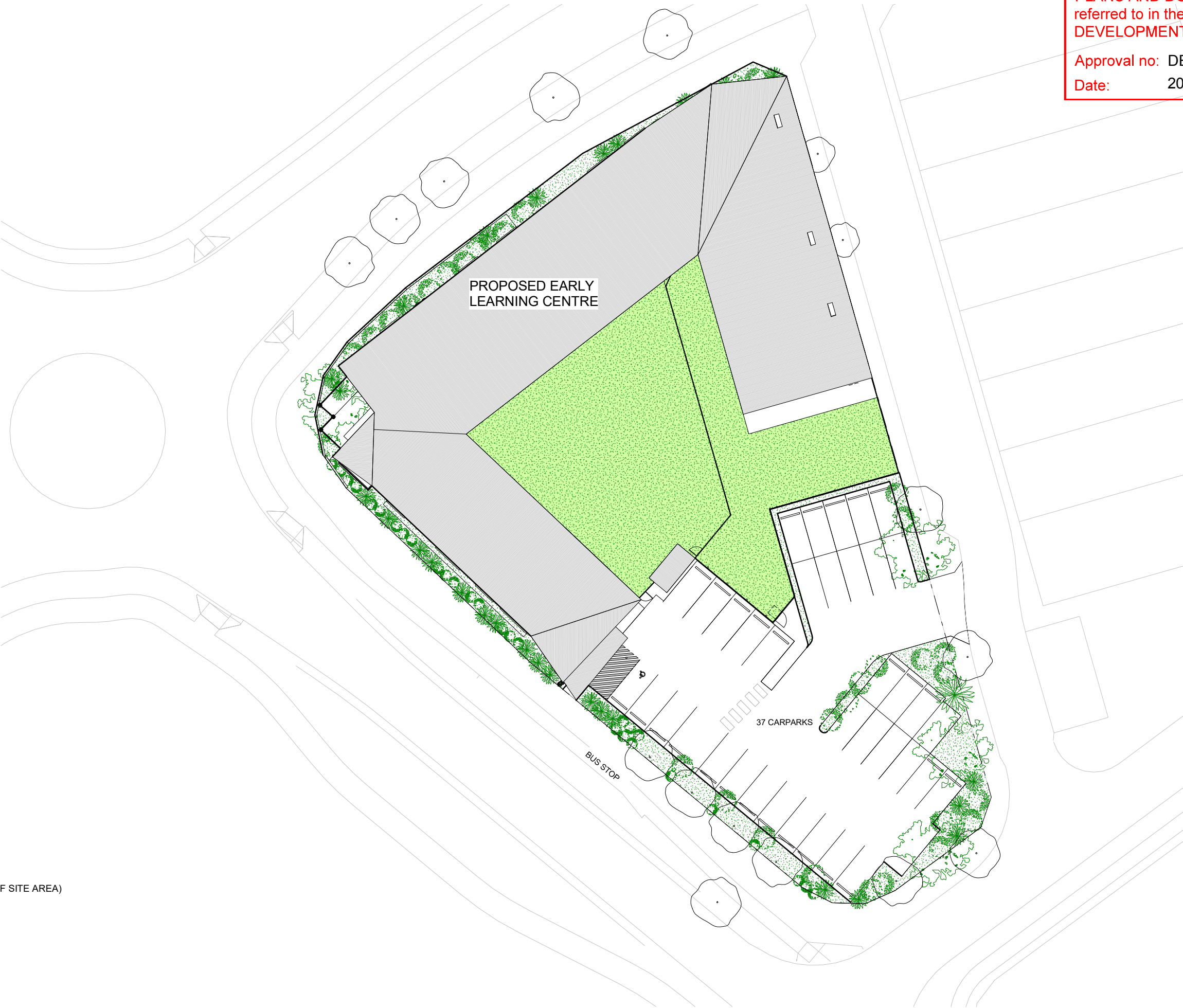


DEVELOPMENT APPLICATION

AURA NIRIMBA EARLY LEARNING CENTRE

07.02.2022



DEVELOPMENT SUMMARY
ADDRESS: LOT 8042
NIRIMBA, QLD

LOCAL AUTHORITY: EDQ
SITE AREA: 3357m²
SITE COVER: 1001m² (30.8%)
GFA: 902m² (26%)
LANDSCAPE AREA: 376m² (9%)
OUTDOOR PLAYSCAPE: 939m² (26.3% OF SITE AREA)

1 SITE PLAN
SCALE 1 : 400

CLIENT
**STOCKLAND
DEVELOPMENT**

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PROJECT
AURA NIRIMBA EARLY LEARNING CENTRE
LOT 8042 OF THE AURA DEVELOPMENT

STAGE
DEVELOPMENT APPLICATION

DRAWING
SITE PLAN

SCALE
1 : 400@A3

DRAWING NO.
DA100

ISSUE
C

NORTH


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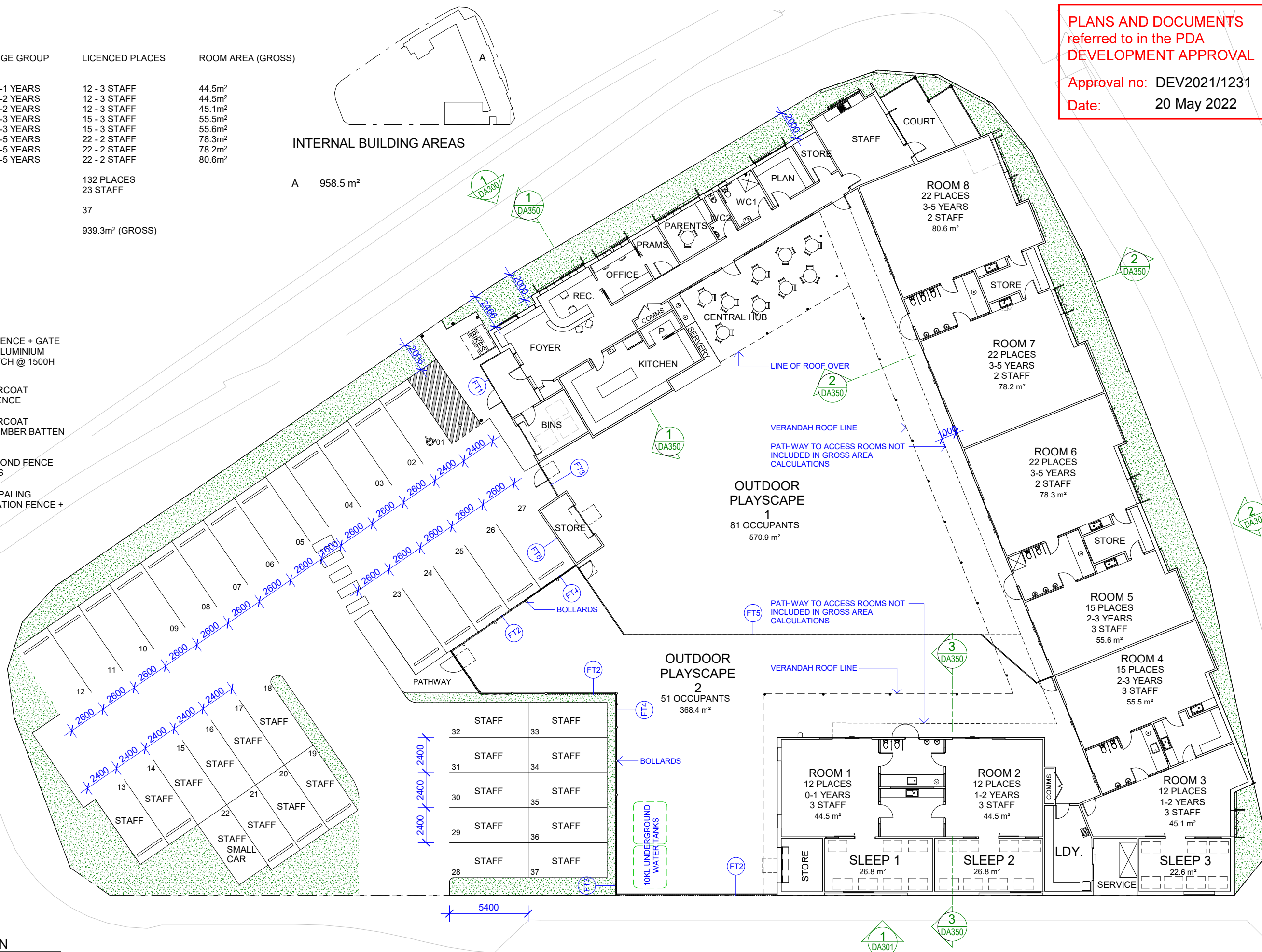
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**local
office
architecture** 

	AGE GROUP	LICENCED PLACES	ROOM AREA (GROSS)
ROOM 1:	0-1 YEARS	12 - 3 STAFF	44.5m ²
ROOM 2:	1-2 YEARS	12 - 3 STAFF	44.5m ²
ROOM 3:	1-2 YEARS	12 - 3 STAFF	45.1m ²
ROOM 4:	2-3 YEARS	15 - 3 STAFF	55.5m ²
ROOM 5:	2-3 YEARS	15 - 3 STAFF	55.6m ²
ROOM 6:	3-5 YEARS	22 - 2 STAFF	78.3m ²
ROOM 7:	3-5 YEARS	22 - 2 STAFF	78.2m ²
ROOM 8:	3-5 YEARS	22 - 2 STAFF	80.6m ²

FENCE TYPES:

- FT1 1200mm HIGH GLASS FENCE + GATE
WITH POWDERCOAT ALUMINIUM
FRAMING + MAGNALATCH @ 1500H
- FT2 1800mm HIGH POWDERCOAT
ALUMINIUM BATTEN FENCE
- FT3 1800mm HIGH POWDERCOAT
ALUMINIUM FRAMED TIMBER BATTEN
FENCE
- FT4 1800mm HIGH COLORBOND FENCE
WITH TIMBER BATTENS
- FT5 1200mm HIGH TIMBER PALING
PLAYGROUND SEPARATION FENCE +
GATES



Approval no: DEV2021/1231
Date: 20 May 2022



1 FLOOR PLAN
SCALE 1 : 250

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PROJECT
AURA NIRIMBA EARLY LEARNING CENTRE
LOT 8042 OF THE AURA DEVELOPMENT

STAGE DEVELOPMENT APPLICATION

DRAWING
FLOOR PLAN

SCALE
As indicated@A3

DRAWING NO. **DA200**
ISSUE **E**
8/02/2022 4:08:34 PM

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local
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architecture

The logo graphic for Local Office Architecture features a stylized 'LOA' monogram. The 'L' is a solid green vertical rectangle. The 'O' is a light blue circle. The 'A' is composed of two overlapping triangles: a yellow one on the right and a green one on the left. A small purple square is positioned at the base of the 'L', partially overlapping the green triangle of the 'A'.

AREA SCHEDULE:

INDOOR UNENCUMBERED SPACE		OUTDOOR UNENCUMBERED SPACE	
ROOM 1:	40.9m ² (39m ² REQD.)	OUTDOOR PLAYSCAPE 1:	570.9m ² (567m ² REQD.)
ROOM 2:	40.9m ² (39m ² REQD.)	OUTDOOR PLAYSCAPE 2:	368.4m ² TOTAL (357m ² REQD.)
ROOM 3:	41.5m ² (39m ² REQD.)		
ROOM 4:	51.5m ² (48.75m ² REQD.)		
ROOM 5:	51.5m ² (48.75m ² REQD.)		
ROOM 6:	75.6m ² (71.5m ² REQD.)		
ROOM 7:	75.5m ² (71.5m ² REQD.)		
ROOM 8:	77.9m ² (71.5m ² REQD.)		
TOTAL INDOOR UNENCUMBERED SPACE	455.3m ² (429m ² REQD.)	TOTAL OUTDOOR UNENCUMBERED SPACE	939.3m ² (924m ² REQD.)

AREA OF UNENCUMBERED INDOOR SPACE

THE AREA SHOWN IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE "EDUCATION" + CARE SERVICES NATIONAL REGULATIONS - REGULATION 107 SPACE REQUIREMENTS-INDOOR SPACE" REFER PLAN FOR INDIVIDUAL ROOM ALLOCATIONS

AREA OF UNENCUMBERED OUTDOOR SPACE

THE AREA SHOWN IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE "EDUCATION" + CARE SERVICES NATIONAL REGULATIONS - REGULATION 108 SPACE REQUIREMENTS-OUTDOOR SPACE" REFER PLAN FOR INDIVIDUAL ROOM ALLOCATIONS

ENCUMBERED AREA

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2021/1231

Date: 20 May 2022



1 UNENCUMBERED SPACE
SCALE 1 : 250

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**STOCKLAND
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PROJECT
AURA NIRIMBA EARLY LEARNING CENTRE
LOT 8042 OF THE AURA DEVELOPMENT

STAGE
DEVELOPMENT APPLICATION

DRAWING
UNENCUMBERED SPACE

SCALE
1 : 250@A3

DRAWING NO.
DA201

ISSUE
C

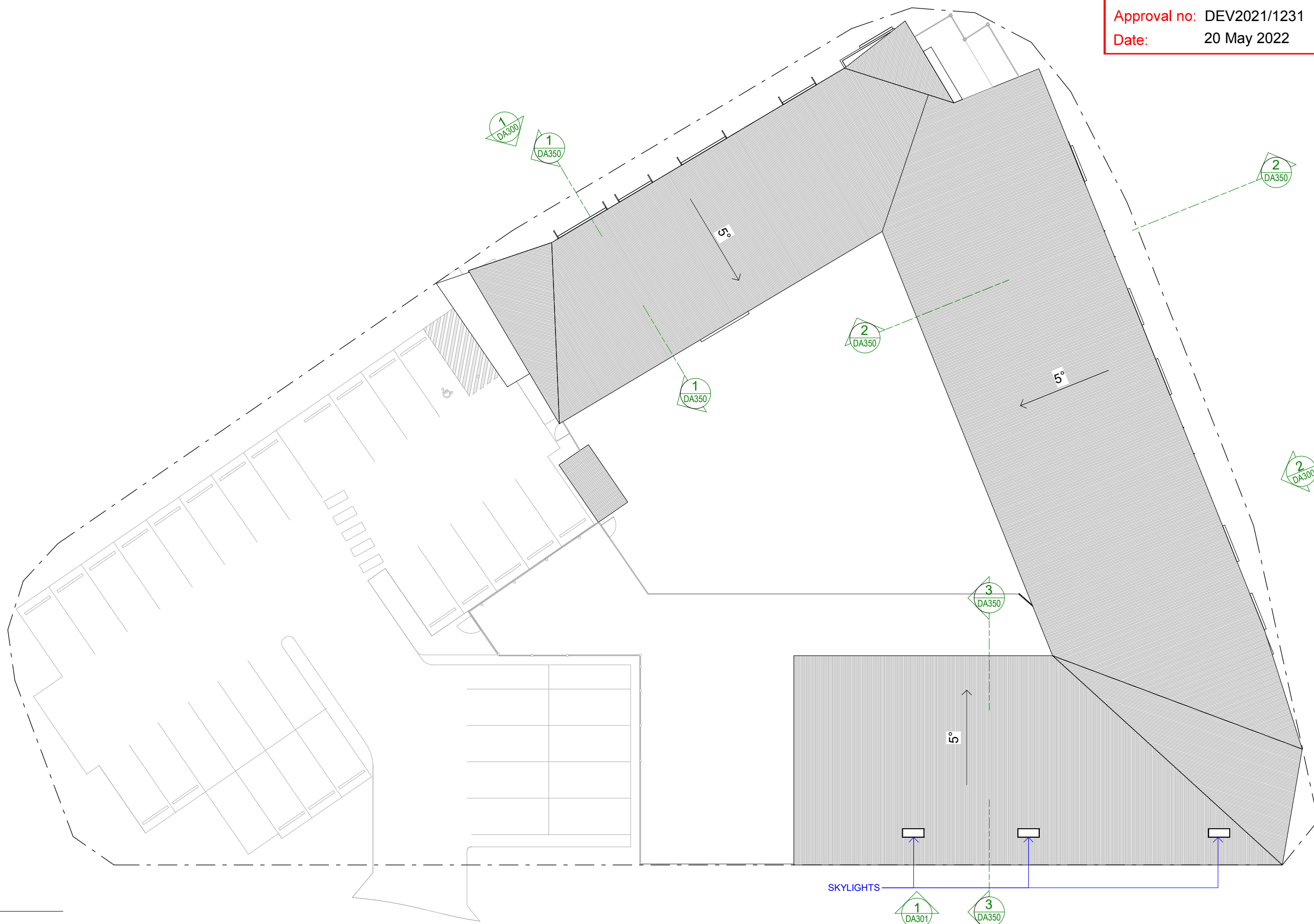
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1 ROOF PLAN
SCALE 1 : 250

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PROJECT
AURA NIRIMBA EARLY LEARNING CENTRE
LOT 8042 OF THE AURA DEVELOPMENT

STAGE
DEVELOPMENT APPLICATION

DRAWING
ROOF PLAN

SCALE
1 : 250@A3

DRAWING NO.
DA210

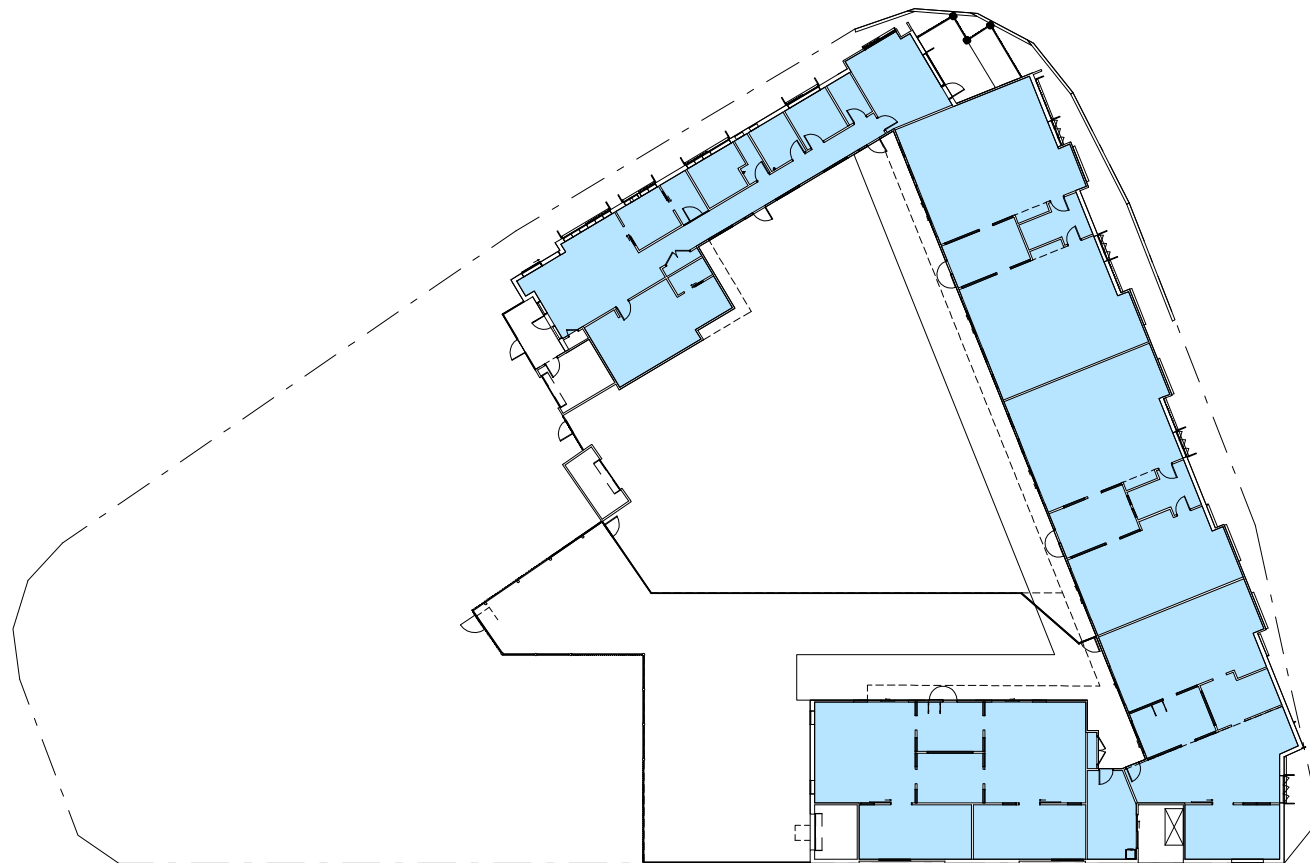
ISSUE
C

NORTH



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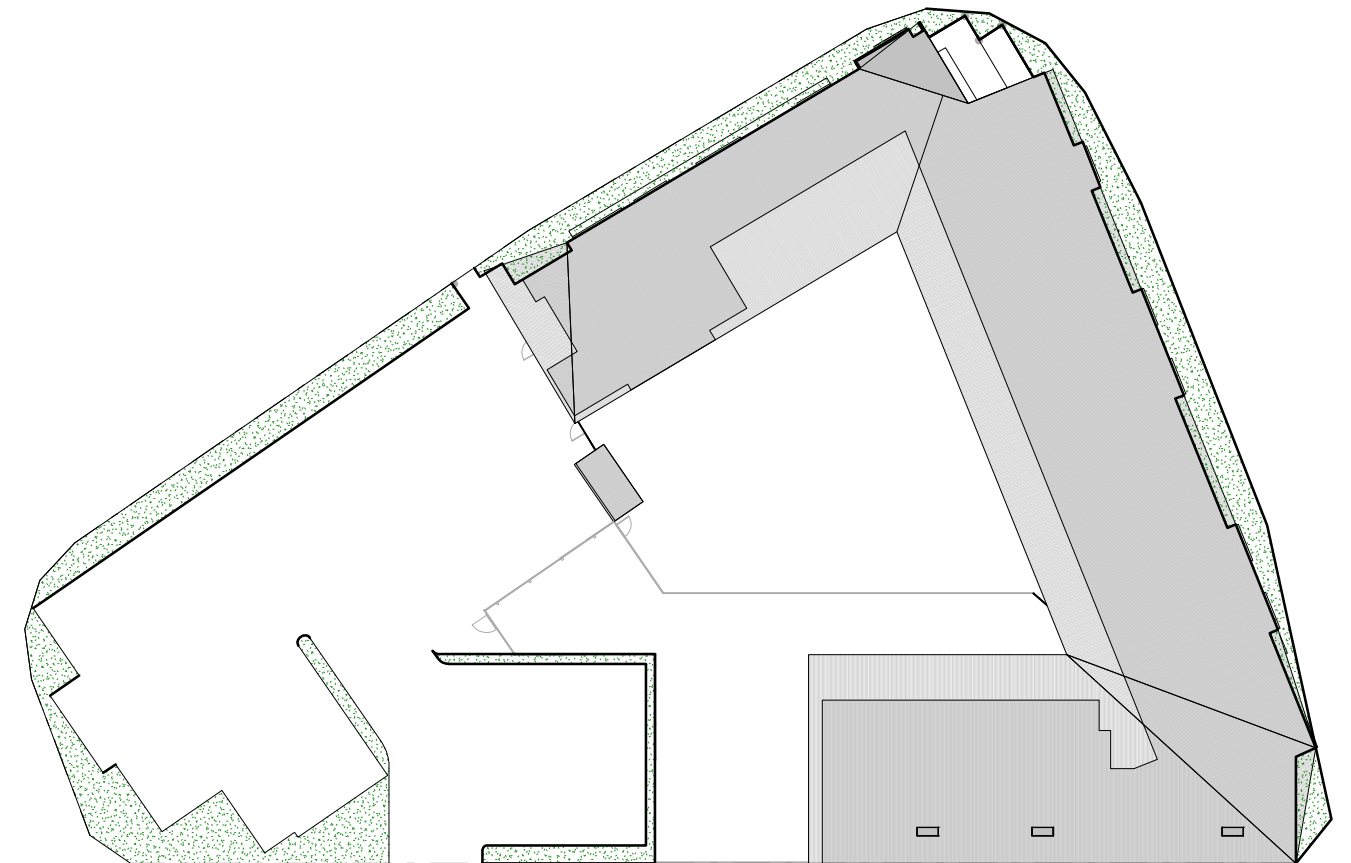


1 FLOOR PLAN - GFA
SCALE 1 : 500

GFA



TOTAL
902 m²



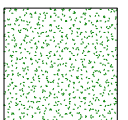
2 SITE COVER
SCALE 1 : 500

SITE COVER



TOTAL
1001 m²
29.8%

LANDSCAPE



TOTAL
376 m²
11.1%



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2021/1231

Date: 20 May 2022



MATERIALS PALETTE



WB

FC
WEATHERBOARD
CLADDING



AX

FC VERTICAL
GROOVE CLADDING



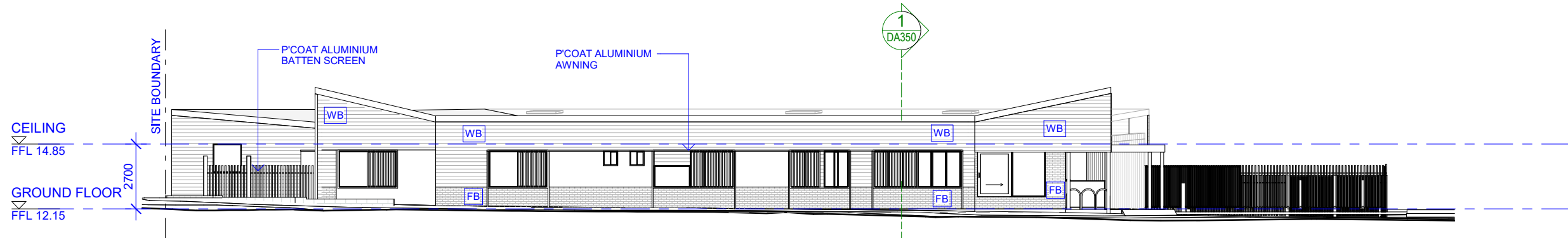
CB

COLORBOND
CUSTOM ORB
ROOF / WALL SHEETING

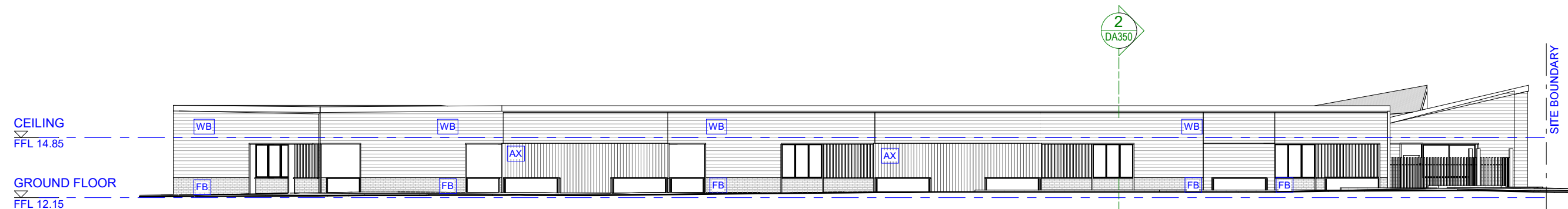


FB

FACE BRICK



1 SOUTH ELEVATION
SCALE 1 : 200



2 WEST ELEVATION
SCALE 1 : 200

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STOCKLAND
DEVELOPMENT

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PROJECT
AURA NIRIMBA EARLY LEARNING CENTRE
LOT 8042 OF THE AURA DEVELOPMENT

STAGE
DEVELOPMENT APPLICATION

DRAWING
ELEVATIONS 1

SCALE
1 : 200@A3

DRAWING NO. DA300
ISSUE C

8/02/2022 4:08:44 PM

NORTH

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PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2021/1231

Date: 20 May 2022



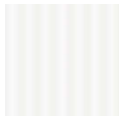
MATERIALS PALETTE



WB
FC
WEATHERBOARD
CLADDING



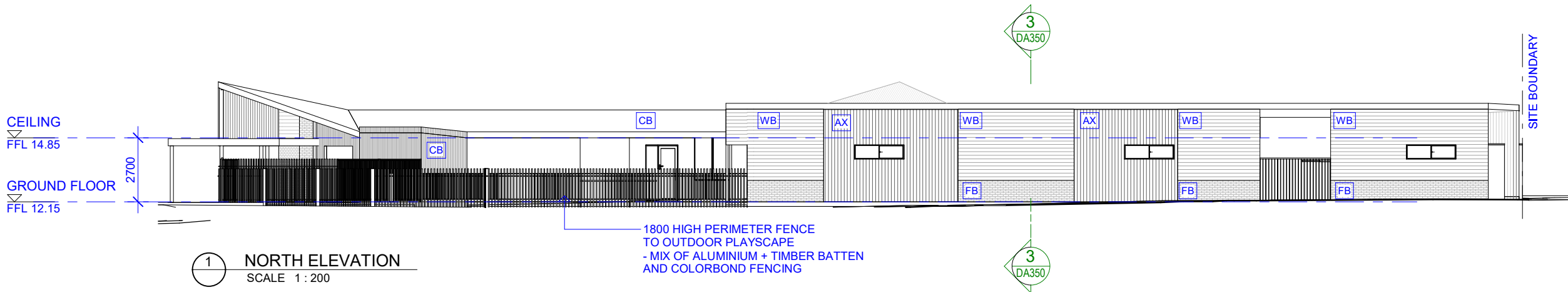
AX
FC VERTICAL
GROOVE CLADDING



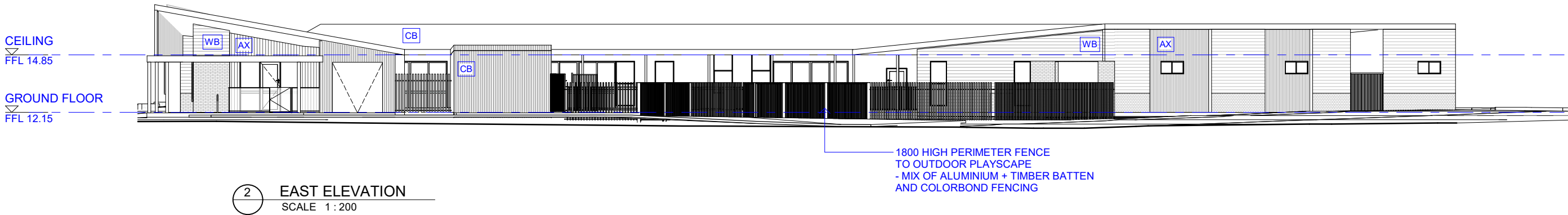
CB
COLORBOND
CUSTOM ORB
ROOF / WALL SHEETING



FB
FACE BRICK



1 NORTH ELEVATION
SCALE 1 : 200



2 EAST ELEVATION
SCALE 1 : 200

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PROJECT
AURA NIRIMBA EARLY LEARNING CENTRE
LOT 8042 OF THE AURA DEVELOPMENT

STAGE
DEVELOPMENT APPLICATION

DRAWING
ELEVATIONS 2

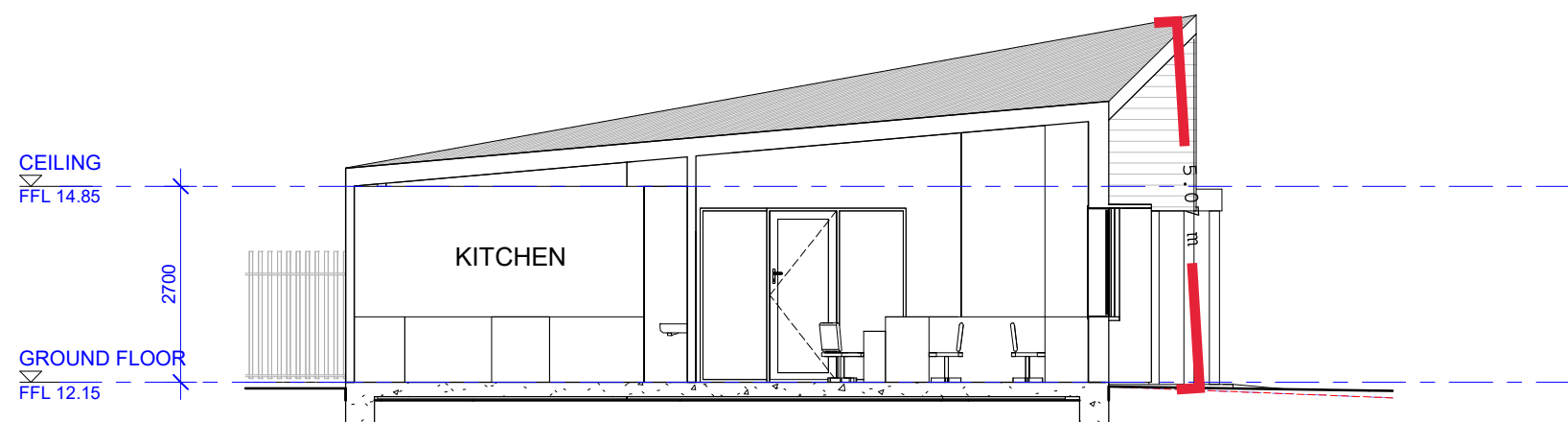
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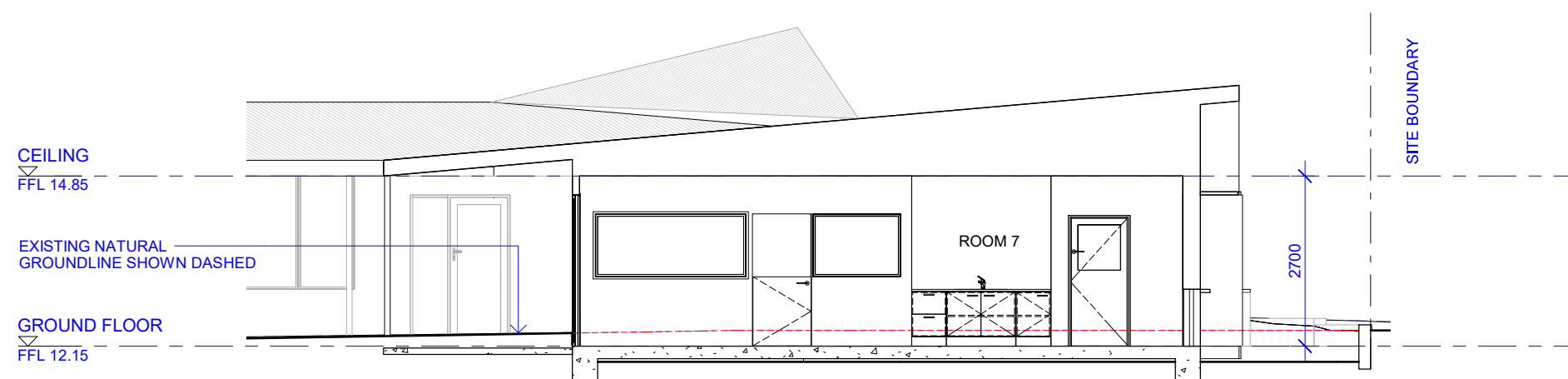
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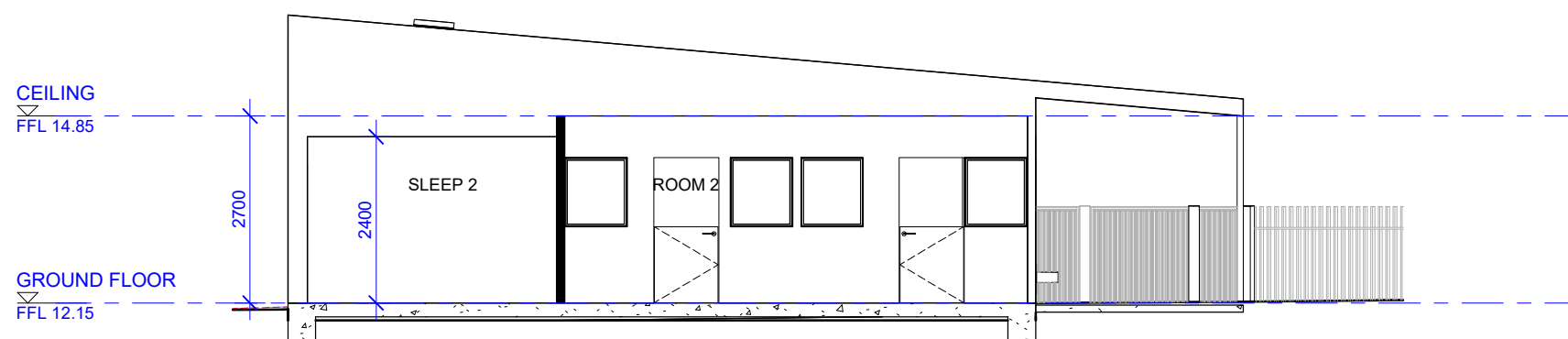




1 SECTION A
SCALE 1 : 100



2 SECTION B
SCALE 1 : 100



3 SECTION C
SCALE 1 : 100



PEDESTRIAN ENTRY



NORTH WESTERN CORNER



EASTERN ENTRANCE CARPARK



SOUTH EASTERN CORNER



NORTHERN CORNER

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2021/1231

Date: 20 May 2022



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PROJECT
AURA NIRIMBA EARLY LEARNING CENTRE
LOT 8042 OF THE AURA DEVELOPMENT

STAGE
DEVELOPMENT APPLICATION

DRAWING
PERSPECTIVE 3

SCALE
@A3

DRAWING NO.	ISSUE	NORTH
DA362	A	
8/02/2022 4:08:48 PM		

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