



## Caloundra Administration Building Repurposing Project Preliminary Design Report

Q1939 STAGE 3

DATE 25th February

Issue A





# contents

Introduction	2
Executive Summary	3
Building Upgrade Diagrams	4 - 5
Project Values	6
Design Reponse	7 - 11
Interface with Bill Venardos Park	12 - 17
Demolition Plans	18 - 22
Preliminary Design Plans, Elevations and Images	23 - 34
Appendix 1 - Structural Drawings	35 - 43
Appendix 2 - Hydraulic Drawings	44 - 49
Appendix 3 - ESD Service Drawings	50 - 53
Appendix 4 - Electrical Drawings	54 - 59
Appendix 5 - Mechanical Drawings	60 - 65
Appendix 6 - Sprinkler Drawings	66 - 73
Appendix 7 - Landscape Drawings	74 - 77

## 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

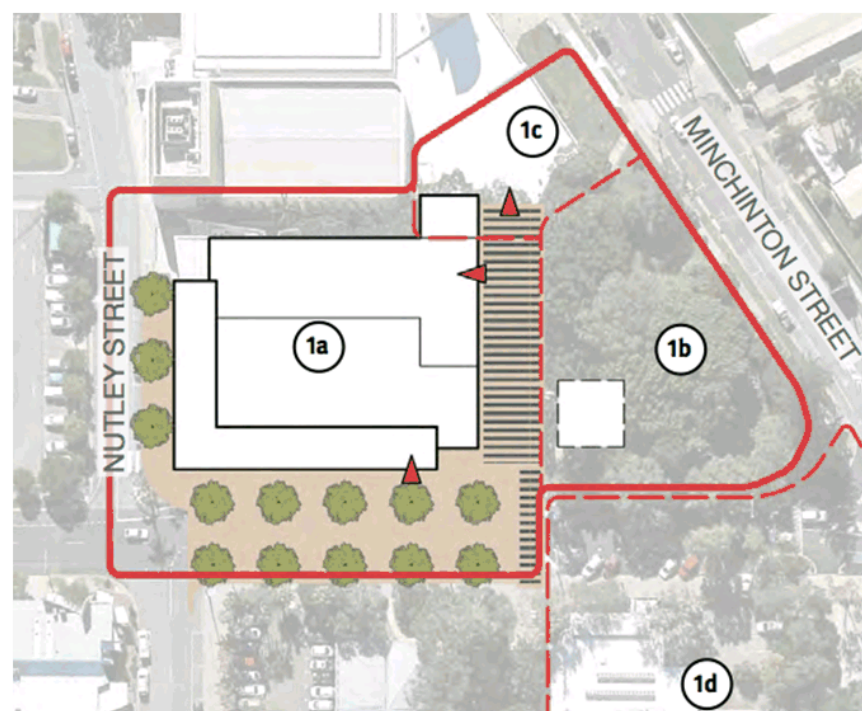
The intention of the Caloundra Centre Masterplan is to create a community and creative hub in the centre of Caloundra including a new contemporary District Library, new Caloundra Regional Gallery, new Town Square and public realm connecting Bulcock Beach through to The Events Centre. The new precinct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



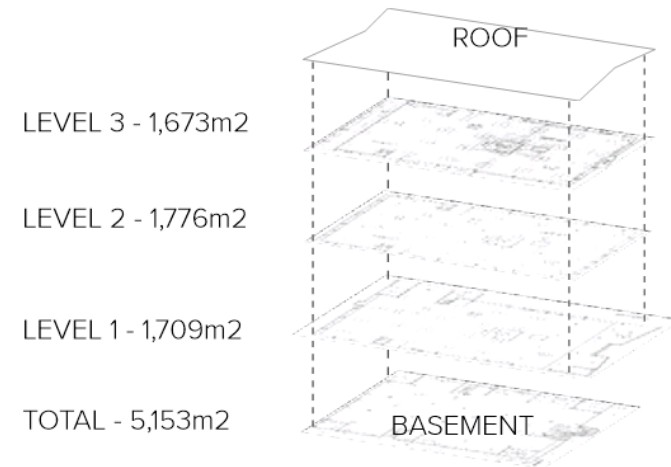
Caloundra Administration Building circa 1995  
Architects Peddle Thorpe and Harvey



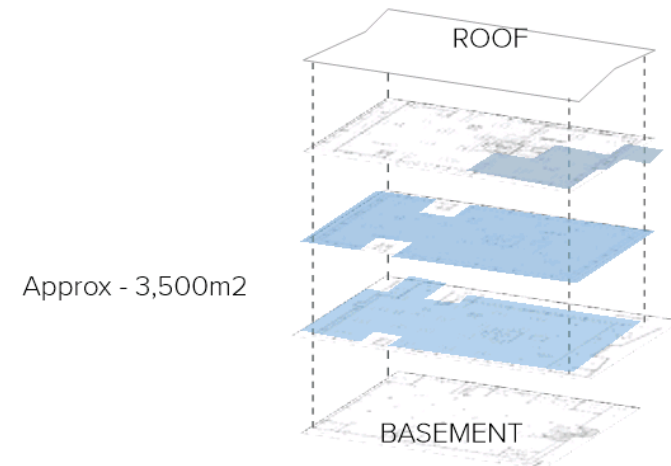
Caloundra Administration Building 2019

# building upgrade diagrams

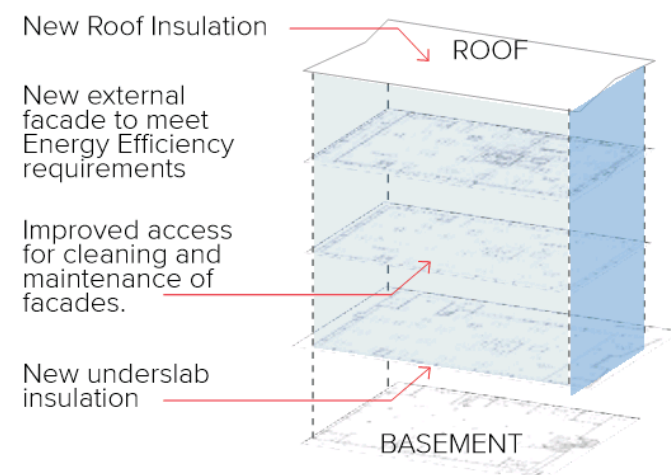
## Existing Building Area



## Library and Community Use

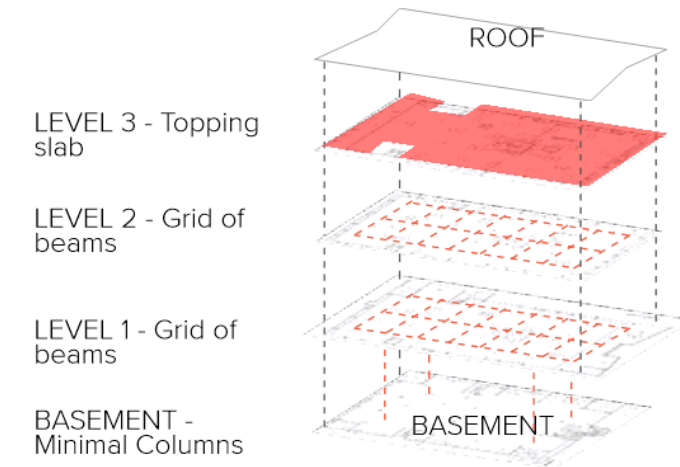


## Envelope Energy Efficiency & Maintenance



## Structural upgrade

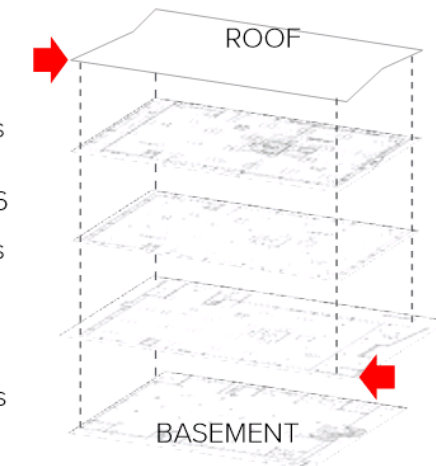
Upgrade structure to support Library Loads



## Earthquake Loading

Existing Buildings are assessed under Australian Standard AS3826 Strengthening Existing Buildings for Earthquake.

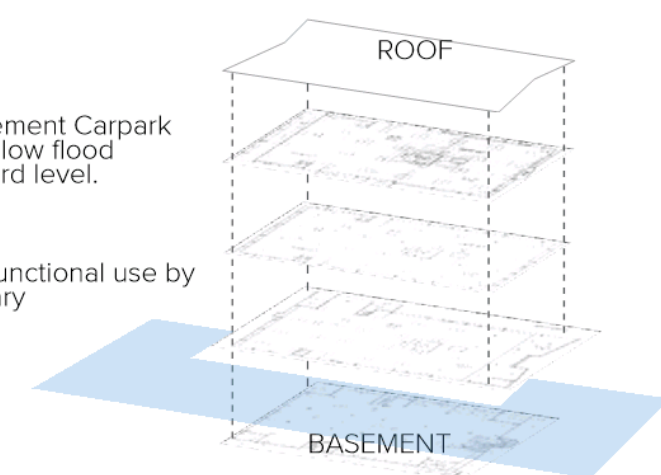
The existing building complies with AS3826.



## Flood Hazard Level

Basement Carpark is below flood hazard level.

No functional use by Library

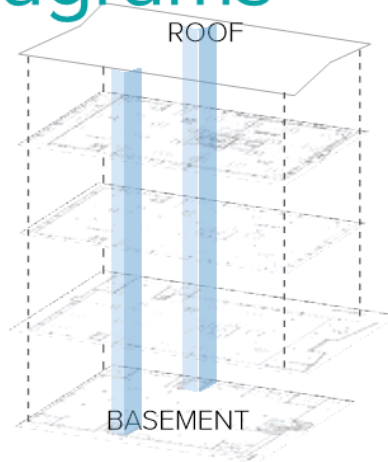




# building upgrade diagrams

## Mechanical Systems

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

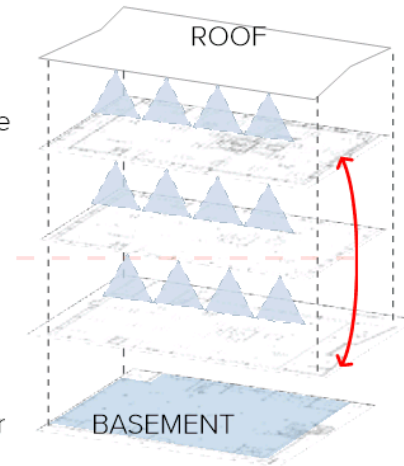


## Sprinkler System

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

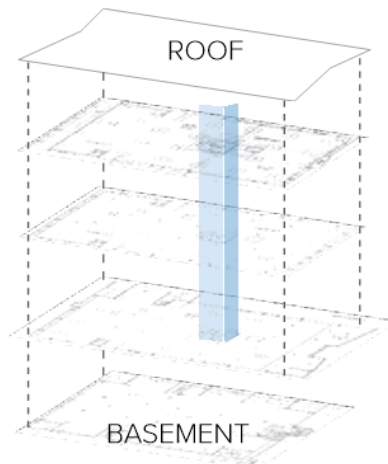
Sprinkler Protection allows for new void and open stair to connect 3 floors

Basement Carpark is currently sprinkler protected



## Amenities

Amenities to be refurbished to improve facilities and accessibility for PWD



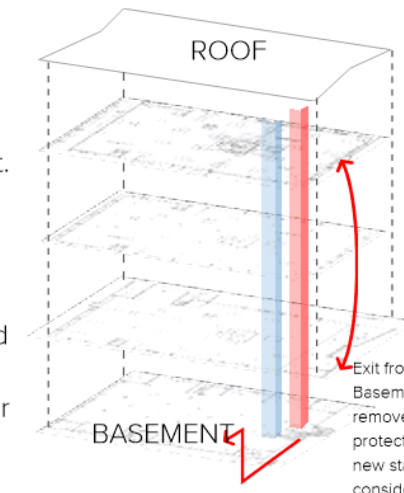
## Lift Upgrade

Lift upgrade to support Public Library and Community use.

Replace existing Lift.

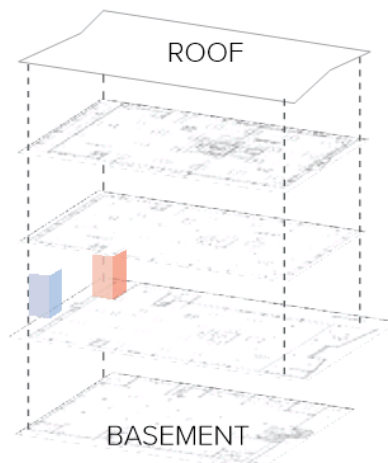
Install a second Lift.

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



## Electrical

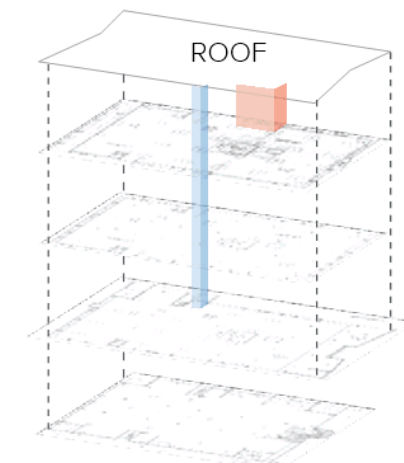
New Transformer and Main Switch Board



## 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

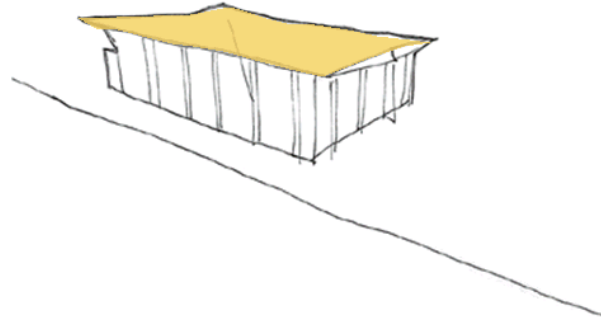
### **transform\_**

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

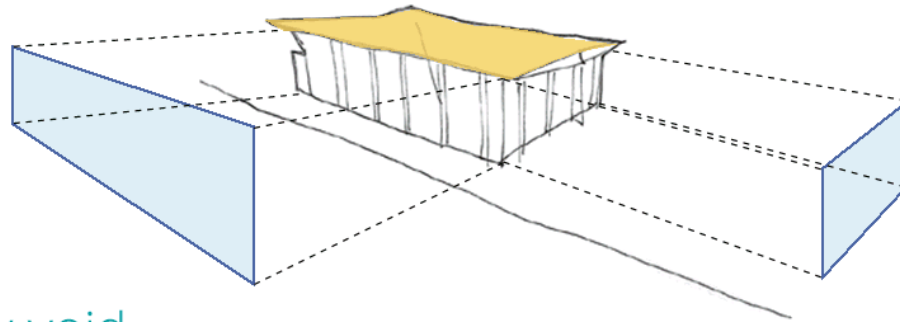


# design response

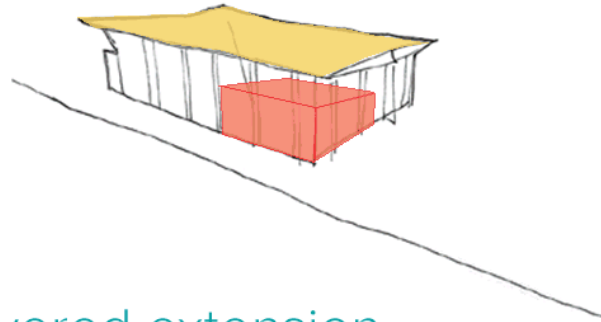
Existing Building – celebrate butterfly roofline



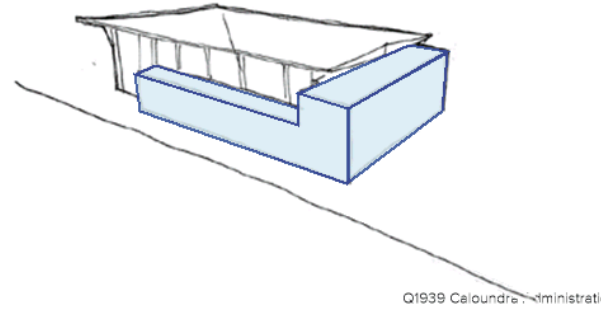
Strip Away cladding



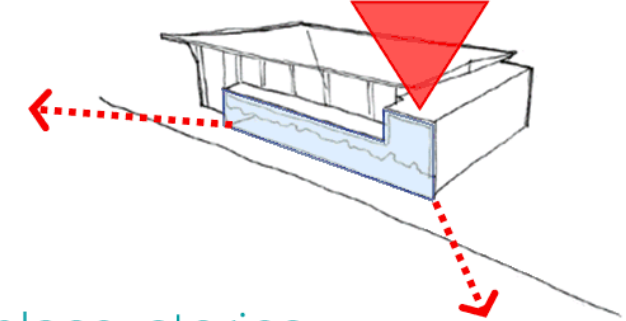
Cut out new void



Outdoor room - covered extension



Transparency and connection. Entry Marker



Connection to region, place, stories

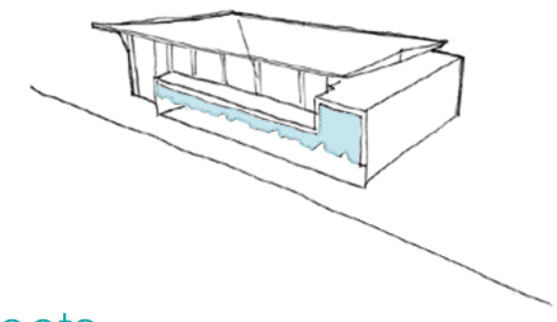
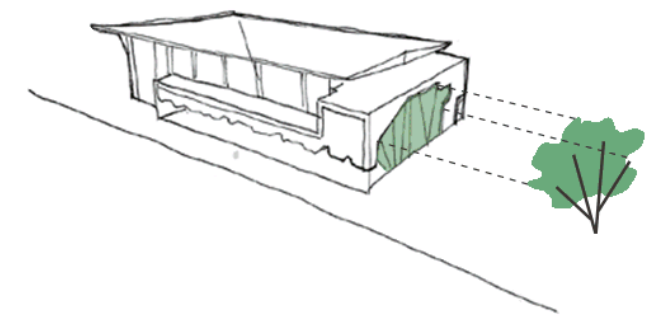
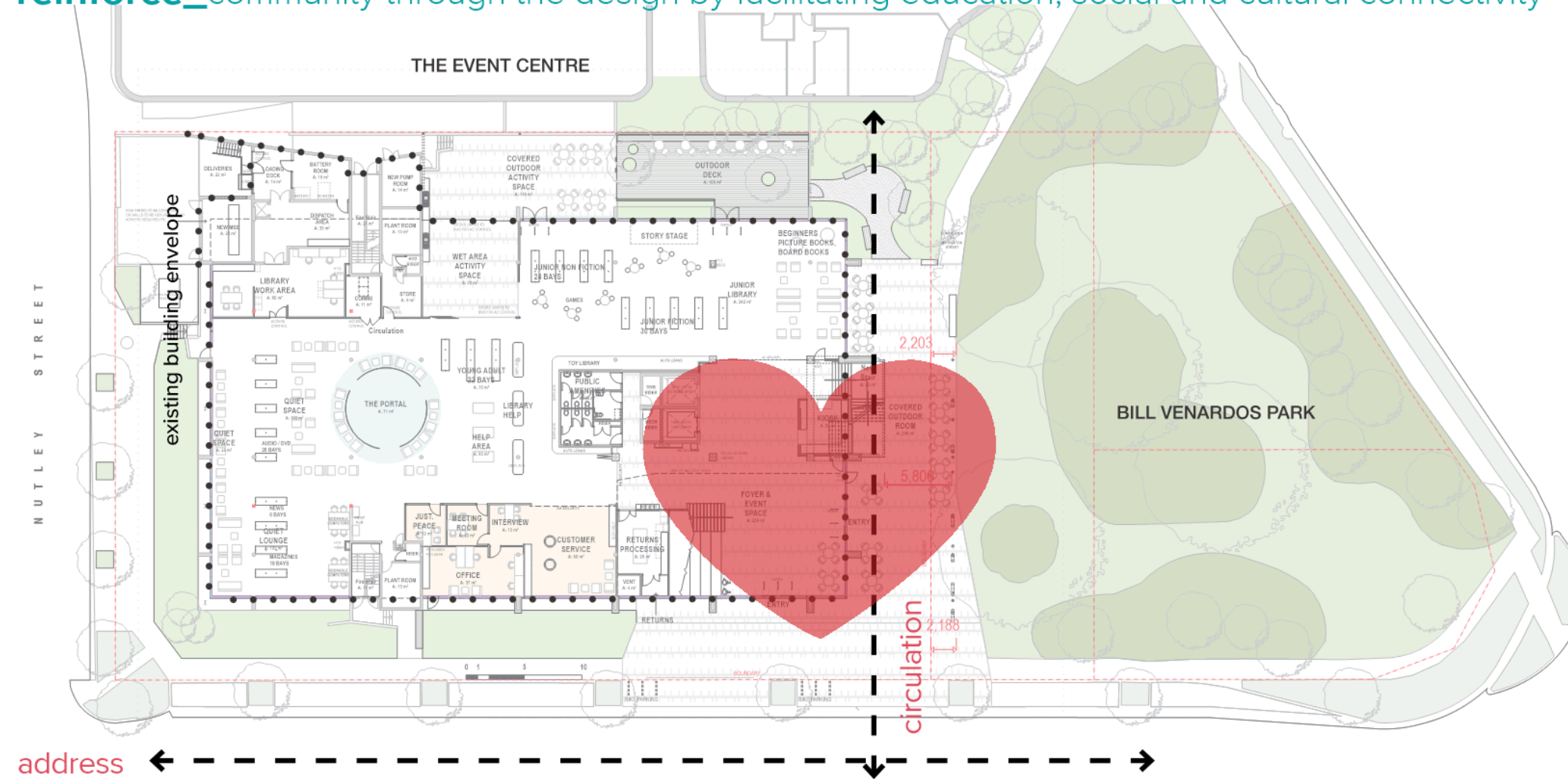


Fig Tree forms, branches, roots



# design response

reinforce\_community through the design by facilitating education, social and cultural connectivity

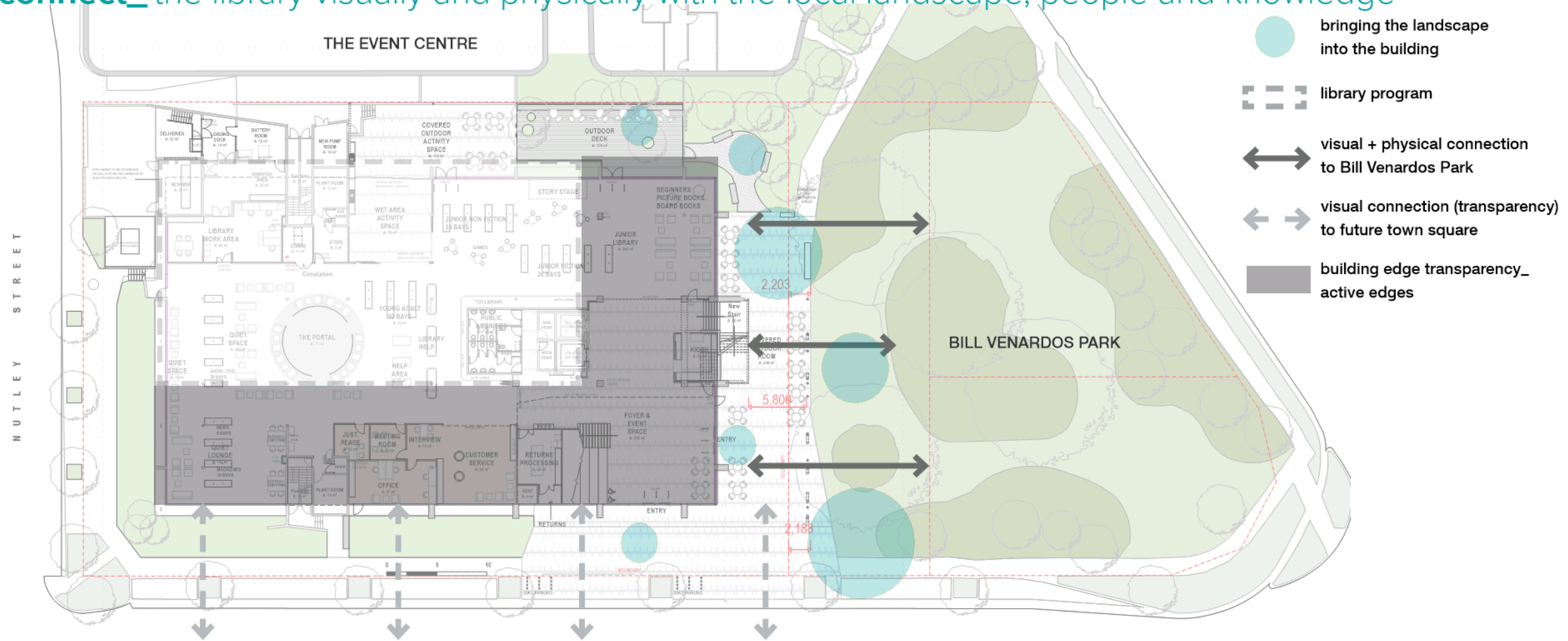


- develop a heart to the building that connects the inside to the outside
- facilitate a series of spaces that allow the public to meet and gather
- promote civic and community space through acknowledging local history, culture and place in the design



# design response

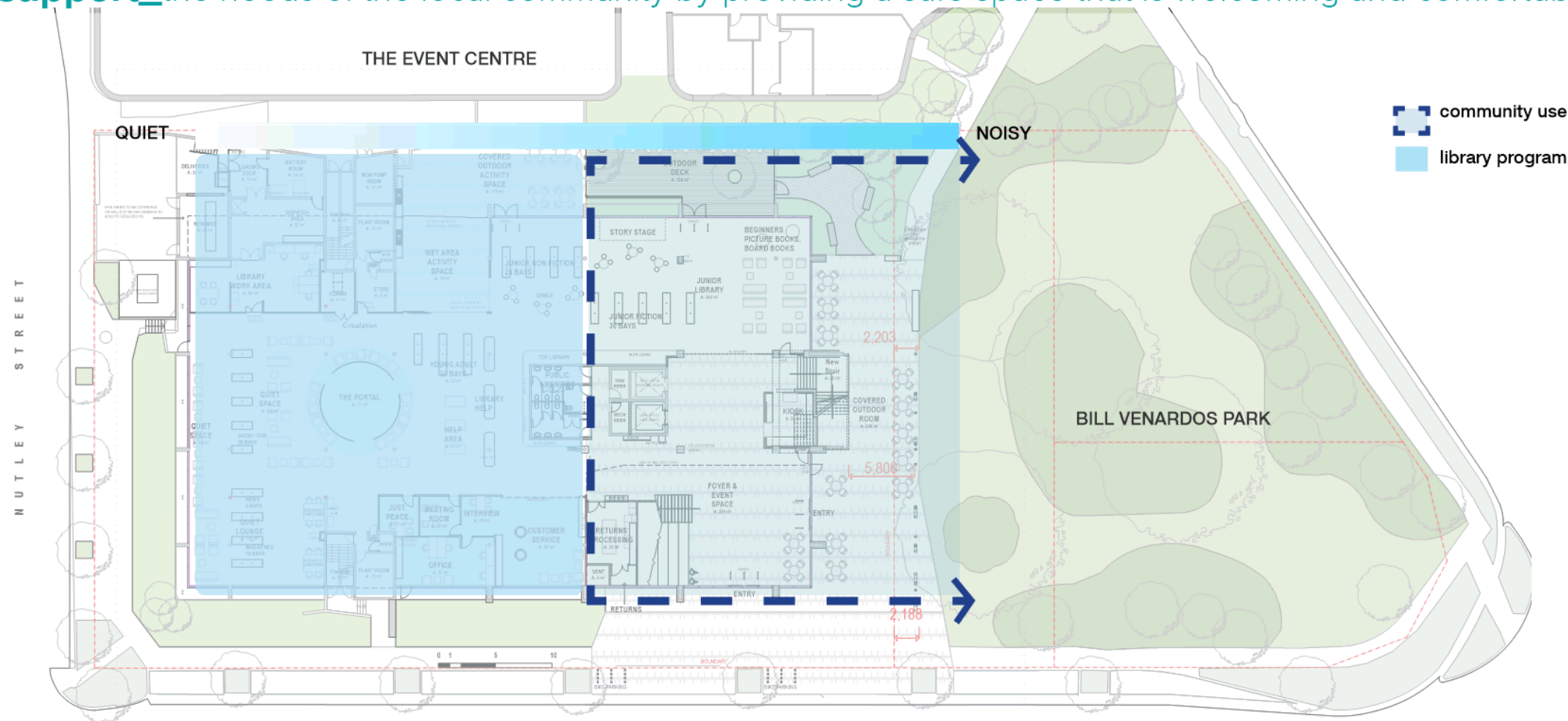
**connect\_** the library visually and physically with the local landscape, people and knowledge



- 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

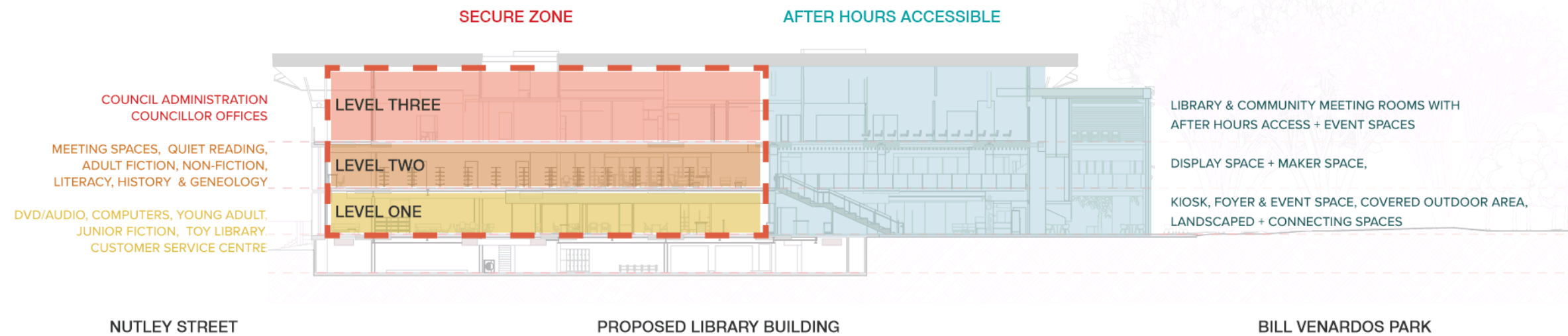


- the design should include diversity of spaces; quiet areas away from noisy and active spaces to the civic park edge, promoting activity, exploration, experimentation and discovery
- the library should house a diverse collection, technology and social spaces
- It is a place where learning is encouraged, 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



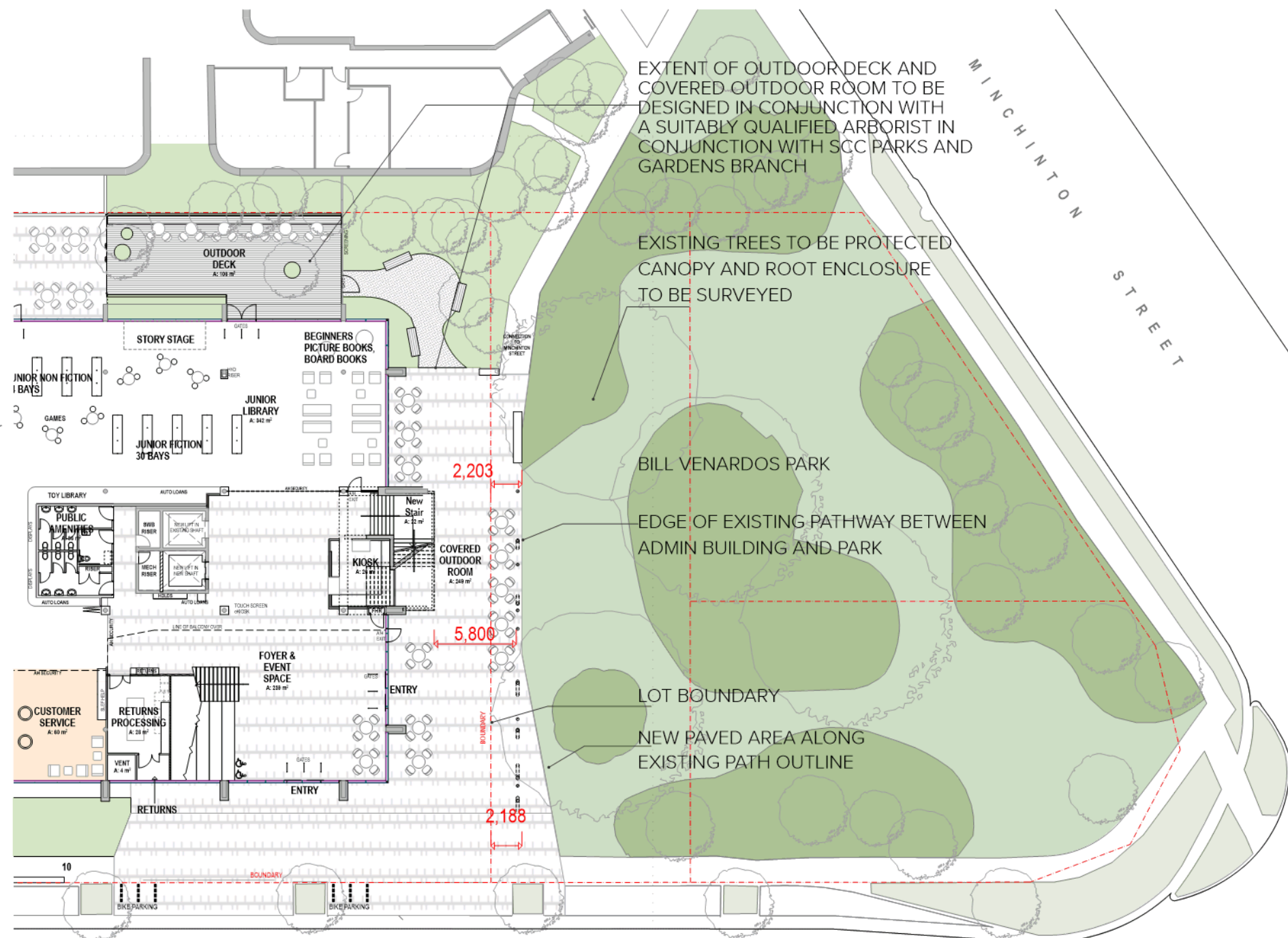
- the design should reflect the Caloundra Masterplan values and be the catalyst for the precinct development
- sustainability can be reflected not only in the materials used, but also the way the building and library operates
- designing flexible spaces that can adapt over time
- the library building 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 73.5m<sup>2</sup>.



Plan showing new works





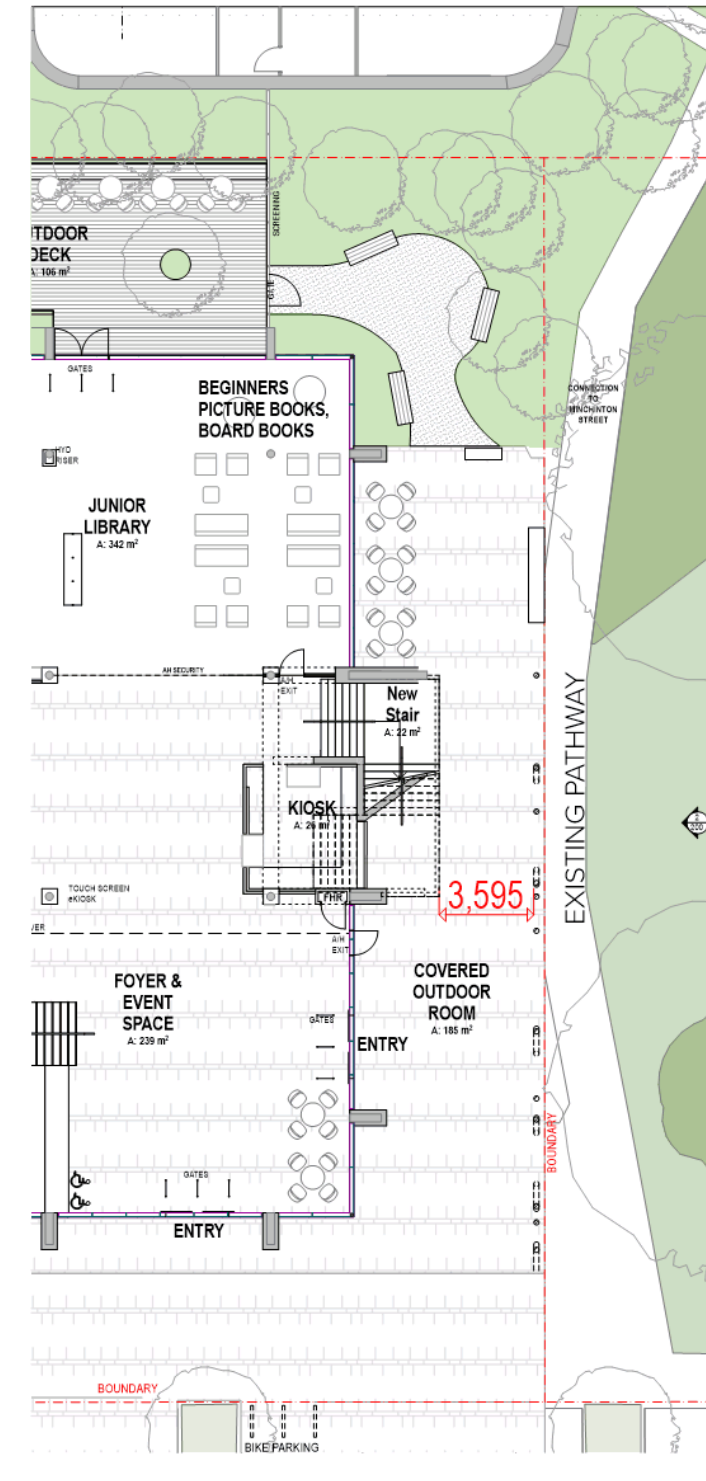
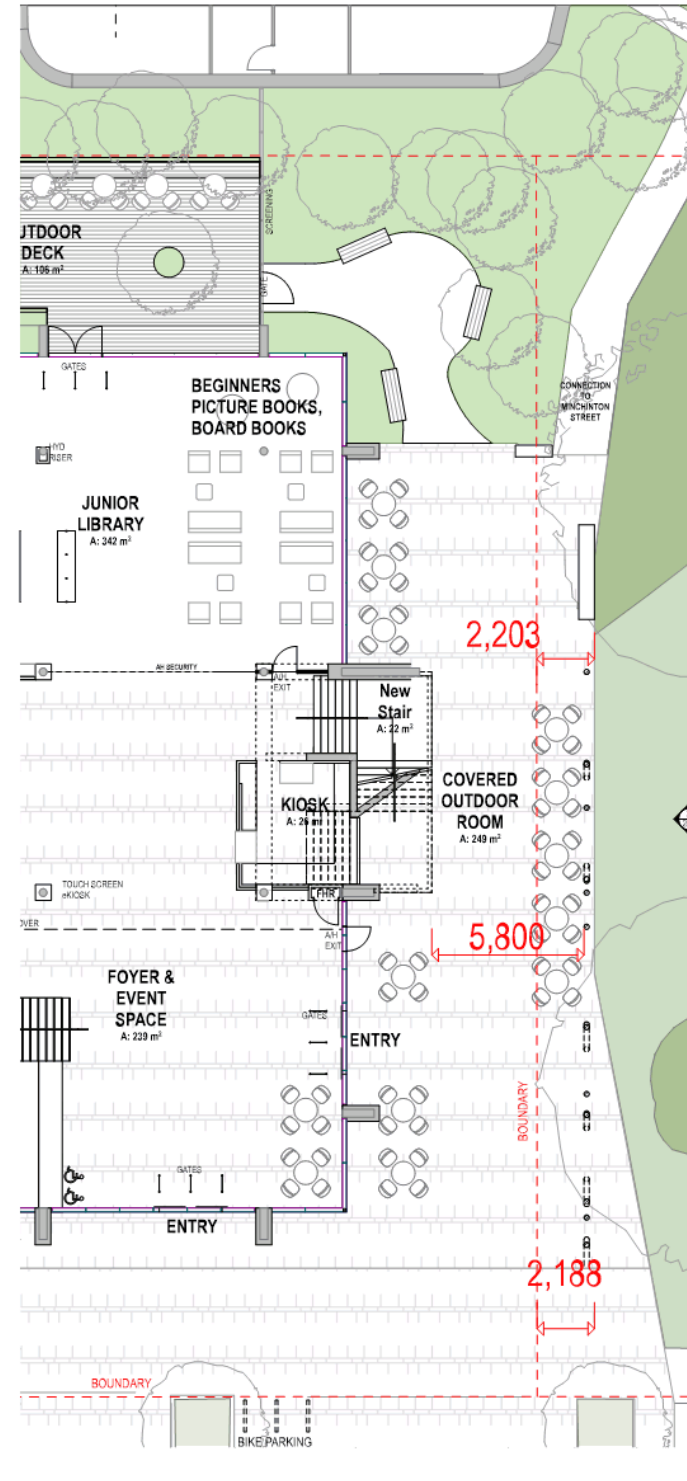
# interface with Bill Venardos park outdoor room option proposed

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.

# reduced

## level 1 floor plan

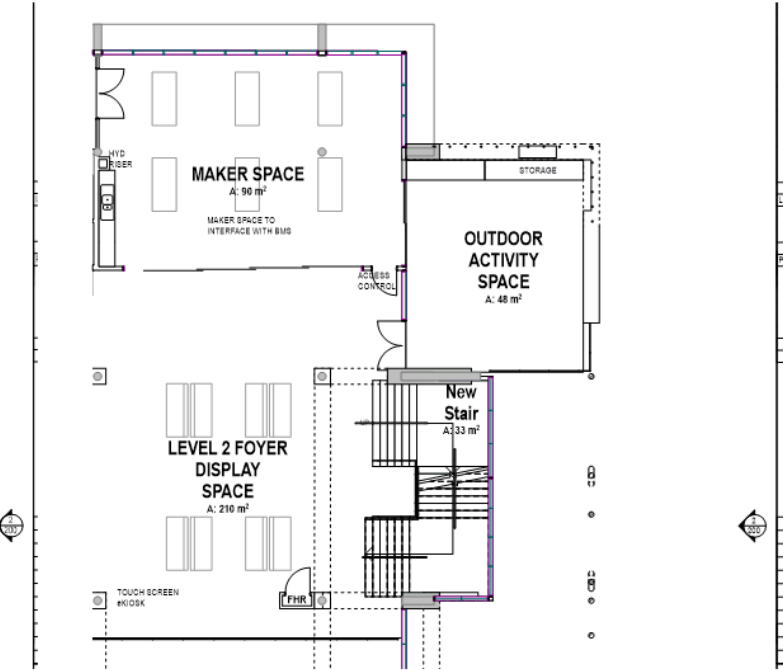
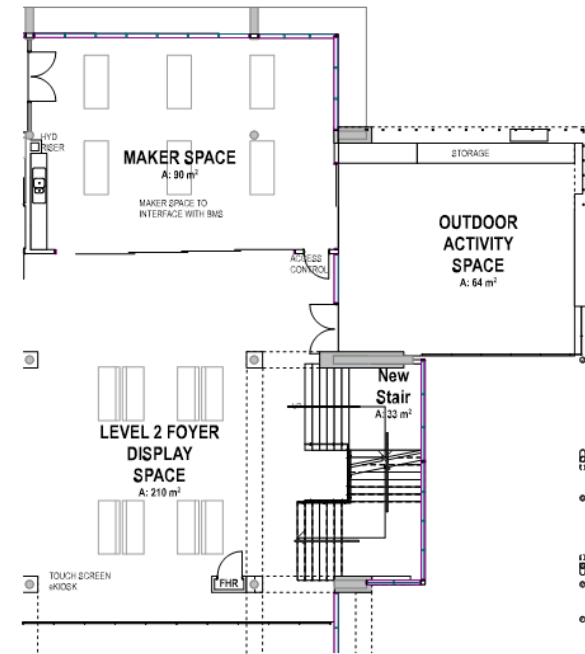




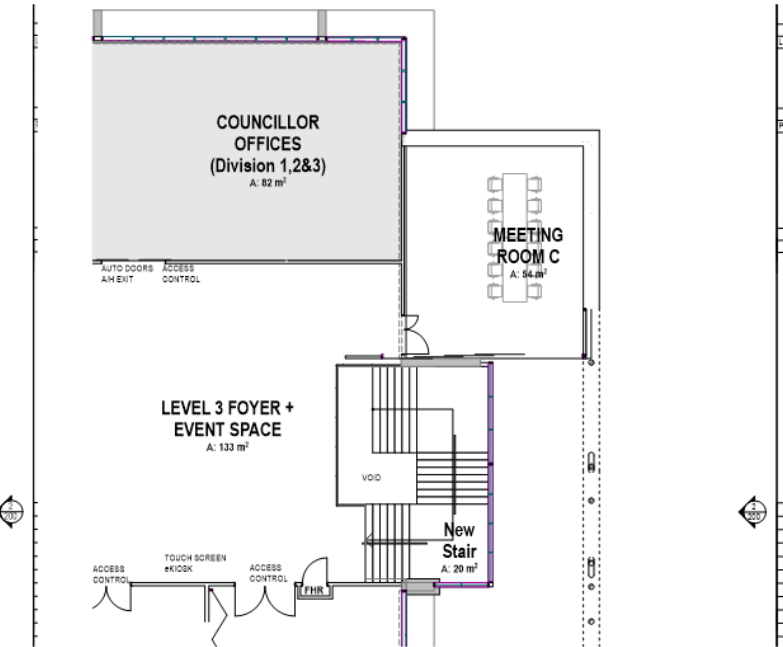
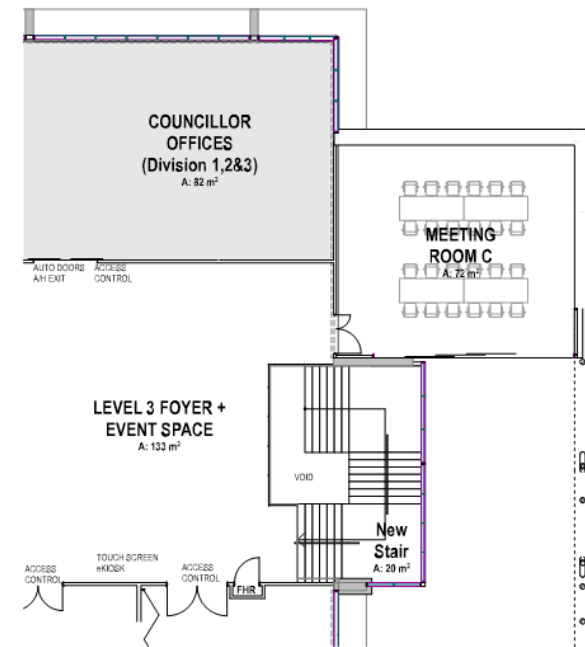
# interface with Bill Venardos park outdoor room option proposed

# reduced

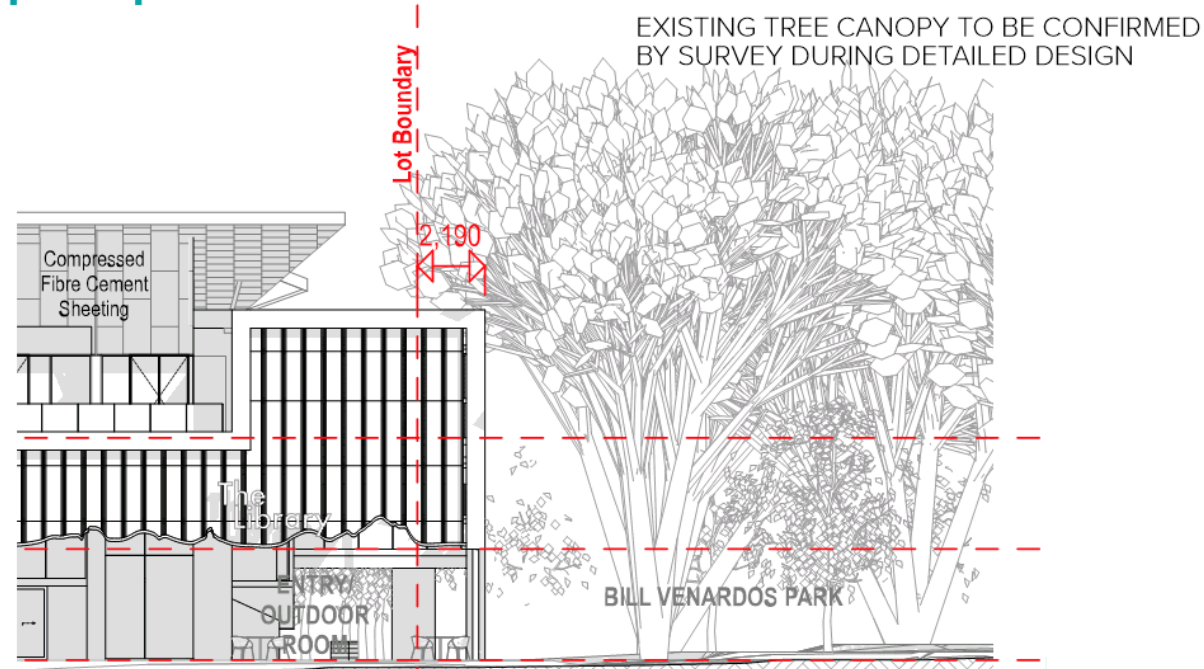
## level 2 floor plan



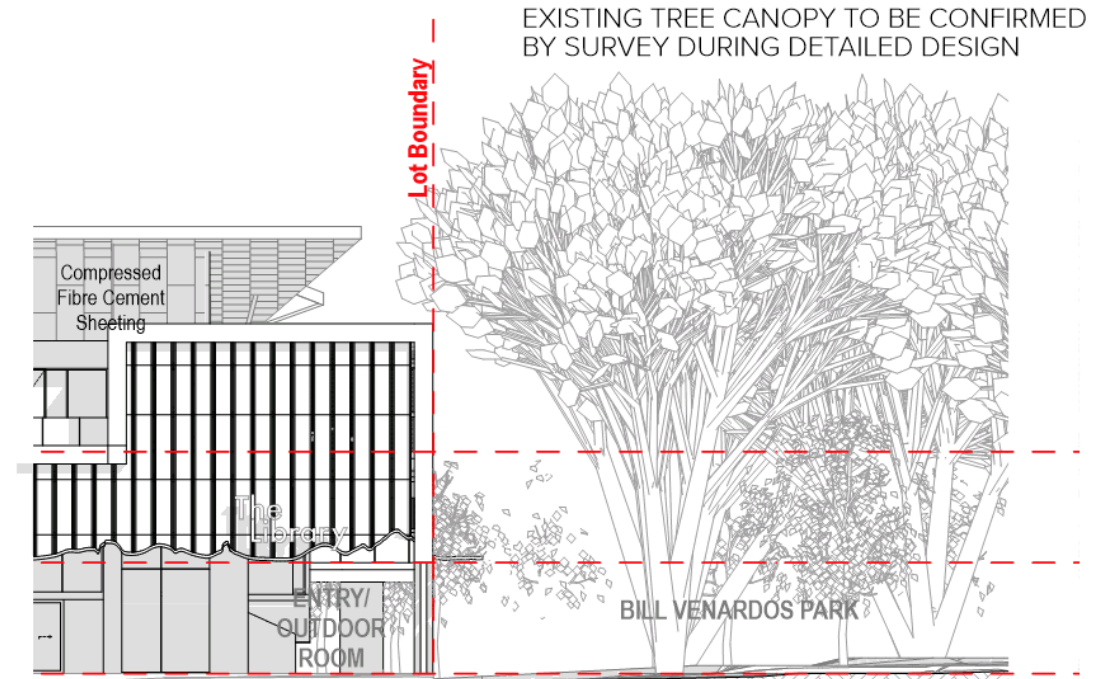
## level 3 floor plan



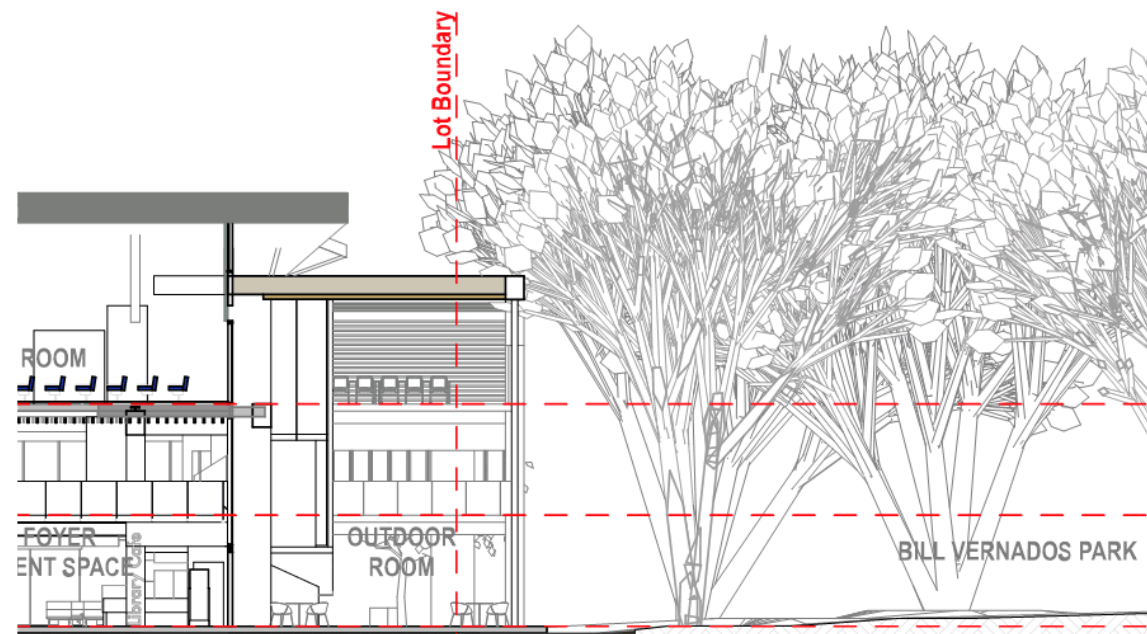
# interface with Bill Venardos park proposed



# reduced



## Elevation



## Section



# interface with Bill Venardos park proposed



Omrah Ave

# reduced



Outdoor Room





# demolition plans

**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

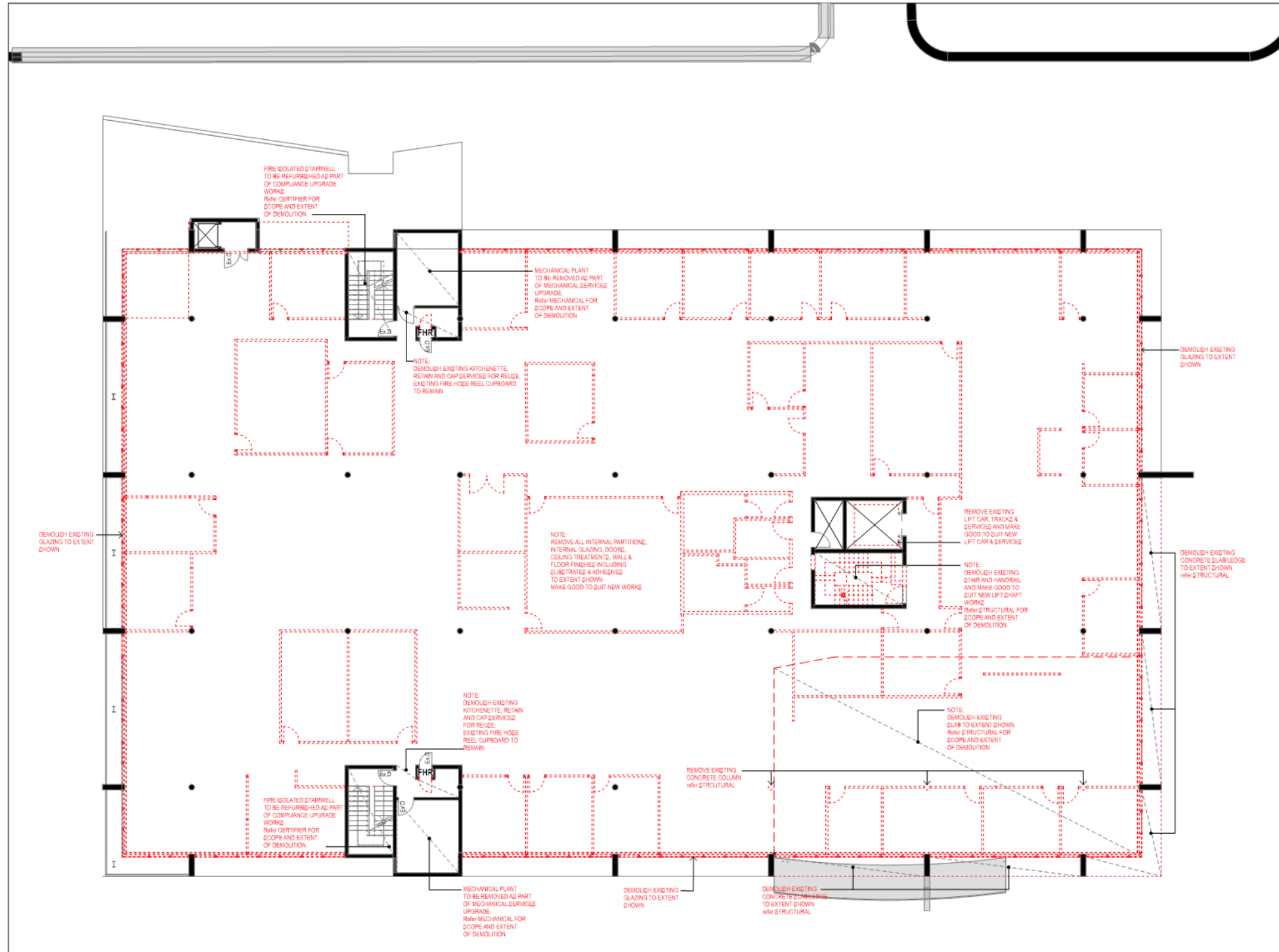
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 2. DEMOLITION DRAWINGS TO BE READ IN CONJUNCTION WITH SPECIFICATION FOR RELATED DEMOLITION REQUIREMENTS  
 3. PROTECT ALL AREAS AND EXISTING SERVICES TO REMAIN OR WITHIN PROXIMITY TO WORKS. MAKE GOOD ANY DAMAGE AND CLEAN UPON COMPLETION  
 4. EXISTING SERVICES ARE TO BE ISOLATED AND CAPPED.  
 5. REMOVE REDUNDANT SERVICES. REDUNDANT PENETRATIONS ARE TO BE MADE GOOD TO SUIT LOCATION.  
 6. 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  
 7. 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.

**Notes on Plan:**  
 - FIRE ISOLATED STAIRWELL TO BE REFURBISHED AS PART OF COMPLIANCE UPGRADE WORKS. REFER CERTIFIER FOR SCOPE AND EXTENT OF DEMOLITION.  
 - ELECTRICAL SUBSTATION TO BE REMOVED AS PART OF ELECTRICAL SERVICES UPGRADE. REFER ELECTRICAL FOR SCOPE AND EXTENT OF DEMOLITION.  
 - MAIN SWITCH BOARD TO BE REMOVED AS PART OF ELECTRICAL SERVICES UPGRADE. REFER ELECTRICAL FOR SCOPE AND EXTENT OF DEMOLITION.  
 - MECHANICAL PLANT TO BE REMOVED AS PART OF MECHANICAL SERVICES UPGRADE. REFER MECHANICAL FOR SCOPE AND EXTENT OF DEMOLITION.  
 - DEMOLISH EXISTING PART-HEIGHT WALL AND CONCRETE STAIR. MAKE GOOD AREA.  
 - DEMOLISH EXISTING GLAZING TO EXTENT SHOWN.  
 - NOTE: DEMOLISH EXISTING KITCHENETTE, RETAIN AND CAP SERVICES FOR RELEASE EXISTING FIRE HOSE REEL CURBOARD TO REMAIN.  
 - REMOVE EXISTING TILES AND CONCRETE SLAB. PART-HEIGHT WALL AND GARDEN BED TO EXTENT SHOWN.  
 - REMOVE EXISTING LIFT CAR, TRACKS & SERVICES AND MAKE GOOD TO SUIT NEW LIFT CAR & SERVICES.  
 - NOTE: DEMOLISH EXISTING STAIR AND HANDRAIL AND MAKE GOOD TO SUIT NEW LIFT SHAFT WORKS. REFER STRUCTURAL FOR SCOPE AND EXTENT OF DEMOLITION.  
 - NOTE: DEMOLISH EXISTING PART-HEIGHT WALL AND CONCRETE STAIR. MAKE GOOD AREA.  
 - NOTE: REMOVE ALL INTERNAL PARTITIONS, INTERNAL GLAZING, DOORS, CEILING TREATMENTS, WALL & FLOOR FINISHES INCLUDING SUBSTRATES & ADHESIVES TO EXTENT SHOWN. MAKE GOOD TO SUIT NEW WORKS.  
 - NOTE: DEMOLISH EXISTING KITCHENETTE, RETAIN AND CAP SERVICES FOR RELEASE EXISTING FIRE HOSE REEL CURBOARD TO REMAIN.  
 - FIRE ISOLATED STAIRWELL TO BE REFURBISHED AS PART OF COMPLIANCE UPGRADE WORKS. REFER CERTIFIER FOR SCOPE AND EXTENT OF DEMOLITION.  
 - MECHANICAL PLANT TO BE REMOVED AS PART OF MECHANICAL SERVICES UPGRADE. REFER MECHANICAL FOR SCOPE AND EXTENT OF DEMOLITION.  
 - DEMOLISH EXISTING CONCRETE SLAB, CONCRETE STAIR AND SUPPORT WALLS. INFILL WITH SUFFICIENT FILL TO SUIT SCOPE OF NEW WORKS.  
 - DEMOLISH EXISTING CONCRETE COLUMN. REFER STRUCTURAL.  
 - DEMOLISH EXISTING GLAZING TO EXTENT SHOWN.  
 - REMOVE EXISTING CONCRETE SLAB, PART-HEIGHT WALL AND GARDEN BED TO EXTENT SHOWN.  
 - DEMOLISH EXISTING RAMP AND GARDEN BED.

ground\_demolition plan

Sheet No	5001	PL
Project No		
Revision		
Rev	Revision Description	Date Ver
Architect		
<b>WilsonArchitects</b>		
564 Boundary St, Spring Hill Brisbane QLD 4000 Australia wa@wilsonarchitects.com.au		
T 07 3831 2755 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	23/07/21	Drawn
Project No	5619	Scale
Drawing No	SD-A-110	Revision
		A



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**DEMOLITION LEGEND**

REFER MASTER SCHEDULE AND SPECIFICATION

ETR EXISTING TO REMAIN  
 Ex EXISTING ITEMS TO REMAIN, PROTECT DURING WORKS  
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----- 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.

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Rev	Revision Description	Date	Ver

Architect

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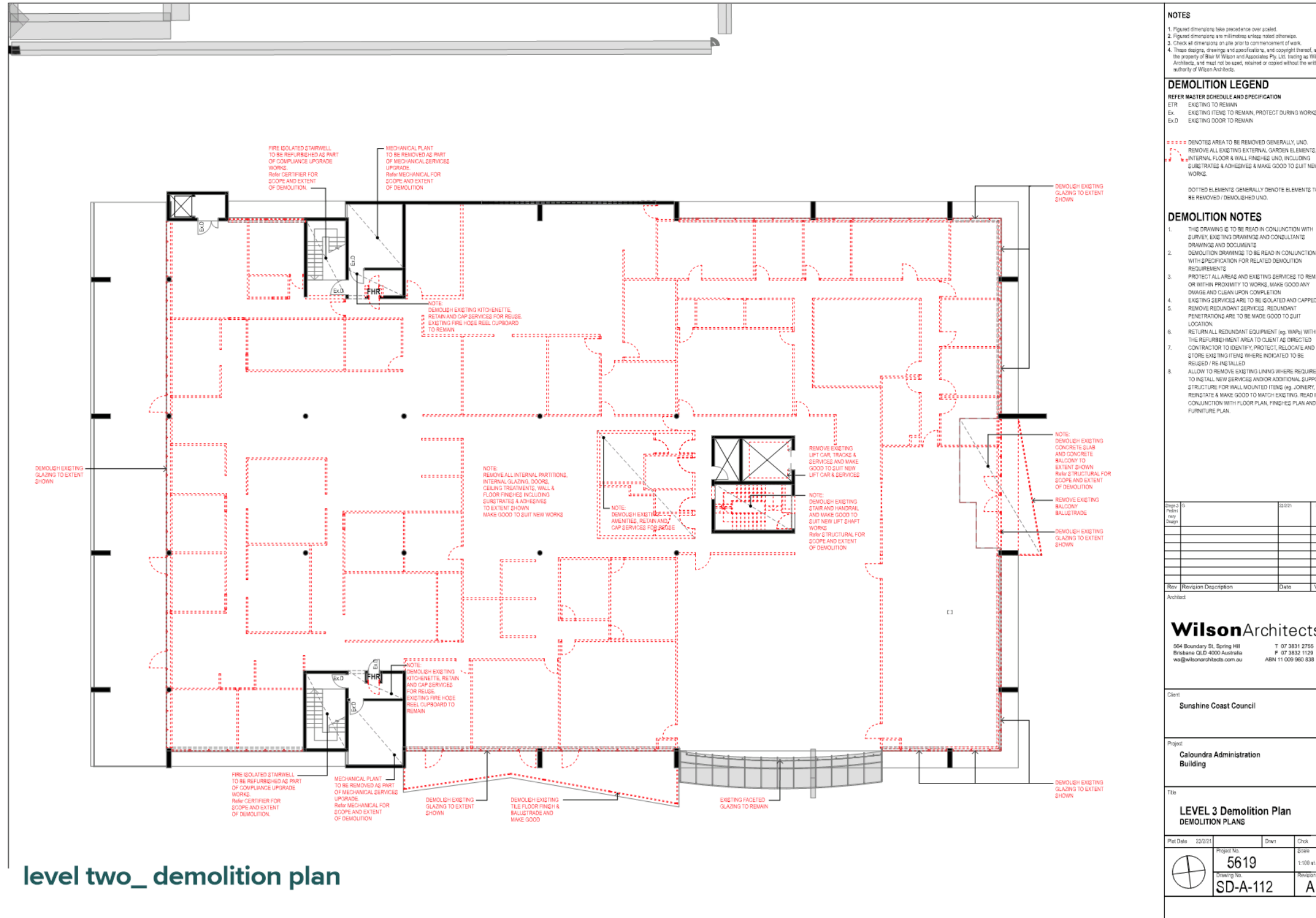
Client  
**Sunshine Coast Council**

Project  
**Caloundra Administration Building**

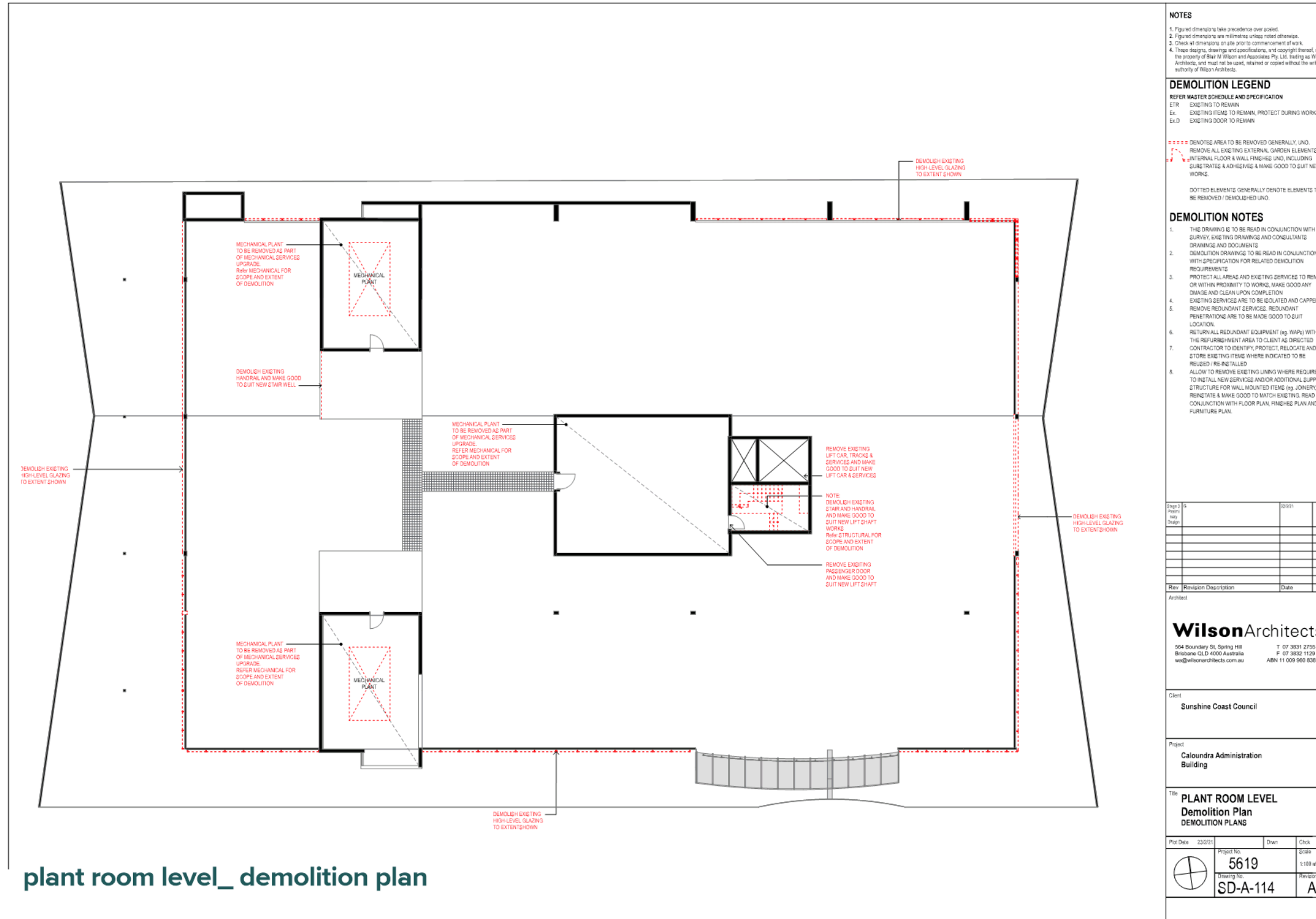
Title  
**LEVEL 2 Demolition Plan  
 DEMOLITION PLANS**

Plot Date	Project No.	Drawn	Check
20/03/21	5619		
	SD-A-111		A

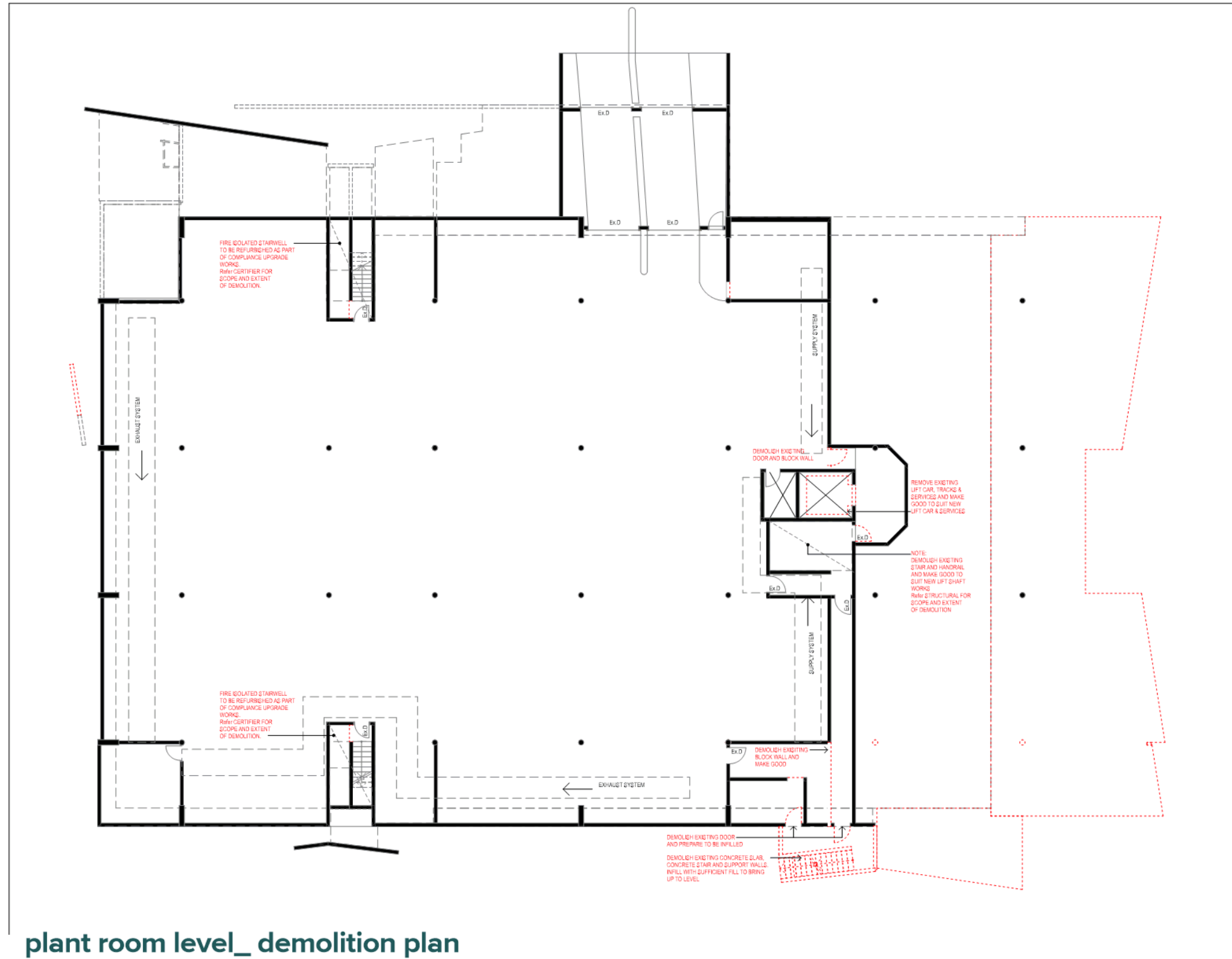
level one\_demolition plan







plant room level\_ demolition plan



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 INTERNAL FLOOR & WALL FINISHES UNO, INCLUDING  
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- EXISTING SERVICES ARE TO BE ISOLATED AND CAPPED.
- REMOVE REDUNDANT SERVICES, REDUNDANT PENETRATIONS ARE TO BE MADE GOOD TO SUIT LOCATION.
- 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 / REINSTALLED
- 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.

Step	Priority	Any	Change

Rev	Revision Description	Date	Ver

Architect

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 564 Boundary St, Spring Hill Brisbane QLD 4000 Australia  
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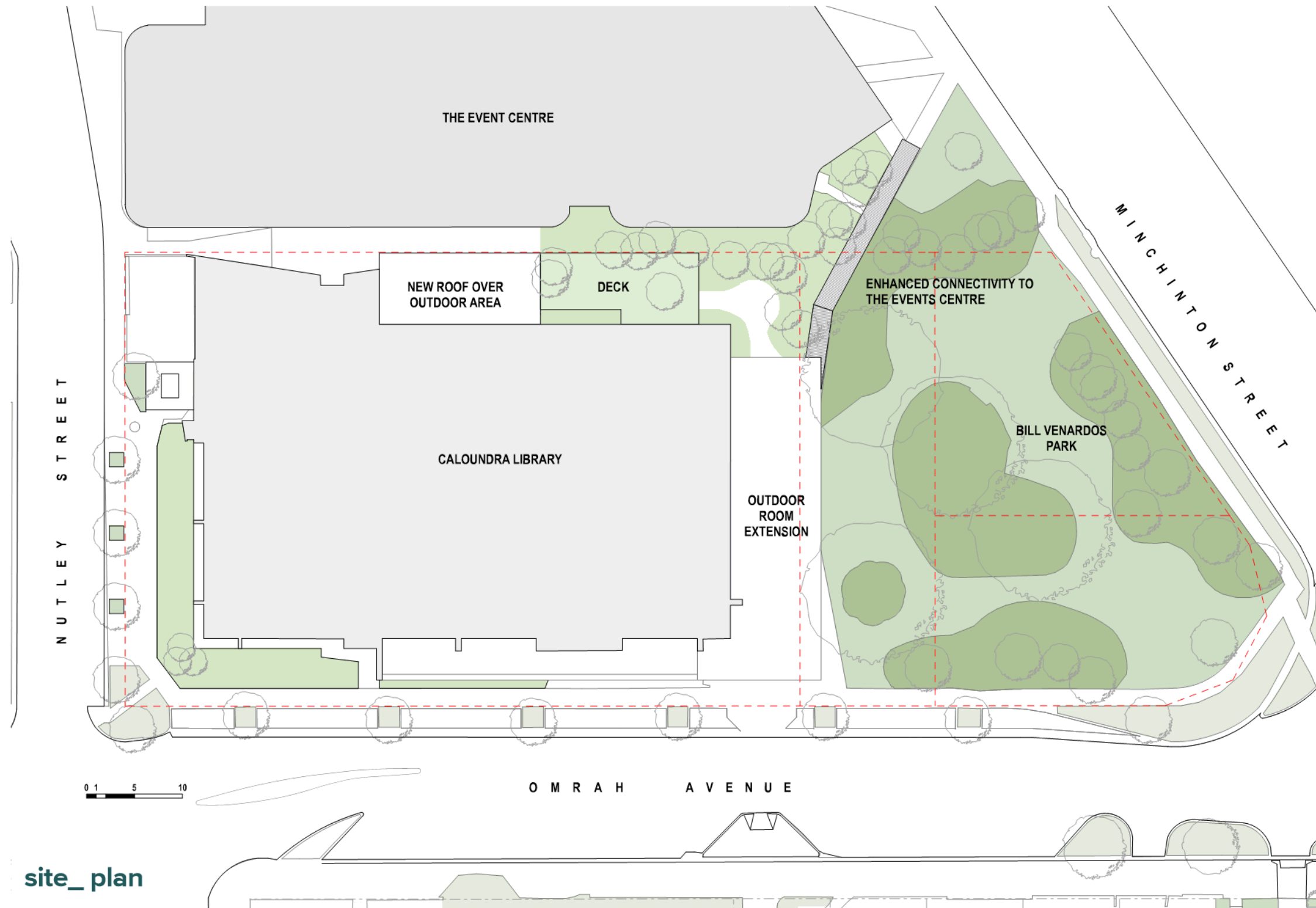
Client  
**Sunshine Coast Council**

Project  
**Caloundra Administration Building**

Title  
**BASEMENT Demolition Plan  
 DEMOLITION PLANS**

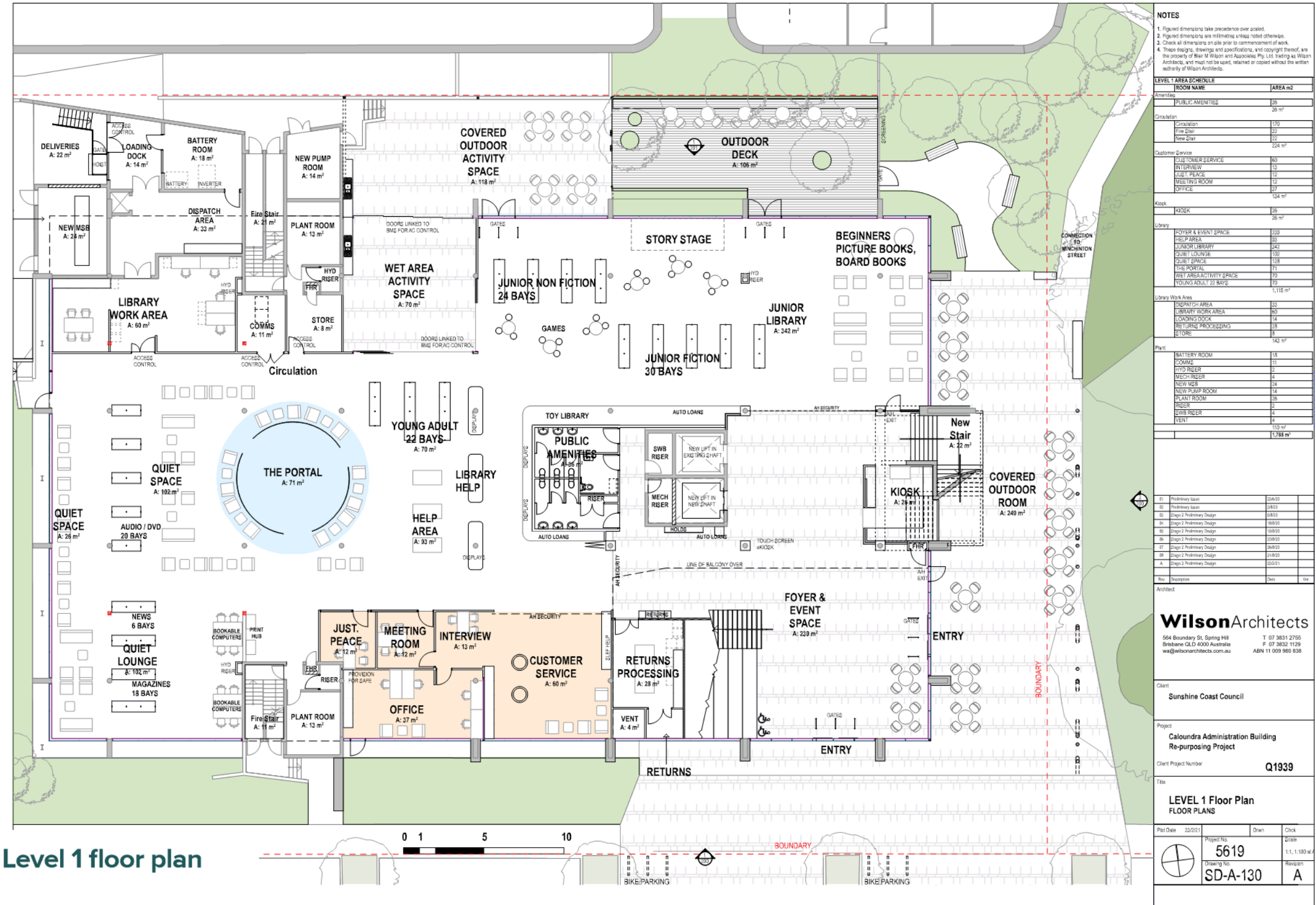
Plot Date	23/0/21	Drawn	Check
Project No.	5619	Scale	1:100 at A1
Drawing No.	SD-A-113	Revision	A

# concept plans



site\_plan





Level 1 floor plan

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 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 B+W Wilson and Associates Pty Ltd trading as Wilson Architects, and must not be used, retained or copied without the written authority of Wilson Architects.

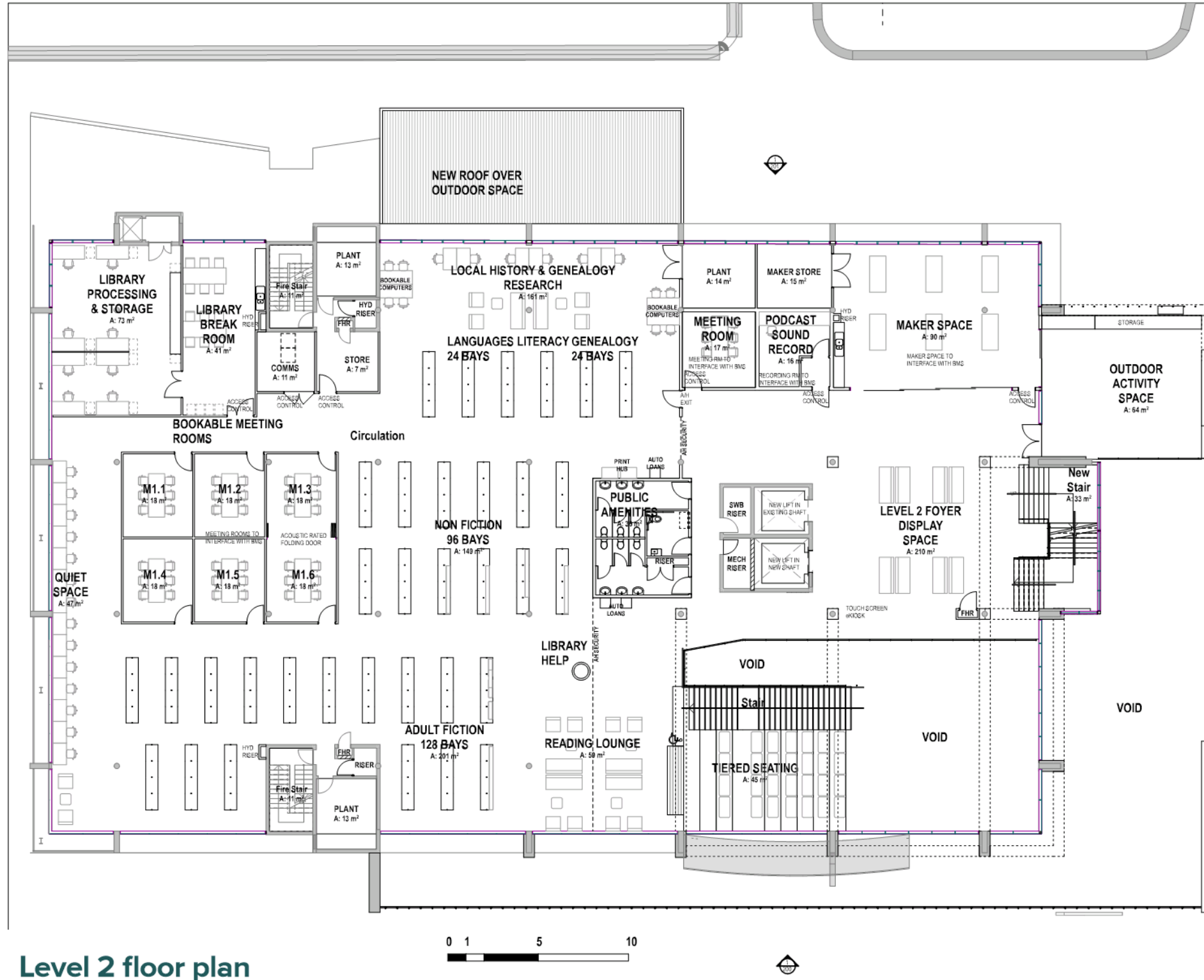
LEVEL 1 AREA SCHEDULE	
ROOM NAME	AREA m <sup>2</sup>
Amenities	36
Circulation	170
Customer Service	134
Library	1,116
Plant	18
Public Amenities	36
Quiet Space	28
Wet Area	70
Work Area	143
YOUNG ADULT	70
OTHER AREAS	150
<b>TOTAL</b>	<b>1,788</b>

Rev	Description	Date	By
01	Preliminary Issue	22/03/21	
02	Preliminary Issue	23/03/21	
03	Stage 2 Preliminary Design	23/03/21	
04	Stage 2 Preliminary Design	23/03/21	
05	Stage 2 Preliminary Design	23/03/21	
06	Stage 2 Preliminary Design	23/03/21	
07	Stage 2 Preliminary Design	23/03/21	
08	Stage 2 Preliminary Design	23/03/21	
A	Stage 2 Preliminary Design	22/03/21	
Rev	Description	Date	By

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Client: Sunshine Coast Council  
 Project: Caloundra Administration Building Re-purposing Project  
 Client Project Number: Q1939

LEVEL 1 Floor Plan FLOOR PLANS			
Plot Date	Project No.	Drawn	Check
22/03/21	5619		
	SD-A-130		A



Level 2 floor plan

**NOTES**

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LEVEL 2 AREA SCHEDULE	
ROOM NAME	AREA m <sup>2</sup>
<b>Amenities</b>	
PUBLIC AMENITIES	28
	28 m <sup>2</sup>
<b>Circulation</b>	
Circulation	138
Fire Stair	22
New Stair	23
Stair	28
	193 m <sup>2</sup>
<b>Library</b>	
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	140
PODCAST SOUND RECORD	16
QUIET SPACE	47
READING LOUNGE	59
TIERED SEATING	45
	1,113 m <sup>2</sup>
<b>Library Work Area</b>	
LIBRARY BREAK ROOM	41
LIBRARY PROCESSING & STORAGE	73
STORE	7
	121 m <sup>2</sup>
<b>Plant</b>	
COMMS	11
HYD RISER	1
MECH RISER	4
PLANT	43
RISER	2
SWB RISER	4
	64 m <sup>2</sup>
	1,632 m <sup>2</sup>

Rev	Description	Date	By
01	Preliminary Issue	03/03/21	
02	Stage 2 Preliminary Design	08/03/21	
03	Stage 2 Preliminary Design	18/03/21	
04	Stage 2 Preliminary Design	19/03/21	
05	Stage 2 Preliminary Design	24/03/21	
06	Stage 2 Preliminary Design	26/03/21	
07	Stage 2 Preliminary Design	26/03/21	
08	Stage 2 Preliminary Design	21/03/21	
A	Stage 2 Preliminary Design	22/03/21	

Architect  
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 w@wilsonarchitects.com.au  
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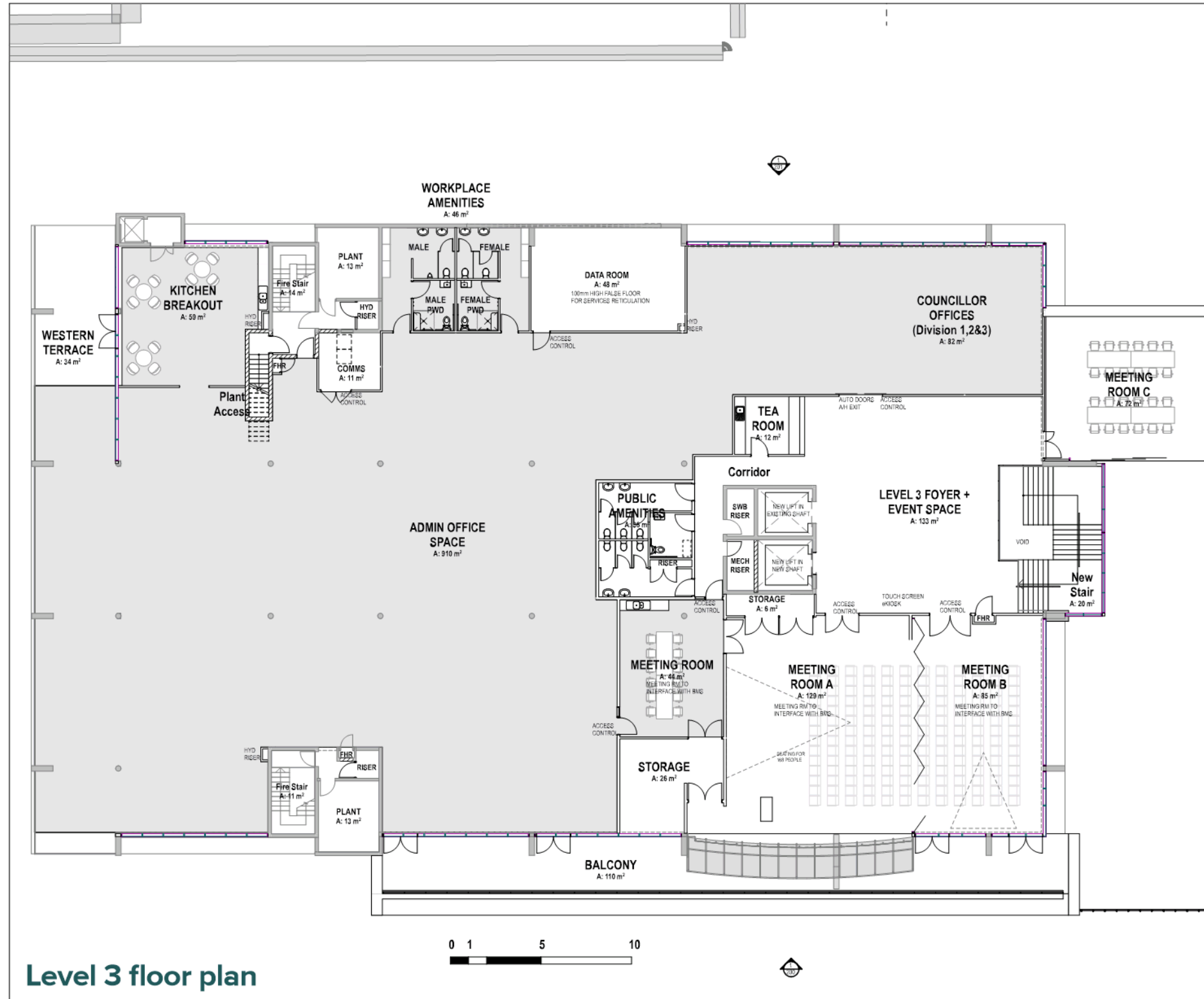
Client  
 Sunshine Coast Council

Project  
 Caloundra Administration Building  
 Re-purposing Project

Client Project Number  
 Q1939

Title  
**LEVEL 2 Floor Plan**  
 FLOOR PLANS

Plot Date	Project No.	Drawn	Check
22/03/21	5619		5/2/21
	SD-A-131		1:1, 1:100 at
			Revision
			A



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LEVEL 3 AREA SCHEDULE	
ROOM NAME	AREA m <sup>2</sup>
<b>Administration</b>	
ADMIN OFFICE SPACE	910
COUNCILLOR OFFICES (Division 1,2&3)	82
KITCHEN BREAKOUT	59
MEETING ROOM	44
WORKPLACE AMENITIES	46
<b>Meeting</b>	
PUBLIC AMENITIES	38
TEA ROOM	12
<b>Circulation</b>	
Corridor	20
NEW STAIR	20
New Stair	20
	85
<b>Other</b>	
LEVEL 3 FOYER + EVENT SPACE	133
MEETING ROOM A	129
MEETING ROOM B	85
MEETING ROOM C	72
STORAGE	22
	451
<b>Plant</b>	
COMMS	11
DATA ROOM	48
HYD RISER	2
MECH RISER	4
PLANT	26
Plant Access	3
RISER	3
SWB RISER	4
	101
	1,806

Rev	Description	Date	By
01	Preliminary Issue	20/03	
02	Stage 2 Preliminary Design	24/03	
03	Stage 2 Preliminary Design	18/03	
04	Stage 2 Preliminary Design	16/03	
05	Stage 2 Preliminary Design	20/03	
06	Stage 2 Preliminary Design	24/03	
07	Stage 2 Preliminary Design	21/03	
08	Stage 2 Preliminary Design	21/03	
09	Stage 2 Preliminary Design	22/03	

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 w@wilsonarchitects.com.au ABN 11 009 960 838

Client  
**Sunshine Coast Council**

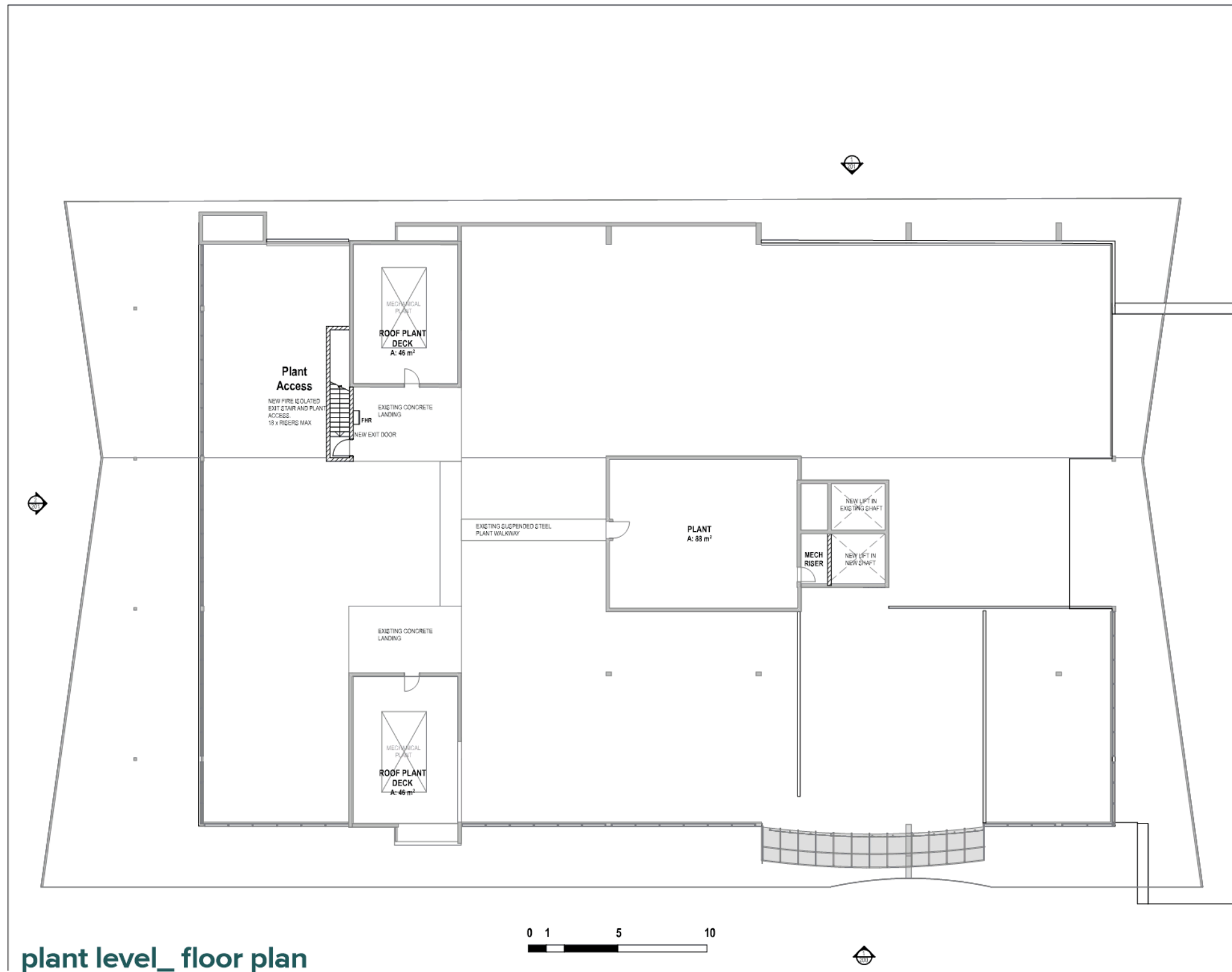
Project  
**Caloundra Administration Building Re-purposing Project**

Client Project Number  
**Q1939**

Title  
**LEVEL 3 Floor Plan FLOOR PLANS**

Plot Date	Project No.	Drawn	Check
23/0/21	5619		5086
	SD-A-132		Revision A





plant level\_ floor plan

**NOTES**

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01	Stage 2 Preliminary Design	19923	
02	Stage 2 Preliminary Design	19923	
03	Stage 2 Preliminary Design	19923	
04	Stage 2 Preliminary Design	19923	
05	Stage 2 Preliminary Design	19923	
A	Stage 3 Preliminary Design	22221	

Rev	Description	Date	Ver

Architect

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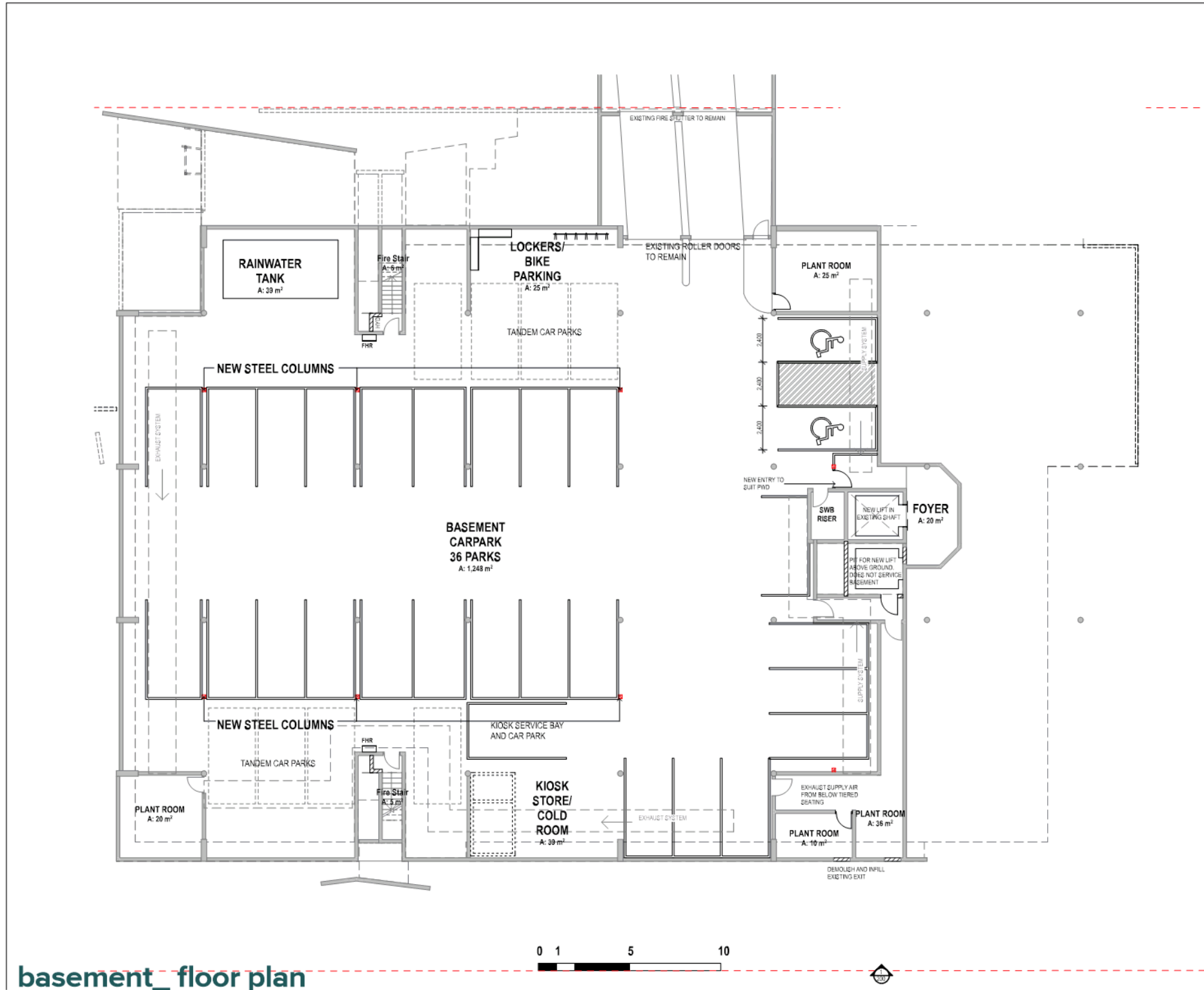
Client  
**Sunshine Coast Council**

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

Client Project Number  
**Q1939**

Title  
**PLANT ROOM LEVEL Floor Plan  
 FLOOR PLANS**

Plot Date	22/2021	Drawn		Check	
	Project No.	5619		Scale	1:1, 1:100 etc
	Drawing No.	SD-A-134		Revision	A



basement\_floor plan

**NOTES**

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- Figured dimensions are millimetres unless noted otherwise.
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BASEMENT CARPARK AREA SCHEDULE	
ROOM NAME	AREA m2
<b>Circulation</b>	
BASEMENT CARPARK 26 PARKS	1,248
FOYER	20
Fire Stair	11
	1,279 m <sup>2</sup>
<b>Plant</b>	
PLANT ROOM	21
RAINWATER TANK	39
SWB RISER	8
	138 m <sup>2</sup>
<b>Storage</b>	
KIOSK STORE/COLD ROOM	39
LOCKER/BIKE PARKING	25
	64 m <sup>2</sup>
	1,478 m <sup>2</sup>

PARKING SCHEDULE	
STANDARD BAYS	25
TANDEM BAYS	8
PWD BAYS	2
KIOSK SERVICE BAY	1
<b>TOTAL</b>	<b>36</b>

01	Preliminary Issue	15/02	
02	Stage 1 Preliminary Design	15/02	
03	Stage 2 Preliminary Design	15/02	
04	Stage 2 Preliminary Design	15/02	
05	Stage 2 Preliminary Design	15/02	
06	Stage 2 Preliminary Design	15/02	
07	Stage 2 Preliminary Design	15/02	
08	Stage 2 Preliminary Design	15/02	
09	Stage 2 Preliminary Design	15/02	
A	Stage 2 Preliminary Design	22/01	

Architect

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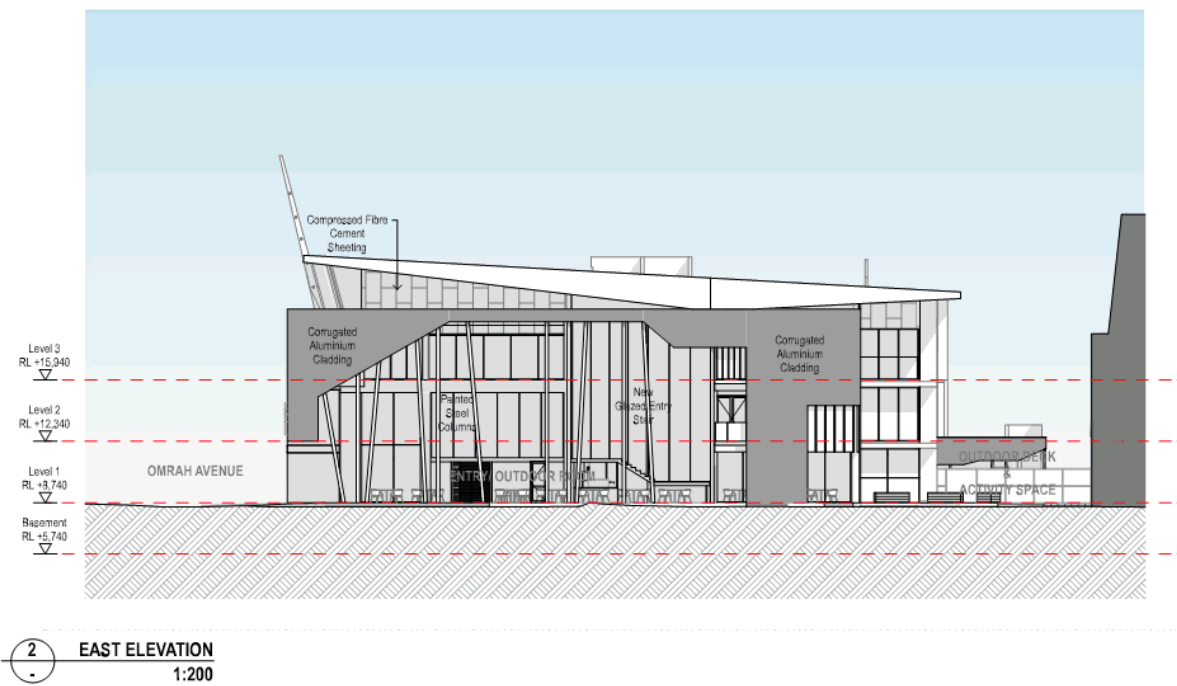
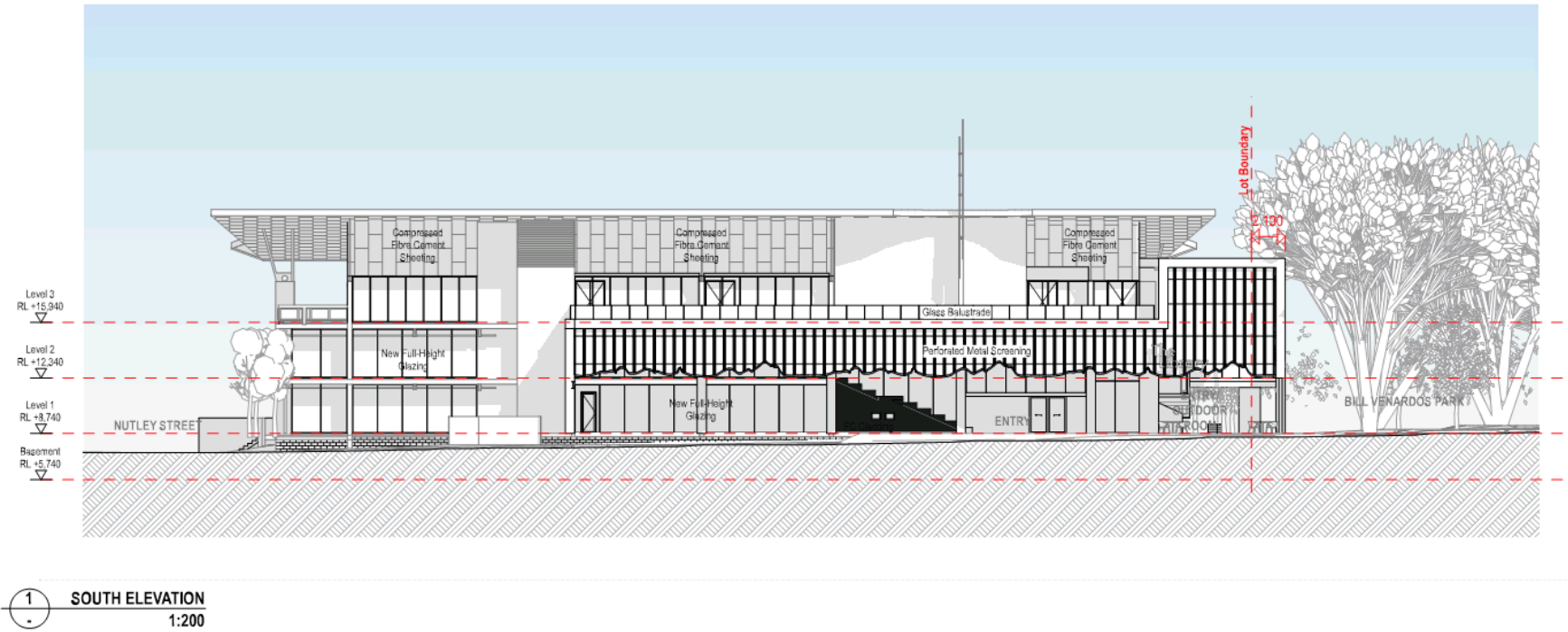
Client  
 Sunshine Coast Council

Project  
 Caloundra Administration Building  
 Re-purposing Project

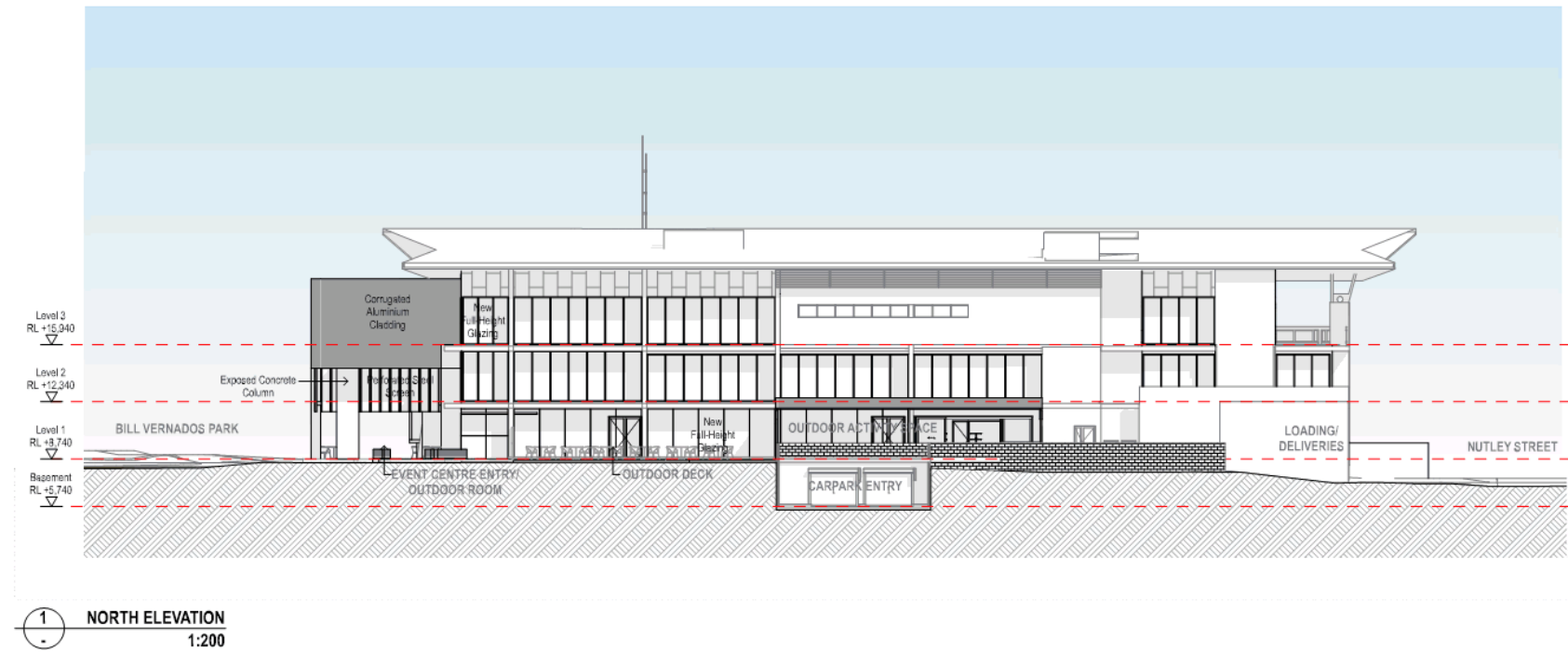
Client Project Number  
 Q1939

Title  
**BASEMENT Floor Plan**  
 FLOOR PLANS

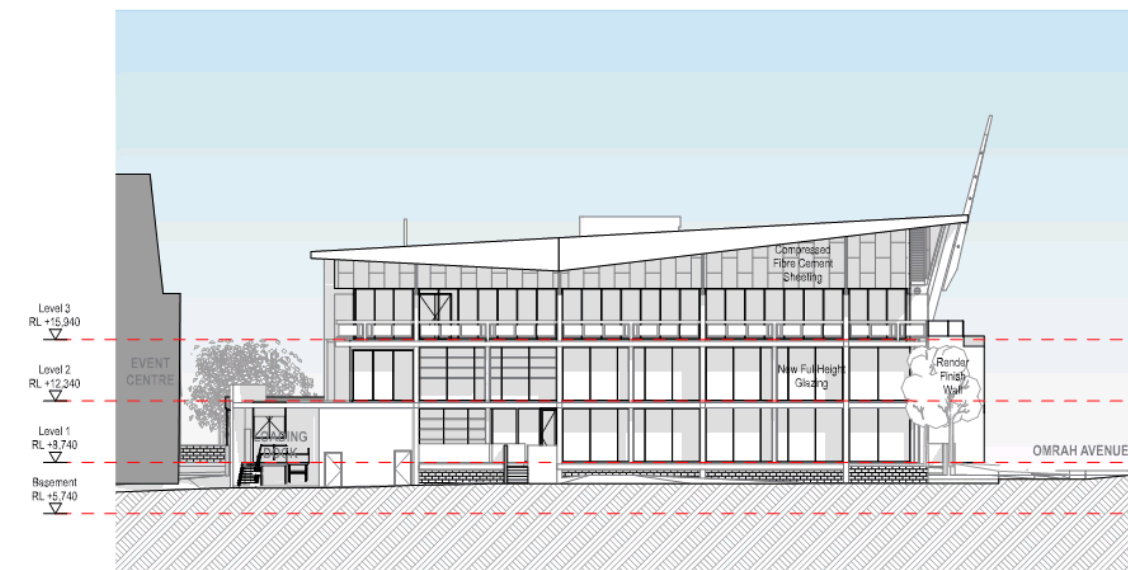
Plot Date	Project No.	Drawn	Check
22/02/21	5619		
	SD-A-133		A



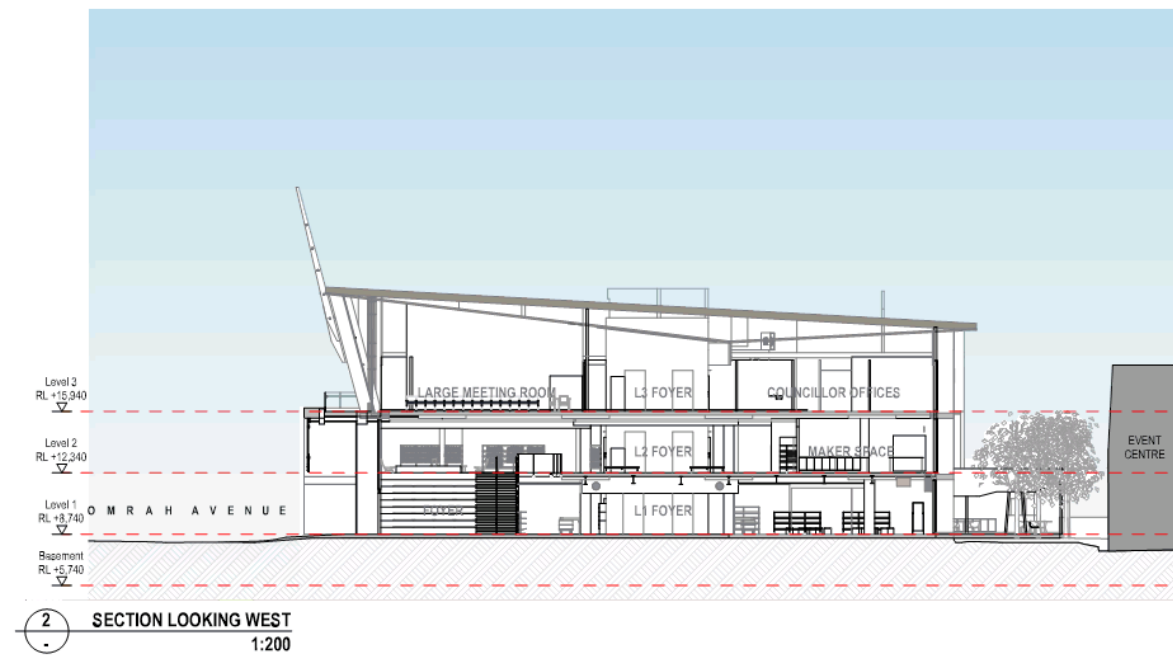
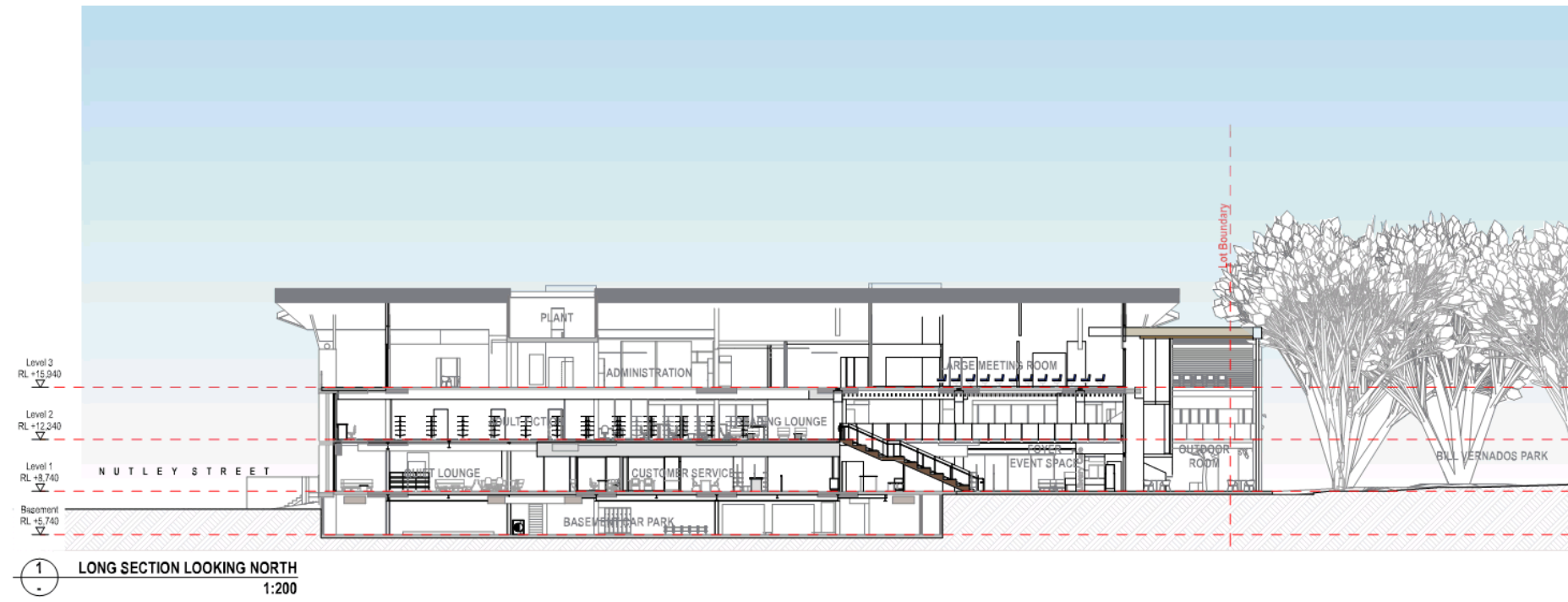




1 NORTH ELEVATION  
 1:200



2 WEST ELEVATION  
 1:200







view from Omrah Avenue





Entry and Outdoor Room



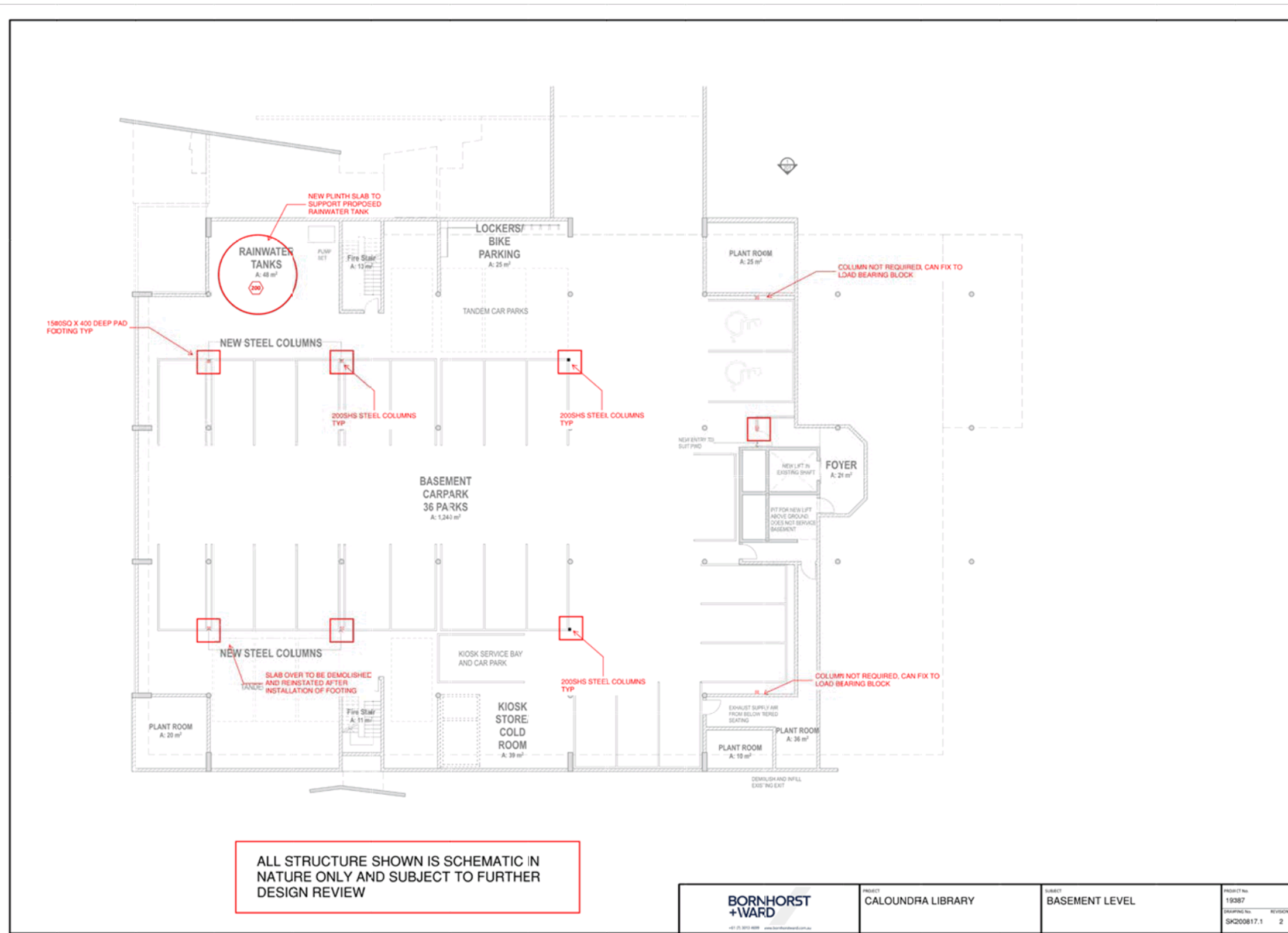


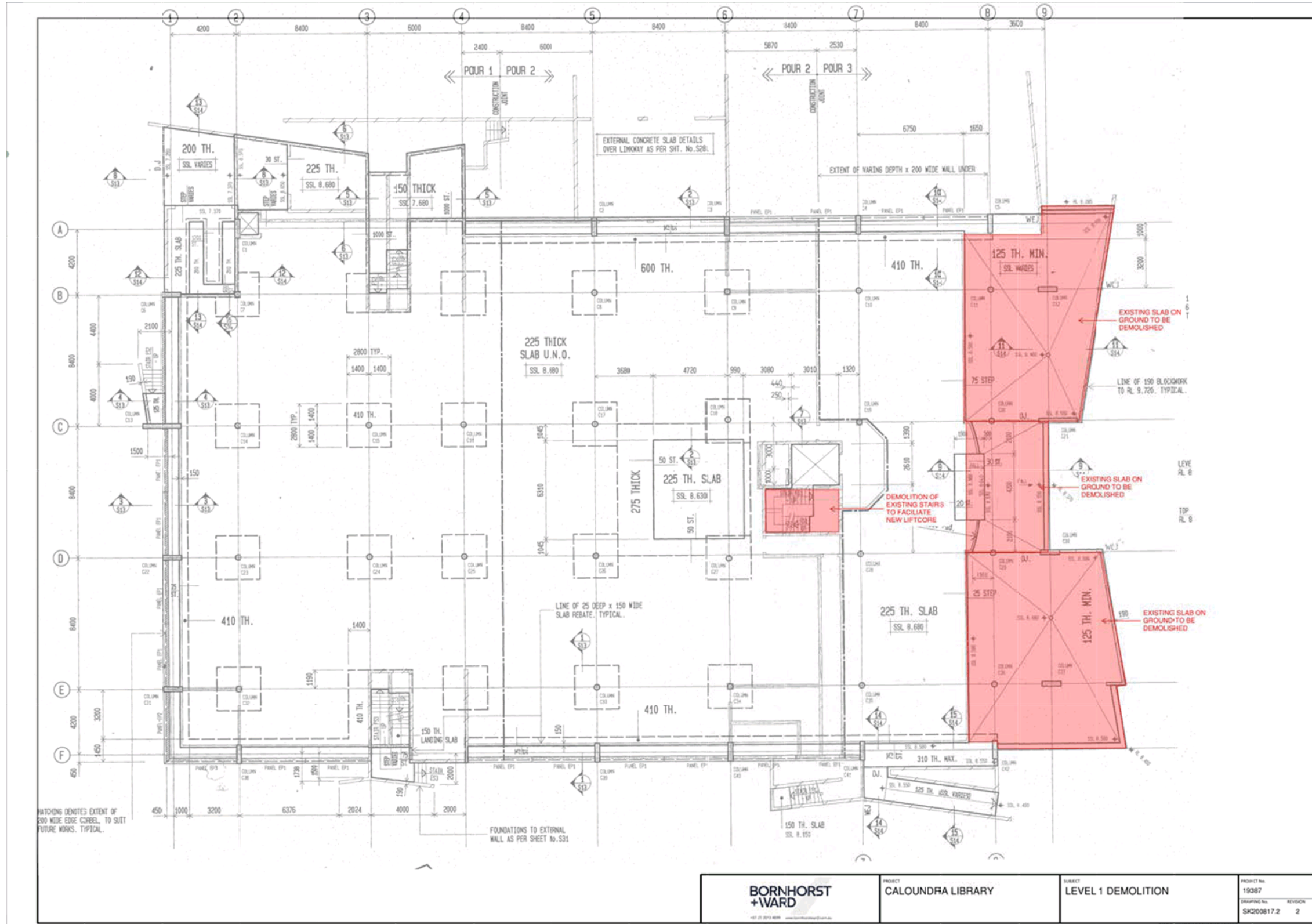
Foyer and Event Space



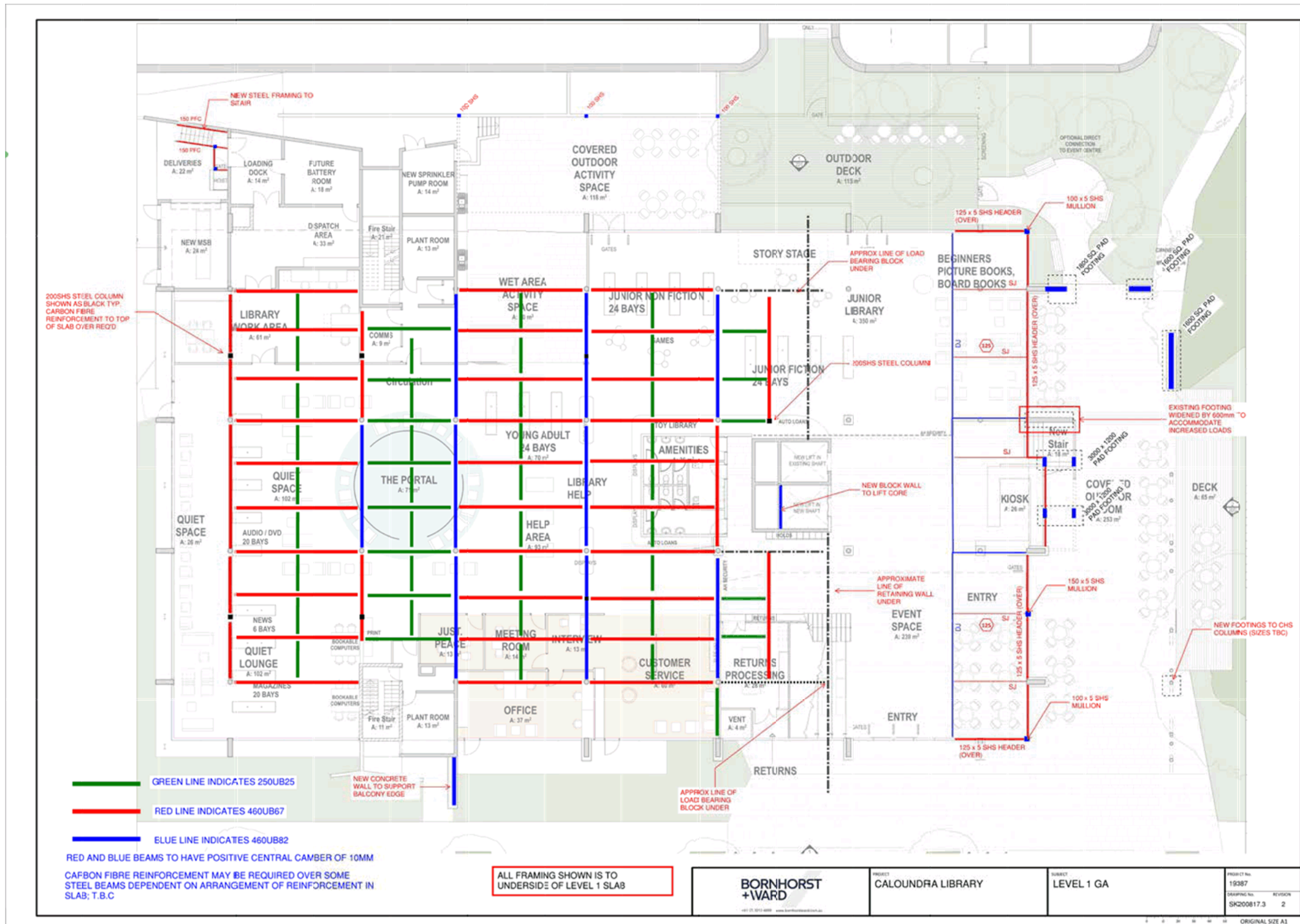
# appendix 1 - structural drawings



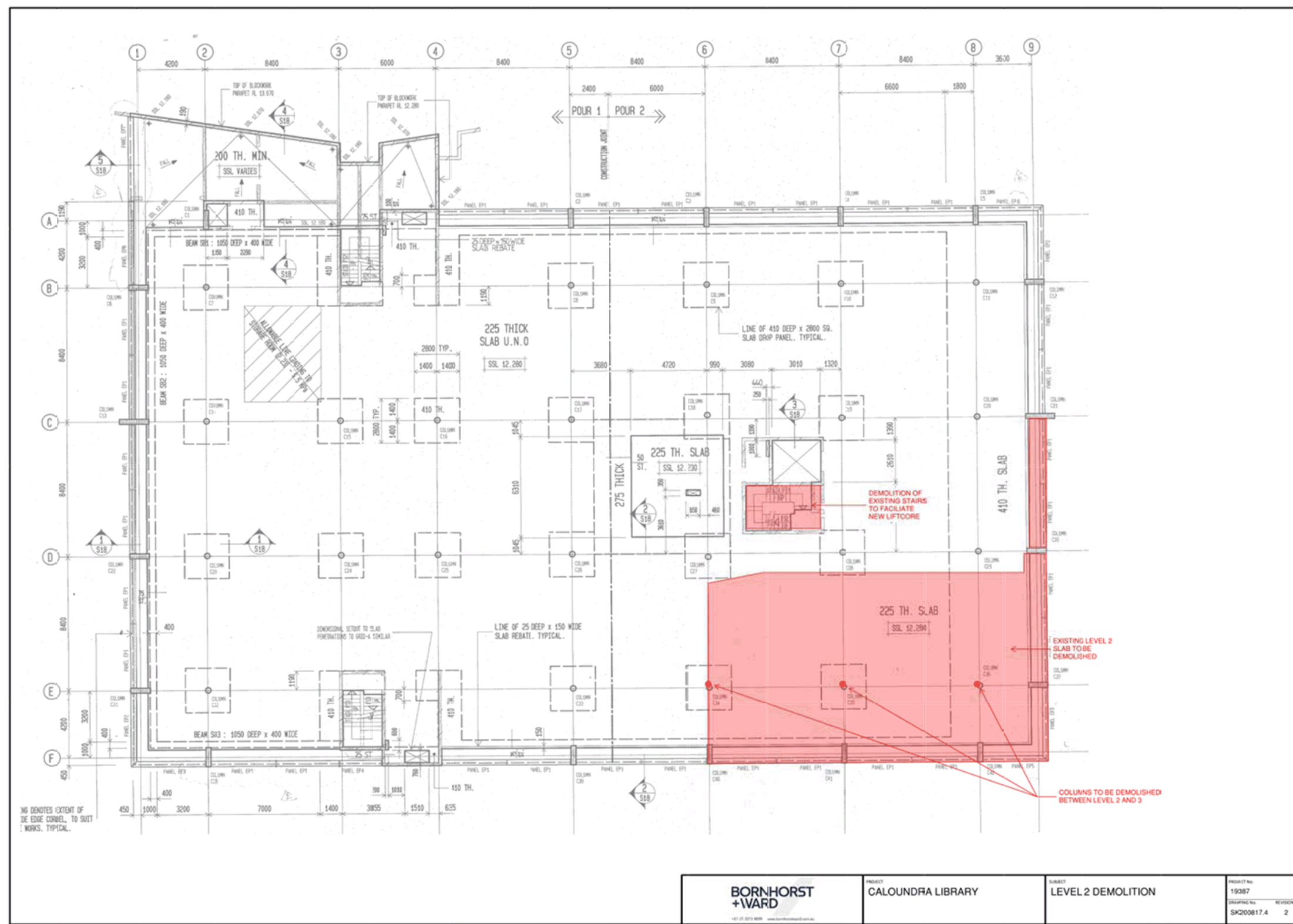




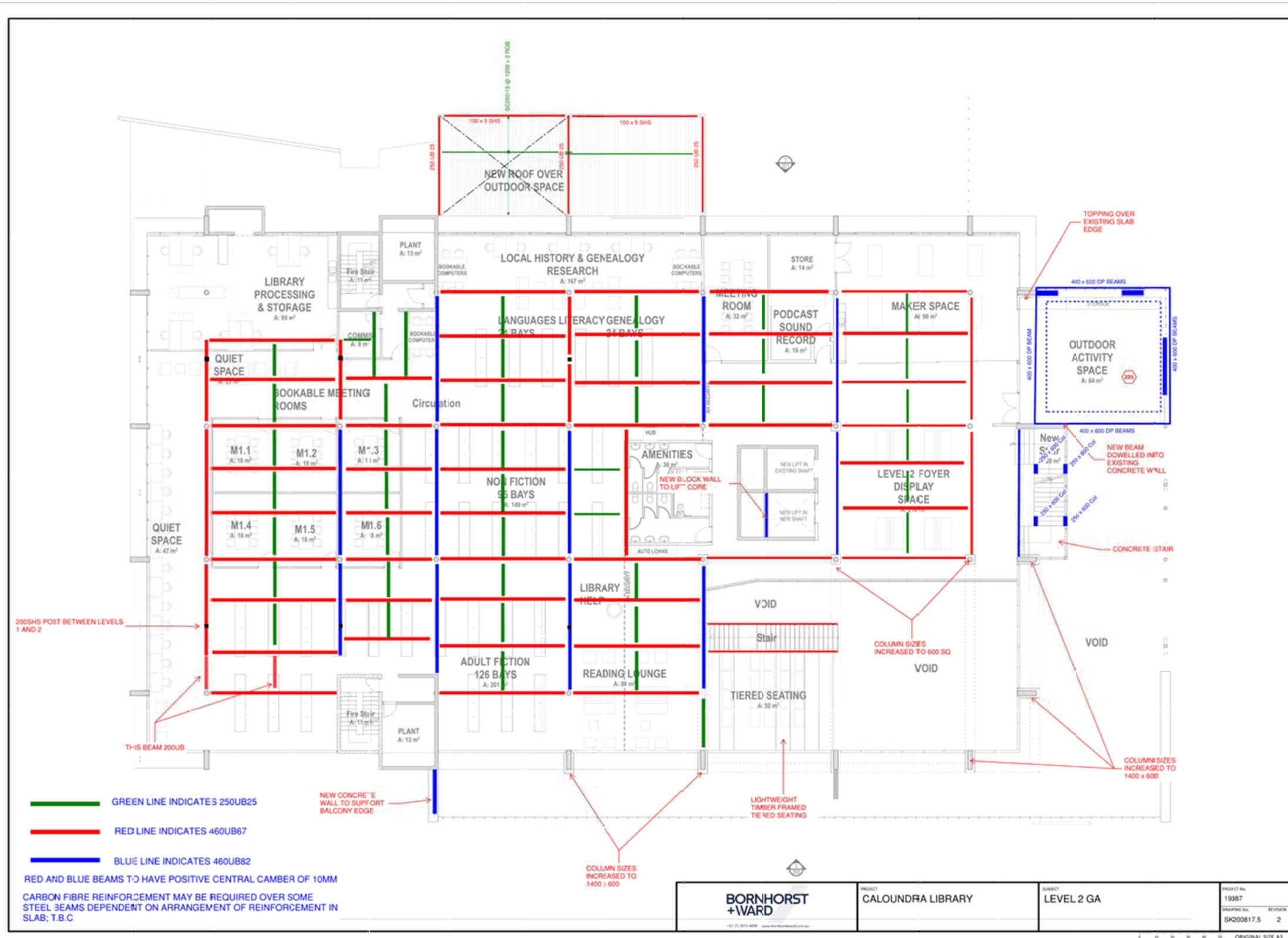
<b>BORNHORST                  +WARD</b> <small>487 St. David Street, Caloundra QLD 4456</small>	PROJECT	SUBJECT	PROJECT No.
	CALOUNDRA LIBRARY	LEVEL 1 DEMOLITION	19387
			REVISION
			SKQ200817.2 2

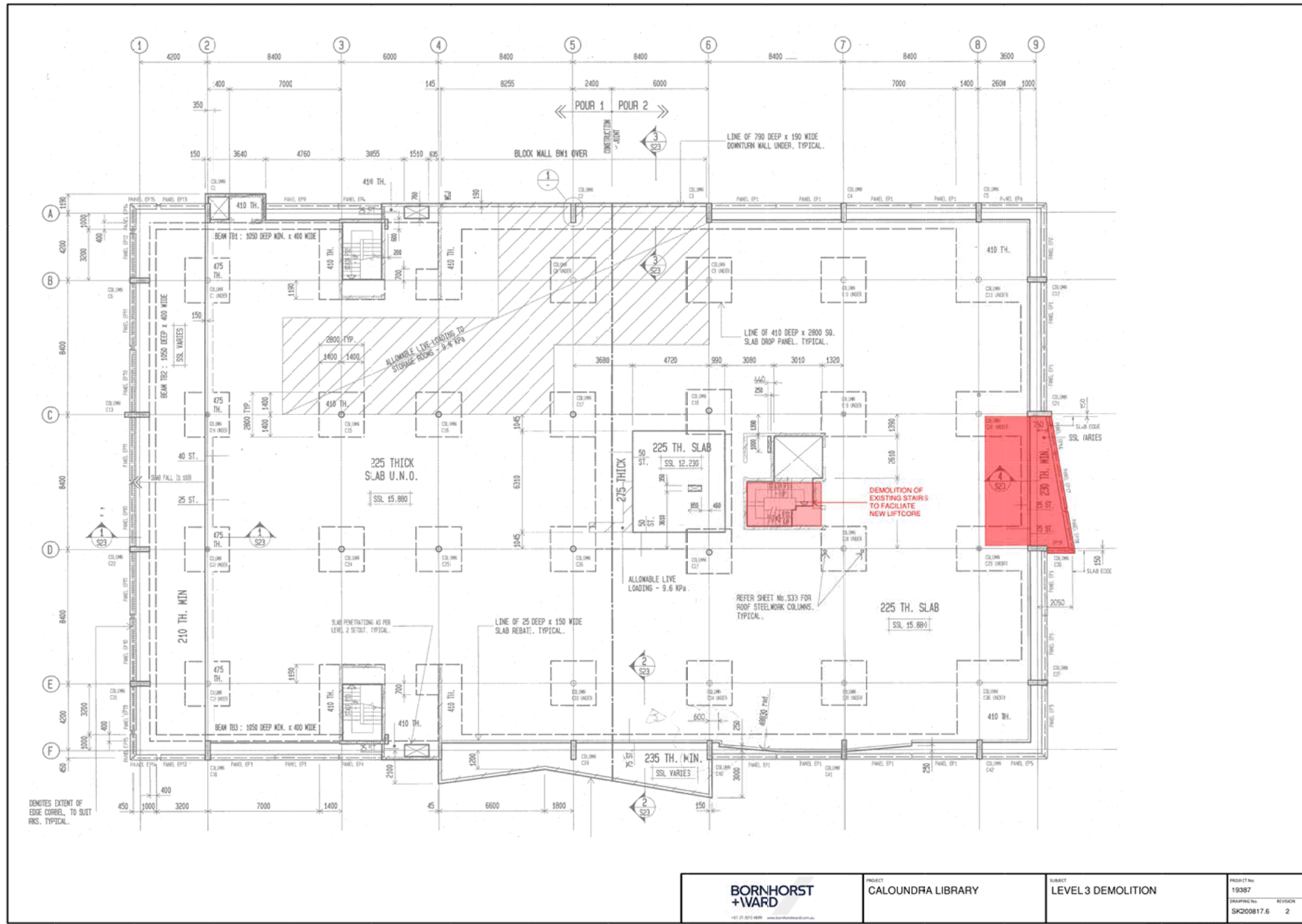




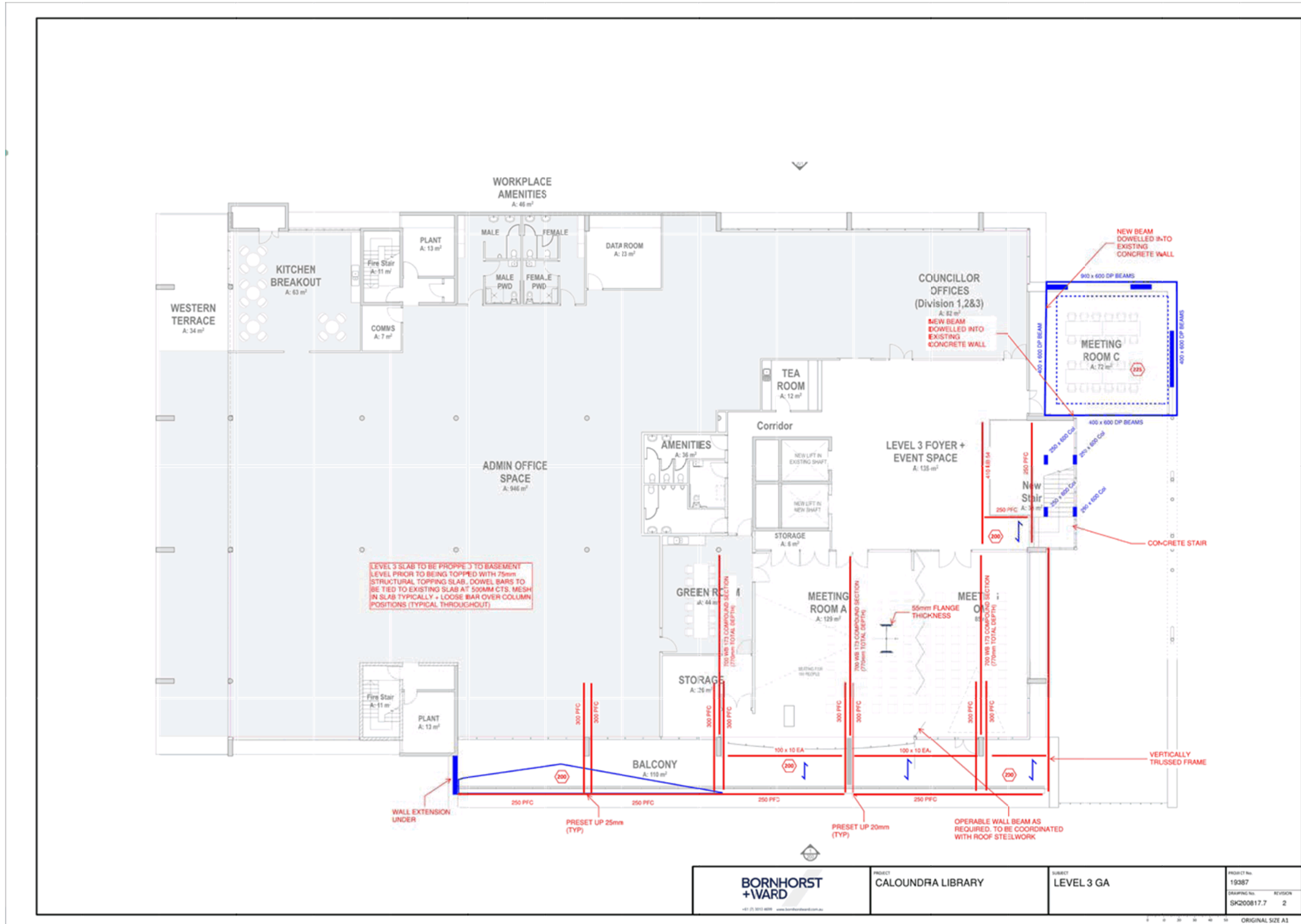


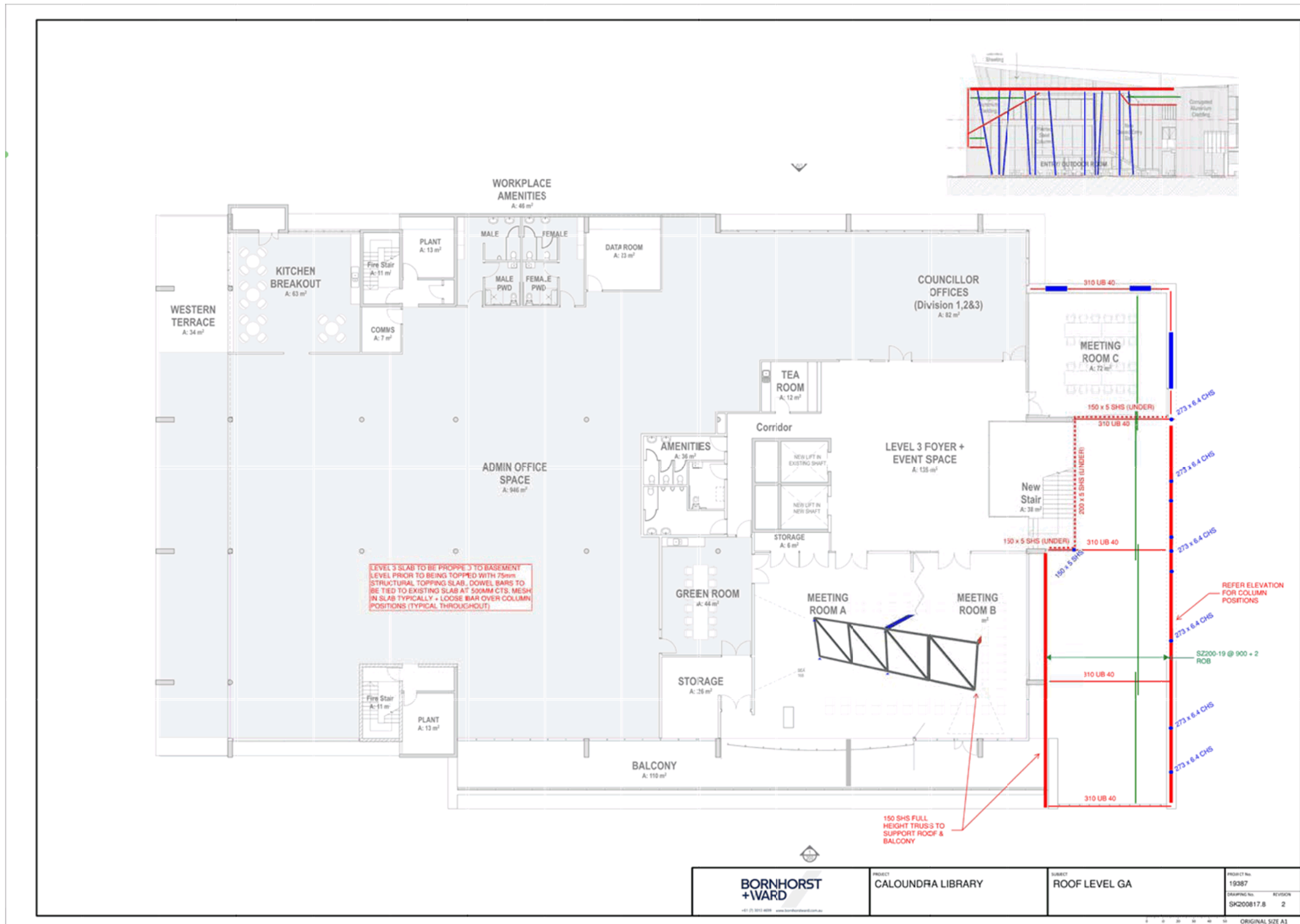
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	CALOUNDRA LIBRARY		19387
			DRAWING No.
			SKQ200817.4
			REVISION
			2





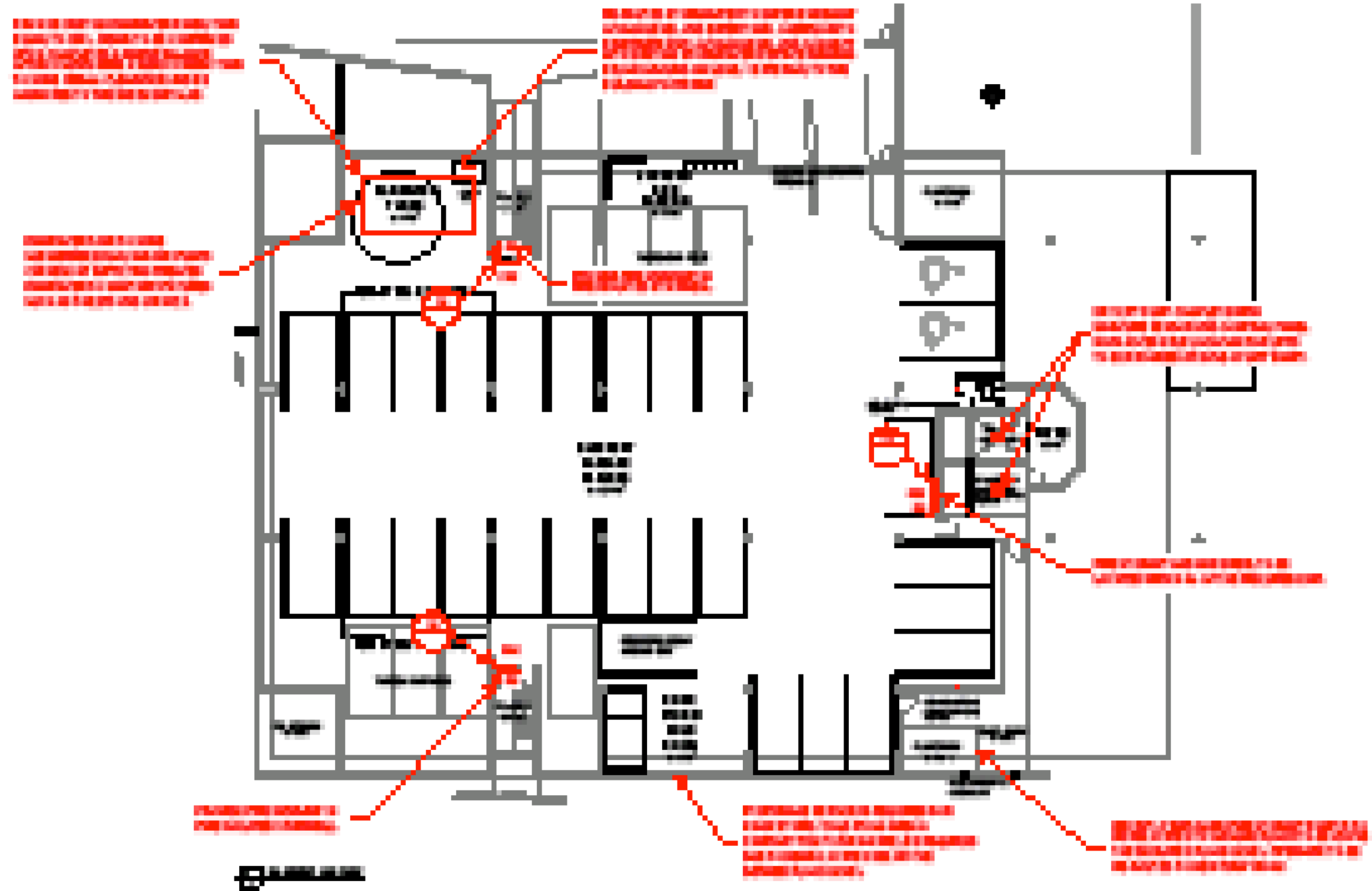


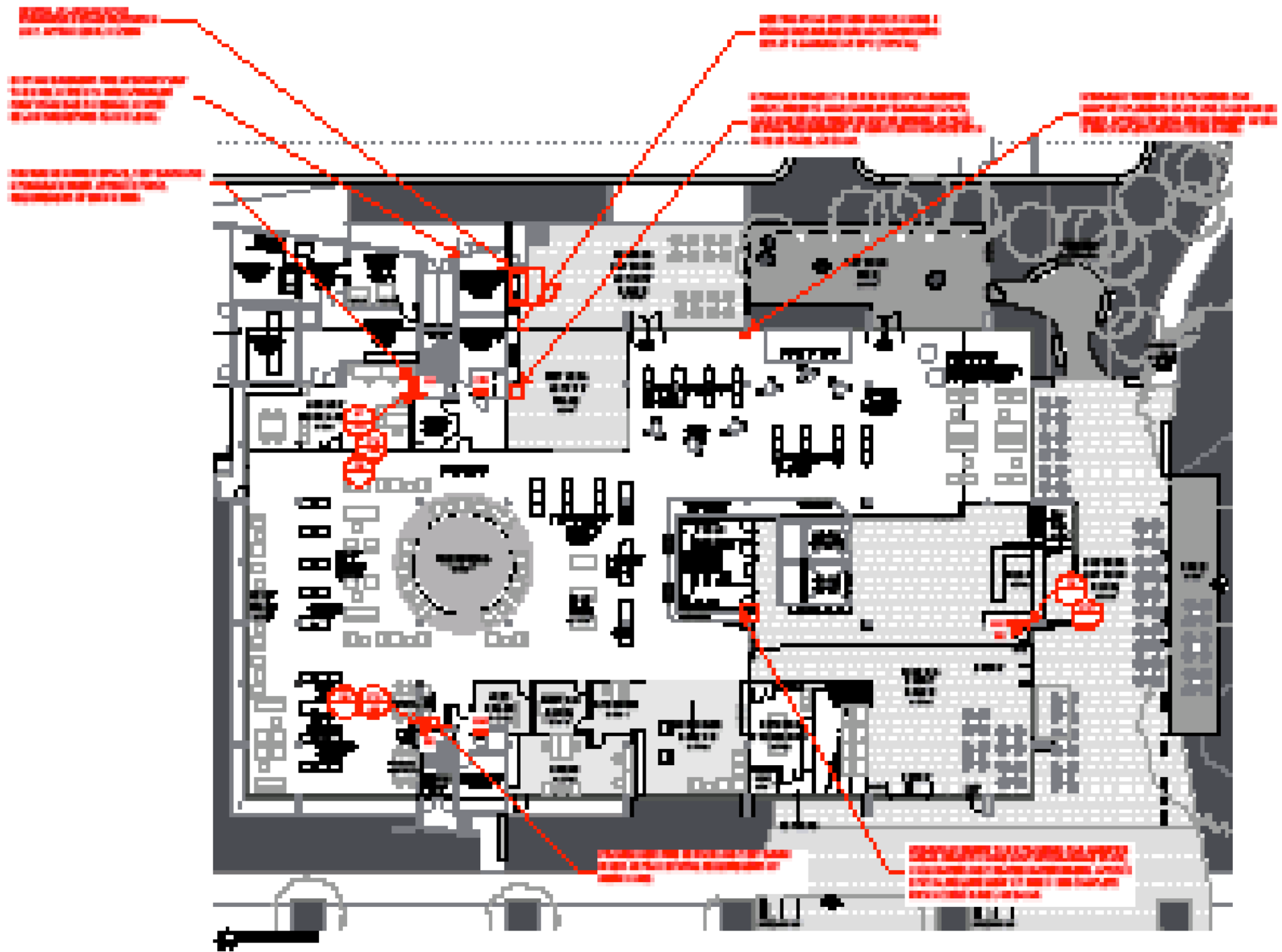


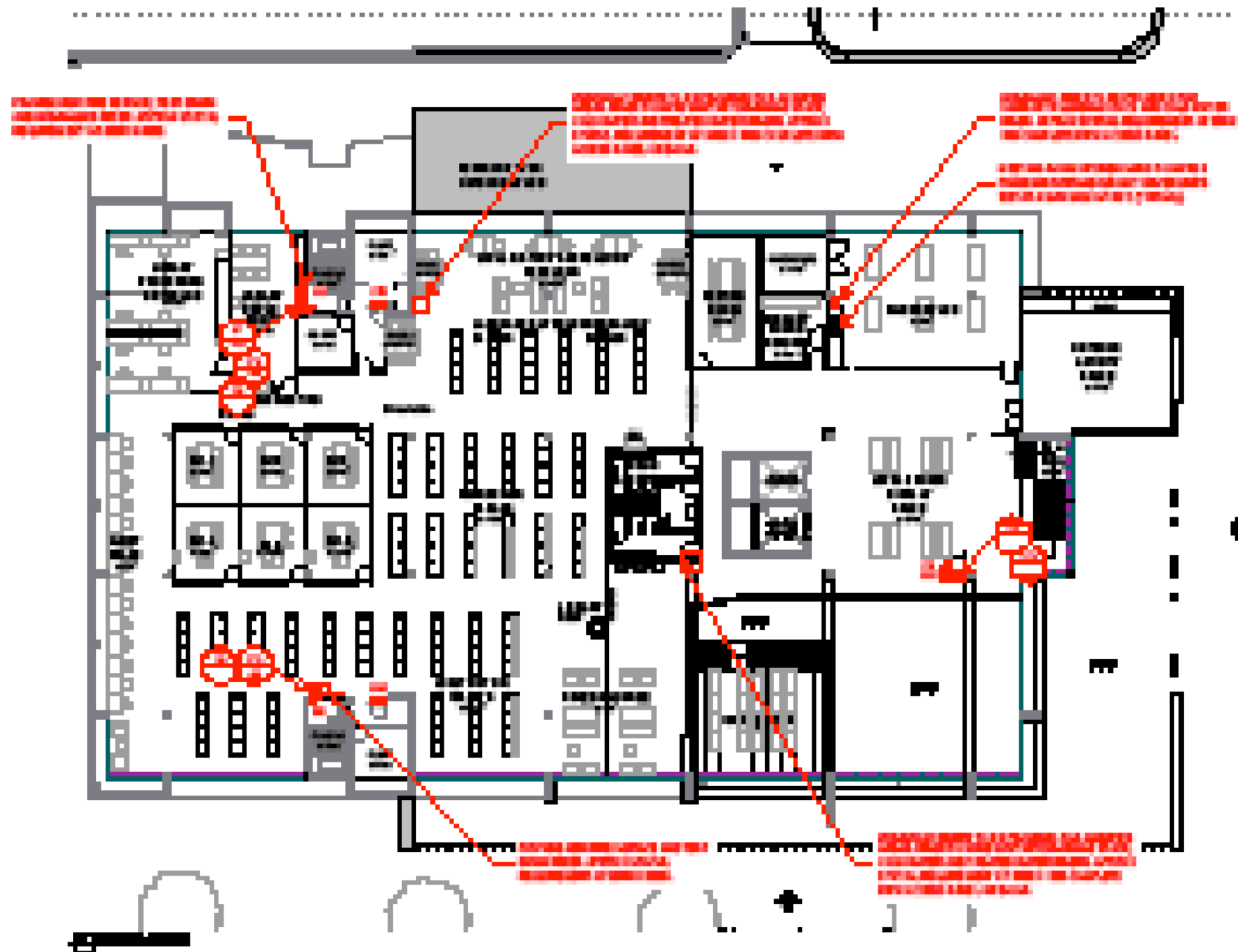


## appendix 2 - hydraulic drawings

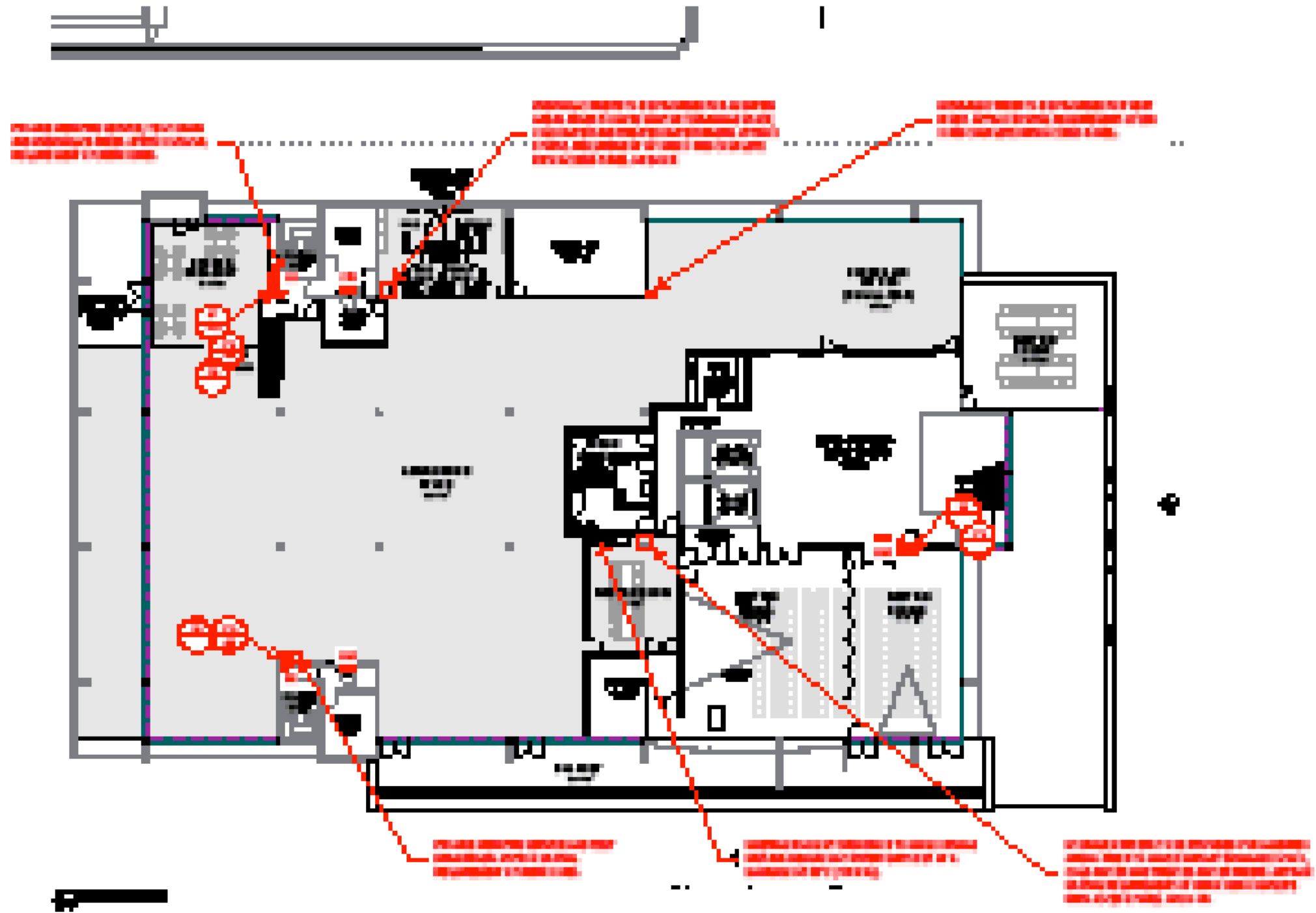


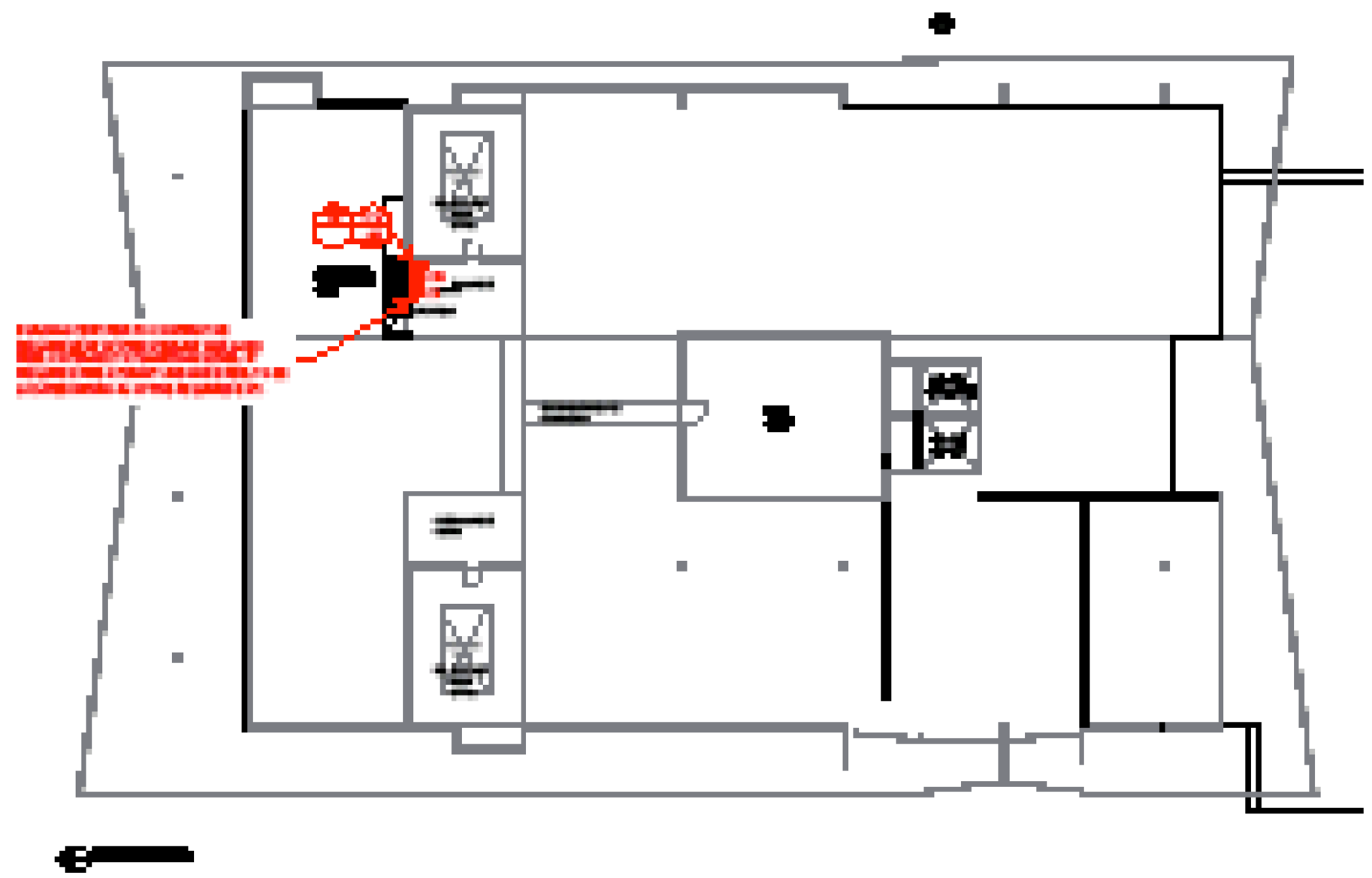






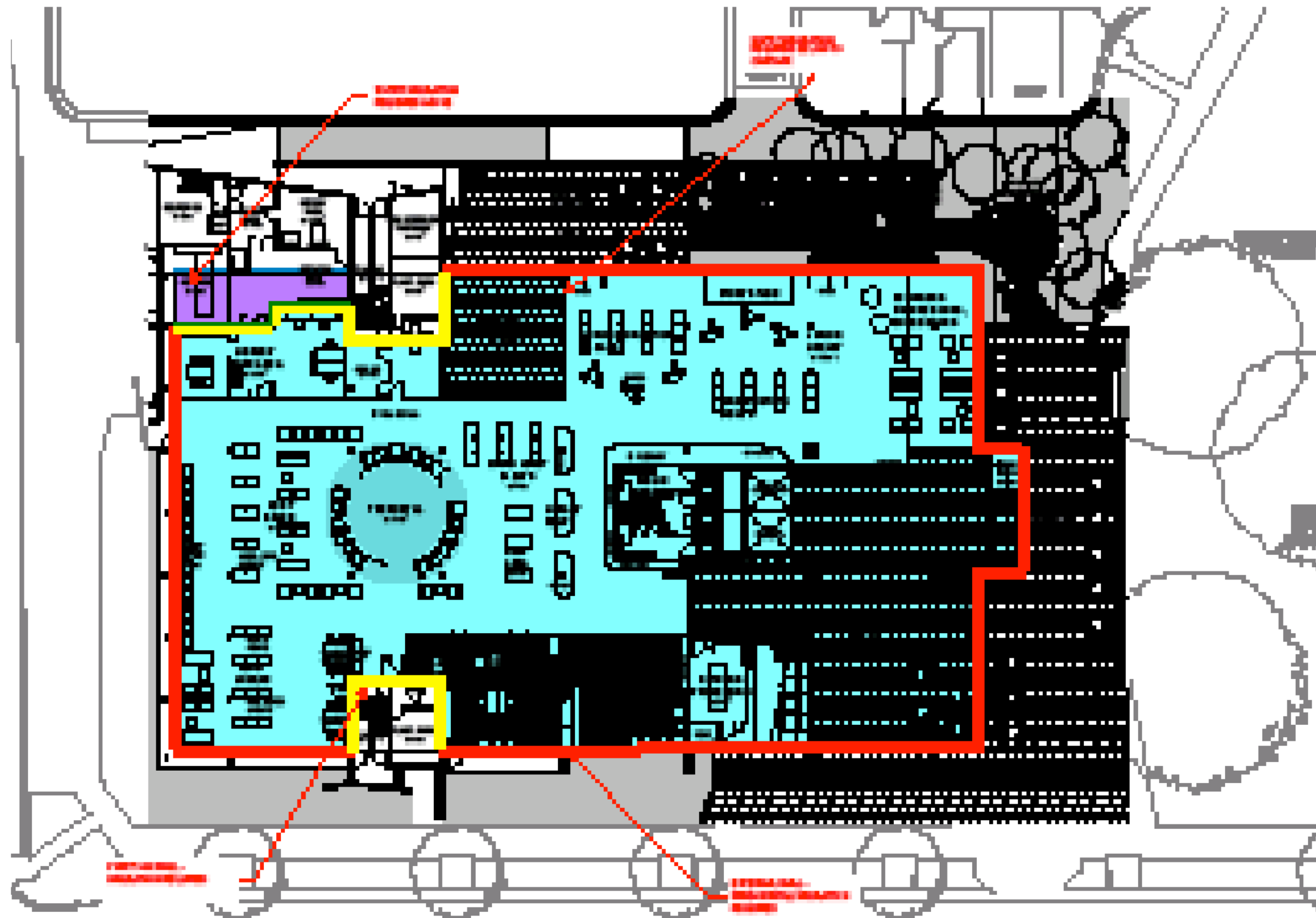


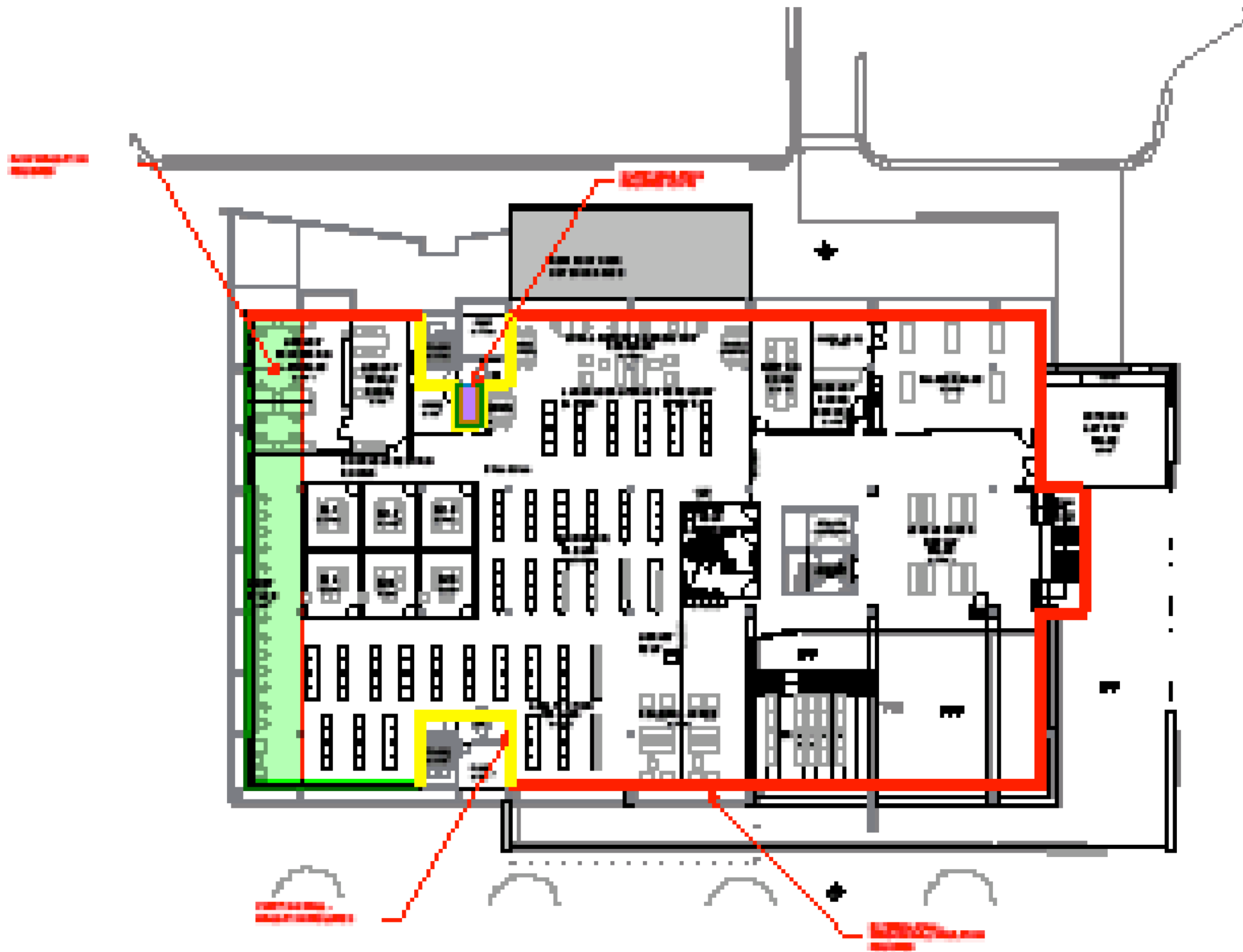


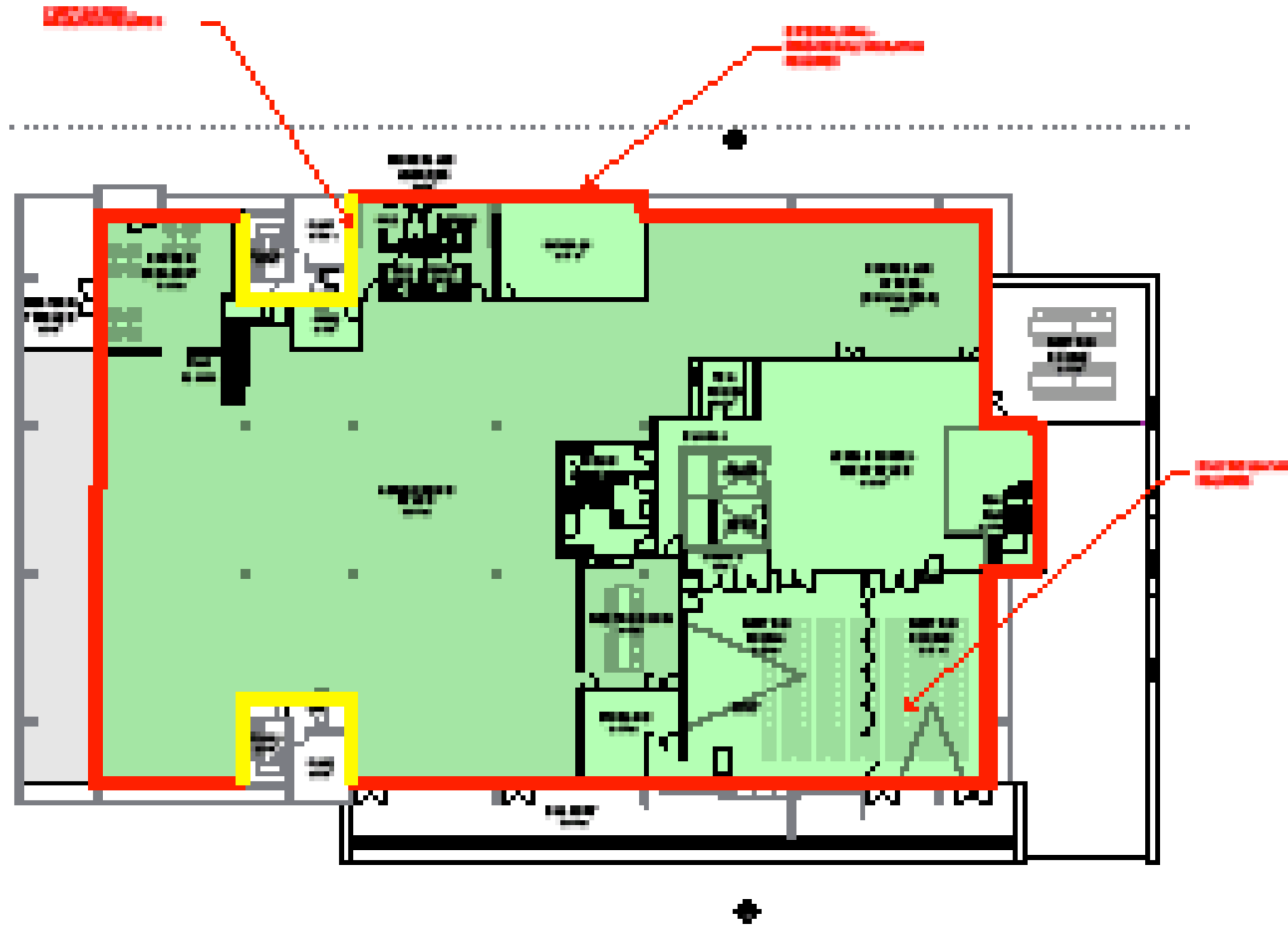


## appendix 3 - ESD service drawings



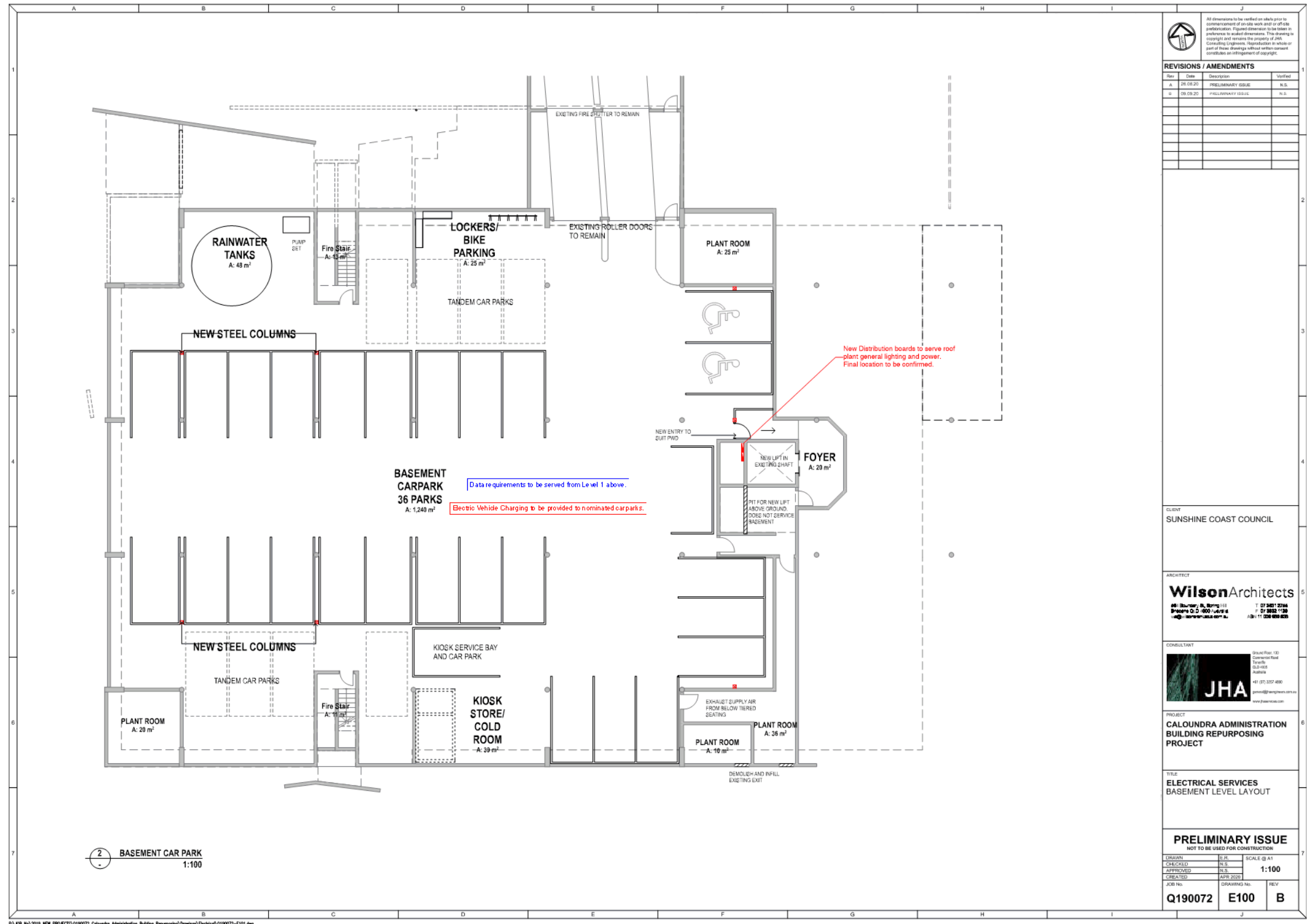


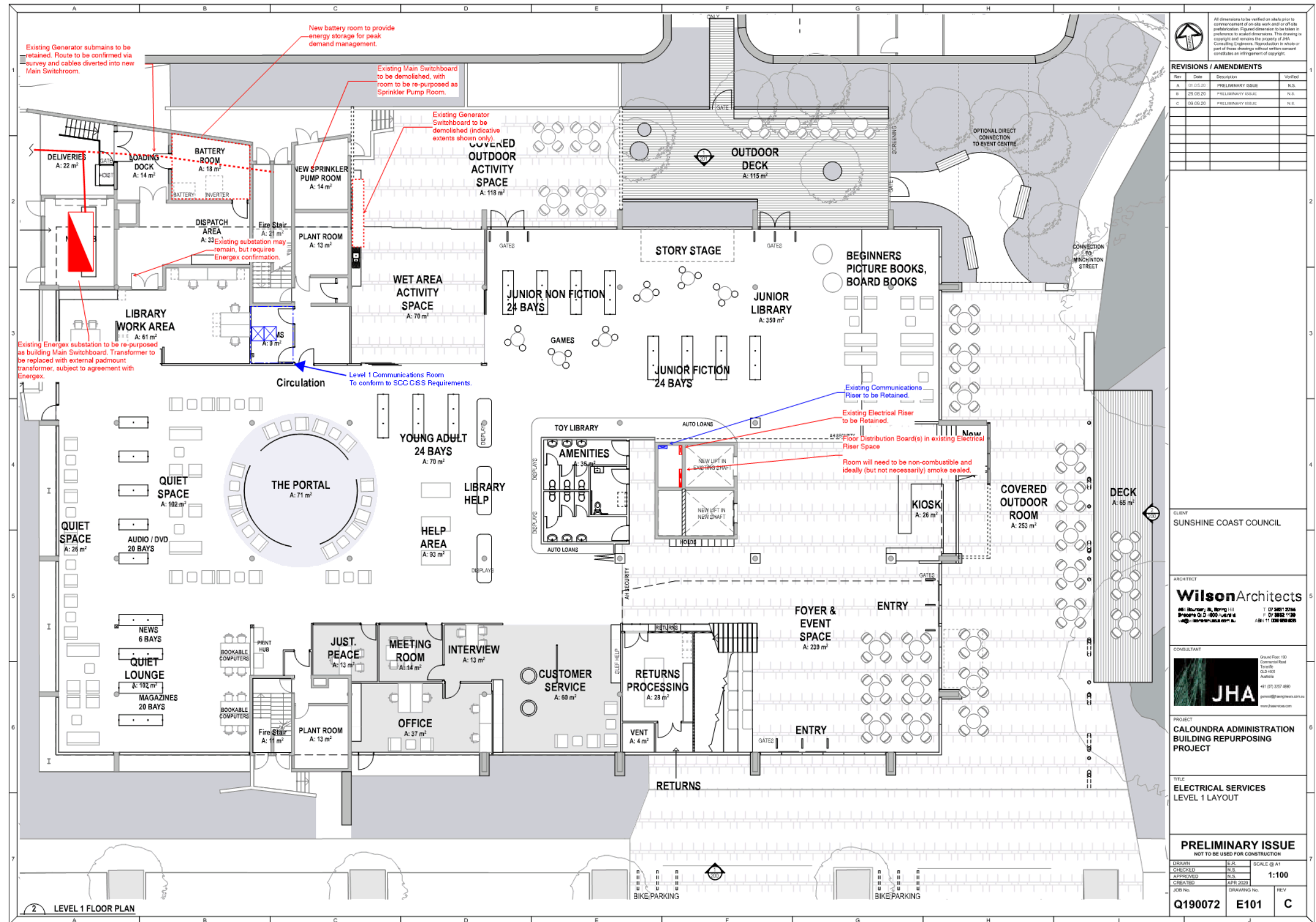






## appendix 4 - electrical drawings





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REVISIONS / AMENDMENTS			
Rev	Date	Description	Verified
A	01.05.20	PRELIMINARY ISSUE	N.S.
B	09.08.20	PRELIMINARY ISSUE	N.S.
C	09.08.20	PRELIMINARY ISSUE	N.S.

CLIENT: SUNSHINE COAST COUNCIL

ARCHITECT: **Wilson Architects**  
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 411 071 3357 4880  
 j@jha.com.au www.jha.com.au

PROJECT: CALOUNDRA ADMINISTRATION BUILDING REPURPOSING PROJECT

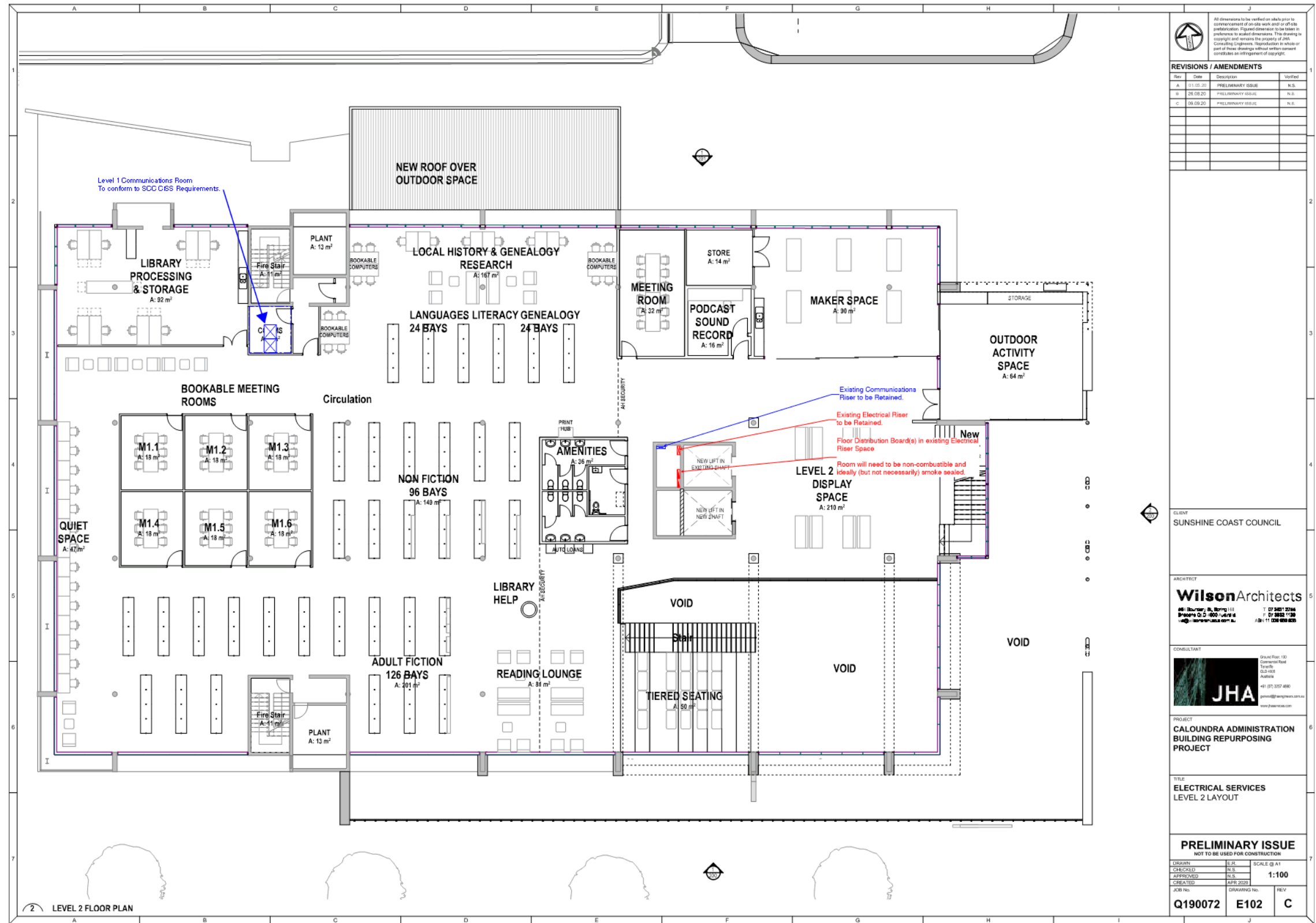
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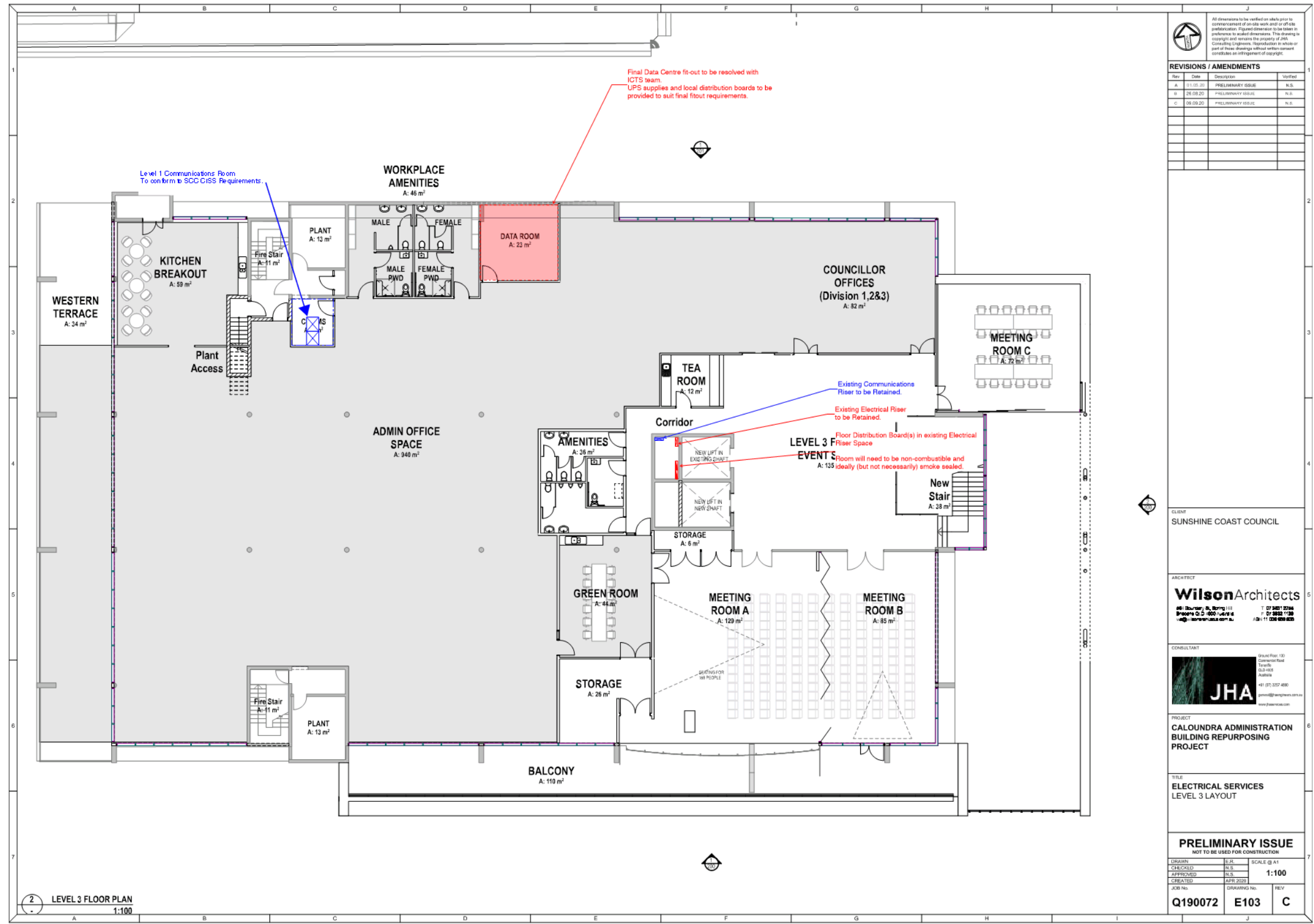
**PRELIMINARY ISSUE**  
 NOT TO BE USED FOR CONSTRUCTION

DRAWN	CHECKED	APPROVED	CREATED	SCALE
				1:100

JOB No.	DRAWING No.	REV
Q190072	E101	C



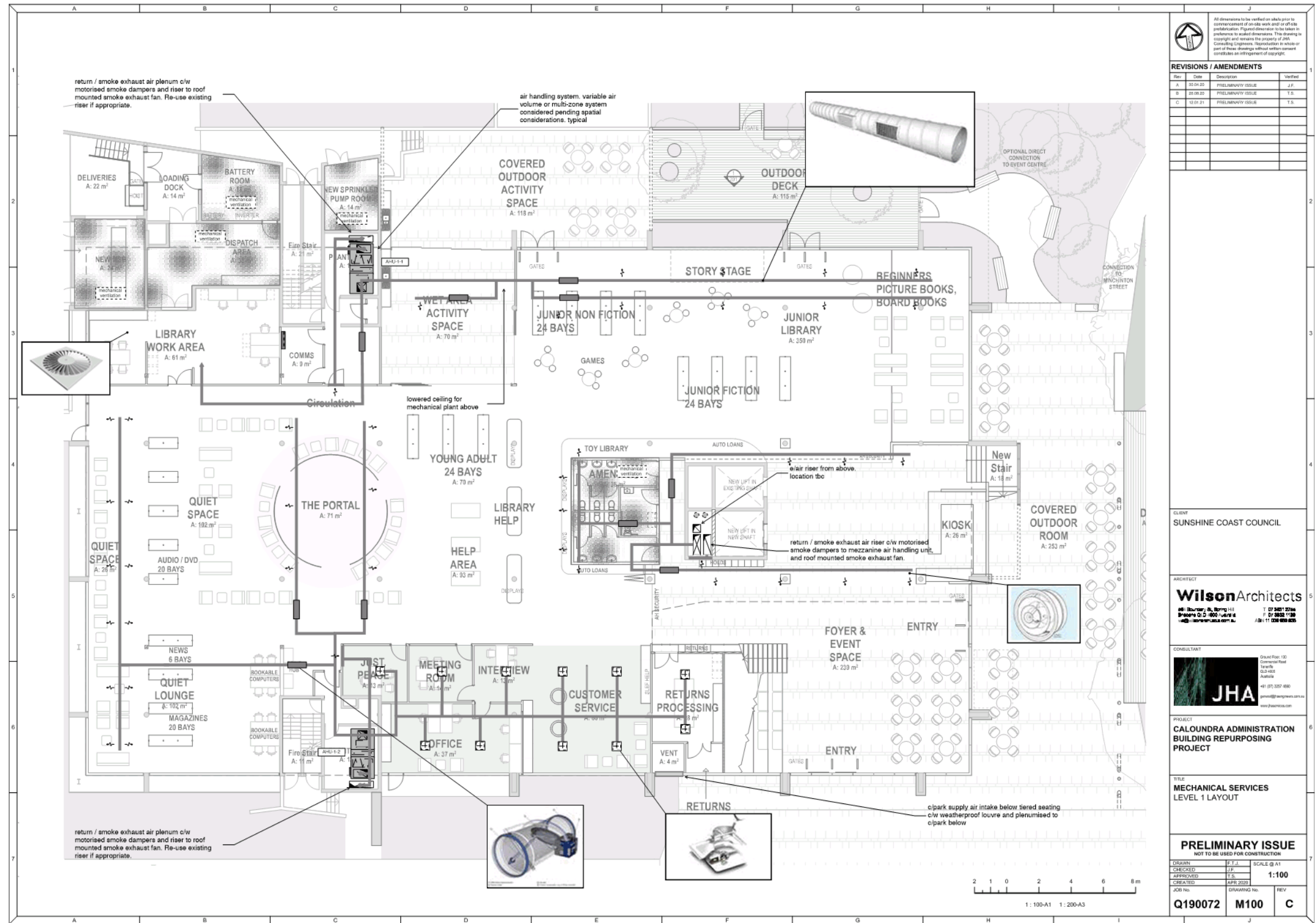


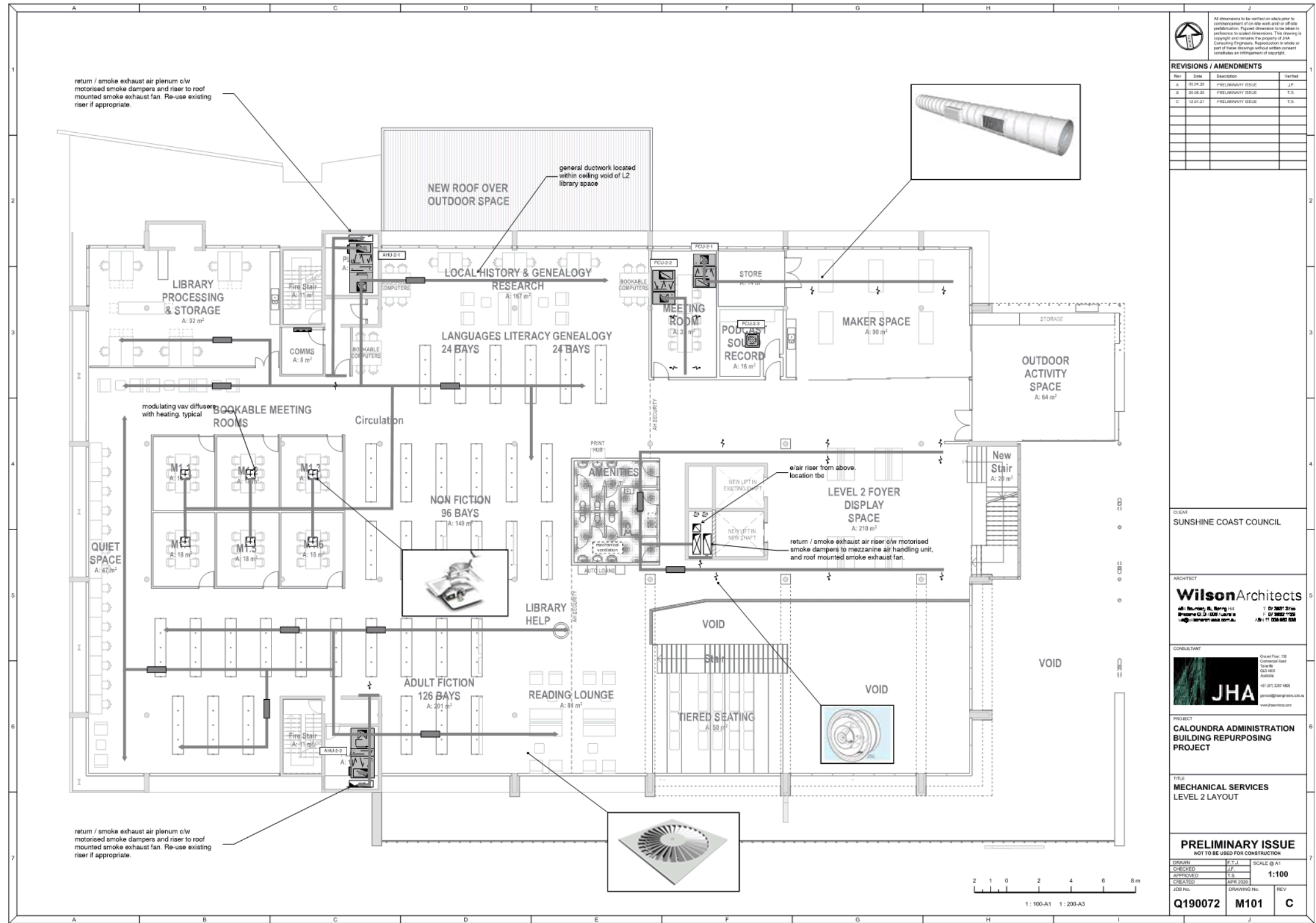






## appendix 5 - mechanical drawings





**REVISIONS / AMENDMENTS**

Rev	Date	Description	Verified
A	20.04.20	PRELIMINARY ISSUE	J.F.
B	20.08.20	PRELIMINARY ISSUE	T.A.
C	12.01.21	PRELIMINARY ISSUE	T.A.

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 www.jha.com.au

PROJECT  
CALOUNDRA ADMINISTRATION BUILDING REPURPOSING PROJECT

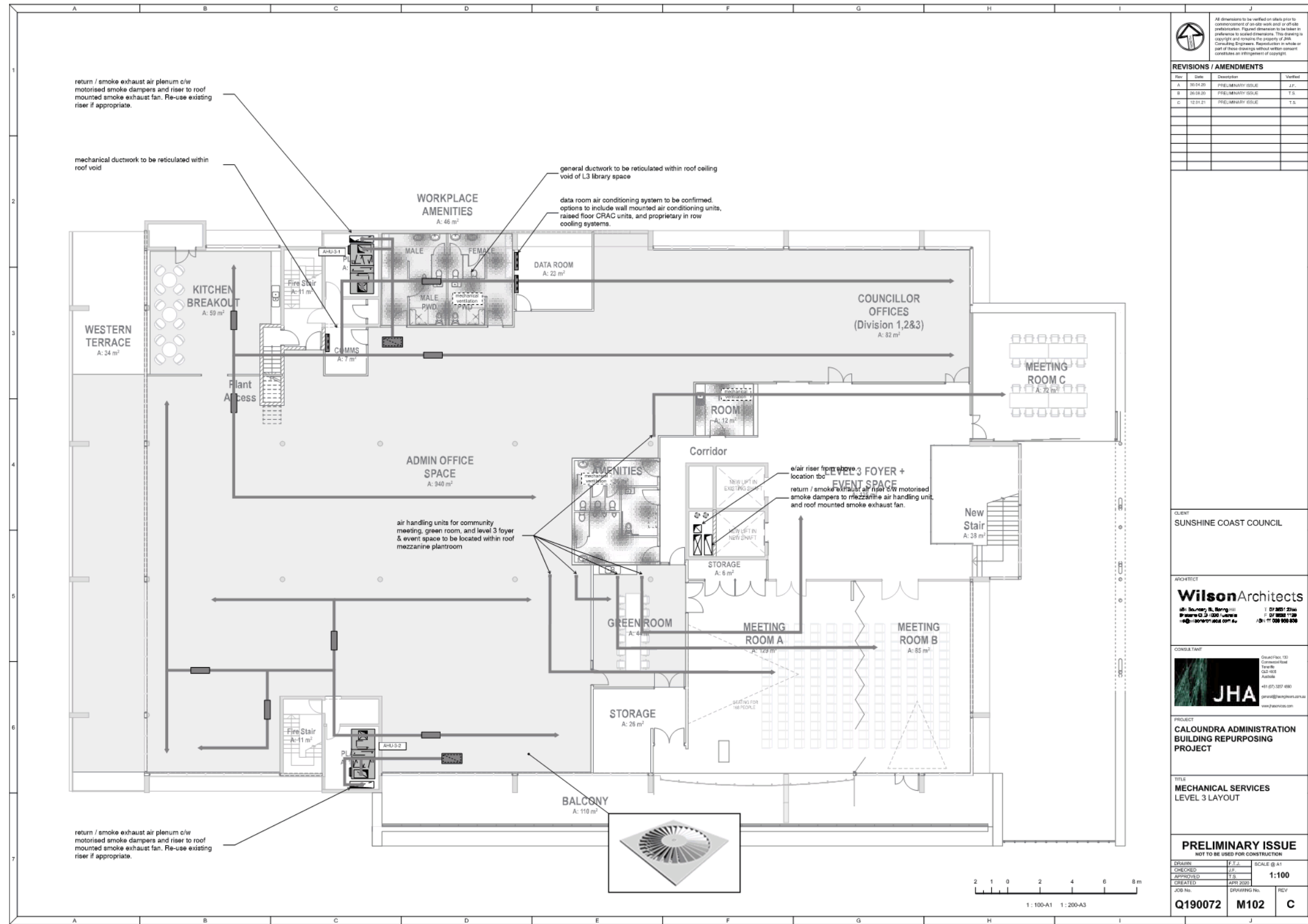
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MECHANICAL SERVICES LEVEL 2 LAYOUT

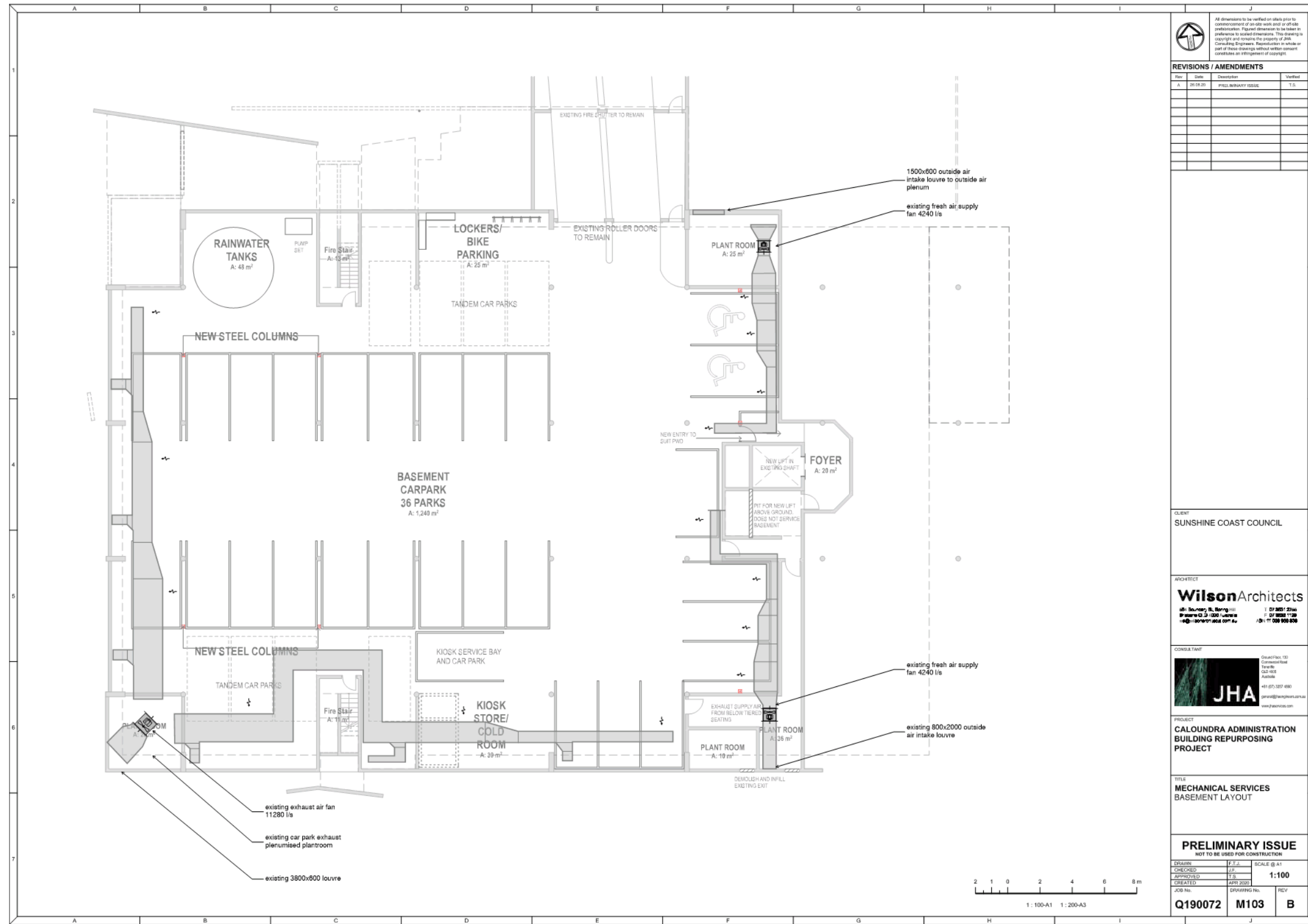
**PRELIMINARY ISSUE**  
 NOT TO BE USED FOR CONSTRUCTION

DRAWN	CHECKED	APPROVED	CREATED	DATE	SCALE
J.F.	J.F.	J.F.	J.F.	APR 2020	1:100

JOB No. **Q190072** DRAWING No. **M101** REV **C**







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REVISIONS / AMENDMENTS				
Rev	Date	Description	Verified	T.S.
A	20.03.20	PRELIMINARY ISSUE		

CLIENT  
SUNSHINE COAST COUNCIL

ARCHITECT  
**Wilson Architects**  
 Mr. Murray B. Barragall | Tel: 07 5551 2100  
 Frances G. J. 1000 Lakeside | Fax: 07 5551 1100  
 100 Lakeside Drive | Sunshine Coast, QLD 4556

CONSULTANT  
 JHA  
 David Hogg, 150 Commercial Road, Torquay, QLD 4866, Australia  
 411 071 3307 4880  
 david@jha.com.au | www.jha.com.au

PROJECT  
CALOUNDRA ADMINISTRATION BUILDING REPURPOSING PROJECT

TITLE  
MECHANICAL SERVICES BASEMENT LAYOUT

**PRELIMINARY ISSUE**  
 NOT TO BE USED FOR CONSTRUCTION

DRAWN: F.F.J.	SCALE @ A1
CHECKED: J.F.	1:100
APPROVED: F.S.	
CREATED: APR 2020	

JOB No.	DRAWING No.	REV
Q190072	M103	B





## appendix 6 - sprinkler design drawings

# CALOUNDRA ADMINISTRATION BUILDING RE-PURPOSING PROJECT 1 OMRAH AVENUE, CALOUNDRA QLD 4551 FIRE SPRINKLER SYSTEM

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. 9.24)	LIGHT HAZARD - SIX (6) HYDRAULICALLY MOST UNFAVOURABLE K <sub>168.0</sub> SPRINKLERS, EACH OPERATING AT MINIMUM 70kPa
BASEMENT	CARPARK	ORDINARY HAZARD 2	ORDINARY HAZARD 2 - TWELVE (12) HYDRAULICALLY MOST UNFAVOURABLE K <sub>168.0</sub> SPRINKLERS, EACH OPERATING AT MINIMUM 60 L/min
LEVEL 4 (ROOF)	PLANT	ORDINARY HAZARD 1	ORDINARY HAZARD 1 - SIX (6) HYDRAULICALLY MOST UNFAVOURABLE K <sub>168.0</sub> 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: #100 NB REQUIRED TOWNS MAIN PERFORMANCE: APPROX. 34.2 L/sec at 200 kPa, 28 L/sec at 250 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, ACT/VFIRE, 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.

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

CLIENT:

**Wilson Architects**  
 564 Bounding St, Spang Hill  
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 w.a@wilsonarchitects.com.au  
 T: 07 5511 2755  
 F: 07 5512 1129  
 ADRN 11 009 965 036

FIRE CONSULTANT:

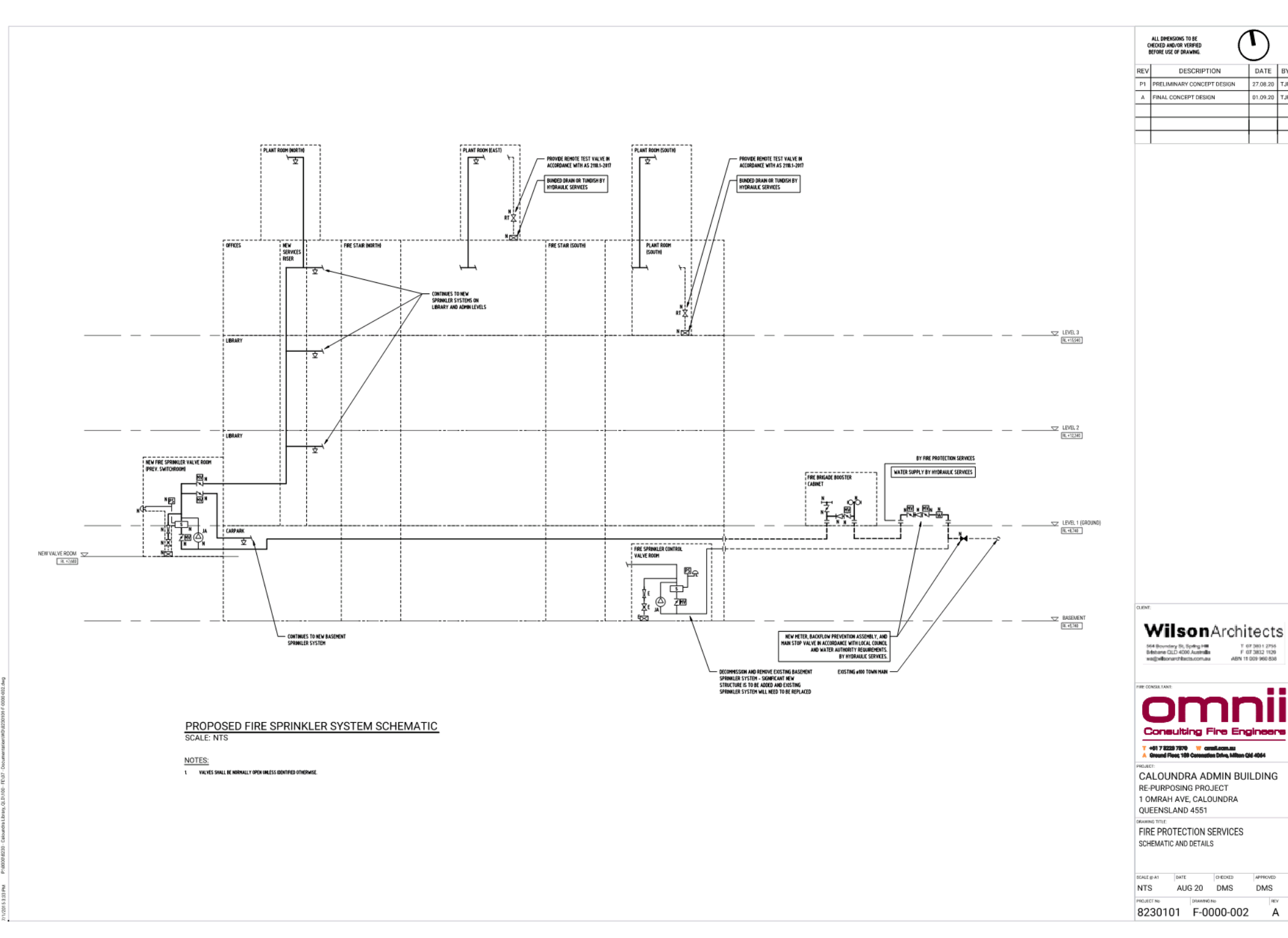
**omnii**  
 Consulting Fire Engineers  
 T: +61 7 2228 7070  
 W: www.omnii.com.au  
 Ground Floor, 100 Concession Drive, Milton QLD 4064

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	DESIGNED	APPROVED
NTS	AUG 20	DMS	DMS

PROJECT NO: 8230101  
 DRAWING NO: F-0000-001  
 REV: A



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

REV	DESCRIPTION	DATE	BY
P1	PRELIMINARY CONCEPT DESIGN	27.08.20	T.JR
A	FINAL CONCEPT DESIGN	01.09.20	T.JR

CLIENT:  
**Wilson Architects**  
 364 Broomfield St, Spring Hill  
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FIRE CONSULTANT:  
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 Consulting Fire Engineers  
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 A: Ground Floor, 100 Concession Drive, Milton QLD 4064

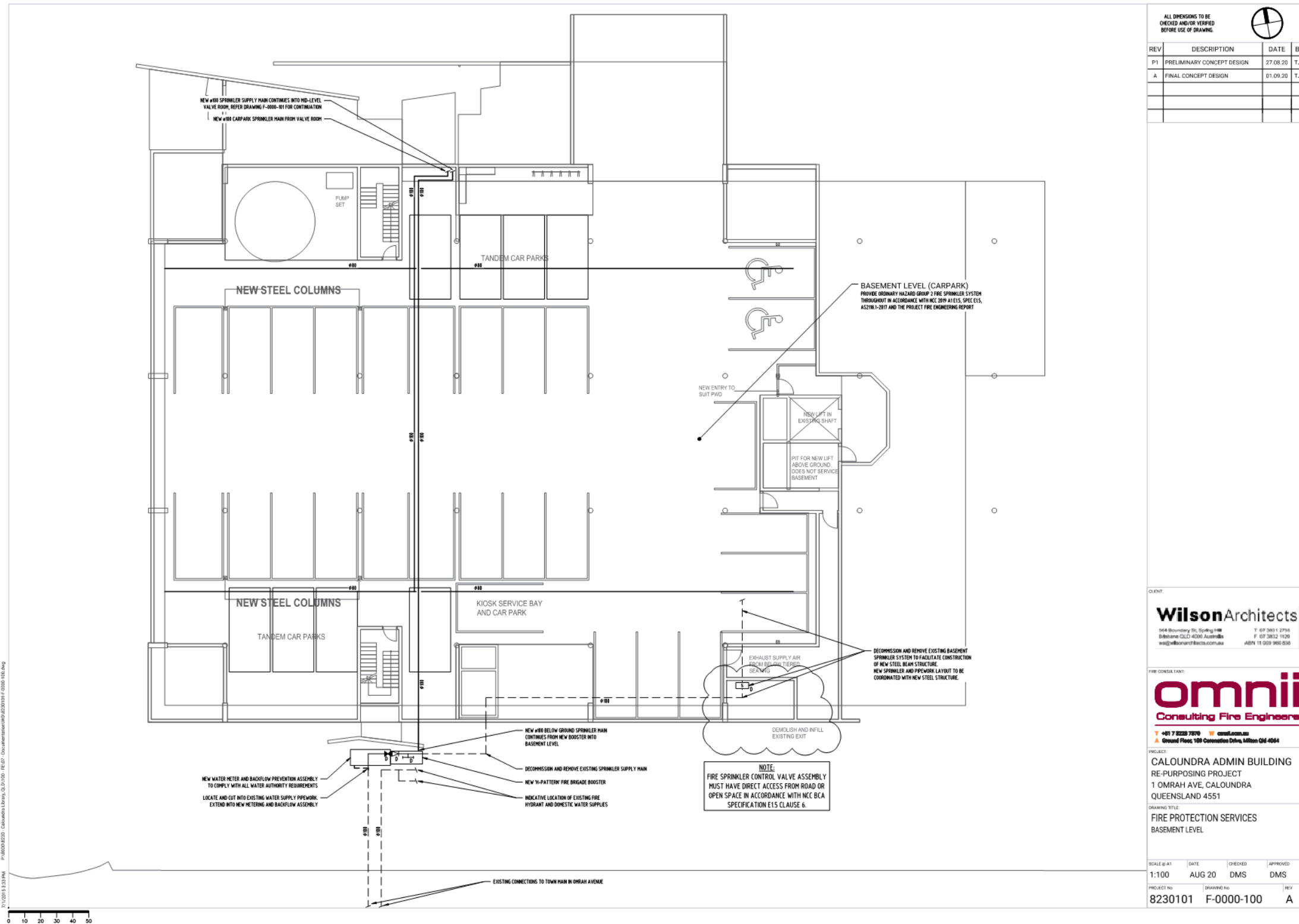
PROJECT:  
 CALOUNDRA ADMIN BUILDING  
 RE-PURPOSING PROJECT  
 1 OMRAH AVE, CALOUNDRA  
 QUEENSLAND 4551

DRAWING TITLE:  
 FIRE PROTECTION SERVICES  
 SCHEMATIC AND DETAILS

SCALE @ A1: NTS  
 DATE: AUG 20  
 CHECKED: DMS  
 APPROVED: DMS

PROJECT NO: 8230101  
 DRAWING NO: F-0000-002  
 REV: A





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

REV	DESCRIPTION	DATE	BY
P1	PRELIMINARY CONCEPT DESIGN	27.08.20	T.JR
A	FINAL CONCEPT DESIGN	01.09.20	T.JR

CLIENT:  
**Wilson Architects**  
 164 Broomfield St, Spring Hill  
 Brisbane QLD 4000, Australia  
 w@wilsonarchitects.com.au

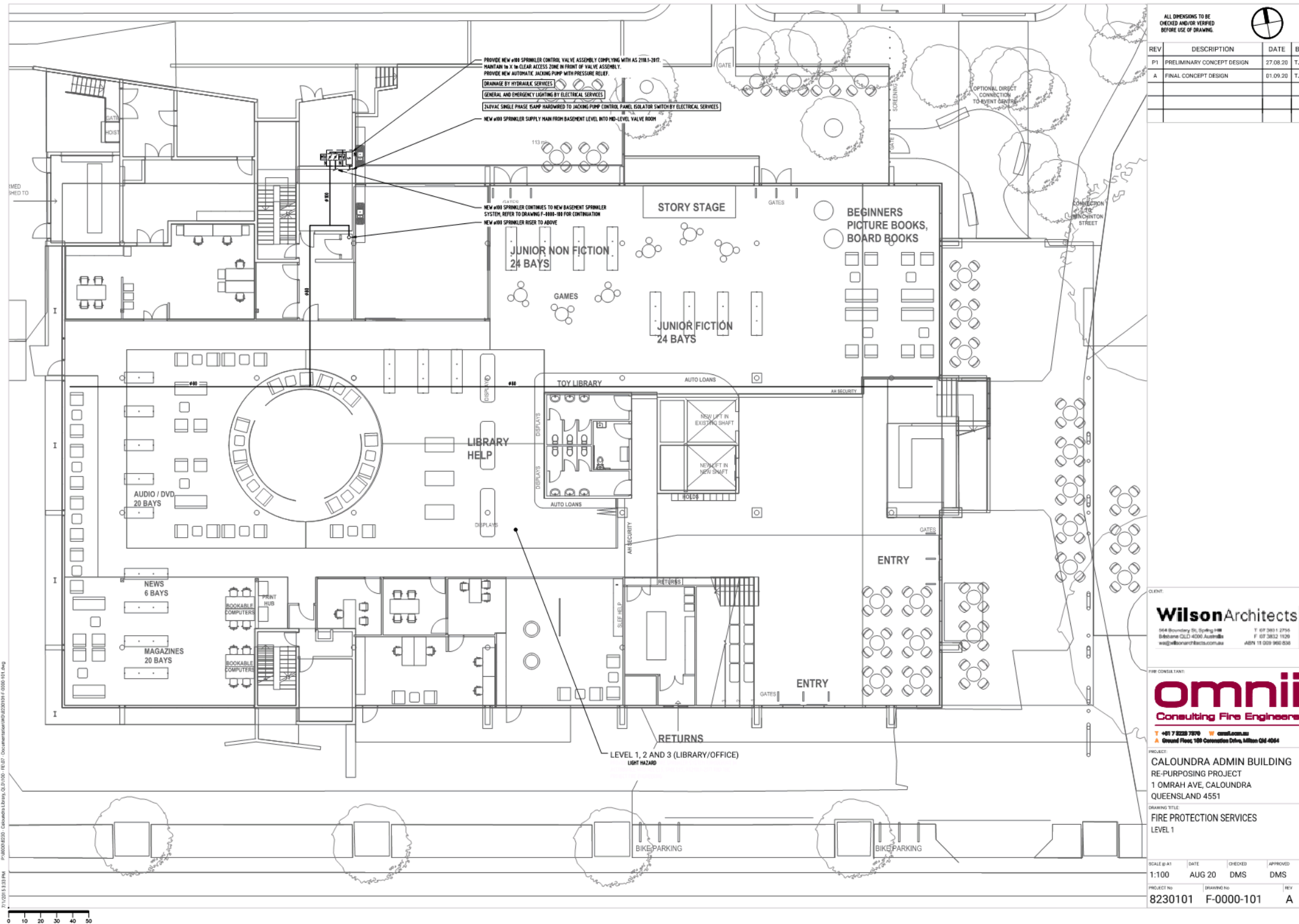
FIRE CONSULTANT:  
**omnii**  
 Consulting Fire Engineers  
 T +61 7 3228 7270  
 A Ground Floor, 100 Corporation Drive, Milton QLD 4054

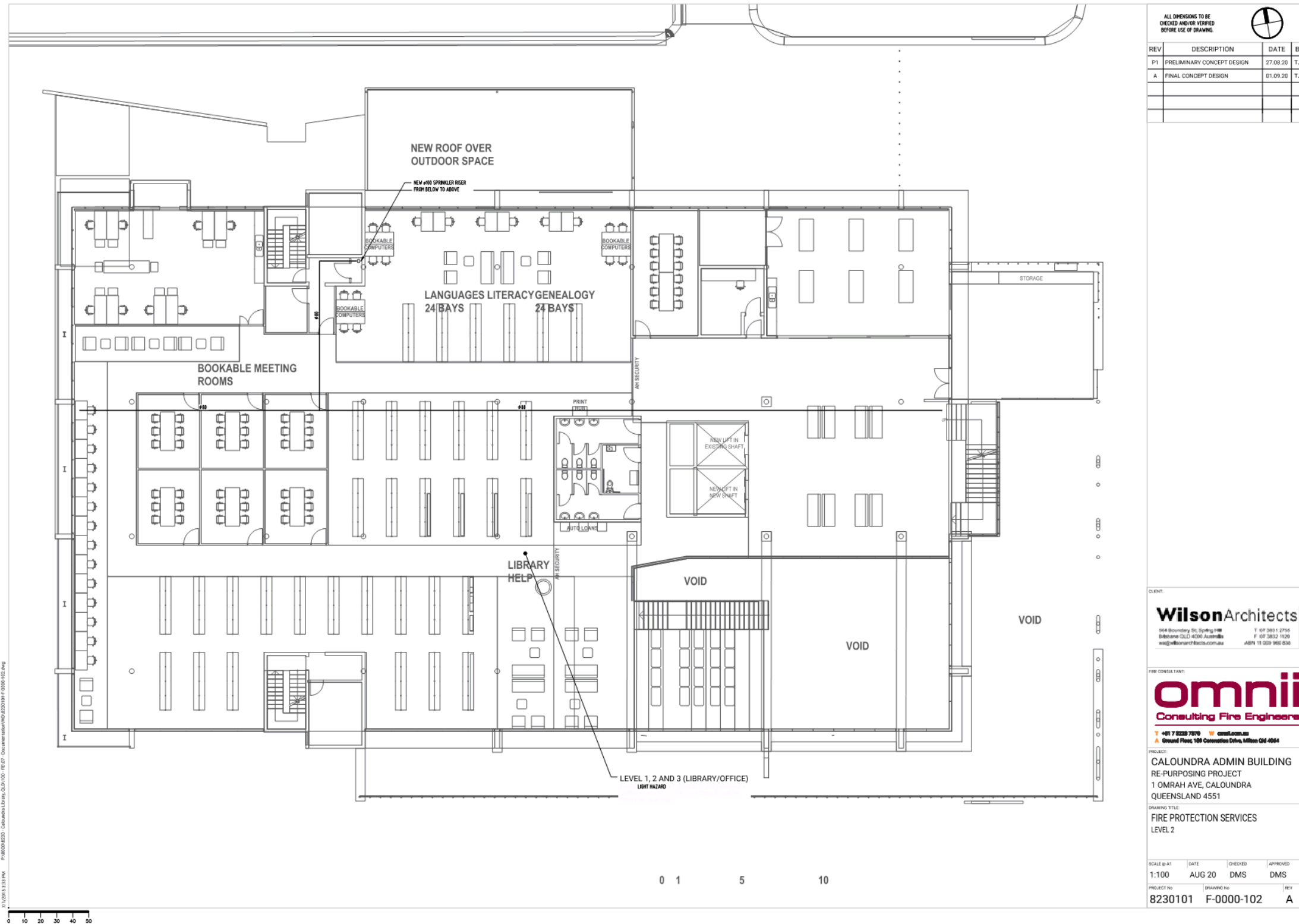
PROJECT:  
 CALOUNDRA ADMIN BUILDING  
 RE-PURPOSING PROJECT  
 1 OMAHA AVE, CALOUNDRA  
 QUEENSLAND 4551

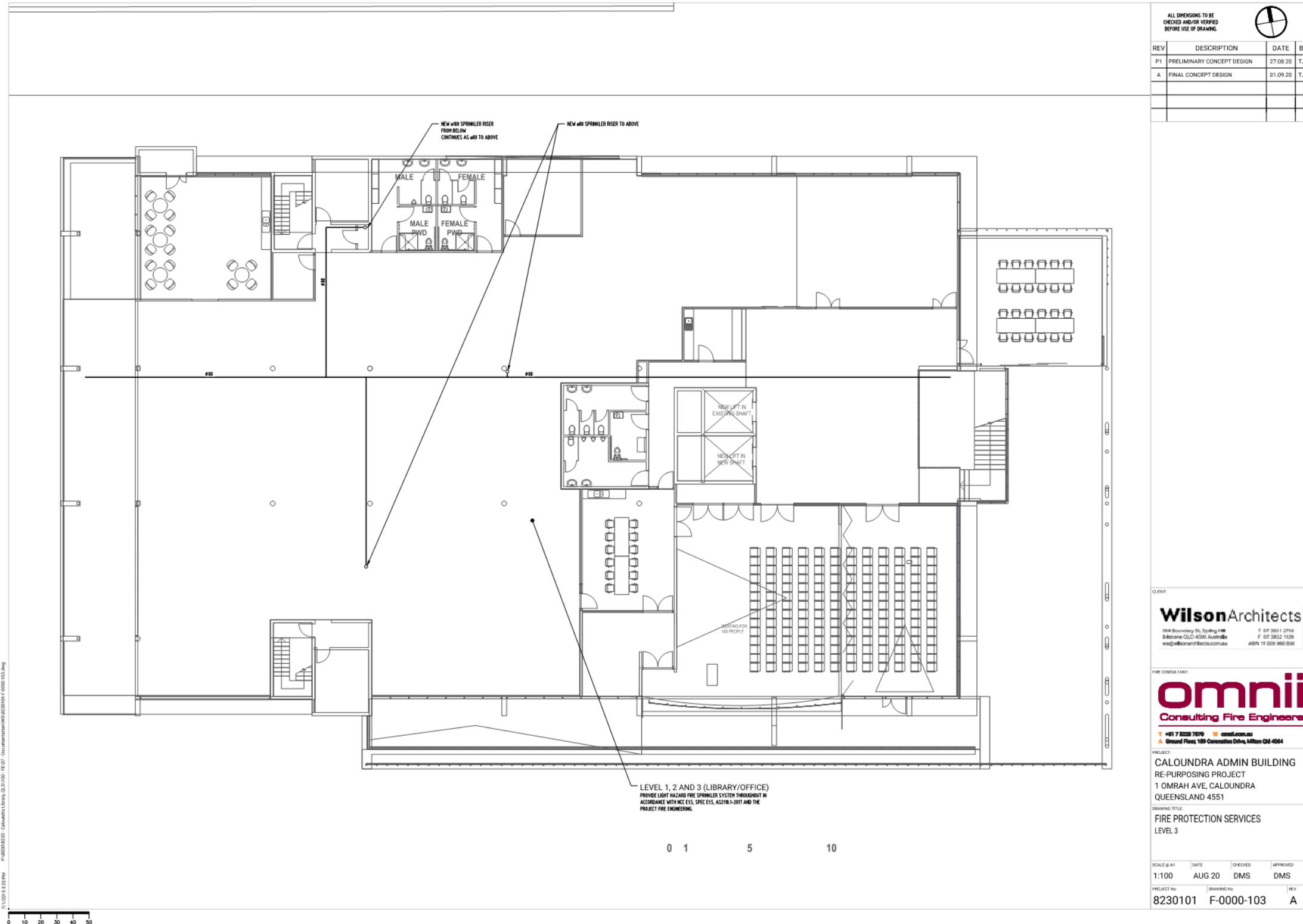
DRAWING TITLE:  
 FIRE PROTECTION SERVICES  
 BASEMENT LEVEL

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

PROJECT NO: 8230101 DRAWING NO: F-0000-100 REV: A







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

REV	DESCRIPTION	DATE	BY
P1	PRELIMINARY CONCEPT DESIGN	27.08.20	T.JR
A	FINAL CONCEPT DESIGN	01.09.20	T.JR

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FIRE CONSULTANT:  
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 A: Ground Floor, 100 Concession Drive, Milton QLD 4064

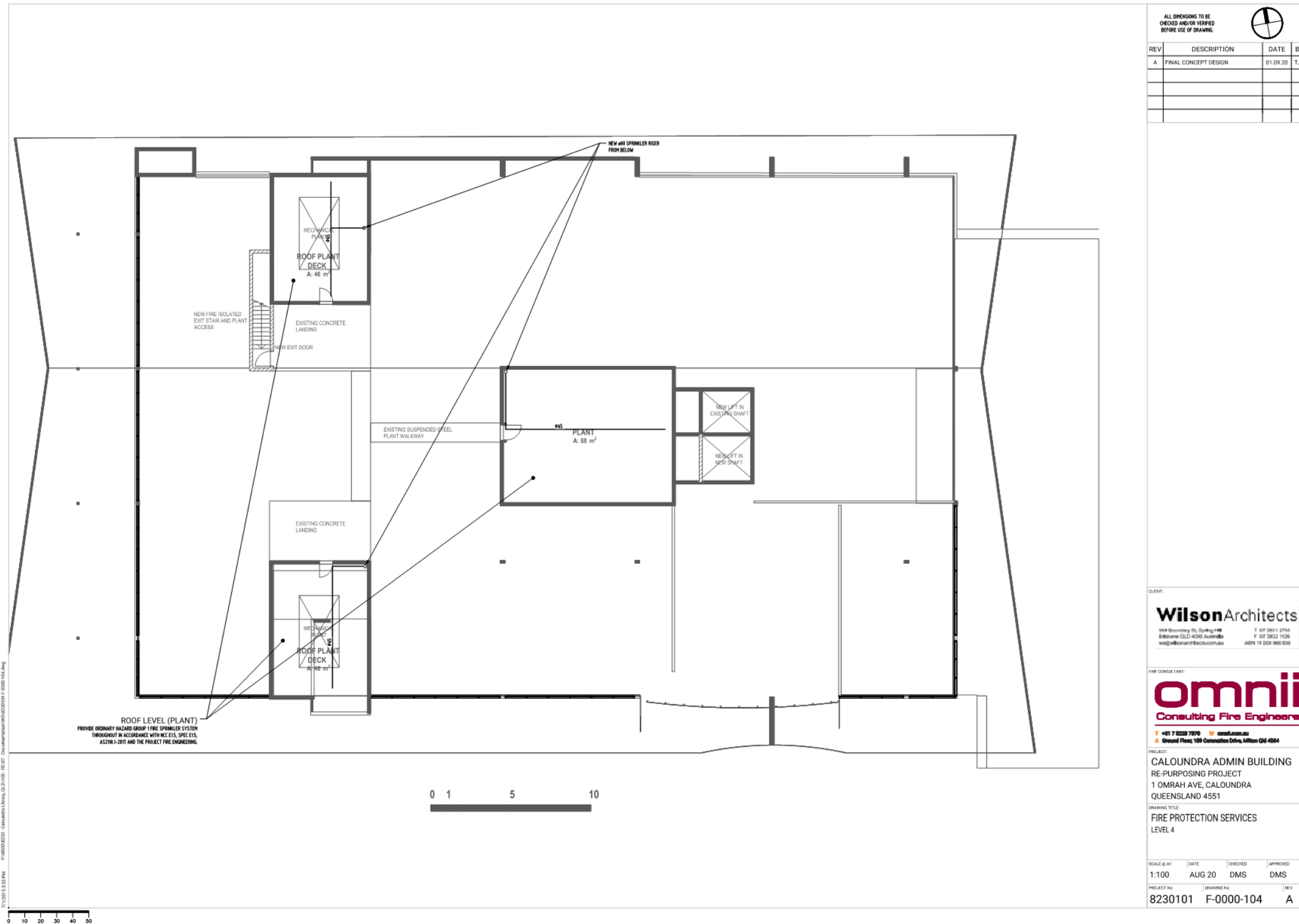
PROJECT:  
 CALOUNDRA ADMIN BUILDING  
 RE-PURPOSING PROJECT  
 1 OMAH AVE, CALOUNDRA  
 QUEENSLAND 4551

DRAWING TITLE:  
 FIRE PROTECTION SERVICES  
 LEVEL 3

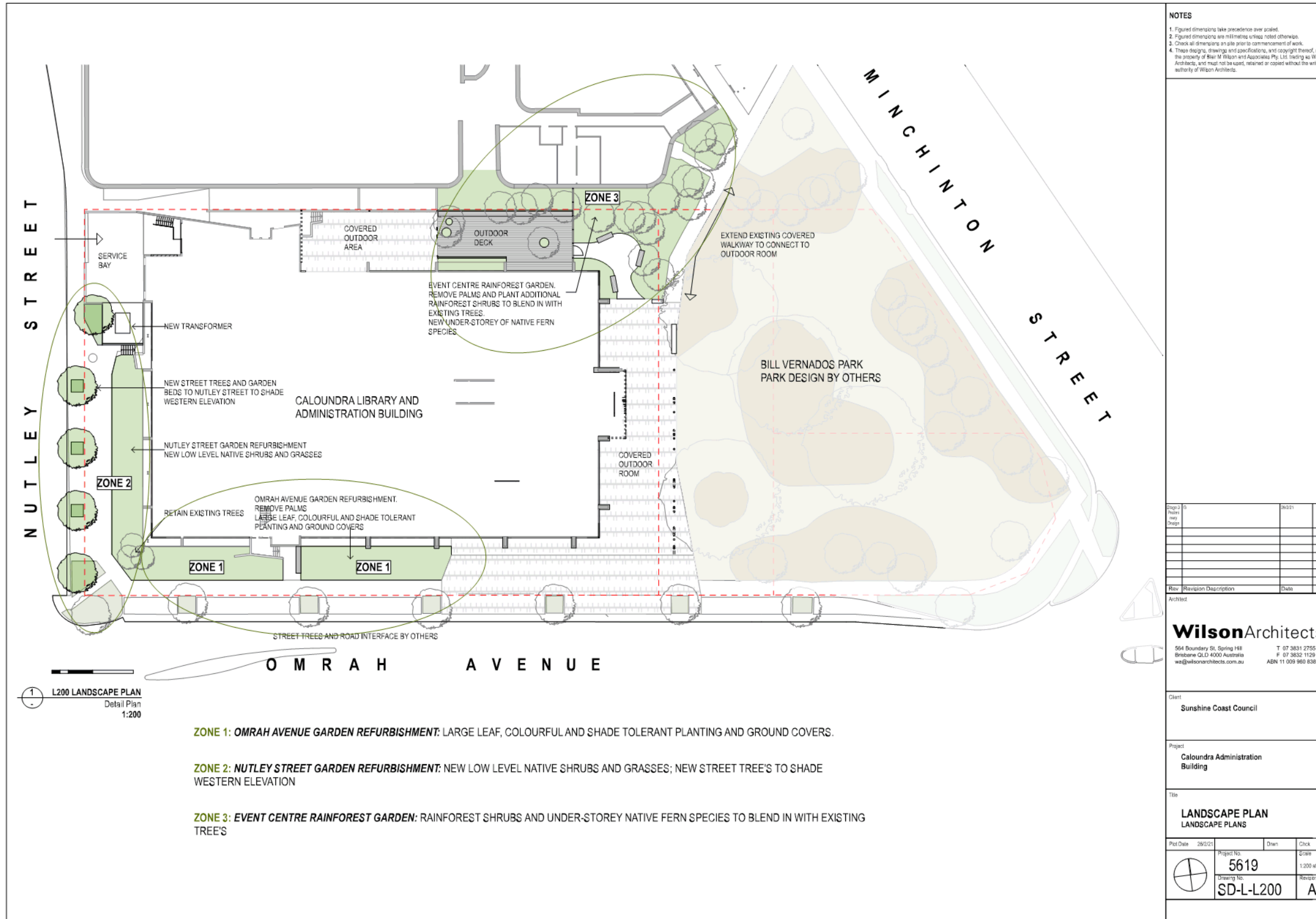
SCALE @ A1	DATE	CHECKED	APPROVED
1:100	AUG 20	DMS	DMS

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





## appendix 7 - landscape drawings



Rev	Revision Description	Date	Ver

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 ABN 11 009 960 838

Client  
**Sunshine Coast Council**

Project  
**Caloundra Administration Building**

Title  
**LANDSCAPE PLAN  
 LANDSCAPE PLANS**

Plot Date	28/02/21	Drawn	Chok
Project No.	5619	Drawn	1:200 at A1
Drawing No.	SD-L-L200	Revision	A



**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*



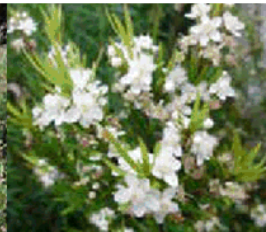
*Pimelea linifolia*



*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**



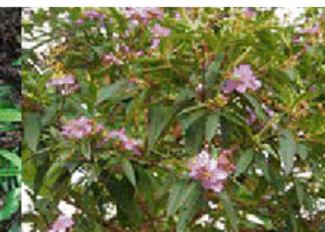
*Cordyline petiolaris*



*Dianella caerulea*



*Calochlaena dubia*



*Blechnum cartilagineum*



*Melastoma malabathricum*



*Asplenium australasicum*



*Dendrobium speciosum*

**NOTES**  
 1. Figured dimensions take precedence over coded.  
 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 Bill Wilson and Associates Pty. Ltd trading as Wilson Architects, and must not be used, retained or copied without the written authority of Wilson Architects.

Design No	Revised	Date	By

Rev	Revision Description	Date	By

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 ABN 11 009 960 838

Client  
**Sunshine Coast Council**

Project  
**Caloundra Administration Building**

Title  
**PLANTING PALETTE LANDSCAPE PLANS**

Plot Date	Project No	Drawn	Check
28/02/21	5619		
	SD-L-L201		A





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**Wilson**Architects