



Caloundra Administration Building Repurposing Project Preliminary Design Report

Q1939 STAGE 3

DATE 25th February

Issue A



WilsonArchitects

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Introduction

Wilson Architects and associated Consultant Team were appointed in December 2019 to provide a Preliminary Design for the proposed re-purposing of the Caloundra Administration Building (CAB). The project involves the conversion of an existing Class 5 Office Building constructed in 1994 into a modern library and community facility, Customer Service Centre and Council Administration Offices (Class 9b Public building with Class 5 Office).

This Report is Stage 3 of the engagement to provide the Preliminary Design Report and Preliminary cost opinion.

Library Workshop

Wilson Architects conducted a full day workshop with SCC Heritage and Culture and Project Management Team members on the 29th of January 2020. The Draft Library Brief was issued on the 14th April. Subsequent meetings on the 4th June, 2nd & 29th July have firmed up the Library Design Brief.

Caloundra Community and Creative Hub Workshop

Wilson Architects were involved in a full day workshop managed by Jacobs on the 3rd of March 2020 and the follow-up online review on the 7th July, with reference to the CCH project. We have continued to maintain liason with Jacobs and are aware of the ongoing process for the design of the precinct.

PCG Meetings

PCG Meetings including Councillors have been held on the 27.02.20, 14.07.20, 18.09.20 and 02.11.20

First Nations Consultation

SCC and Wilson Architects met with a representative of the Kabi Kabi people on 3rd March 2020 to identify and explore opportunities for employment, engagement and representation in the proposed refurbishment of the Caloundra Administration Building and site. The process is ongoing with the SCC.

Due Diligence Report

This report should be read alongside the CAB RP Stage 2 Due Diligence Report.

executive summary

Masterplan

The intention of the Caloundra Centre Masterplan is to create a community and creative hub in the centre of Caloundra including a new contemporary District Library, new Caloundra Regional Gallery, new Town Square and public realm connecting Bulcock Beach through to The Events Centre. The new precinct will create a cultural heart space for gathering, events and celebrations.

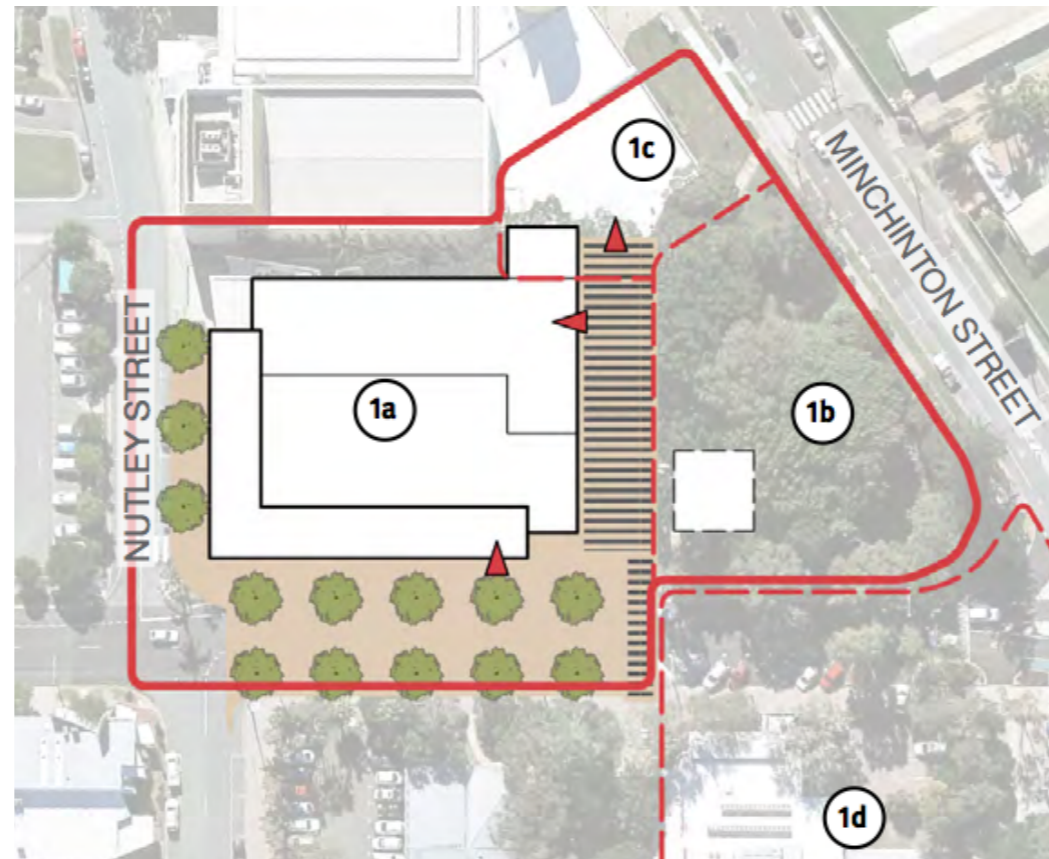
Stage 1 is the Caloundra Administration Building Repurposing.

It is proposed to refurbish the existing Caloundra Administration Building to house the Caloundra District Library as well as a Customer Service Centre, Community Facilities and Council Administration Offices.

The Library will be the primary tenant of the building and it is envisaged that the new Caloundra District Library will occupy space over all levels, with the largest footprint on the Ground and first floor levels.

The SCC Customer Service Centre is housed within the Library and occupies space on the ground floor of the building as a secondary service point.

In addition the building will also house community use meeting rooms, Councillor offices and SCC administration office space on Level 3.



Caloundra Administration Redevelopment_Stage 1

- Refurbish and extend existing building to house a new Caloundra District Library.
- Activate adjacent Bill Venardos Park.
- Connect through to the The Event Centre.
- Shared pedestrian zone to Omrah Ave



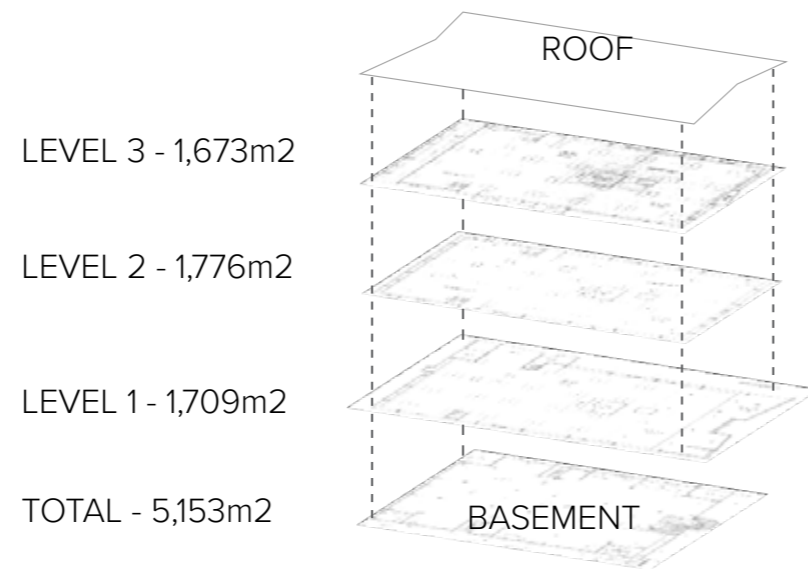
Caloundra Administration Building circa 1995
Architects Peddle Thorpe and Harvey



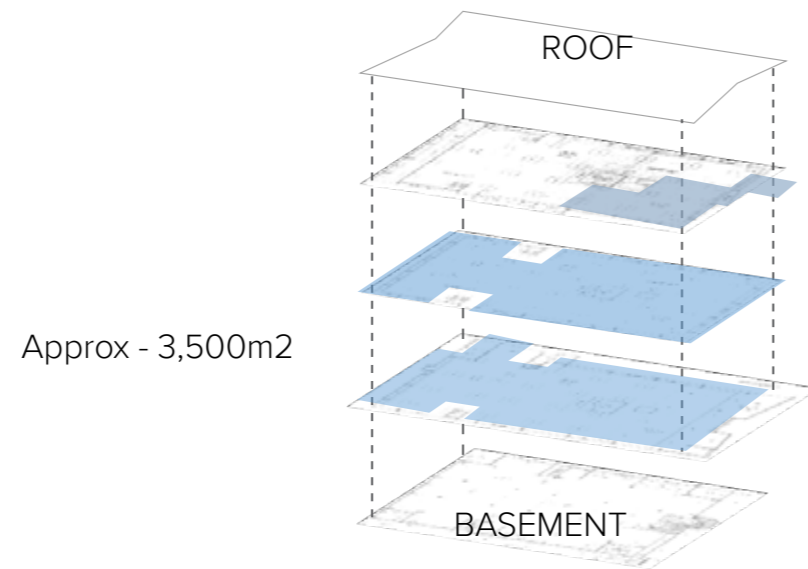
Caloundra Administration Building 2019

building upgrade diagrams

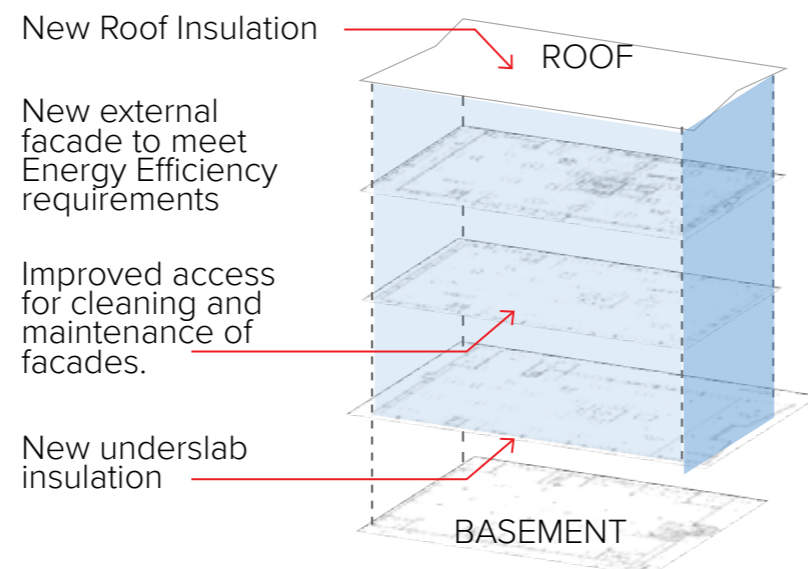
Existing Building Area



Library and Community Use

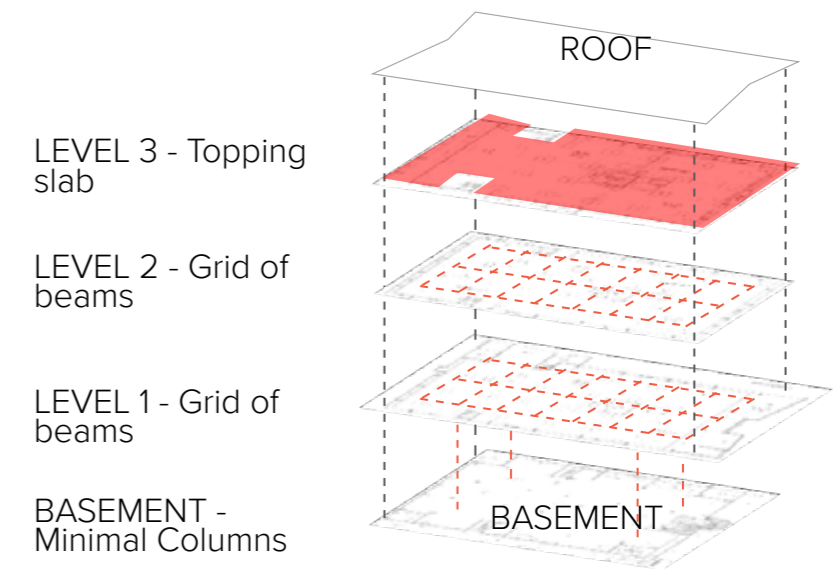


Envelope Energy Efficiency & Maintenance

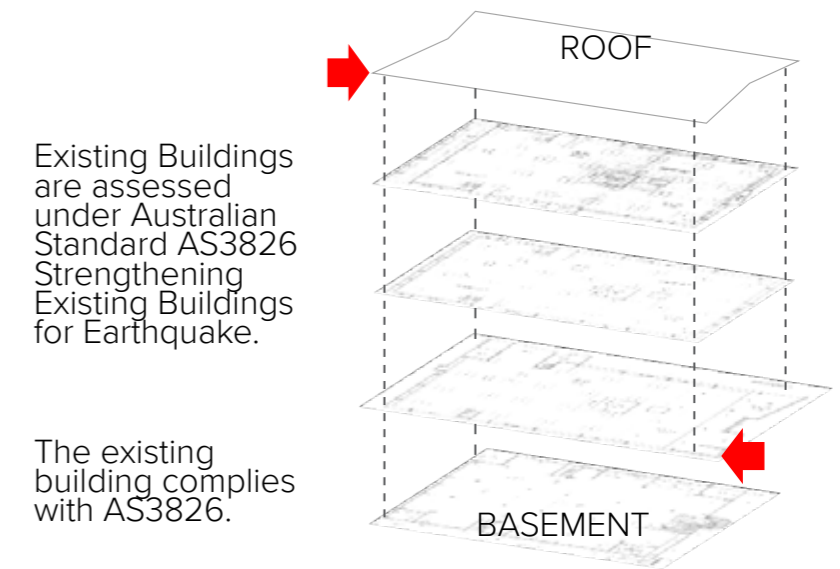


Structural upgrade

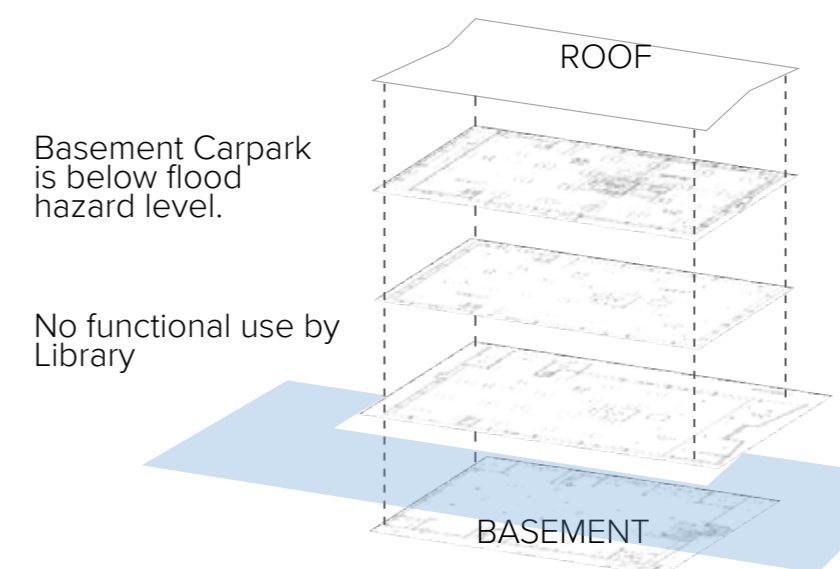
Upgrade structure to support Library Loads



Earthquake Loading



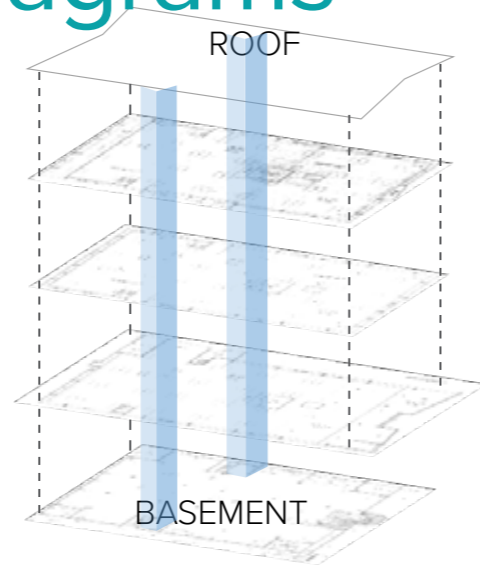
Flood Hazard Level



building upgrade diagrams

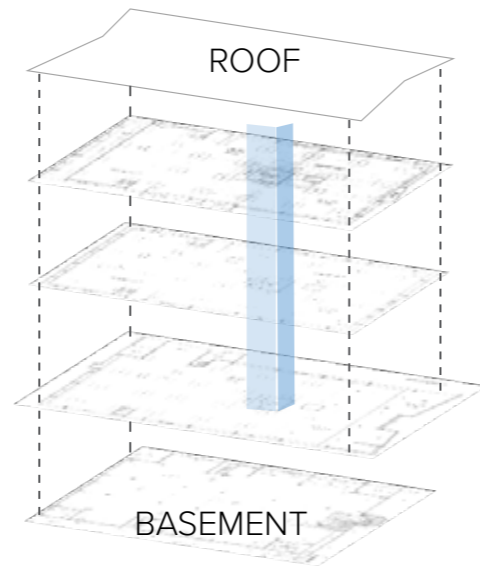
Mechanical Systems

Mechanical Systems are close to end of lifecycle and are to be replaced



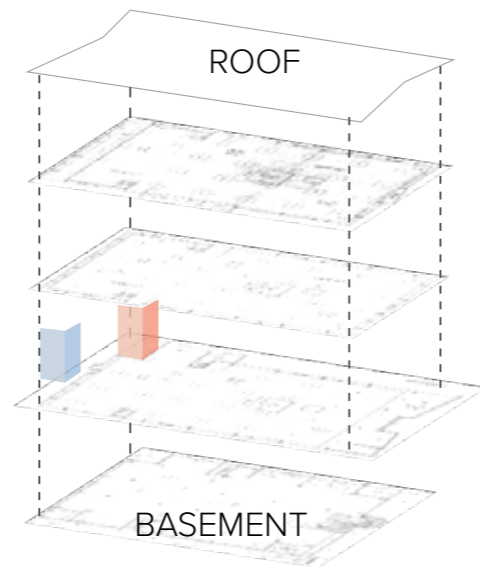
Amenities

Amenities to be refurbished to improve facilities and accessibility for PWD



Electrical

New Transformer and Main Switch Board

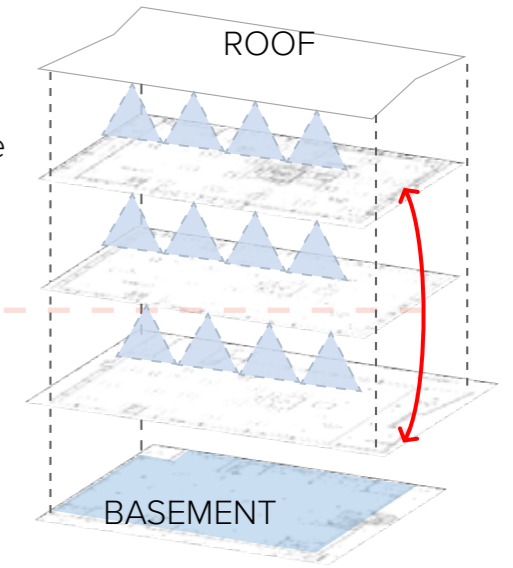


Sprinkler System

Proposed to provide sprinkler protection to Levels 1, 2 and 3

Sprinkler Protection allows for new void and open stair to connect 3 floors

Basement Carpark is currently sprinkler protected

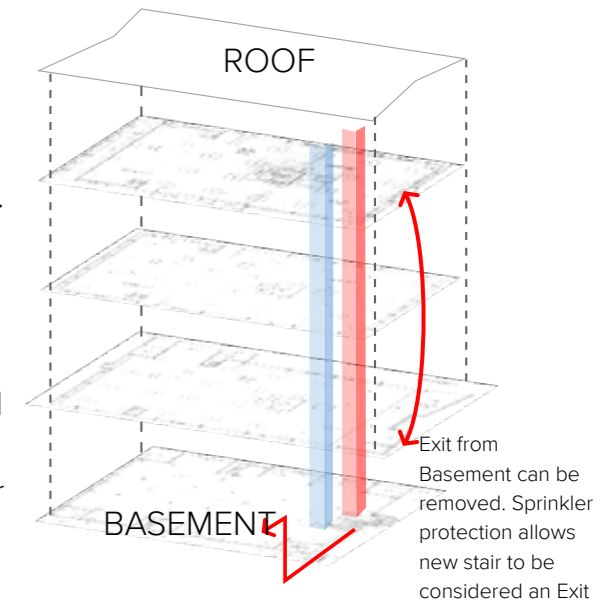


Lift Upgrade

Lift upgrade to support Public Library and Community use.

Replace existing Lift.
Install a second Lift.

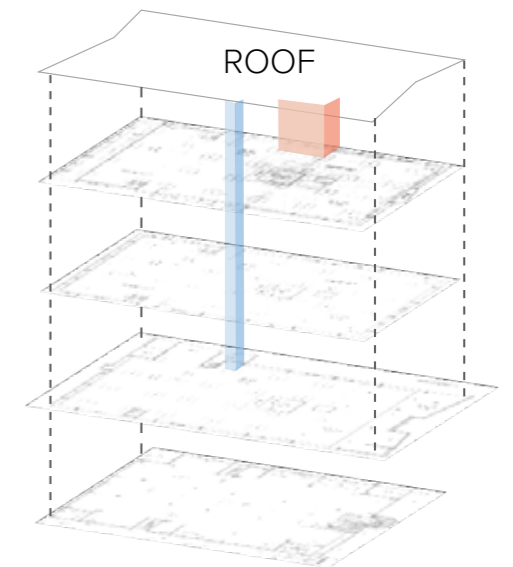
Design proposes constructing second Lift within current stairwell and utilizing new stair for access and egress.



Data

New Data Room Level 3

New Communications Rooms Levels 1, 2 & 3



project values

As part of our Design Process, we develop a set of built form values. This provides us a framework to to measure our design against throughout the process. These built form values are established by reviewing the client brief, workshop feedback and the Caloundra Library user group requirements and project aspirations in the “Our Library, Our Place’ document.

reinforce_

community through the design by facilitating education, social and cultural connectivity

connect_

the library visually and physically with the local landscape, people and knowledge

support_

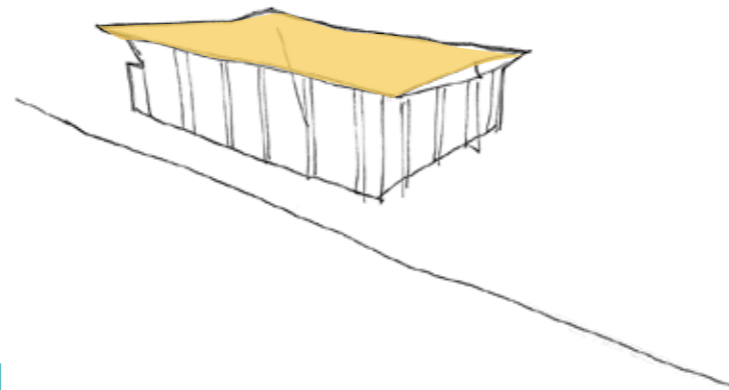
the needs of the local community by providing a safe space that is welcoming and comfortable

transform_

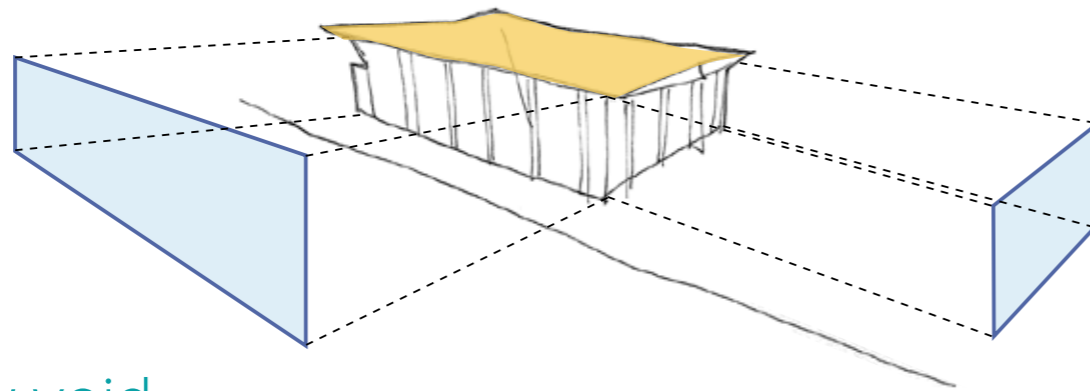
an existing building into a place that establishes a vibrant, sustainable and creative community heart for Caloundra

design response

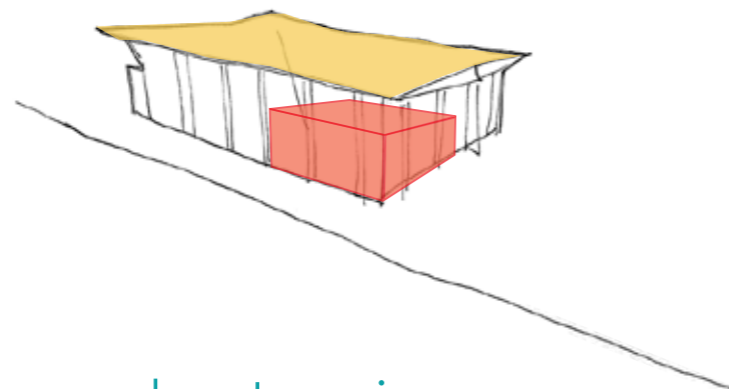
Existing Building – celebrate butterfly roofline



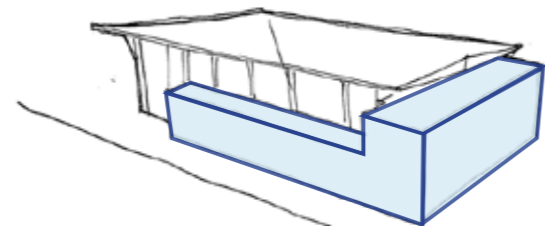
Strip Away cladding



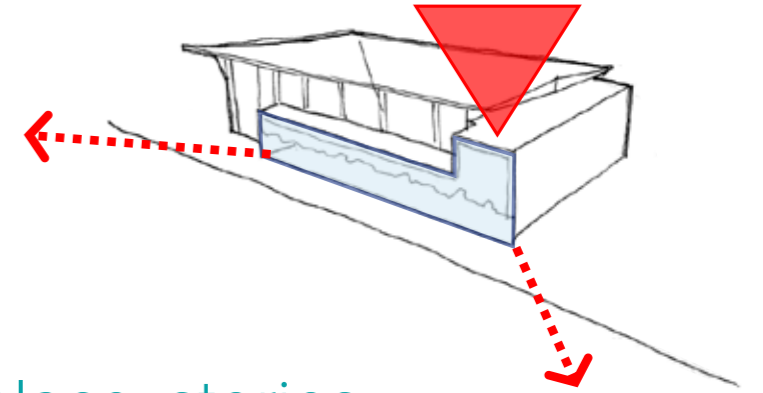
Cut out new void



Outdoor room - covered extension



Transparency and connection. Entry Marker



Connection to region, place, stories

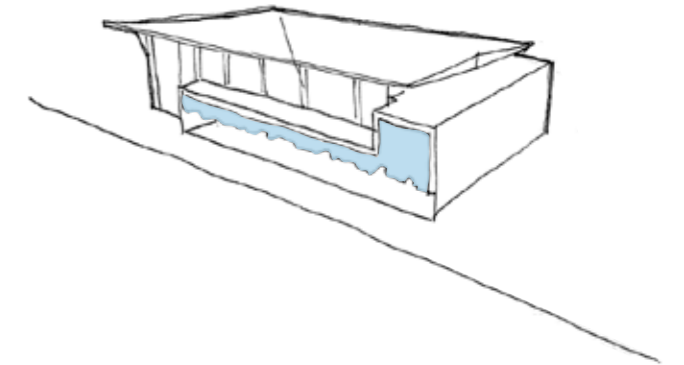
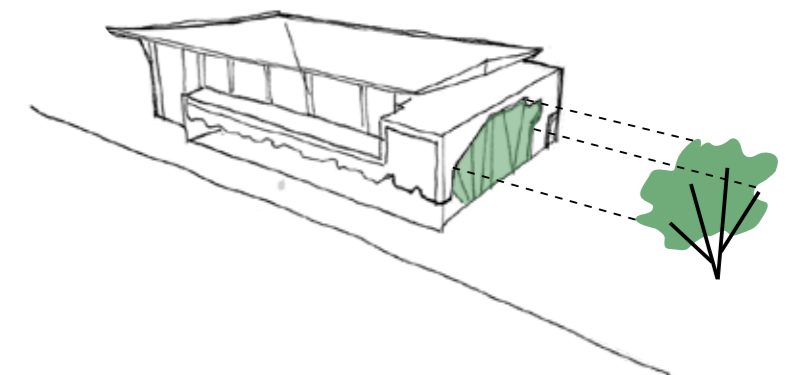
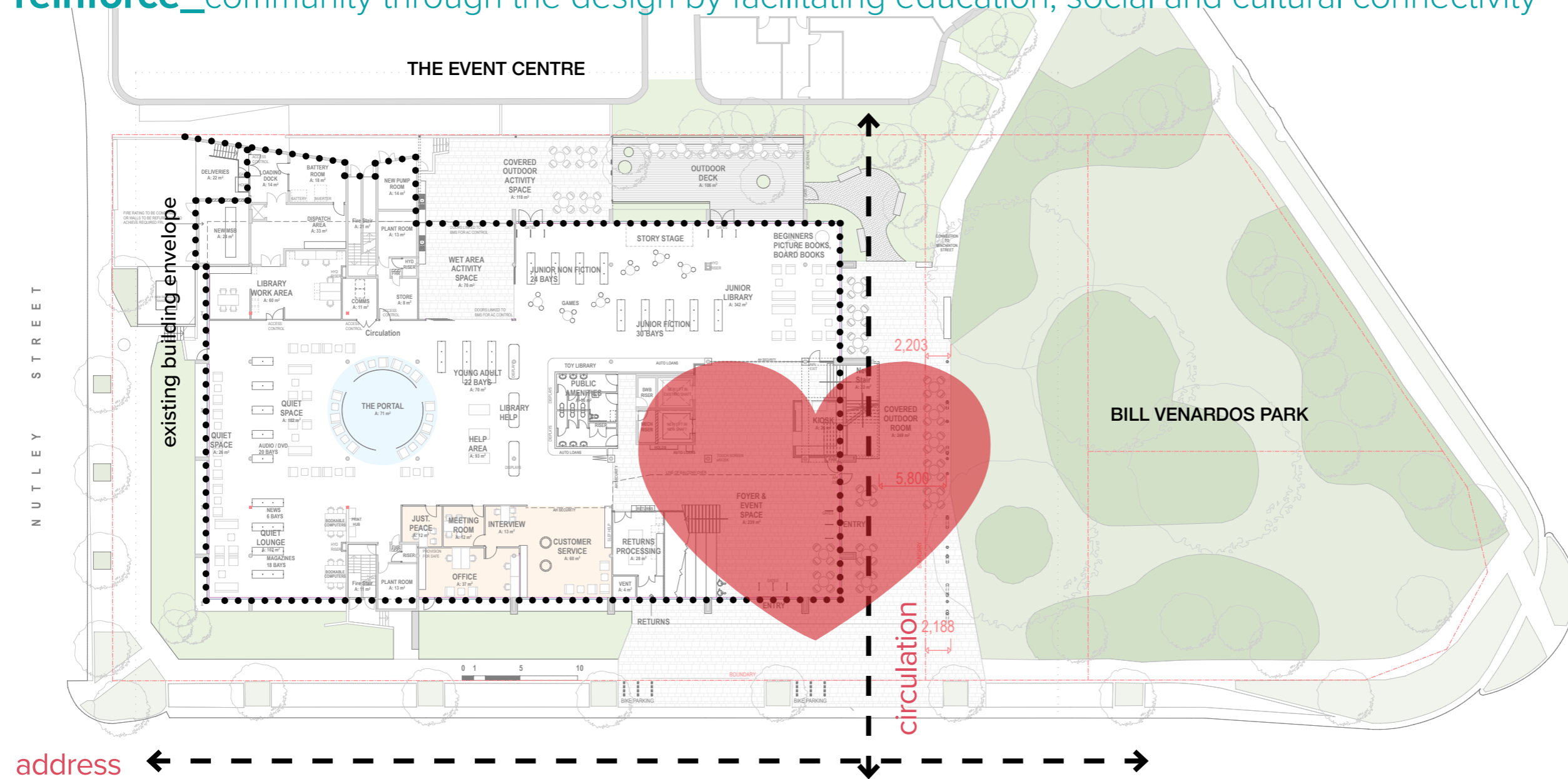


Fig Tree forms, branches, roots



design response

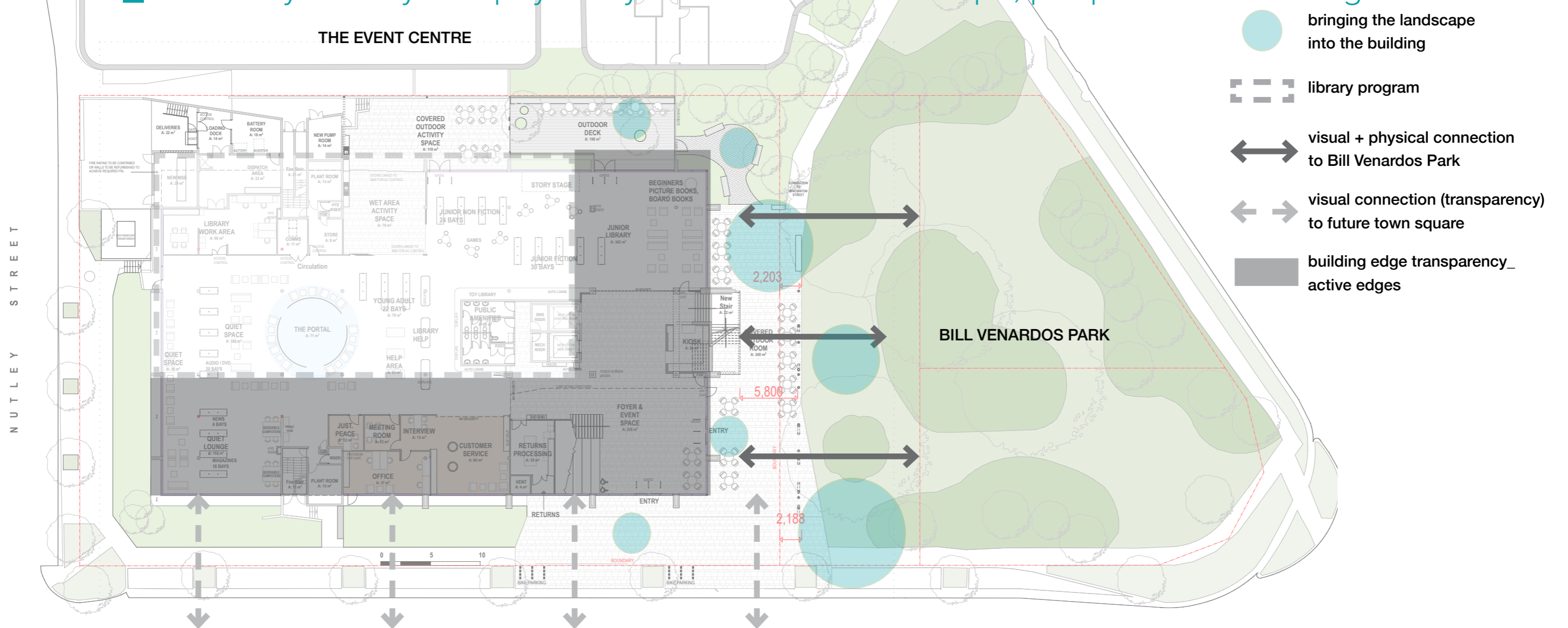
reinforce_community through the design by facilitating education, social and cultural connectivity



- develop a heart to the building that connects the inside to the outside
- facilitate a series of spaces that allow the public to meet and gather
- promote civic and community space through acknowledging local history, culture and place in the design

design response

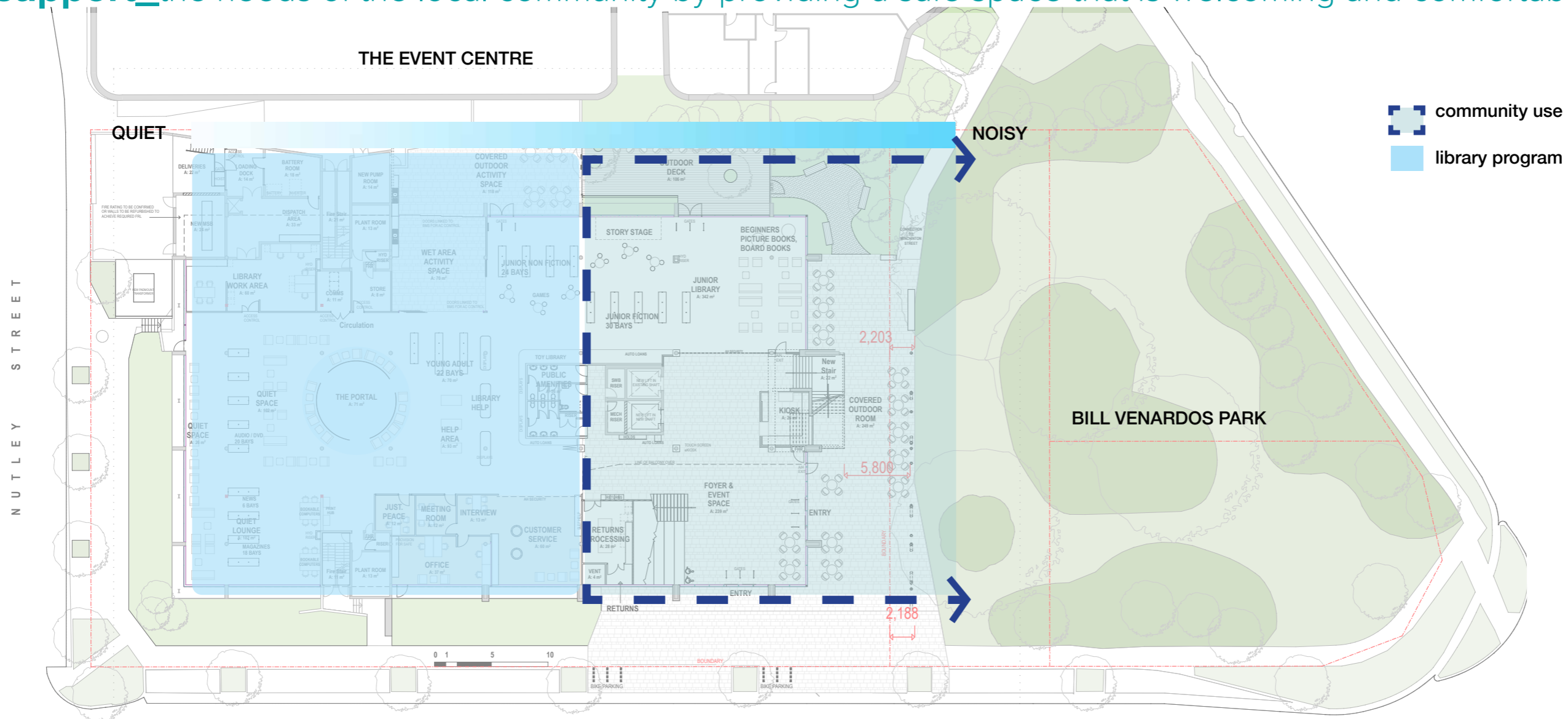
connect_ the library visually and physically with the local landscape, people and knowledge



- increase transparency of the facade
- open up the existing building to Bill Venardos Park and bring the landscape into the library
- through the design, increase accessibility and visual connection to activity in the library, encouraging use and ownership of place
- bring the landscape into the building

design response

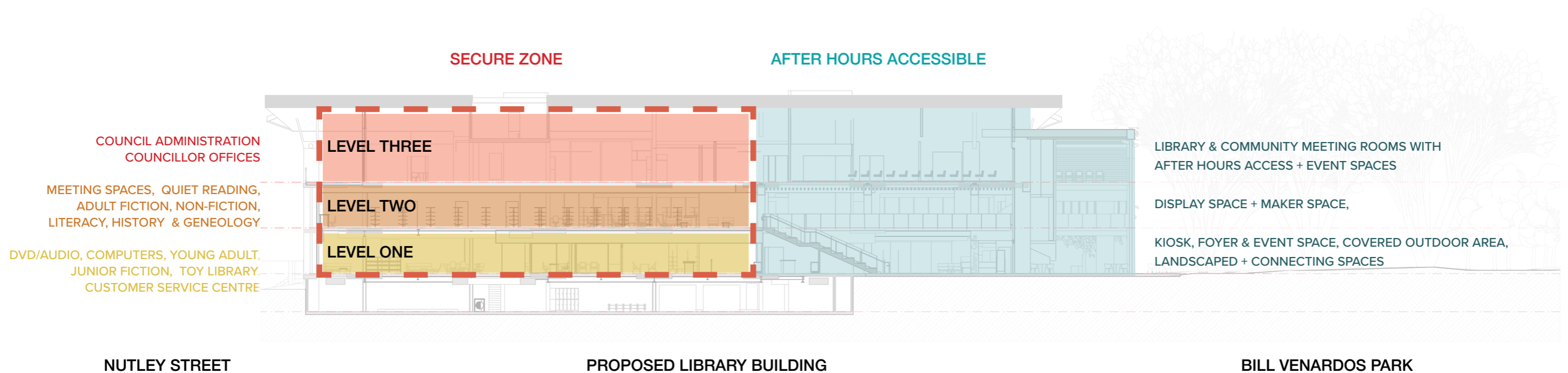
support the needs of the local community by providing a safe space that is welcoming and comfortable



- the design should include diversity of spaces; quiet areas away from noisy and active spaces to the civic park edge, promoting activity, exploration, experimentation and discovery
- the library should house a diverse collection, technology and social spaces
- It is a place where learning is encouraged, supporting all types of communities including students, staff, special interest groups, visitors and local business
- materials, lighting and furniture should create a comfortable environment that people want to be in
- wayfinding through the building should be clear and not confusing to visitors

design response

transform an existing building into a place that establishes a vibrant, sustainable and creative community heart for Caloundra



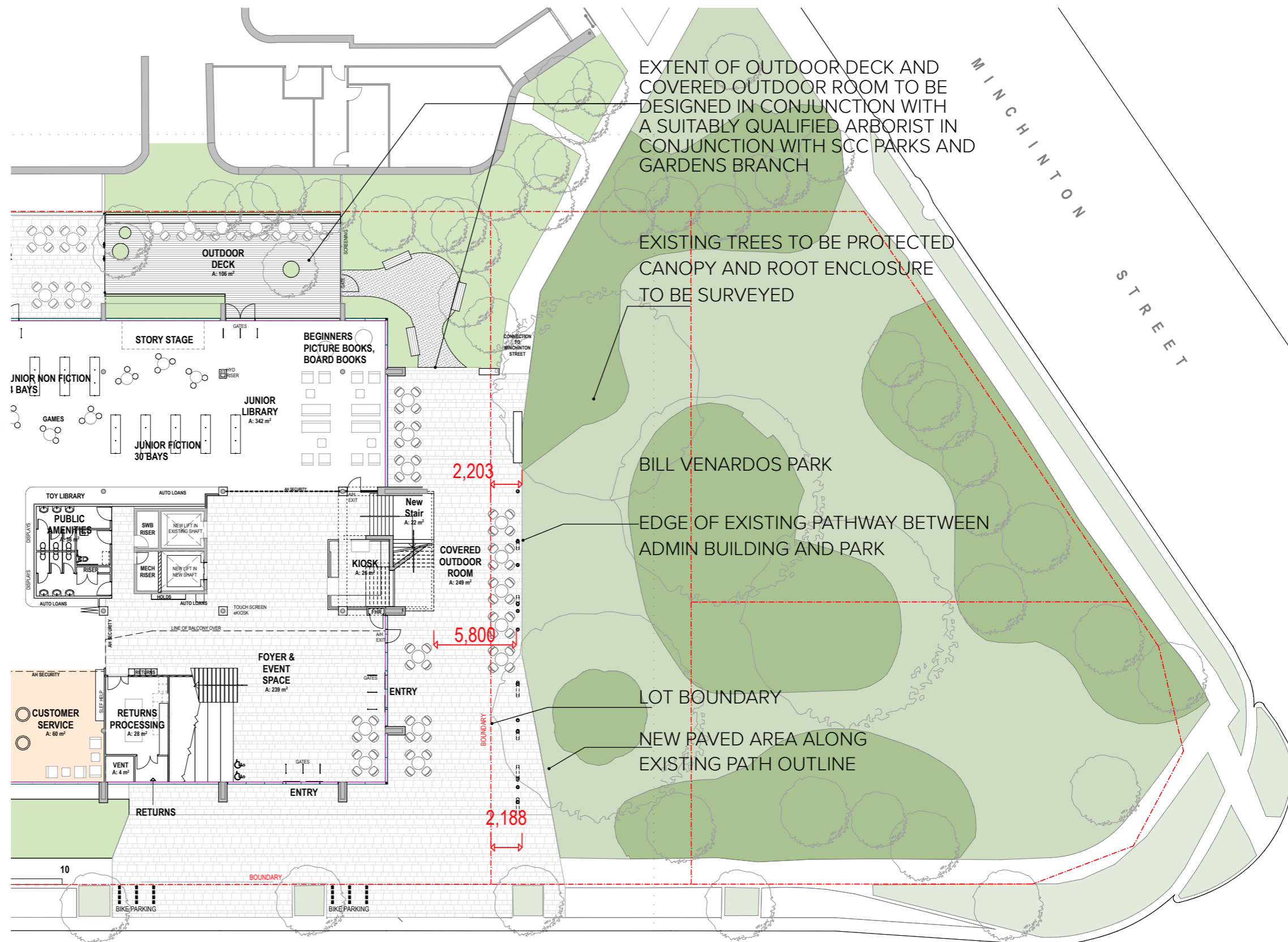
- the design should reflect the Caloundra Masterplan values and be the catalyst for the precinct development
- sustainability can be reflected not only in the materials used, but also the way the building and library operates
- designing flexible spaces that can adapt over time
- the library building will transform the current use and facilitate events, learning and collaboration across a number of Library Communities

interface with Bill Venardos Park

Our proposed design creates an generous outdoor room on the Eastern side of the building to encourage Public use of the facility. It creates:

- A generous covered entry to the Library building.
- Activation of the ground plane with Kiosk and covered areas for reading, dining and meeting.
- A spacious and direct connection through to The Event centre to allow for gathering before and after events.
- An 'all-weather' covered area to encourage movement out into and use of Bill Venardos Park.
- An outdoor covered event space for the Library and Community.

The building projects approximately 2.2m over the existing lot boundary, up to the edge of the existing concrete pathway. The building area over the boundary is approximately 73.5m².



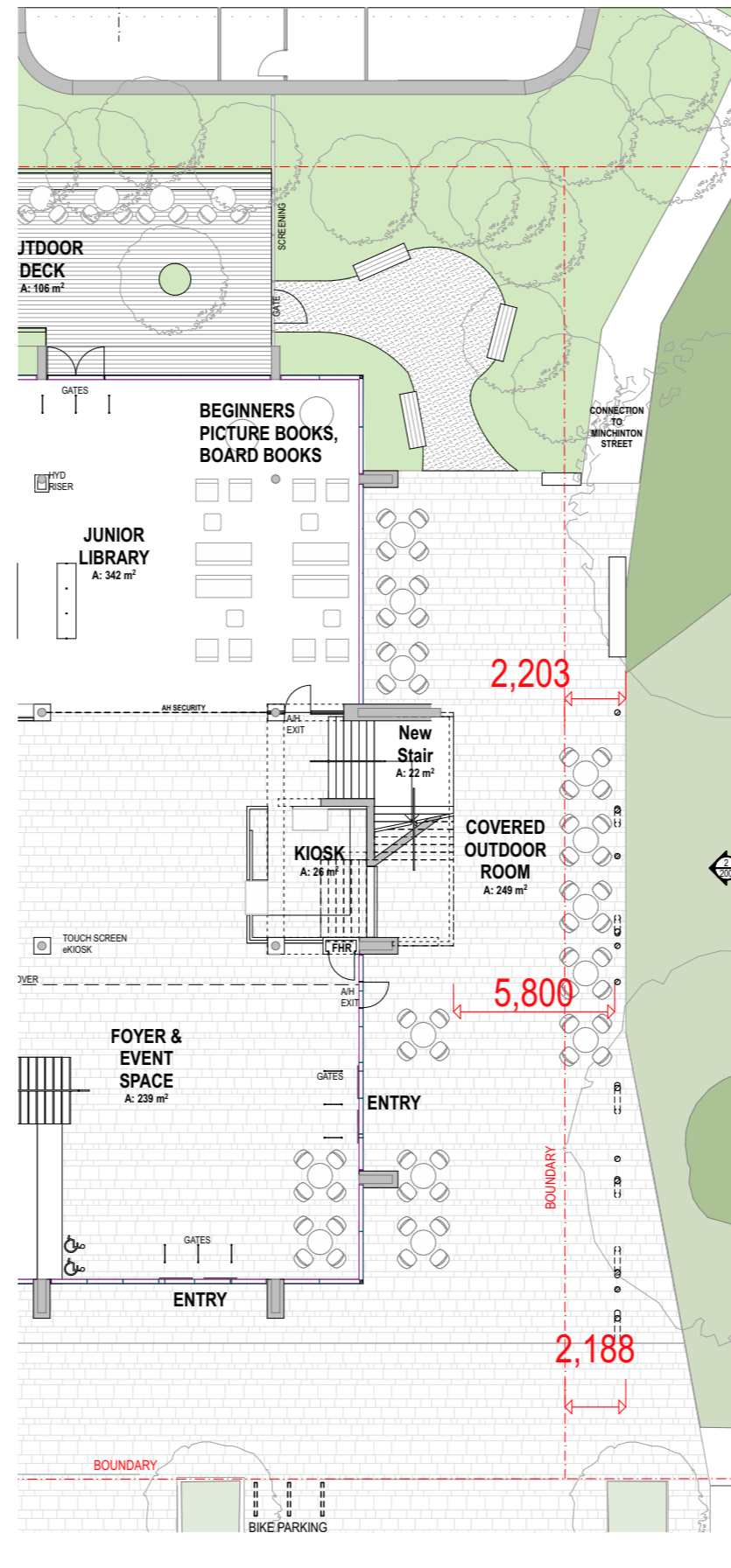
Plan showing new works

interface with Bill Venardos park outdoor room option proposed

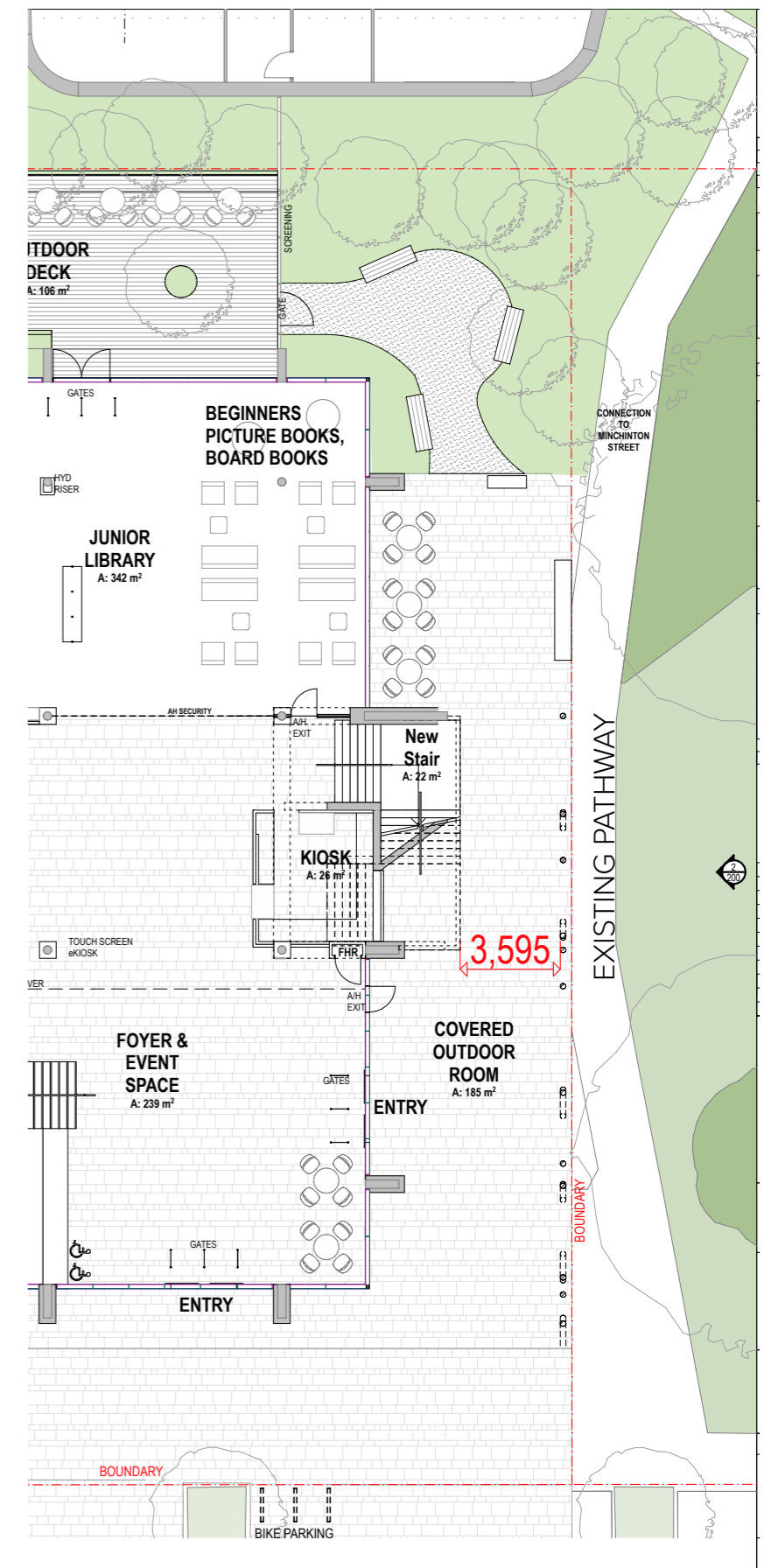
The following comparison option brings the building extent to within the limit of the existing Lot boundary, reducing the scale and proportion of the Covered Outdoor Room. The impact of the reduction affects:

- Entry to the Library, less protected from weather
- Visibility and connection through to The Event Centre is reduced.
- Upper level Community meeting rooms are reduced in size.
- Ground level activation with reduced seating areas, meeting spaces.
- Reduced covered outdoor Library and Community event space.

level 1 floor plan



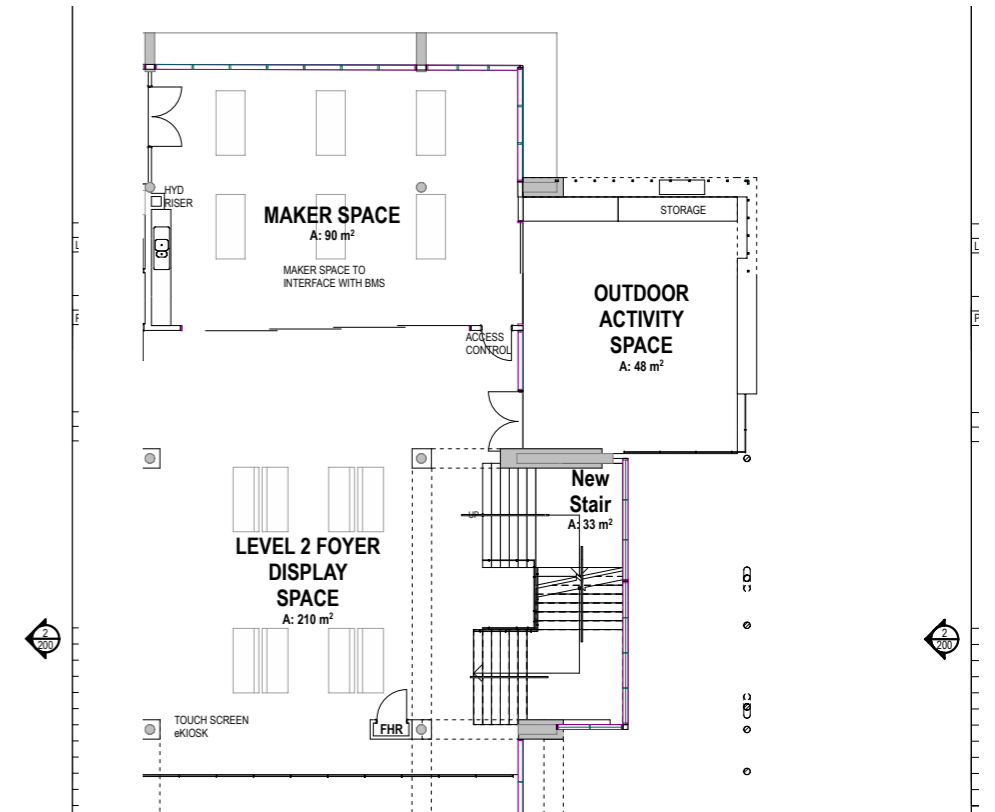
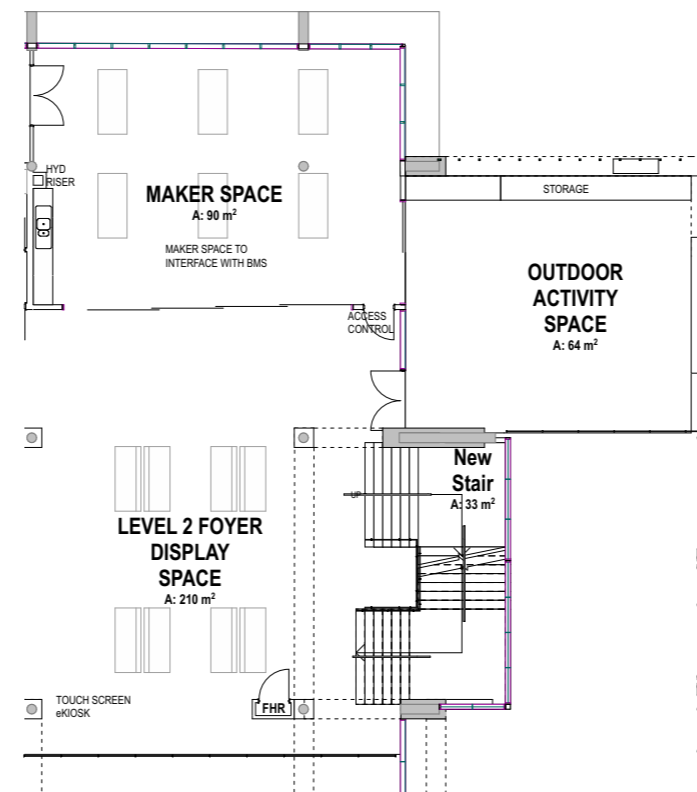
reduced



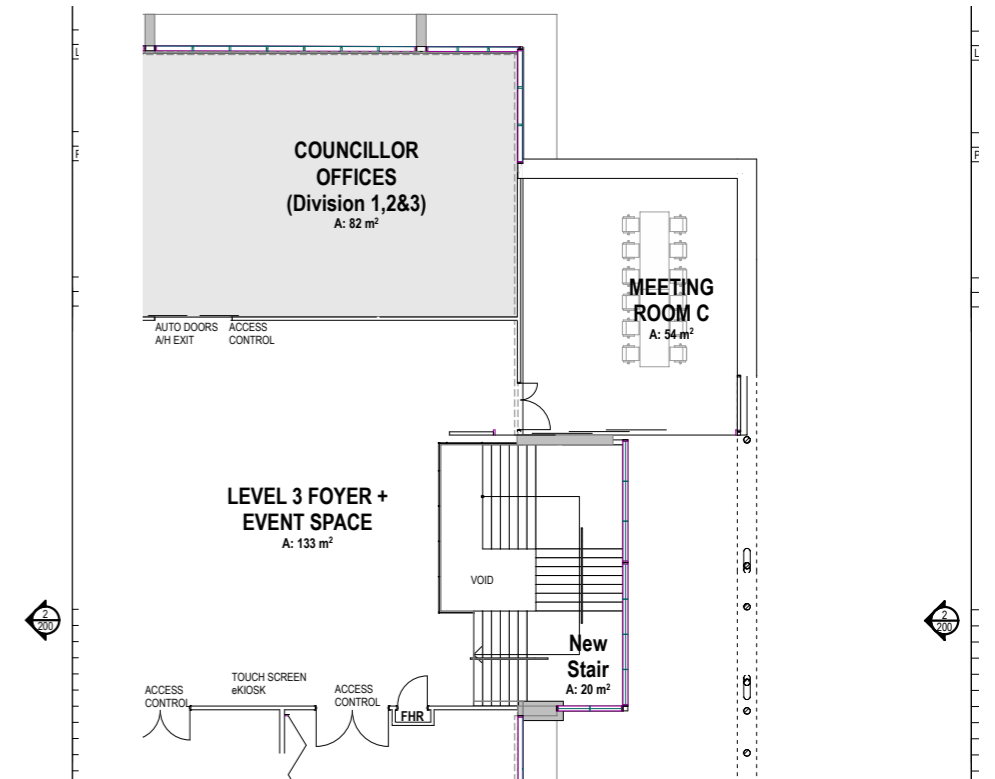
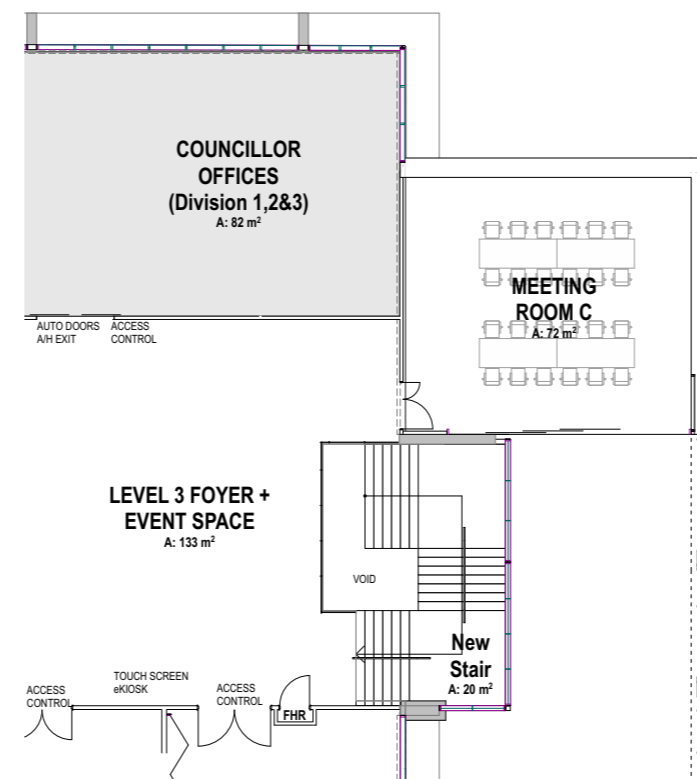
interface with Bill Venardos park outdoor room option proposed

reduced

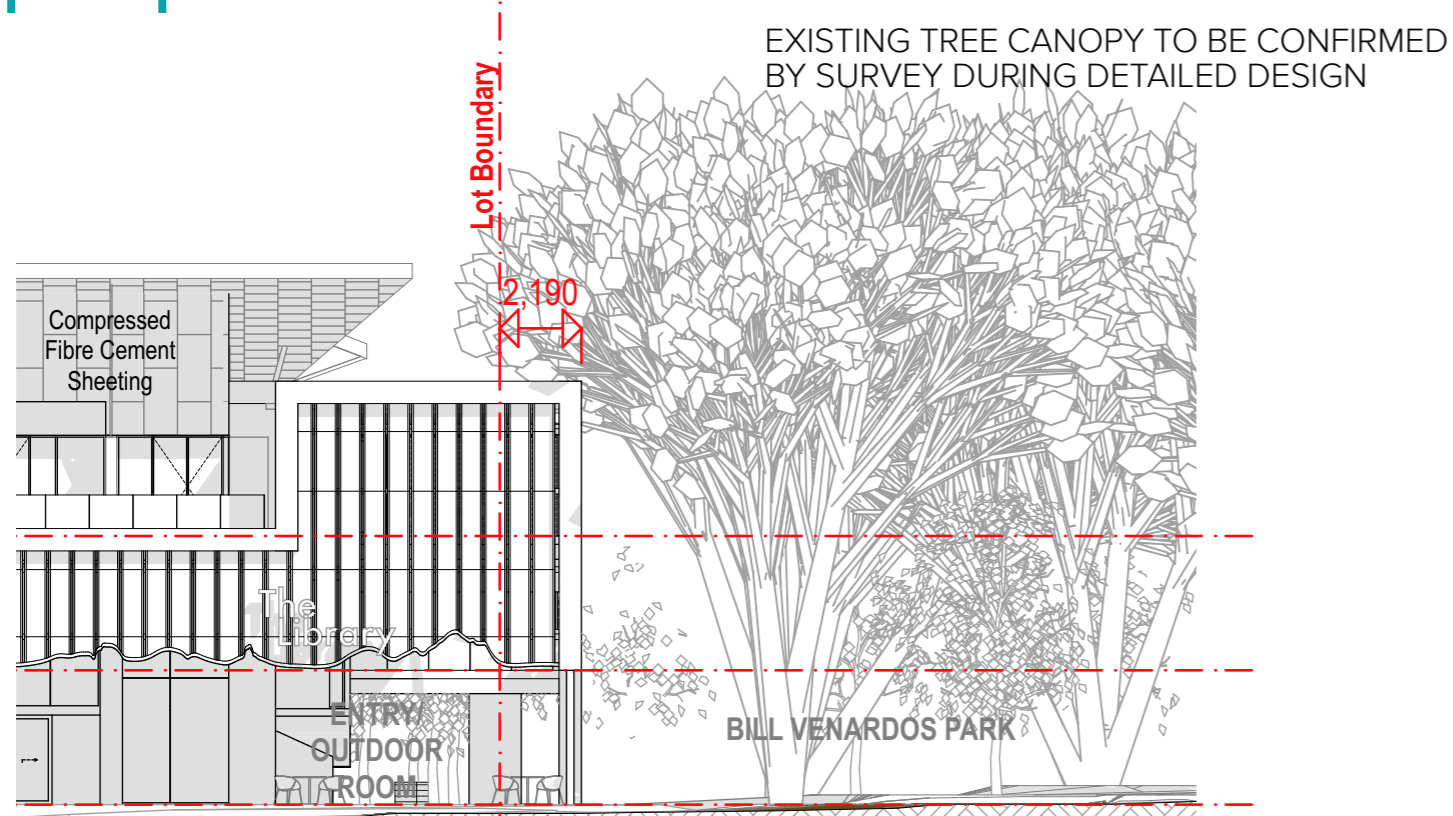
level 2 floor plan



level 3 floor plan

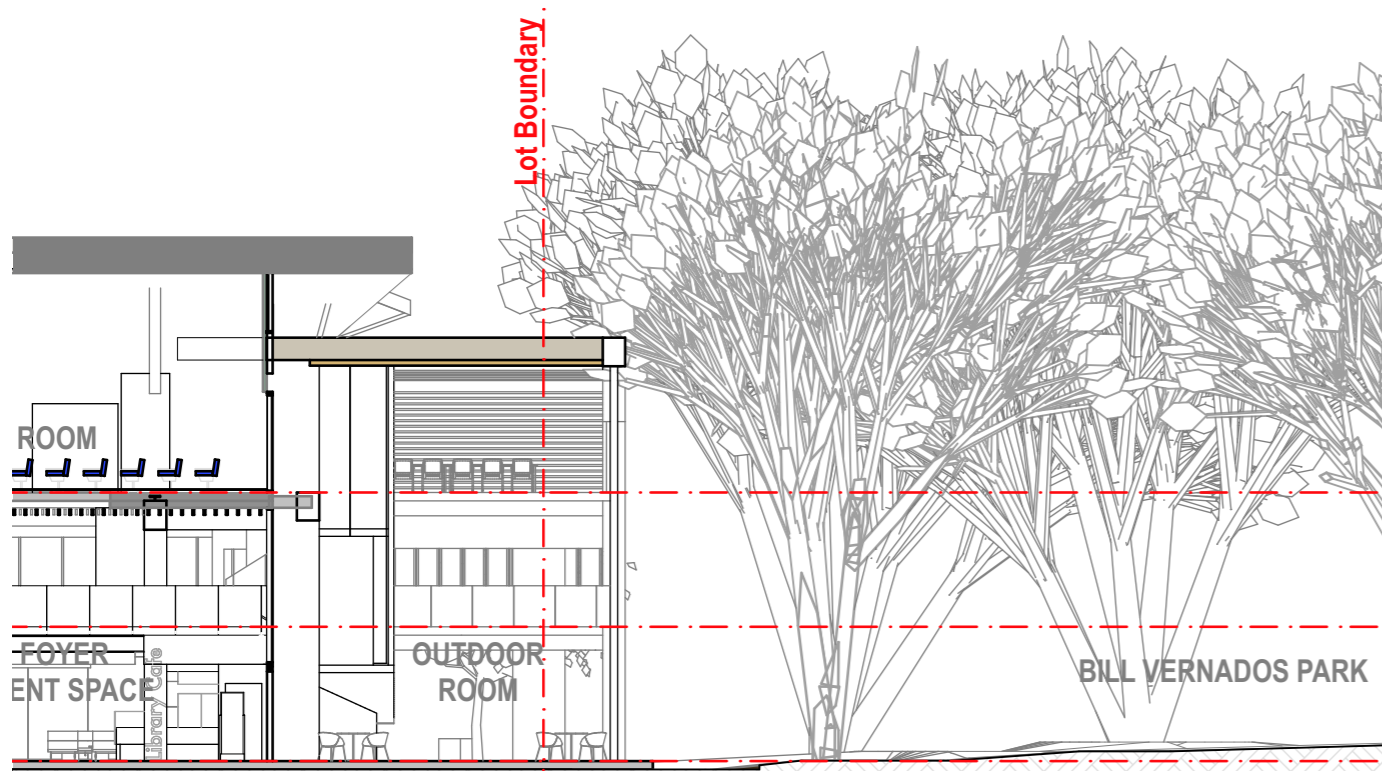
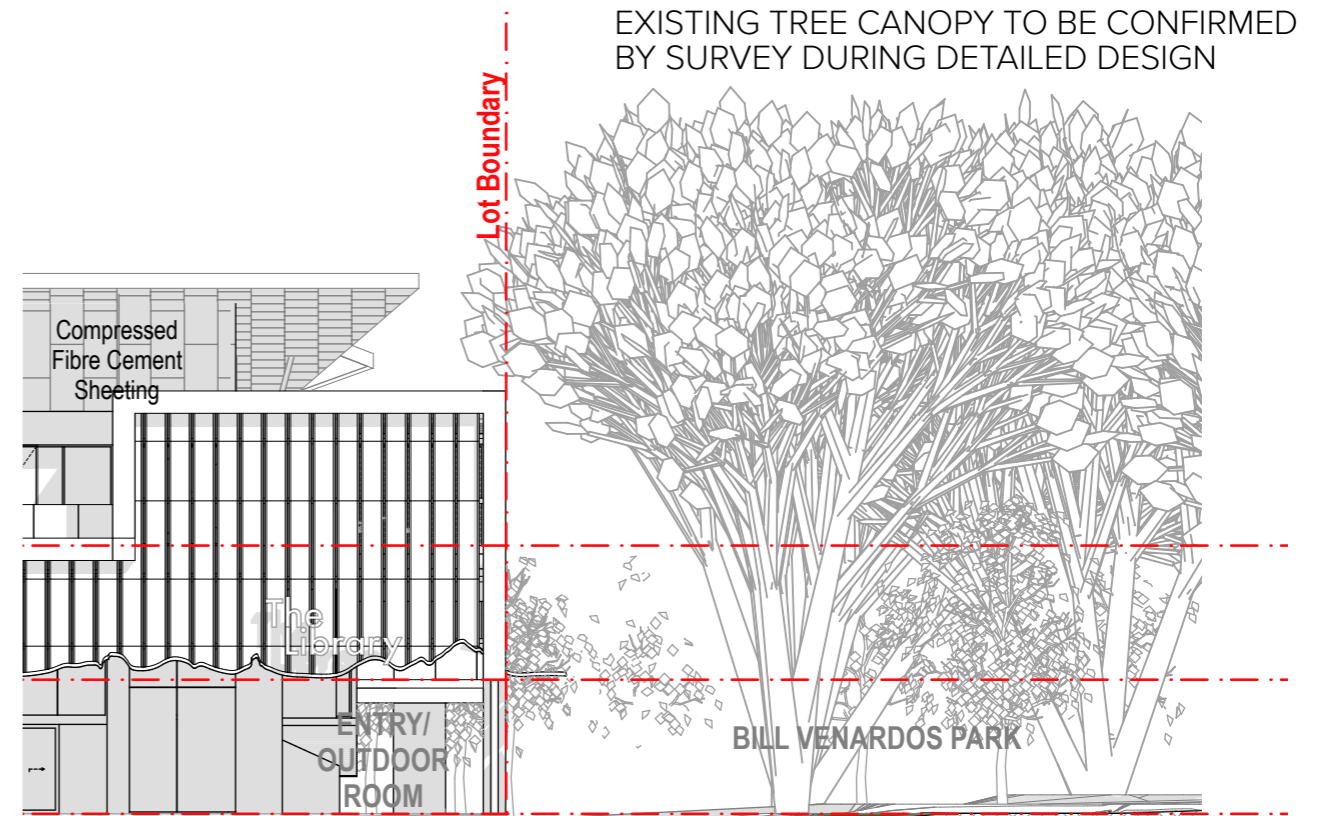


interface with Bill Venardos park proposed

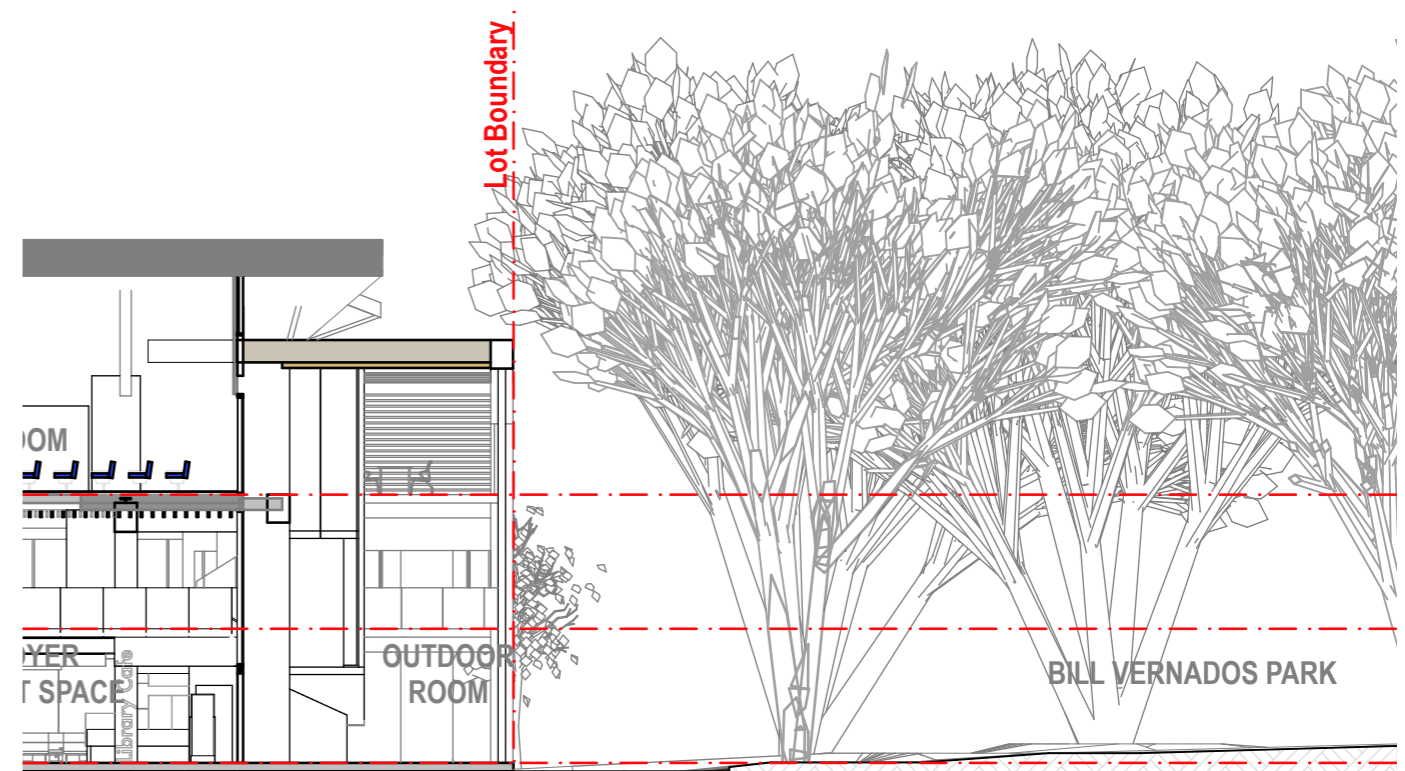


Elevation

reduced



Section



interface with Bill Venardos park
proposed



Omrah Ave

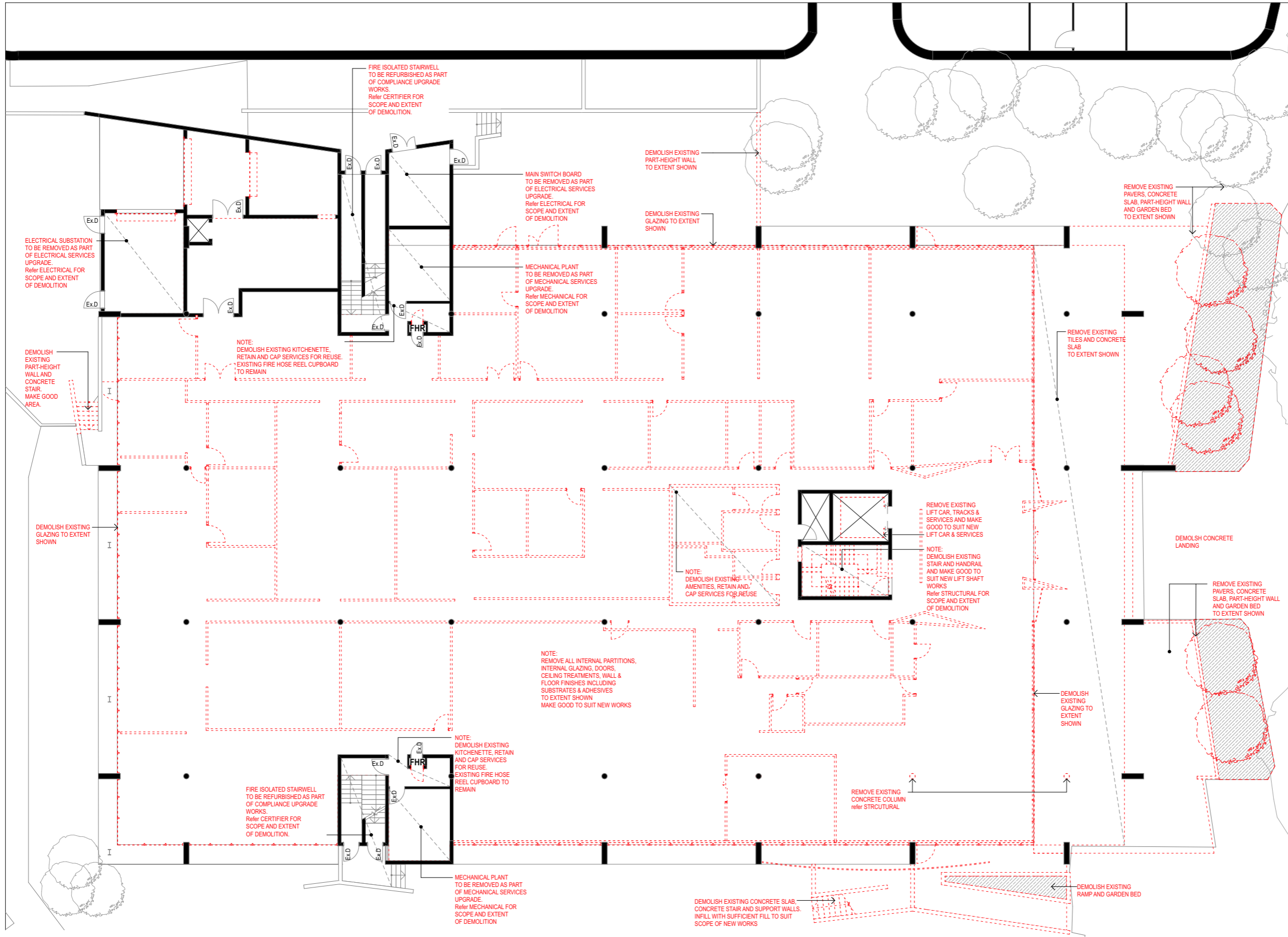
reduced



Outdoor Room



demolition plans



NOTES

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DEMOLITION LEGEND

REFER MASTER SCHEDULE AND SPECIFICATION

ETR EXISTING TO REMAIN
 Ex EXISTING ITEMS TO REMAIN, PROTECT DURING WORKS
 Ex.D EXISTING DOOR TO REMAIN

--- DENOTES AREA TO BE REMOVED GENERALLY UNO.
 REMOVE ALL EXISTING EXTERNAL GARDEN ELEMENTS,
 INTERNAL FLOOR & WALL FINISHES UNO, INCLUDING
 SUBSTRATES & ADHESIVES & MAKE GOOD TO SUIT NEW
 WORKS.

..... DOTTED ELEMENTS GENERALLY DENOTE ELEMENTS TO
 BE REMOVED / DEMOLISHED UNO.

DEMOLITION NOTES

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH SURVEY, EXISTING DRAWINGS AND CONSULTANTS DRAWINGS AND DOCUMENTS
2. DEMOLITION DRAWINGS TO BE READ IN CONJUNCTION WITH SPECIFICATION FOR RELATED DEMOLITION REQUIREMENTS
3. PROTECT ALL AREAS AND EXISTING SERVICES TO REMAIN OR WITHIN PROXIMITY TO WORKS, MAKE GOOD ANY DAMAGE AND CLEAN UPON COMPLETION
4. EXISTING SERVICES ARE TO BE ISOLATED AND CAPPED. REMOVE REDUNDANT SERVICES, REDUNDANT PENETRATIONS ARE TO BE MADE GOOD TO SUIT LOCATION.
5. RETURN ALL REDUNDANT EQUIPMENT (eg. WAPs) WITHIN THE REFURBISHMENT AREA TO CLIENT AS DIRECTED CONTRACTOR TO IDENTIFY, PROTECT, RELOCATE AND STORE EXISTING ITEMS WHERE INDICATED TO BE REUSED / RE-INSTALLED
6. ALLOW TO REMOVE EXISTING LINING WHERE REQUIRED TO INSTALL NEW SERVICES AND/OR ADDITIONAL SUPPORT STRUCTURE FOR WALL MOUNTED ITEMS (eg. JOINERY, TV), REINSTATE & MAKE GOOD TO MATCH EXISTING. READ IN CONJUNCTION WITH FLOOR PLAN, FINISHES PLAN AND FURNITURE PLAN.

Stage 3 Prelim Design	G	23/2/21	PL
Rev	Revision Description	Date	Ver

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 F 07 3832 1129
 ABN 11 009 960 838

Client

Sunshine Coast Council

Project

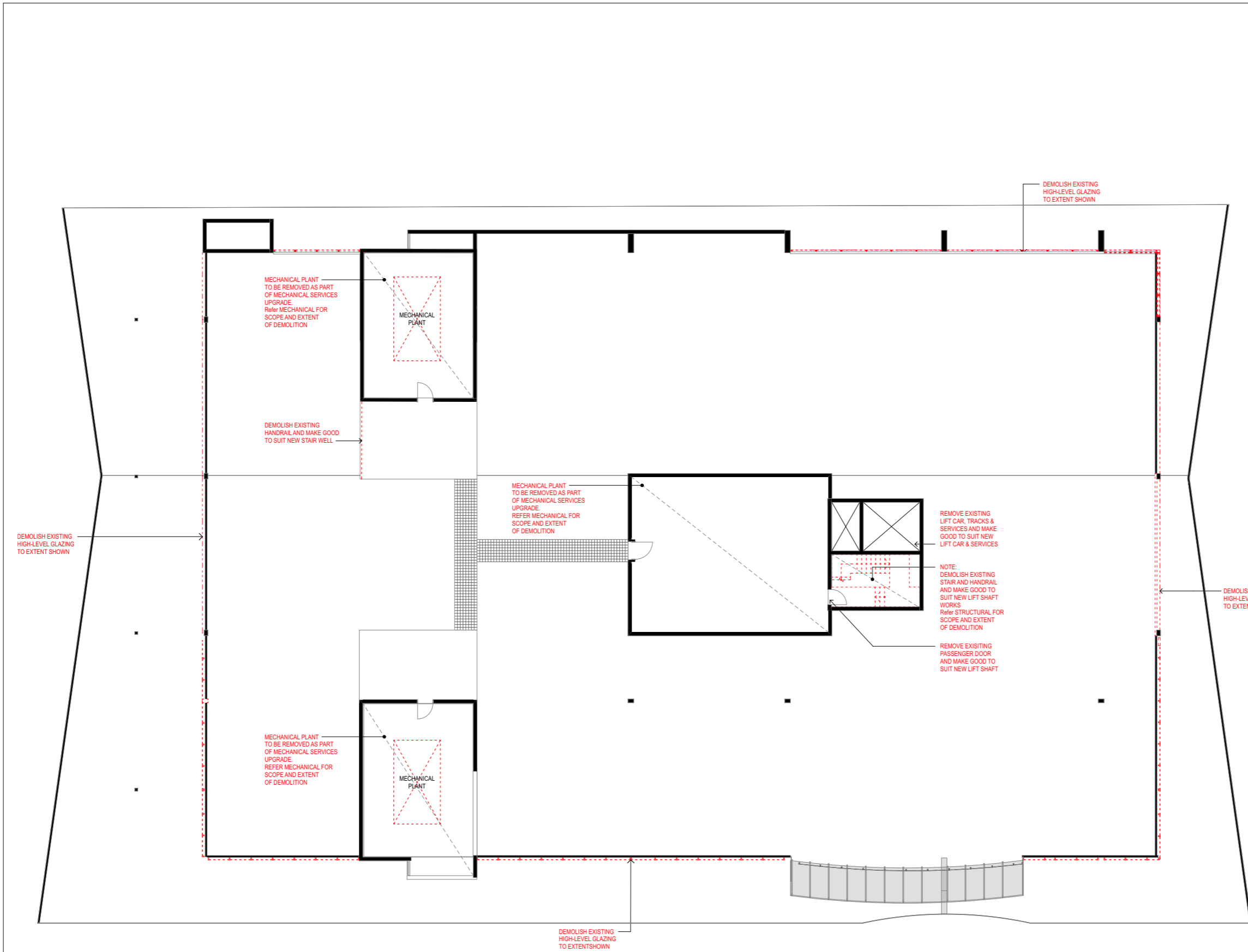
Caloundra Administration Building

Title

**LEVEL 1 Demolition Plan
 DEMOLITION PLANS**

Plot Date	23/2/21	Drwn	Chk
Project No.	5619	Scale	1:100 at A1
Drawing No.	SD-A-110	Revision	A

ground_demolition plan



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Stage 3 Preliminary Design	G	23/2/21	PL
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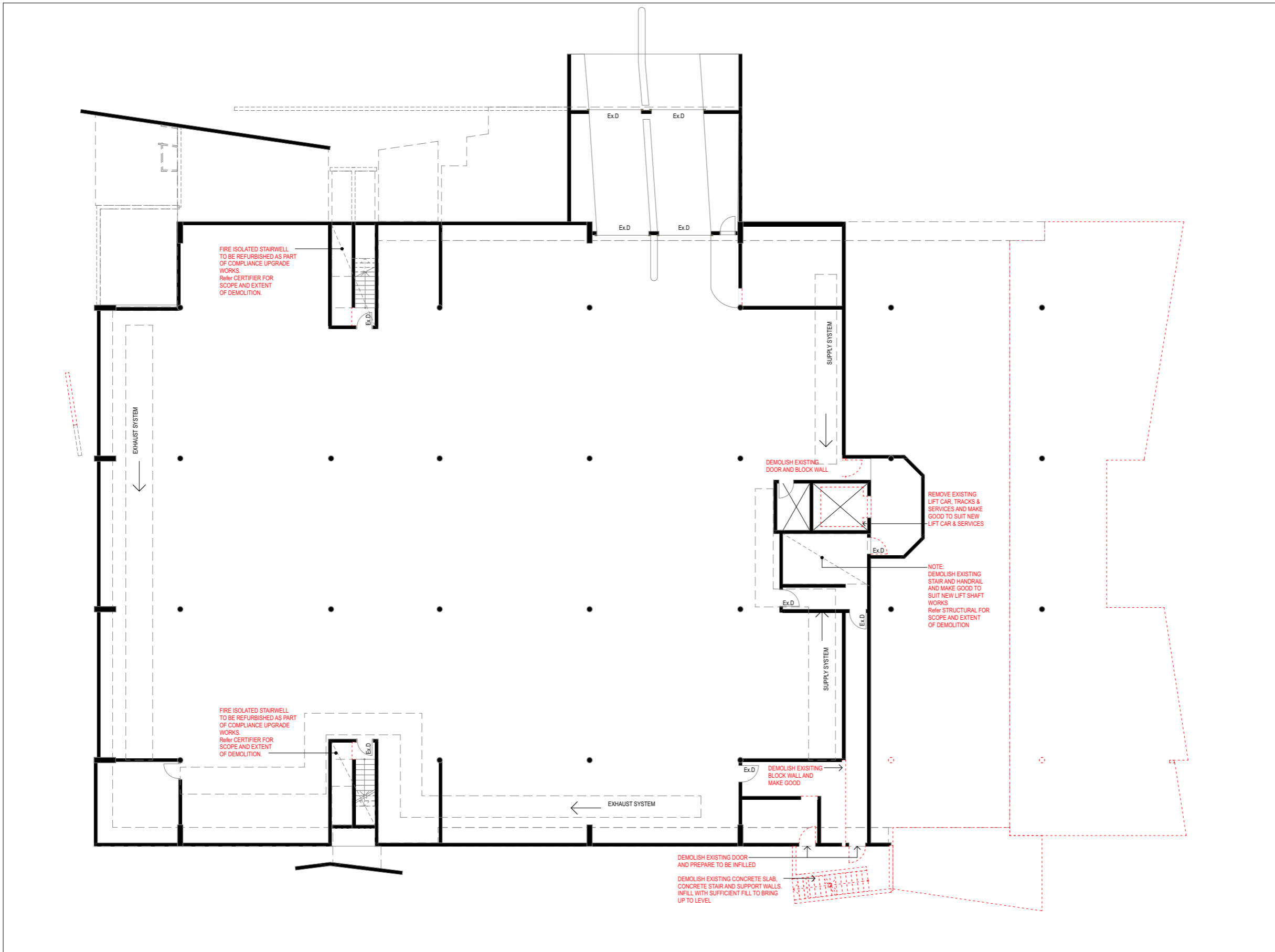
Client
Sunshine Coast Council

Project
Caloundra Administration Building

Title
**PLANT ROOM LEVEL
 Demolition Plan
 DEMOLITION PLANS**

Plot Date	23/2/21	Dwn	Chk
Project No.	5619	Scale	1:100 at A1
Drawing No.	SD-A-114	Revision	A

plant room level_ demolition plan



plant room level_ demolition plan

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 --- DENOTES AREA TO BE REMOVED EXTERNALLY, UNO.
 --- INTERNAL FLOOR & WALL FINISHES UNO, INCLUDING SUBSTRATES & ADHESIVES & MAKE GOOD TO SUIT NEW WORKS.

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Client

Sunshine Coast Council

Project

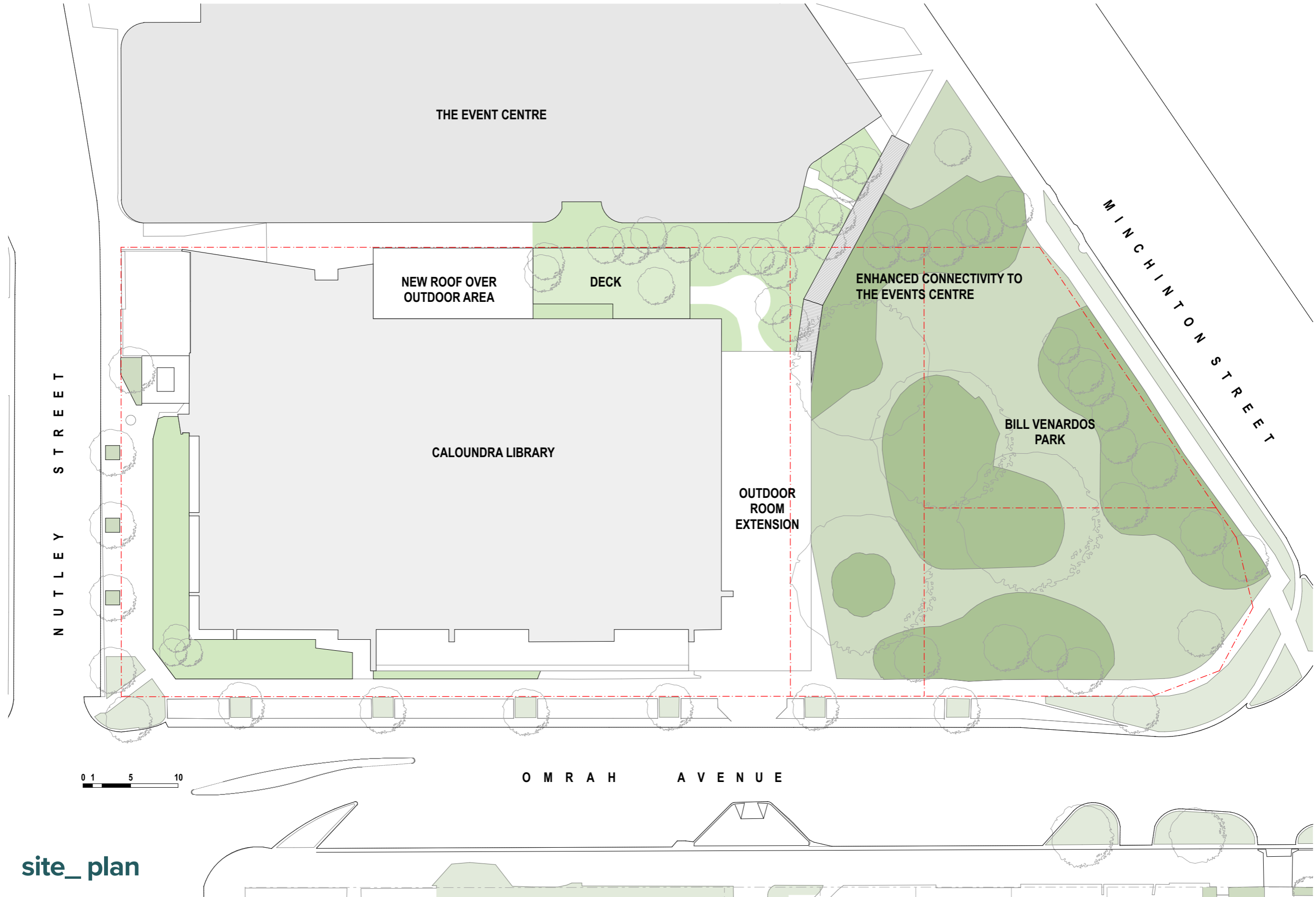
Caloundra Administration Building

Title

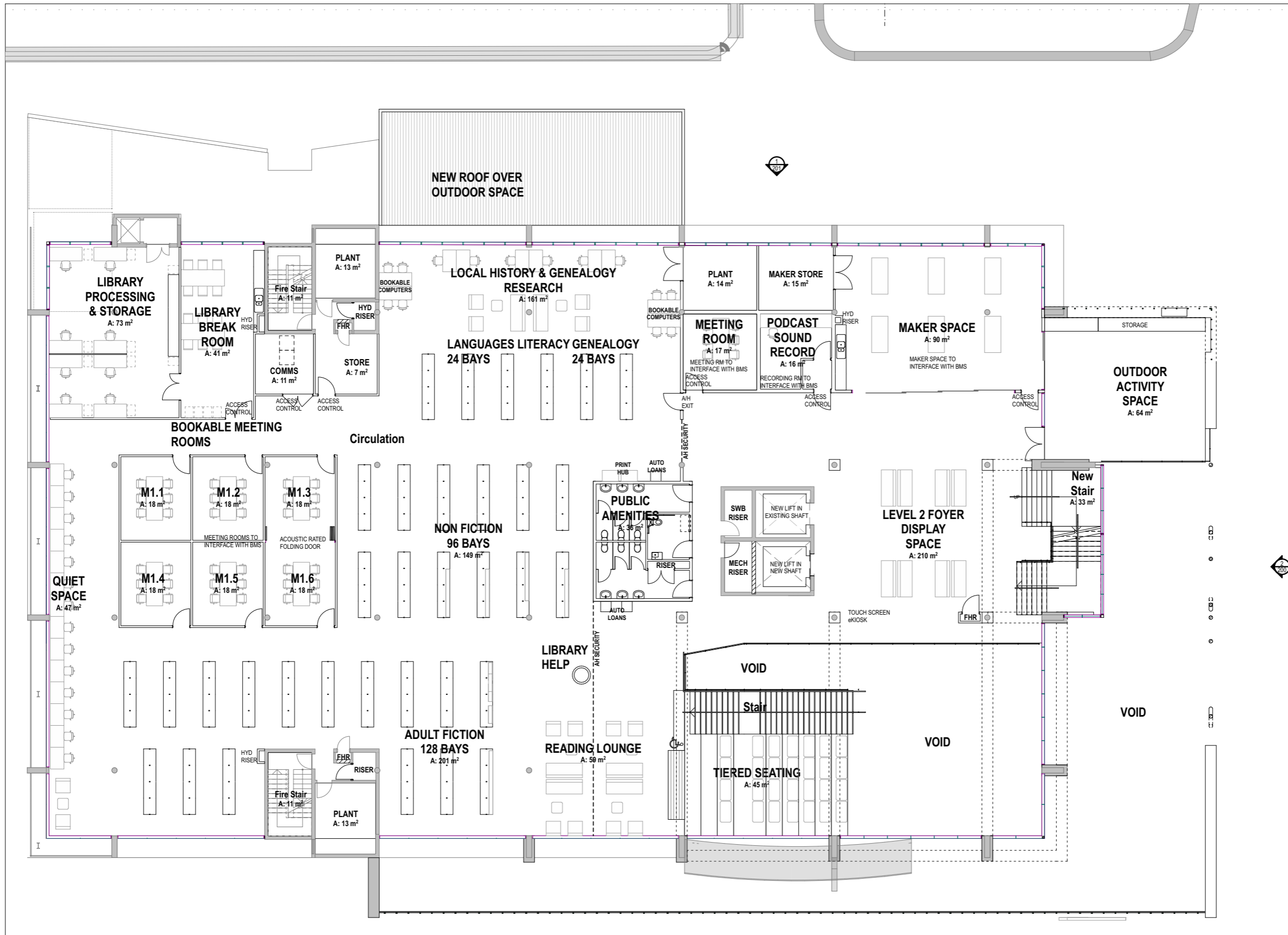
**BASEMENT Demolition Plan
 DEMOLITION PLANS**

Plot Date	23/2/21	Dwn	Chk
Project No.	5619	Scale	1:100 at A1
Drawing No.	SD-A-113	Revision	A

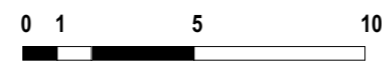
concept plans



site_plan



Level 2 floor plan



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LEVEL 2 AREA SCHEDULE	
ROOM NAME	AREA m2
Amenities	
PUBLIC AMENITIES	36
	36 m²
Circulation	
Circulation	208
Fire Stair	22
New Stair	33
Stair	20
	283 m²
Library	
ADULT FICTION 128 BAYS	201
LEVEL 2 FOYER DISPLAY SPACE	210
LOCAL HISTORY & GENEALOGY RESEARCH	161
M1.1	18
M1.2	18
M1.3	18
M1.4	18
M1.5	18
M1.6	18
MAKER SPACE	90
MAKER STORE	15
MEETING ROOM	17
NON FICTION 96 BAYS	149
PODCAST SOUND RECORD	16
QUIET SPACE	47
READING LOUNGE	59
TIERED SEATING	45
	1,118 m²
Library Work Area	
LIBRARY BREAK ROOM	41
LIBRARY PROCESSING & STORAGE	73
STORE	7
	121 m²
Plant	
COMMS	11
HYD RISER	2
MECH RISER	4
PLANT	40
RISER	3
SWB RISER	4
	64 m²
	1,622 m²

Rev	Description	Date	Ver
01	Preliminary Issue	3/8/20	
02	Stage 2 Preliminary Design	5/8/20	
03	Stage 2 Preliminary Design	18/8/20	
04	Stage 2 Preliminary Design	19/8/20	
05	Stage 2 Preliminary Design	20/8/20	
06	Stage 2 Preliminary Design	26/8/20	
08	Stage 2 Preliminary Design	31/8/20	
A	Stage 3 Preliminary Design	23/2/21	

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Client

Sunshine Coast Council

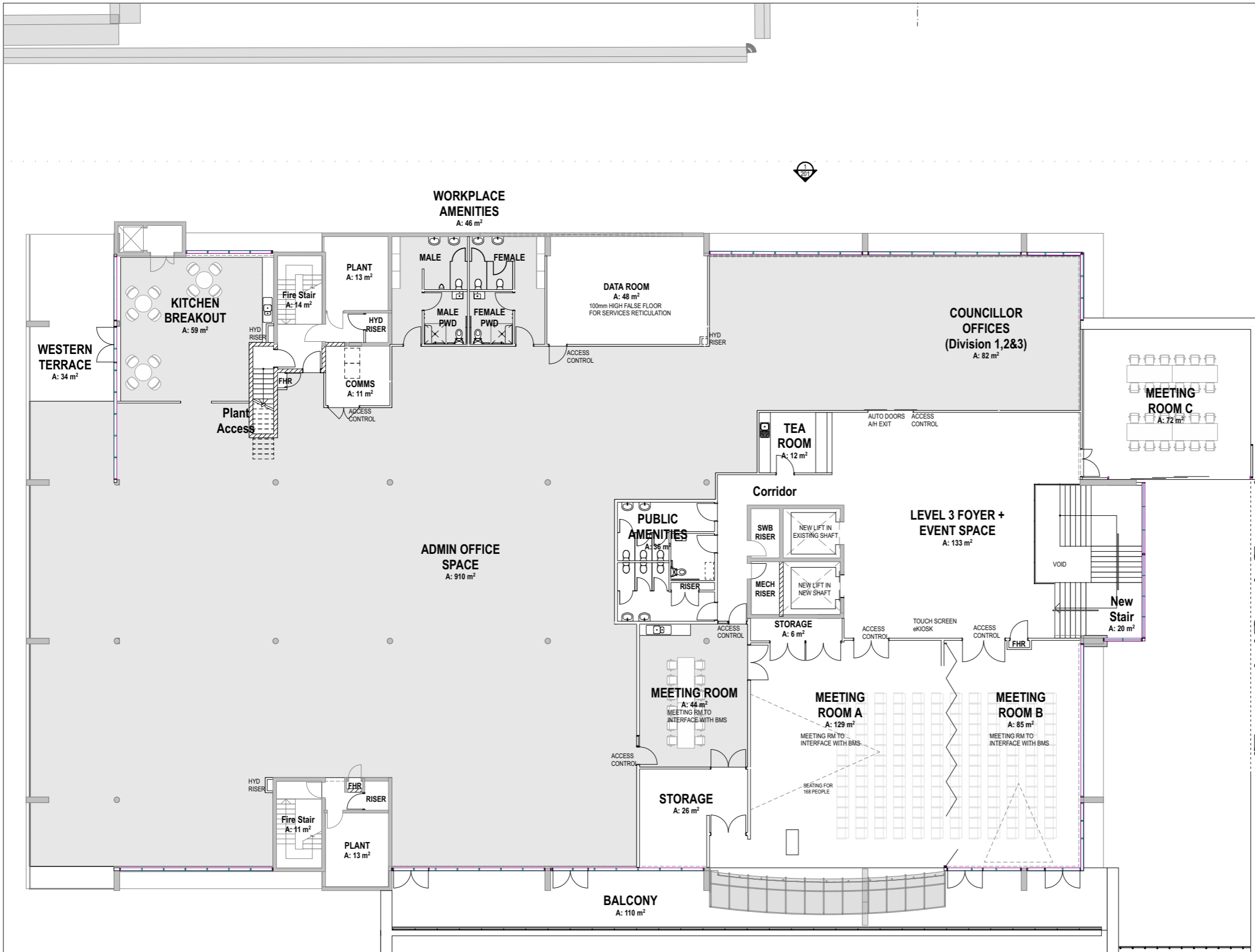
Project

Caloundra Administration Building Re-purposing Project

Client Project Number

Q1939

LEVEL 2 Floor Plan FLOOR PLANS			
Plot Date	23/2/21	Dwn	Chk
Project No.	5619	Scale	1:1, 1:100 at A
Drawing No.	SD-A-131	Revision	A



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LEVEL 3 AREA SCHEDULE	
ROOM NAME	AREA m2
Administration	
ADMIN OFFICE SPACE	910
COUNCILLOR OFFICES (Division 1,2&3)	82
KITCHEN BREAKOUT	59
MEETING ROOM	44
WORKPLACE AMENITIES	46
	1,141 m ²
Amenities	
PUBLIC AMENITIES	36
TEA ROOM	12
	48 m ²
Circulation	
Corridor	20
Fire Stair	25
New Stair	20
	65 m ²
Library	
LEVEL 3 FOYER + EVENT SPACE	133
MEETING ROOM A	129
MEETING ROOM B	85
MEETING ROOM C	72
STORAGE	32
	451 m ²
Plant	
COMMS	11
DATA ROOM	48
HYD RISER	2
MECH RISER	4
PLANT	26
Plant Access	3
RISER	3
SWB RISER	4
	101 m ²
	1,806 m ²

Rev	Description	Date	Ver
01	Preliminary Issue	3/8/20	
02	Stage 2 Preliminary Design	5/8/20	
03	Stage 2 Preliminary Design	18/8/20	
04	Stage 2 Preliminary Design	19/8/20	
05	Stage 2 Preliminary Design	20/8/20	
06	Stage 2 Preliminary Design	26/8/20	
08	Stage 2 Preliminary Design	31/8/20	
A	Stage 3 Preliminary Design	23/2/21	

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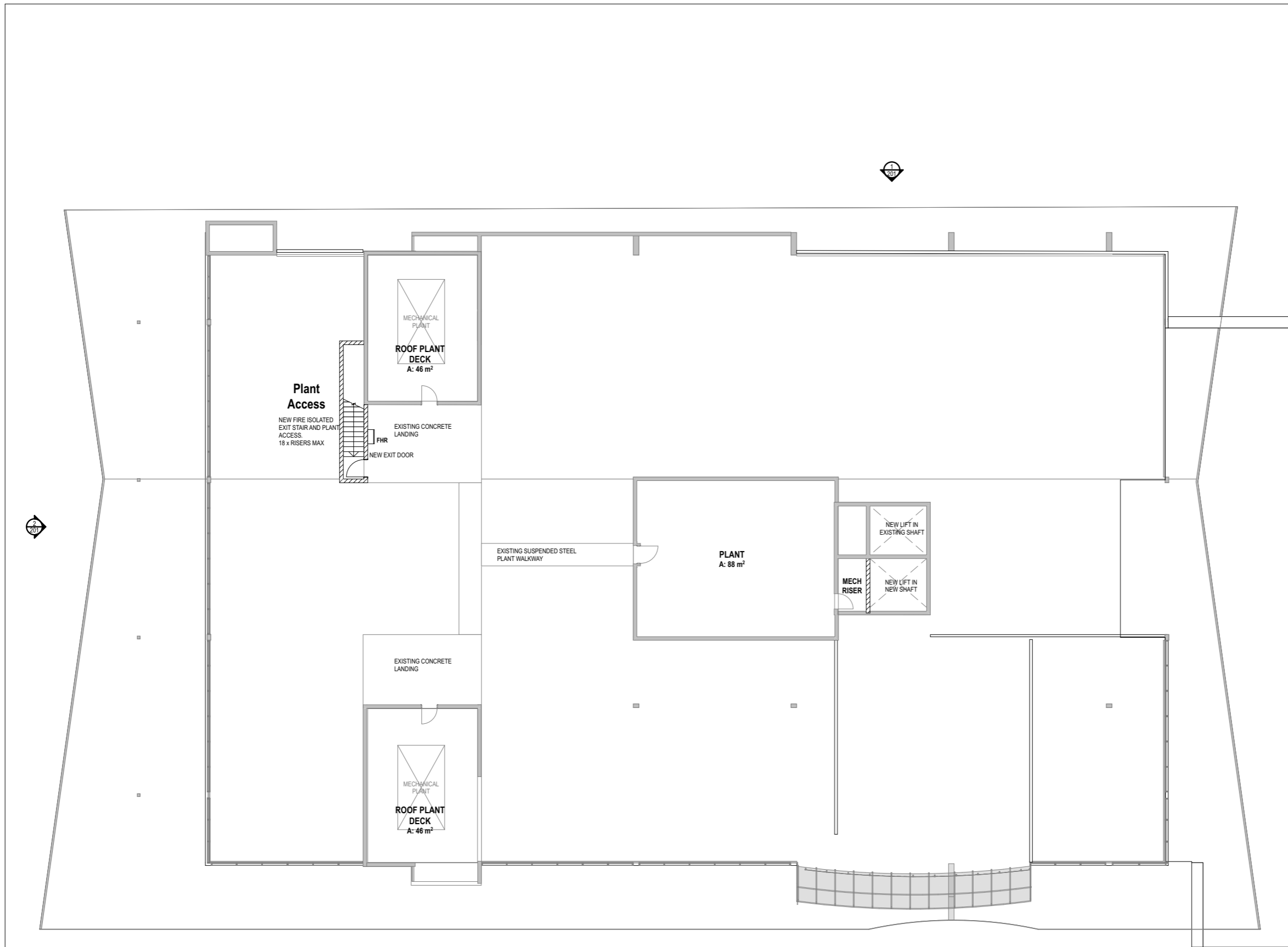
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Project: **Caloundra Administration Building Re-purposing Project**

Client Project Number: **Q1939**

Title: **LEVEL 3 Floor Plan FLOOR PLANS**

Plot Date	Project No.	Dwn	Chk
23/2/21	5619		
	SD-A-132		A



plant level_ floor plan



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Rev	Description	Date	Ver
01	Stage 2 Preliminary Design	18/8/20	
02	Stage 2 Preliminary Design	19/8/20	
03	Stage 2 Preliminary Design	20/8/20	
04	Stage 2 Preliminary Design	26/8/20	
08	Stage 2 Preliminary Design	31/8/20	
A	Stage 3 Preliminary Design	23/2/21	

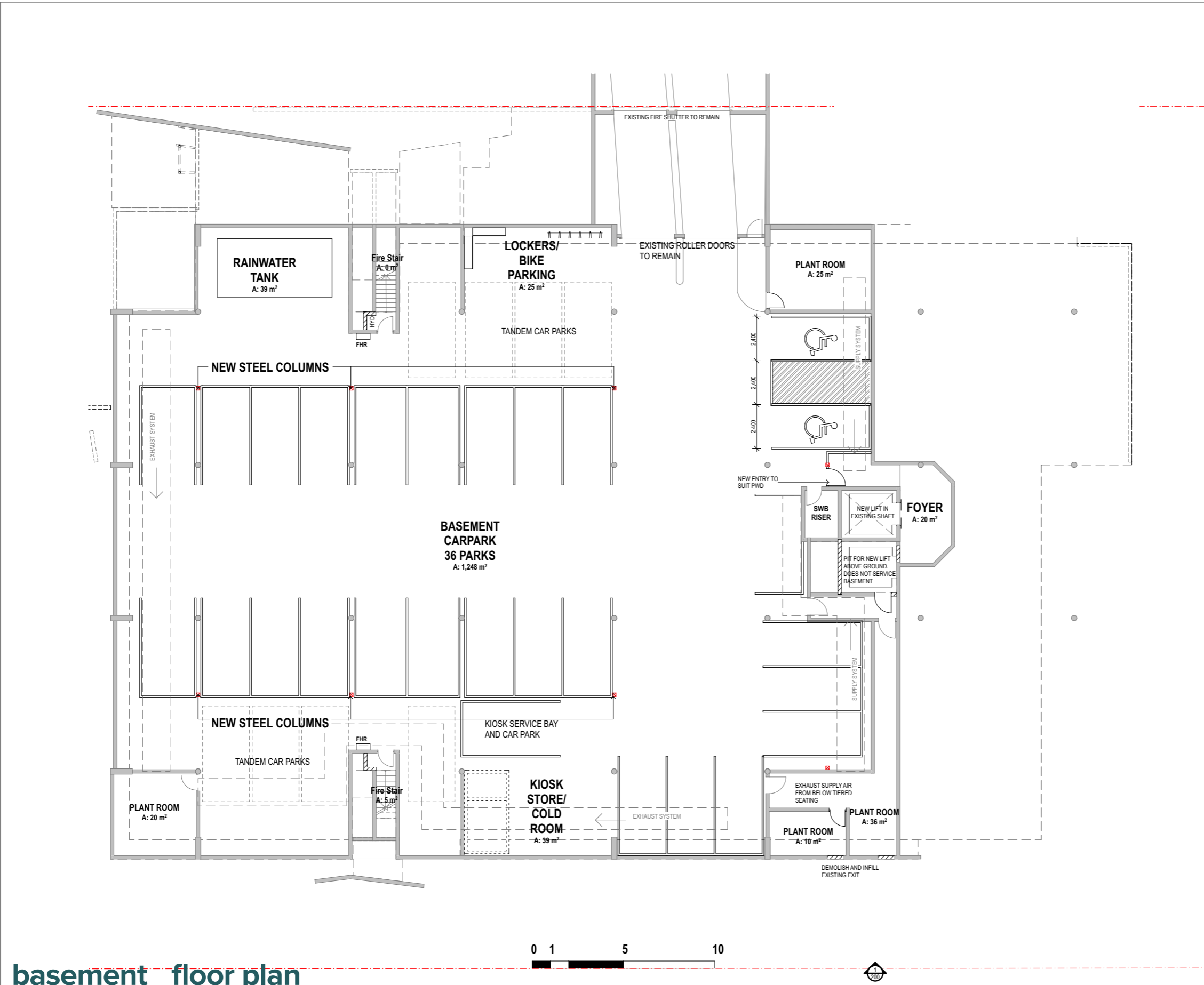
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Client
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Project
Caloundra Administration Building Re-purposing Project
 Client Project Number **Q1939**

Title
PLANT ROOM LEVEL Floor Plan FLOOR PLANS

Plot Date	23/2/21	Drwn	Chk
Project No.	5619	Scale	1:1, 1:100 at
Drawing No.	SD-A-134	Revision	A



basement_floor plan

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BASEMENT CARPARK AREA SCHEDULE	
ROOM NAME	AREA m2
Circulation	
BASEMENT CARPARK 36 PARKS	1,248
FOYER	20
Fire Stair	11
	1,279 m²
Plant	
PLANT ROOM	91
RAINWATER TANK	39
SWB RISER	5
	135 m²
Storage	
KIOSK STORE/COLD ROOM	39
LOCKERS/BIKE PARKING	25
	64 m²
	1,478 m²

PARKING SCHEDULE	
STANDARD BAYS	25
TANDEM BAYS	8
PWD BAYS	2
KIOSK SERVICE BAY	1
TOTAL	36

01	Preliminary Issue	3/9/20	
02	Stage 2 Preliminary Design	5/9/20	
03	Stage 2 Preliminary Design	18/9/20	
04	Stage 2 Preliminary Design	19/9/20	
05	Stage 2 Preliminary Design	20/9/20	
06	Stage 2 Preliminary Design	26/9/20	
08	Stage 2 Preliminary Design	31/9/20	
A	Stage 3 Preliminary Design	23/2/21	

Rev	Description	Date	Ver

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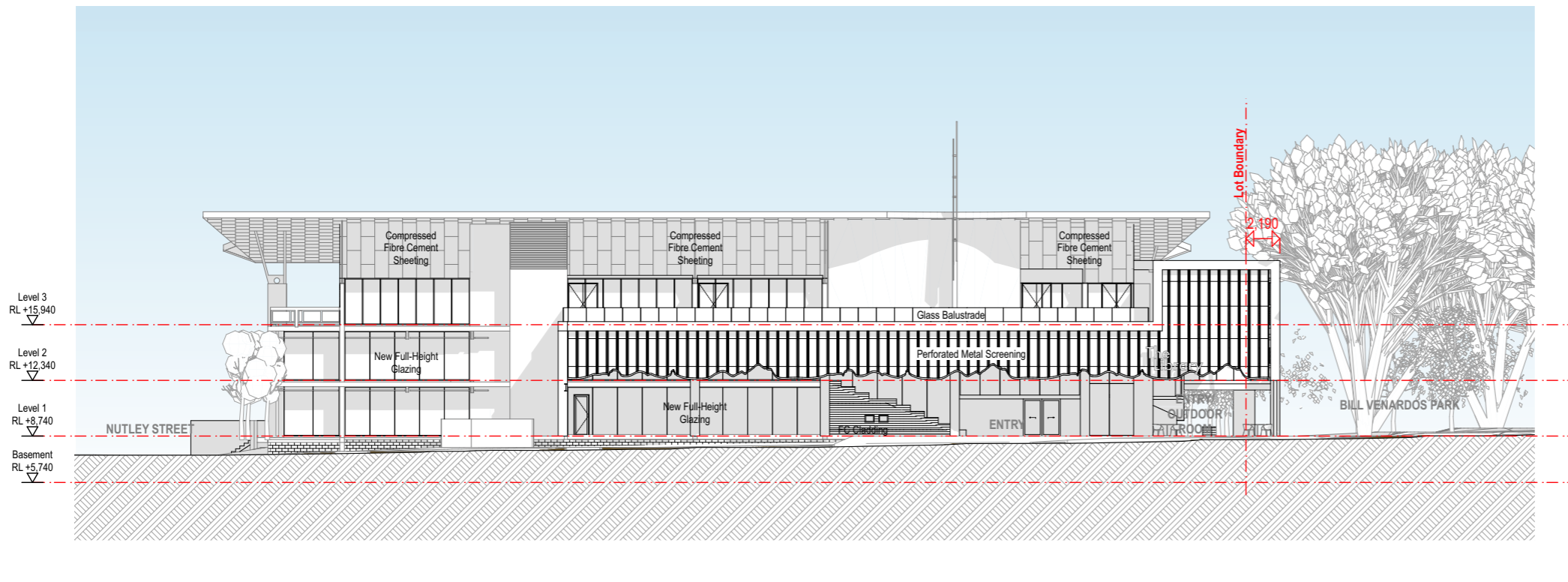
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Sunshine Coast Council

Project
Caloundra Administration Building Re-purposing Project

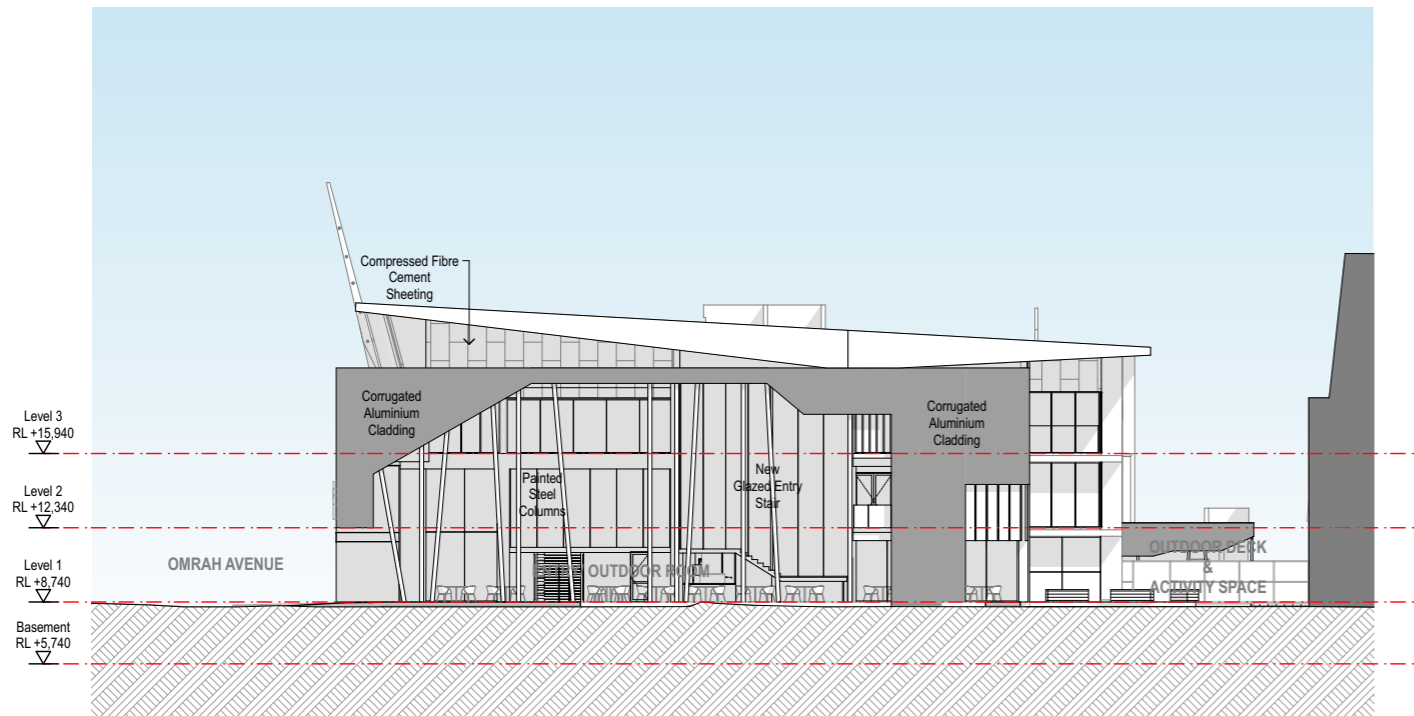
Client Project Number
Q1939

Title
BASEMENT Floor Plan FLOOR PLANS

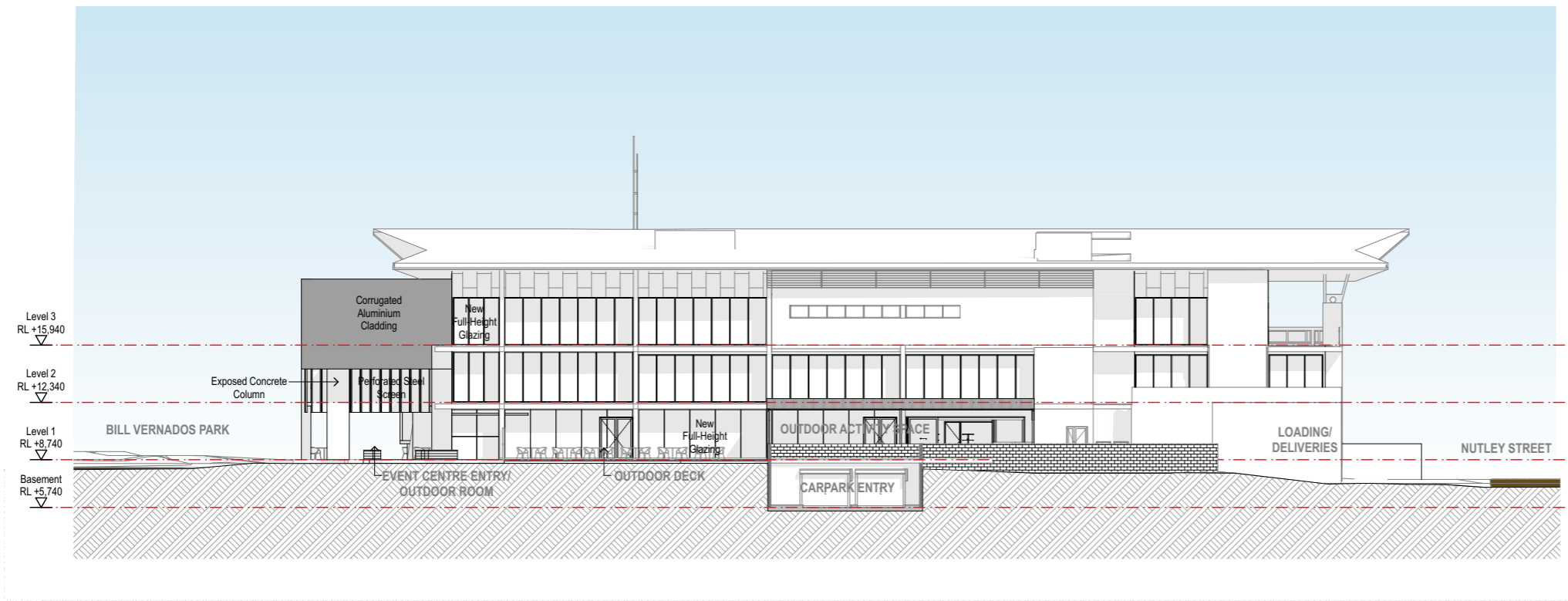
Plot Date	Project No.	Drwn	Chk
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	SD-A-133		A



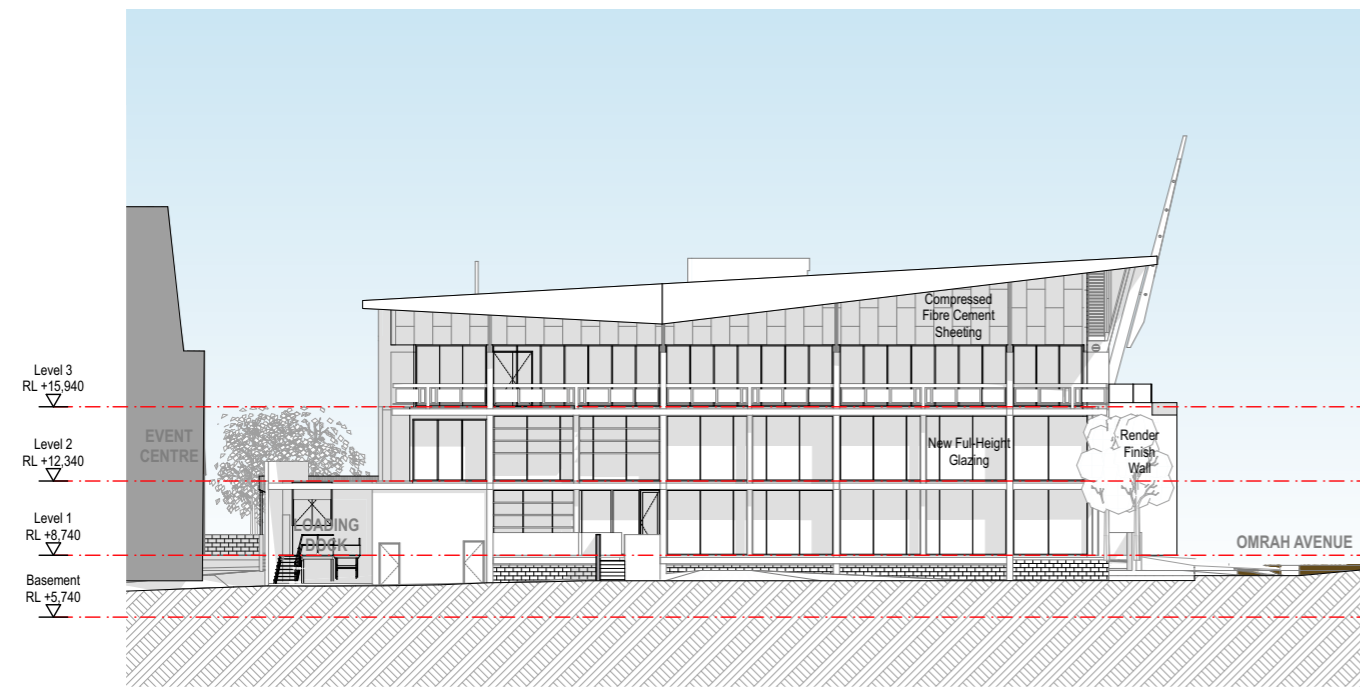
1 SOUTH ELEVATION
1:200



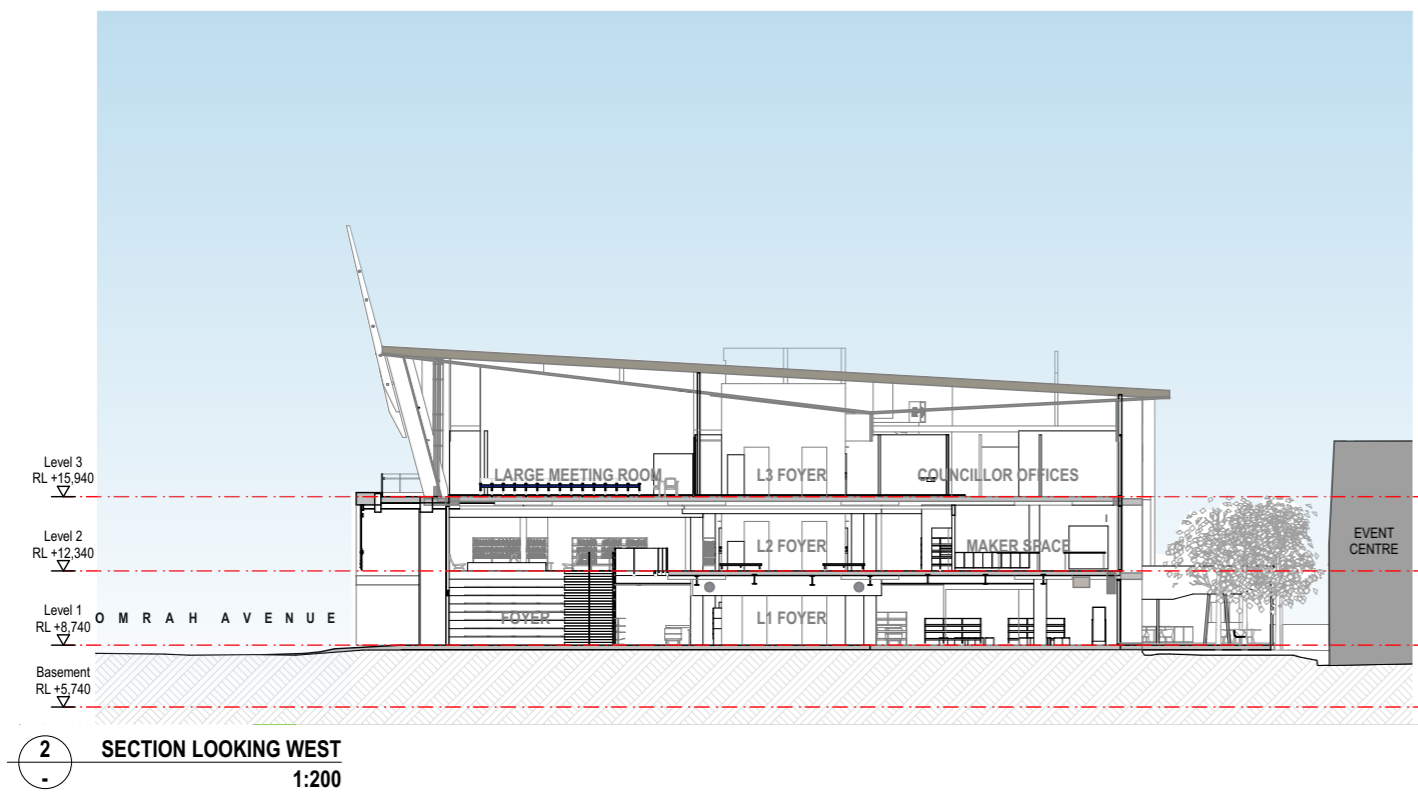
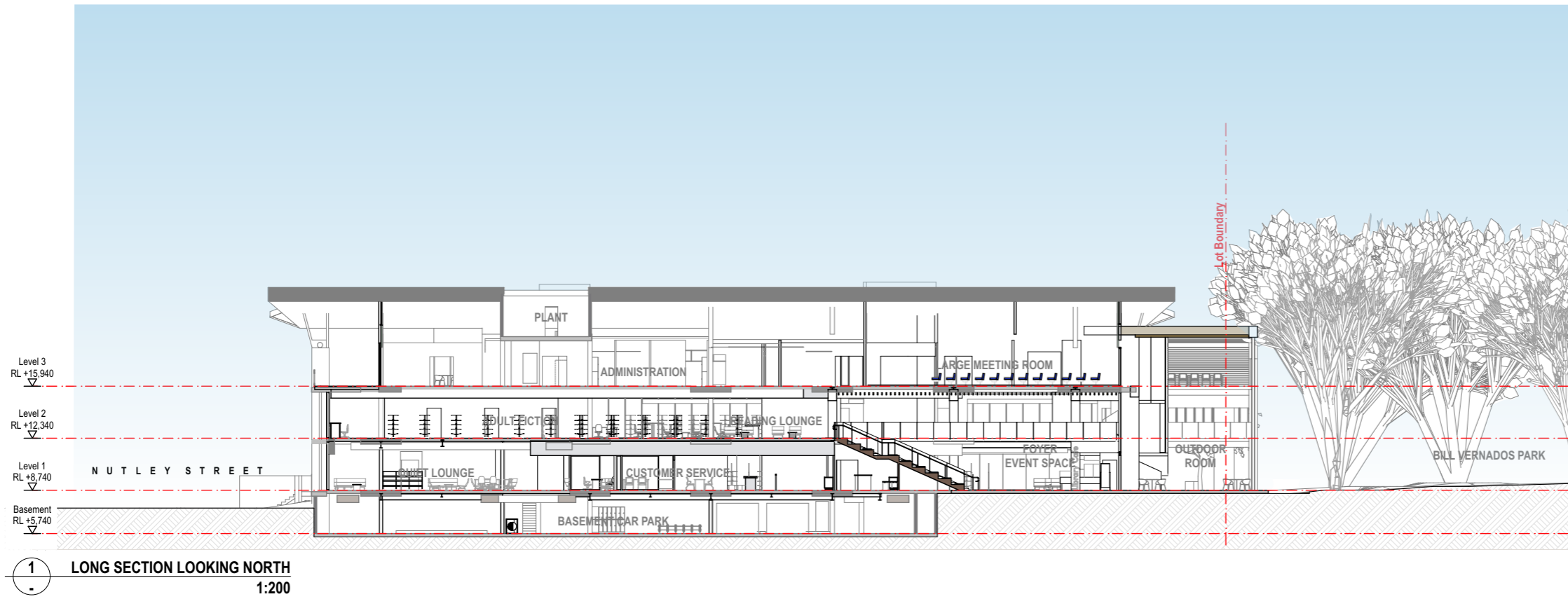
2 EAST ELEVATION
1:200



1 NORTH ELEVATION
1:200



2 WEST ELEVATION
1:200





view from Omrah Avenue

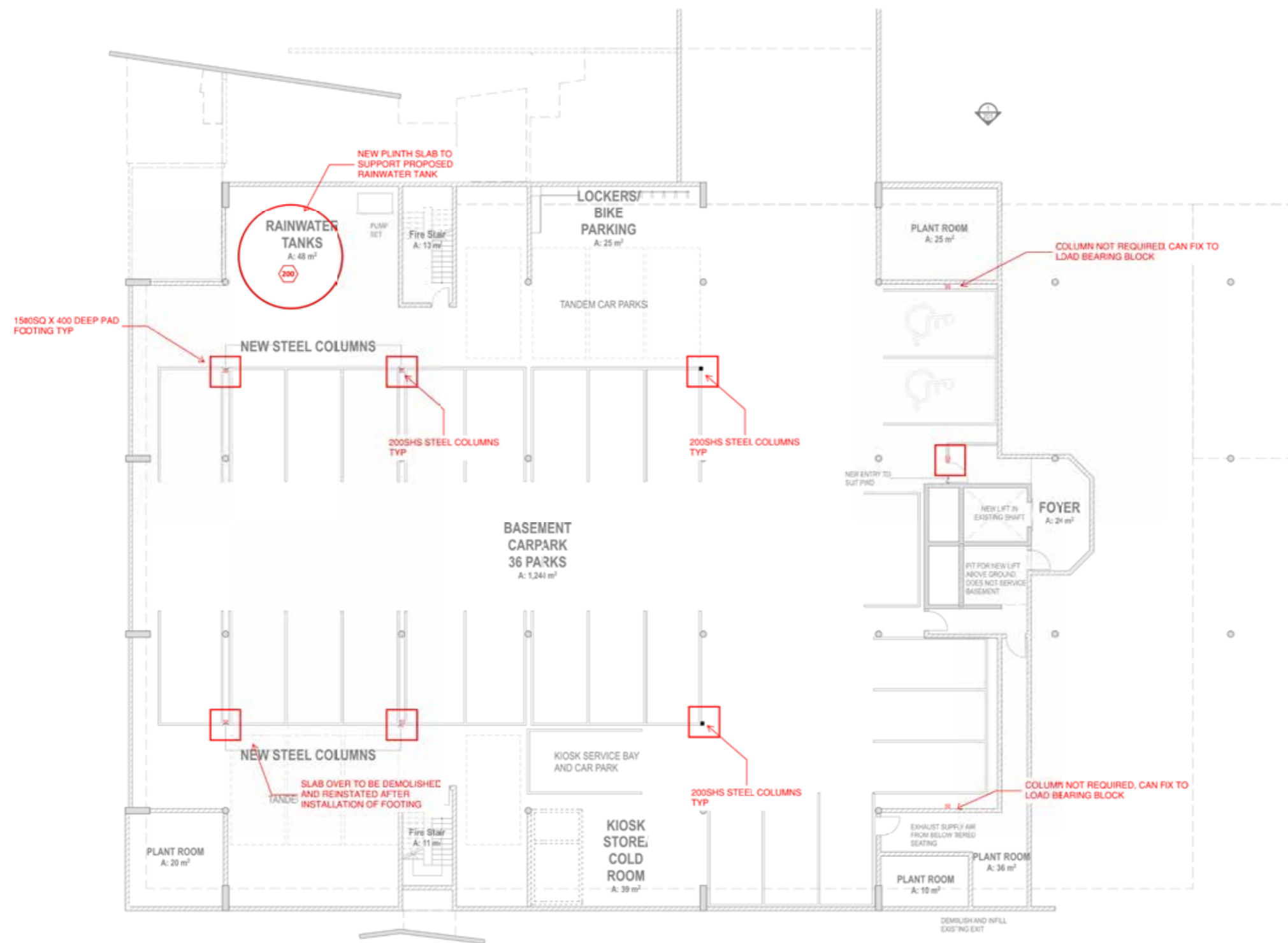


Entry and Outdoor Room



Foyer and Event Space

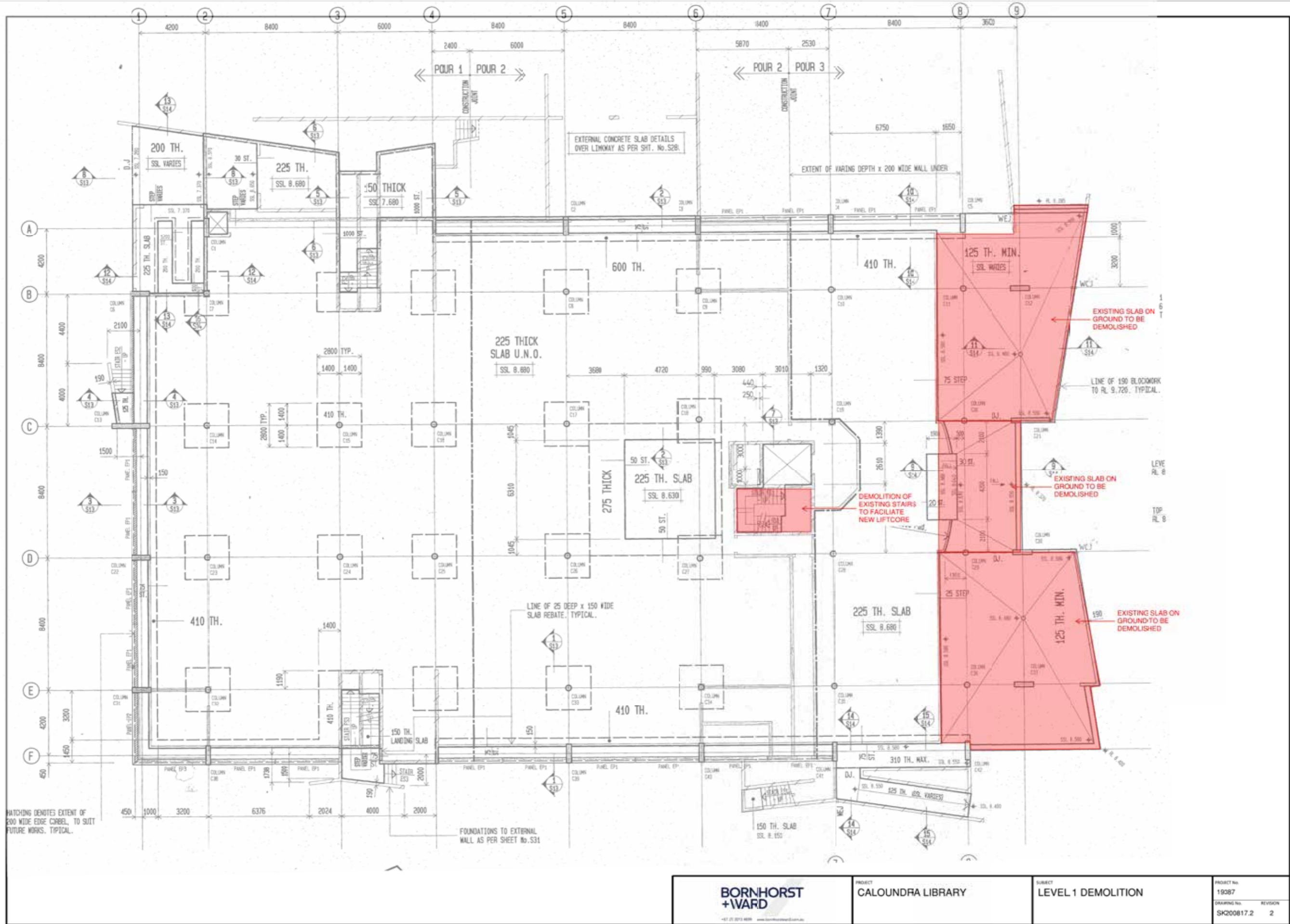
appendix 1 - structural drawings



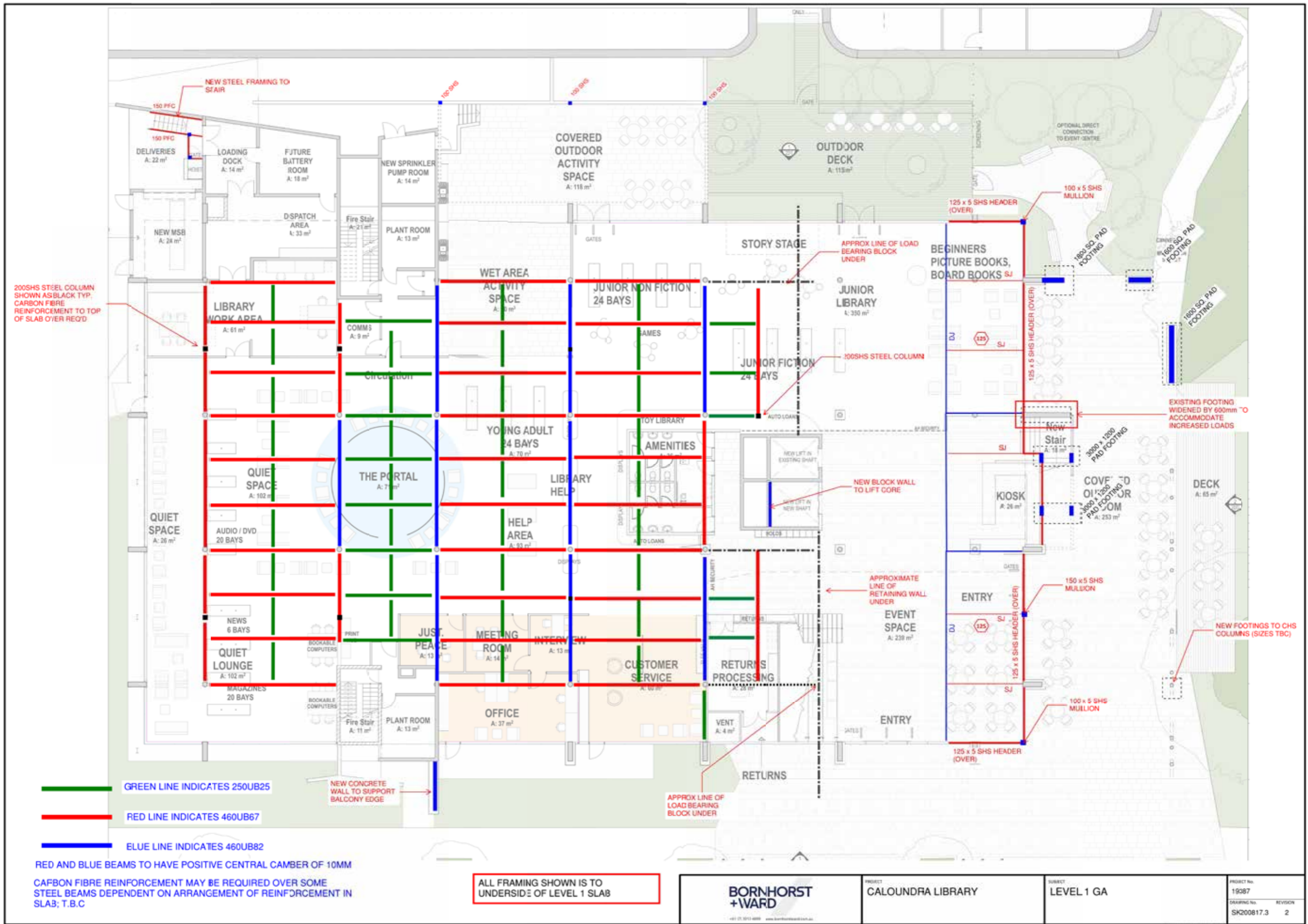
ALL STRUCTURE SHOWN IS SCHEMATIC IN NATURE ONLY AND SUBJECT TO FURTHER DESIGN REVIEW

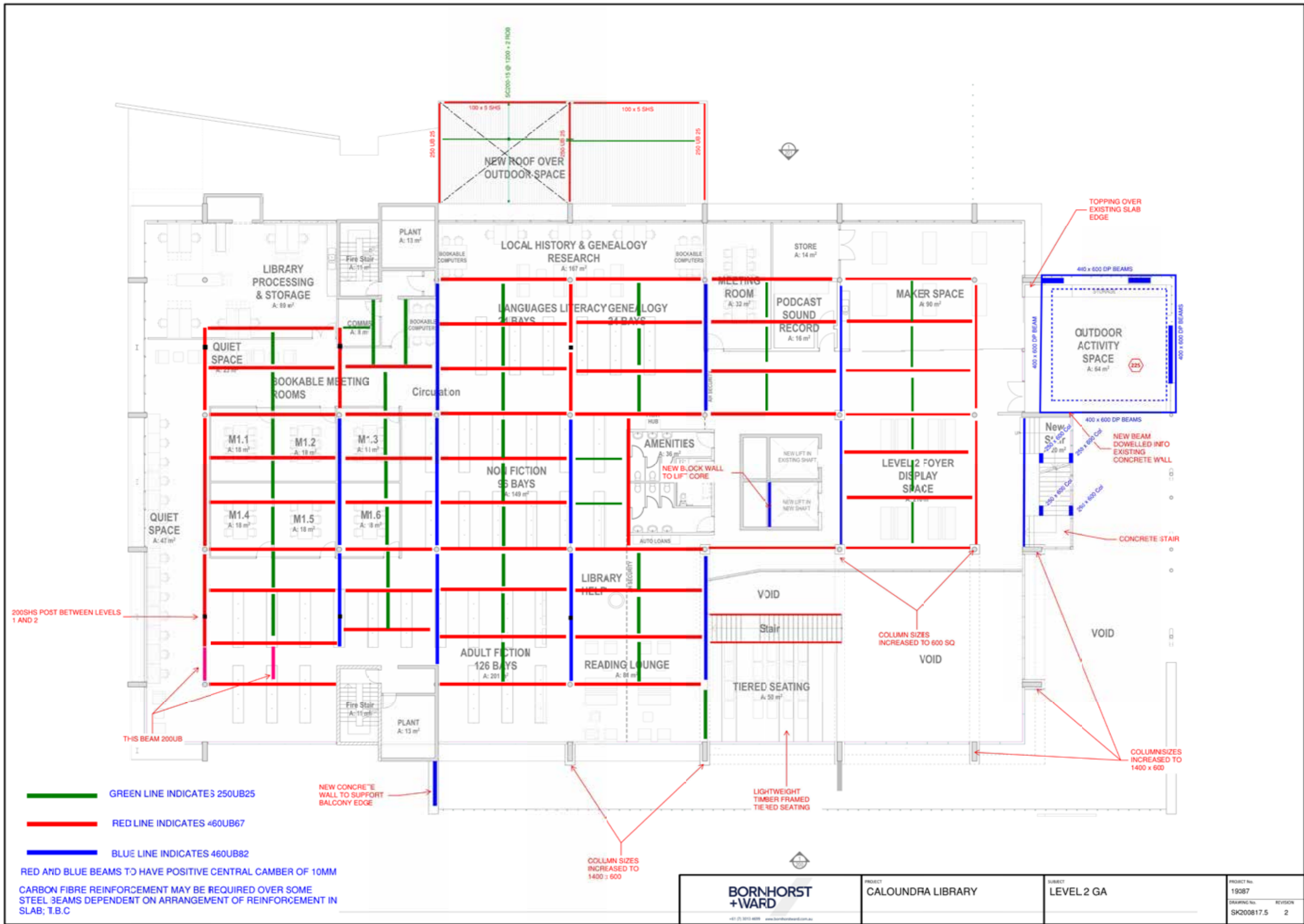
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					DRAWING No.	SK200817.1	REVISION

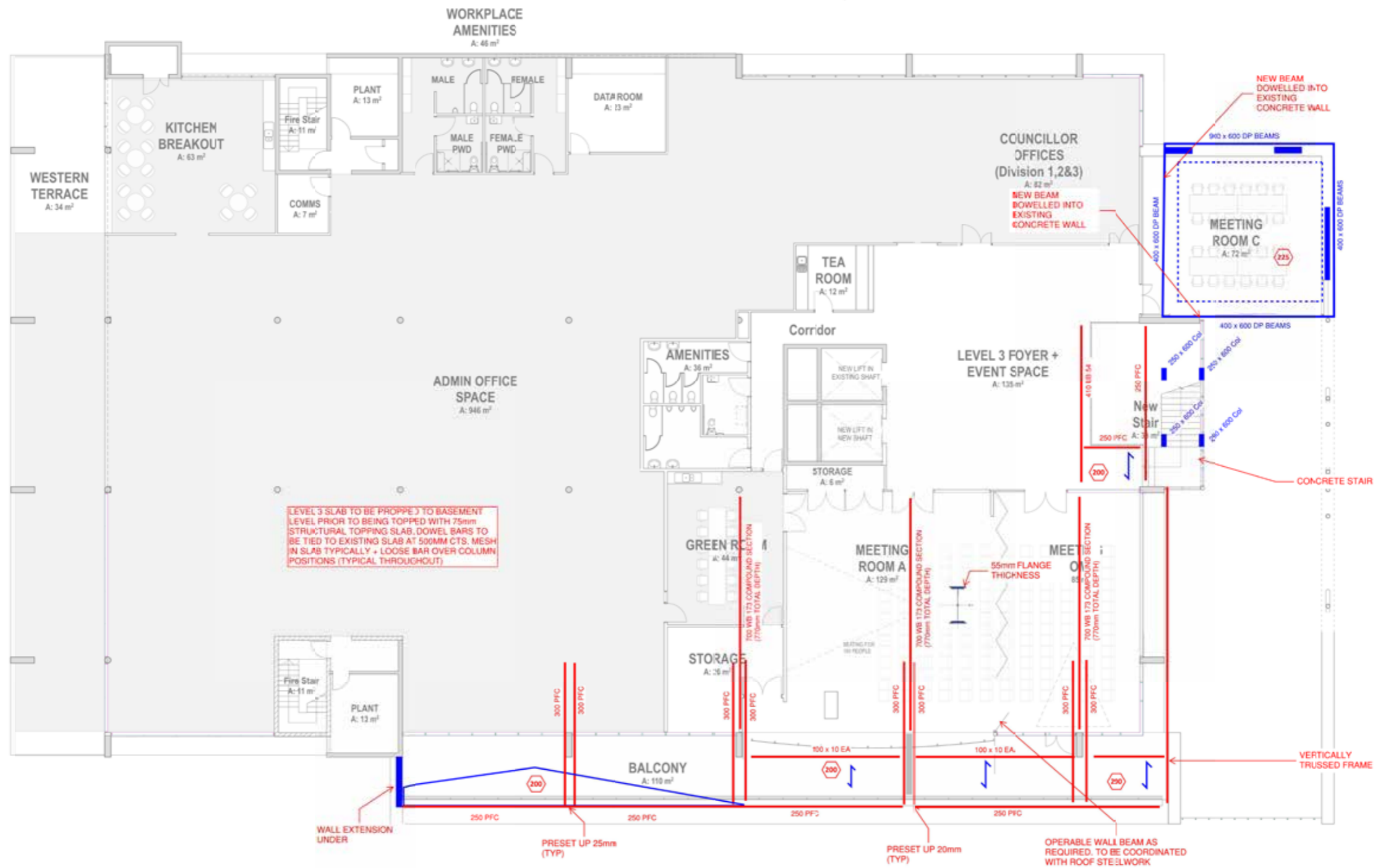
ORIGINAL SIZE A1



BORNHORST +WARD <small>411 ST 2013 4000 www.bornhorstward.com.au</small>	PROJECT	CALOUNDRRA LIBRARY	SUBJECT	LEVEL 1 DEMOLITION	PROJECT No.	19087
					DRAWING No.	SK200817.2
					REVISION	2







LEVEL 3 SLAB TO BE PROPPED TO BASEMENT LEVEL PRIOR TO BEING TOPPED WITH 75mm STRUCTURAL TOPPING SLAB, DOWEL BARS TO BE TIED TO EXISTING SLAB AT 500MM CTS. MESH IN SLAB TYPICALLY + LOOSE BAR OVER COLUMN POSITIONS (TYPICAL THROUGHOUT)

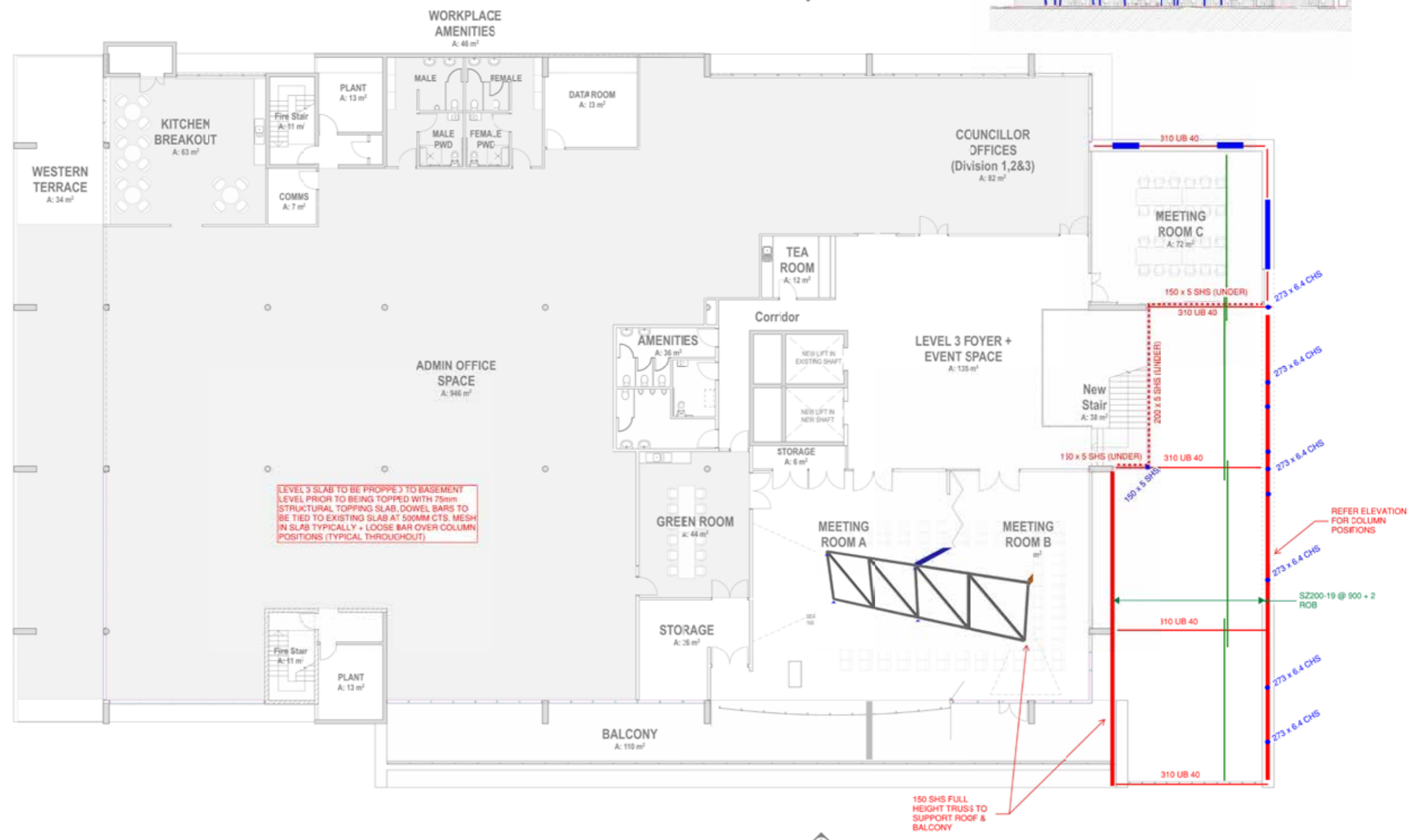
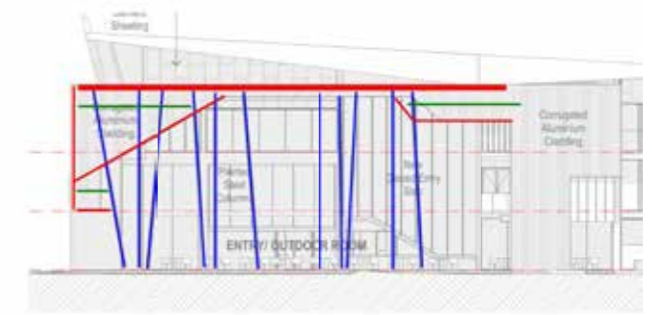
NEW BEAM DOWELLED INTO EXISTING CONCRETE WALL

NEW BEAM DOWELLED INTO EXISTING CONCRETE WALL

CONCRETE STAIR

VERTICALLY TRUSSED FRAME

BORNHORST + WARD <small>4/11 (0) 3013 4800 www.bornhorstward.com.au</small>	PROJECT	LEVEL 3 GA	PROJECT No.	19087
	CALOUNDRRA LIBRARY		DRAWING No.	SK200817.7
			REVISION	2



	PROJECT	ROOF LEVEL GA	PROJECT No.
	CALOUNDRA LIBRARY		19087
			DRAWING No.
			SK200817.B
			REVISION
			2

ORIGINAL SIZE A1

appendix 2 - hydraulic drawings

REAR-TRUCK
SEE APPROVALS/17/2008

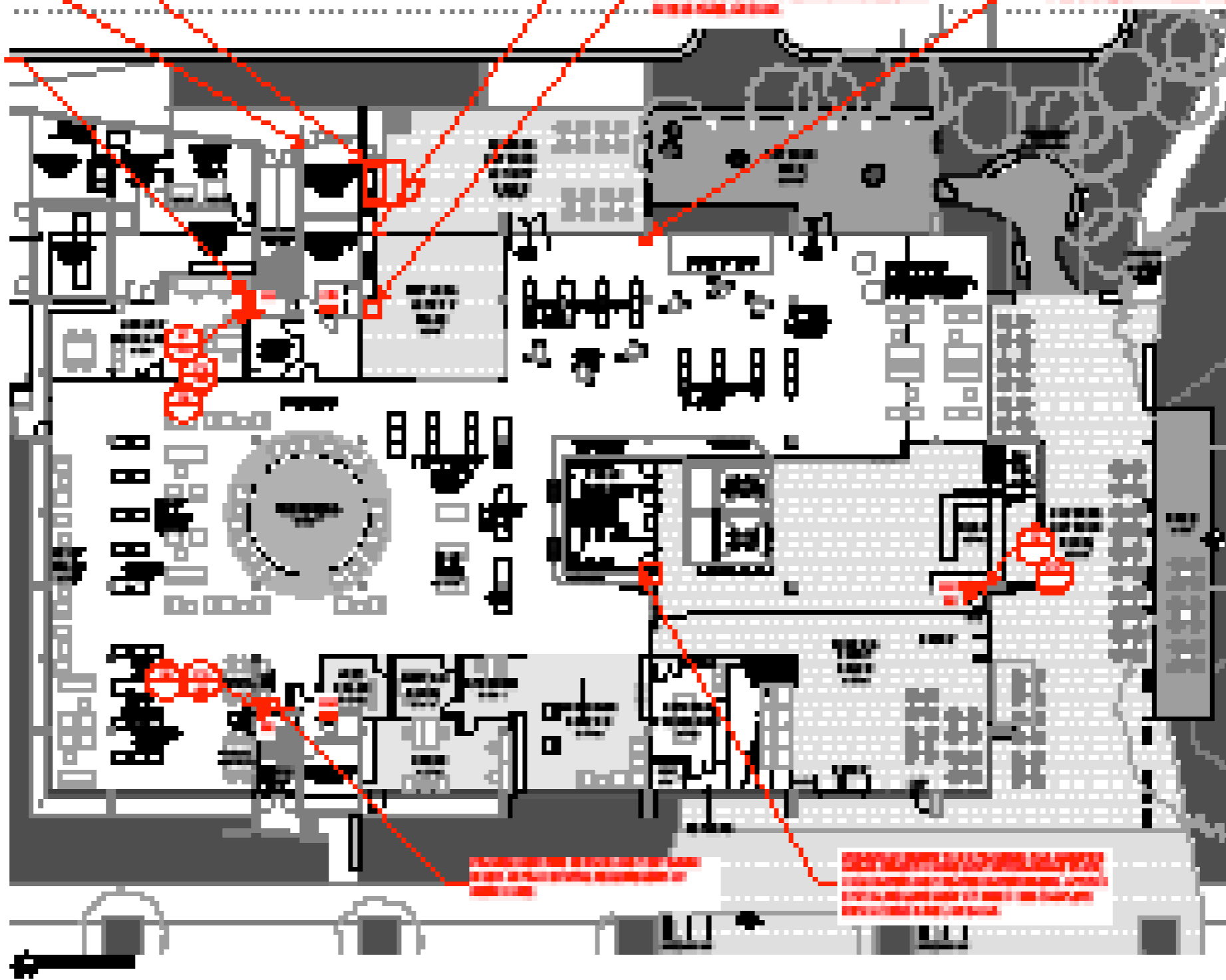
REAR-TRUCK
SEE APPROVALS/17/2008

REAR-TRUCK
SEE APPROVALS/17/2008

REAR-TRUCK
SEE APPROVALS/17/2008

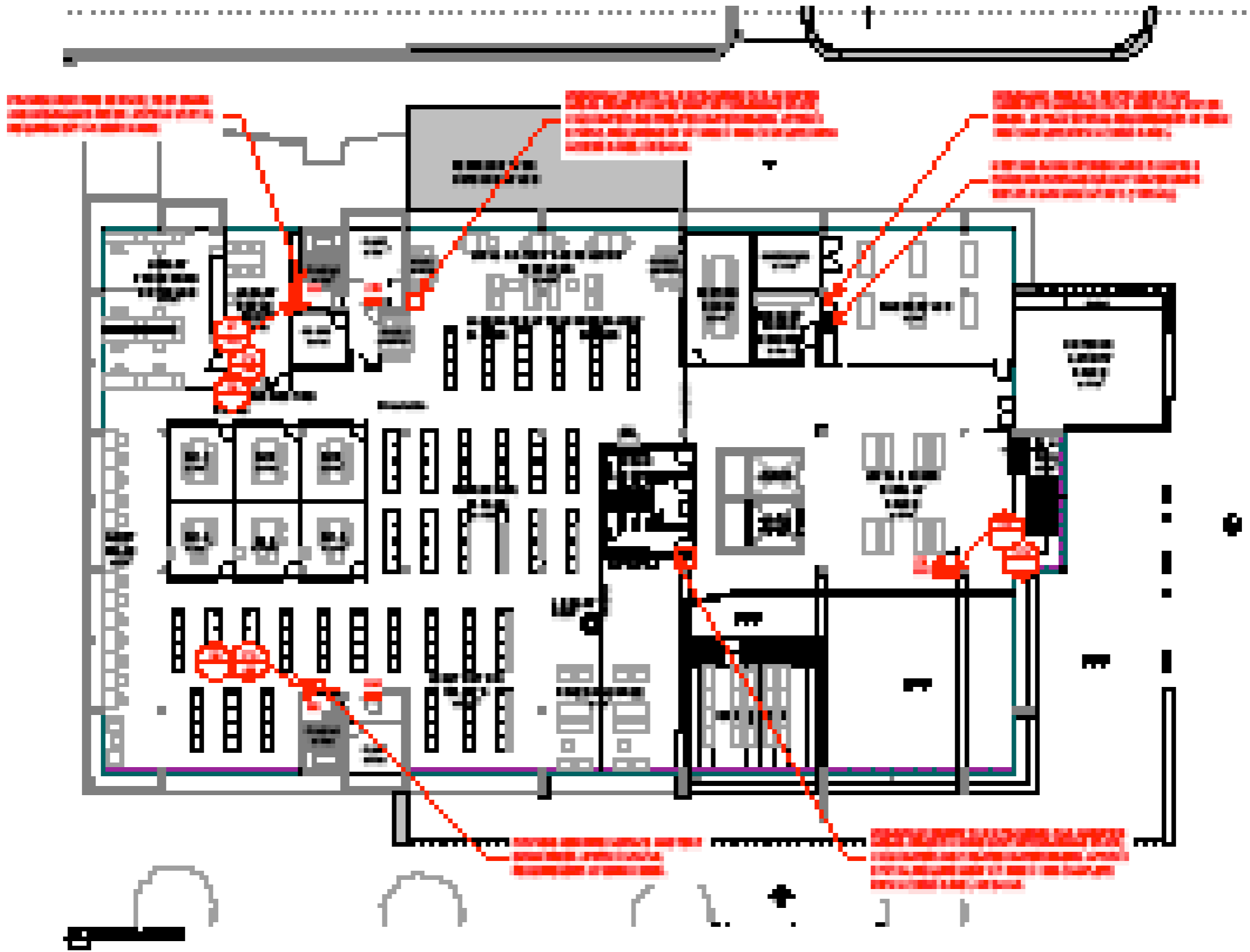
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SEE APPROVALS/17/2008

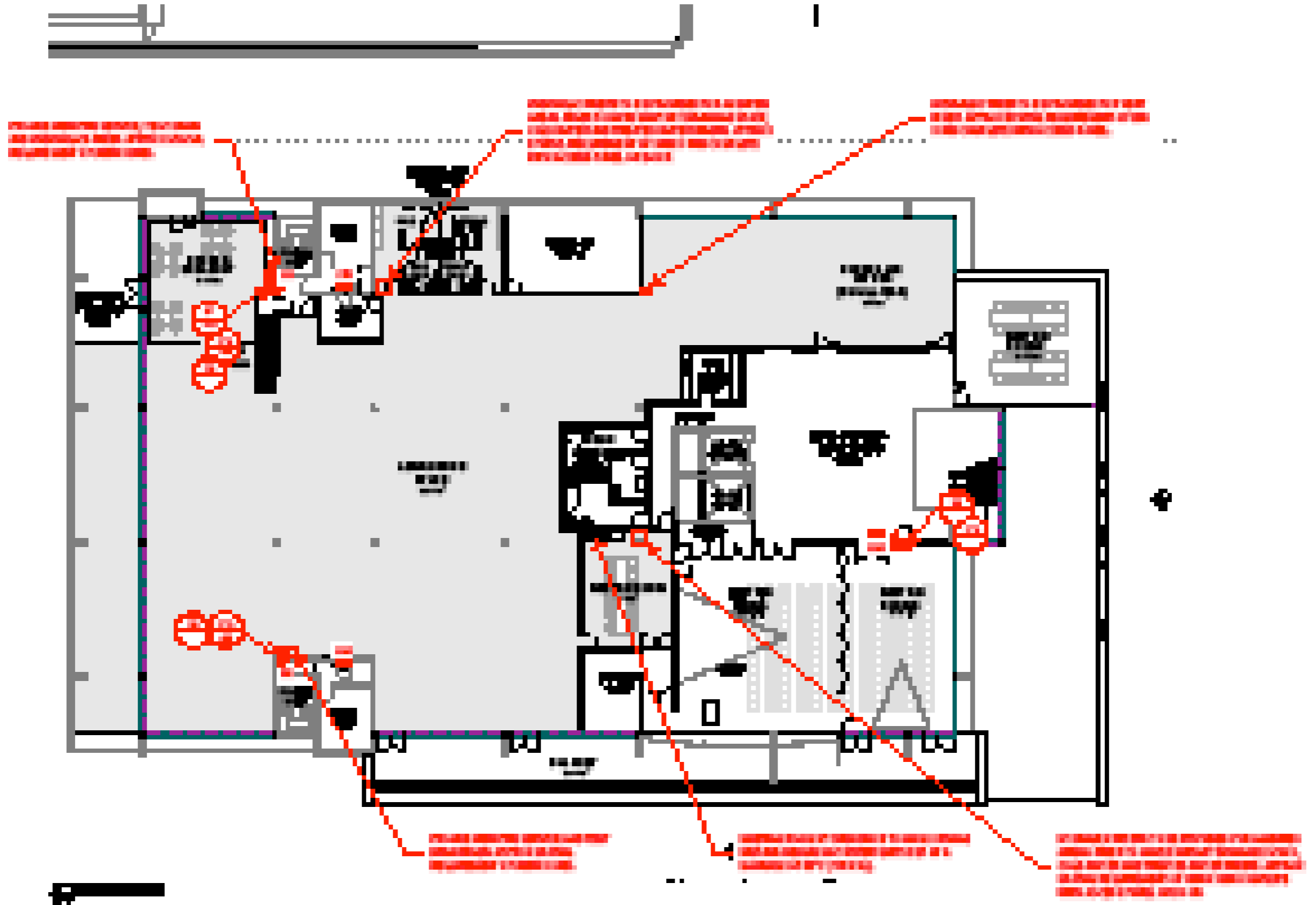
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SEE APPROVALS/17/2008

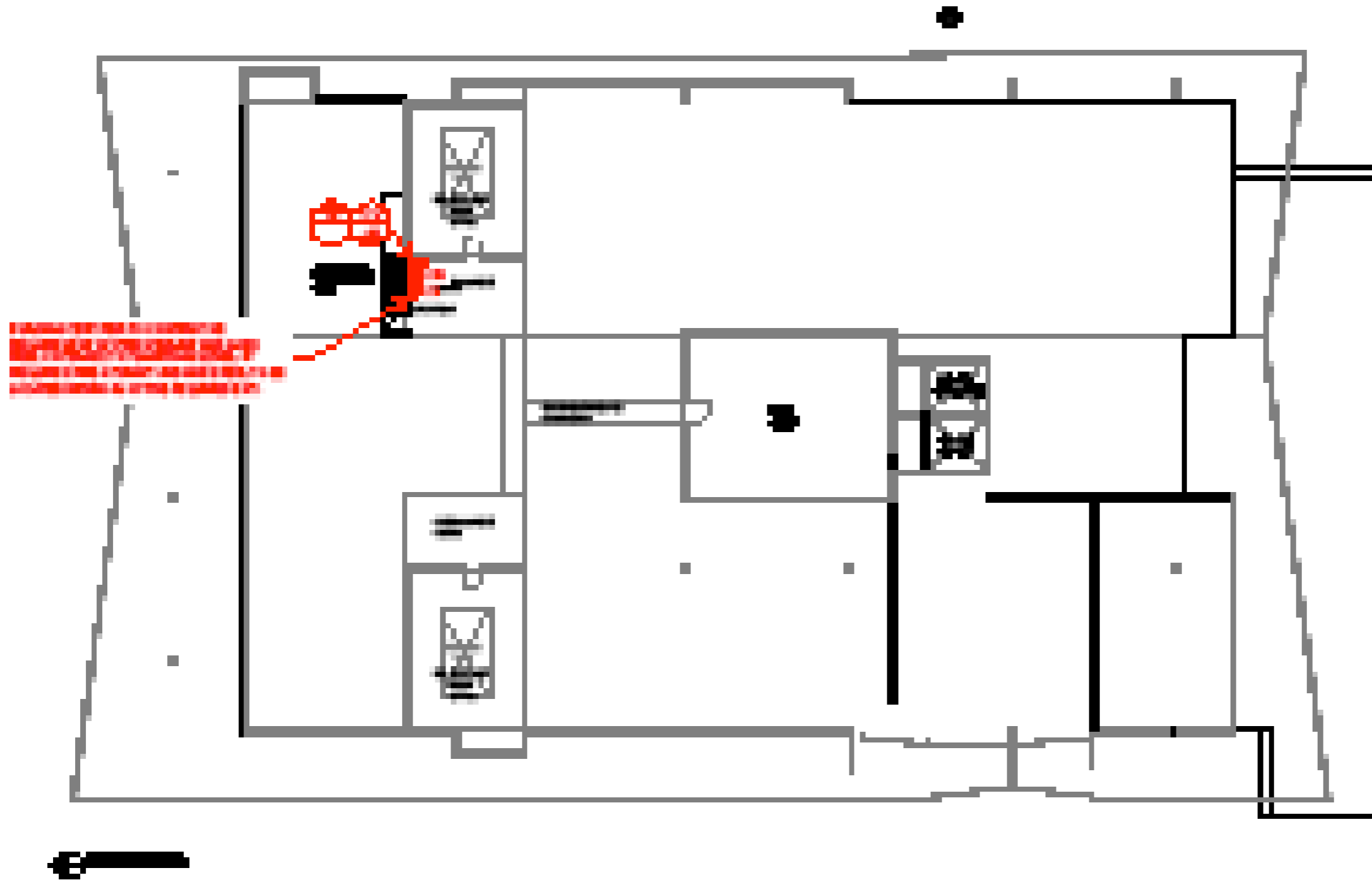


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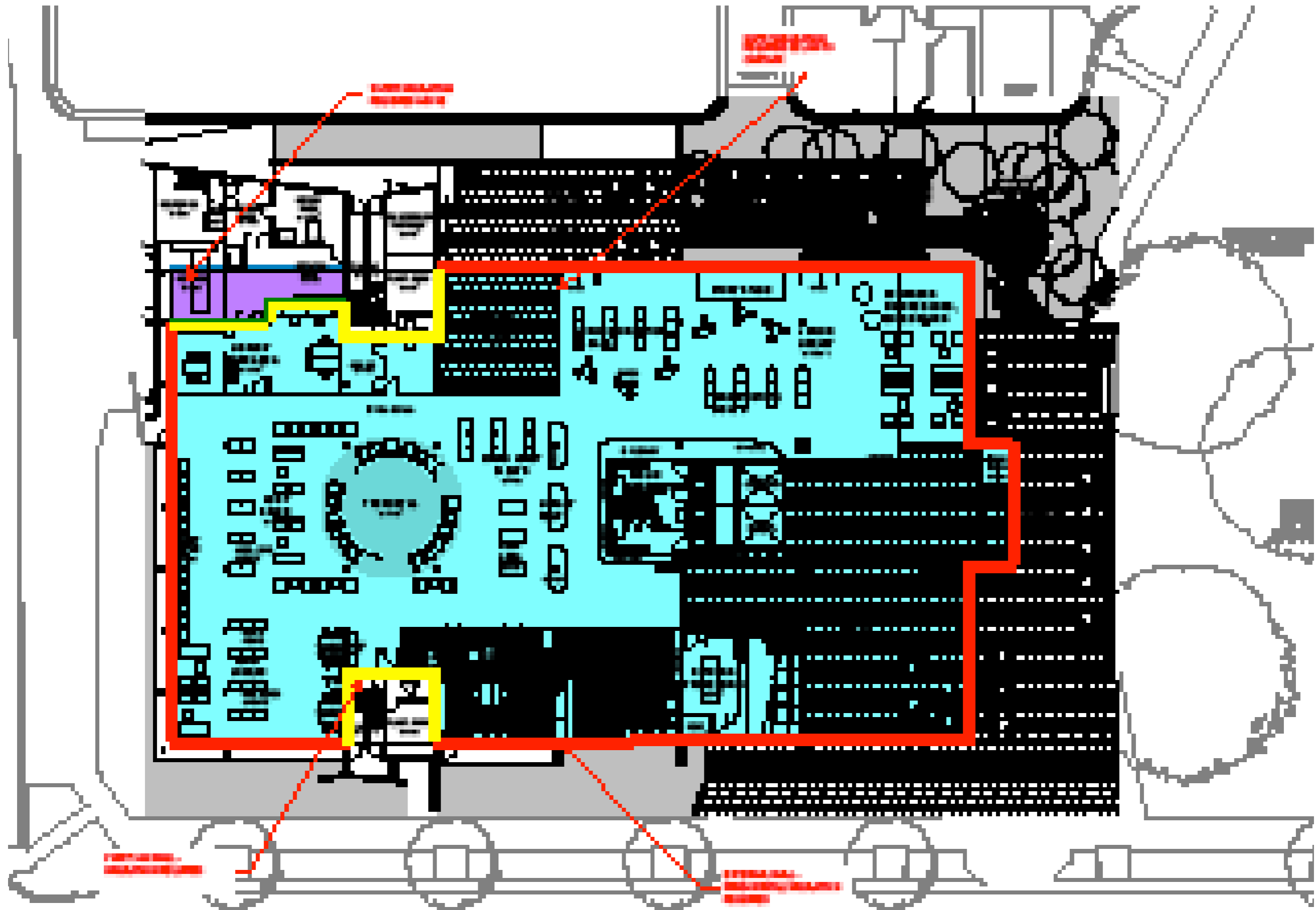
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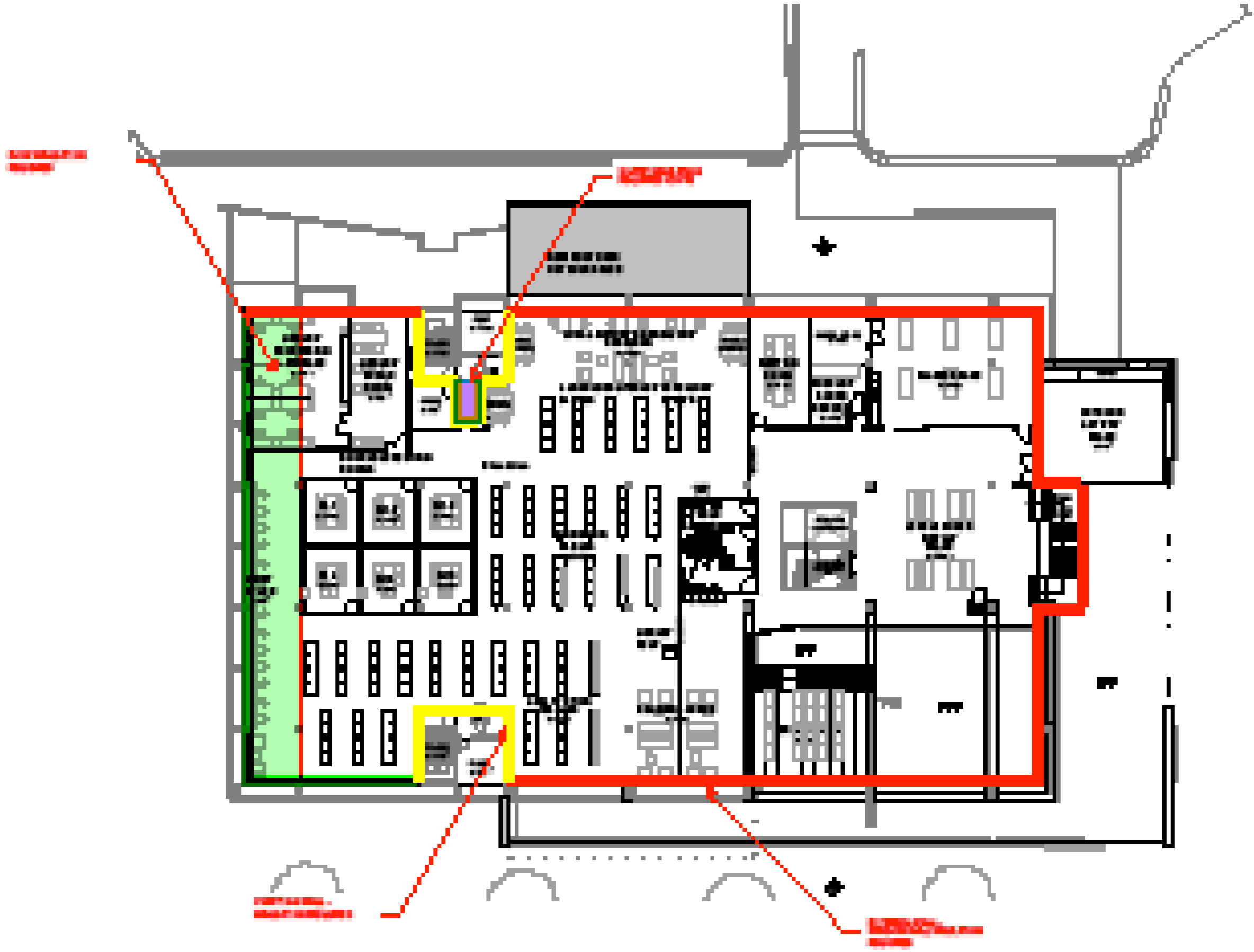


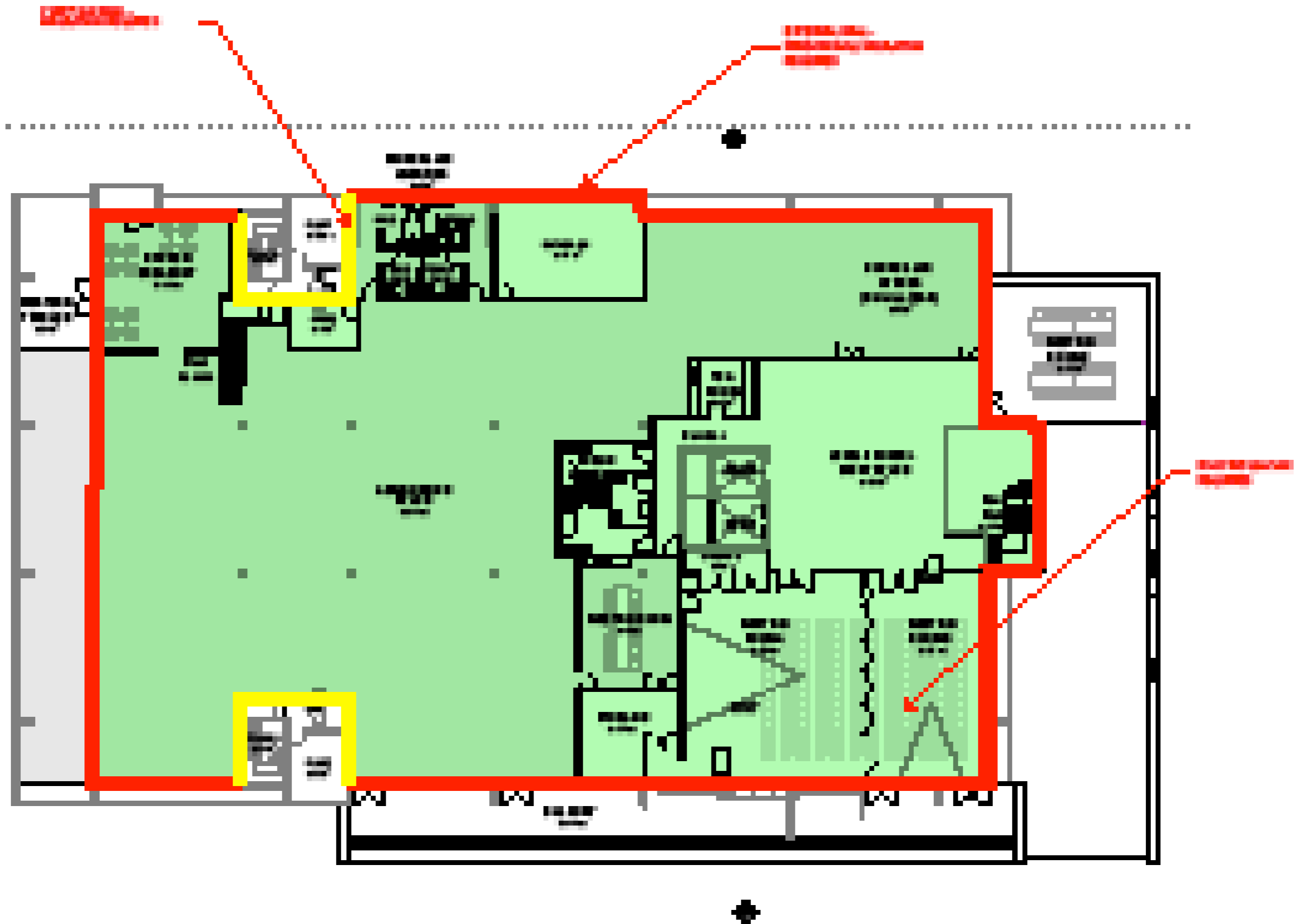




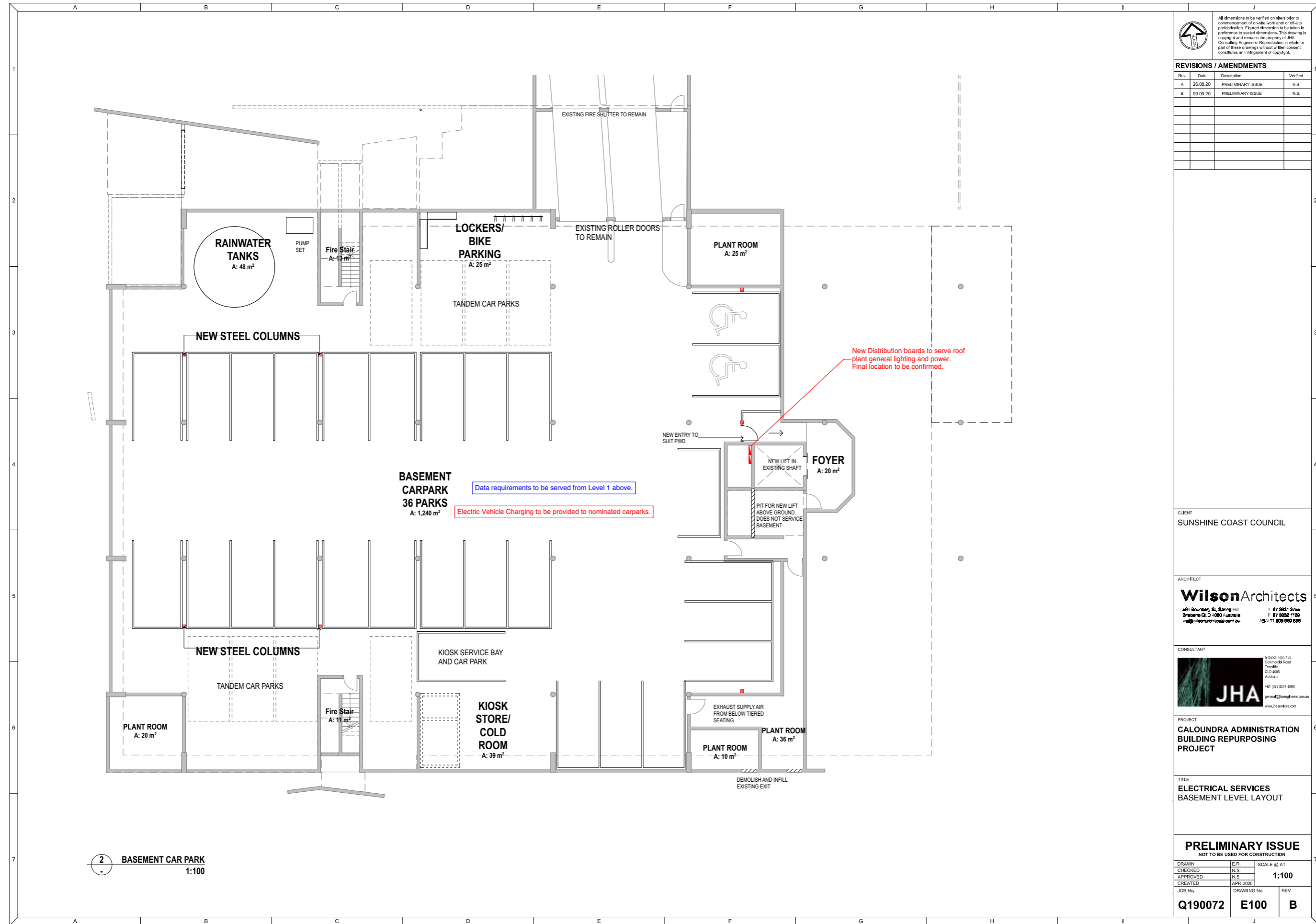
appendix 3 - ESD service drawings







appendix 4 - electrical drawings



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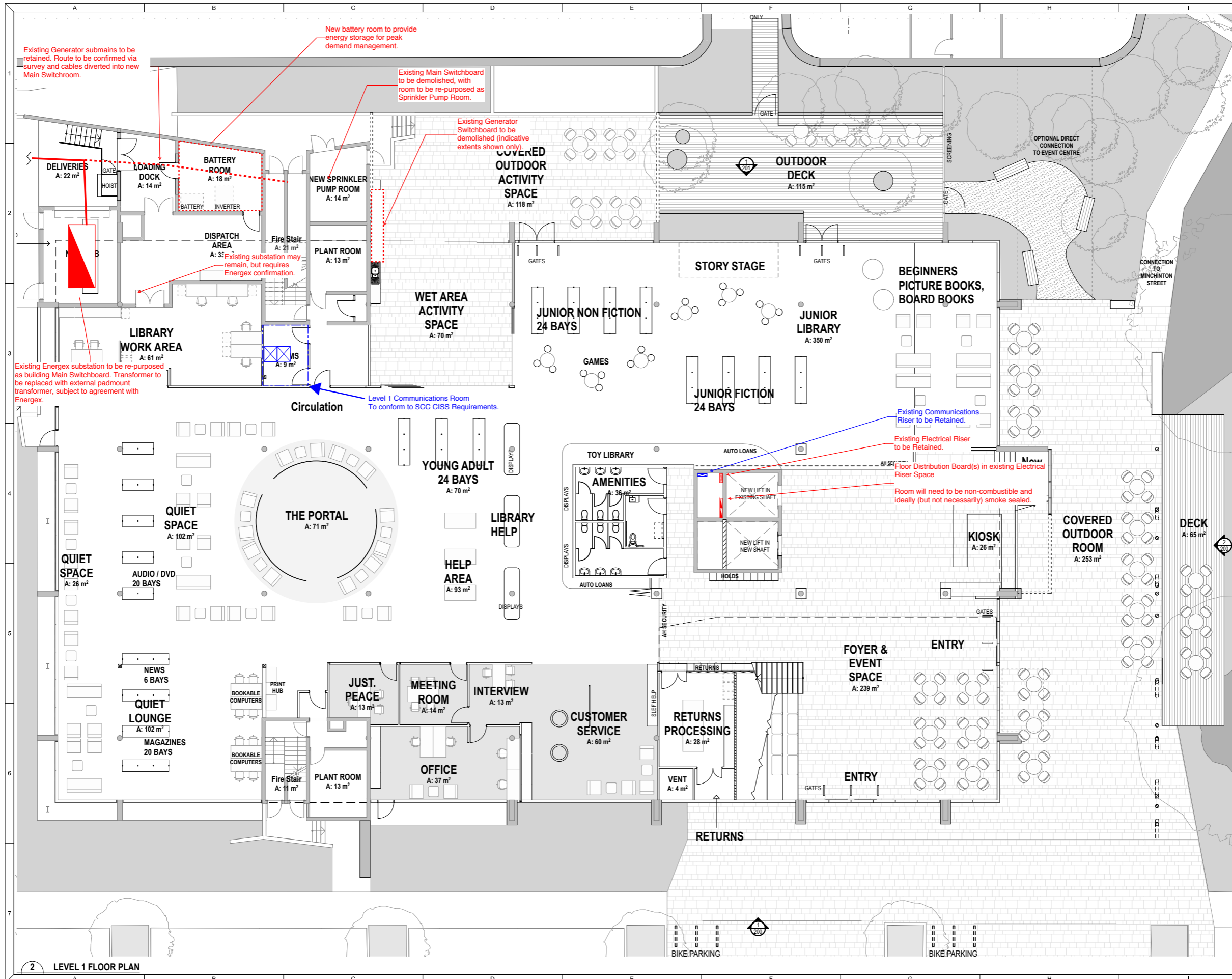
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BASEMENT LEVEL LAYOUT**

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APPROVED	N.S.	1:100
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Q190072	E100	B

2 BASEMENT CAR PARK
1:100

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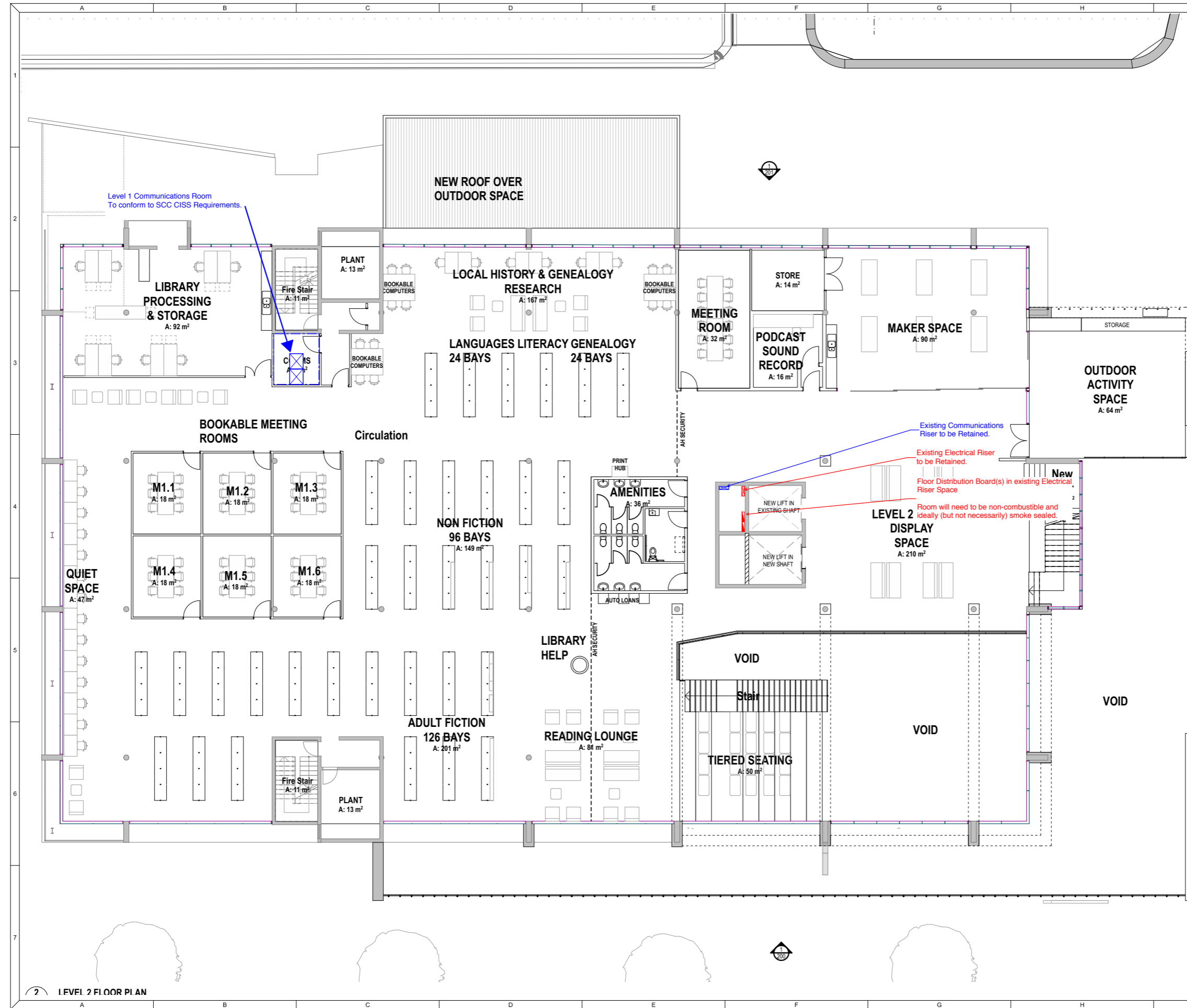
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C	09.09.20	PRELIMINARY ISSUE	N.S.

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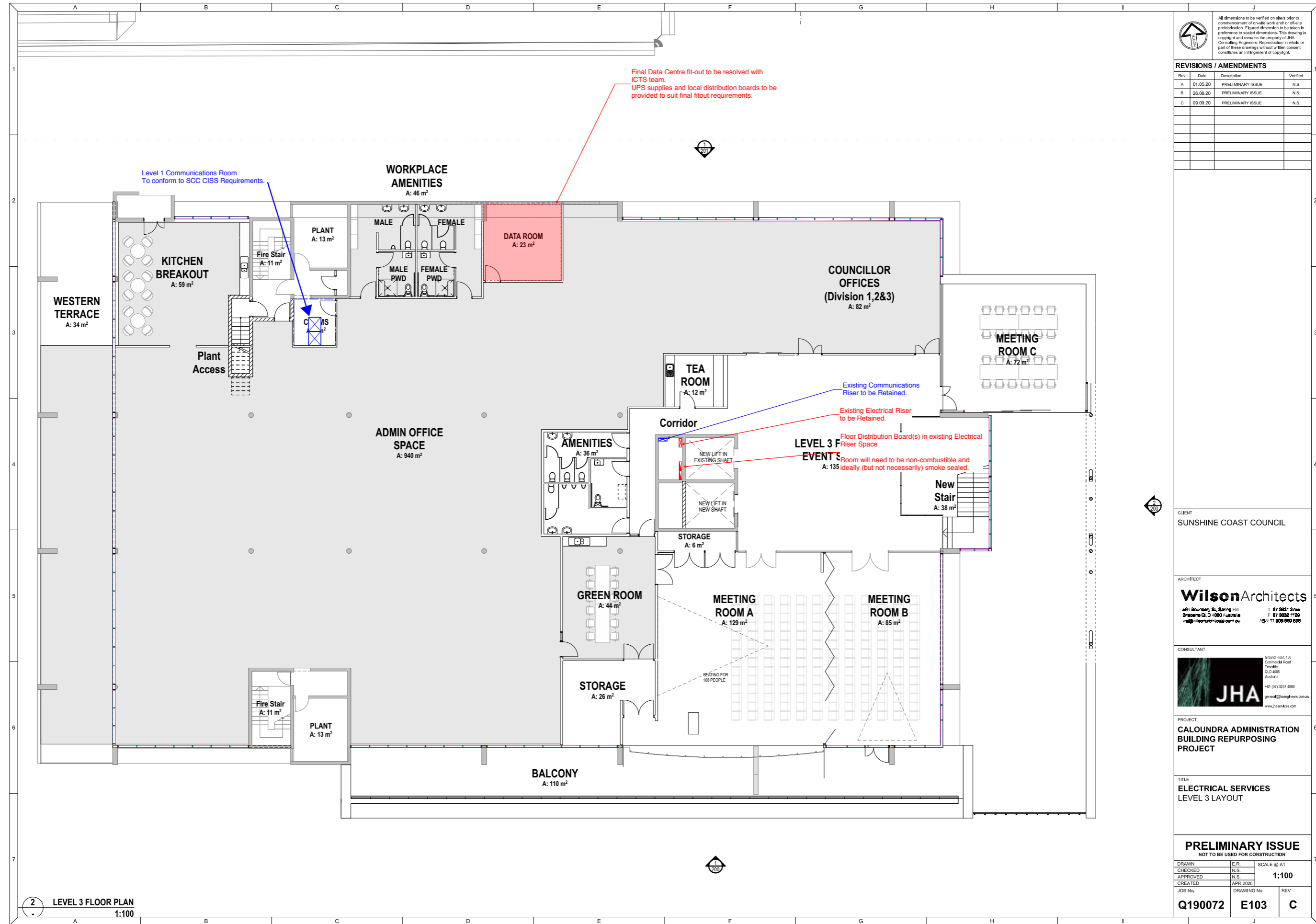
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TITLE
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LEVEL 2 LAYOUT**

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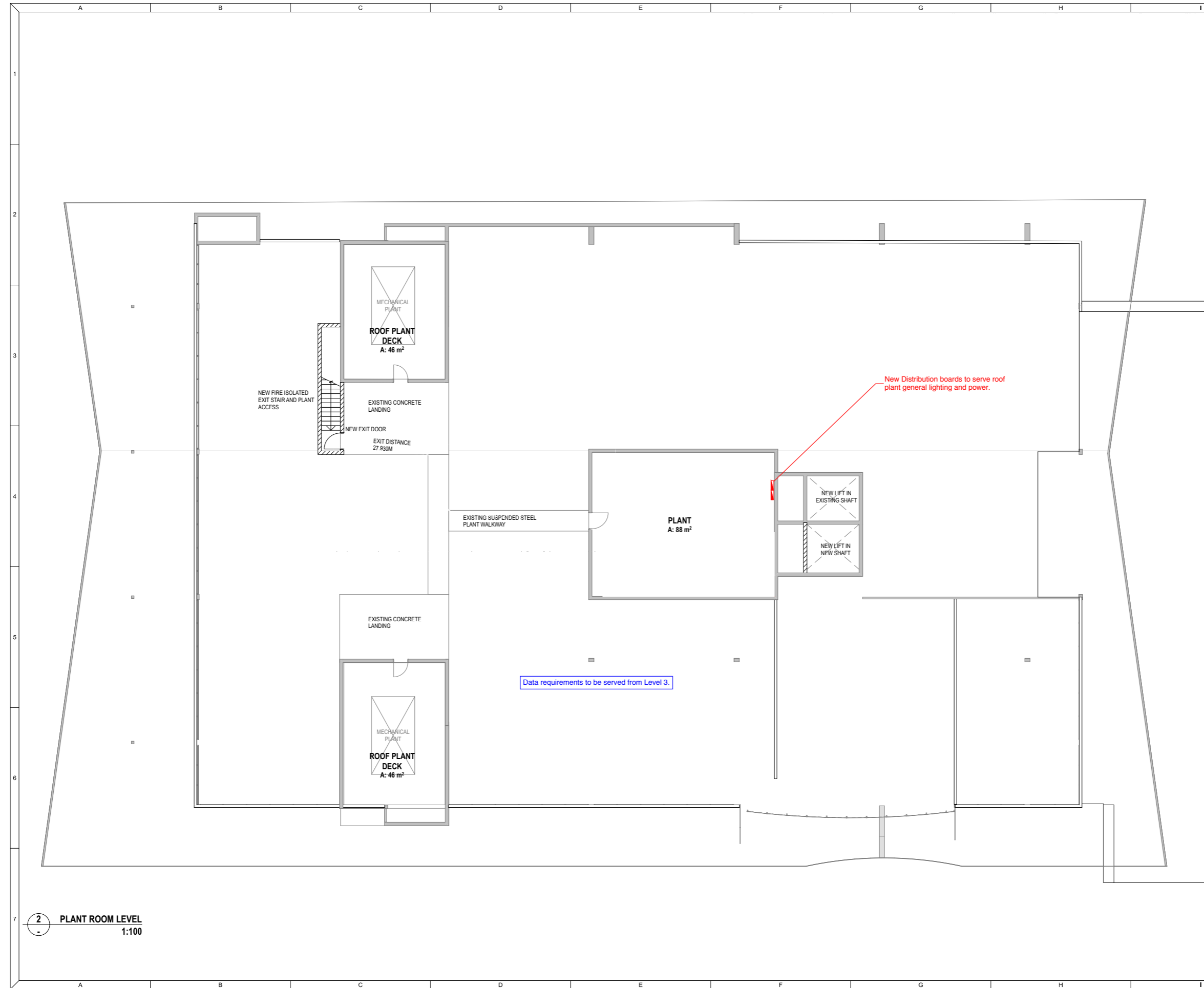
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CREATED	APR 2020	
JOB No.	DRAWING No.	REV
Q190072	E103	C



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B	09.09.20	PRELIMINARY ISSUE	N.S.

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PROJECT
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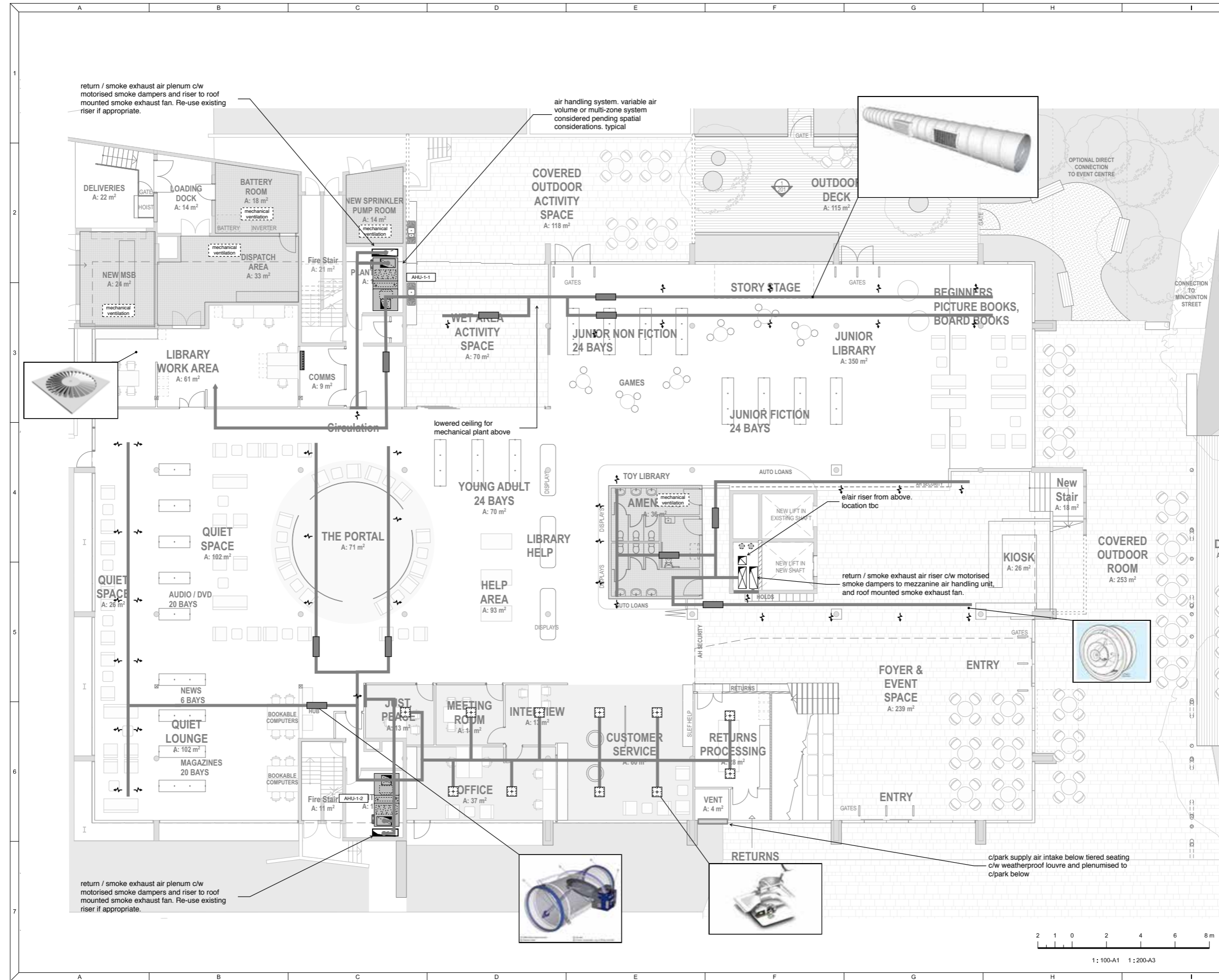
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**ELECTRICAL SERVICES
PLANTROOM LEVEL LAYOUT**

PRELIMINARY ISSUE
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APPROVED	N.S.	
CREATED	APR 2020	
JOB No.	DRAWING No.	REV
Q190072	E104	B

2 PLANT ROOM LEVEL
1:100

appendix 5 - mechanical drawings



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C	12.01.21	PRELIMINARY ISSUE	T.S.

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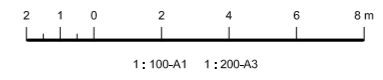
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PROJECT
CALOUNDRA ADMINISTRATION BUILDING REPURPOSING PROJECT

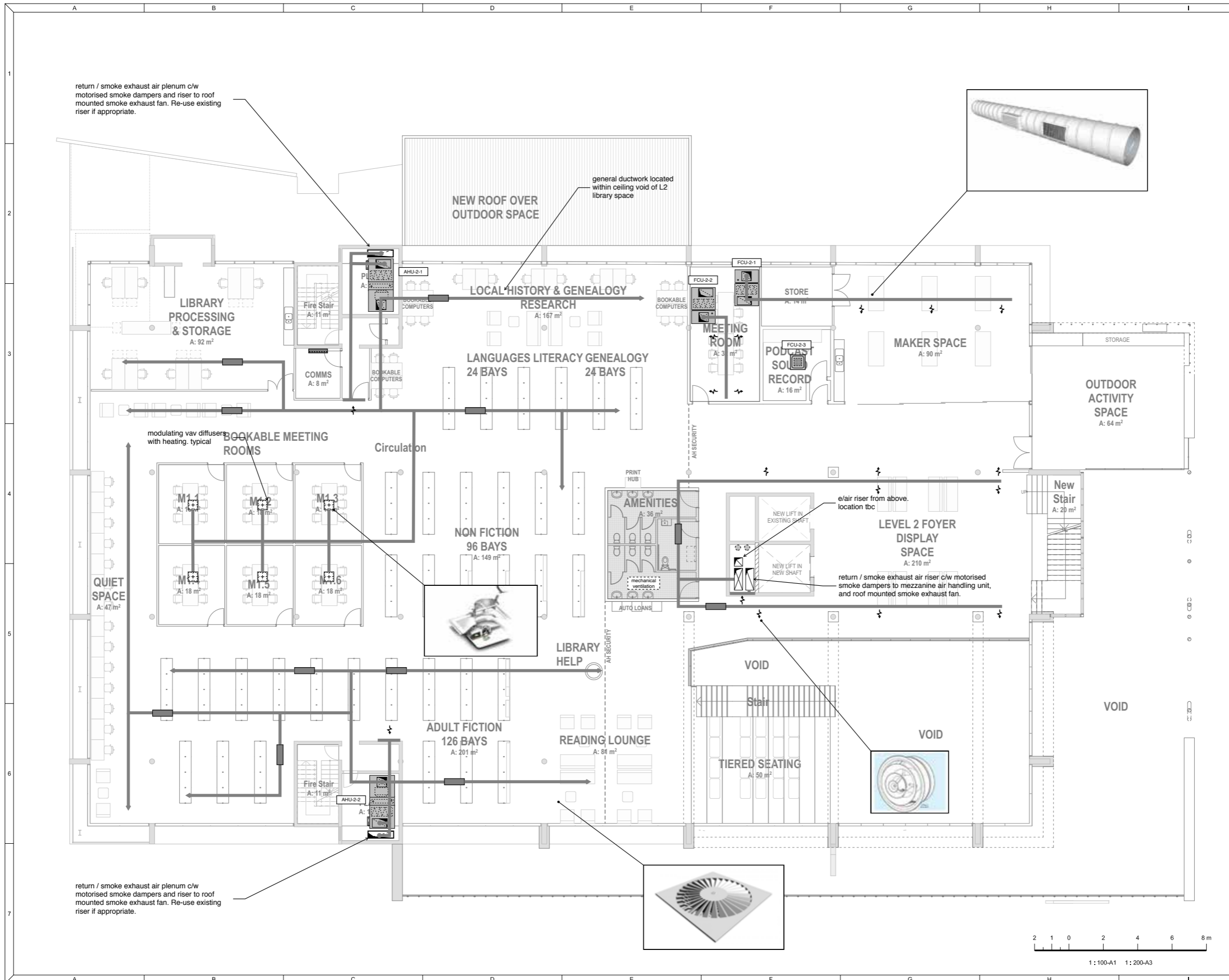
TITLE
MECHANICAL SERVICES LEVEL 1 LAYOUT

PRELIMINARY ISSUE
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DRAWN	F.T.J.	SCALE @ A1
CHECKED	J.F.	1:100
APPROVED	T.S.	
CREATED	APR 2020	
JOB No.	DRAWING No.	REV
Q190072	M100	C



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REVISIONS / AMENDMENTS			
Rev	Date	Description	Verified
A	30.04.20	PRELIMINARY ISSUE	J.F.
B	26.06.20	PRELIMINARY ISSUE	T.S.
C	12.01.21	PRELIMINARY ISSUE	T.S.

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PROJECT
**CALOUNDRA ADMINISTRATION
BUILDING REPURPOSING
PROJECT**

TITLE
**MECHANICAL SERVICES
LEVEL 2 LAYOUT**

PRELIMINARY ISSUE
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JOB No.	DRAWING No.	REV
Q190072	M101	C

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A	30.04.20	PRELIMINARY ISSUE	J.F.
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C	12.01.21	PRELIMINARY ISSUE	T.S.

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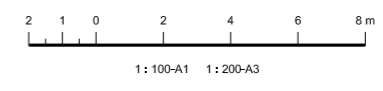
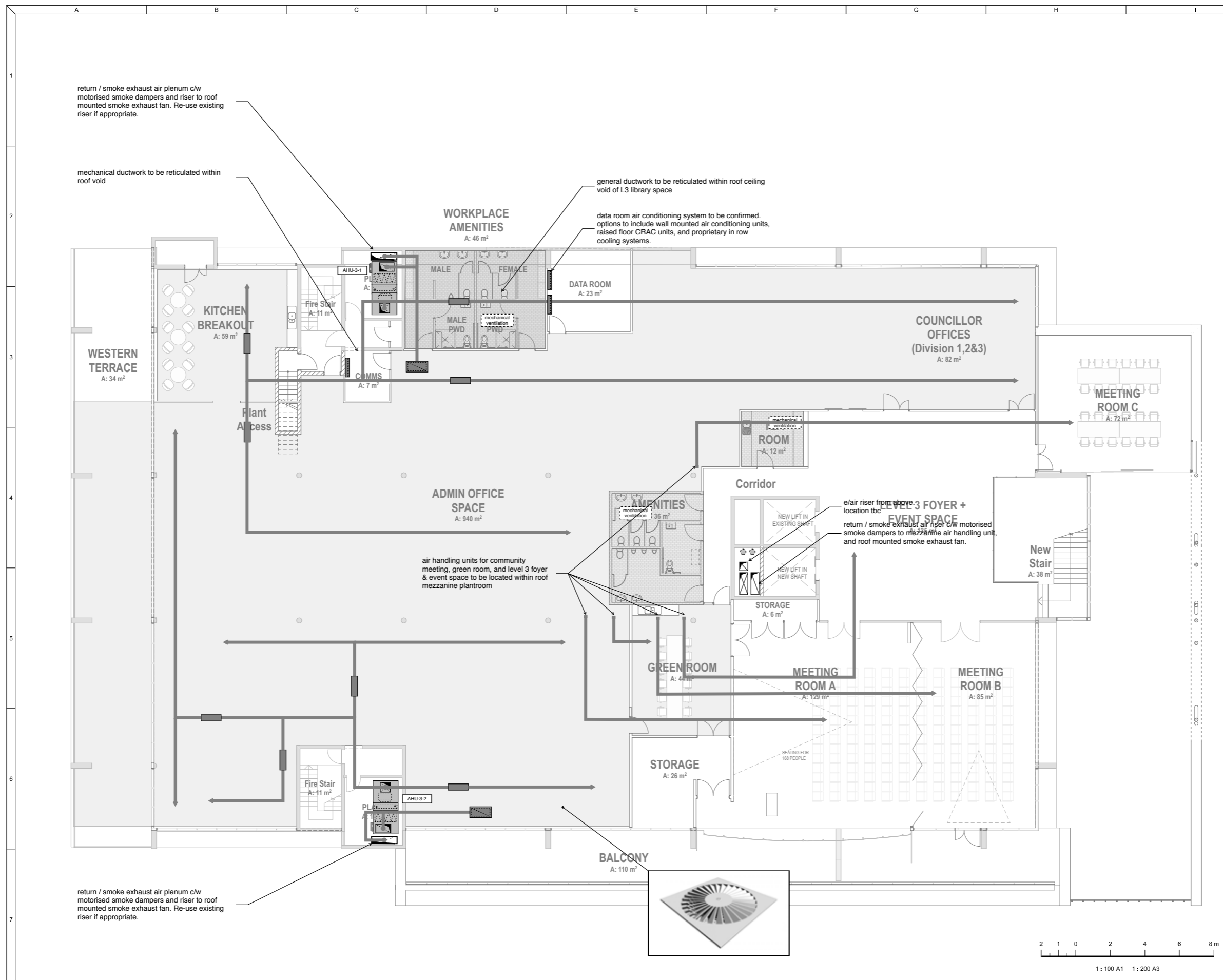
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PROJECT
CALOUNDRRA ADMINISTRATION BUILDING REPURPOSING PROJECT

TITLE
MECHANICAL SERVICES LEVEL 3 LAYOUT

PRELIMINARY ISSUE
NOT TO BE USED FOR CONSTRUCTION

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APPROVED	T.S.	
CREATED	APR 2020	
JOB No.	DRAWING No.	REV
Q190072	M102	C



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REVISIONS / AMENDMENTS

Rev.	Date	Description	Verified
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B	12.01.21	PRELIMINARY ISSUE	T.S.

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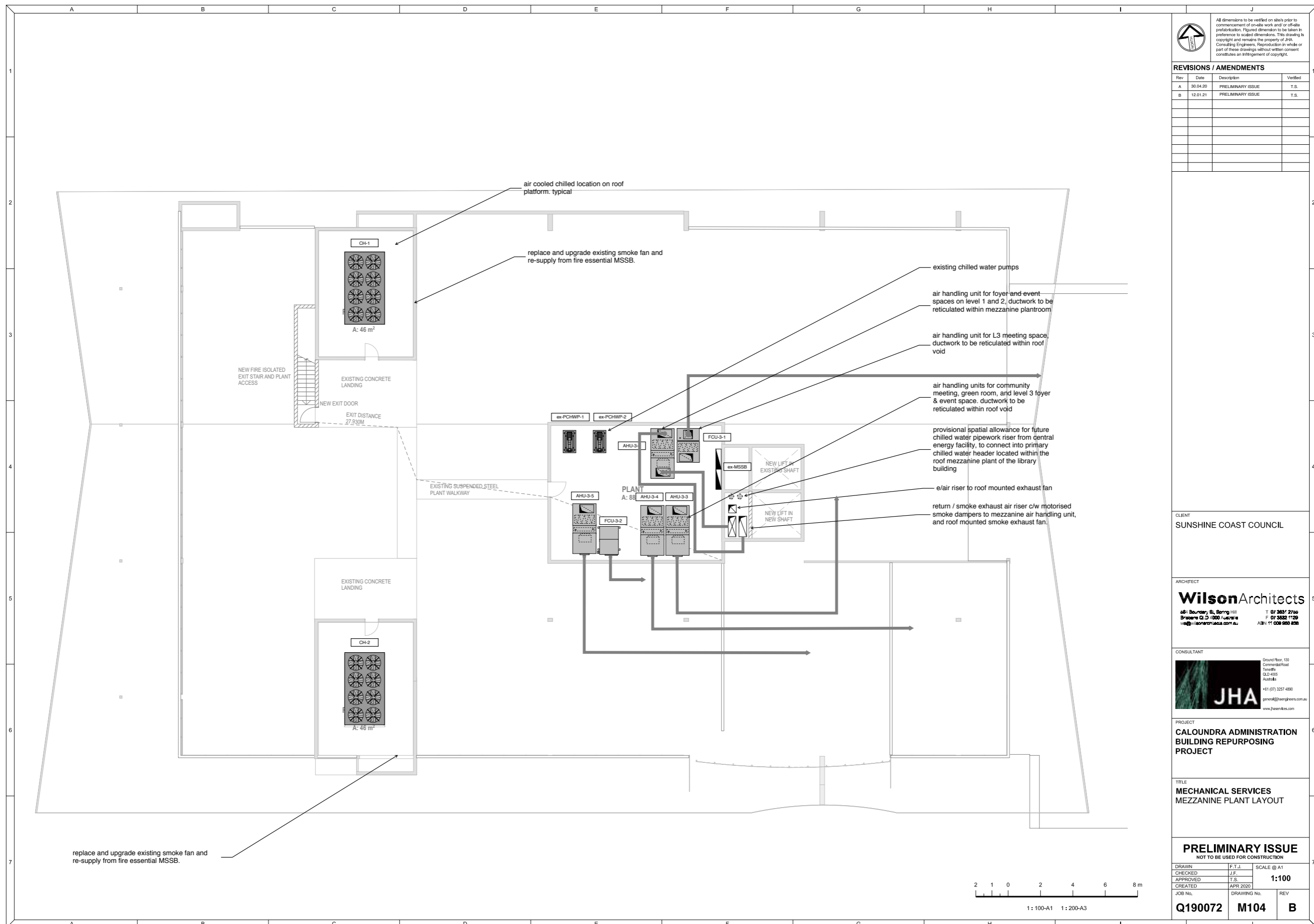
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PROJECT
CALOUNDRA ADMINISTRATION BUILDING REPURPOSING PROJECT

TITLE
MECHANICAL SERVICES MEZZANINE PLANT LAYOUT

PRELIMINARY ISSUE
NOT TO BE USED FOR CONSTRUCTION

DRAWN	F.T.J.	SCALE @ A1
CHECKED	J.F.	1:100
APPROVED	T.S.	
CREATED	APR 2020	
JOB No.	DRAWING No.	REV
Q190072	M104	B



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appendix 6 - sprinkler design drawings

CALOUNDRA ADMINISTRATION BUILDING RE-PURPOSING PROJECT

1 OMRAH AVENUE, CALOUNDRA QLD 4551

FIRE SPRINKLER SYSTEM

ALL DIMENSIONS TO BE CHECKED AND/OR VERIFIED BEFORE USE OF DRAWING.

REV	DESCRIPTION	DATE	BY
P1	PRELIMINARY CONCEPT DESIGN	27.08.20	TJR
A	FINAL CONCEPT DESIGN	01.09.20	TJR

DRAWING SCHEDULE - FIRE PROTECTION SERVICES	
DRAWING NO.	DRAWING NAME
8230101-F-0000-001	COVER SHEET, DRAWING SCHEDULE, LOCALITY PLAN, LEGEND, NOTES AND DESIGN CRITERIA
8230101-F-0000-002	SCHEMATIC AND DETAILS
8230101-F-0000-100	BASEMENT LEVEL
8230101-F-0000-101	LEVEL 1
8230101-F-0000-102	LEVEL 2
8230101-F-0000-103	LEVEL 3
8230101-F-0000-104	LEVEL 4

ABBREVIATIONS	
JA	JACKING PUMP
RT	REMOTE TEST
N	NEW
E	EXISTING
D	DECOMMISSIONED AND REMOVED



LOCALITY PLAN
SCALE: NTS

LEGEND	
	VALVE - ISOLATION (ABOVE GROUND)
	VALVE - ISOLATION (BELOW GROUND)
	VALVE - BUTTERFLY
	VALVE - CHECK / NON-RETURN
	VALVE - GLOBE (THROTTLING)
	SPRINKLER CONTROL VALVE ASSEMBLY
	JACKING PUMP
	FLOW TEST ELEMENT
	FLANGE
	WATER MOTOR ALARM
	DUAL BOOSTER INLET
	DUAL FEED OUTLET
	NEW PIPEWORK - MAIN (ABOVE GROUND)
	NEW PIPEWORK - MAIN (BELOW GROUND)
	EXISTING PIPEWORK - MAIN (ABOVE GROUND)
	EXISTING PIPEWORK - MAIN (BELOW GROUND)
	VALVE MONITOR
	PRESSURE SWITCH
	DRAIN - BY HYDRAULIC SERVICES
	WATER METER - BY HYDRAULIC SERVICES

FIRE SPRINKLER SYSTEM DESIGN CRITERIA			
COMPLIANCE:	COMPLY WITH NCC 2019 A1 SPECIFICATION E1.5, AS 2118.1-2017 AND THE PROJECT FIRE ENGINEERING REPORT		
PROTECTED AREA	OCCUPANCY	CLASSIFICATION	REQUIREMENTS
LEVEL 1, 2 AND 3	OFFICES AND LIBRARY	LIGHT HAZARD (STANDARD, CL. 9.2a)	LIGHT HAZARD - SIX (6) HYDRAULICALLY MOST UNFAVOURABLE Km8.0 SPRINKLERS, EACH OPERATING AT MINIMUM 70kPa
BASEMENT	CARPARK	ORDINARY HAZARD 2	ORDINARY HAZARD 2 - TWELVE (12) HYDRAULICALLY MOST UNFAVOURABLE Km8.0 SPRINKLERS, EACH OPERATING AT MINIMUM 60 L/min
LEVEL 4 (ROOF)	PLANT	ORDINARY HAZARD 1	ORDINARY HAZARD 1 - SIX (6) HYDRAULICALLY MOST UNFAVOURABLE Km8.0 SPRINKLERS, EACH OPERATING AT MINIMUM 60 L/min

FIRE SPRINKLER SYSTEM WATER SUPPLY	
COMPLIANCE:	SINGLE (AS 2118.1-2017)
REQUIREMENTS:	TOWNS MAIN CONNECTIONS: 1 TOWNS MAIN CONNECTION SIZE: ø100 NB REQUIRED TOWNS MAIN PERFORMANCE: APPROX. 34.2 L/sec at 200 kPa, 28 L/sec at 200 kPa, and 27.5 L/sec at 275 kPa (all inclusive of allowance for two (2) fire hydrants supplied from the same town's main)

- NOTES:**
- THESE DRAWINGS TO BE READ IN CONJUNCTION WITH OMNII CONCEPT DESIGN ADVICE 8230101 CA001.
 - THESE DRAWINGS TO BE READ IN CONJUNCTION WITH ARCHITECTURAL, STRUCTURAL AND ALL OTHER BUILDING SERVICES.
 - THESE DRAWINGS TO BE READ IN CONJUNCTION WITH INSURERS REQUIREMENTS.
 - THESE DRAWINGS TO BE READ IN CONJUNCTION WITH THE CLIENT BRIEF.
 - THESE DRAWINGS TO BE READ IN CONJUNCTION WITH THE PROJECT FIRE ENGINEERING REPORT (FER).
 - IT IS THE CONTRACTORS RESPONSIBILITY AS A MINIMUM TO COMPLY WITH THE NATIONAL CONSTRUCTION CODE (NCC 2019) DEEMED TO SATISFY (DTS) PROVISIONS AND INCORPORATE THE REQUIREMENTS OF ANY PERFORMANCE SOLUTION RELEVANT TO THIS PROJECT. THESE DOCUMENTS DETAIL THE GENERAL SCOPE OF WORKS AND INCLUDE ANY ADDITIONAL REQUIREMENTS OVER AND ABOVE THE MINIMUM DTS REQUIREMENTS.
 - ALL AREAS OF THE BUILDING SHALL BE FULLY PROTECTED WITH FIRE PROTECTION SERVICES IN ACCORDANCE WITH NCC 2019, PROJECT FIRE ENGINEERING REPORT (IF APPLICABLE), EVEN IF NOT SPECIFICALLY NOTED IN THE DOCUMENTATION.
 - EQUIPMENT NOMINATED IS INDICATIVE ONLY, ALLOW TO PROVIDE CAPACITY AND PERFORMANCE AS REQUIRED TO SUIT THE SYSTEM REQUIREMENTS.
 - ALL WORKS ARE TO BE UNDERTAKEN BY A REGISTERED AND APPROPRIATELY LICENSED CONTRACTOR.
 - THE COMPLETE INSTALLATION SHALL BE OF FIRST QUALITY WORKMANSHIP AND TO THE APPROVAL OF THE CLIENT OR CLIENT'S REPRESENTATIVE.
 - ALL MATERIALS AND WORKS SHALL COMPLY WITH THE CODES, STANDARDS, RULES AND REGULATIONS OF ALL STATUTORY AUTHORITIES HAVING JURISDICTION OVER THE WORKS. THE LATEST STANDARDS & CODES LEGISLATED AT THE TIME DEVELOPMENT OR BUILDING APPROVAL IS GRANTED, SHALL BE USED UNLESS NOTED OTHERWISE.
 - ALL EQUIPMENT USED SHALL INCLUDE ALL RELEVANT APPROVALS SUCH AS NCC, ACTIVIFIRE, LOCAL FIRE BRIGADE AND ANY OTHER AUTHORITY HAVING JURISDICTION.
 - COORDINATE INSTALLATION WITH OTHER TRADES AND SERVICES TO THE APPROVAL OF THE CLIENT OR CLIENT'S REPRESENTATIVE.
 - CARRY OUT ALL WORKS IN SUCH A MANNER AS TO CAUSE THE LEAST INCONVENIENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE OR ALLOWANCE AND FOR ANY CLAIMS THAT MAY ARISE THERE FROM, ANY DAMAGE SHALL BE MADE GOOD. PROVIDE NECESSARY PROTECTIVE MEASURES FOR THE SAFETY OF THE PUBLIC, STAFF AND THE BUILDING.
 - NO CHANGES TO THE DESIGN CRITERIA IS TO OCCUR WITHOUT EXPLICIT WRITTEN APPROVAL FROM THE CLIENT OR CLIENT'S REPRESENTATIVE. IF THERE IS A CONFLICT WITH THIS SCOPE, RESOLVE WITH THE CLIENT AND CLIENTS REPRESENTATIVE.
 - ALL DIMENSIONS SHALL BE CHECKED AND VERIFIED ON SITE PRIOR TO COMMENCEMENT OF WORK.
 - PIPE SIZING SHOWN IS MINIMUM INTERNAL DIAMETER.

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omnii
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A Ground Floor, 100 Queensland Drive, Milton QLD 4054

PROJECT:

**CALOUNDRA ADMIN BUILDING
RE-PURPOSING PROJECT**
1 OMRAH AVE, CALOUNDRA
QUEENSLAND 4551

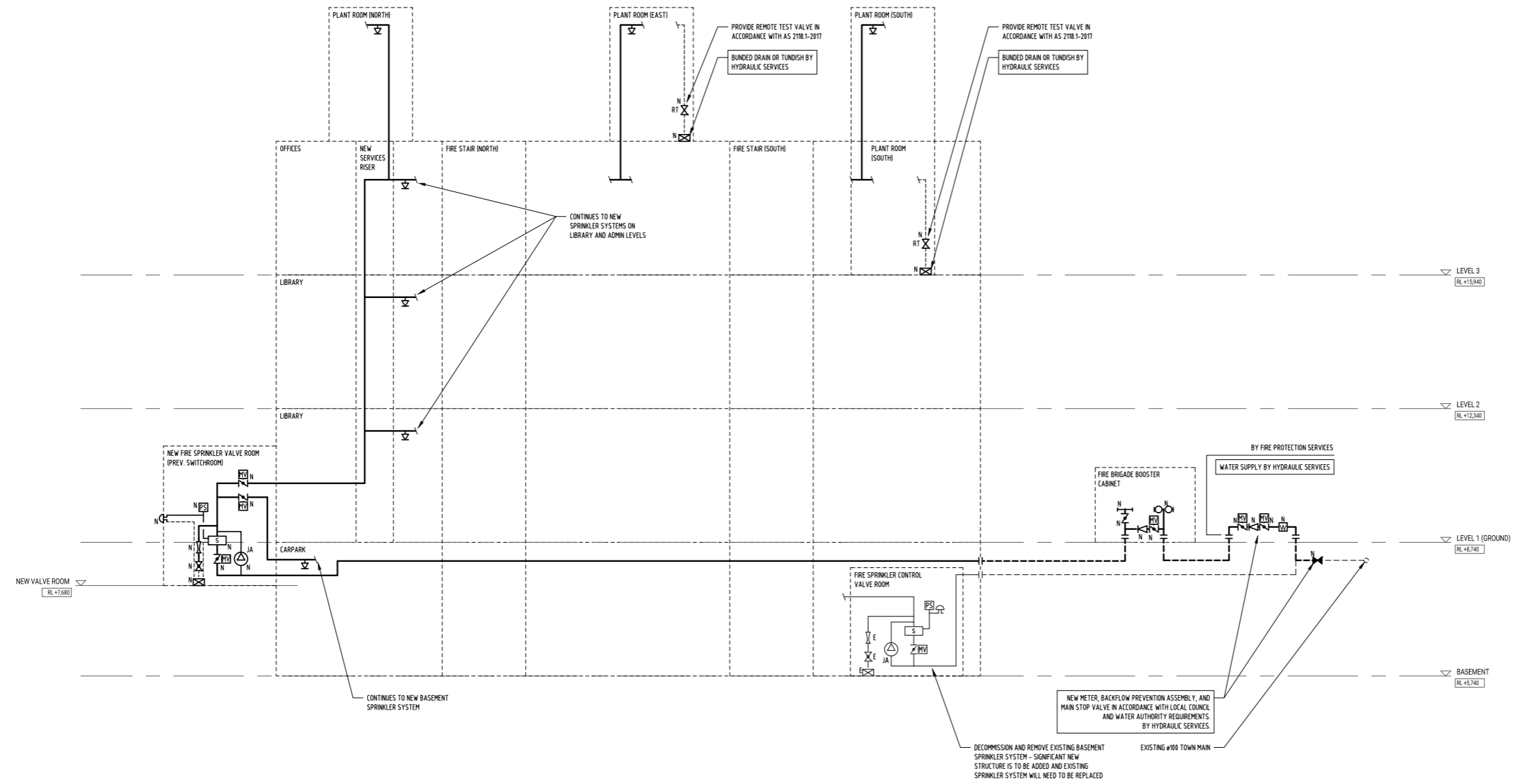
DRAWING TITLE:

**FIRE PROTECTION SERVICES
COVER SHEET, DRAWING SCHEDULE, LOCALITY PLAN,
LEGEND, NOTES AND DESIGN CRITERIA**

SCALE @ A1	DATE	CHECKED	APPROVED
NTS	AUG 20	DMS	DMS
PROJECT No	DRAWING No	REV	
8230101	F-0000-001	A	

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REV	DESCRIPTION	DATE	BY
P1	PRELIMINARY CONCEPT DESIGN	27.08.20	TJR
A	FINAL CONCEPT DESIGN	01.09.20	TJR



PROPOSED FIRE SPRINKLER SYSTEM SCHEMATIC
SCALE: NTS

- NOTES:**
- VALVES SHALL BE NORMALLY OPEN UNLESS IDENTIFIED OTHERWISE.

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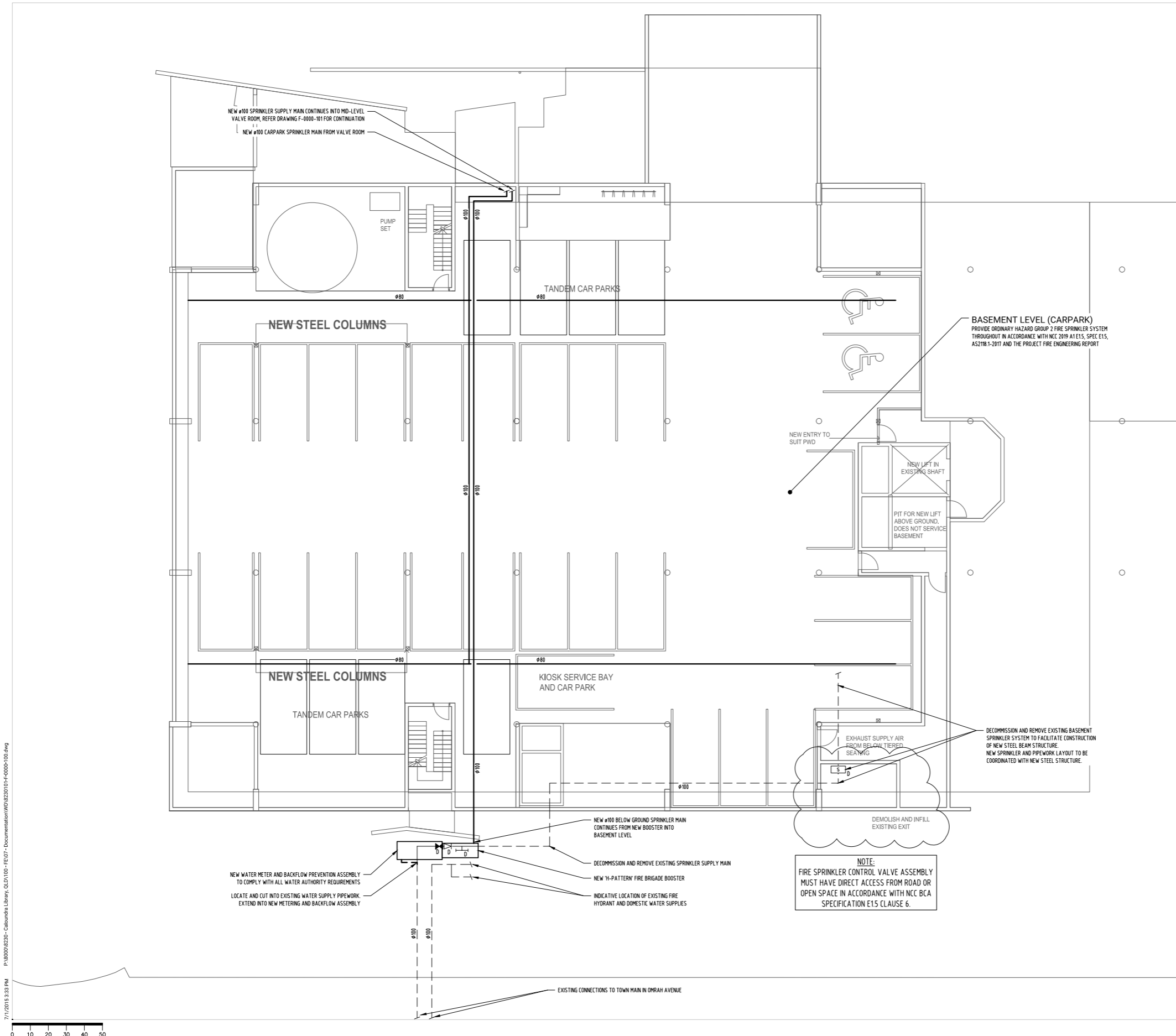
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PROJECT:
**CALOUNDRA ADMIN BUILDING
RE-PURPOSING PROJECT**
1 OMRAH AVE, CALOUNDRA
QUEENSLAND 4551

DRAWING TITLE:
**FIRE PROTECTION SERVICES
SCHEMATIC AND DETAILS**

SCALE @ A1	DATE	CHECKED	APPROVED
NTS	AUG 20	DMS	DMS
PROJECT No	DRAWING No	REV	
8230101	F-0000-002	A	

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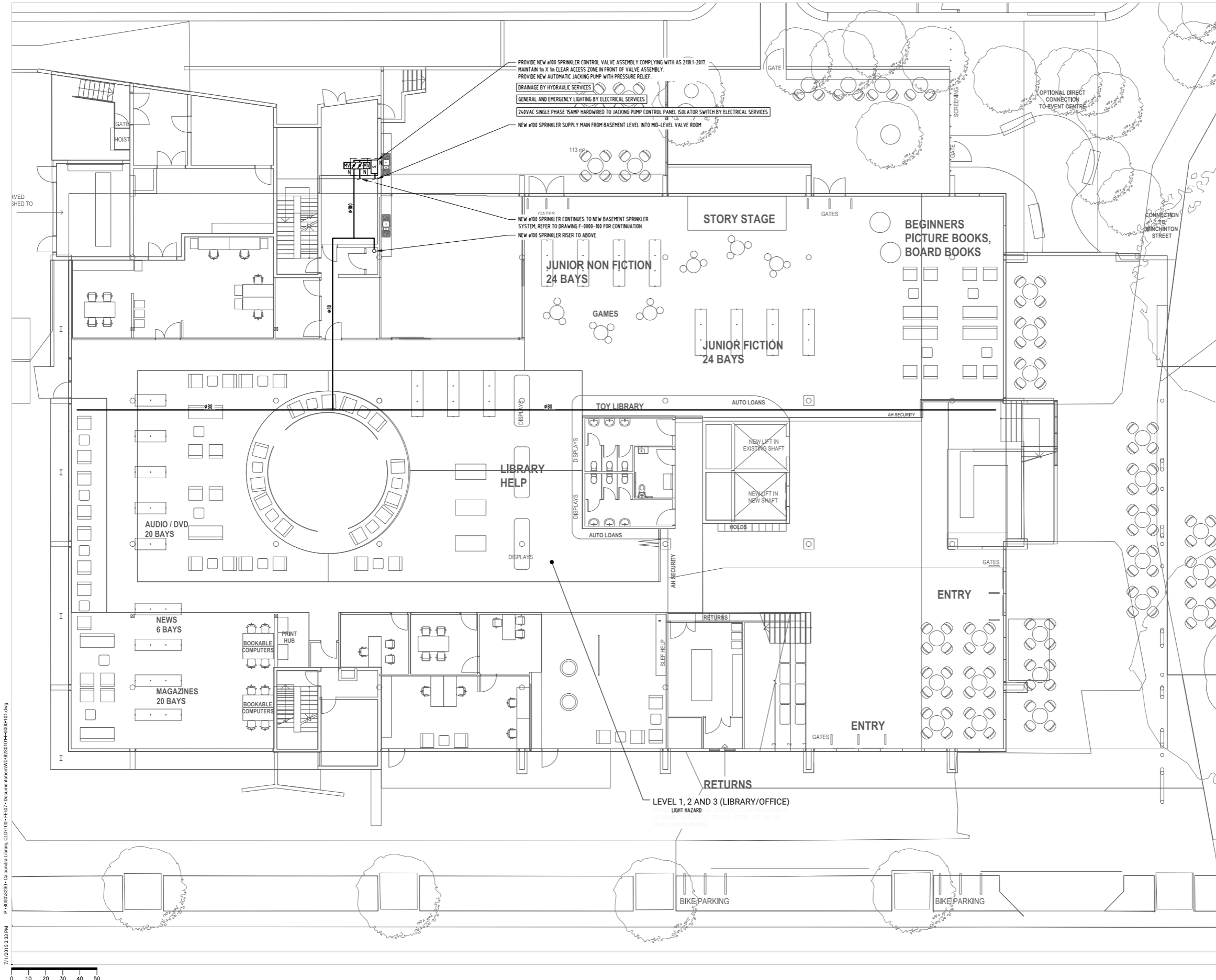
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PROJECT:
**CALOUNDRA ADMIN BUILDING
 RE-PURPOSING PROJECT**
 1 OMAHA AVE, CALOUNDRA
 QUEENSLAND 4551

DRAWING TITLE:
**FIRE PROTECTION SERVICES
 BASEMENT LEVEL**

SCALE @ A1	DATE	CHECKED	APPROVED
1:100	AUG 20	DMS	DMS
PROJECT No	DRAWING No	REV	
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P1	PRELIMINARY CONCEPT DESIGN	27.08.20	TJR
A	FINAL CONCEPT DESIGN	01.09.20	TJR

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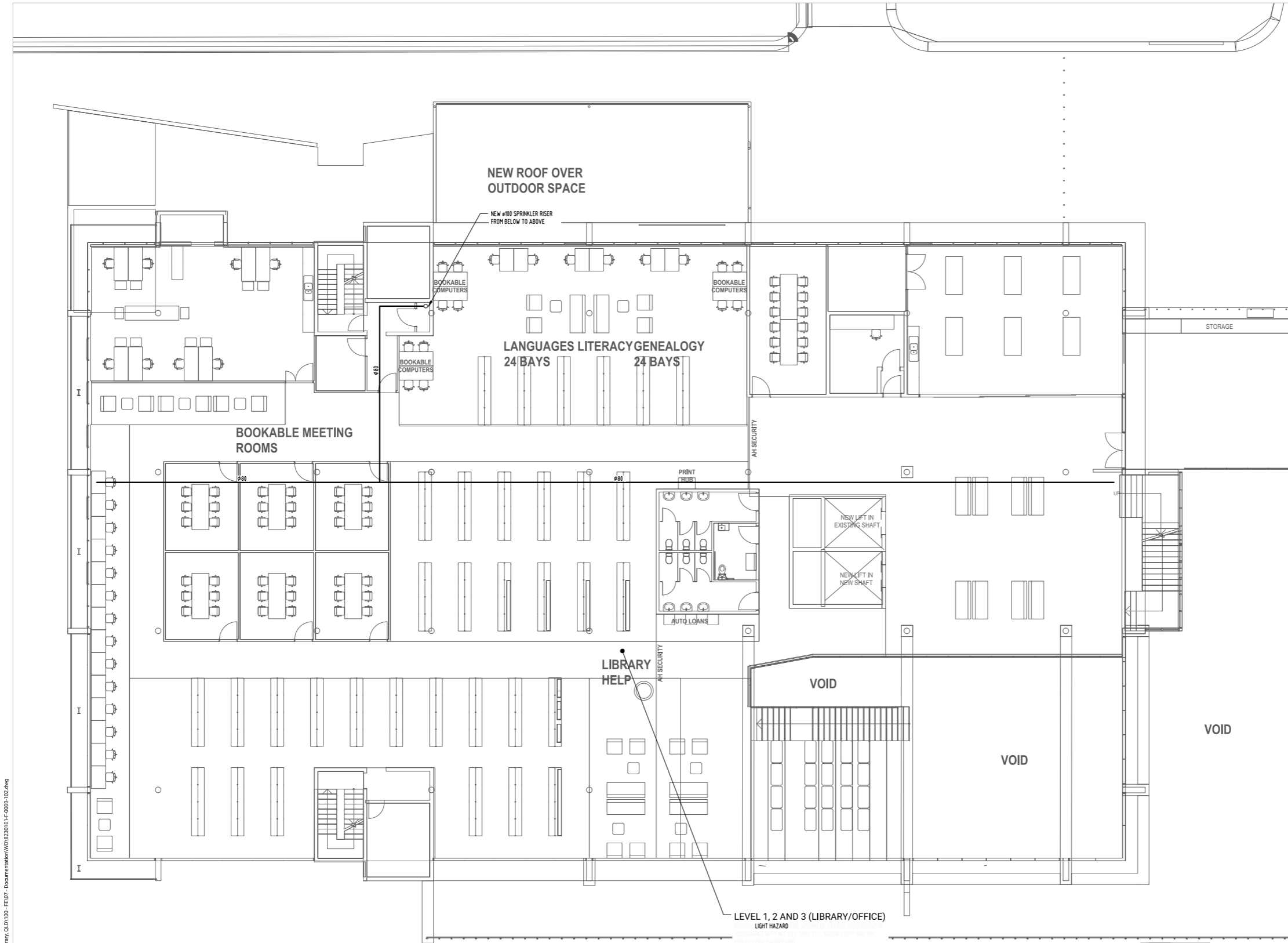
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PROJECT:
**CALOUNDRA ADMIN BUILDING
 RE-PURPOSING PROJECT**
 1 OMRAH AVE, CALOUNDRA
 QUEENSLAND 4551

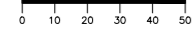
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**FIRE PROTECTION SERVICES
 LEVEL 1**

SCALE @ A1	DATE	CHECKED	APPROVED
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PROJECT No	DRAWING No	REV	
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PROJECT:

**CALOUNDRA ADMIN BUILDING
 RE-PURPOSING PROJECT**
 1 OMRAH AVE, CALOUNDRA
 QUEENSLAND 4551

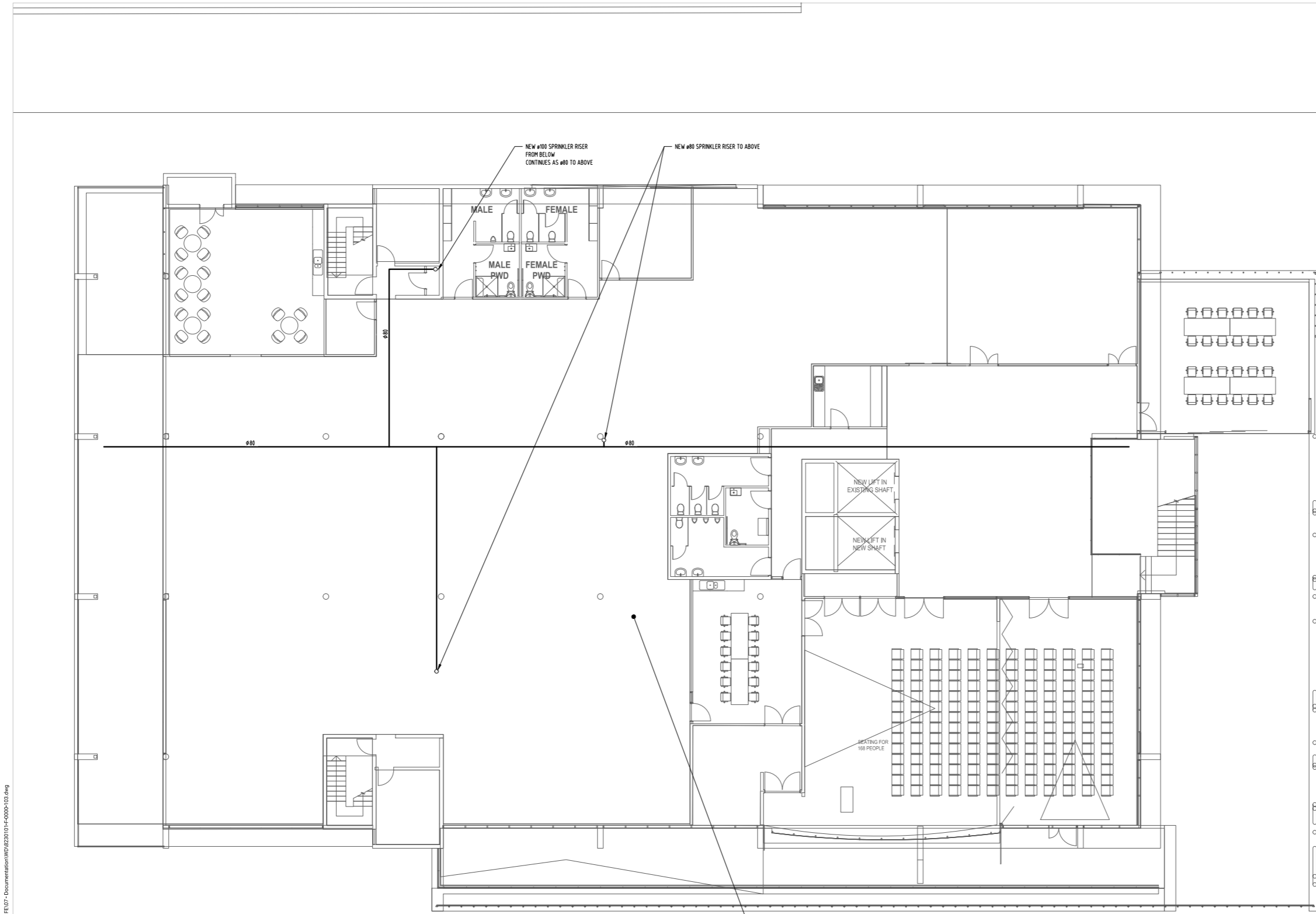
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**FIRE PROTECTION SERVICES
 LEVEL 2**

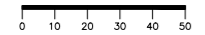
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1:100	AUG 20	DMS	DMS
PROJECT No.	DRAWING No.	REV	
8230101	F-0000-102	A	

0 1 5 10

LEVEL 1, 2 AND 3 (LIBRARY/OFFICE)
 LIGHT HAZARD



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P1	PRELIMINARY CONCEPT DESIGN	27.08.20	TJR
A	FINAL CONCEPT DESIGN	01.09.20	TJR

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PROJECT:

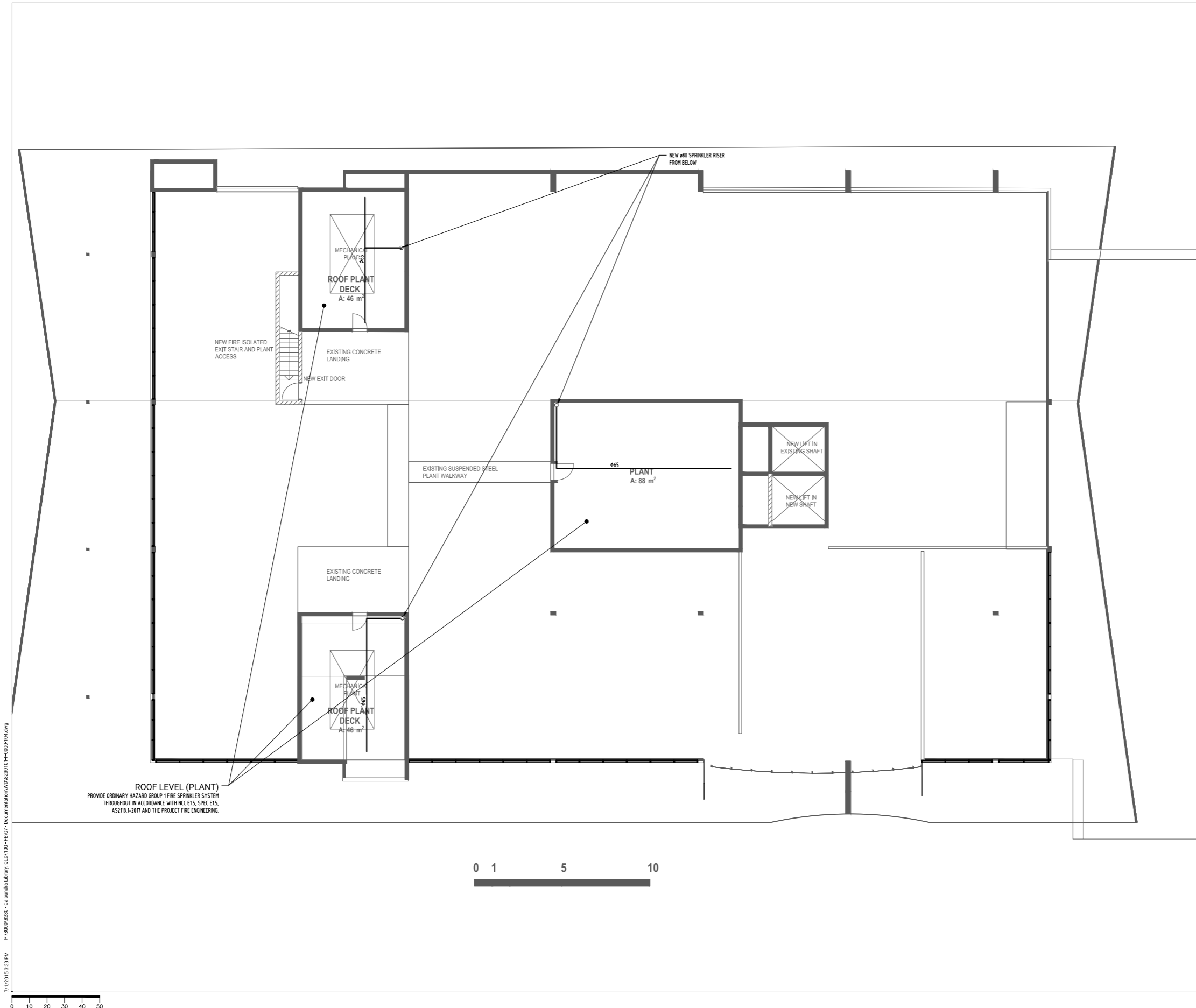
**CALOUNDRA ADMIN BUILDING
 RE-PURPOSING PROJECT**
 1 OMRAH AVE, CALOUNDRA
 QUEENSLAND 4551

DRAWING TITLE:

**FIRE PROTECTION SERVICES
 LEVEL 3**

SCALE @ A1	DATE	CHECKED	APPROVED
1:100	AUG 20	DMS	DMS

PROJECT No.	DRAWING No.	REV
8230101	F-0000-103	A



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ROOF LEVEL (PLANT)
 PROVIDE ORDINARY HAZARD GROUP 1 FIRE SPRINKLER SYSTEM
 THROUGHOUT IN ACCORDANCE WITH NCC E15, SPEC E15,
 AS2118.1-2017 AND THE PROJECT FIRE ENGINEERING.

ALL DIMENSIONS TO BE CHECKED AND/OR VERIFIED BEFORE USE OF DRAWING.

REV	DESCRIPTION	DATE	BY
A	FINAL CONCEPT DESIGN	01.09.20	TJR

CLIENT:
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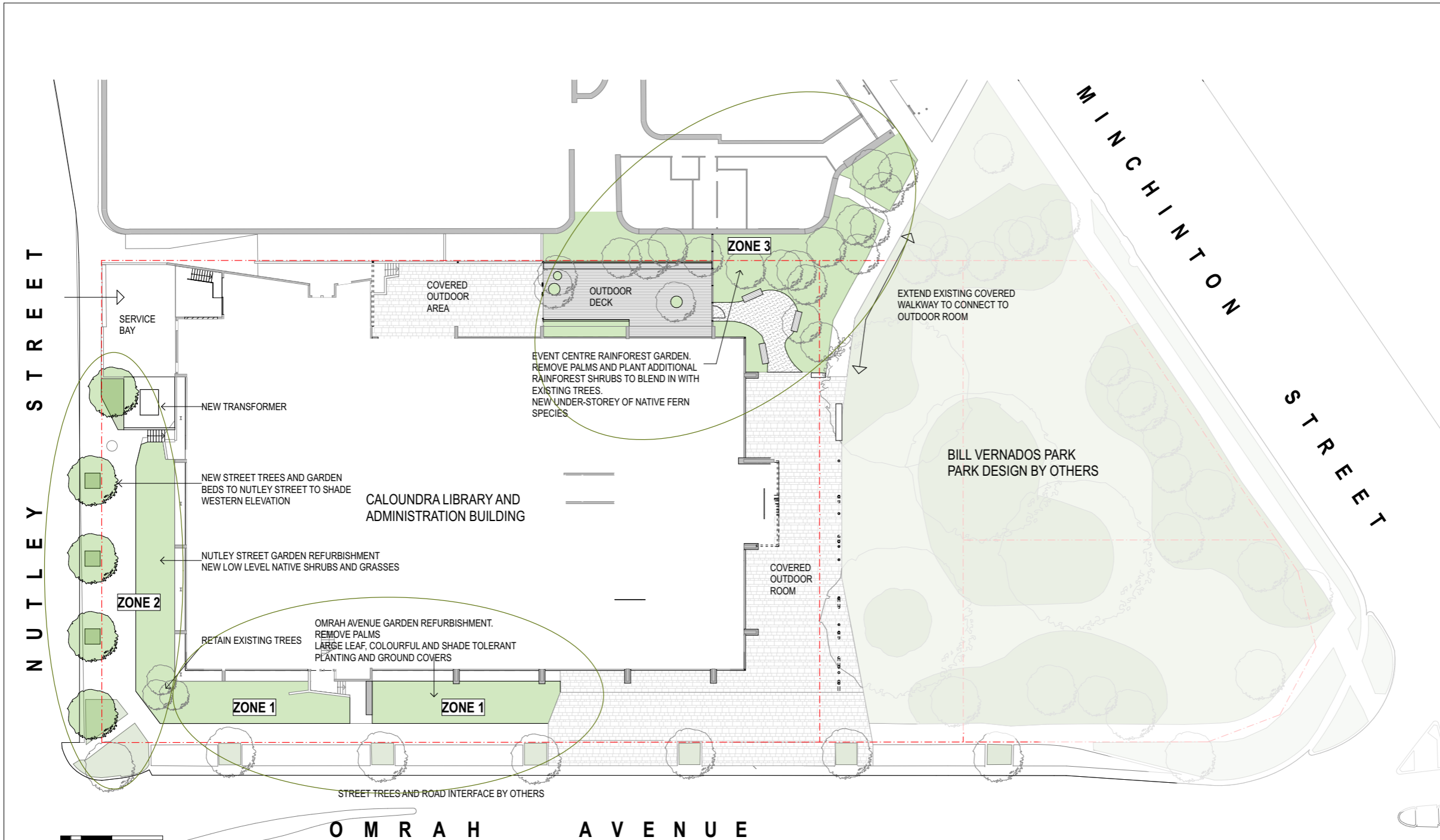
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PROJECT:
**CALOUNDRA ADMIN BUILDING
 RE-PURPOSING PROJECT**
 1 OMRAH AVE, CALOUNDRA
 QUEENSLAND 4551

DRAWING TITLE:
**FIRE PROTECTION SERVICES
 LEVEL 4**

SCALE @ A1	DATE	CHECKED	APPROVED
1:100	AUG 20	DMS	DMS
PROJECT No.	DRAWING No.	REV	
8230101	F-0000-104	A	

appendix 7 - landscape drawings



NOTES

1. Figured dimensions take precedence over scaled.
2. Figured dimensions are millimetres unless noted otherwise.
3. Check all dimensions on site prior to commencement of work.
4. These designs, drawings and specifications, and copyright thereof, are the property of Blair M Wilson and Associates Pty. Ltd. trading as Wilson Architects, and must not be used, retained or copied without the written authority of Wilson Architects.

Stage 3 Preliminary Design	G	26/2/21	PL
Rev	Revision Description	Date	Ver

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Client
Sunshine Coast Council

Project
Caloundra Administration Building

Title
**LANDSCAPE PLAN
 LANDSCAPE PLANS**

Plot Date	26/2/21	Drawn	Chk
Project No.	5619	Scale	1:200 at A1
Drawing No.	SD-L-L200	Revision	A

1 L200 LANDSCAPE PLAN
 Detail Plan
 1:200

ZONE 1: OMRAH AVENUE GARDEN REFURBISHMENT: LARGE LEAF, COLOURFUL AND SHADE TOLERANT PLANTING AND GROUND COVERS.

ZONE 2: NUTLEY STREET GARDEN REFURBISHMENT: NEW LOW LEVEL NATIVE SHRUBS AND GRASSES; NEW STREET TREE'S TO SHADE WESTERN ELEVATION

ZONE 3: EVENT CENTRE RAINFOREST GARDEN: RAINFOREST SHRUBS AND UNDER-STOREY NATIVE FERN SPECIES TO BLEND IN WITH EXISTING TREE'S

ZONE 1: OMRAH AVENUE GARDEN REFURBISHMENT: LARGE LEAF, COLOURFUL AND SHADE TOLERANT PLANTING AND GROUND COVERS.

PLANTING SCHEME BORROWS FROM THE BILL VERNADOS PARK PLANT PALETTE: Bromeliads, Birds Nest Ferns, Ixora's, and large leafed variegated plant species



Zamia furfuracea

Philodendron Little Phil

Asplenium australasicum



Bromeliad species

Codiaeum variegatum species

Ixora species

Viola banksii

ZONE 2: NUTLEY STREET GARDEN REFURBISHMENT: NEW LOW LEVEL NATIVE SHRUBS AND GRASSES; NEW STREET TREE'S TO SHADE WESTERN ELEVATION

STREET TREE OPTIONS



Cupaniopsis anacardioides - to match species over the other side of Nutley Street



Brachychiton discolor

LOW LEVEL RESILIENT NATIVE SHRUBS, GRASSES AND ACCENT PLANTS



Hardenbergia violacea



Melastoma malabathricum



Pimelea linifolia



Pultenaea villosa



Austromyrtus dulcis x tenuifolia



Banksia oblongifolia



Callistemon Little John



Lomandra Shara



Crinum pedunculatum



Xanthorrhoea species

ZONE 3: EVENT CENTRE RAINFOREST GARDEN: RAINFOREST SHRUBS AND UNDER-STOREY NATIVE FERN SPECIES TO BLEND IN WITH EXISTING TREE'S



Cordyline petiolaris



Dianella caerulea



Calochlaena dubia



Blechnum cartilagineum



Melastoma malabathricum



Asplenium australasicum



Dendrobium speciosum

NOTES

1. Figured dimensions take precedence over scaled.
2. Figured dimensions are millimetres unless noted otherwise.
3. Check all dimensions on site prior to commencement of work.
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Stage 3 Preliminary Design	G	26/2/21	PL
Rev	Revision Description	Date	Ver

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Client

Sunshine Coast Council

Project

Caloundra Administration Building

Title

**PLANTING PALETTE
LANDSCAPE PLANS**

Plot Date	26/2/21	Drwn	Chk
Project No.	5619	Scale	2:1 at A1
Drawing No.	SD-L-L201	Revision	A

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