

LIGHT TEXTURED BRICK



FEATURE VISTAS INTO PLAY



WEATHERBOARD FEATURES



NATURAL & EARTH TONES

NATURAL ELEMENTS

MATERIALITY

END USER

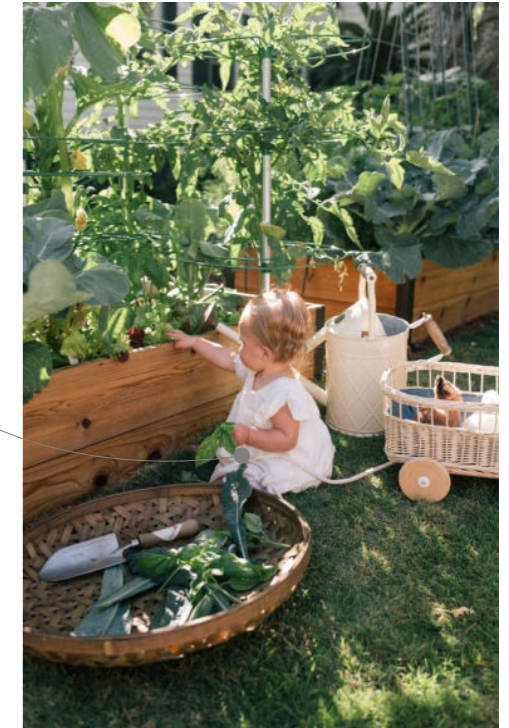
QLD REGIONAL PALETTE

ENGAGING PLAY

SUB TROPICAL DESIGN

INDOOR/ OUTDOOR CONNECTION

PASSIVE COOLING

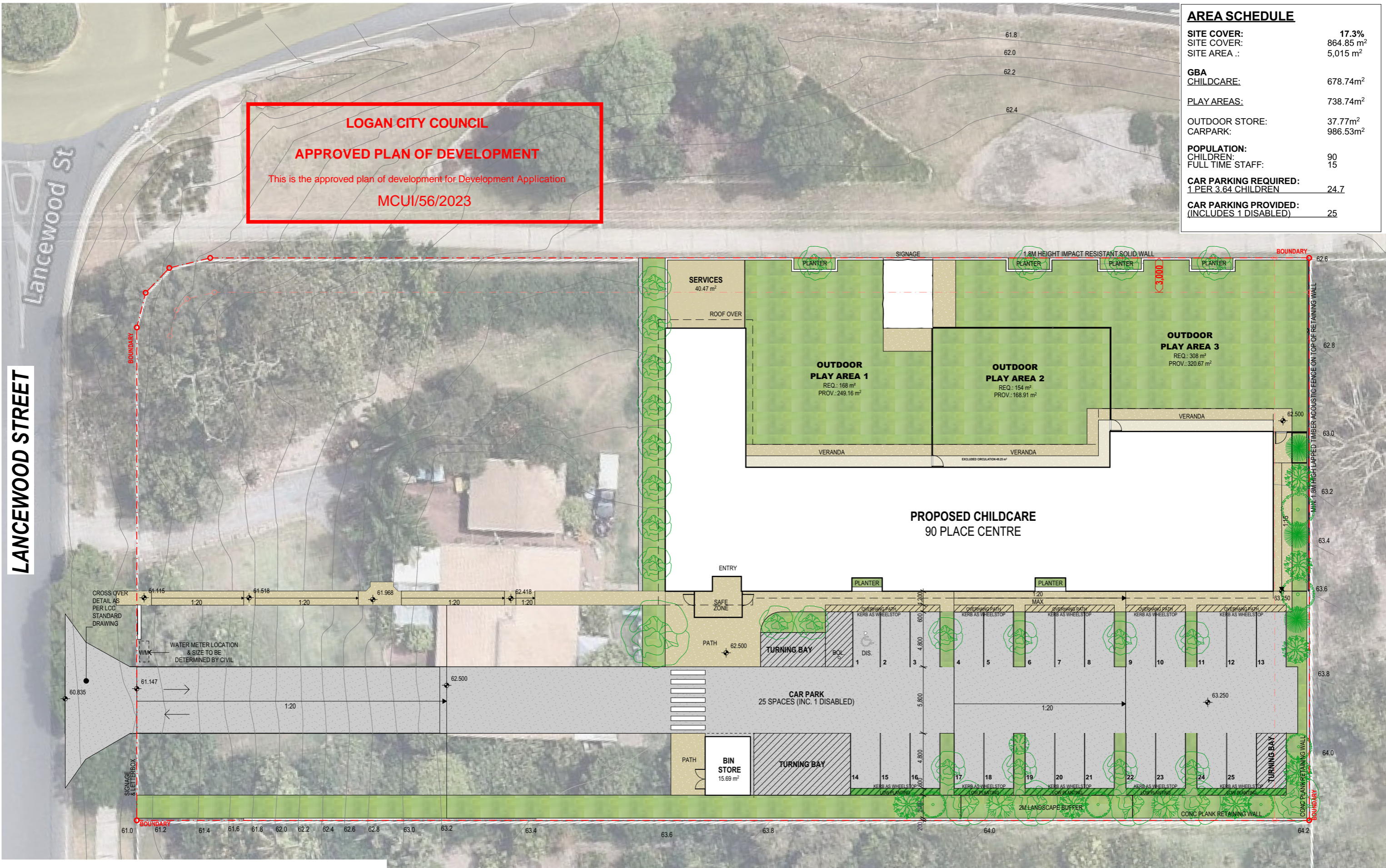


CROSS VENTILATION



ARTICULATION IN BUILT FORM

LOGAN CITY COUNCIL
APPROVED PLAN OF DEVELOPMENT
This is the approved plan of development for Development Application
MCUI/56/2023



AREA SCHEDULE	
SITE COVER:	17.3%
SITE COVER:	864.85 m ²
SITE AREA :	5,015 m ²
GBA	
CHILDCARE:	678.74m ²
PLAY AREAS:	738.74m ²
OUTDOOR STORE:	37.77m ²
CARPARK:	986.53m ²
POPULATION:	
CHILDREN:	90
FULL TIME STAFF:	15
CAR PARKING REQUIRED:	
1 PER 3.64 CHILDREN	24.7
CAR PARKING PROVIDED:	
(INCLUDES 1 DISABLED)	25

LANCEWOOD STREET

1

SITE PLAN
1:300

RAUNIK
design group
ARCHITECTS

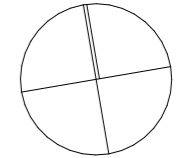
+61 7 5531 6430
www.raunikdesign.com.au
architects@raunikdesign.com.au
44 Ashmore Road Bundall Qld 4217
PO Box 7404 GCMC QLD 9726
ABN 12 887 885 845

FRANK RAUNIK
QLD 2843 NSW 11433 WA 3214 VIC 18521 TAS 1176 NZ 5972

Member
Australian
Institute of
Architects

LANCEWOOD ST CHILDCARE
2-6 LANCEWOOD STREET PARK RIDGE QLD 4125
For **ONEFIN OPS PTY LTD.**

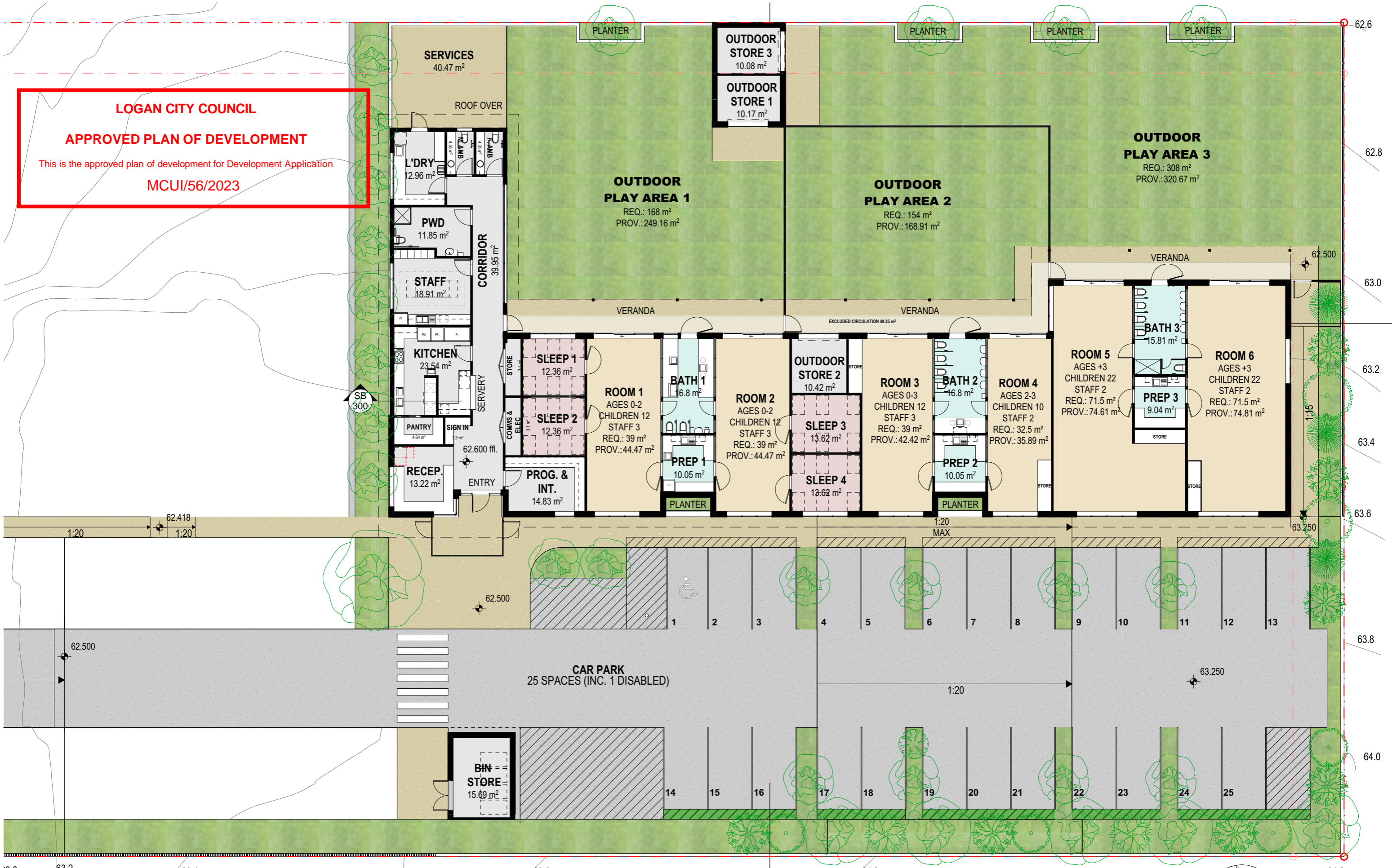
onefin



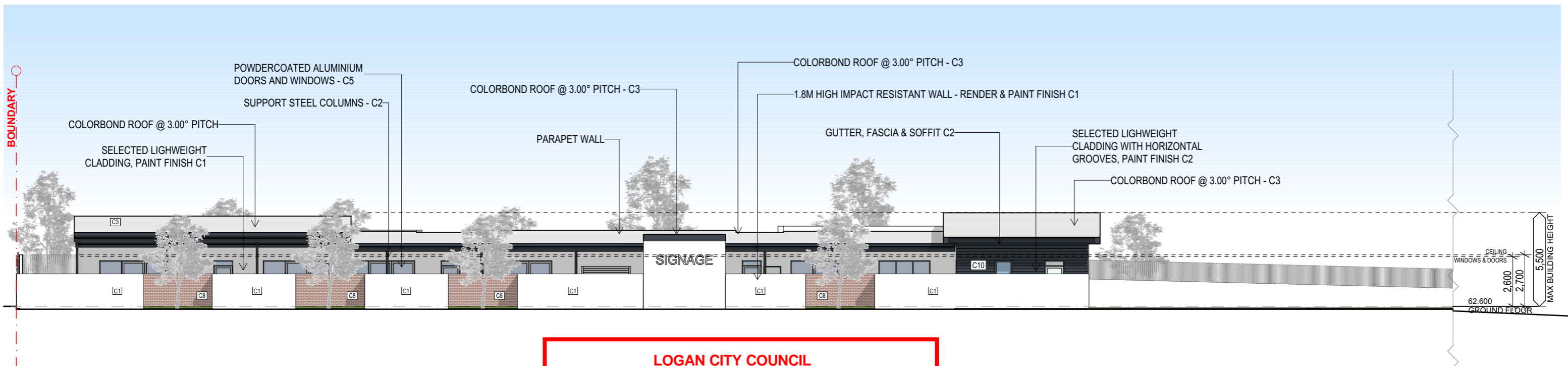
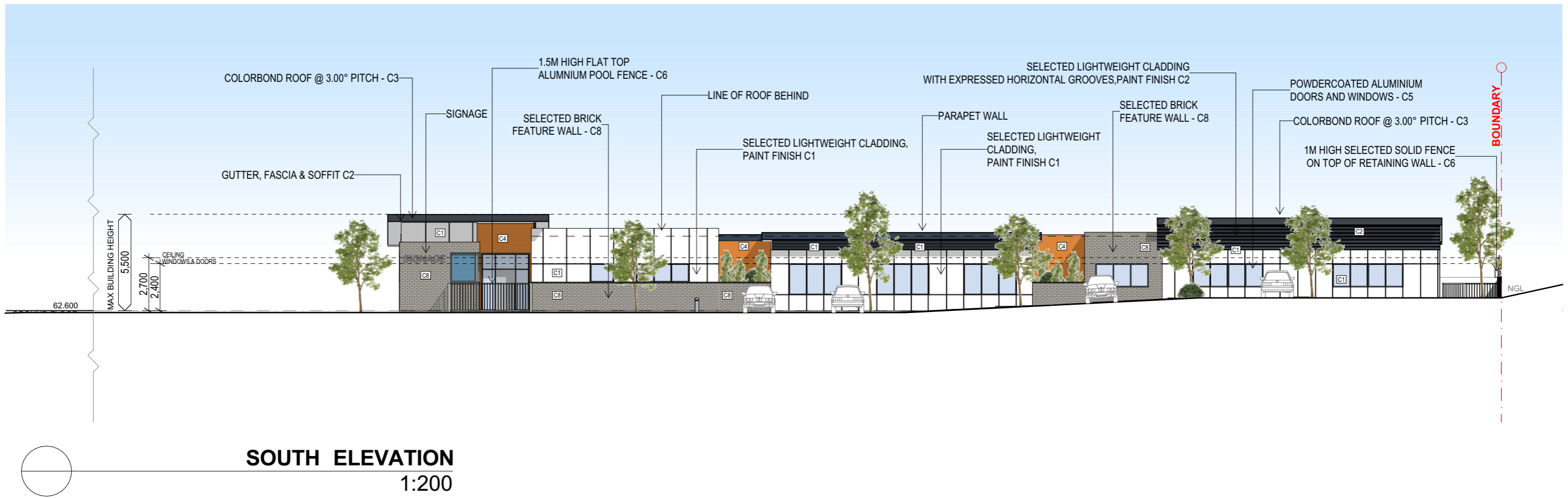
DA ISSUE
NOT FOR CONSTRUCTION
SITE PLAN

Project	Date	Scale	Page	Revision
23882	26/11/2024	1:300@A3	23882_DA-100_M	

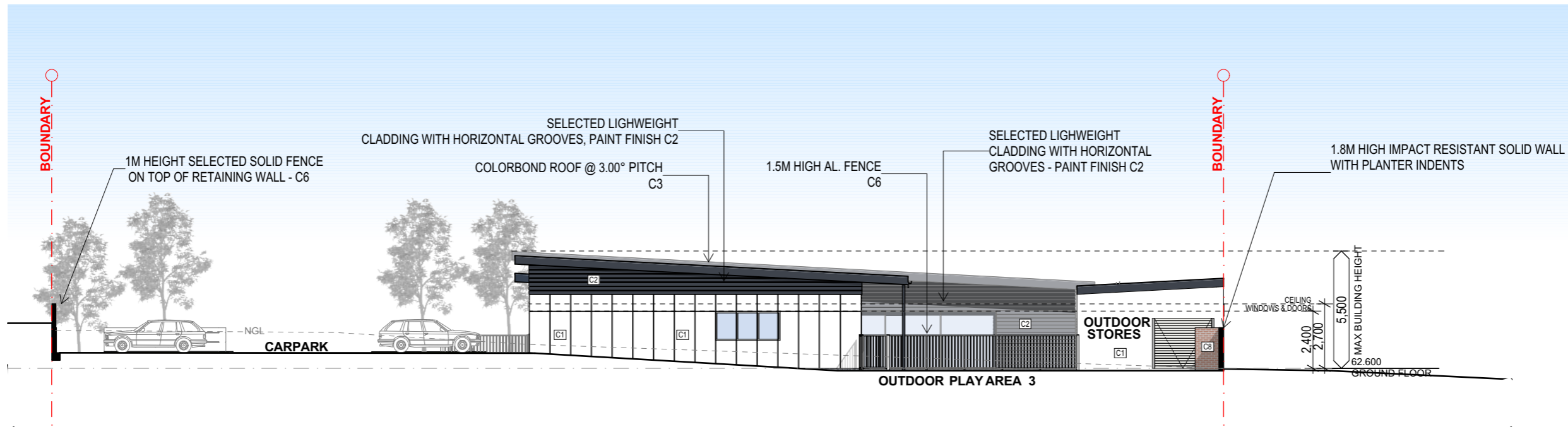
LOGAN CITY COUNCIL
APPROVED PLAN OF DEVELOPMENT
 This is the approved plan of development for Development Application
MCUI/56/2023



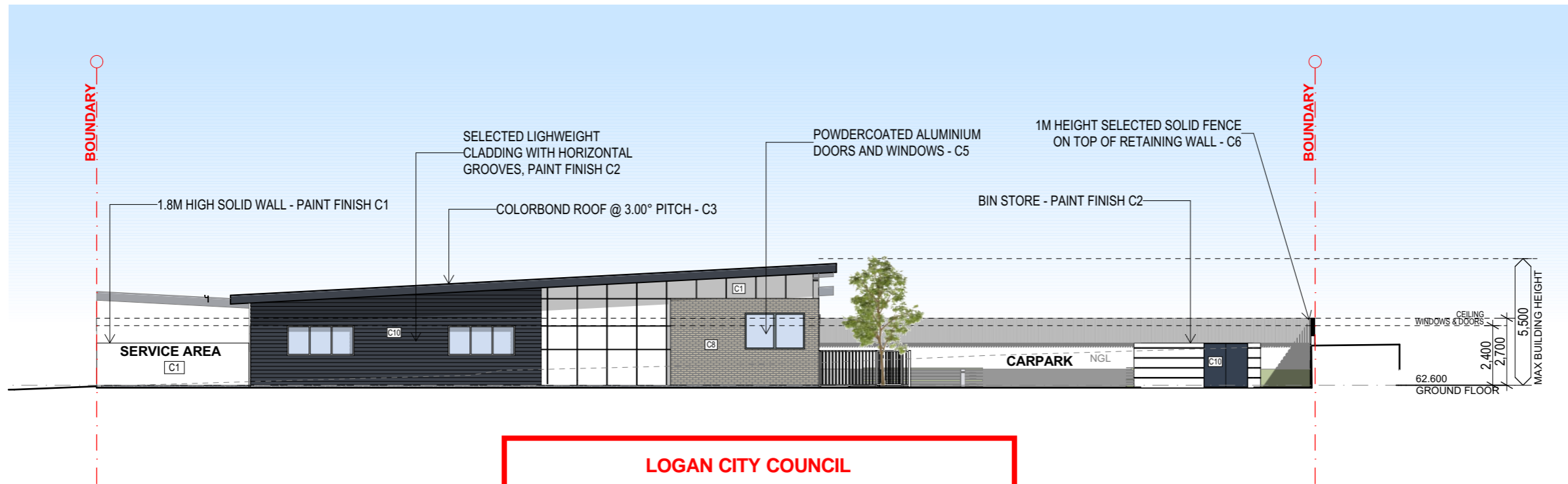
63.0 63.2 63.4 63.6 63.8 64.0 64.2
 62.6 62.8 63.0 63.2 63.4 63.6 63.8



LOGAN CITY COUNCIL
APPROVED PLAN OF DEVELOPMENT
This is the approved plan of development for Development Application
MCUI/56/2023

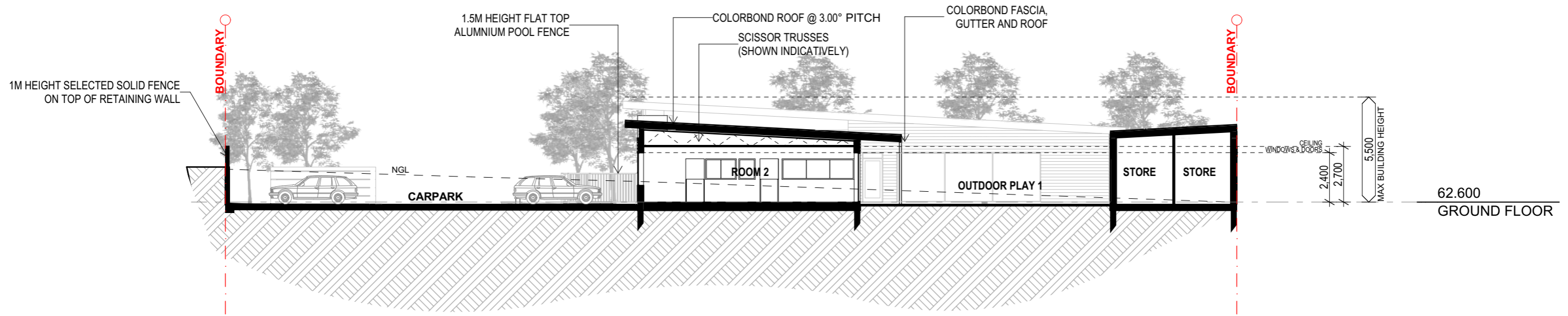


EAST ELEVATION
1:200

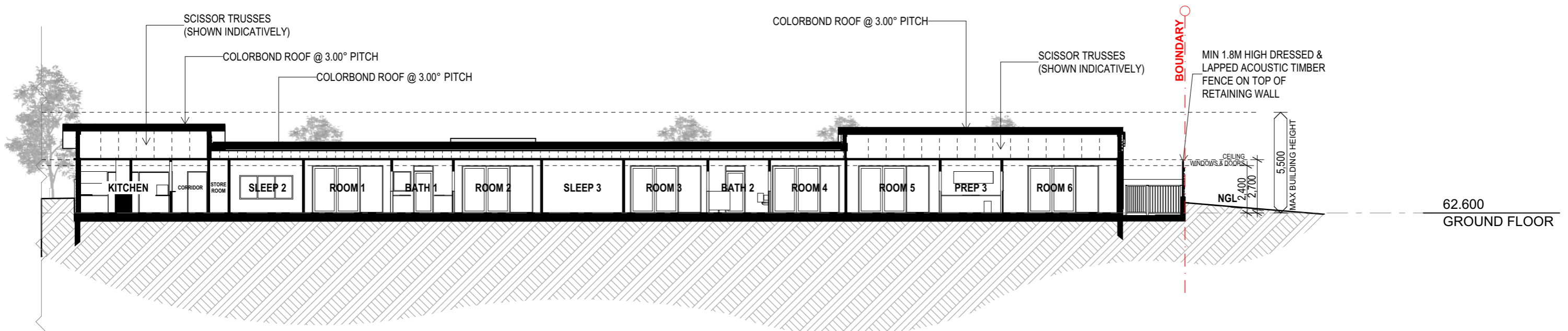


WEST ELEVATION
1:200

LOGAN CITY COUNCIL
APPROVED PLAN OF DEVELOPMENT
This is the approved plan of development for Development Application
MCUI/56/2023



SECTION A-A
1:200



SECTION B-B
1:200

LOGAN CITY COUNCIL
APPROVED PLAN OF DEVELOPMENT
This is the approved plan of development for Development Application
MCUI/56/2023



ARTIST IMPRESSION ONLY

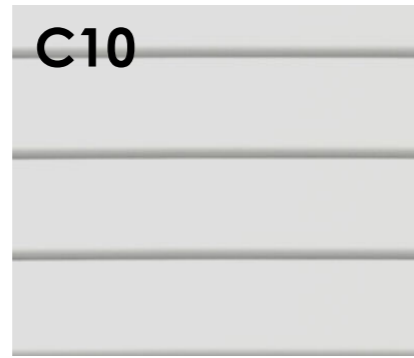
LOGAN CITY COUNCIL
APPROVED PLAN OF DEVELOPMENT
 This is the approved plan of development for Development Application
MCUI/56/2023



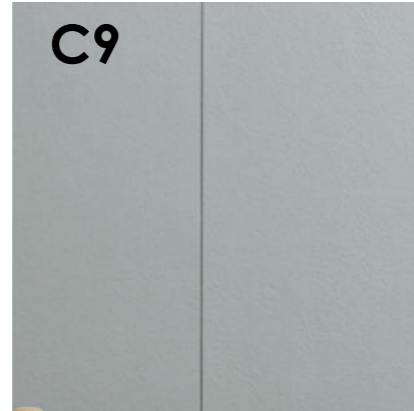
ARTIST IMPRESSION ONLY



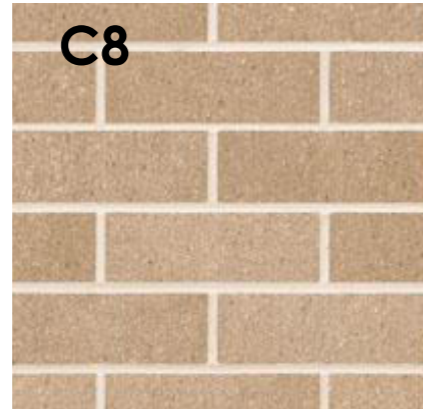
JAMES HARDIE
'linea weatherboard'
 horizontal weatherboard
 cladding, paint finish C2



JAMES HARDIE
'easy lap panel'
 cladding
 paint finish C1



AUSTRAL BRICKS
'everyday life: engage'

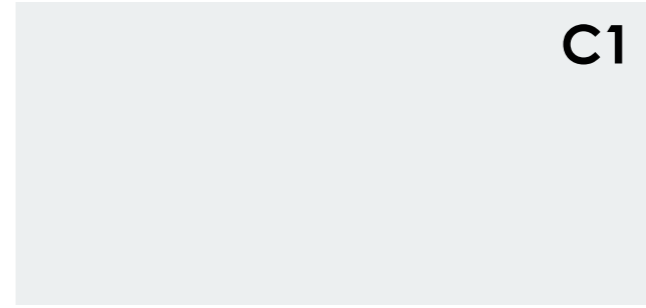


LOGAN CITY COUNCIL

APPROVED PLAN OF DEVELOPMENT

This is the approved plan of development for Development Application

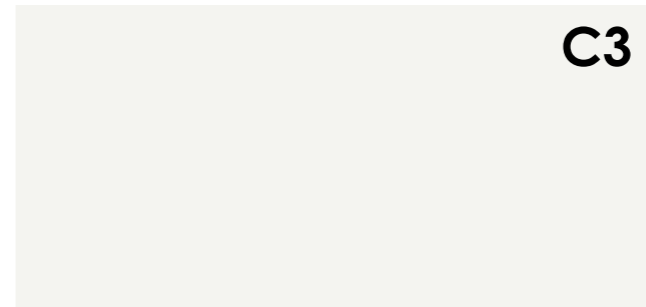
MCUI/56/2023



C1 DULUX
'white on white'
 colour generally



C2 COLORBOND & DULUX
'ironstone'
 feature wall, fascia,
 gutter, columns



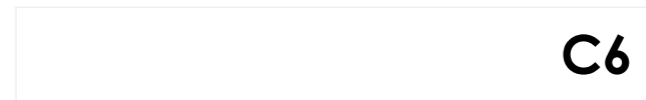
C3 COLORBOND
'surfmist'
 roof



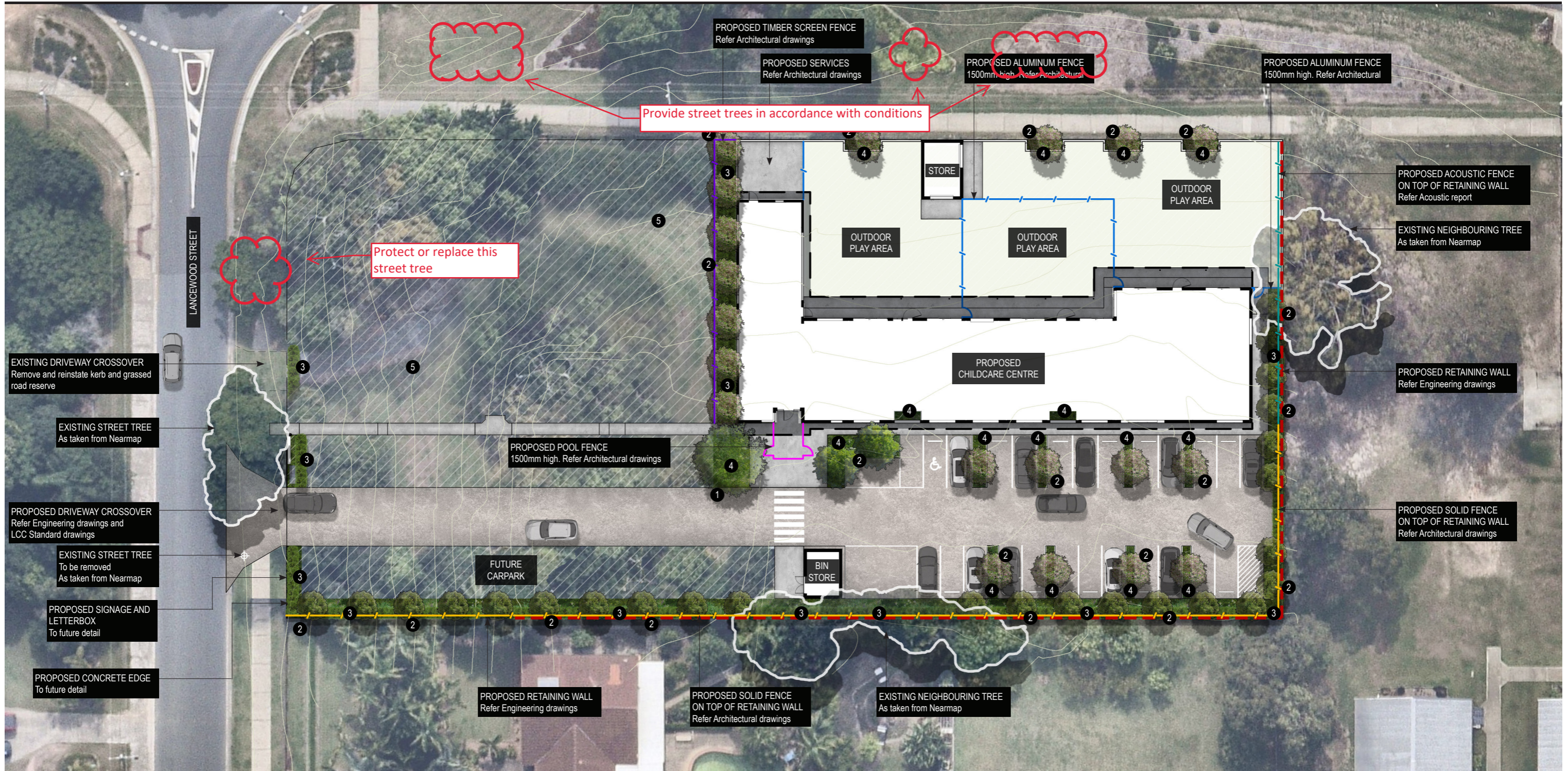
C4 CUSTOM PAINT FINISH
honour brown #BE855F
 feature colour



C5 DULUX
'city silver pearl'
 powdercoat windows, doors



C6 DULUX
white
 powdercoat battens/fencing



NEARMAP DATED: 12/04/23 (PHOTOMANIPULATED)

- | | | | | | | |
|---|--|--|---|---|--|---|
| <p>1 LARGE FEATURE SHADE/ SCREEN TREE
Large canopied rounded tree species to provide shade over the frontage, provide visual amenity and landscape softening of the proposed childcare centre; Refer Proposed Planting Schedule (ie: <i>Cunaniopsis anacardioides</i>)</p> | <p>2 SHADE/ SCREEN TREES
Small tree species to provide visual amenity and landscape softening of the proposed childcare centre; Refer Proposed Planting Schedule (ie: <i>Elaeocarpus reticulatus</i> Prima Donna, <i>Grevillea Moonlight</i>, <i>Magnolia grandiflora</i> Little Gem, <i>Tristanopsis laurina</i> Luscious). Planting capable of reaching minimum height of 3m.</p> | <p>3 SCREEN PLANTING
Planting to provide visual amenity and privacy screening; Refer Proposed Planting Schedule (ie: <i>Syzygium australe</i> Resilience). Planting capable of reaching minimum height of 3m.</p> | <p>4 SHRUBS AND GROUNDCOVERS
Mass planting to assist in building presentation to the streetscape and to provide visual amenity; Refer Proposed Planting Schedule</p> | <p>5 Replant replacement endemic tree species as required and to future detail</p> | <p>— PROPOSED TIMBER SCREEN FENCE
Refer Architectural drawings</p> <p>— PROPOSED ALUMINUM FENCE
1500mm high. Refer Architectural drawings</p> <p>— PROPOSED POOL FENCE
1500mm high. Refer Architectural drawings</p> <p>— PROPOSED ACOUSTIC FENCE ON TOP OF RETAINING WALL
Refer Acoustic report</p> | <p>— PROPOSED SOLID FENCE ON TOP OF RETAINING WALL
Refer Architectural drawings</p> <p>— PROPOSED RETAINING WALL
Refer Engineering drawings</p> <p>— PROPOSED CONCRETE EDGE
To future detail</p> <p>■ OUTDOOR PLAY AREA
By others</p> |
|---|--|--|---|---|--|---|

LOGAN CITY COUNCIL

APPROVED PLAN OF DEVELOPMENT

This is the approved plan of development for Development Application

MCUI/56/2023

ANDREW GOULD LANDSCAPE ARCHITECTURE
PO BOX 5220, MT GRAVATT EAST QLD 4122
T 07 3420 0006 M 0405 389 243 E andrew@agla.com.au

PROPOSED CHILDCARE CENTRE
2 LANCEWOOD STREET, PARK RIDGE

JOB NUMBER 23.155
SHEET NO. 1
ISSUE E
DATE 28/06/24
DRAWN BY AG / JB

1:400@A3
0 2 4 6 8 10 20m



agla



CODE	SPECIES	COMMON NAME	SIZE**	SPACING(m)	HEIGHT(m)	WIDTH (m)
------	---------	-------------	--------	------------	-----------	-----------

PROPOSED SHADE/ SCREEN TREES

1.1	<i>Cupaniopsis anacardioides</i>	Tuckeroo	45L	as shown	15	8
-----	----------------------------------	----------	-----	----------	----	---

PROPOSED SHADE/ SCREEN TREES

2.1	<i>Elaeocarpus reticulatus</i> Prima Donna	Blueberry Ash	25L	as shown	4	3
2.2	<i>Grevillea Moonlight</i>	Grevillea	300mm	as shown	5	3
2.3	<i>Magnolia grandiflora</i> Little Gem	Dwarf Magnolia	200L	as shown	4	3
2.4	<i>Tristaniopsis laurina</i> Luscious	Water Gum	45L	as shown	12	5

PROPOSED SCREEN PLANTING

3.1	<i>Radermachera pierrei</i> Summerscent	Summerscent	300mm	1.5	3-4	2.5
3.2	<i>Syzygium australe</i> Resilience	Lillypilly	140mm	1.5	3	2

**PLANT CONTAINER SIZE:

200L	200 Litre container stock min	Min. height at time of planting: 3.6m
45L	45 Litre container stock min	Min. height at time of planting: 1.9-2.3m
25L	25 Litre container stock min	Min. height at time of planting: 1.2-1.5m
300mm	300mm dia minimum pot size	
140mm	140mm dia minimum pot size	

The spacing of plants shown on plan have been derived as a compromise between growth rate, anticipated size, and the ability to provide a good vegetative cover within a reasonable space of time.

LOGAN CITY COUNCIL

APPROVED PLAN OF DEVELOPMENT

This is the approved plan of development for Development Application

MCUI/56/2023



CODE	SPECIES	COMMON NAME	SIZE**	SPACING(m)	HEIGHT(m)	WIDTH(m)
PROPOSED SHRUBS AND GROUNDCOVERS						
4.1	<i>Carissa macrocarpa</i> Green Carpet	Prostrate Desert Star	200mm	1.2	0.3	1.5
4.2	<i>Leptospermum hybrid</i> Pink Cascade	Pink Cascade	140mm	1	0.5-0.8	1-1.5
4.3	<i>Liriope muscari</i> Evergreen Giant	Liriope	140mm	0.6	0.8	0.8
4.4	<i>Westringia Zena</i>	Dwarf Rosemary	140mm	0.9	1	1

****PLANT CONTAINER SIZE:**

200mm 200mm dia minimum pot size
140mm 140mm dia minimum pot size

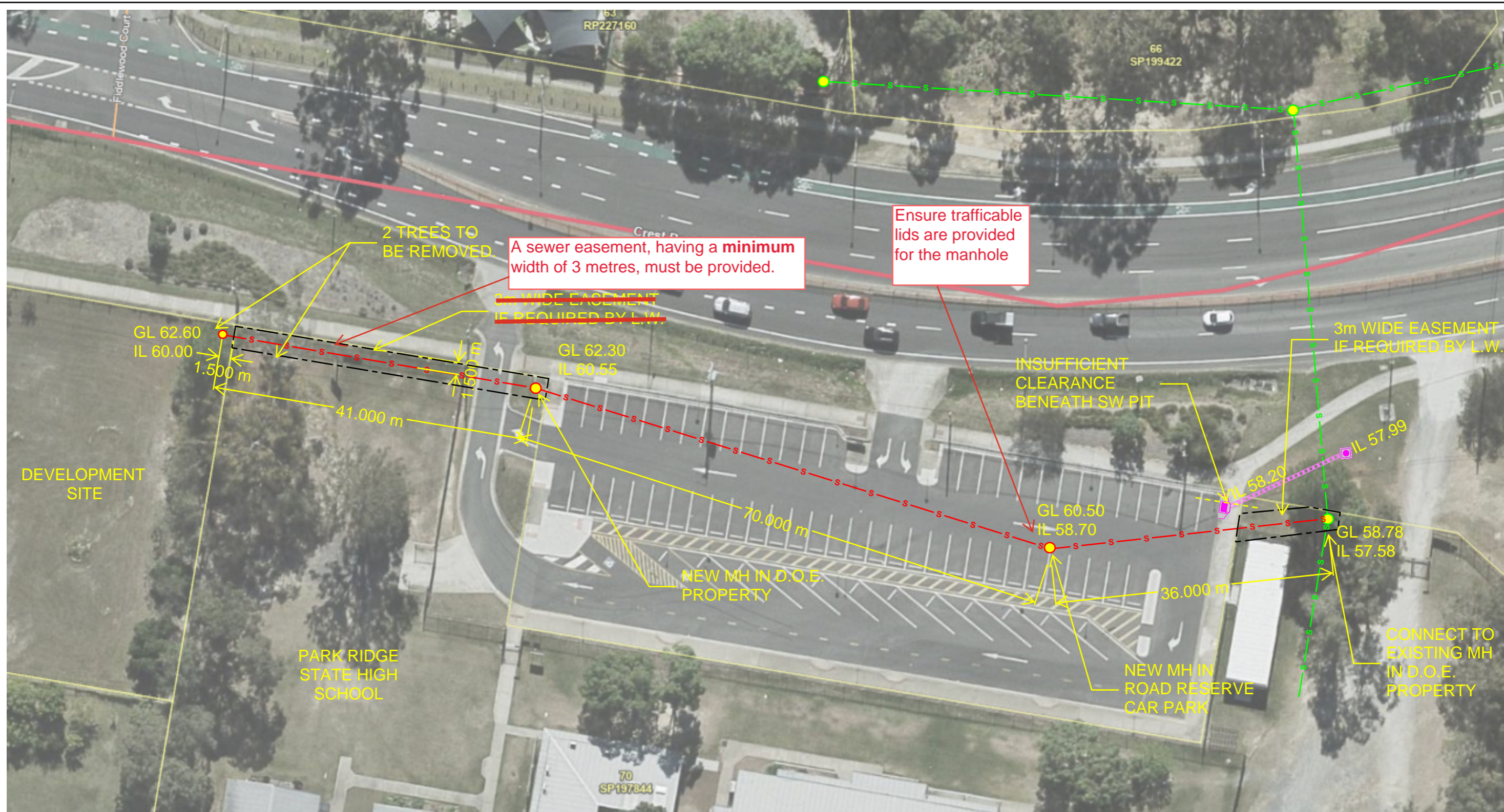
The spacing of plants shown on plan have been derived as a compromise between growth rate, anticipated size, and the ability to provide a good vegetative cover within a reasonable space of time.

LOGAN CITY COUNCIL

APPROVED PLAN OF DEVELOPMENT

This is the approved plan of development for Development Application

MCUI/56/2023



All existing infrastructure is to be located by ground survey for verification of preliminary design. An existing stormwater gully pit is located directly over the preferred alignment. The proposed alignment diversion avoids the gully and reduces repair works in the car park. One or two trees may need to be removed at the western end. Accurate locations will need to be picked up by ground survey. Two 3m wide easements are shown where the proposed alignment crosses DoE property. All works are recommended to be undertaken by the open trench method. Backfilling and surface replacement shall be in accordance with LCC specifications. Sufficient depth is available at the terminal MH to fully service the development site.

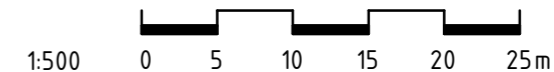
Amended in red by Council officers on 6 December 2024.

Concept only for sewer and subject to Operational works approval

LOGAN CITY COUNCIL
APPROVED PLAN OF DEVELOPMENT
 This is the approved plan of development for Development Application
 MCU1/56/2023

LEGEND

- s — s — s ● Existing 150mm sewer main and 1050mm MH
- s — s — s ● Proposed 150mm sewer main and 1050mm MH



<small>BRISBANE 07 3259 8200 MACKAY 07 3259 8200 TOWNVILLE 07 3259 8200 ROCKHAMPTON 07 3259 8200 CAIRNS 07 3259 8200 WHITSUNDAYS 07 3259 8200 www.stpconsultants.com.au</small>	
Client ONEFIN	
Project Details CHILDCARE CENTRE 2-6 LANCEWOOD STREET PARK RIDGE	
Drawing Title PRELIMINARY SEWER WORKS	
Job No. STP23-0779	Drawing No. SK-(C)100
Revision B	Date 01/10/2024
CIVIL	