

PLANS AND DOCUMENTS
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DEVELOPMENT APPROVAL

Approval no: DEV2024/1569

Date: 10 April 2025



AURA CHILDCARE CENTRE

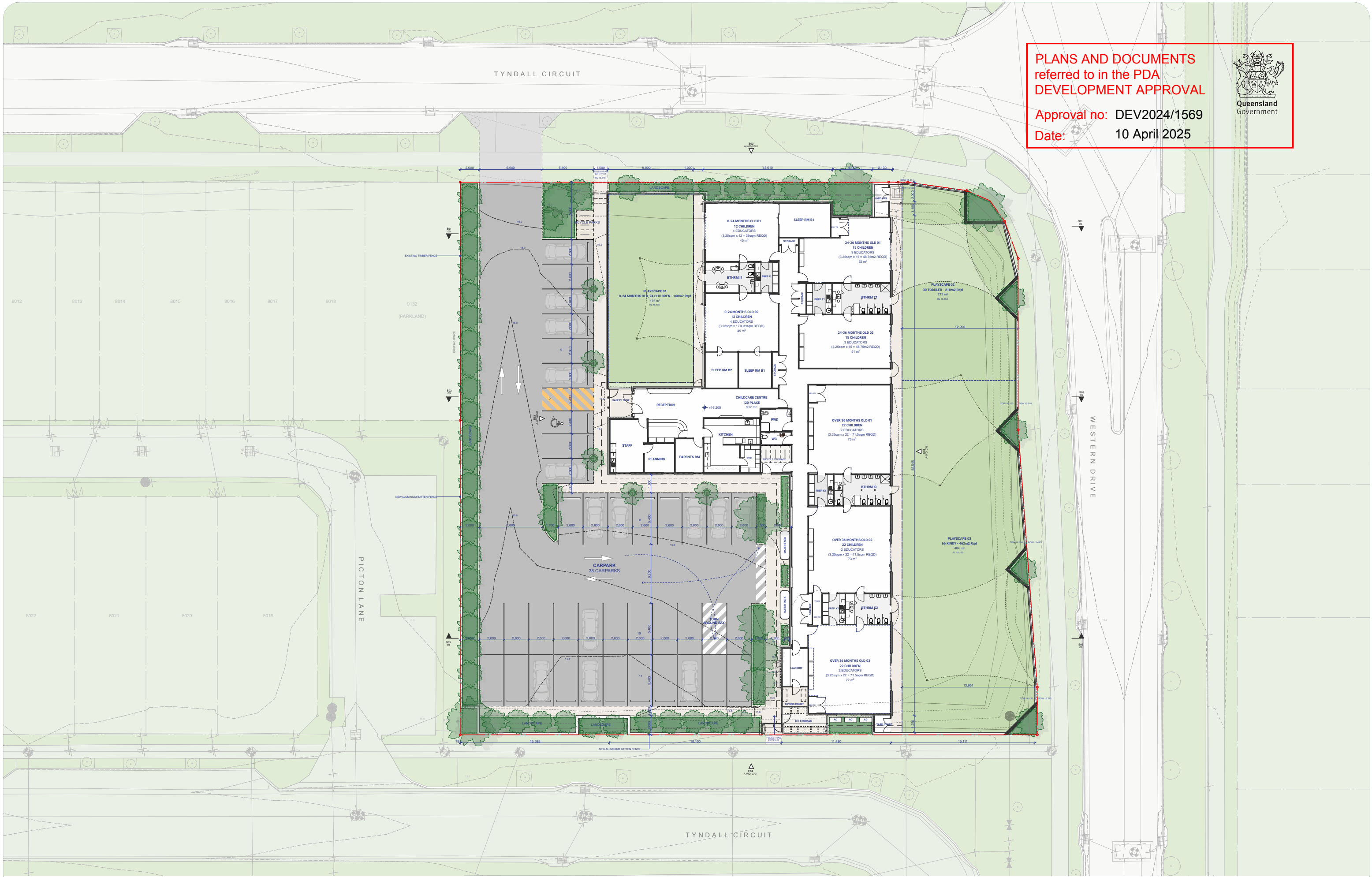
DEVELOPMENT APPLICATION
2/3/2025

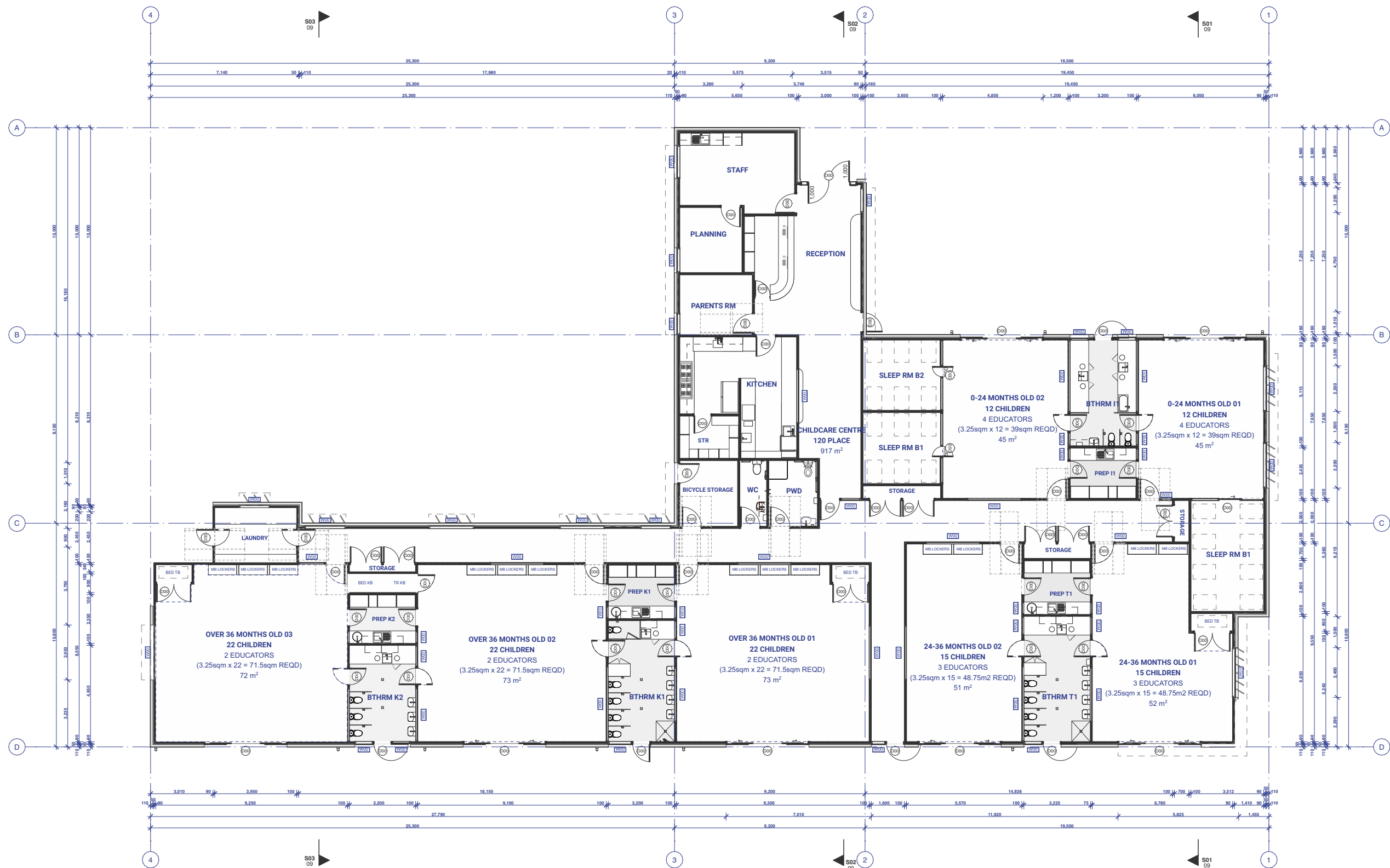
77ARCHITECTURE

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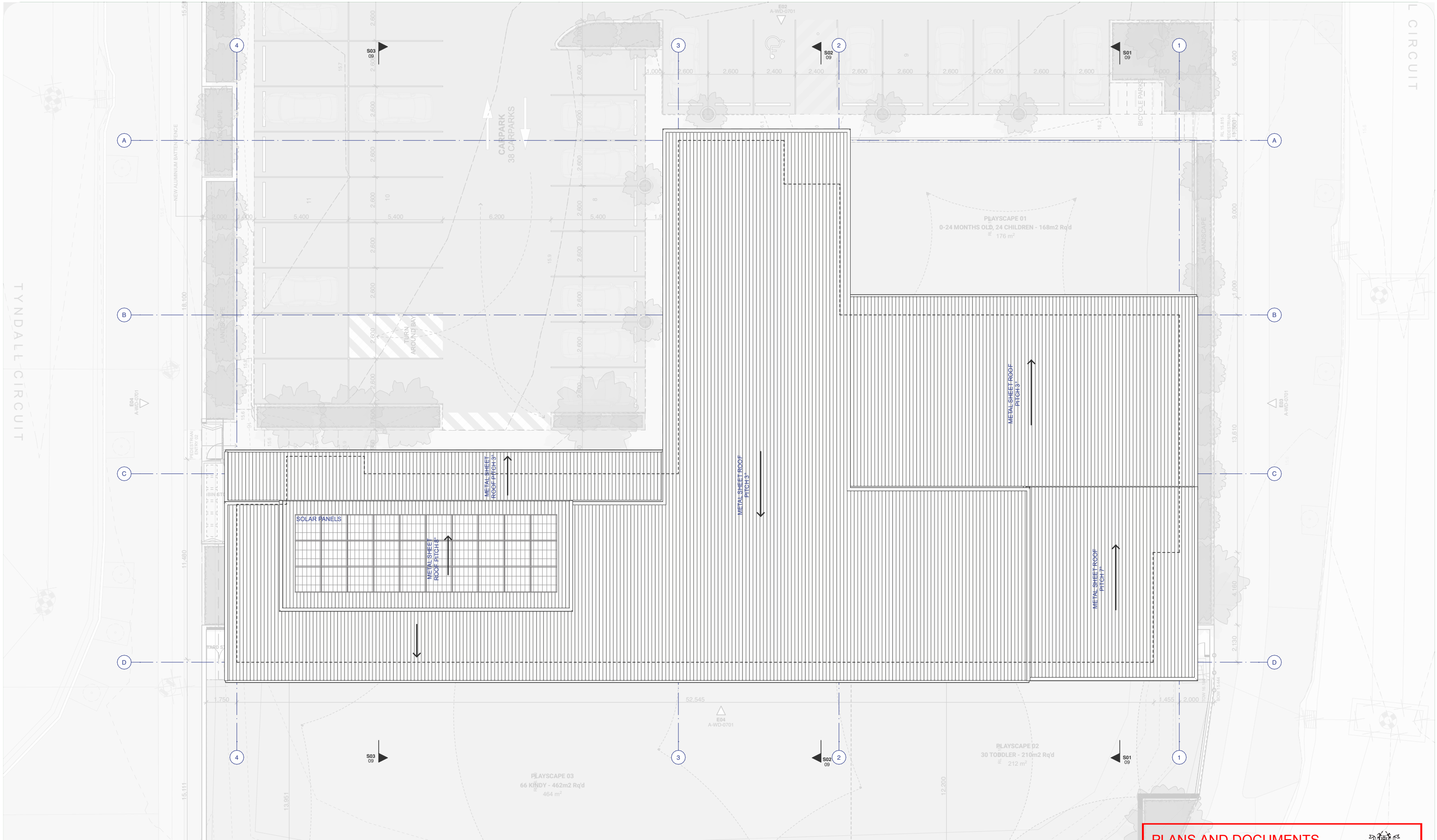


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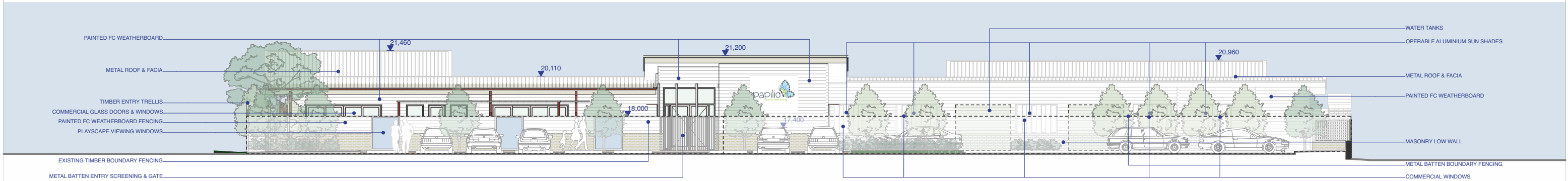
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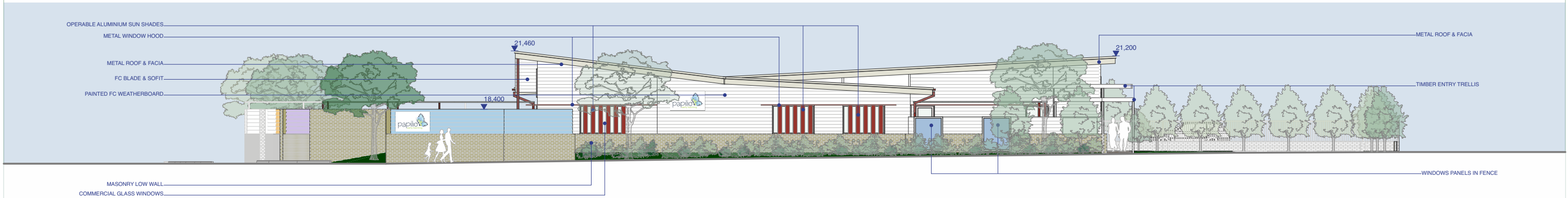




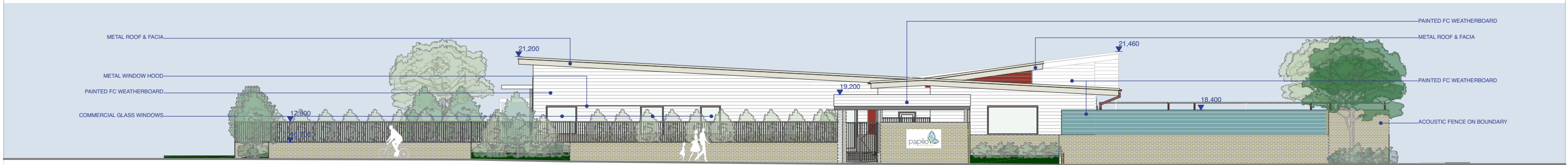
1:200 E01 ELEVATION 01 - WESTERN DRIVE (EAST)



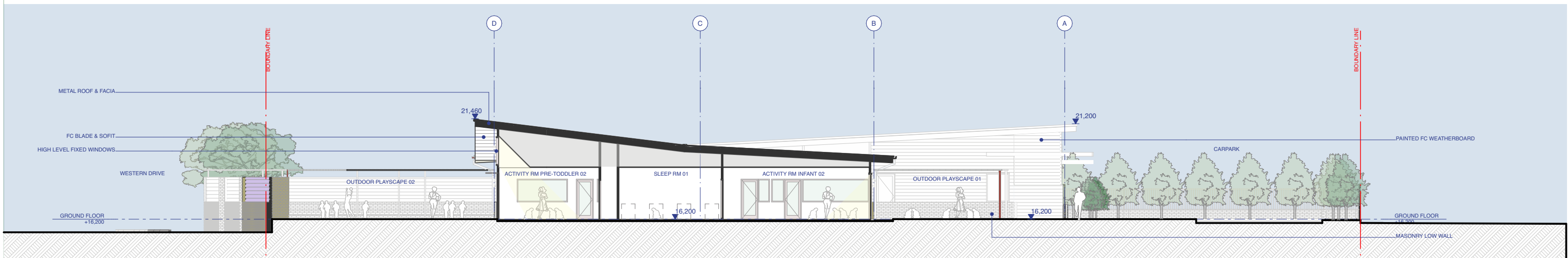
1:200 E02 ELEVATION 02 - CARPARK (WEST)



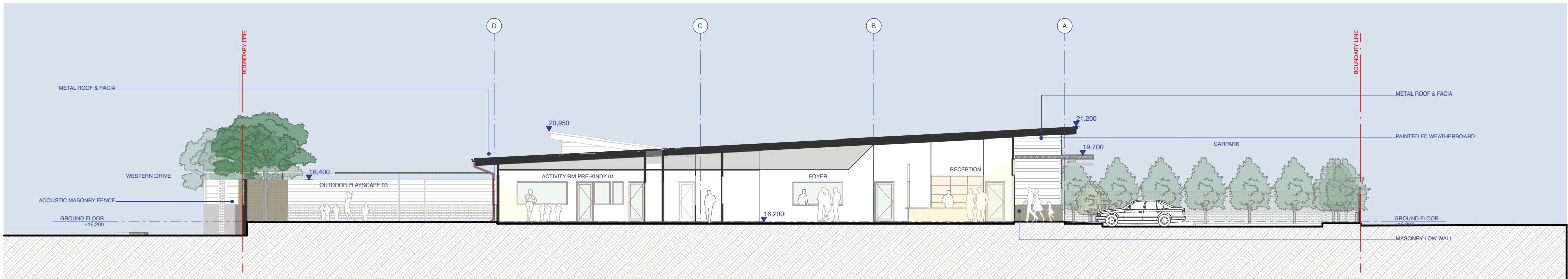
1:200 E03 ELEVATION 03 - TYNDALL CIRCUIT (NORTH)



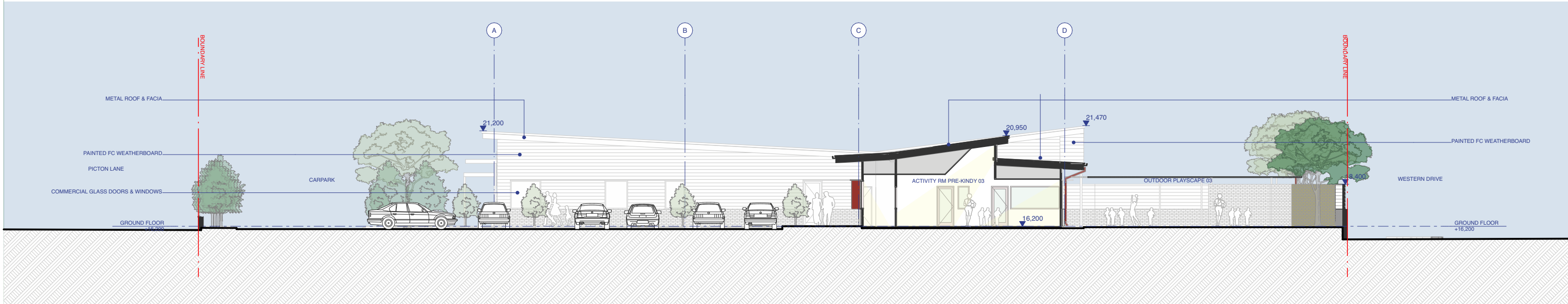
1:200 E04 ELEVATION 04 - TYNDAL CIRCUIT (SOUTH)



1:200 S01 SECTION 01



1:200 S02 SECTION 02



1:200 S03 SECTION 03





SITE AREA
3415m²

GFA
BUILDING TYPE 1 922m²

SITE COVER
AREA 1,119m²
PERCENTAGE OF SITE AREA 32.8%

LANDSCAPING AND PLAYSCAPING
LANDSCAPING AREA 334m²
PLAYSCAPE AREA 867m²

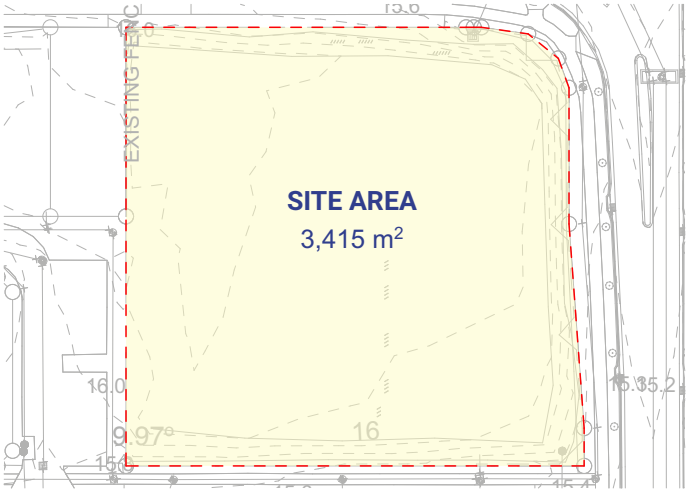
OCCUPANTS
0-24 MONTHS OLD (INFANTS) 24
24-36 MONTHS OLD (TODDLER) 30
OVER 36 MONTHS OLD (PRE-KINDY) 66
TOTAL CHILDREN 120

EDUCATORS 20

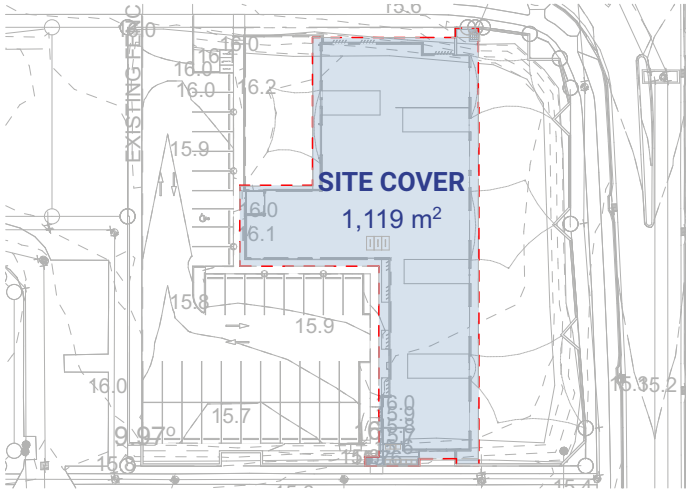
CARPARKING
NUMBER OF STANDARD CARPARKS 26
NUMBER OF ACCESSIBLE CARPARKS 1
NUMBER OF STAFF CARPARKS 11
TOTAL 38
NUMBER OF BICYCLE PARKS 10

1. GFA
(APPLIES FOR CALOUNDRA SOUTH DEVELOPMENT SCHEME)
The total floor area of all storeys of a building, including mezzanines, measured from the outside of external walls or the centre of a common wall, excluding area used for:
(a) building services
(b) ground floor public lobby
(c) a public mall in a shopping complex
(d) the parking, loading and manoeuvring of motor vehicles
(e) private balconies whether roofed or not.

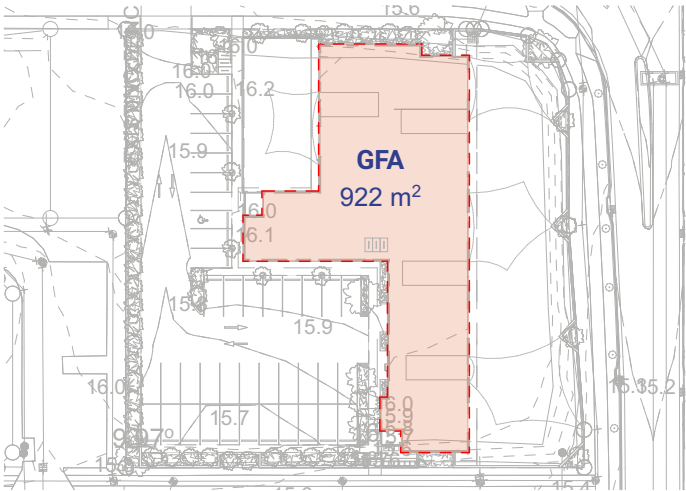
2. SITE COVER
(APPLIES FOR CALOUNDRA SOUTH DEVELOPMENT SCHEME)
The proportion of the site covered by buildings, including roof overhangs.



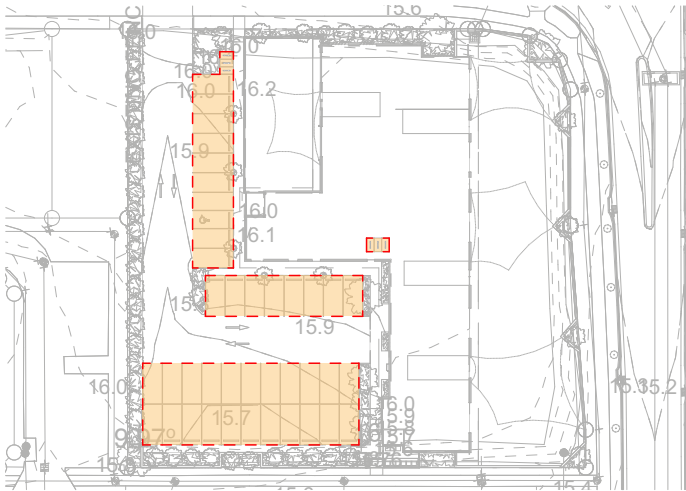
Site Area



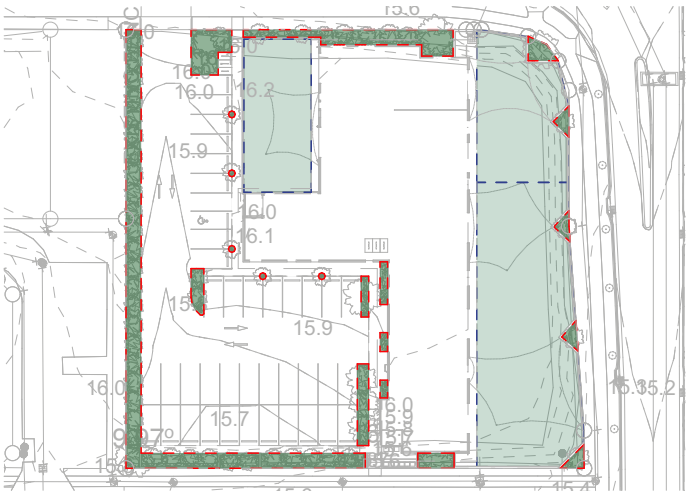
Site Cover



GFA



Carparking

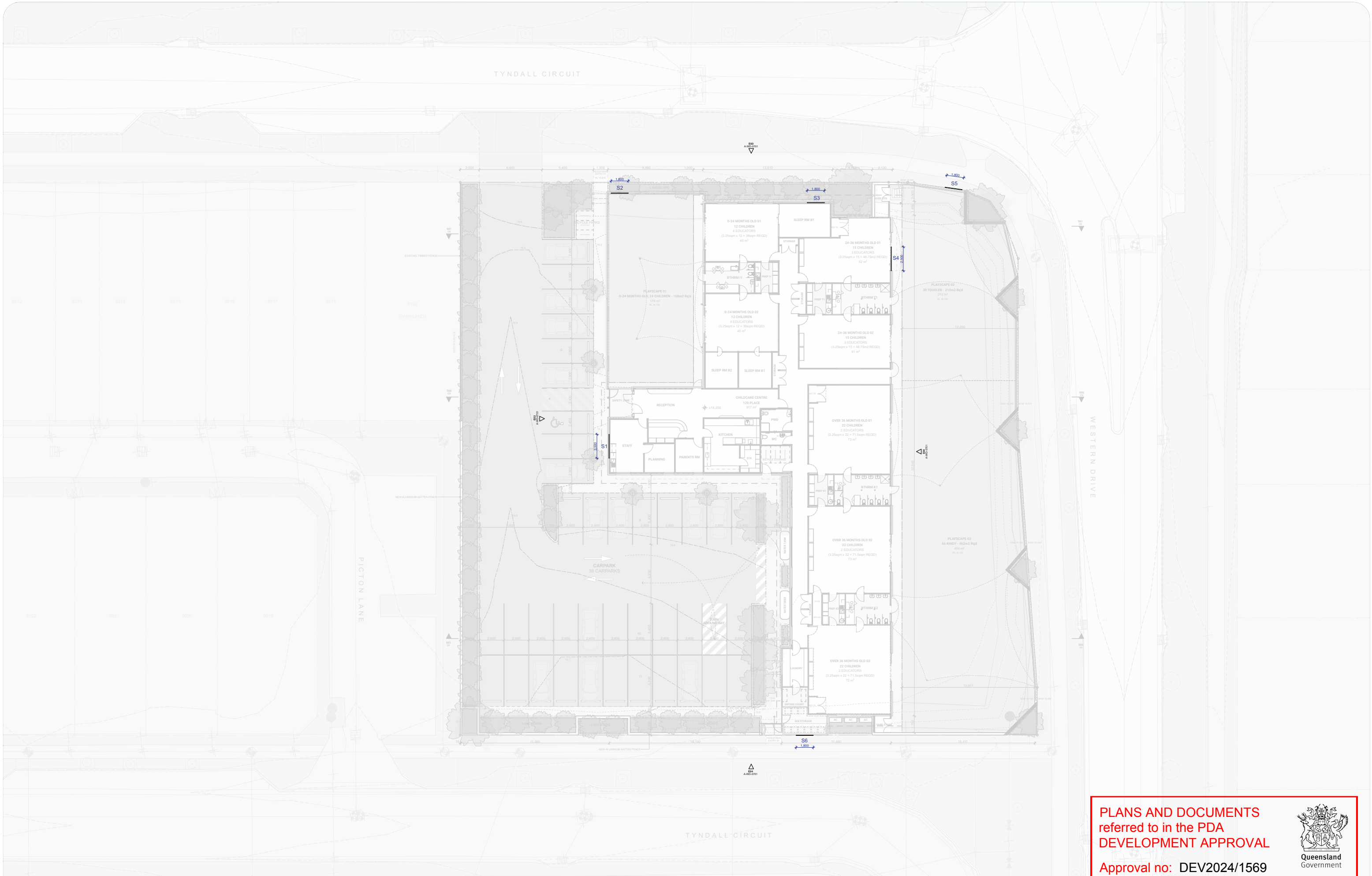


Landscape

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Queensland
Government



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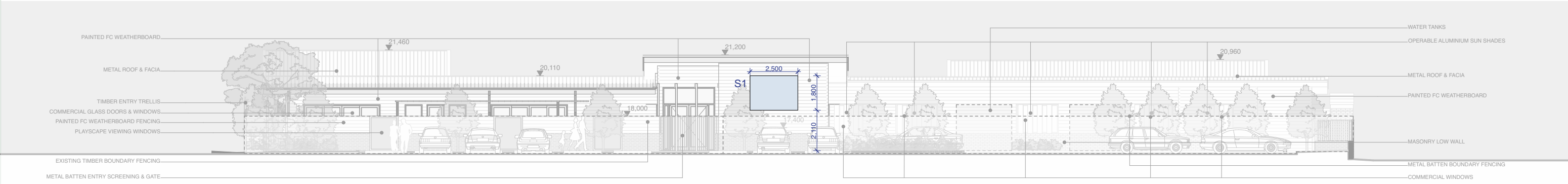
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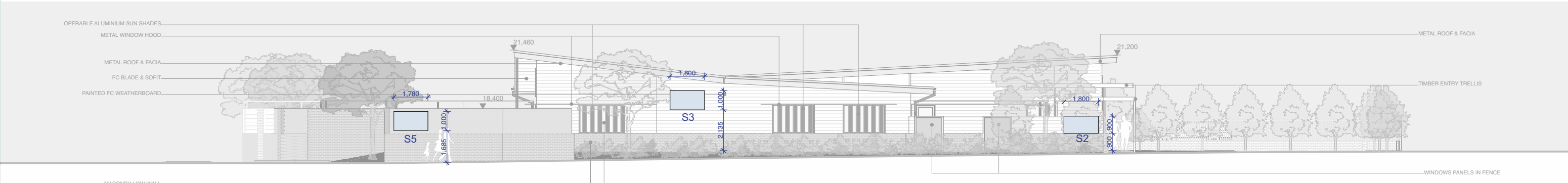




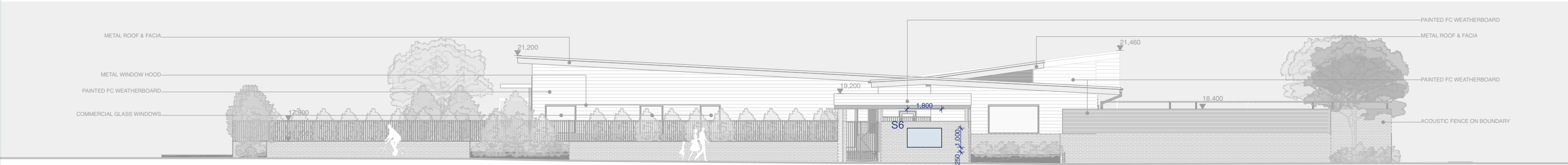
1:200 SIGNAGE ELEVATION 01 - WESTERN DRIVE (EAST)



1:200 SIGNAGE ELEVATION 02 - CARPARK (WEST)



1:200 SIGNAGE ELEVATION 03 - TYNDALL CIRCUIT (NORTH)



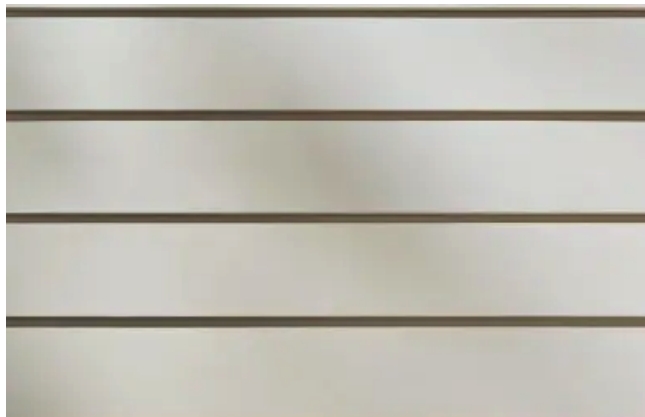
1:200 SIGNAGE ELEVATION 04 - TYNDAL CIRCUIT (SOUTH)

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FC WEATHERBOARDS



CONCRETE



FC SOFITS



MASONRY



POWDERCOATED FRAMES



TIMBER TRELLIS



METAL ROOF SHEETING



METAL BATTENS



PLAYSCAPE