

Appendix C: Architectural Plans

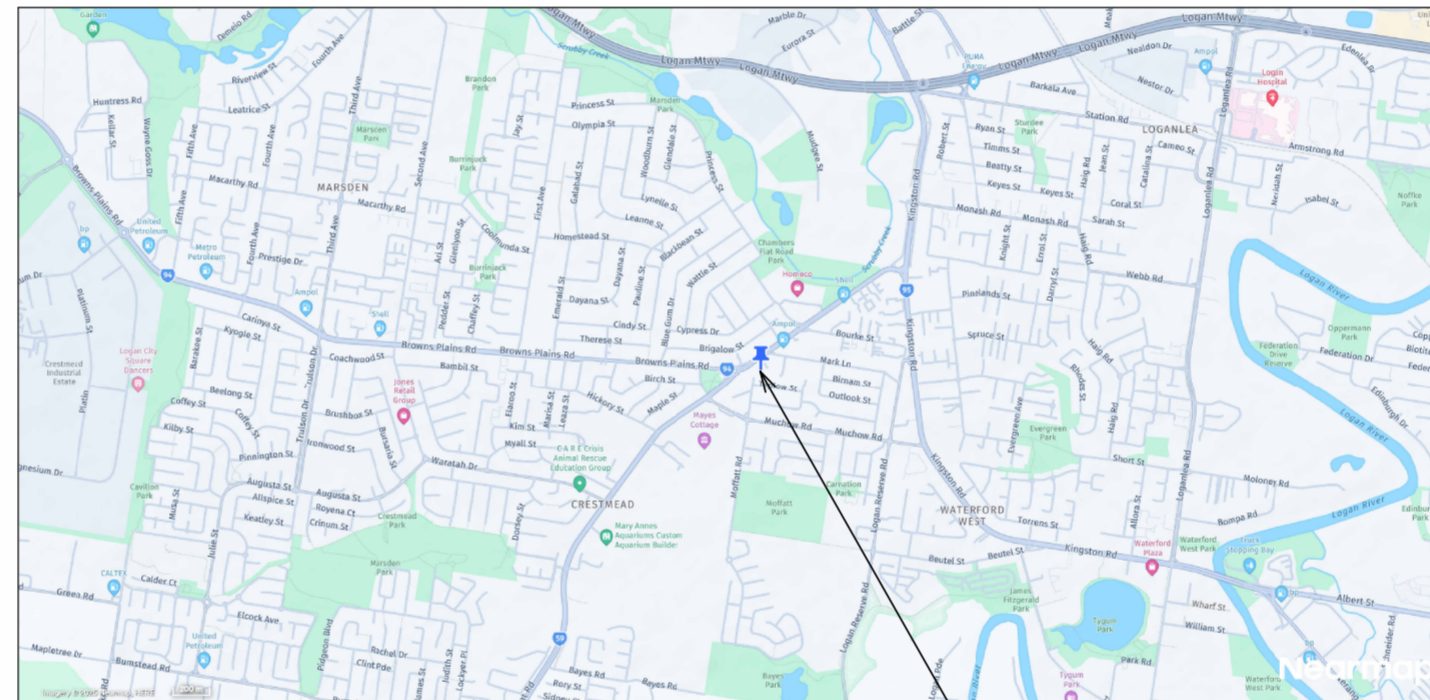
Prepared by Raymond Design Pty Ltd

proposed childcare centre, 92 chambers flat road, waterford west, queensland



site data / analysis

<p>proposal - 121 place childcare centre</p> <p>r.p.d. lot 3, 92 chambers flat road, waterford west</p> <p>local authority Logan City Council</p> <p>site area 4132 sqm site cover 1370.5 sqm (33.1 %) gross floor area - 1052.1 sqm</p> <p>building area floor area - 1052.1 sqm veranda area - 234.9 sqm safety zone area - 14.3 sqm playstores - 30.1 sqm refuse - 10.0 sqm service court - 29.1 sqm</p> <p>impervious area total impervious area - 2632.7 sqm (63.7 %)</p> <p>landscaped open space landscaped open space area - 1476 sqm (35.7%)</p> <p>childcare centre no. of children - 121 no. of activity rooms - 7</p> <p>staff - 18 contact</p> <p>playscape required - 847.0 sq.m. provided - 1324.6 sq.m.</p> <p>development statement built environment the development will comply with the requirements of the Logan City Council, the NCC 2022 Vol 1 and the National Quality Framework and standards.</p> <p>car parking all car parking and access shall accord with AS2890.1</p>	<p>car parking car bays provided - 31 bays inc. disabled bay refer to traffic report</p> <p>operating hours monday - friday 6:30am - 6:30pm tbc</p> <p>index to sheets</p> <ol style="list-style-type: none"> 01. face sheet/ site data 02. existing site plan 03. site context plan 04. overall site plan 05. part site plan 06. site snapshot plan 07. 3D views 08. floor plan 09. elevations 10. site sections 11. roof plan 12. fence details 13. refuse & playstore details 14. impervious & open space plan 15. shadow diagrams <p>area calculations all area calculations are based on design and are subject to final design development. final figures shall accord with minimums or maximums allowed by council and shall not vary by more than 5% of that stated</p> <p>garbage collection garbage is to be collected on site, bins to be stored in screened service area</p>
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locality plan

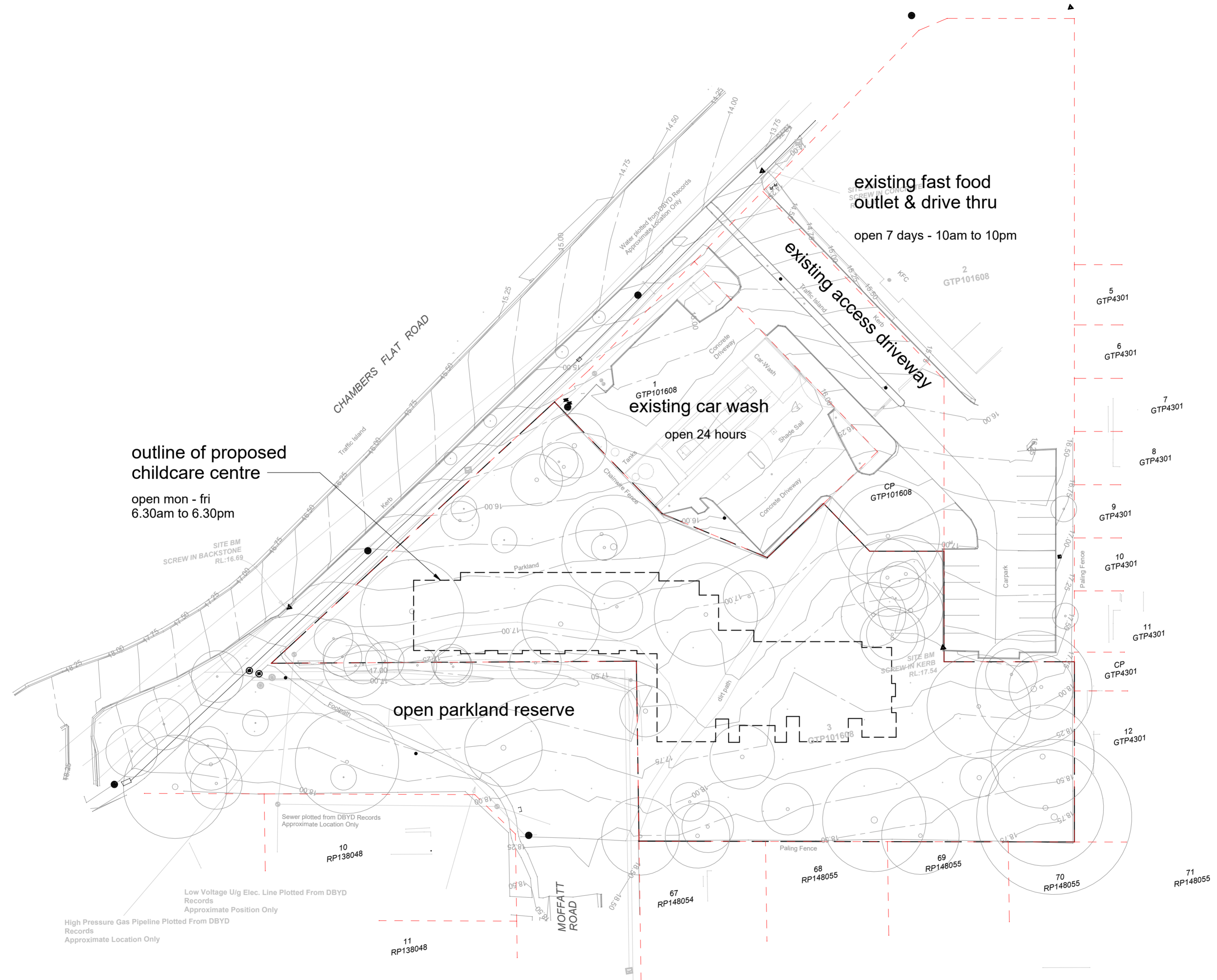
site location



face sheet/ site data



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outline of proposed childcare centre
open mon - fri
6.30am to 6.30pm

existing fast food outlet & drive thru
open 7 days - 10am to 10pm

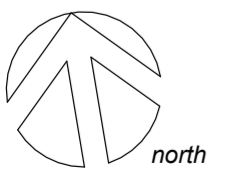
existing car wash
open 24 hours

open parkland reserve

High Pressure Gas Pipeline Plotted From DBYD Records
Approximate Location Only

Low Voltage U/g Elec. Line Plotted From DBYD Records
Approximate Position Only

Sewer plotted from DBYD Records
Approximate Location Only

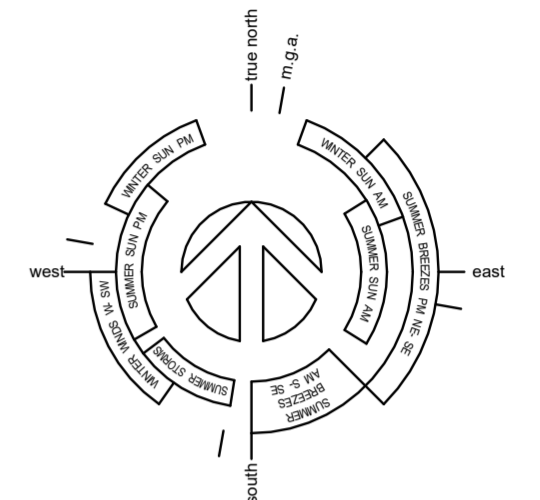


existing site plan





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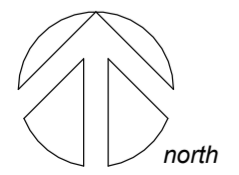
proposed early learning college, lot 3, 92 chambers flat road, waterford west



solar aspect

site context legend

- A** proposed childcare centre
- B** existing dwellings
- C** oasis carwash
- D** KFC fast food restaurant & drive-thru
- E** service station
- F** existing multi-residential townhouses
- G** existing childcare centre
- H** bus stop location
-  indicates locations outdoor living areas
-  indicates areas of landscaped open space & dense landscaped setback buffers to boundaries

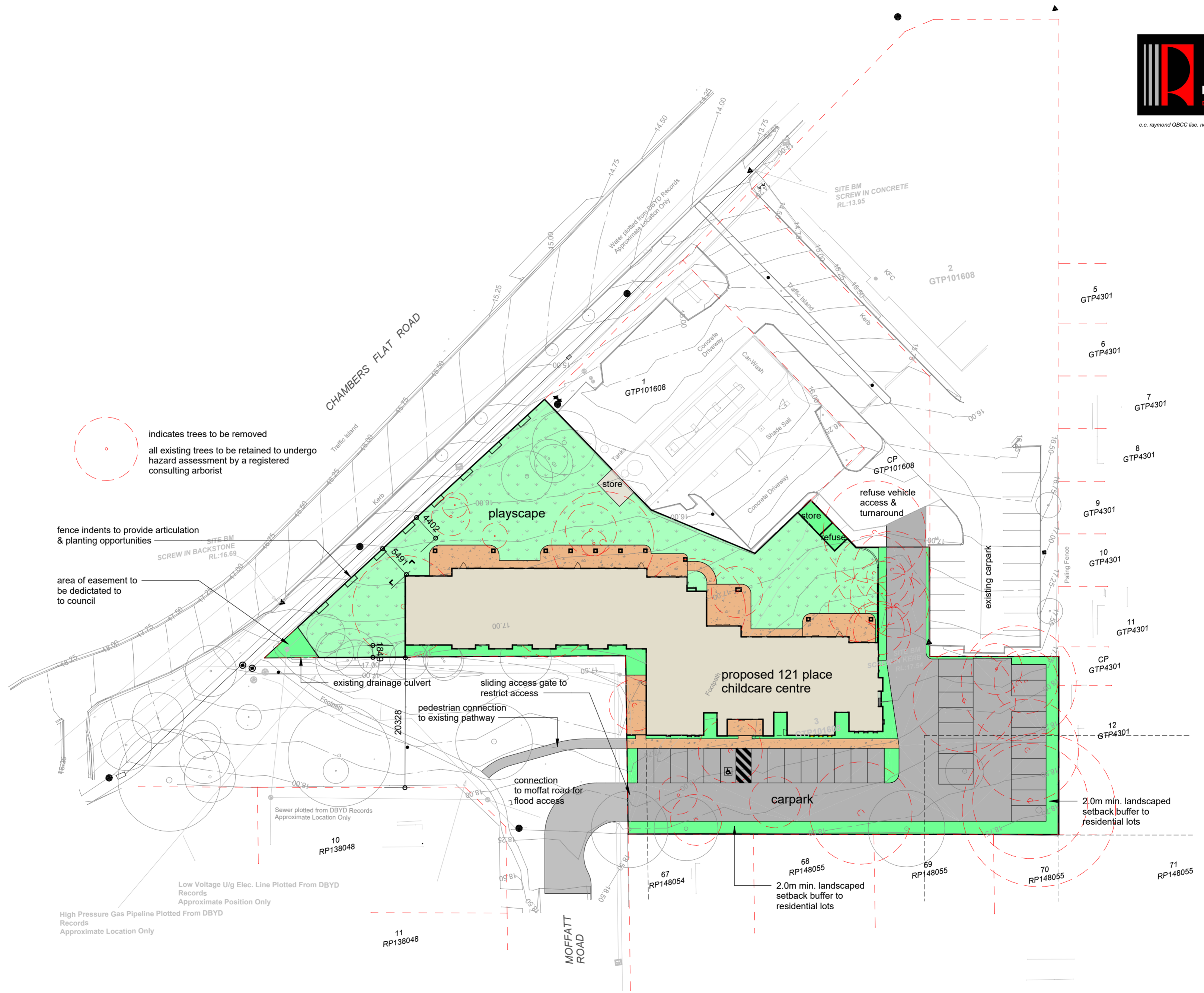


site context plan

0 m
not to scale

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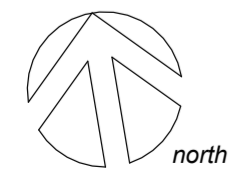
proposed early learning college, lot 3, 92 chambers flat road, waterford west



indicates trees to be removed
 all existing trees to be retained to undergo hazard assessment by a registered consulting arborist

fence indents to provide articulation & planting opportunities
 area of easement to be dedicated to council

Low Voltage U/g Elec. Line Plotted From DBYD Records Approximate Position Only
 High Pressure Gas Pipeline Plotted From DBYD Records Approximate Location Only

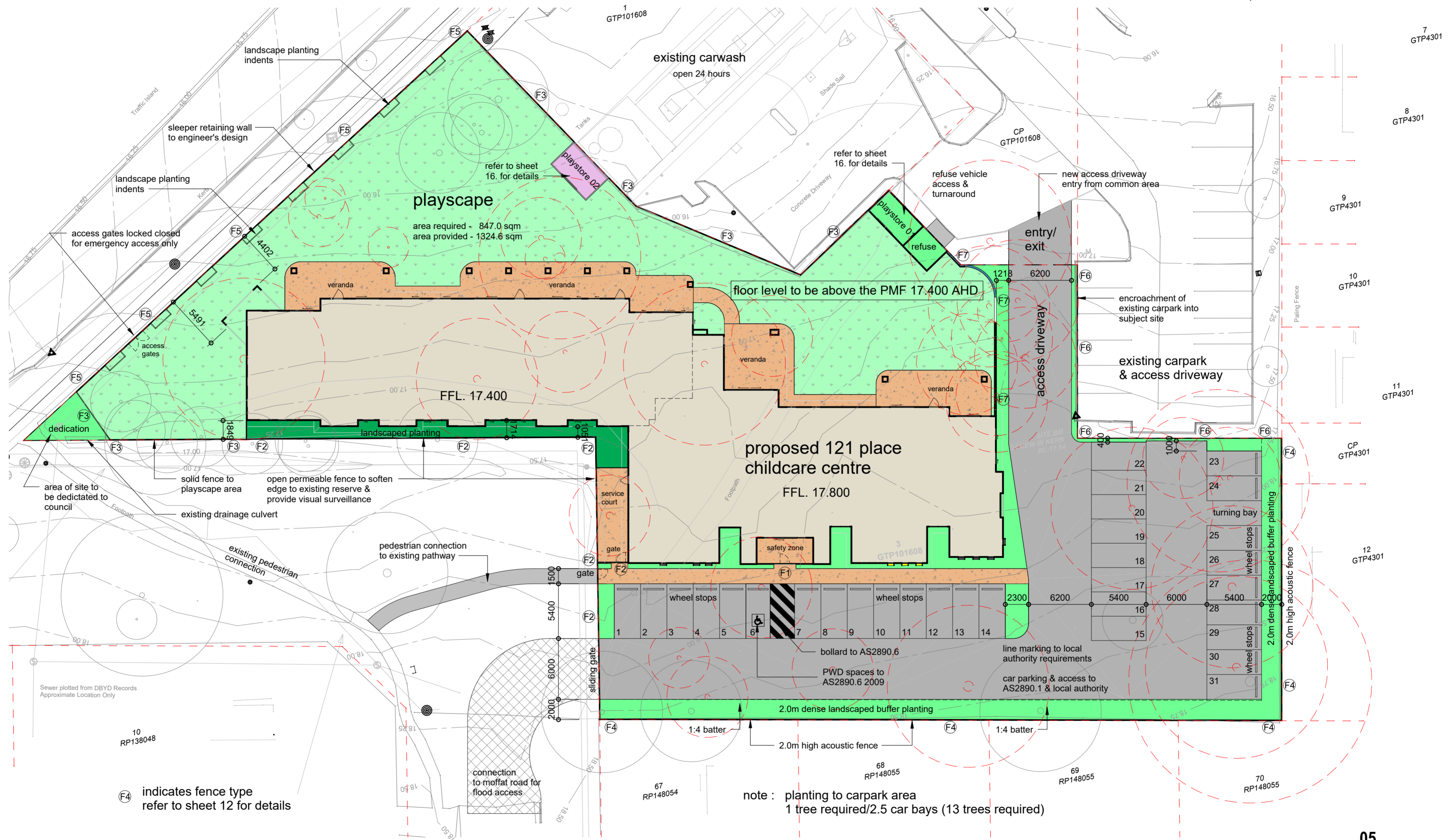


overall site plan

0 12.5m 1:250 (A2)

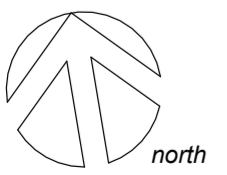
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F4 indicates fence type refer to sheet 12 for details

note: planting to carpark area
1 tree required/2.5 car bays (13 trees required)



part site plan

0 12.5m
1:250 (A2)

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view 1



view 2



view 3



view 4



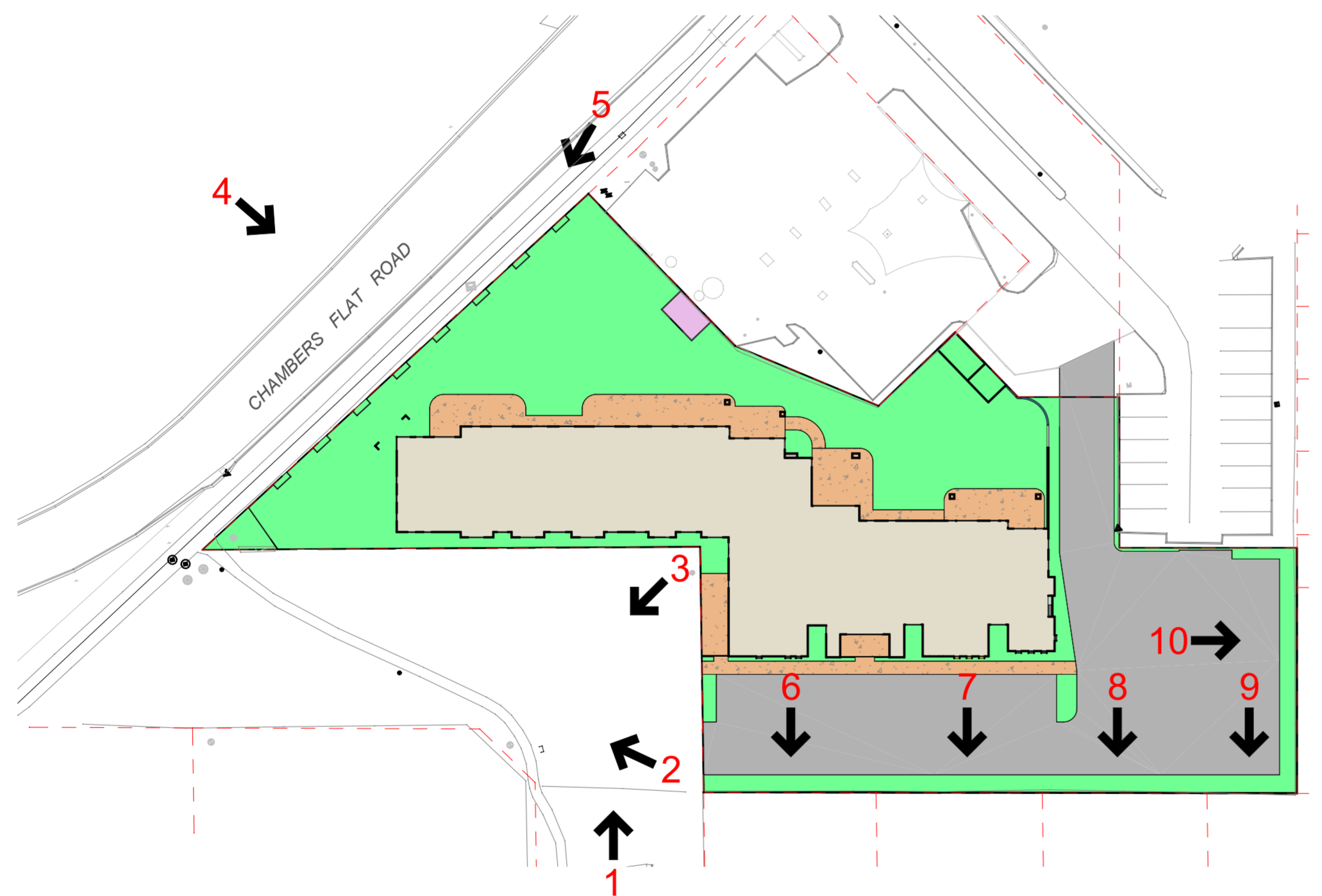
view 8



view 5



view 9



site snapshot key plan



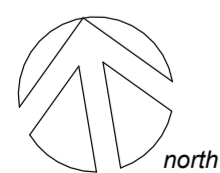
view 6



view 10



view 7

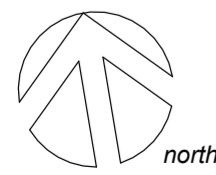


site snapshot plan

0 1:500 (A2) 25m

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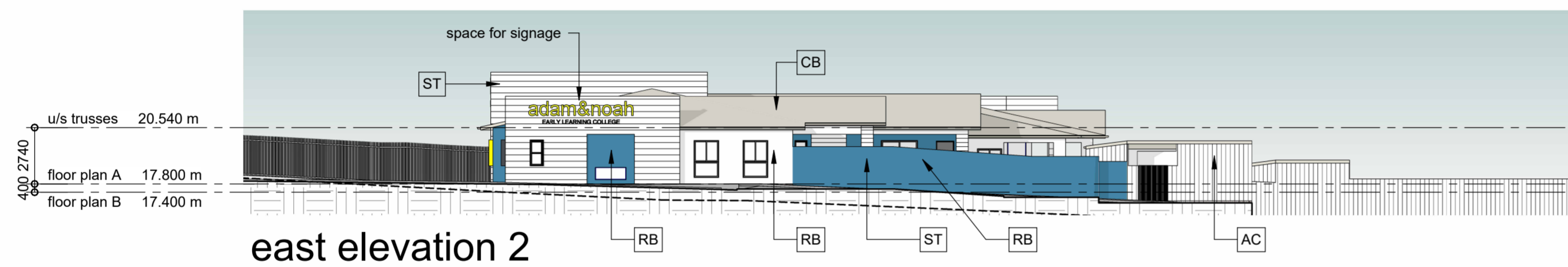
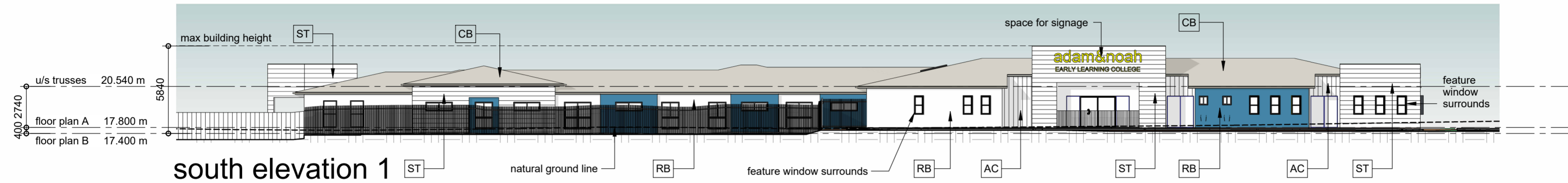
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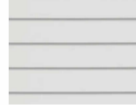

floor plan

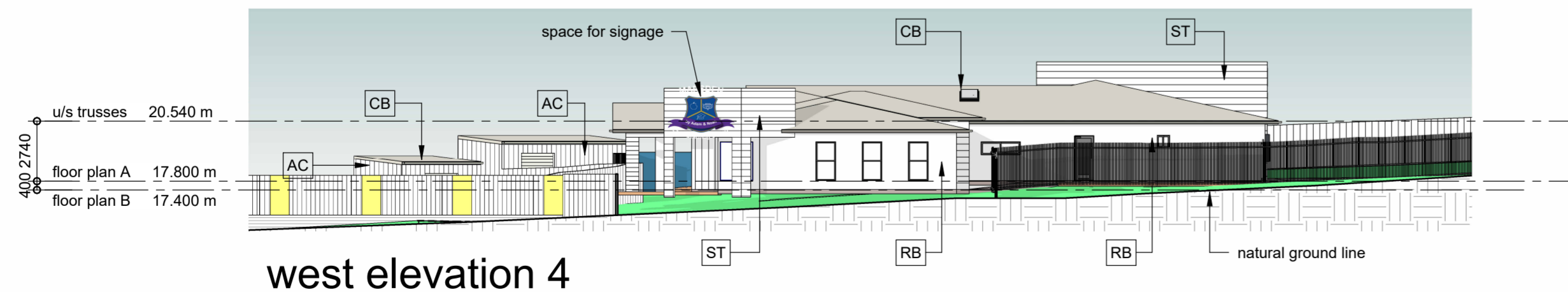
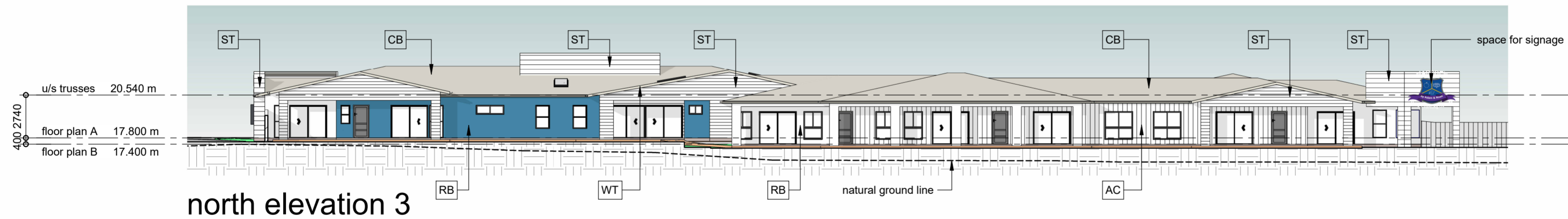
0 10m
1:200 (A2)

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material schedule

	WT weatherboard cladding		CB colorbond metal deck roof - shale grey
	AC axon weatherboard cladding		aluminium window & door frames - black
	ST stria weatherboard cladding		RB rendered base sheet



colour palette

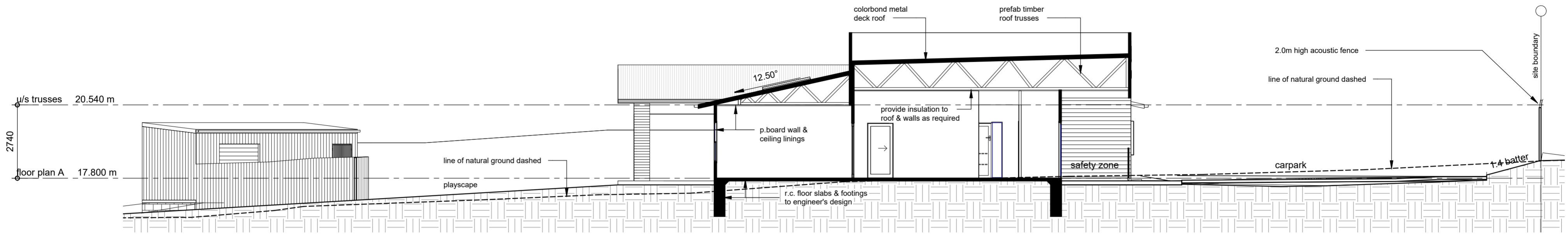
elevations

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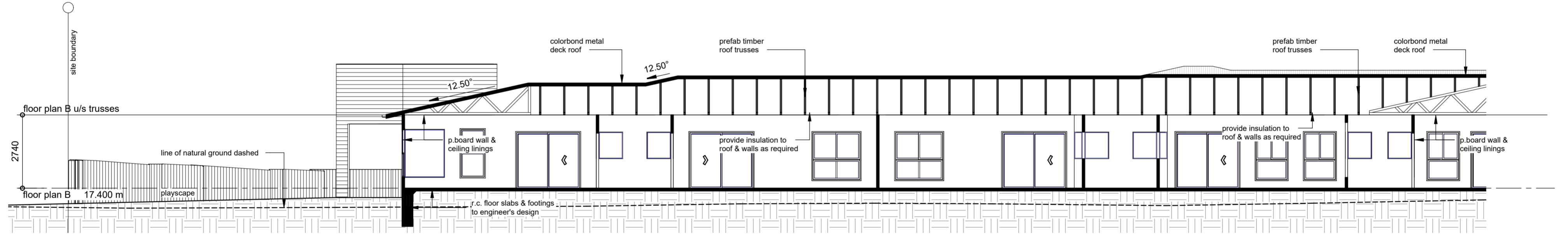
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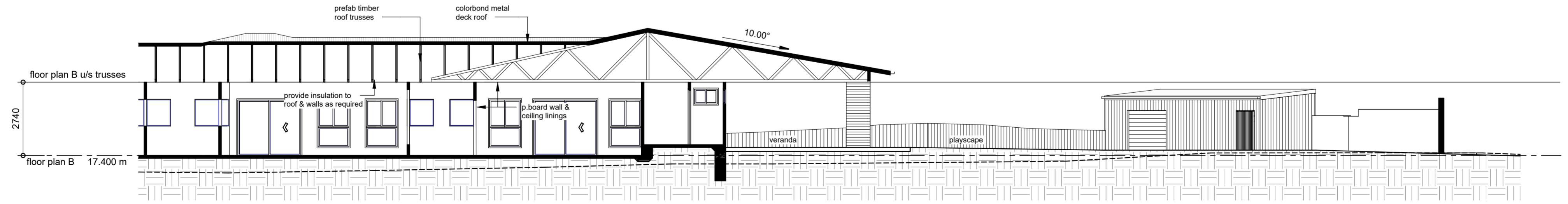
RD25009 : june_2025
issue P4 - 29/01/26
drawn - c. c. r.



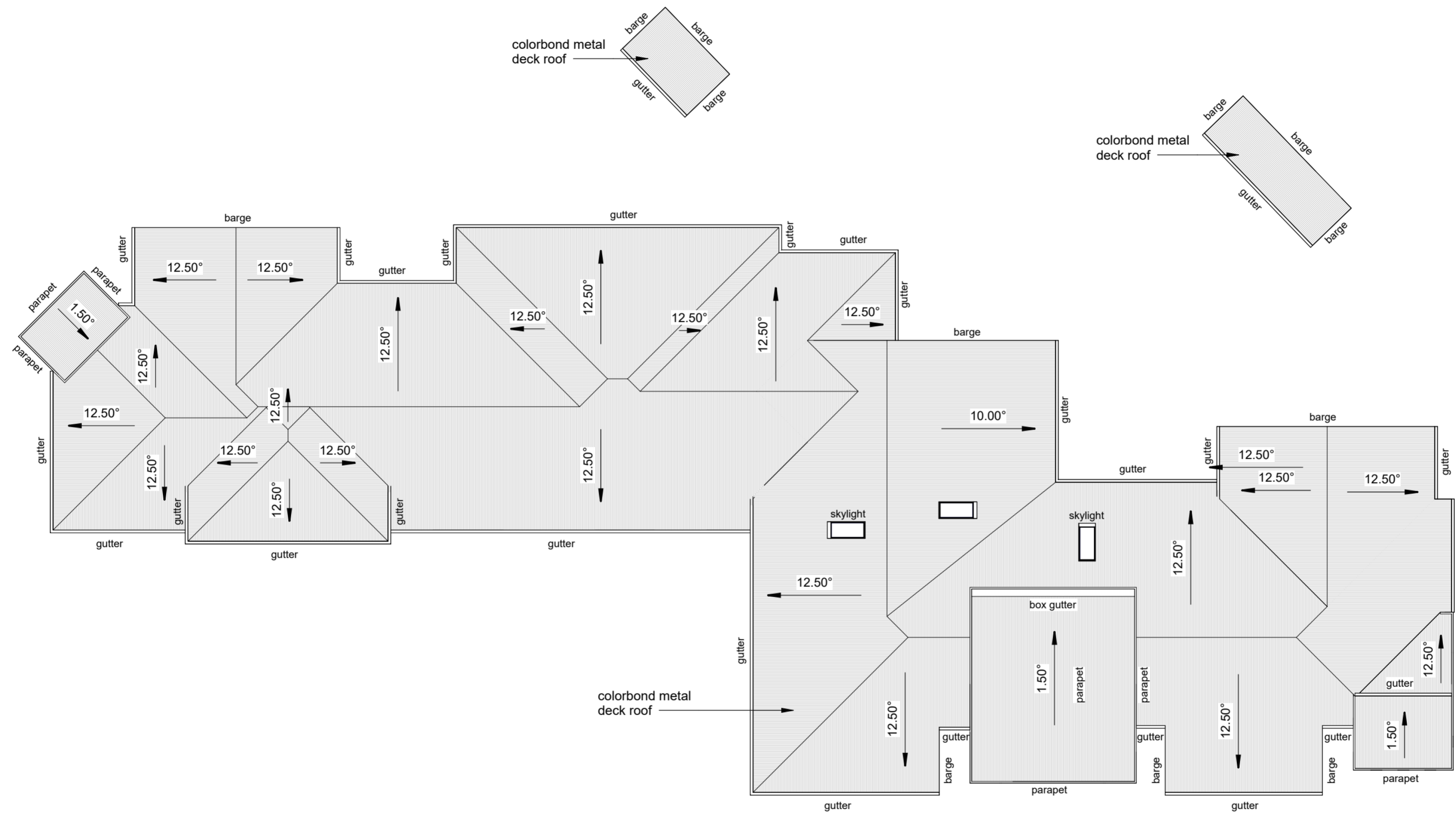
Section 1



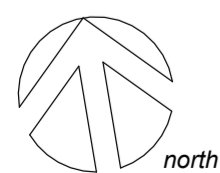
Section 2 - A



Section 2 - B



roof plan

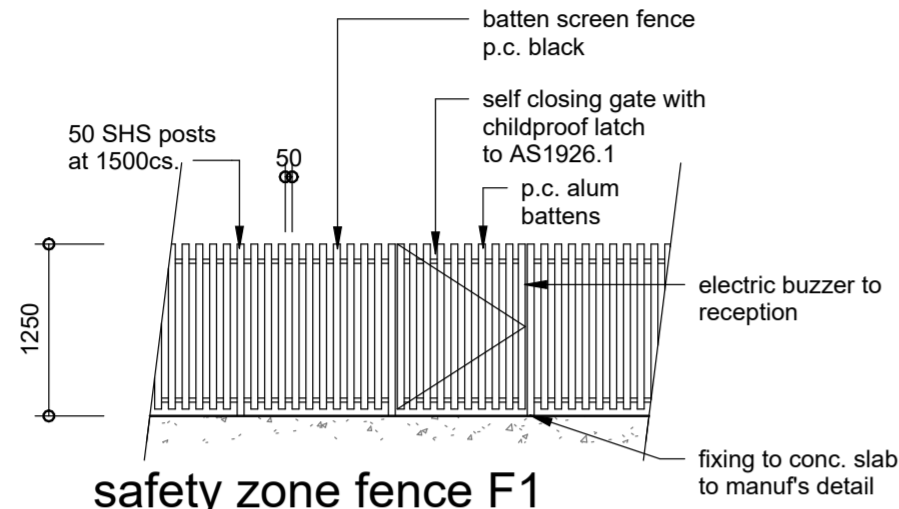


roof plan

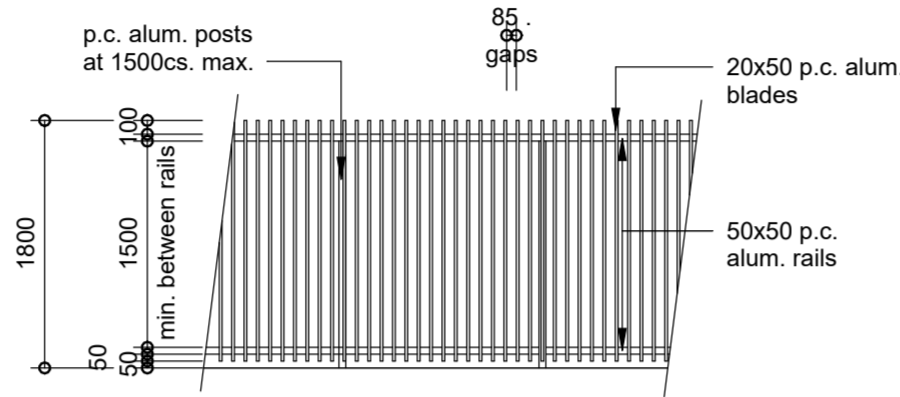


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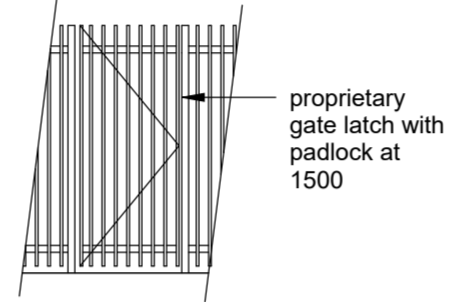
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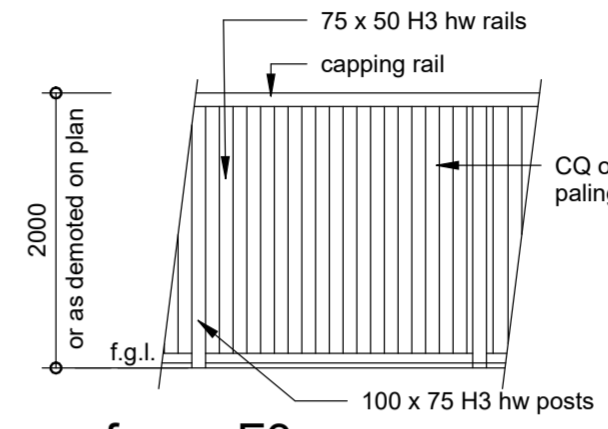
safety zone fence F1
note : all fencing to child play areas to be in accordance with AS1926



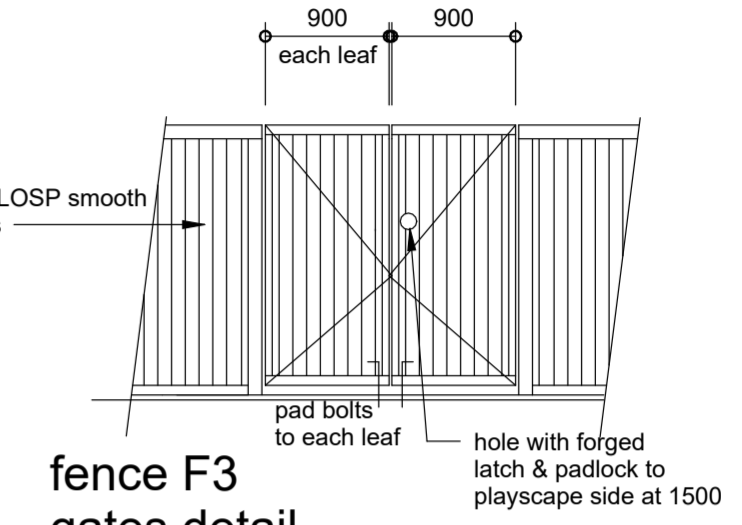
fence F2



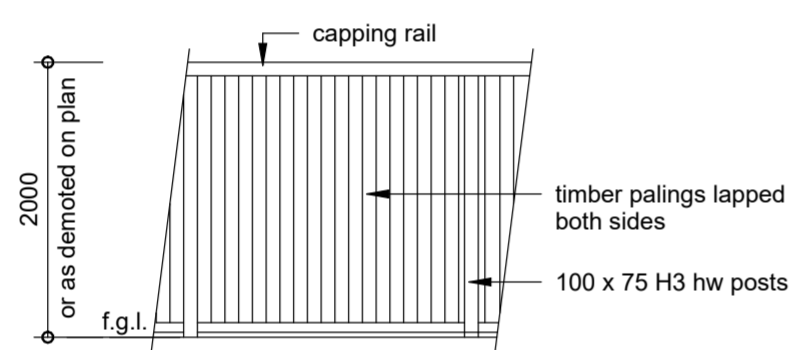
fence F2 playscape access gates



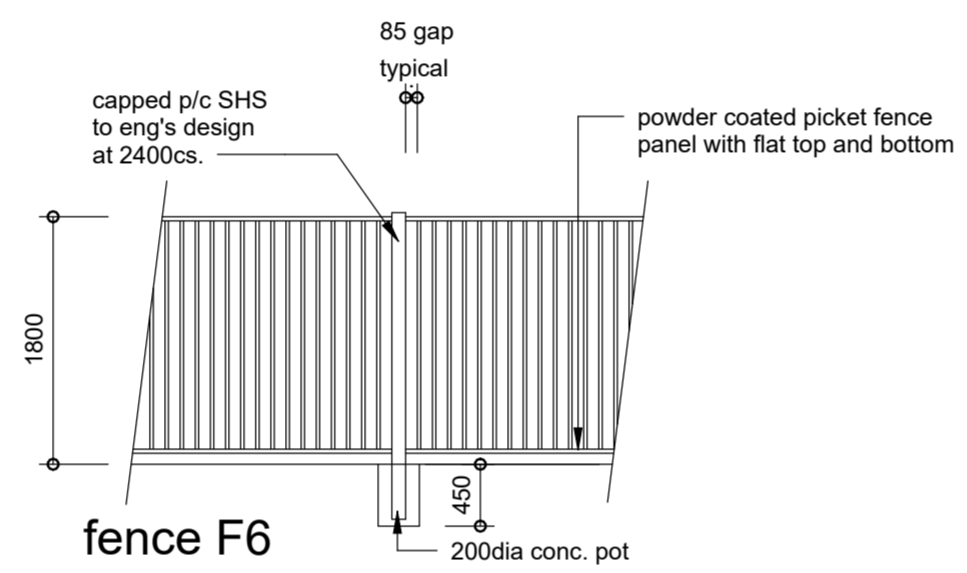
fence F3



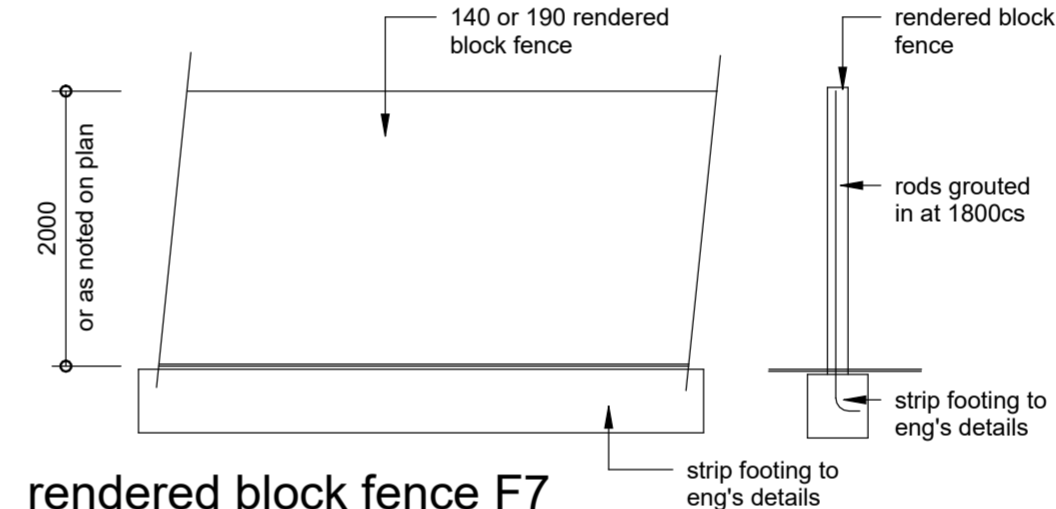
fence F3 gates detail



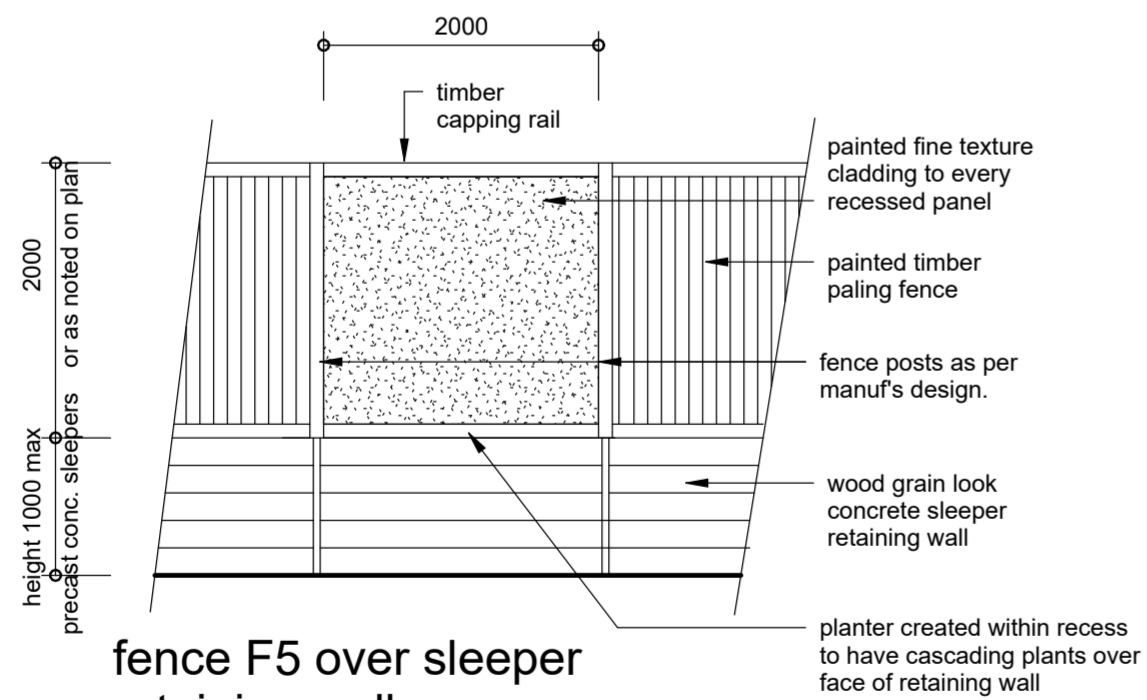
acoustic timber fence F4



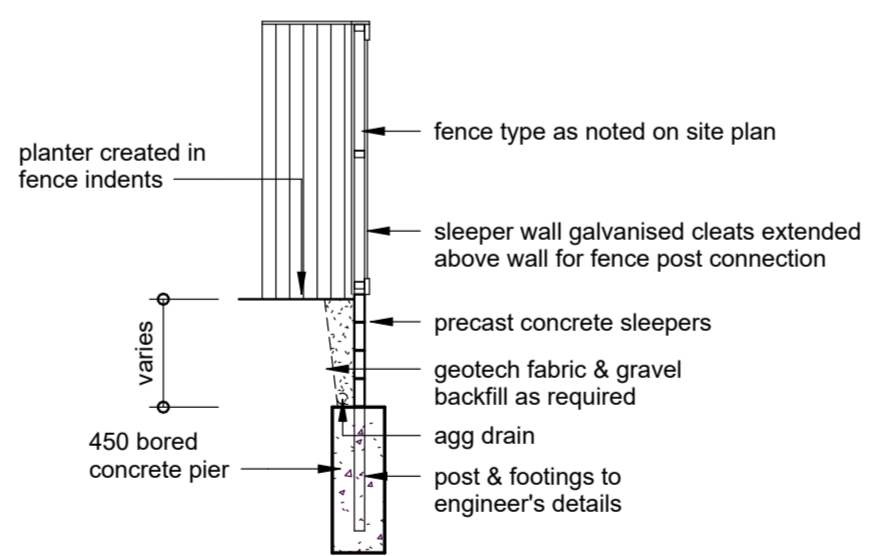
fence F6



rendered block fence F7



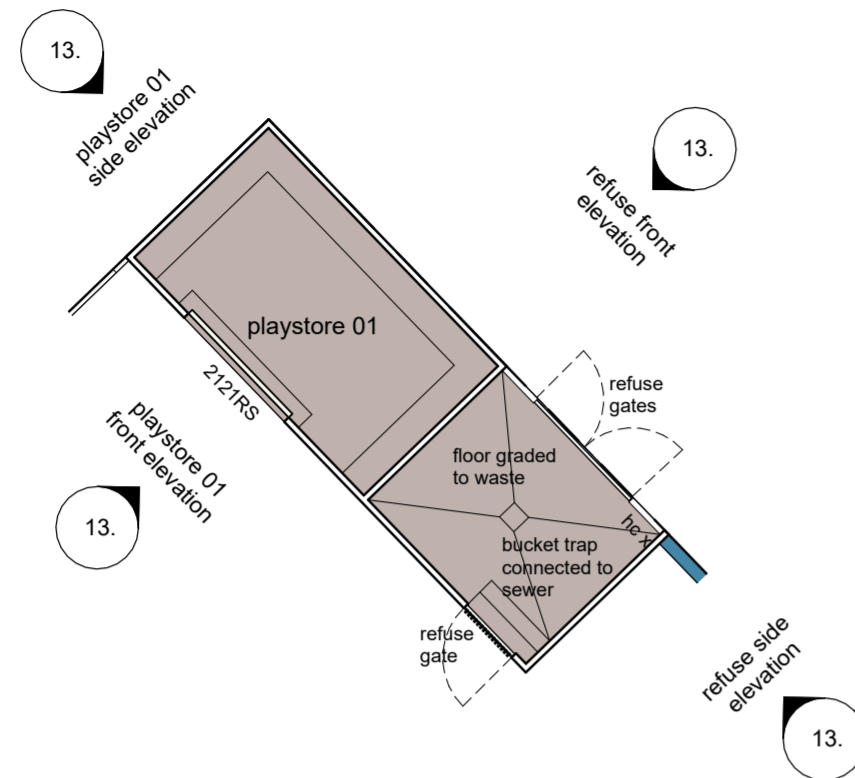
fence F5 over sleeper retaining wall



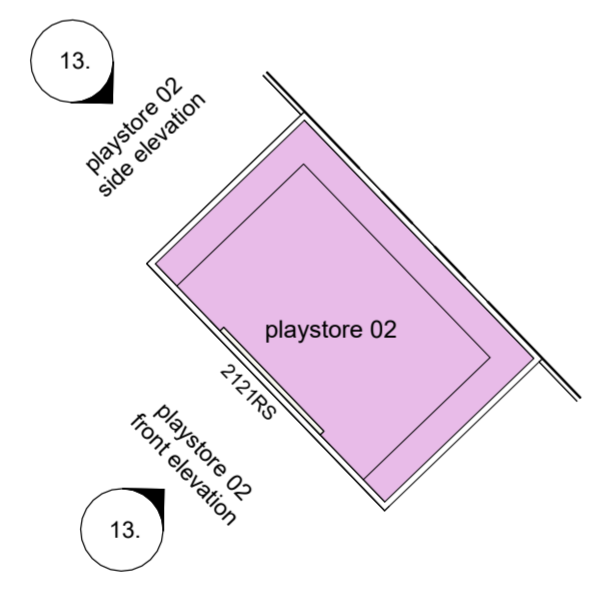
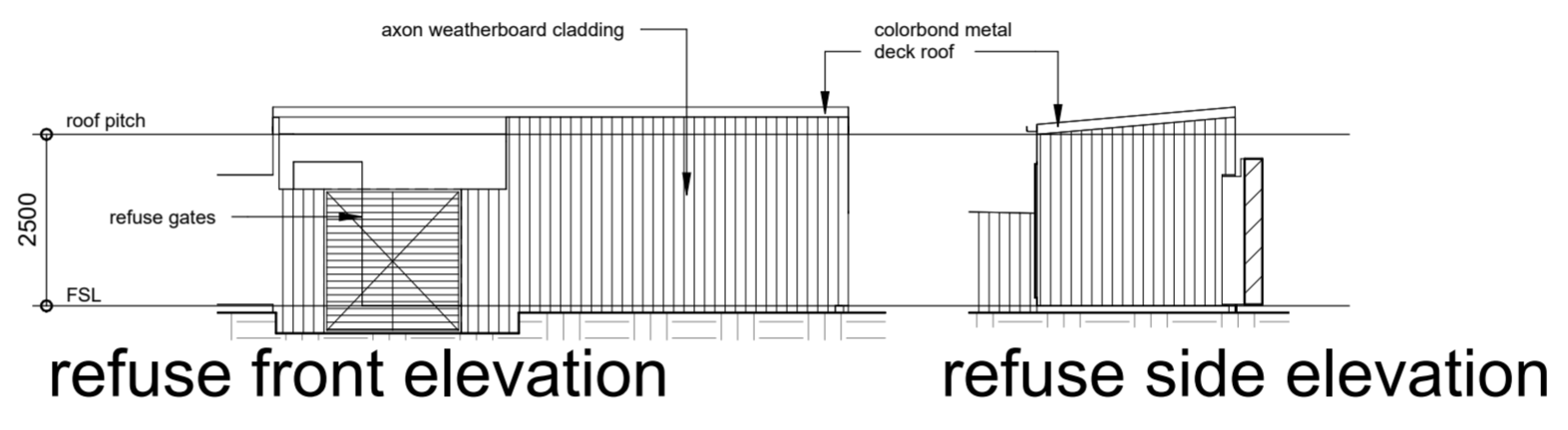
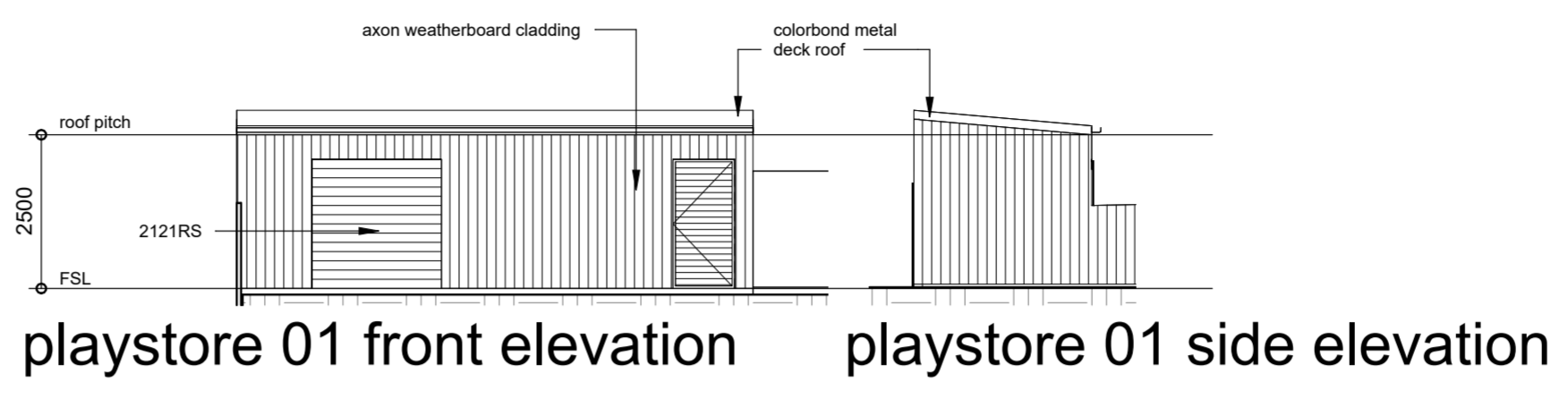
typical fence section over sleeper retaining wall



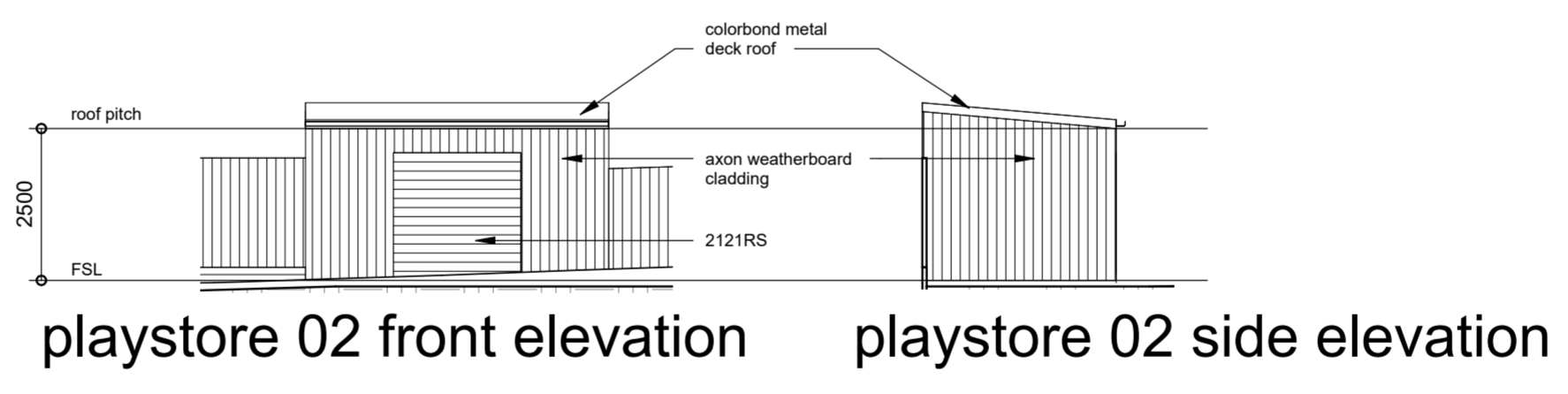
typical sleeper wall
2000 x 200 x 100 timber look concrete sleepers



playstore 01 & refuse layout



playstore 02 layout

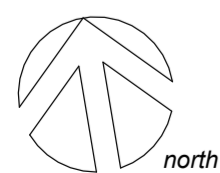




impervious area plan



landscaped open space plan



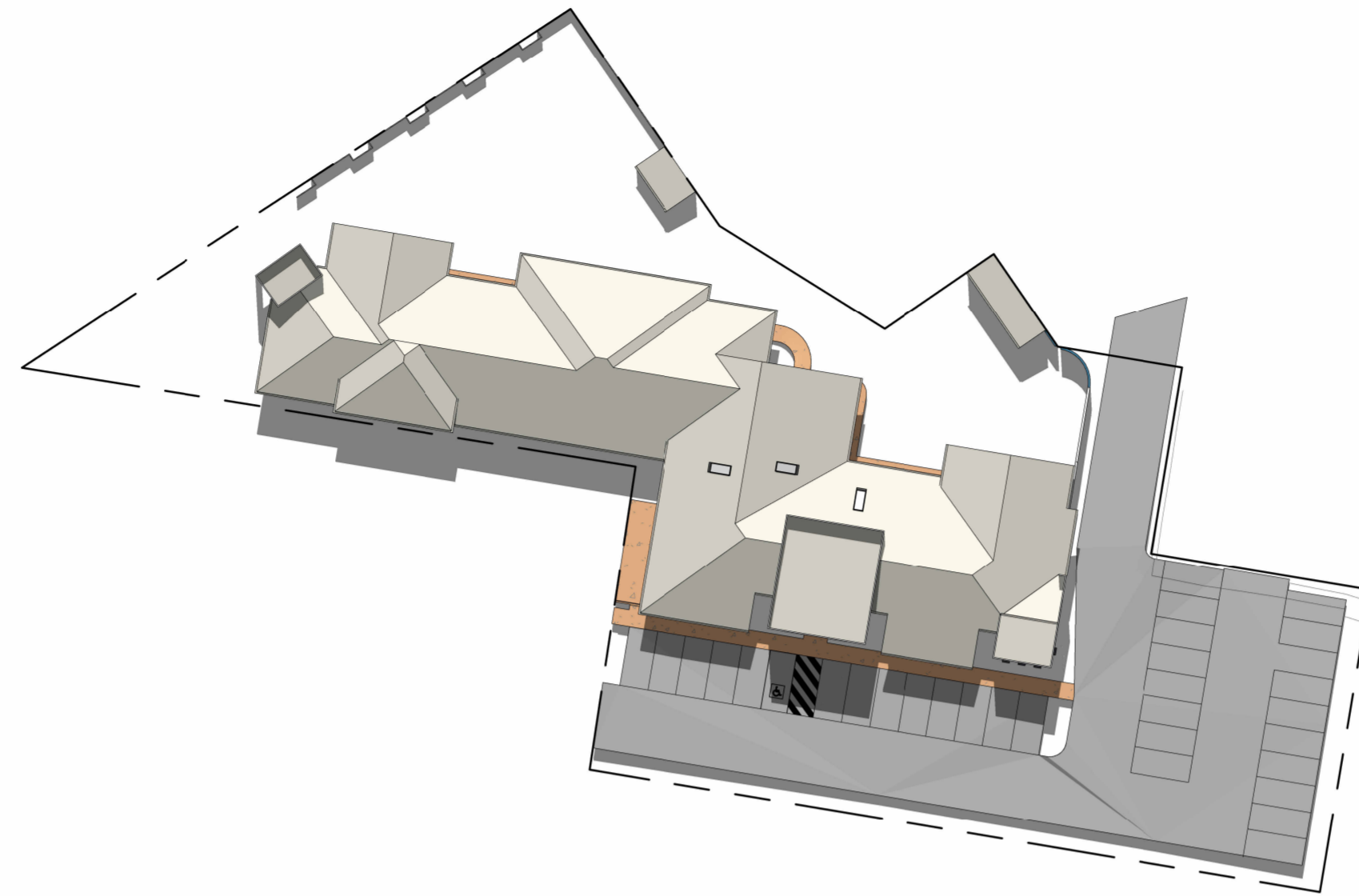
impervious & open space plan

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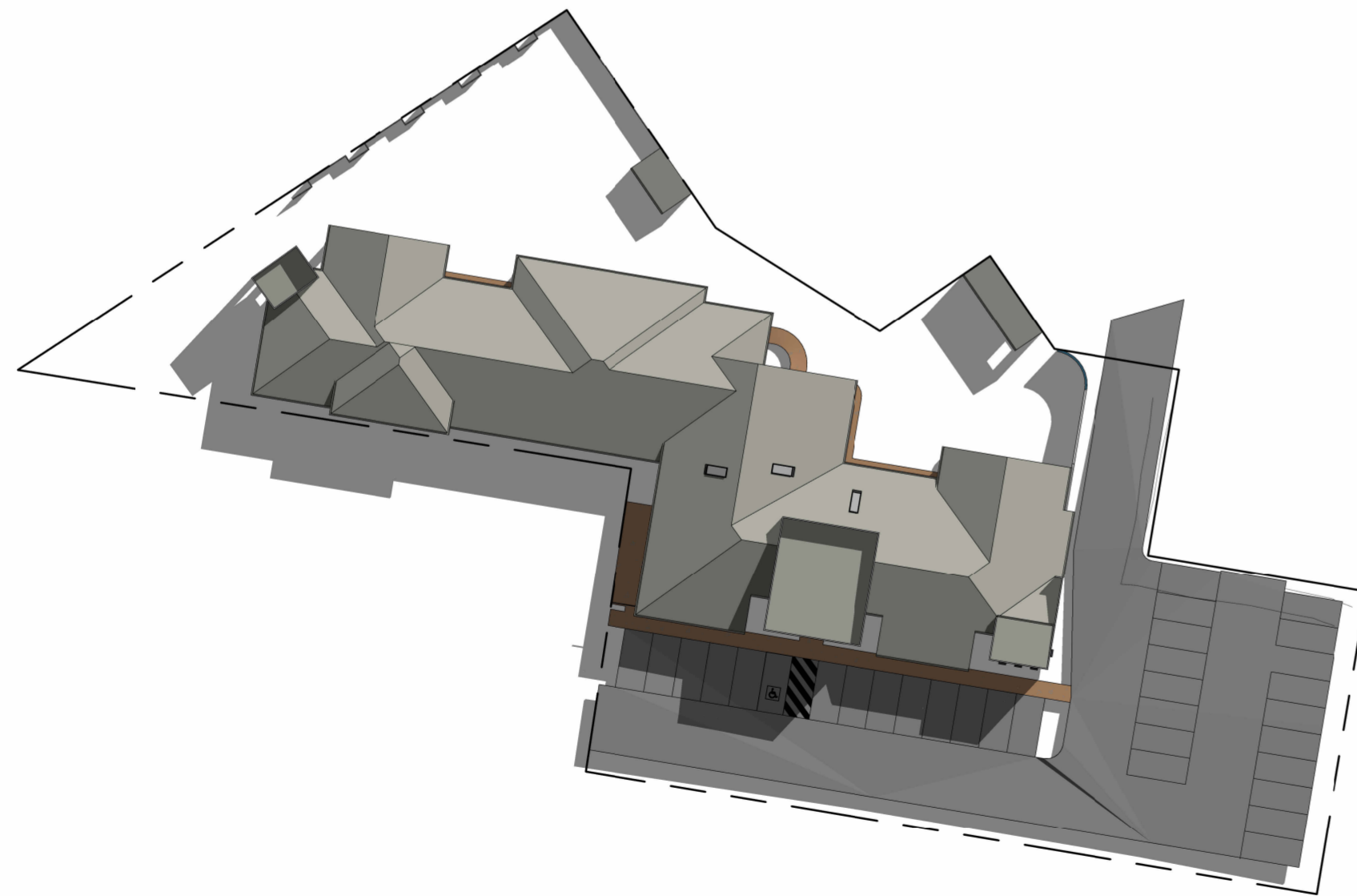
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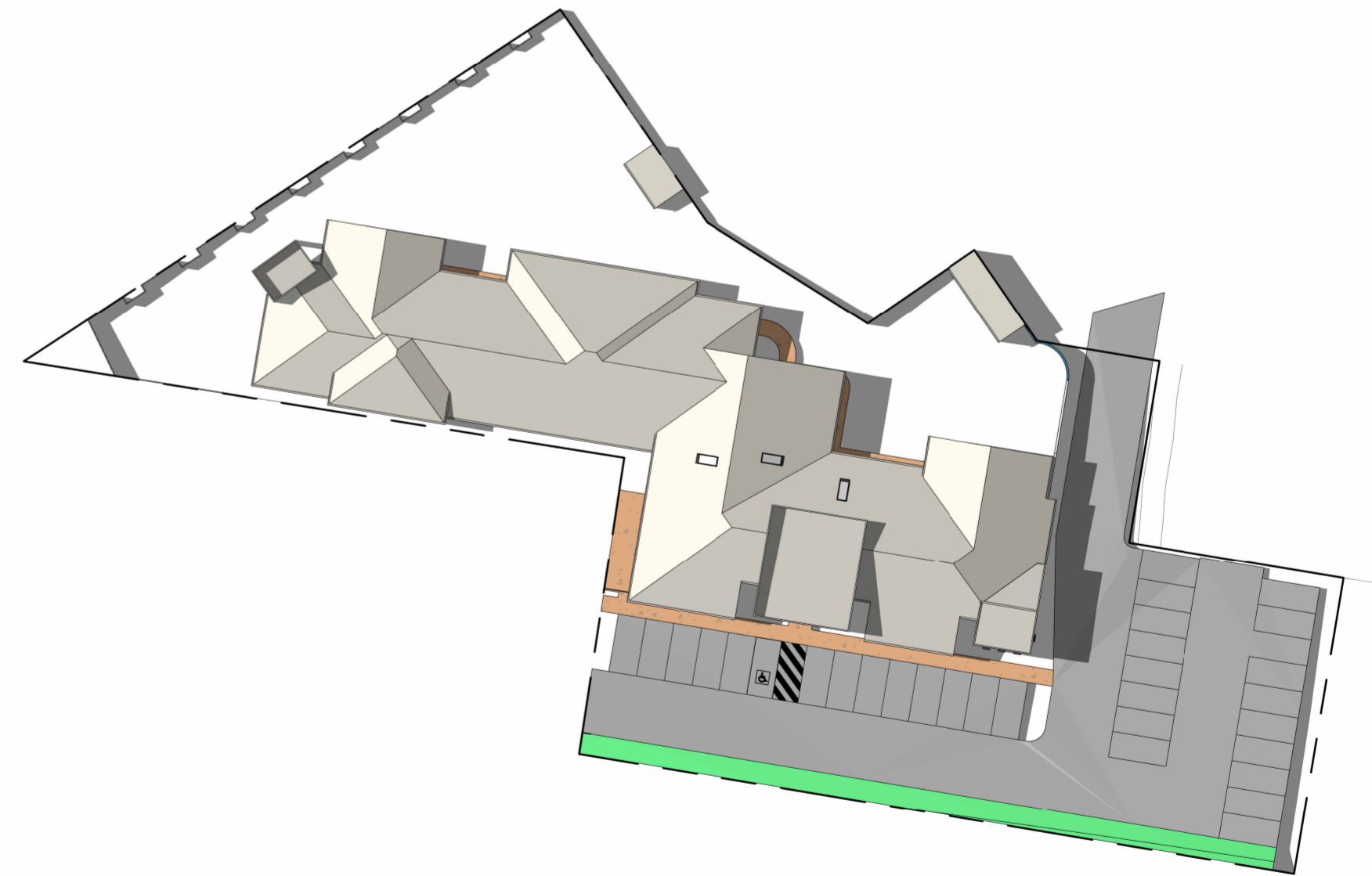
RD25009 : june_2025
issue P4 - 29/01/26
Author



shadow diagram - june 21st, 12.00pm.



shadow diagram - june 21st, 9.00am.



shadow diagram - june 21st, 3.00pm.



shadow diagrams

0 m
not to scale

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