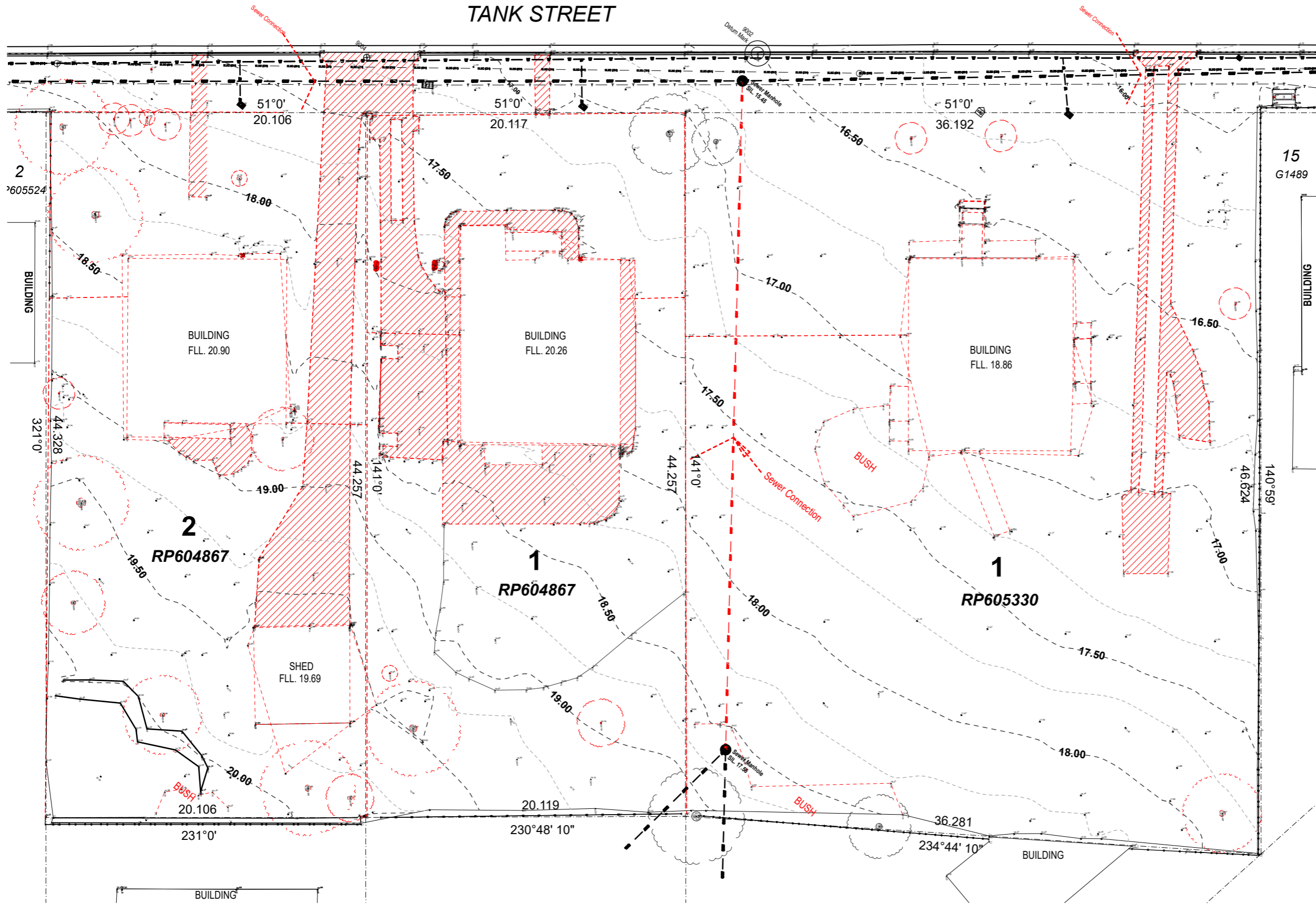
**Project No.** 2409

**Client**  
 First5Years

**Scale** 1:2000 at A3  
**Date** 4/10/2024

**Revision**  
 05

# TANK STREET



## DEMOLITION LEGEND

- Indicates extent of elements to be demolished & removed off site.
- Indicates elements to be demolished & removed off site.

## NOTES

1. Refer to Structural Engineer's documentation for details regarding adequate propping of existing structure prior to any demolition works commencing.
2. Demolition work to comply with AS2601-2001.
3. Ensure safe disconnection/termination and removal of existing services not required as part of proposed works.

- Electrical Overhead Line (Existing)
- Telstra Comms Service (Existing)
- NBN Service (Existing)
- Gas Line (Existing)
- Water Line (Existing)
- Stormwater Line (Existing)
- Stormwater Line (Demolished)
- Sewer Line (Existing)
- Sewer Line (Demolished)

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**Drawing Name**  
 Existing Site Plan (Survey  
 By Others)

**Drawing Number**  
**DA-02.01**

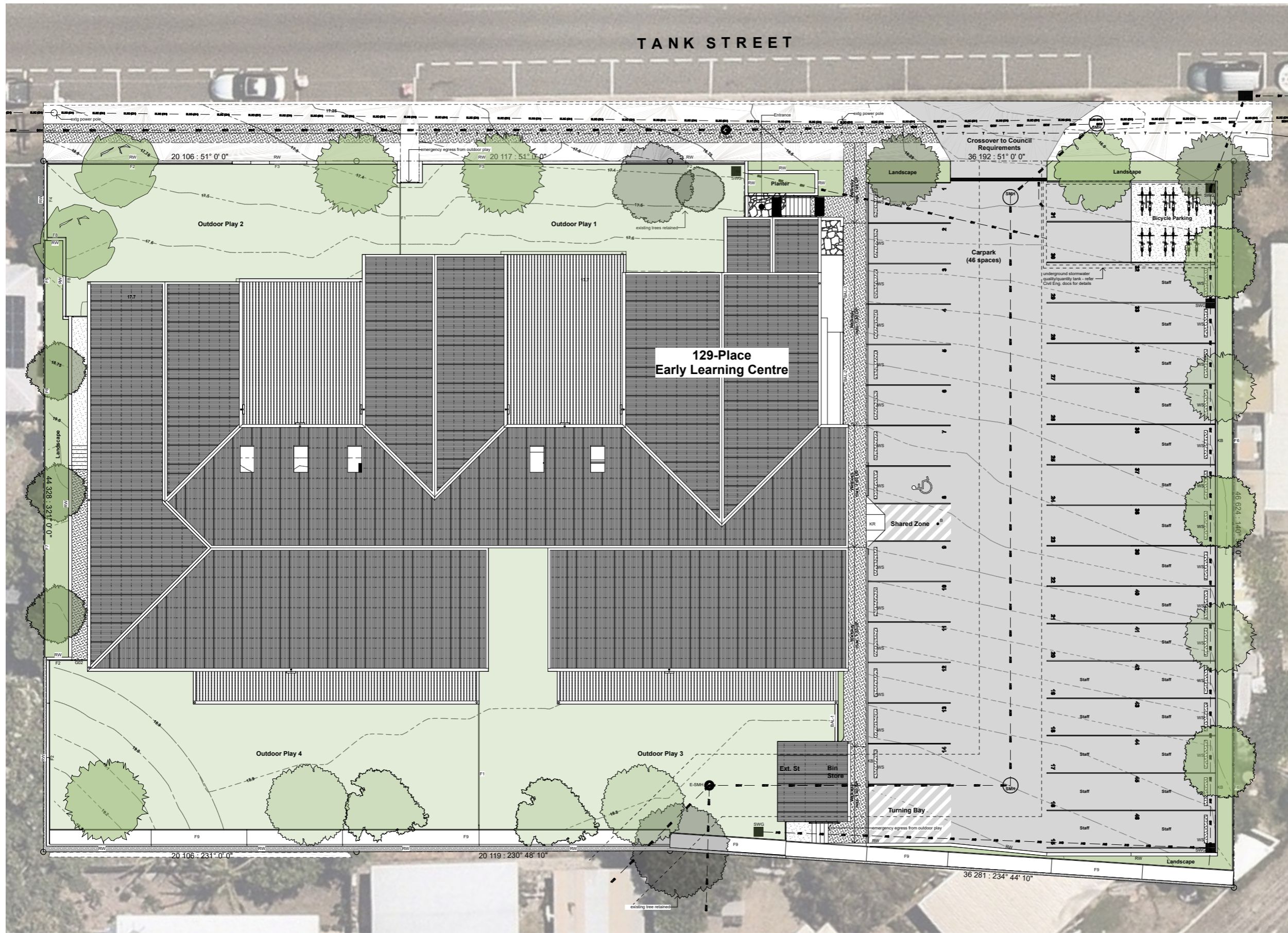
**Project No.**  
**2409**

**Client**  
 First5Years

**Scale**  
 1:250 at A3

**Date**  
 8/8/2024

**Revision**  
**03**



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LANDSCAPING 163m<sup>2</sup>  
(excl. Outdoor Play)

**SITE PLAN LEGEND**

- B Bollard
  - E Existing
  - F1 Fence Type 1  
1.2m H. P'coated Batten Fence
  - F2 Fence Type 2  
1.8m H. Fence: P'coated Batten Fence on reinforced blockwork wall
  - F3 Fence Type 3  
1.8m H. Fence: FC-clad lightweight fence on reinforced blockwork wall
  - F4 Fence Type 4  
1.8m H. Acoustic Fence on retaining wall
  - F5 Fence Type 5  
1.8m H. Acoustic Fence
  - F6 Fence Type 6  
2.0m H. Acoustic Fence
  - F7 Fence Type 7  
1.8m H. P'coated Batten Fence
  - F8 Fence Type 2  
0.85m H P'coated Batten Fence on reinforced blockwork wall
  - FH Fire Hydrant
  - GTD Grated Trench Drain
  - KB Kerb
  - KR Kerb Ramp
  - RW Retaining Wall
  - SMH Sewer Manhole
  - SWG Stormwater Grate
  - WM Water Meter
  - WS Wheel Stop
- 
- Overhead Electrical Line (Existing)
  - Telstra Comms Service (Existing)
  - W Water Line (Existing)
  - W Water Line (Proposed)
  - SW Stormwater Line (Existing)
  - SW Stormwater Line (Proposed)
  - SEW Sewer Line (Existing)
  - SEW Sewer Line (Proposed)

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**MARLOWE**  
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**Drawing Name**  
 Proposed Site Plan

**Drawing Number**  
 DA-02.02

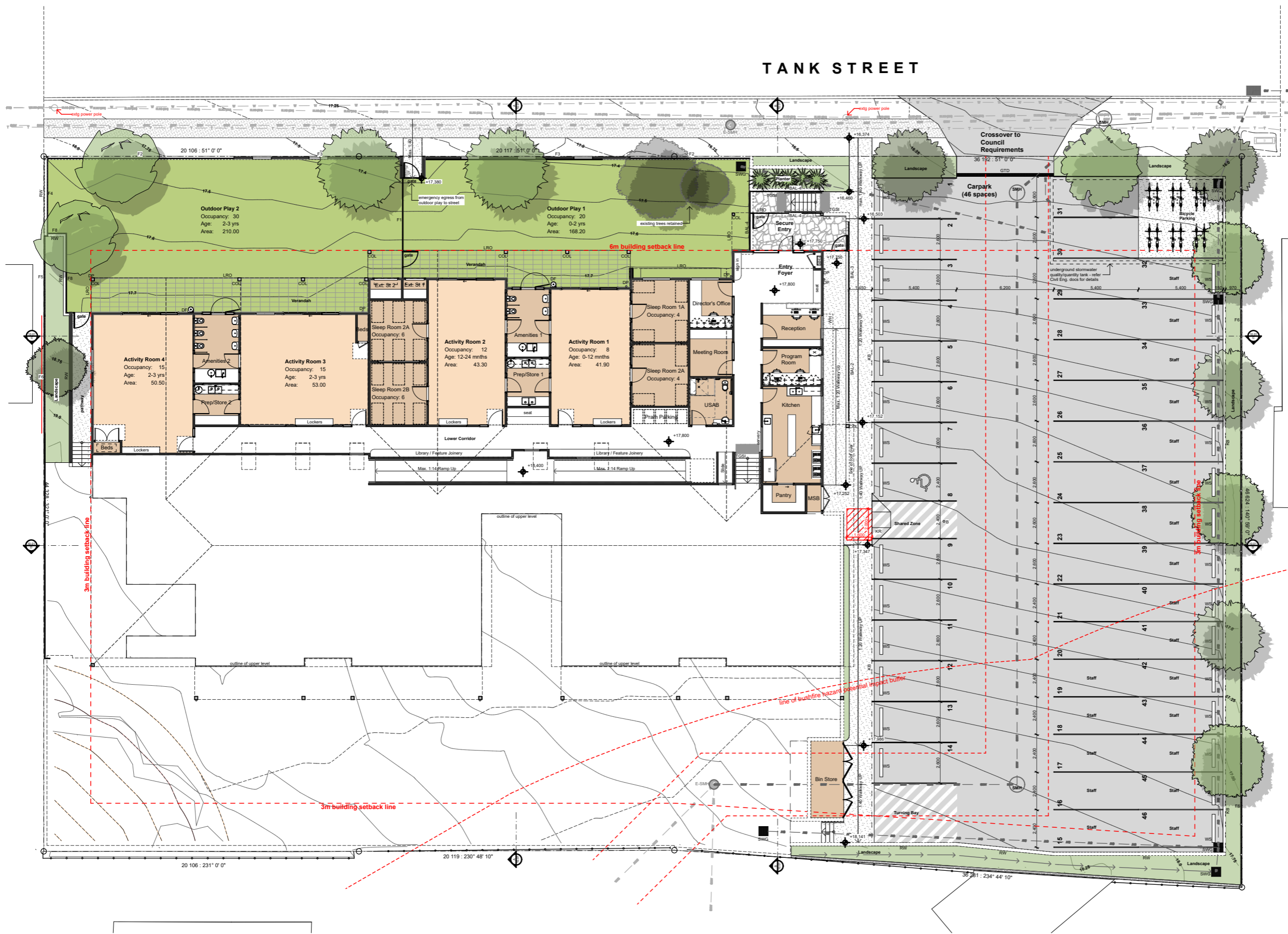
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**Client**  
 First5Years

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 1:250 at A3

**Date**  
 4/10/2024

**Revision**  
 05



**FLOOR PLAN LEGEND**

- Indicates zone subtracted from unencumbered area calculation
- B Bollard
- BAL-1 Balustrade Type 1  
2m H. P'coated Batten Balustrade
- BAL-2 Balustrade Type 2  
1m H. P'coated Batten Balustrade on rendered blockwork wall
- BAL-3 Balustrade Type 3  
1.5m H. P'coated Batten Balustrade
- BAL-4 Balustrade Type 4  
1.5m H. Frameless Glass Balustrade
- CL Clothesline
- COL Column
- DF Drinking Fountain
- DP Downpipe
- DPS Downpipe Spreader
- E Existing
- EG Eaves Gutter
- F1 Fence Type 1  
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- F6 Fence Type 6  
2.0m H. Acoustic Fence
- F7 Fence Type 7  
1.8m H. P'coated Batten Fence
- F8 Fence Type 2  
0.85m H P'coated Batten Fence on reinforced blockwork wall
- F9 Fence Type 2  
2mH Acoustic Fence w/ 1.0m cantilever
- FR Refrigerator
- GTD Grated Trench Drain
- KB Kerb
- KR Kerb Ramp
- LBB Line of Building Below
- LBO Line of Building Over
- LRO Line of Roof Over
- MSB Meter Switchboard
- RW Retaining Wall
- SMH Sewer Manhole
- SWG Stormwater Grate
- TGSI Tactile Ground Surface Indicator
- USAB UniverSally Accessible Bathroom
- WH Window Hood
- WS Wheel Stop

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**MARLOWE ARCHITECTURE**

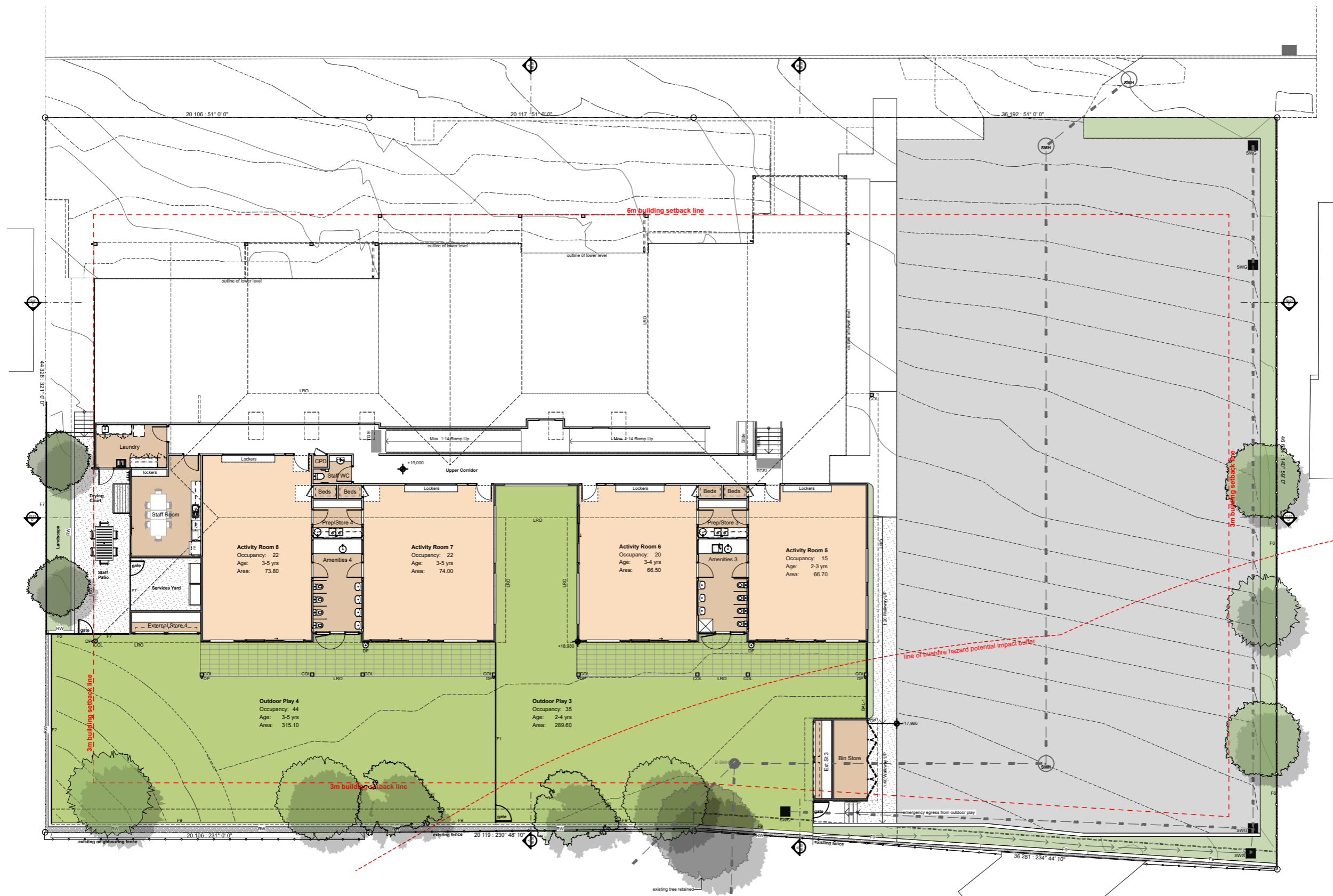
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 Lower Ground Floor Plan

**Scale**  
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**Date**  
 4/10/2024

**Drawing Number**  
**DA-03.01**

**Revision**  
**05**



**FLOOR PLAN LEGEND**

- Indicates zone subtracted from unencumbered area calculation
- B Bollard
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2m H. P'coated Batten Balustrade
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- E Existing
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- F1 Fence Type 1  
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- LBB Line of Building Below
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- MSB Meter Switchboard
- RW Retaining Wall
- SMH Sewer Manhole

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**Project Name**  
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**MARLOWE ARCHITECTURE**

**Drawing Name**  
 Upper Ground Floor Plan

**Drawing Number**  
 DA-03.02

**Project No.**  
 2409

**Client**  
 First5Years

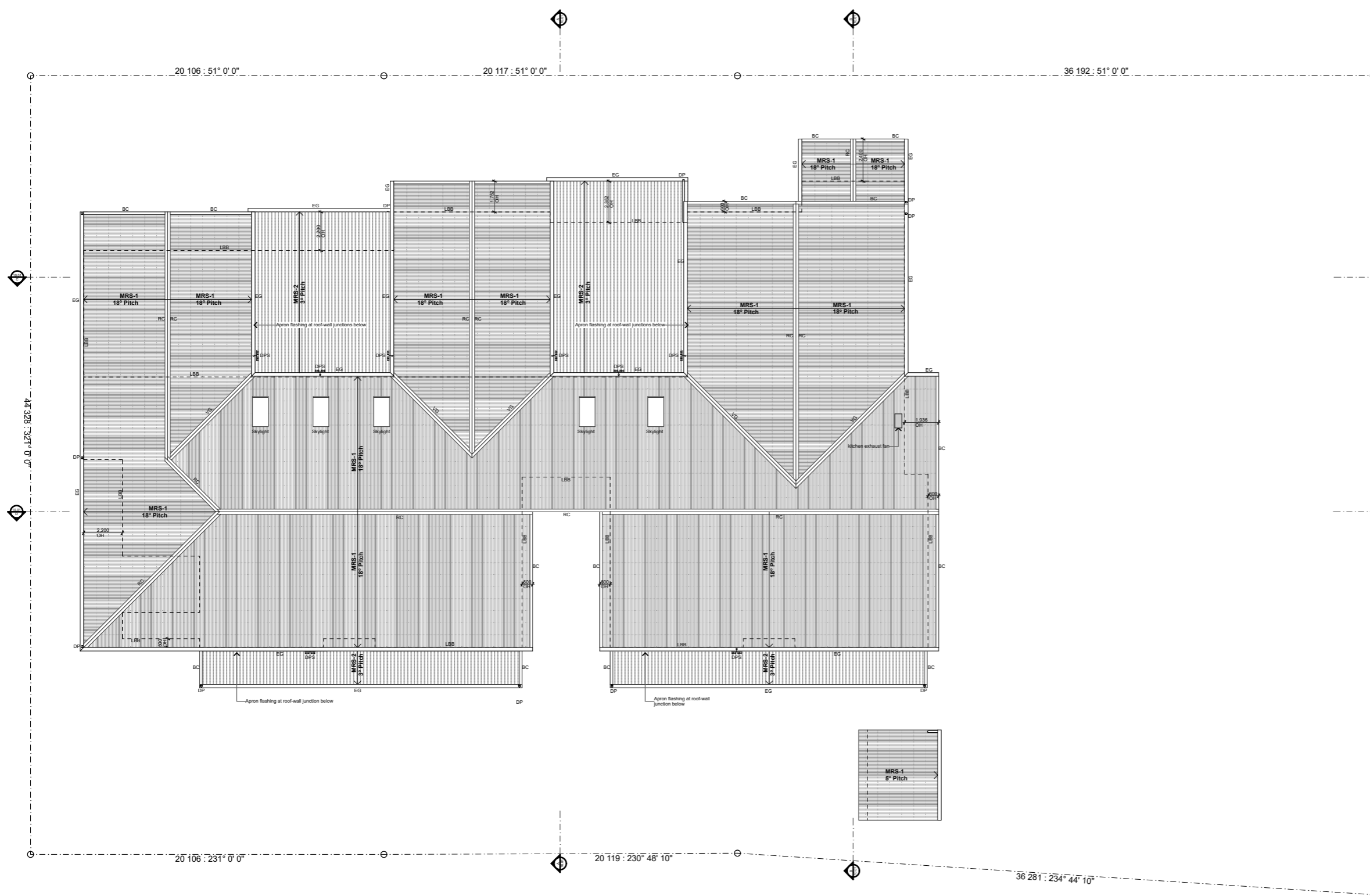
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**Date**  
 4/10/2024

**Revision**  
 05

**ROOF LEGEND**

- AF Apron Flashing
- BC Barge Capping
- DP Downpipe
- DPS Downpipe Spreader
- EG Eaves Gutter
- LBB Line of Building Below
- OH Overhang
- RC Ridge Capping
- MRS-1 Roof Sheet Type 1
- MRS-2 Roof Sheet Type 2
- VG Valley Gutter



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**Drawing Name**  
 Proposed Roof Plan

**Drawing Number**  
**DA-04.01**

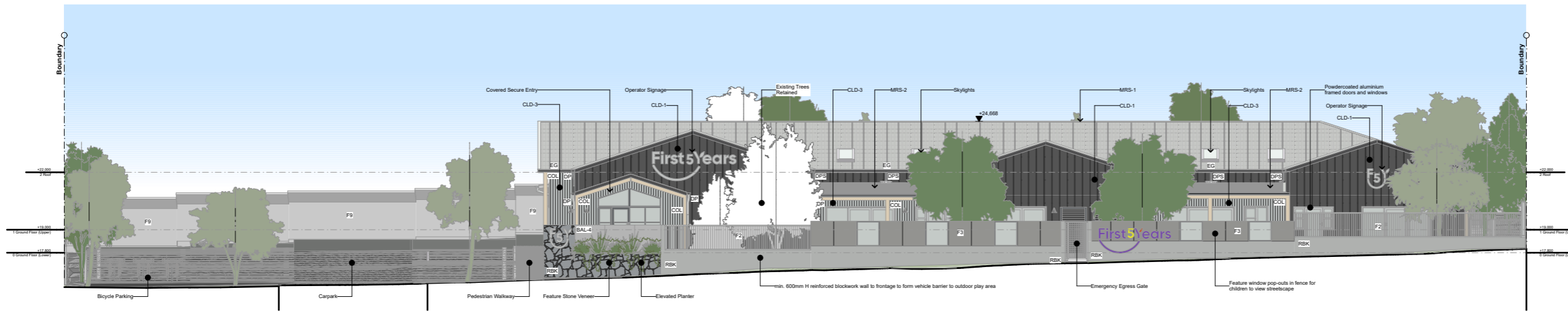
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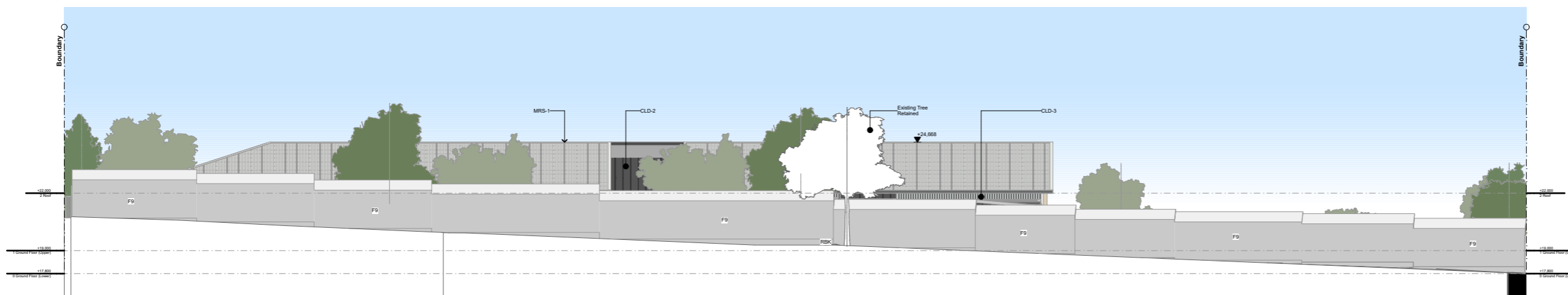
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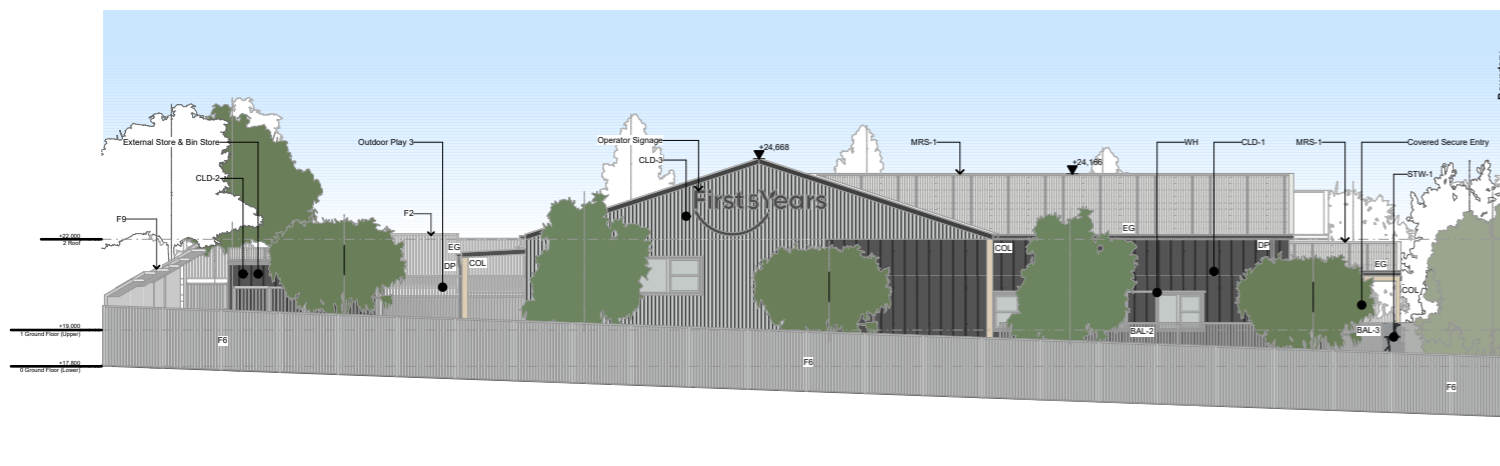
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**03**



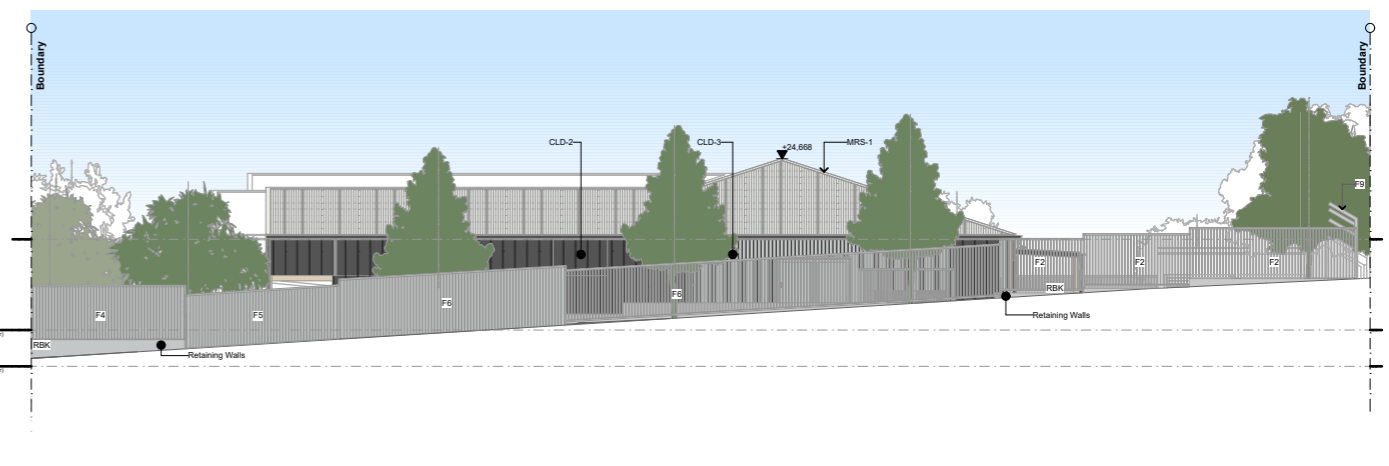
North Elevation  
1:250



South Elevation  
1:250



East Elevation  
1:250



West Elevation  
1:250

**ELEVATION & SECTION LEGEND**

- BAL-1 Balustrade Type 1  
2m H. P'coated Batten Balustrade
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1m H. P'coated Batten Balustrade on rendered blockwork wall
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1.5m H. Frameless Glass Balustrade
- CLD-1 Cladding Type 1  
Metal Cladding
- CLD-2 Cladding Type 2  
Fibre Cement Cladding
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1.8m H. P'coated Batten Fence
- F8 Fence Type 8  
0.85m H P'coated Batten Fence on reinforced blockwork wall
- MSB Main Switchboard
- RBK Rendered Block (Painted)
- STW-1 Stonework Cladding
- WH Window Hood

**MATERIAL PALETTE**



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Project Name  
First5Years West Gladstone ELC  
51-57 Tank St, West Gladstone Q

**MARLOWE  
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Drawing Name  
Elevations - Sheet 01

Drawing Number  
**DA-09.01**

Project No. **2409**

Client  
First5Years

Scale  
1:250 at A3

Date  
4/10/2024

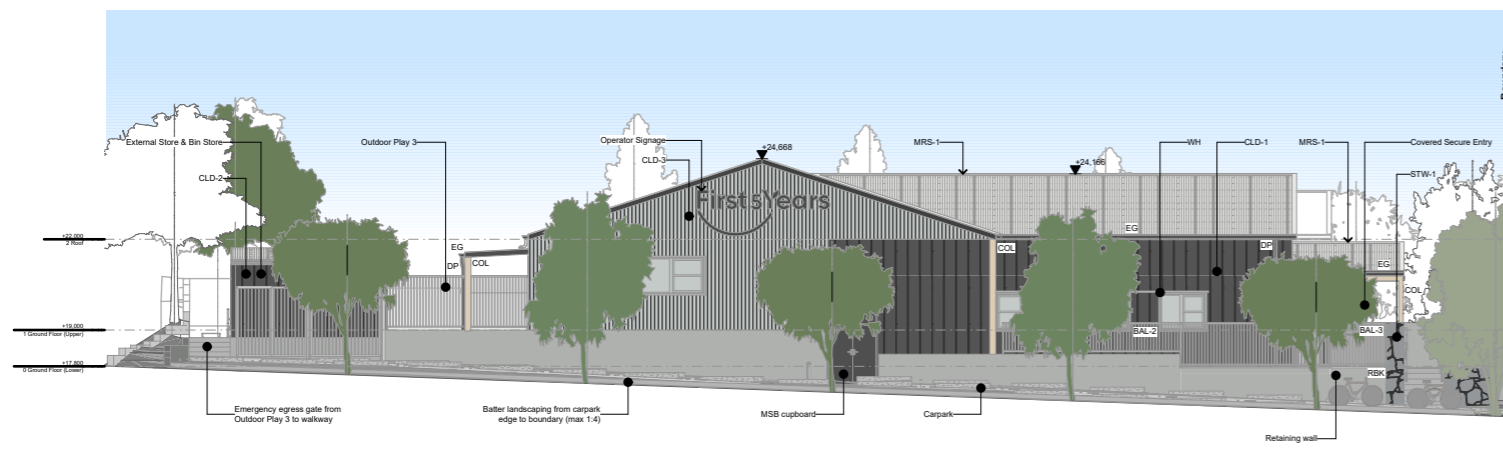
Revision  
**04**



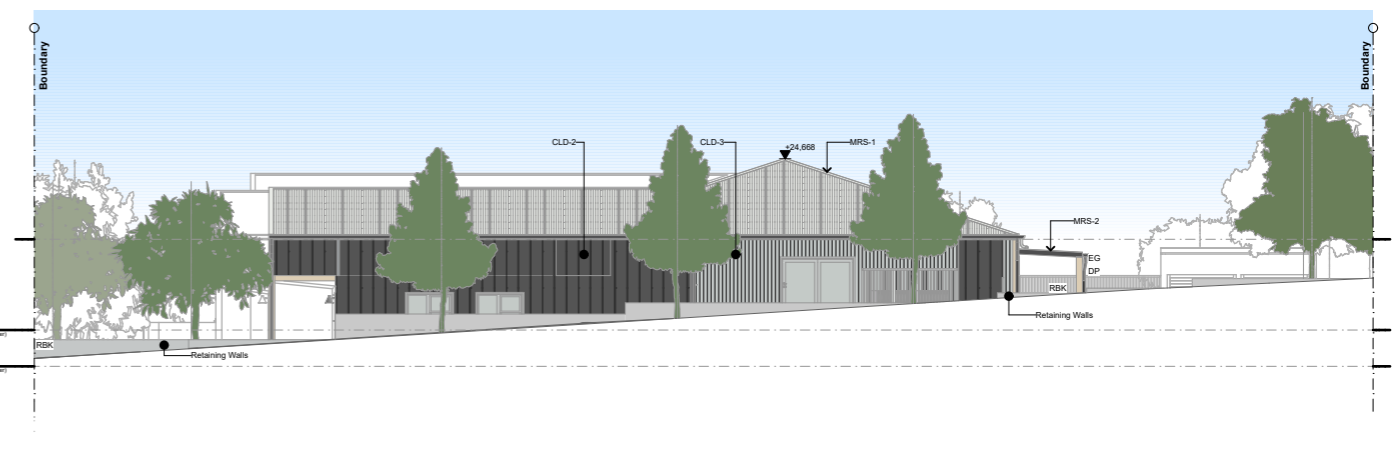
North Elevation  
1:250



South Elevation  
1:250



East Elevation  
1:250



West Elevation  
1:250

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**Drawing Name**  
 Elevations - Sheet 02 (No Fencing)

**Drawing Number**  
 DA-09.02

**Project No.**  
 2409

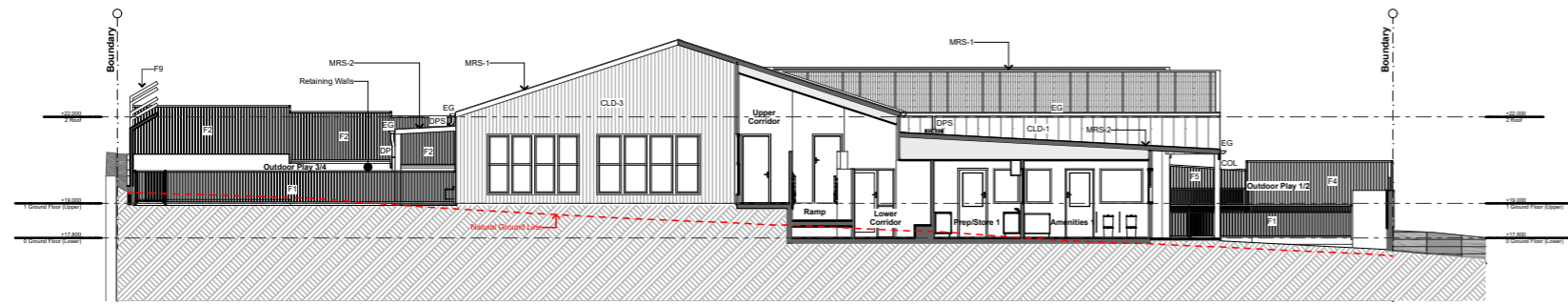
**Client**  
 First5Years

**Scale**  
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**Date**  
 4/10/2024

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 04

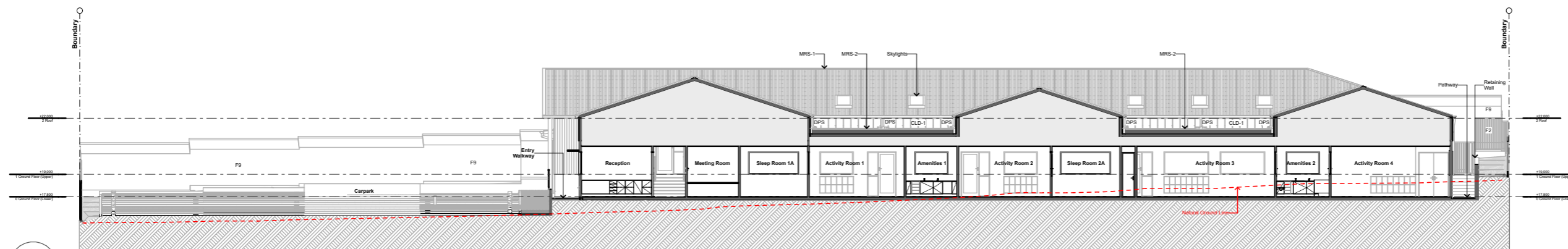




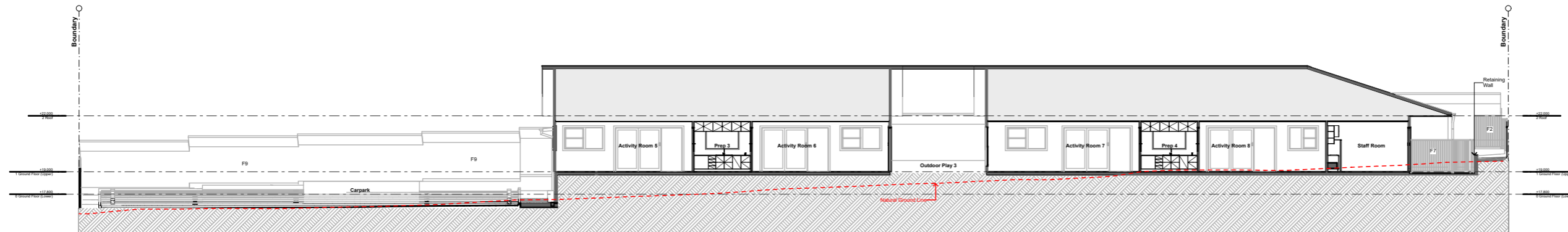
**A** Section A  
1:250



**B** Section B  
1:250



**C** Section C  
1:250



**D** Section D  
1:250

**ELEVATION & SECTION LEGEND**

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**Drawing Name**  
 Sections

**Drawing Number**  
 DA-10.01

**Project No.**  
 2409

**Client**  
 First5Years

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**Scale**  
 1:250 at A3

**Date**  
 4/10/2024

**Revision**  
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**Project Name**  
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**Drawing Name**  
 Renders - Sheet 01

**Drawing Number**  
 DA-20.01

**Project No.**  
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 at A3

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**MARLOWE  
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**Drawing Name**  
 Renders - Sheet 02

**Scale**  
 at A3

**Date**  
 4/10/2024

**Drawing Number**  
**DA-20.02**

**Revision**  
**03**