

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2021/1238

Date: 11 March 2022



Promenade Street Carseldine QLD AUSTRALIA

Lot 3001 on SP324677

TOWN PLANNING SUBMISSION

PROJECT SUMMARY

Site Area 3,538m²

Proposed Development Single Storey Childcare Centre - 98 Places

Carparking 22 spaces: 16 Staff & 6 Drop off

GFA 888m²

Proposed Site Cover 1,201m² (34%)

Road Frontage 90m

Cross-over Width 6.5m²

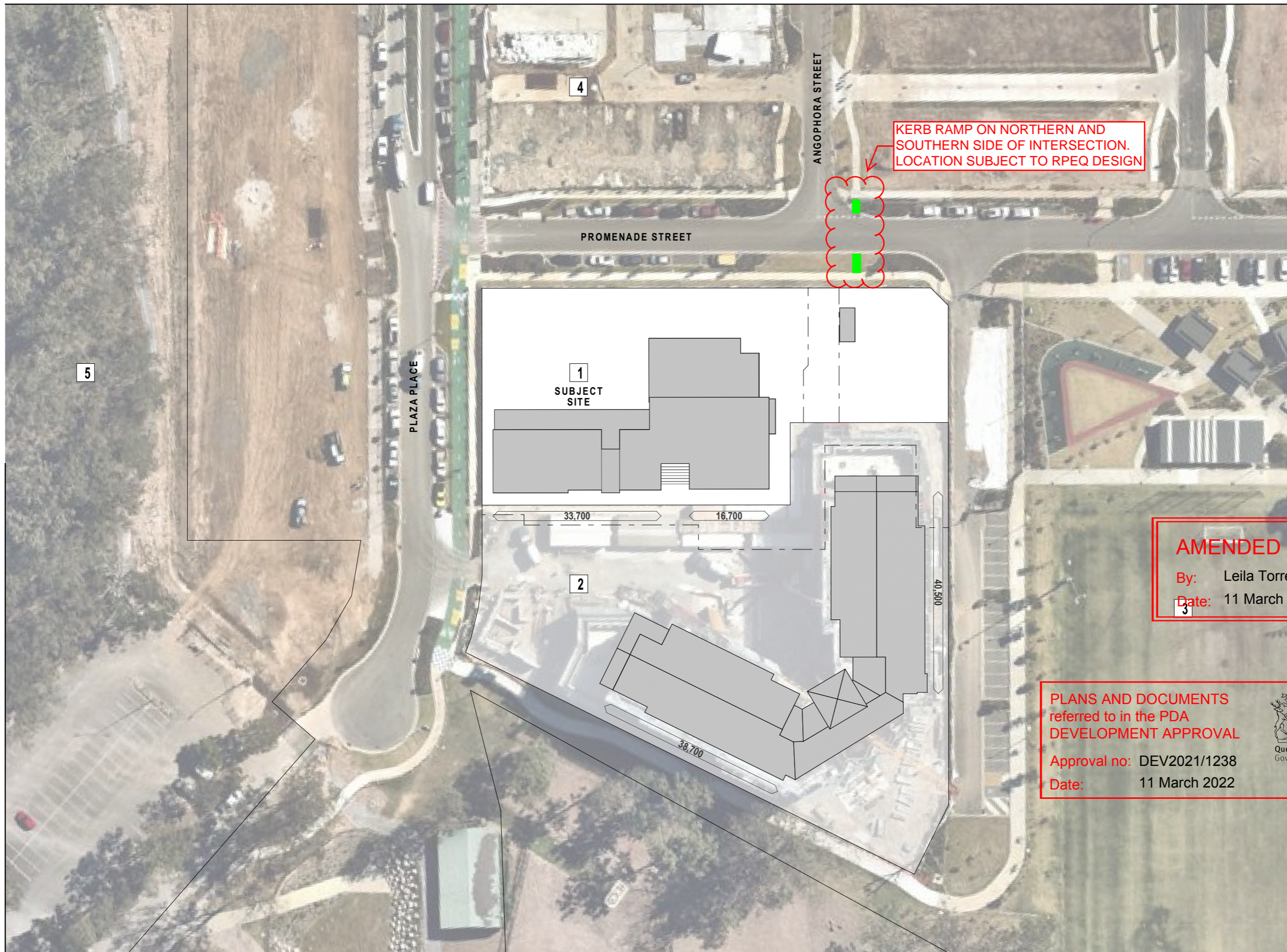
AMENDED IN RED

By: Leila Torrens

Date: 11 March 2022



VIEW FROM PROMENADE STREET ENTRY



LOCALITY KEY

1. LOT 3001 ON SP324677
PROPOSED CHILDCARE CENTRE
2. LOT 3000 ON SP324677
NEW ROCKPOOL RESIDENTIAL
AGED CARE FACILITY
3. LOT 9000 SP311875
'THE GREEN' SPORTS AND
RECREATION AREA
4. SP311875
NEW RESIDENTIAL CATCHMENT IN
CARSELDINE VILLAGE
5. LOT 322 SP311781
CARSELDINE GOVERNMENT
PECINCT

AMENDED IN RED

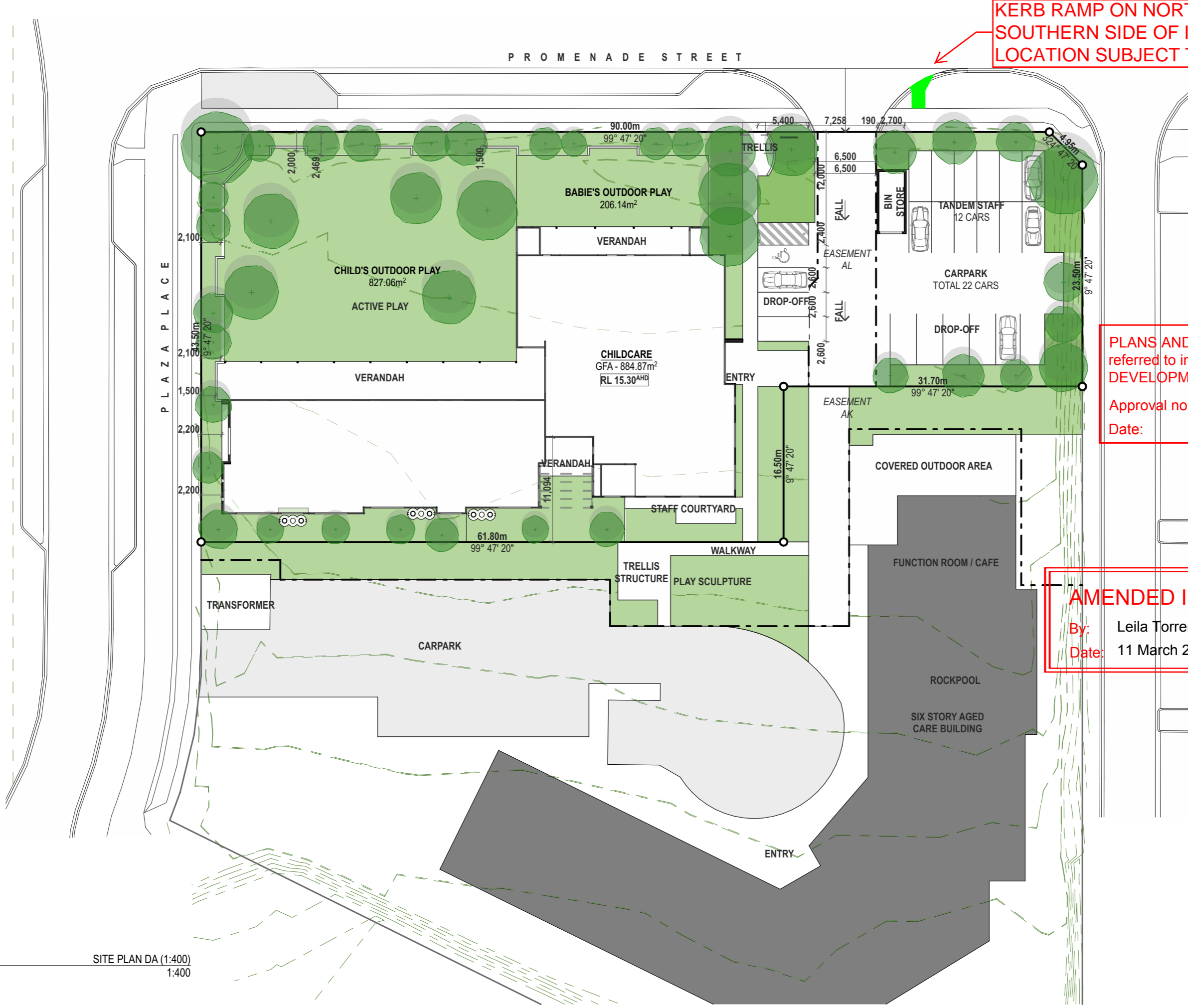
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KERB RAMP ON NORTHERN AND SOUTHERN SIDE OF INTERSECTION. LOCATION SUBJECT TO RPEQ DESIGN

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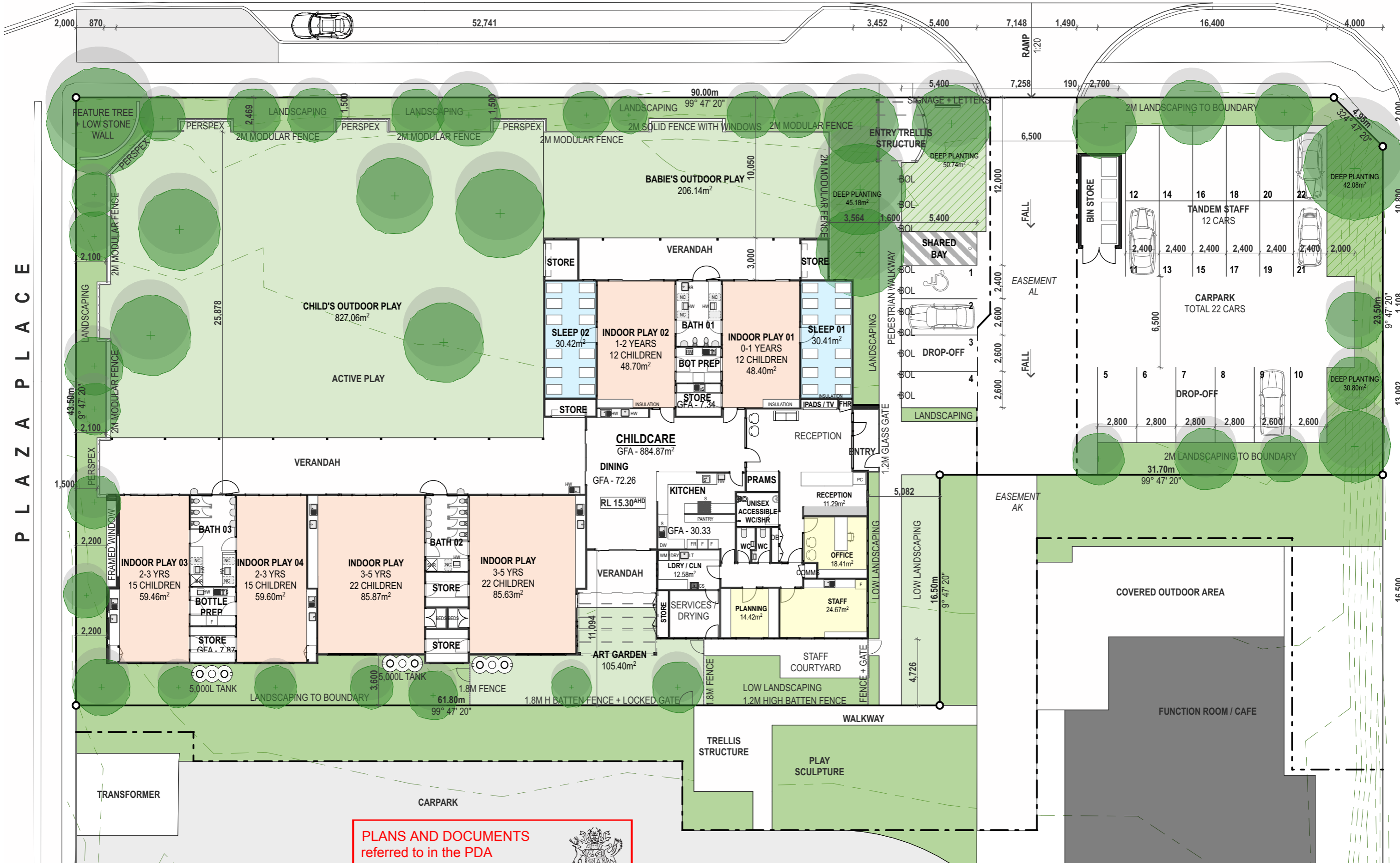


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1 SITE PLAN DA (1:400)
1:400

PROMENADE STREET



P L A Z A P L A C E

4

GROUND LEVEL
1:250

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DATE ISSUE DETAILS
29/10/21 A Townplanning Submission
28/01/22 B Roof Changes
14/02/22 C Updated Crossover

PROJECT NAME:
Proposed Childcare Centre

CLIENT:

ADDRESS: Promenade Street, Carseldine, QLD

DRAWING NO.
TP-101

Scale @ A3 - 0, 1:1
210801CAR-Master.24.pln

LAYOUT NAME
Ground Level

ISSUE NO.
C

210801CAR

Printed: 14/2/22

P R O M E N A D E S T R E E T

P L A Z A P L A C E

ENTRY TRELLIS STRUCTURE


4,000

EASEMENT AL

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EASEMENT AK

2,504

Fall 5°

high level north facing glazing

Metal roof sheeting

Fall 7°

Fall 5°

Fall 7°

PERGOLA
Polycarbonate
roof sheeting

Fall 5°

Metal roof sheeting

Fall 5°

high level north facing glazing

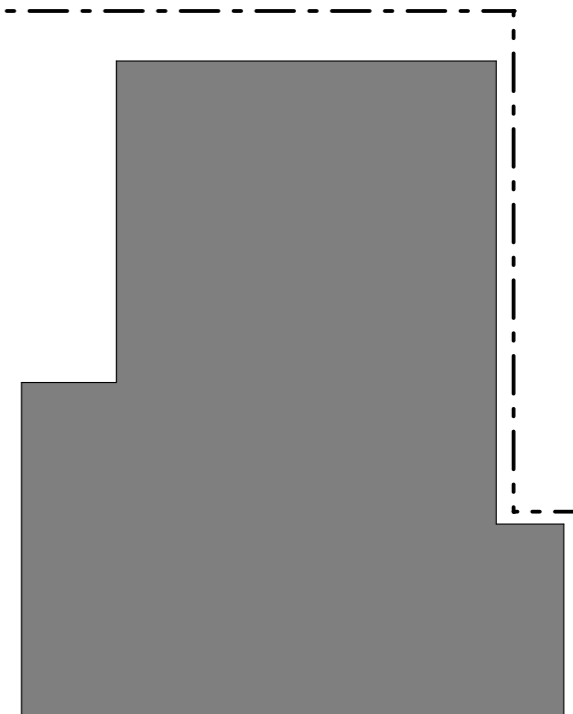
Fall 7°

Metal roof sheeting

2,939

4,238

3,169



ROOF LEVEL
1:250

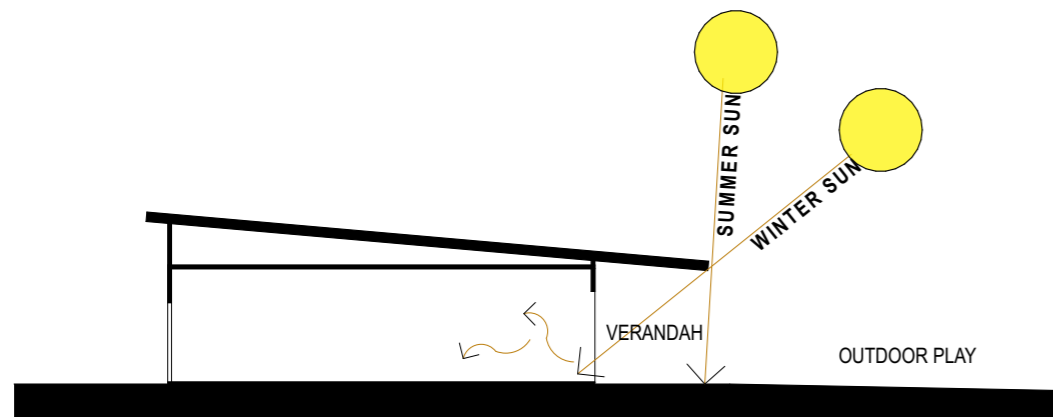
1

SUSTAINABLE BUILDING DESIGN

An education and care service premises must make sure that the indoor spaces contain ample natural light, ventilation and thermal comfort. Natural light contributes to a sense of wellbeing, is important to the development of children & creates comfortable learning environments.

With the correct orientation and building envelope, solar heat gain can be excluded in summer and admitted in winter, minimising energy use for air-conditioning and heating.

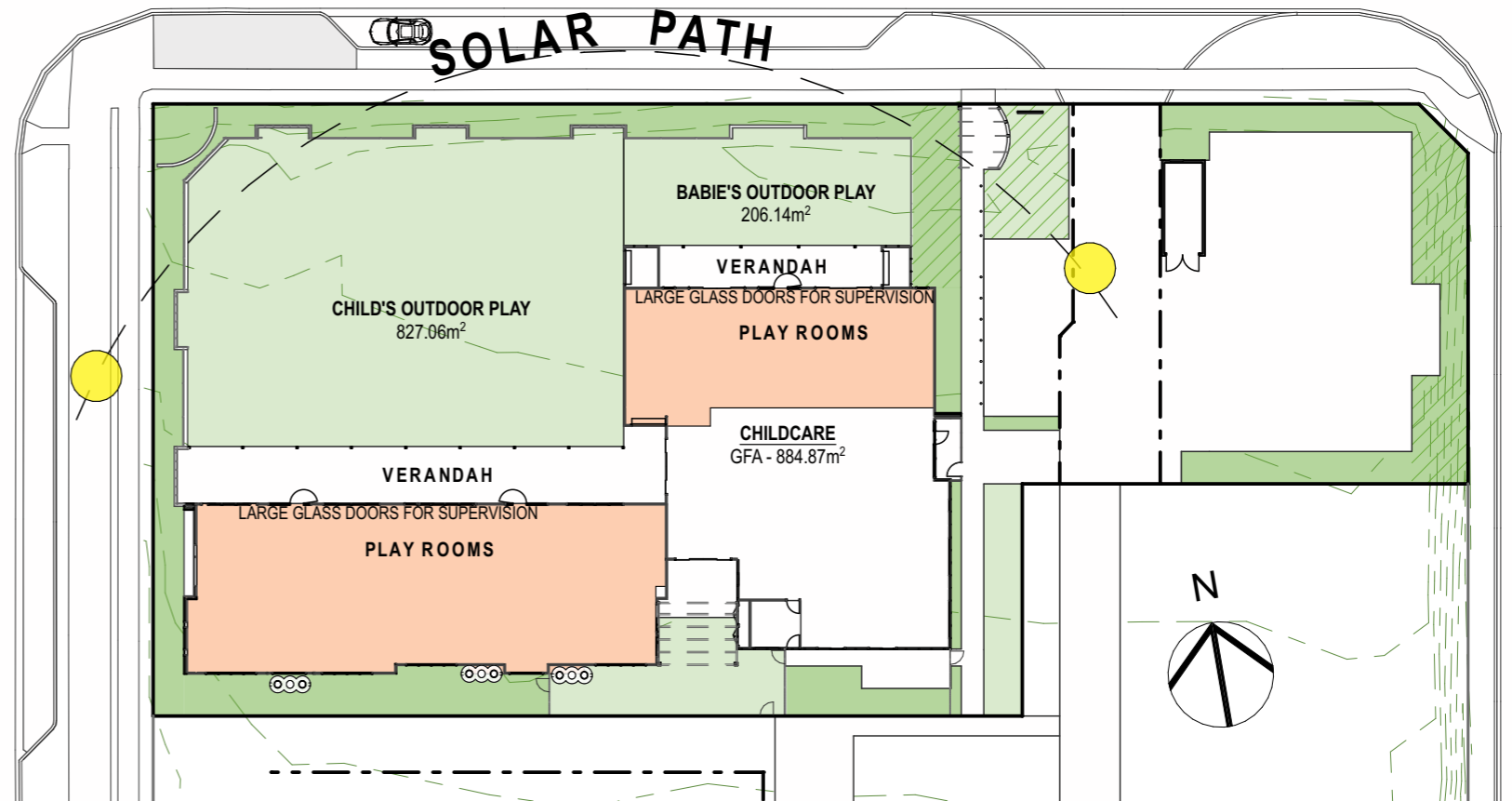
NORTH FACING VERANDAHS SHIELD THE BUILDING FROM UNWANTED HEAT GAIN IN SUMMER, AND ALLOWS PASSIVE HEATING IN WINTER



- LARGE EXPANSES OF GLAZING ARE REQUIRED FROM THE INDOOR PLAY AREAS TO THE OUTDOOR PLAY TO FACILITATE SUPERVISION OF CHILDREN
- NORTH FACING VERANDAHS SHADE THE GLAZING IN SUMMER PREVENTING SOLAR HEAT GAIN
- NORTH FACING VERANDAHS ALLOW WINTER SUN TO PASS THROUGH THE GLASS, RE-RADIATED INSIDE AS LONG WAVE RADIATION THAT WARMS THE INDOOR PLAY ROOMS
- NORTH FACING VERANDAHS ARE SHIELDED BY THE SOUTHERLY COLD WINTER WINDS
- NORTH FACING GLAZING MAXIMISES DIFFUSE SUNLIGHT TO INDOOR PLAY ROOMS FOR AMPLE NATURAL LIGHT TO PROMOTE WELLBEING



1 SOLAR DIAGRAM - SECTION
1:200



2 SOLAR DIAGRAM - PLAN
1:500

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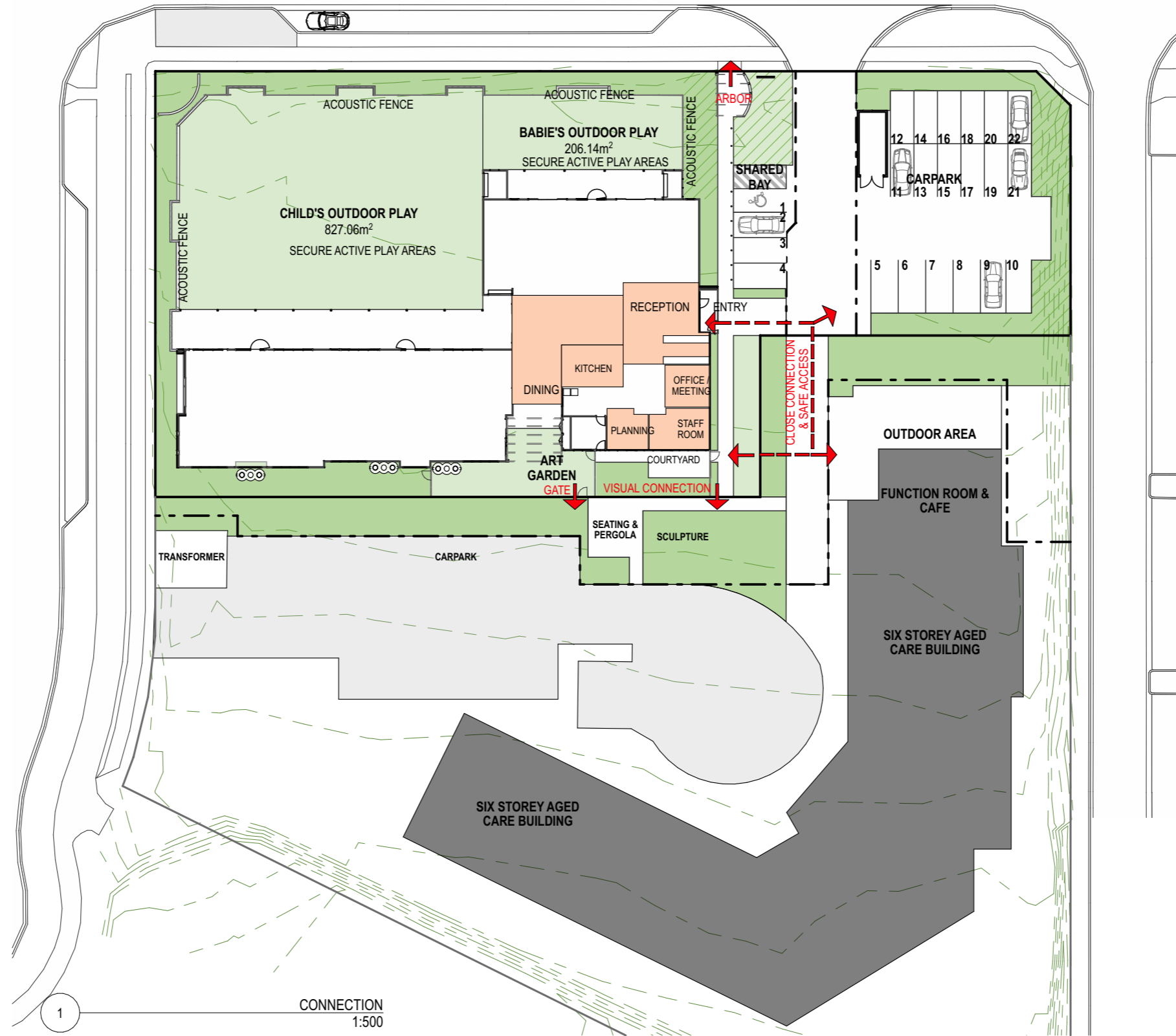


CONNECTIVITY WITH ROCKPOOL

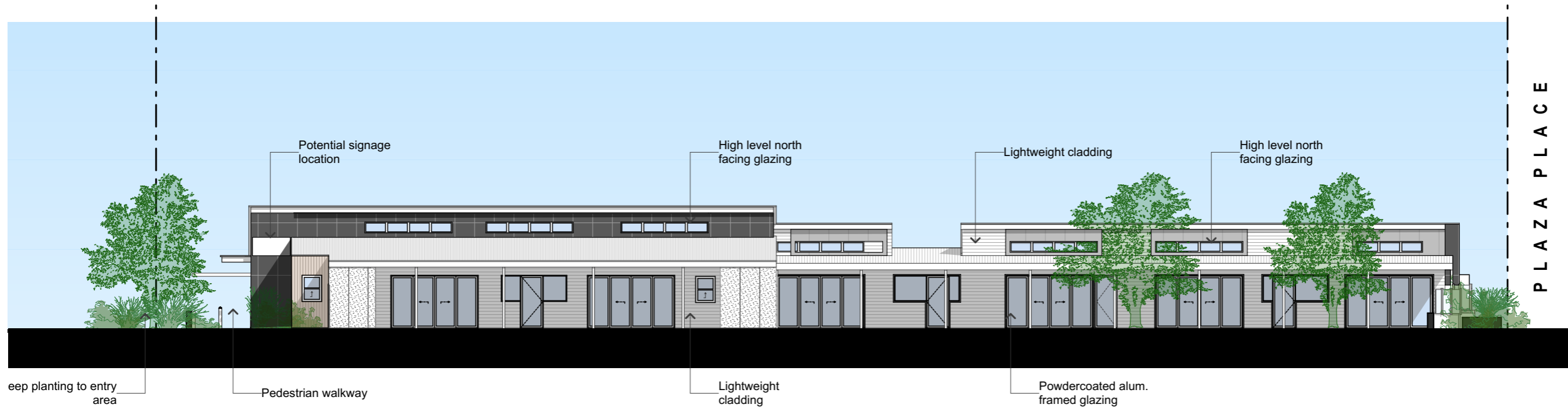
Childcare centres require a single point of entry for security. Locating the reception & staff areas close to the function room and cafe area creates a visual connection and physical proximity between the centre and Rockpool, encouraging interaction and safe access between the buildings.

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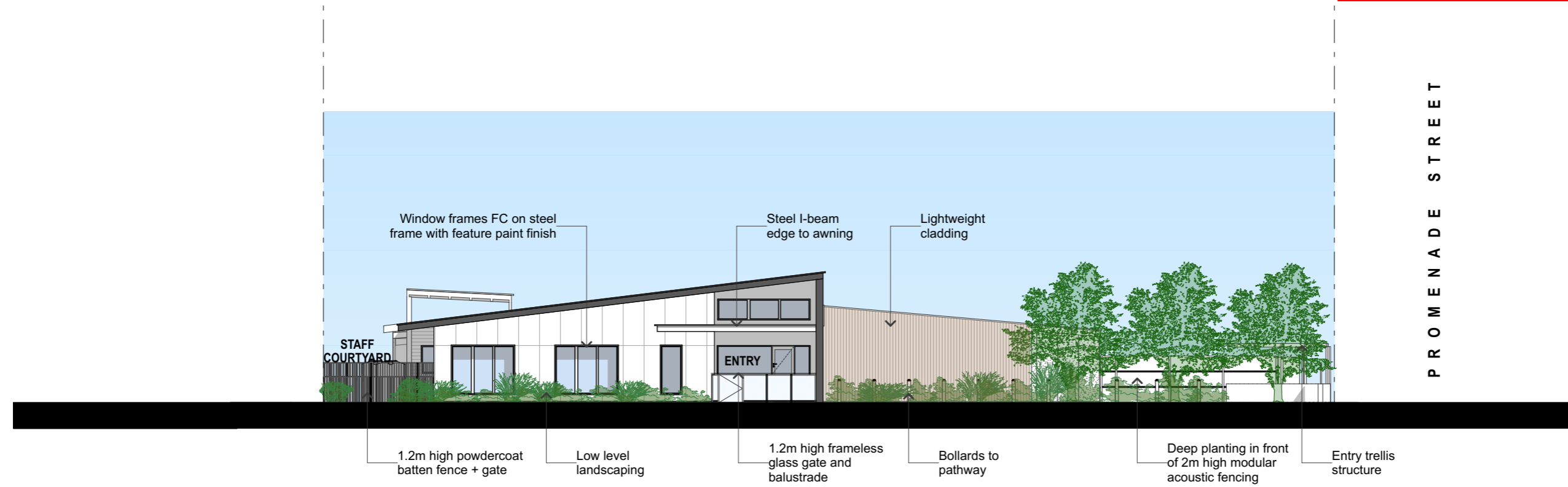
1 CONNECTION 1:500



2 BUILDING ELEVATION NORTH
1:200

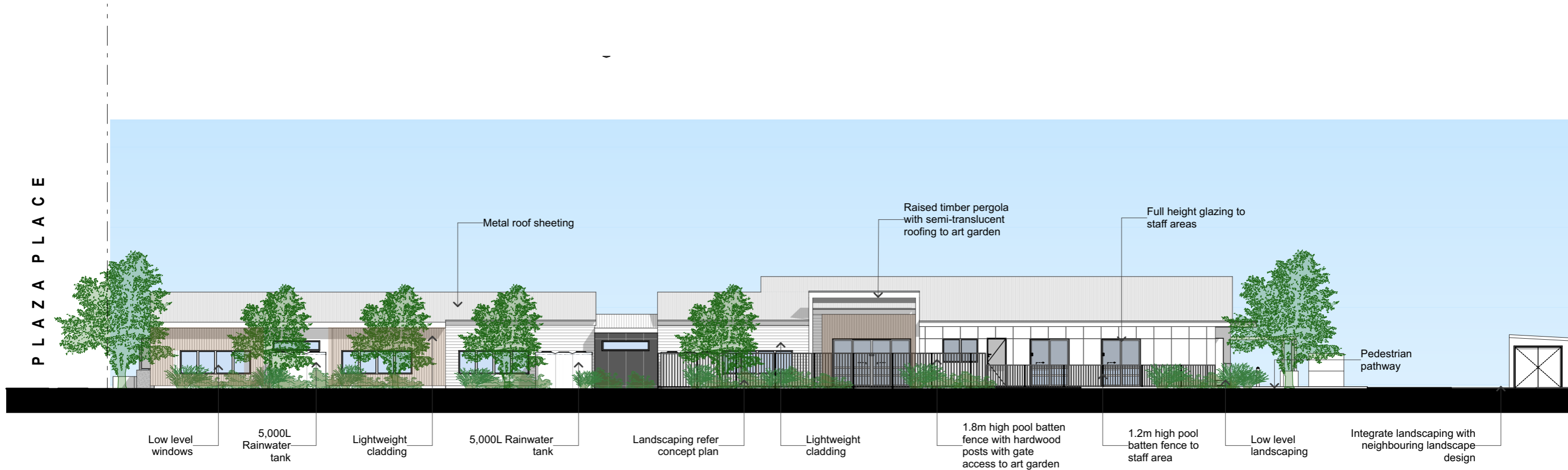
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1 BUILDING ELEVATION EAST
1:200

PLAZA PLACE




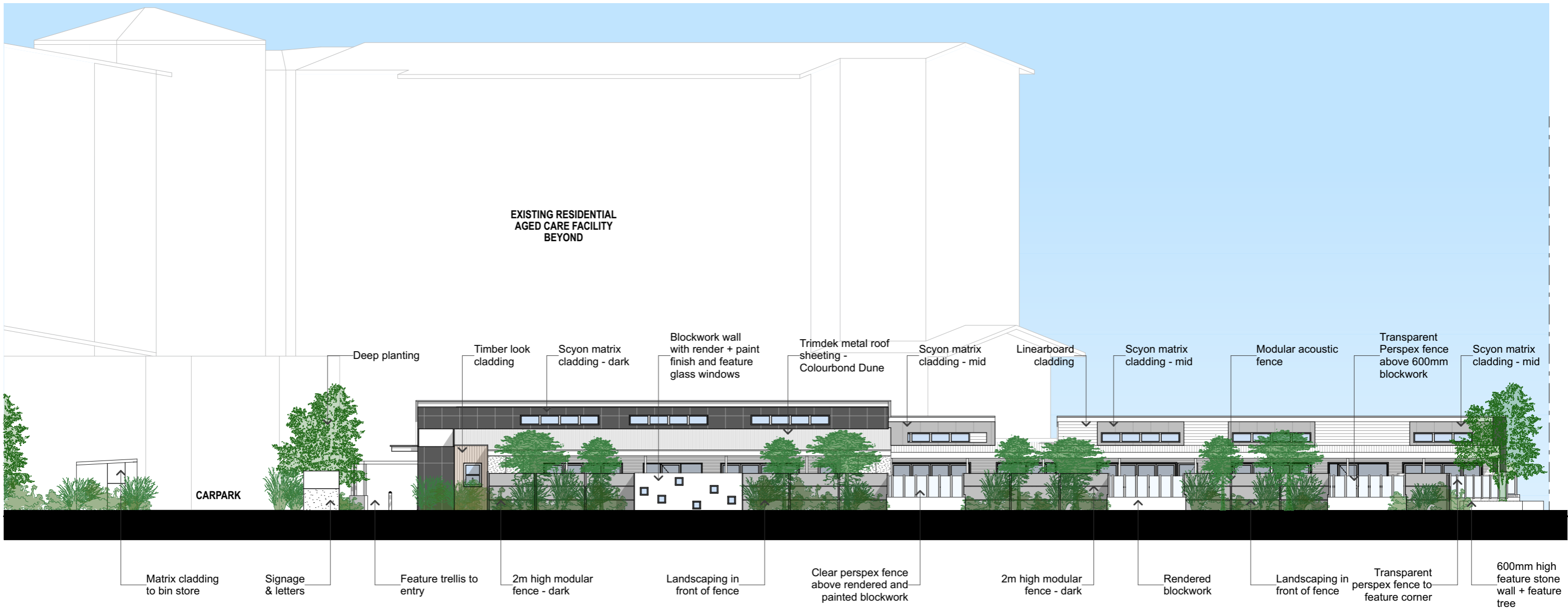
Low level windows 5,000L Rainwater tank Lightweight cladding 5,000L Rainwater tank Landscaping refer concept plan Lightweight cladding 1.8m high pool batten fence with hardwood posts with gate access to art garden 1.2m high pool batten fence to staff area Low level landscaping Integrate landscaping with neighbouring landscape design

1 BUILDING ELEVATION SOUTH 1:200

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1 FENCE ELEVATION NORTH
1:200

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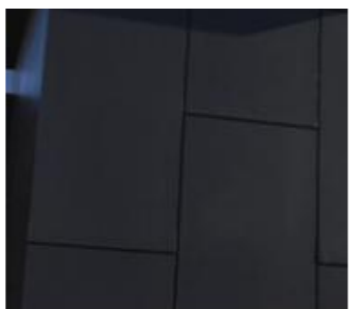
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TIMBER LOOK CLADDING



SCYON MATRIX - MID COLOUR



SCYON MATRIX - DARK COLOUR



LINEAR CLADDING



TRIMDEK METAL SHEETING



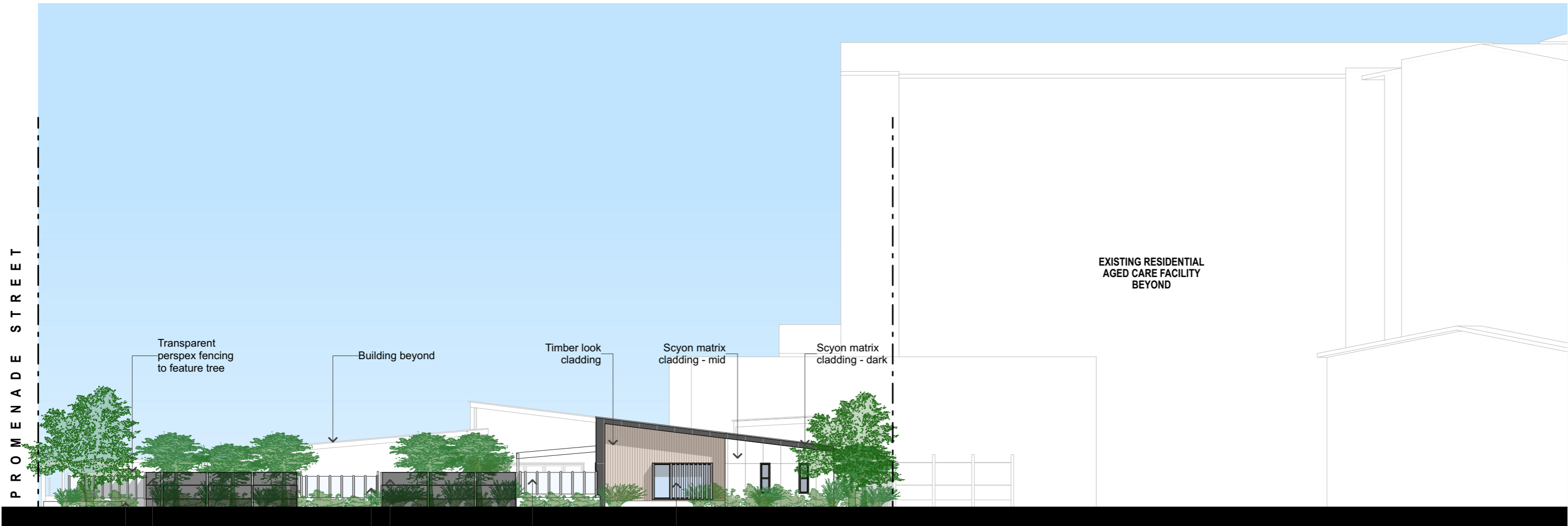
TEXTURED RENDER



CLEAR PERSPEX ON MASONRY



MODULAR FENCE - DARK COLOUR



P R O M E N A D E S T R E E T

EXISTING RESIDENTIAL
AGED CARE FACILITY
BEYOND

Transparent
perspex fencing
to feature tree

Building beyond

Timber look
cladding

Scyon matrix
cladding - mid

Scyon matrix
cladding - dark

600mm high stone
feature wall with
feature tree

2m high acoustic
modular fencing -
dark

Transparent perspex
above textured
rendered blockwork

2m high acoustic
modular fencing -
dark

Transparent perspex
above textured
rendered blockwork


Feature framed
window with vertical
shade screen

1

FENCE ELEVATION WEST
1:200

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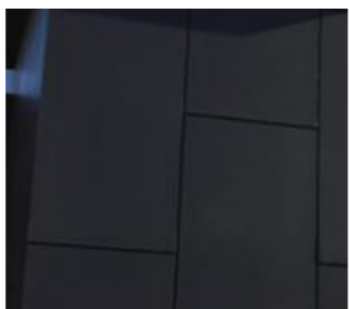
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TIMBER LOOK CLADDING



SCYON MATRIX - MID COLOUR



SCYON MATRIX - DARK COLOUR



LINEAR CLADDING



TRIMDEK METAL SHEETING



TEXTURED RENDER



CLEAR PERSPEX ON MASONRY



MODULAR FENCE - DARK COLOUR