

Aura West Early Learning Centre

Lot 8100 Musgrave Crescent, Banya Qld 4551

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV-2026-CAS-4857

Date: 22 April 2026



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SITE INFORMATION

Real Property Description: Lot 8100 Musgrave Crescent, Banya Qld 4551

Local Authority: Sunshine Coast City Council
Site Area: 3,495 m²
Site Cover: 1,262 m²
Carparking Provided: 41 (Ratio of 1:3.59)

GFA:
Ground 1,017.4m²
First 111.3m²
Total 1,128.7m²

Landscape (Incl. outdoor play): 1,365.3m² (39.1%)

Outdoor Play Calculations							
Zone	Age Group		Area Required		Area Provided		Occupancy
	Outdoor Play 01	0-2 yrs	196.00		202.96		28
	Outdoor Play 02	0-2 yrs	168.00		172.03		24
	Outdoor Play 03	2-3 yrs	280.00		283.56		40
	Outdoor Play 04	3-5 yrs	385.00		389.37		55
			1,029.00 m²		1,047.92 m²		147
Activity Room Calculations							
Level	Room	Age Group	Area Required	Area Provided	Staff Ratio	No. of Staff	Occupancy
Ground Floor							
	Activity Room 01	0-24 mnths	39.00	39.96	1:4	3	12
	Activity Room 02	0-24 mnths	39.00	43.17	1:4	3	12
	Activity Room 03	12-24 mnths	52.00	54.76	1:4	4	16
	Activity Room 04	18-24 mnths	39.00	41.85	1:4	3	12
	Activity Room 05	2-3 yrs	65.00	66.28	1:5	4	20
	Activity Room 06	2-3 yrs	65.00	65.92	1:5	4	20
	Activity Room 07	3-5 yrs	71.50	72.28	1:11	2	22
	Activity Room 08	3-5 yrs	107.25	111.47	1:11	3	33
			477.75 m²	495.69 m²			147

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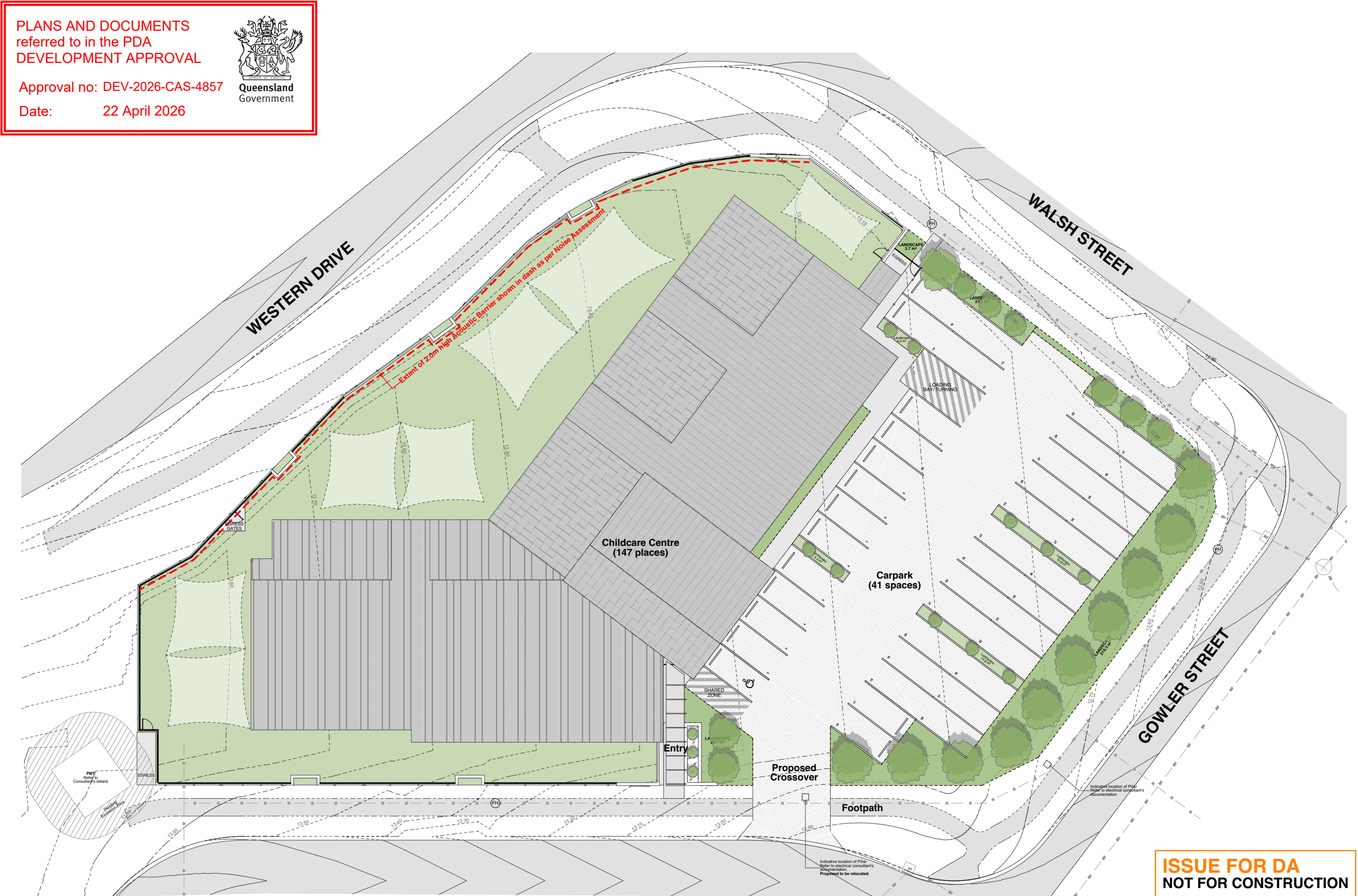
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LEGEND

- B Bollard
FH Fire Hydrant
FI Field Inlet
MH Manhole
- SEW — Proposed Sewer Reticulation
Refer to engineer's detail
- W — Proposed Water Reticulation
Refer to engineer's detail
- SW — Proposed Stormwater Reticulation
Refer to engineer's detail

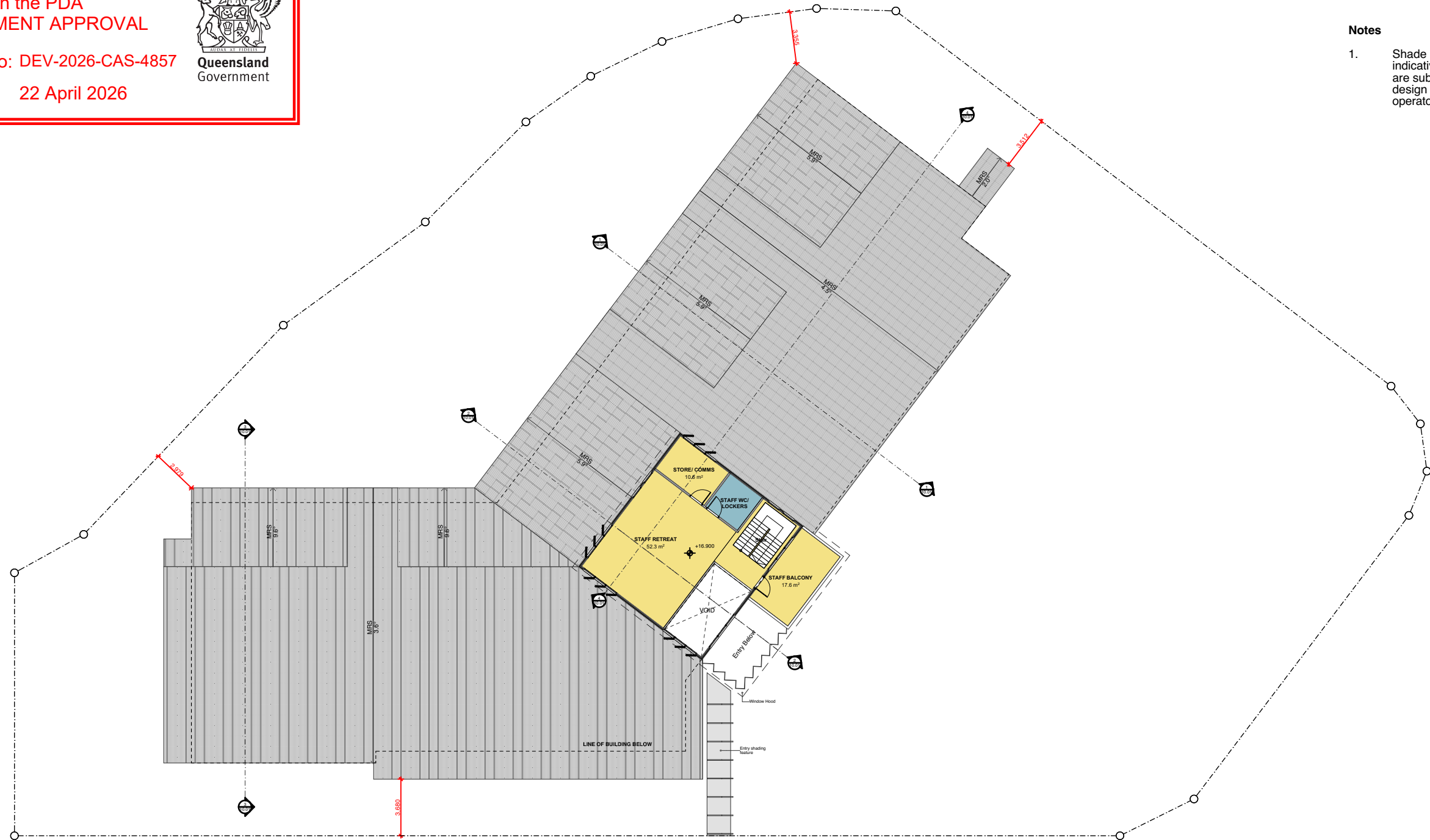
Notes

1. Shade sail shown on plans are indicative only, location and extents are subjected to future playscape design and confirmation with childcare operator.

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B	Bollard
FH	Fire Hydrant
FI	Field Inlet
	Refer to engineer's detail
MH	Manhole

— SW — Proposed Stormwater Reticulation
Refer to engineer's detail

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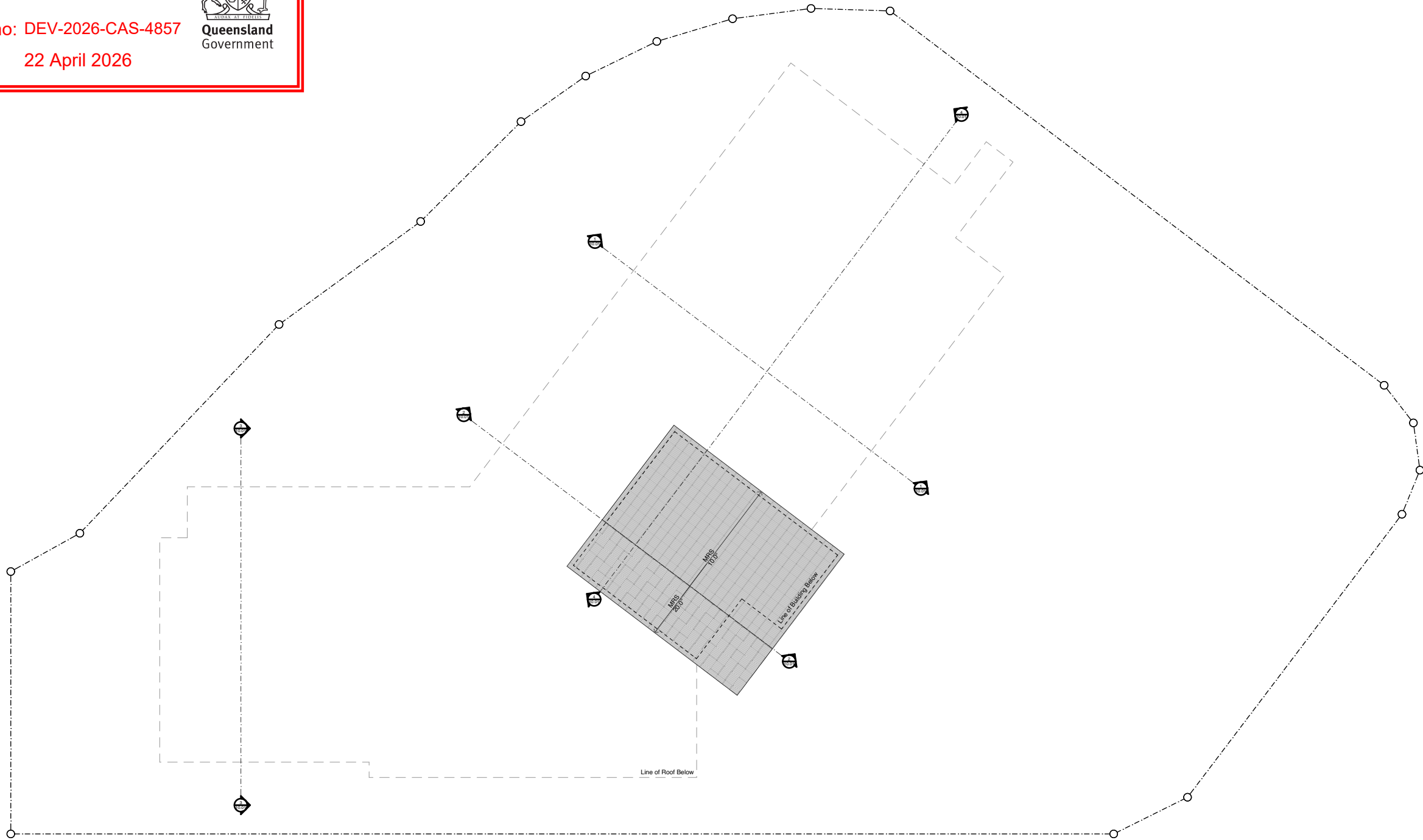
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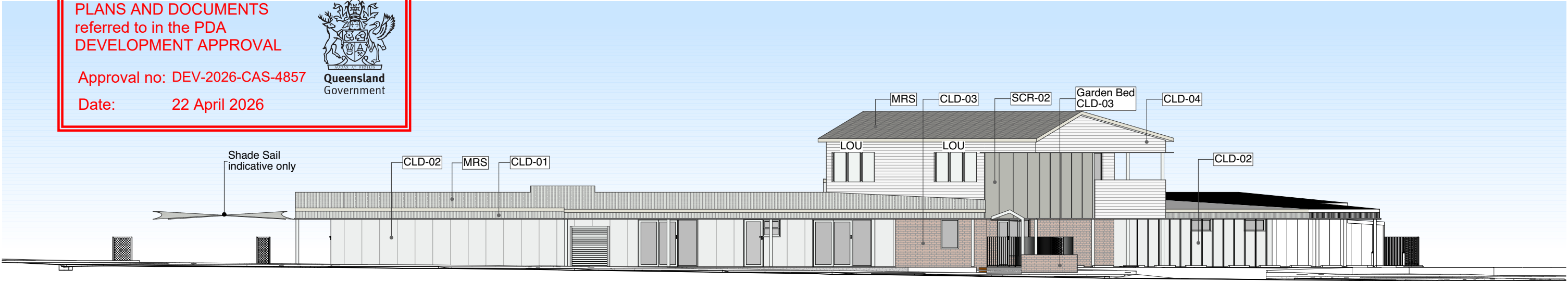
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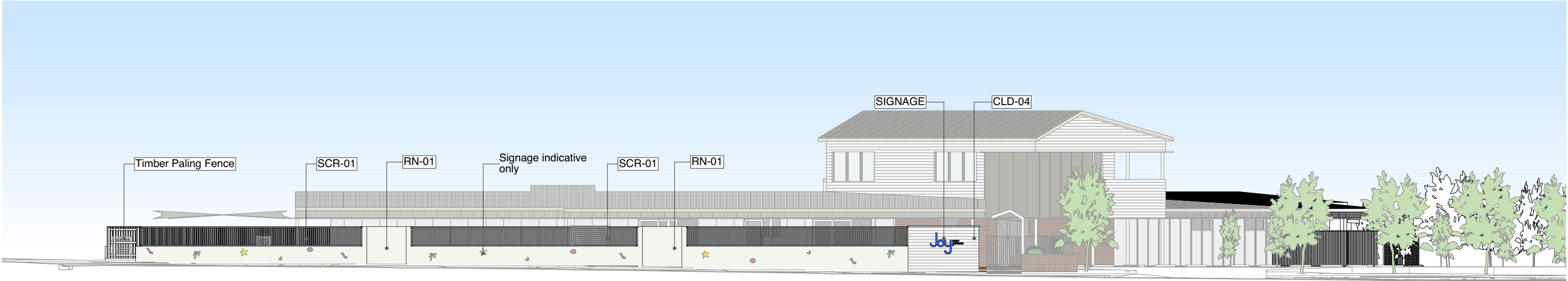
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1 Musgrave Cre. Elevation

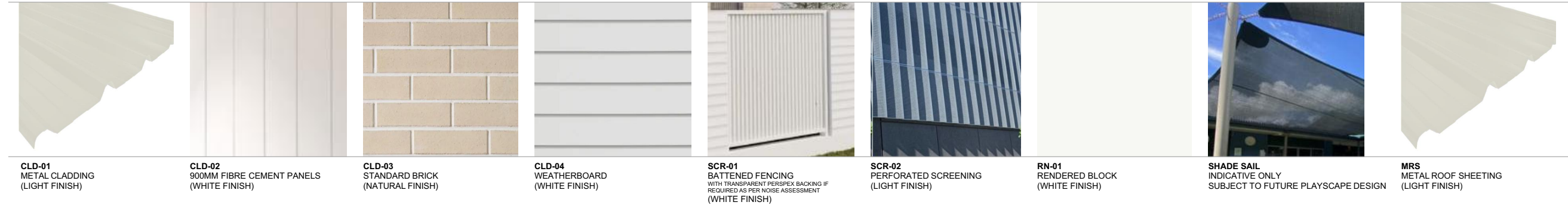
Scale 1:200



2 Musgrave Cre. Elevation - Fencing

Scale 1:200

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LEGEND

B Bollard
LOU Fixed Louvre
WH Window Hood

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- Refer to consultant's drawing for landscaping and streetscape detail.

elevation architecture

Contact
(07) 3251 6900
20 Prospect St, Fortitude Valley QLD 4006
info@elevationarchitecture.com.au

Revision		
A	Preliminary DA Issue	16/02/2026
B	Preliminary DA Issue	26/02/2026
C	Preliminary DA Issue	26/02/2026
D	Preliminary DA Issue	5/03/2026

Project
Aura West Early Learning Centre
Lot 8100 Musgrave Crescent, Banyu QLD 4551

Client
Griffith Group

Stage
Preliminary DA

Status
Preliminary
NOT FOR CONSTRUCTION

Architect
PH + MT

Drawn
MT

Project No.
1149-44

Scale
1:200 at A3

Elevations

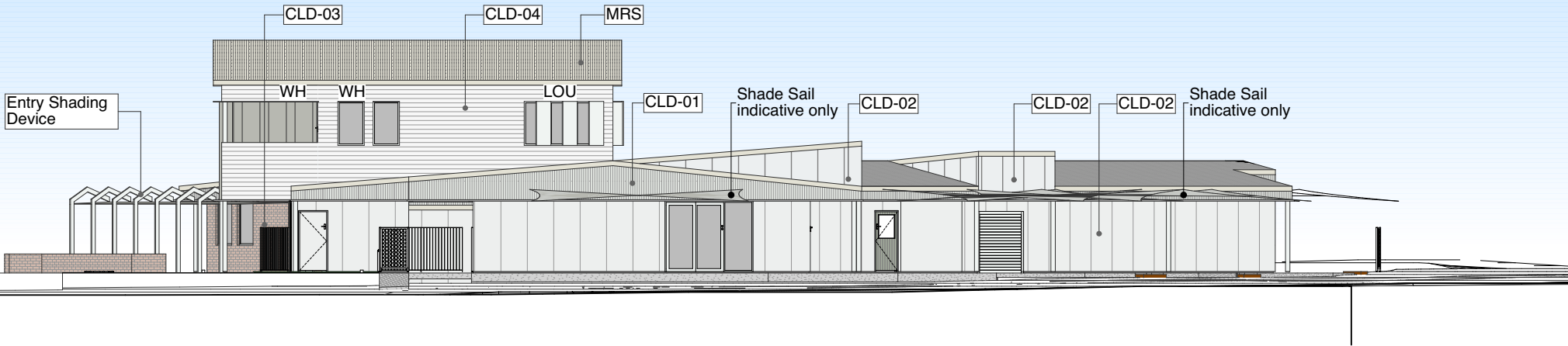
A-DA-09.01

D

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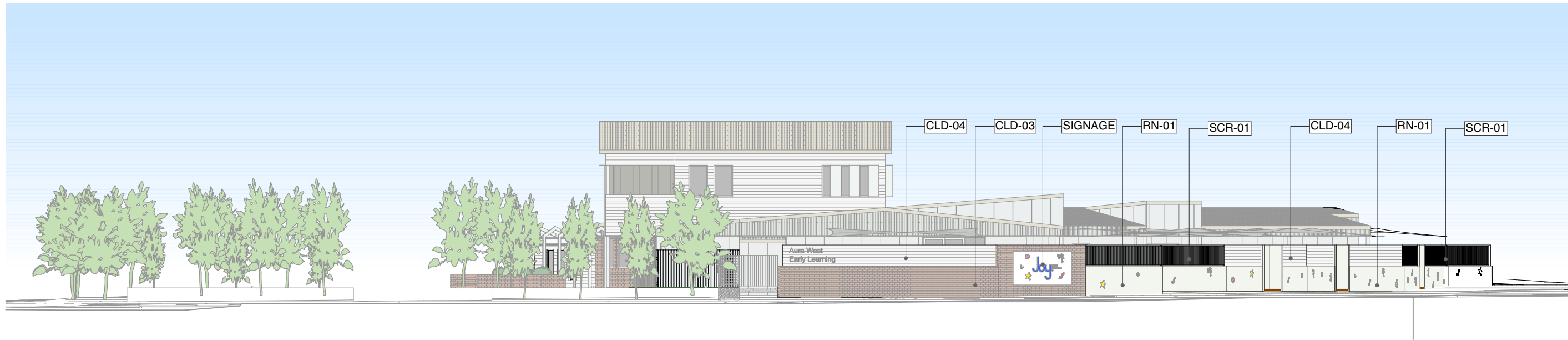
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1 Walsh St. Elevation

Scale 1:200



2 Walsh St. Elevation - Fencing

Scale 1:200

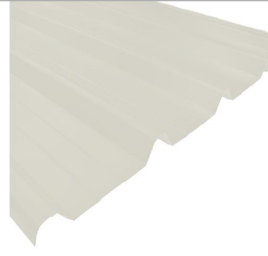
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CLD-01
METAL CLADDING
(LIGHT FINISH)



CLD-02
900MM FIBRE CEMENT PANELS
(WHITE FINISH)



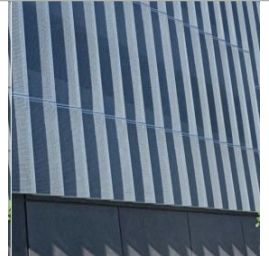
CLD-03
STANDARD BRICK
(NATURAL FINISH)



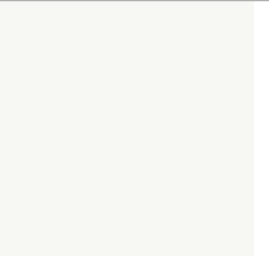
CLD-04
WEATHERBOARD
(WHITE FINISH)



SCR-01
BATTENED FENCING
WITH TRANSPARENT PERSPEX BACKING IF
REQUIRED AS PER NOISE ASSESSMENT
(WHITE FINISH)



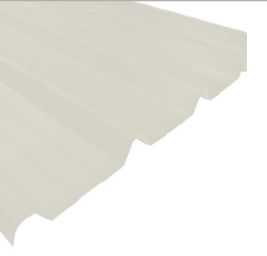
SCR-02
PERFORATED SCREENING
(LIGHT FINISH)



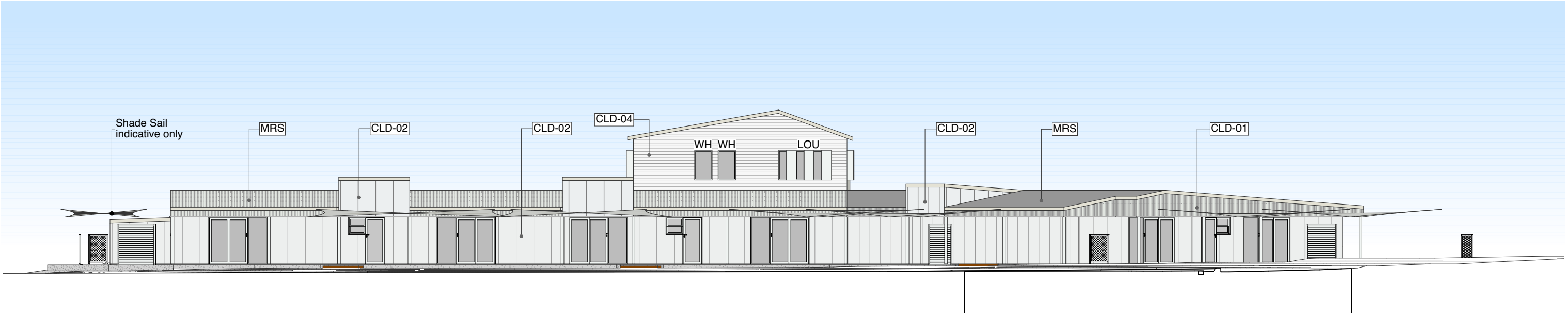
RN-01
RENDERED BLOCK
(WHITE FINISH)



SHADE SAIL
INDICATIVE ONLY
SUBJECT TO FUTURE PLAYSCAPE DESIGN



MRS
METAL ROOF SHEETING
(LIGHT FINISH)

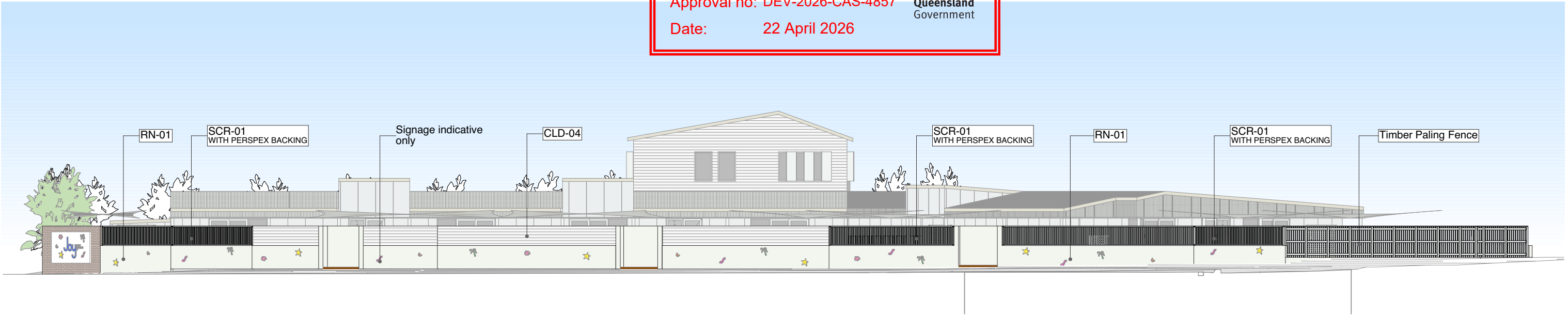


1 Western Dr. Elevation
Scale 1:200

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2 Western Dr. Elevation - Fencing
Scale 1:200

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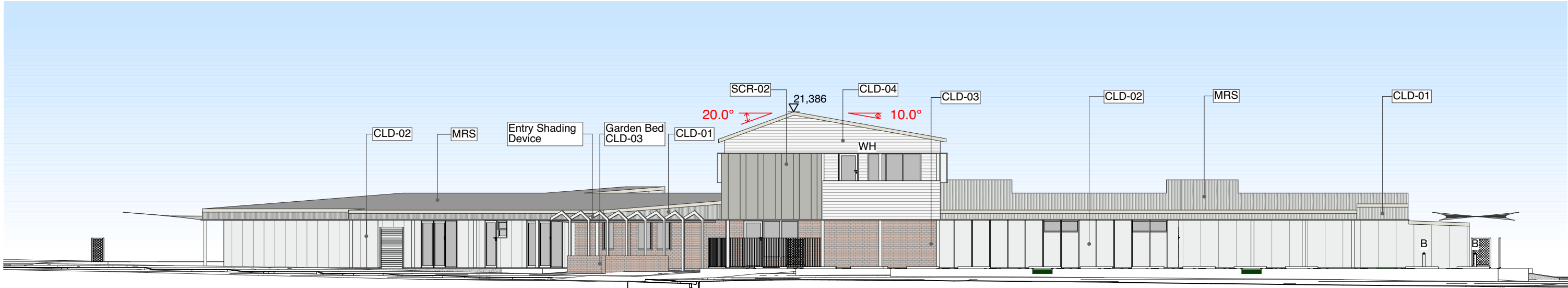
CLD-01 METAL CLADDING (LIGHT FINISH)	CLD-02 900MM FIBRE CEMENT PANELS (WHITE FINISH)	CLD-03 STANDARD BRICK (NATURAL FINISH)	CLD-04 WEATHERBOARD (WHITE FINISH)	SCR-01 BATTENED FENCING WITH TRANSPARENT PERSPEX BACKING IF REQUIRED AS PER NOISE ASSESSMENT (WHITE FINISH)	SCR-02 PERFORATED SCREENING (LIGHT FINISH)	RN-01 RENDERED BLOCK (WHITE FINISH)	SHADE SAIL INDICATIVE ONLY SUBJECT TO FUTURE PLAYScape DESIGN	MRS METAL ROOF SHEETING (LIGHT FINISH)

LEGEND

B Bollard
LOU Fixed Louvre
WH Window Hood

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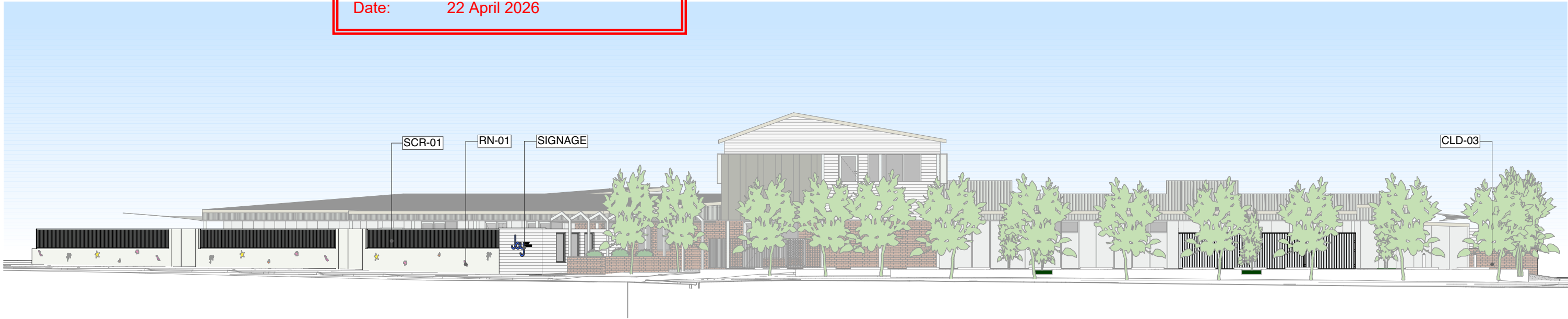


1 Gowler St. Elevation
- Scale 1:200

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2 Gowler St. Elevation - Fencing
- Scale 1:200

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1 Musgrave Crescent View



2 Gowler Street View



3 Walsh Street View



4 Western Drive View

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