

Our ref: 430797

ATTACHMENT A

Development Plans



DRAWING LIST		
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JOB: **ACT01**
DATE: 25/2/2026

ANNANDALE CHRISTIAN COLLEGE
HUB & HEART BUILDING
LOCATION: 148 YOLANDA DRIVE_ANNANDALE_TOWNSVILLE_QLD_4814.

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BGA SET



LOCATION PLAN

HUB & HEART BUILDING SCALE 1:1500@A3

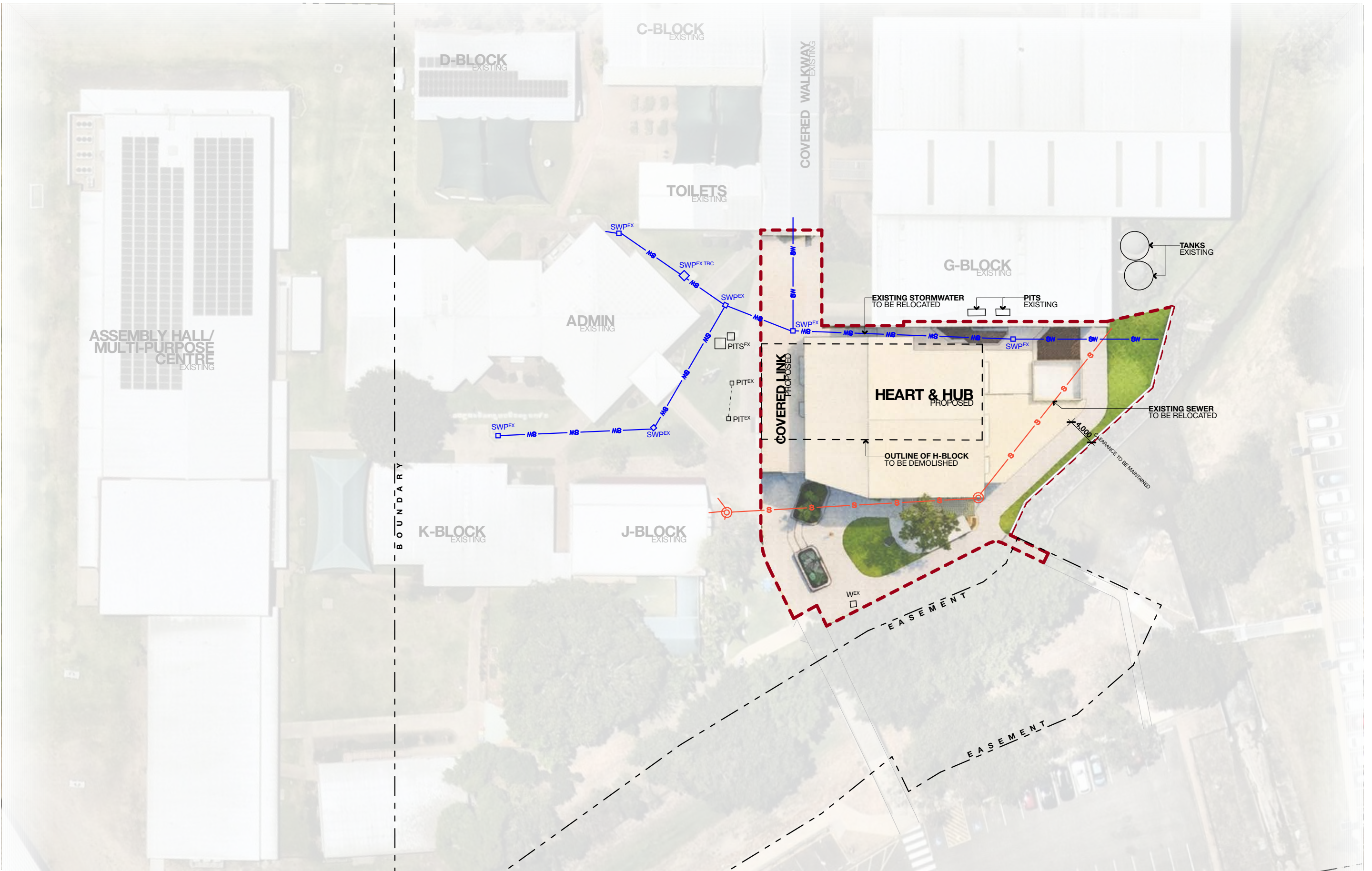


ANNANDALE CHRISTIAN COLLEGE

HUB & HEART BUILDING

LOCATION: 148 YOLANDA DRIVE ANNANDALE TOWNSVILLE QLD 4814.

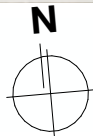
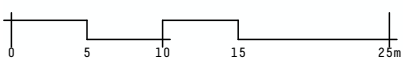
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SITE PLAN

HUB & HEART BUILDING

SCALE 1:500@A3



ANNANDALE CHRISTIAN COLLEGE

HUB & HEART BUILDING

LOCATION: 148 YOLANDA DRIVE ANNANDALE TOWNSVILLE QLD 4814.

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GROUND FLOOR AREAS (BGA)	
AMENITIES (FEMALE STAFF)	11.2
AMENITIES (MALE STAFF)	9.8
AMENITIES (STAFF PWD)	6.4
AMENITIES (STUDENT PWD)	5.7
AMENITIES (STUDENTS FEMALE)	17.1
AMENITIES (STUDENTS MALE)	16.5
CAFE	10.9
CIRCULATION	46.9
CLEANERS	1.4
DELIVERIES ROOM	8.4
FHR	1.7
G.L.A. 01	87.5
G.L.A. 02	84.9
LIFT	4.4
LOBBY	40.9
MEETING ROOM (PUBLIC)	19.4
PWD (VISITOR)	6.2
RECEPTION	13.2
SERVER ROOM	6.0
STAFF KITCHEN & LOUNGE	105.6
STORE 01	10.4
WC (VISITOR)	5.5

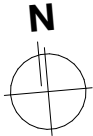
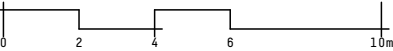
520.0 m²

GROUND FLOOR EXTERNAL AREAS	
COVERED CAFE SEATING	16.5
COVERED ENTRY FORECOURT (INCL. STAIR)	38.7
COVERED LINK	208.7
COVERED STAFF COURT	32.6
COVERED STAFF LINK	31.2
ENTRY FORECOURT TURF	59.6
ENTRY FORECOURT UNCOVERED	177.0
G.L.A. COURTYARD	67.5
GARDEN	7.4
PATH 01	79.1
PATH 02	84.8
PATH 03	53.0
PLANTER	94.4
RAMP	10.5
STAFF COURT	58.6

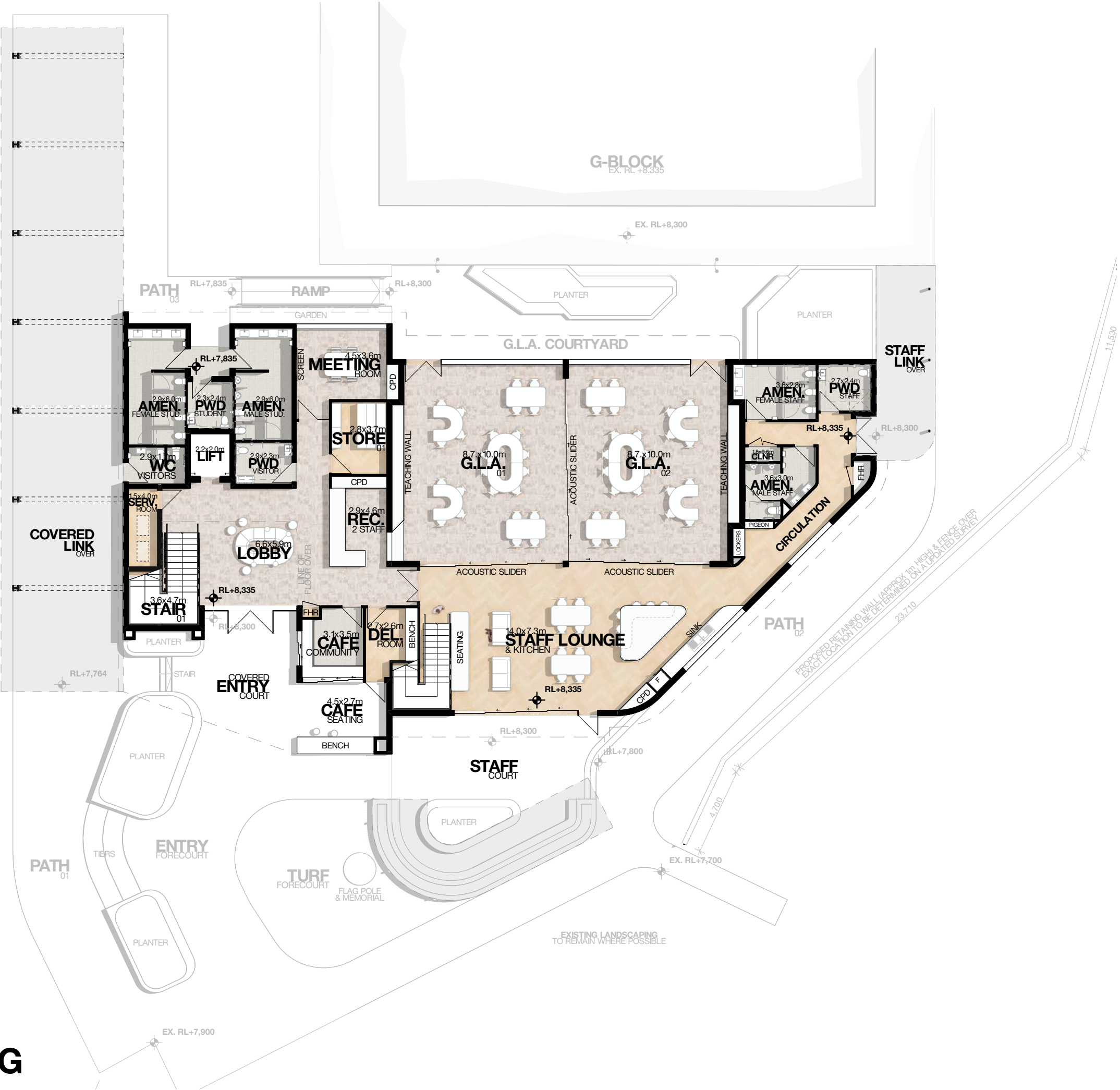
1,019.6 m²

GROUND FLOOR PLAN

SCALE 1:200@A3



ANNANDALE CHRISTIAN COLLEGE
HUB & HEART BUILDING
LOCATION: 148 YOLANDA DRIVE ANNANDALE TOWNSVILLE QLD 4814.



JOB:
ACT01

DATE:
25/2/2026

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BGA SET

ISSUE
P6

UPPER FLOOR AREAS (BGA)

AMENITIES (STAFF) - INCL CLNR	19.8
BOARD ROOM	27.2
CIRCULATION	74.4
FHR	0.5
LIFT	4.4
MEETING (EXEC)	10.3
OFFICE - ADMIN & ENROLMENTS	11.9
OFFICE - BUSINESS MANAGER	18.7
OFFICE - DEP PRINCIPAL (PRIMARY)	11.9
OFFICE - DEP PRINCIPAL (SECOND)	11.9
OFFICE - FINANCE (SHARED)	16.5
OFFICE - HR MANAGER	11.2
OFFICE - PRINCIPAL	18.7
OFFICE - PRINCIPAL PA	10.8
OFFICE - RISK & COMPLIANCE	11.2
OPEN OFFICE ZONE 1	41.8
OPEN OFFICE ZONE 2	27.3
OPEN OFFICE ZONE 3	36.9
PRINT ZONE	4.8
STAIR 01	16.3
STAIR 02	14.5

401.0 m²

UPPER FLOOR EXTERNAL AREAS

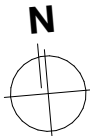
MECHANICAL ENCLOSURE	33.9
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33.9 m²



UPPER FLOOR PLAN

SCALE 1:200@A3



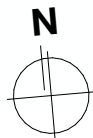
ANNANDALE CHRISTIAN COLLEGE

HUB & HEART BUILDING

LOCATION: 148 YOLANDA DRIVE_ANNANDALE_TOWNSVILLE_QLD_4814.

ROOF PLAN

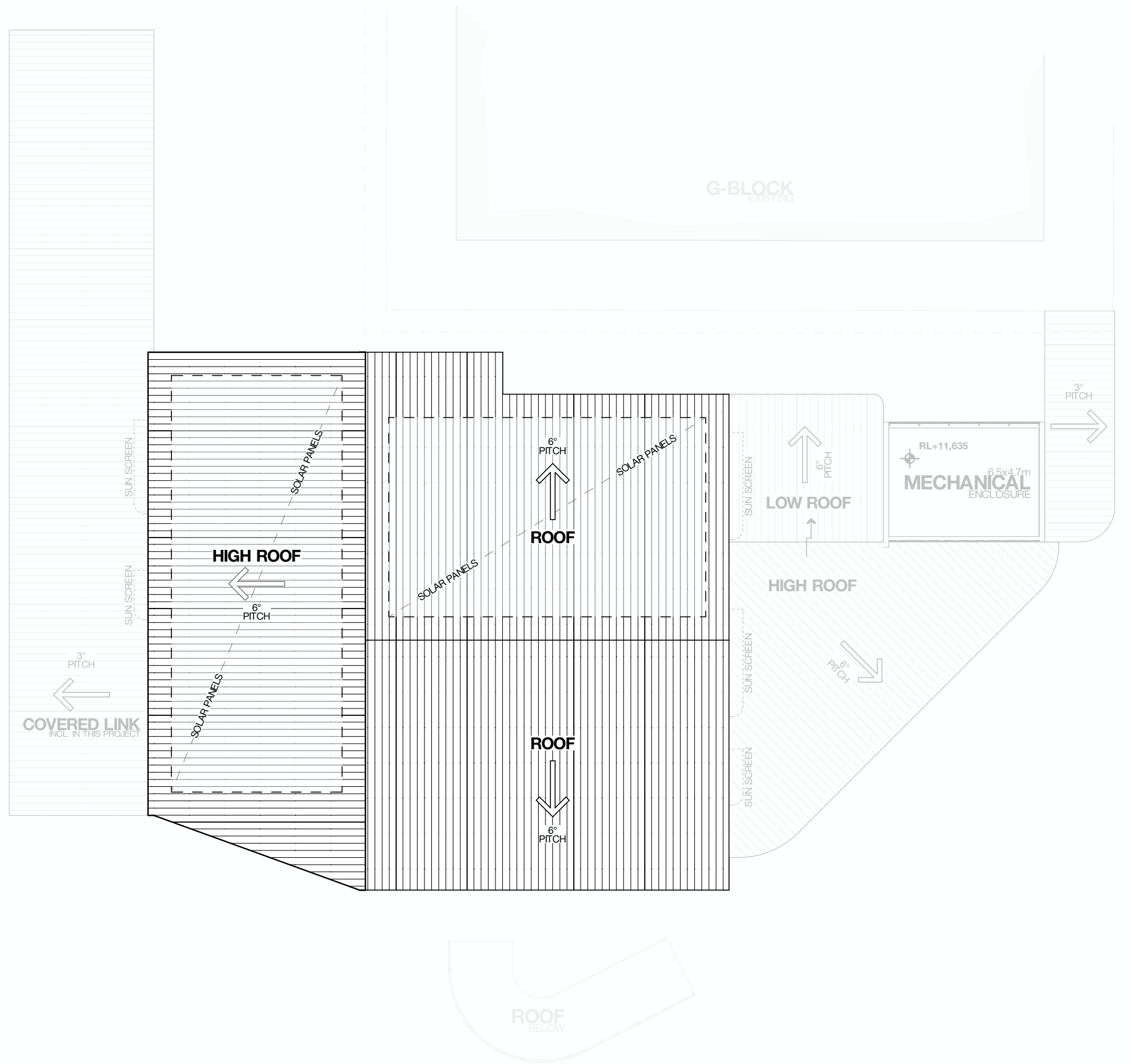
SCALE 1:200@A3



ANNANDALE CHRISTIAN COLLEGE

HUB & HEART BUILDING

LOCATION: 148 YOLANDA DRIVE_ANNANDALE_TOWNSVILLE_QLD_4814.



JOB:
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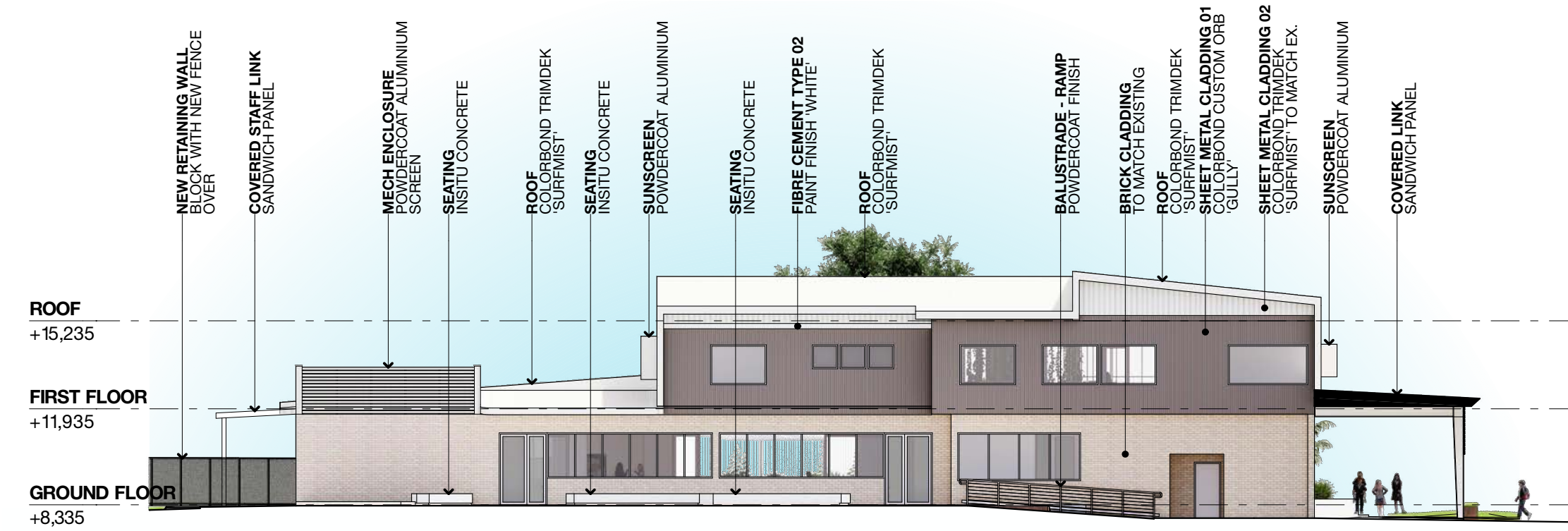
BGA SET

ISSUE
P1

ROOF PLAN

SK-07

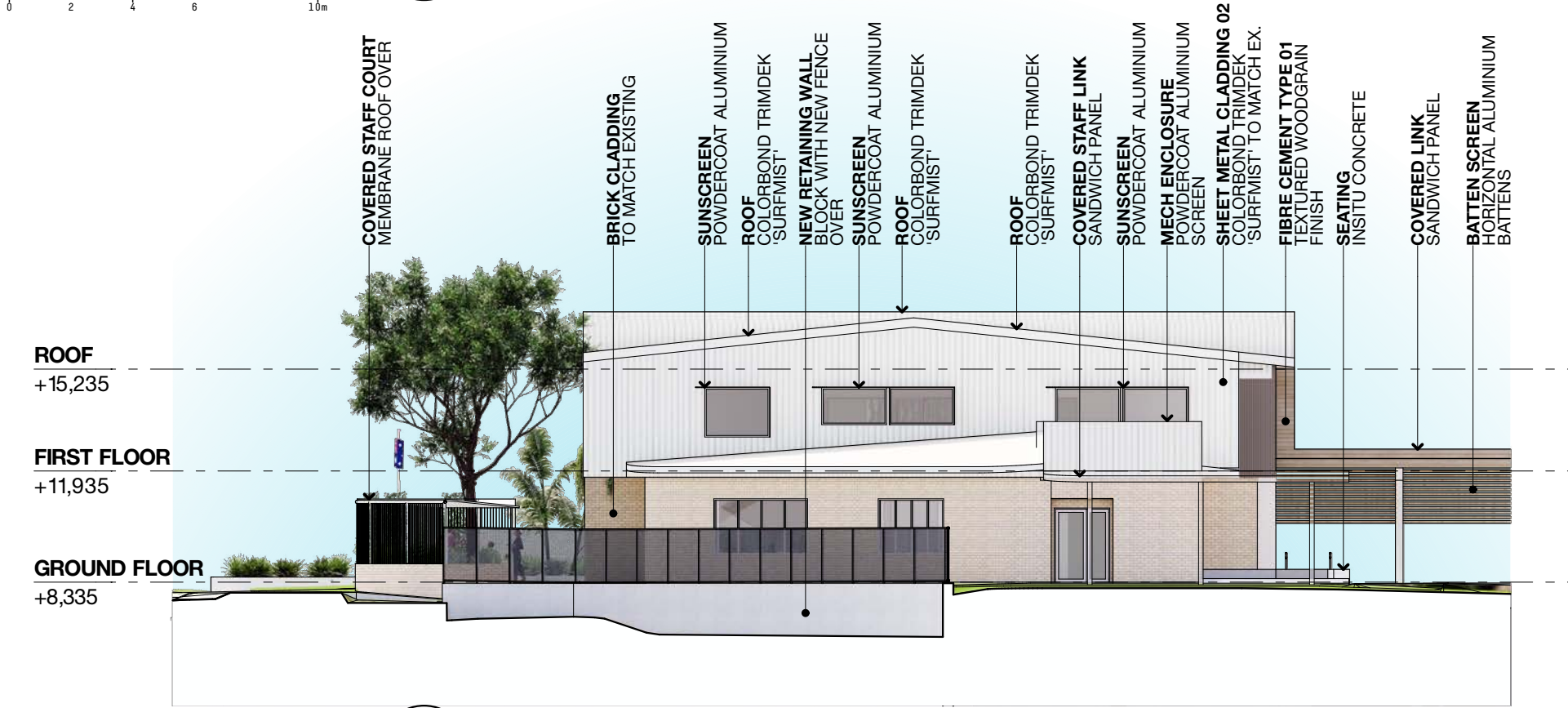




NORTH ELEVATION

SCALE 1:200@A3

N_SK



EAST ELEVATION

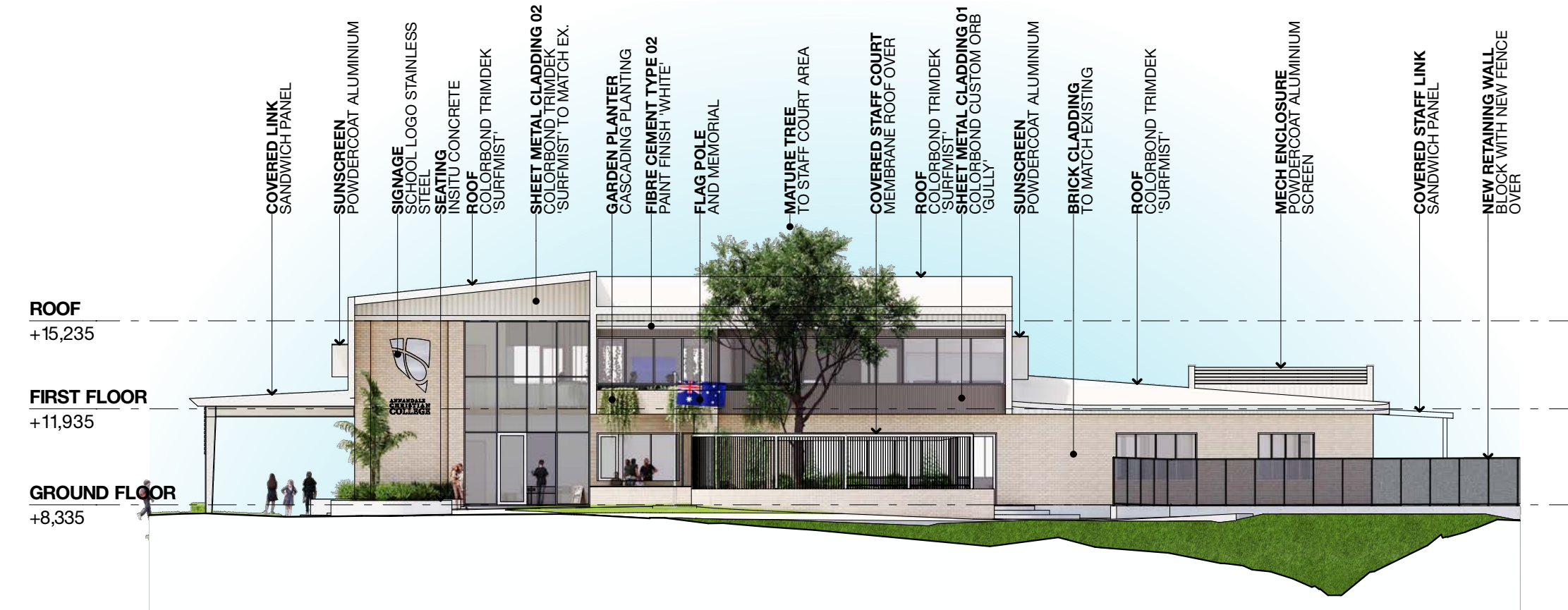
SCALE 1:200@A3

E_SK

ANNANDALE CHRISTIAN COLLEGE

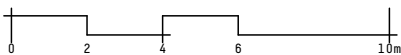
HUB & HEART BUILDING

LOCATION: 148 YOLANDA DRIVE_ANNANDALE_TOWNSVILLE_QLD_4814.

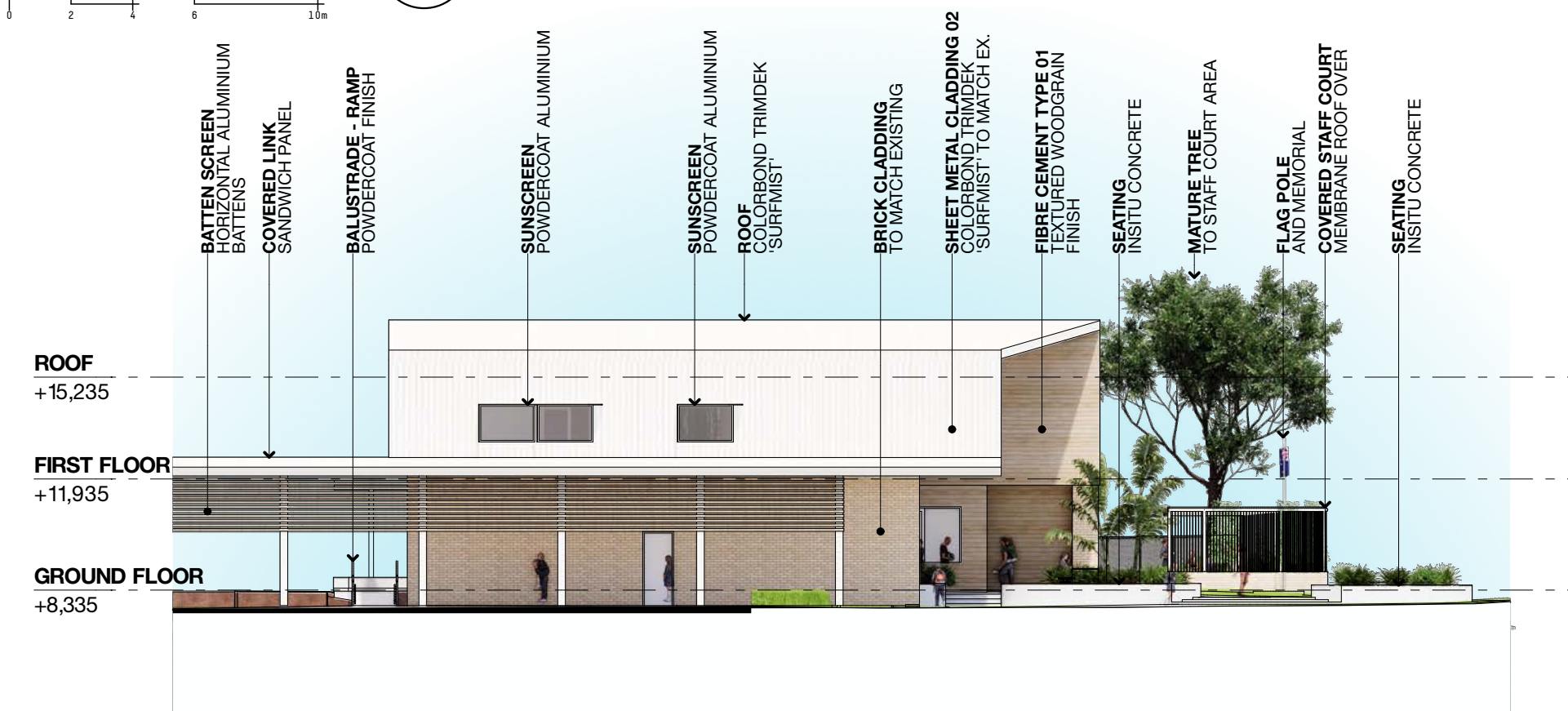


SOUTH ELEVATION

SCALE 1:200@A3

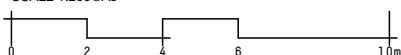


S_SK



WEST ELEVATION

SCALE 1:200@A3



W_SK

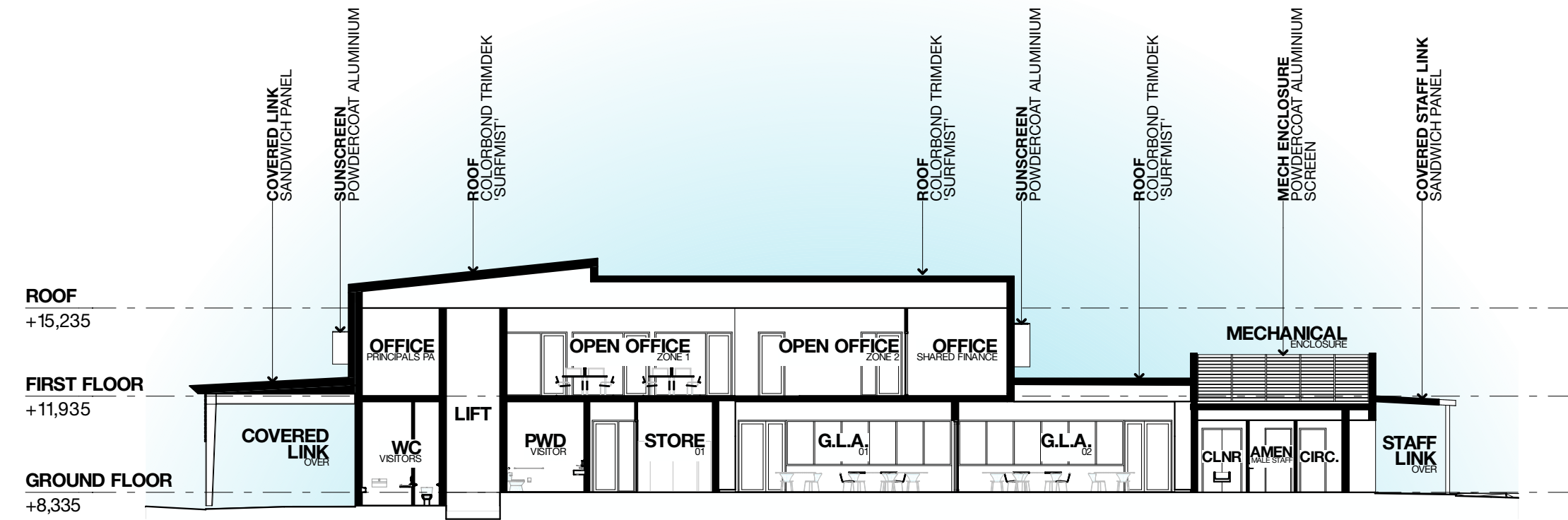
ANNANDALE CHRISTIAN COLLEGE

HUB & HEART BUILDING

LOCATION: 148 YOLANDA DRIVE ANNANDALE TOWNSVILLE QLD 4814.

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SECTION 1
SCALE 1:200@A3
S1_SK



SECTION 2
SCALE 1:200@A3
S2_SK

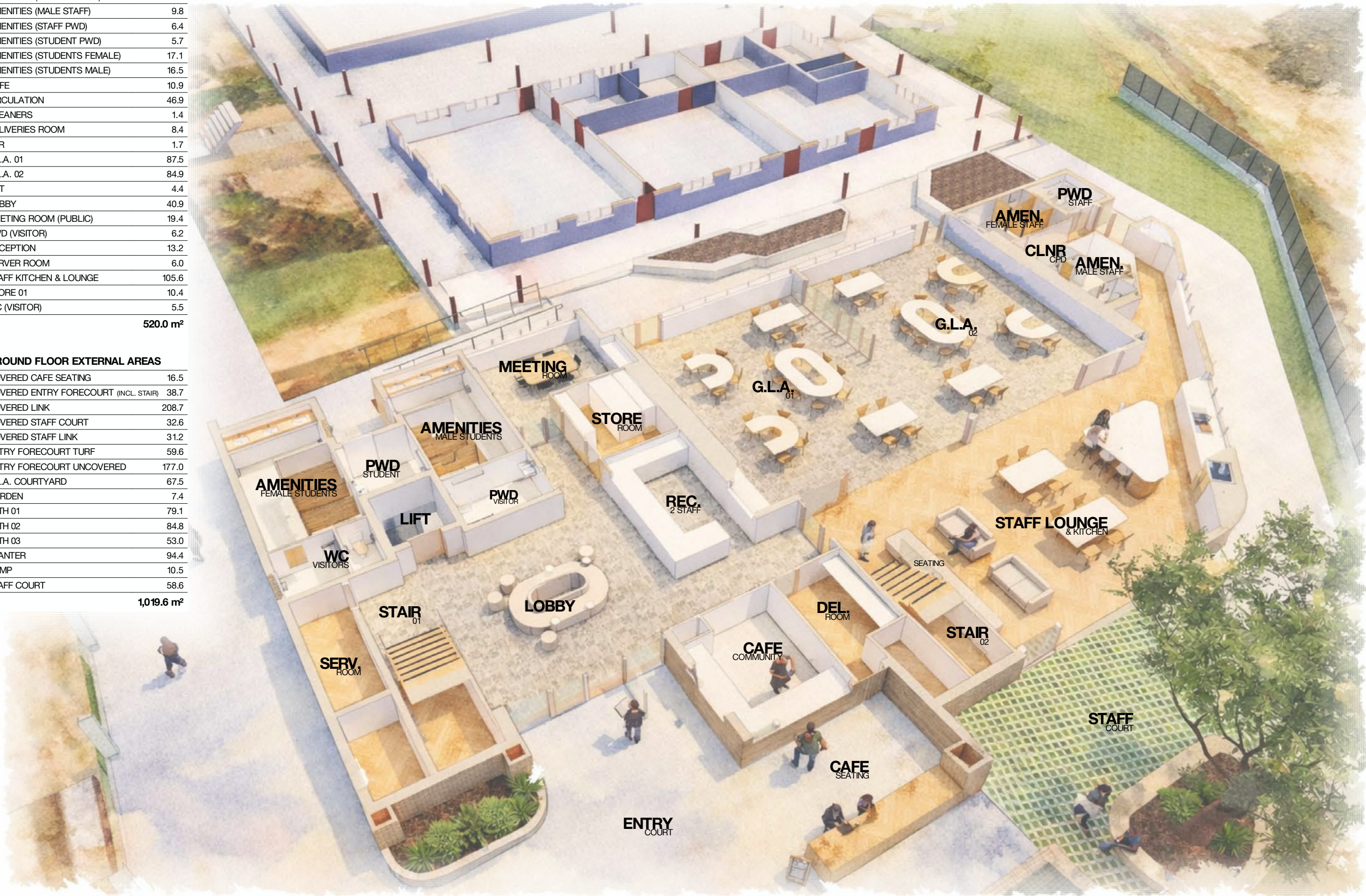
ANNANDALE CHRISTIAN COLLEGE
HUB & HEART BUILDING
LOCATION: 148 YOLANDA DRIVE ANNANDALE TOWNSVILLE QLD 4814.

GROUND FLOOR AREAS (BGA)	
AMENITIES (FEMALE STAFF)	11.2
AMENITIES (MALE STAFF)	9.8
AMENITIES (STAFF PWD)	6.4
AMENITIES (STUDENT PWD)	5.7
AMENITIES (STUDENTS FEMALE)	17.1
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CIRCULATION	46.9
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G.L.A. 01	87.5
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SERVER ROOM	6.0
STAFF KITCHEN & LOUNGE	105.6
STORE 01	10.4
WC (VISITOR)	5.5

520.0 m²

GROUND FLOOR EXTERNAL AREAS	
COVERED CAFE SEATING	16.5
COVERED ENTRY FORECOURT (INCL. STAIR)	38.7
COVERED LINK	208.7
COVERED STAFF COURT	32.6
COVERED STAFF LINK	31.2
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G.L.A. COURTYARD	67.5
GARDEN	7.4
PATH 01	79.1
PATH 02	84.8
PATH 03	53.0
PLANTER	94.4
RAMP	10.5
STAFF COURT	58.6

1,019.6 m²



UPPER FLOOR AREAS (BGA)

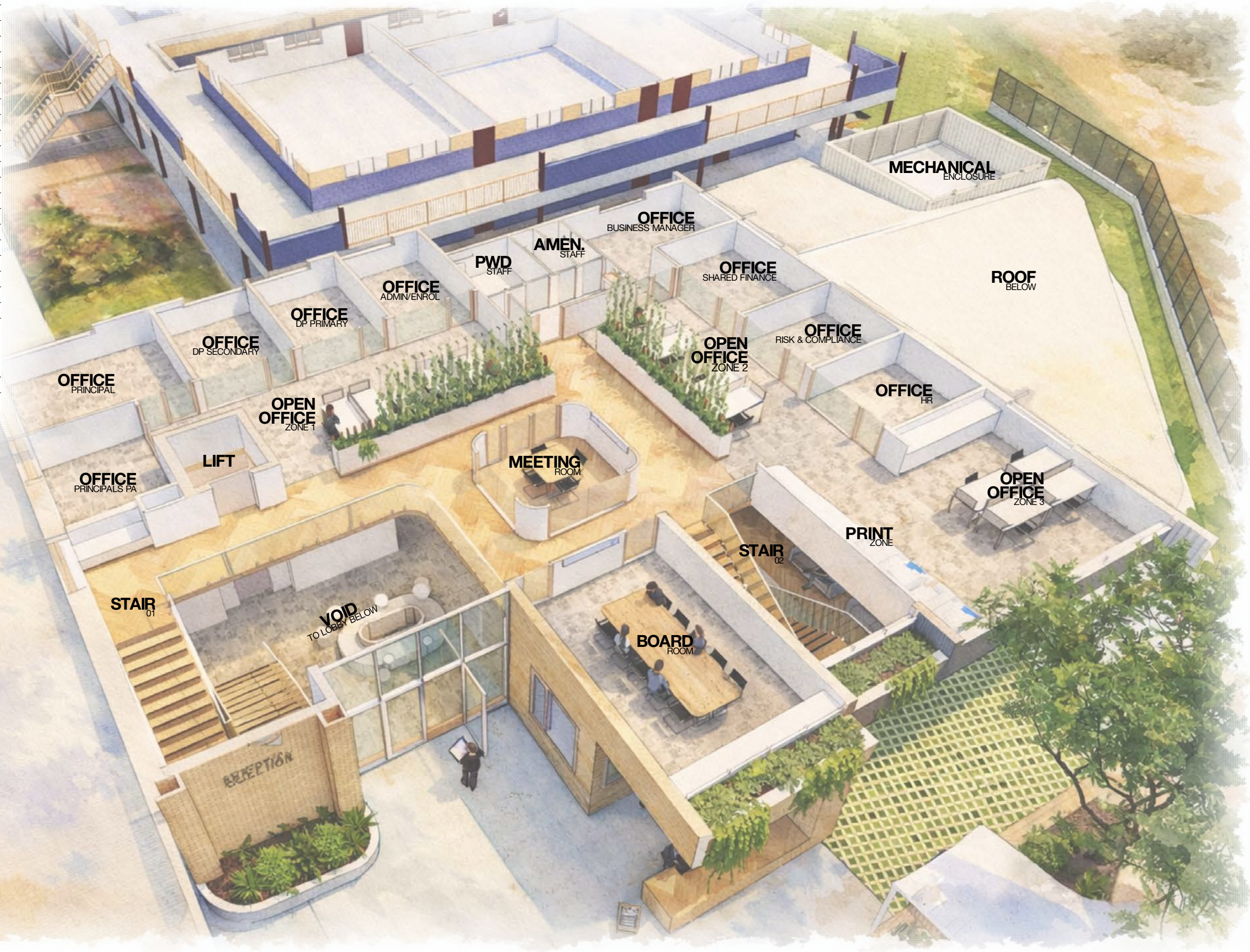
AMENITIES (STAFF) - INCL CLNR	19.8
BOARD ROOM	27.2
CIRCULATION	74.4
FHR	0.5
LIFT	4.4
MEETING (EXEC)	10.3
OFFICE - ADMIN & ENROLMENTS	11.9
OFFICE - BUSINESS MANAGER	18.7
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OPEN OFFICE ZONE 2	27.3
OPEN OFFICE ZONE 3	36.9
PRINT ZONE	4.8
STAIR 01	16.3
STAIR 02	14.5

401.0 m²

UPPER FLOOR EXTERNAL AREAS

MECHANICAL ENCLOSURE	33.9
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33.9 m²



JOB: ACT01
DATE: 25/2/2026

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BGA SET

ISSUE
P4



CAFE & STAFF
COURTYARD
GROUND FLOOR



G.L.A. & STAFF
LOUNGE/KITCHEN
GROUND FLOOR



SHARED OFFICE
ZONE 1
UPPER FLOOR



SHARED OFFICE
ZONE 2
UPPER FLOOR

ANNANDALE CHRISTIAN COLLEGE

HUB & HEART BUILDING

LOCATION: 148 YOLANDA DRIVE ANNANDALE TOWNSVILLE QLD 4814.

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EXTERNAL FINISHES SCHEDULE



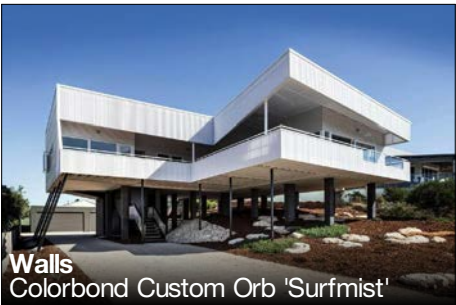
Door & Window Frames
Powdercoated Aluminium



Roof
Colorbond Trimdek



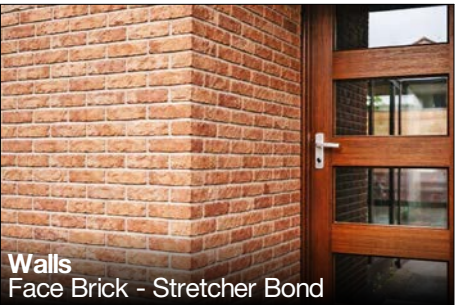
Soffit
Stained Fibre Cement (Timber Look)



Walls
Colorbond Custom Orb 'Surfmist'



Walls
Colorbond Custom Orb 'Gully'



Walls
Face Brick - Stretcher Bond

- Walls** - Face Brick, Fibre Cement & Colorbond Sheet Metal
- Soffit** - Stained Fibre Cement Sheet
- Roof** - Colorbond 'Surfmist'

INTERNAL FINISHES SCHEDULE



Door & Window Frames
Powdercoated Aluminium



Joinery
Timber Laminate



Ceiling
Standard & Perforated Plasterboard



Floor
Vinyl Planks



Floor
Carpet Tiles



Screen
Aluminium - Timber Look

- Walls** - Painted Plasterboard
- Ceiling** - Standard & Perforated Acoustic Plasterboard - Painted
- Skirting** - Timber