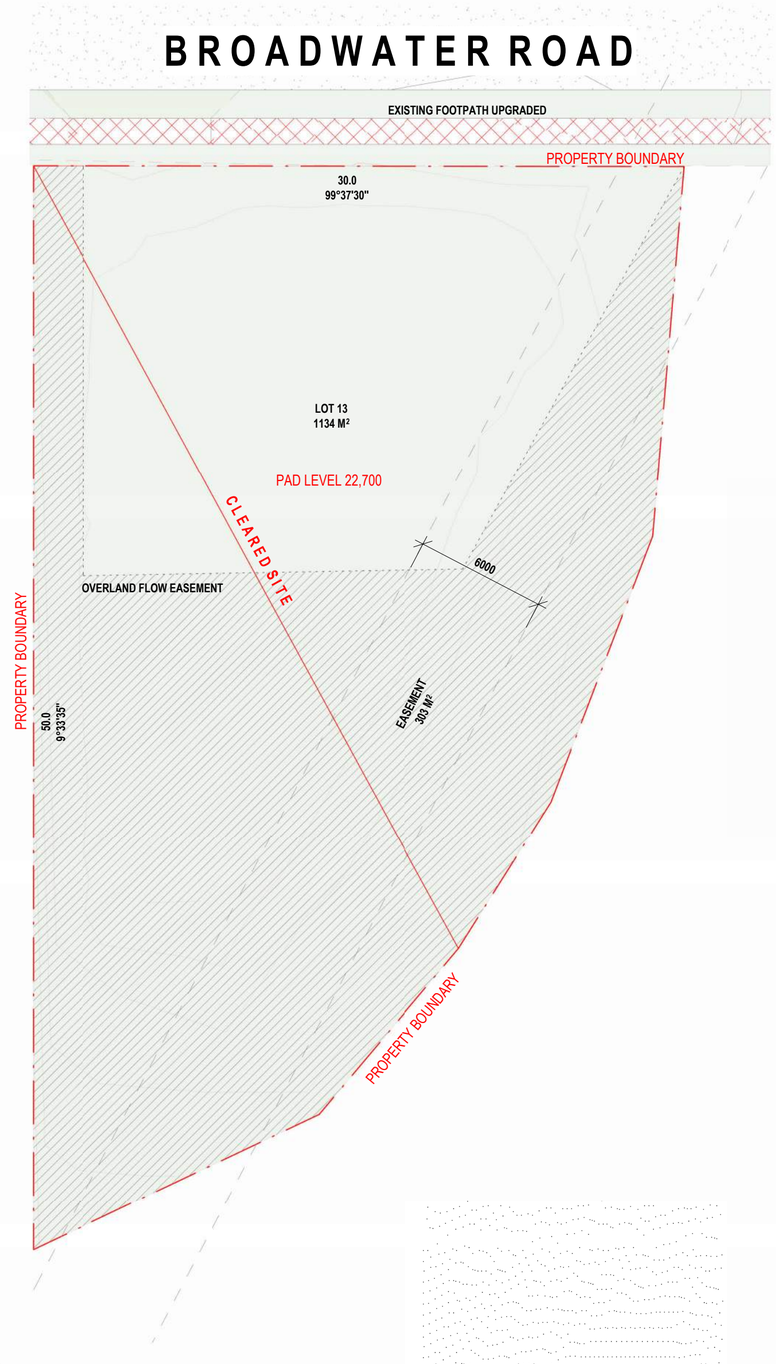
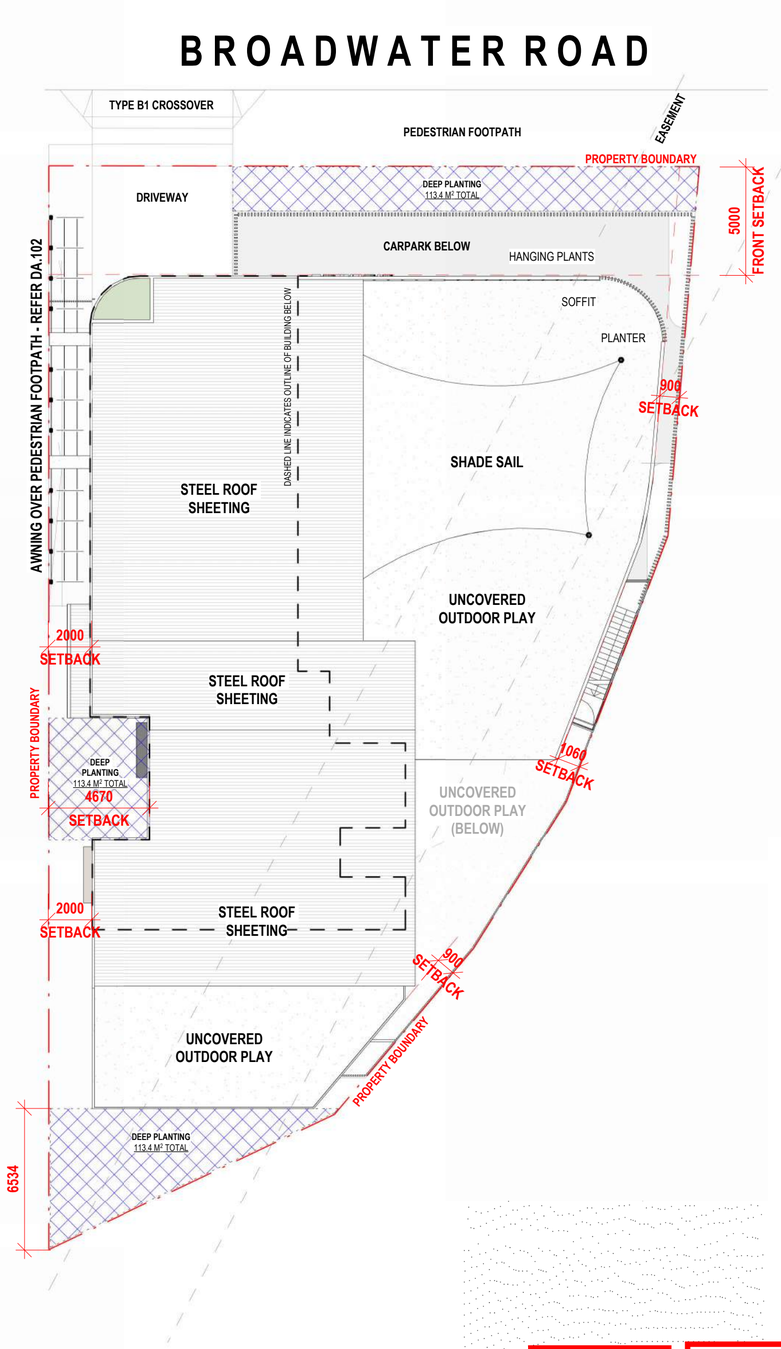


EXISTING SITE PLAN SHOWING DEMOLITION

1 : 200



PROPOSED SITE PLAN

1 : 200

REVISIONS		
REV.	DESCRIPTION	DATE
P1	PRELIMINARY	08.08.2024
P2	TRAFFIC ADVICE AMENDMENTS	21.08.2024
P3	REDESIGN	24.09.2024
1	ISSUE FOR DA	01.10.2024
2	RFI	16.01.2025
3	RFI	31.03.2025
4	ELM AMENDMENTS	22.04.2025

DEVELOPMENT SNAPSHOT

CHILDCARE CENTRE PLACES

GROUND FLOOR	16 PLACES
FIRST FLOOR	59 PLACES
TOTAL PLACES	**75 PLACES**

OUTDOOR PLAY

GROUND FLOOR	118 m²
FIRST FLOOR	416.5 m²
TOTAL PROPOSED	**534.5 m²**
TOTAL REQUIRED	525 m²

DEEP PLANTING

REQUIRED	113.4 m² (10%)
PROPOSED	**113.4 m² (10%)**

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A006639170

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APPLICATION REF
A007156679

PLANS AND DOCUMENTS
referred to in the
APPROVAL
Dated: **09/07/2025**

NEYLAN ARCHITECTURE
The Albion Fire Station 42 Bridge Street Albion Queensland 4010
P: +61 7 3857 2044 F: +61 7 3857 0004 www.neylan.com.au

Client:
PARADIGM NEW PTY LTD

Project:
BROADWATER ROAD CHILDCARE CENTRE

Location:
381 BROADWATER ROAD MANSFIELD

Sheet Name:
EXISTING & PROPOSED SITE PLAN

Project number	2416
Scale	As indicated
Date	FEBRUARY 2025
Drawn by	EL
Checked by	KL
Sheet size	A2
Drawing No:	DA.100
Issue No:	4

22/04/2025 11:45:10 AM



EXISTING SITE PLAN SHOWING OVERLAND FLOW EASEMENT

1 : 200

REVISIONS

REV.	DESCRIPTION	DATE
P1	PRELIMINARY	08.08.2024
P2	TRAFFIC ADVICE AMENDMENTS	21.08.2024
P3	REDESIGN	24.09.2024
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PLANS AND DOCUMENTS
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Dated: 09/07/2025

NEYLAN ARCHITECTURE
"The Albion Fire Station" 42 Bridge Street Albion Queensland 4010
P: +61 7 3857 2044 F: +61 7 3857 0004 www.neylan.com.au

Client:
PARADIGM NEW PTY LTD

Project:
BROADWATER ROAD
CHILDCARE CENTRE

Location:
381 BROADWATER ROAD
MANSFIELD

Sheet Name:
OVERLAND FLOW EASEMENT

Project number	2416
Scale	1 : 200
Date	FEBRUARY 2025
Drawn by	EL
Checked by	KL
Sheet size	A2

Drawing No: DA.101
Issue No: 4

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DEVELOPMENT SNAPSHOT

CHILDCARE CENTRE PLACES

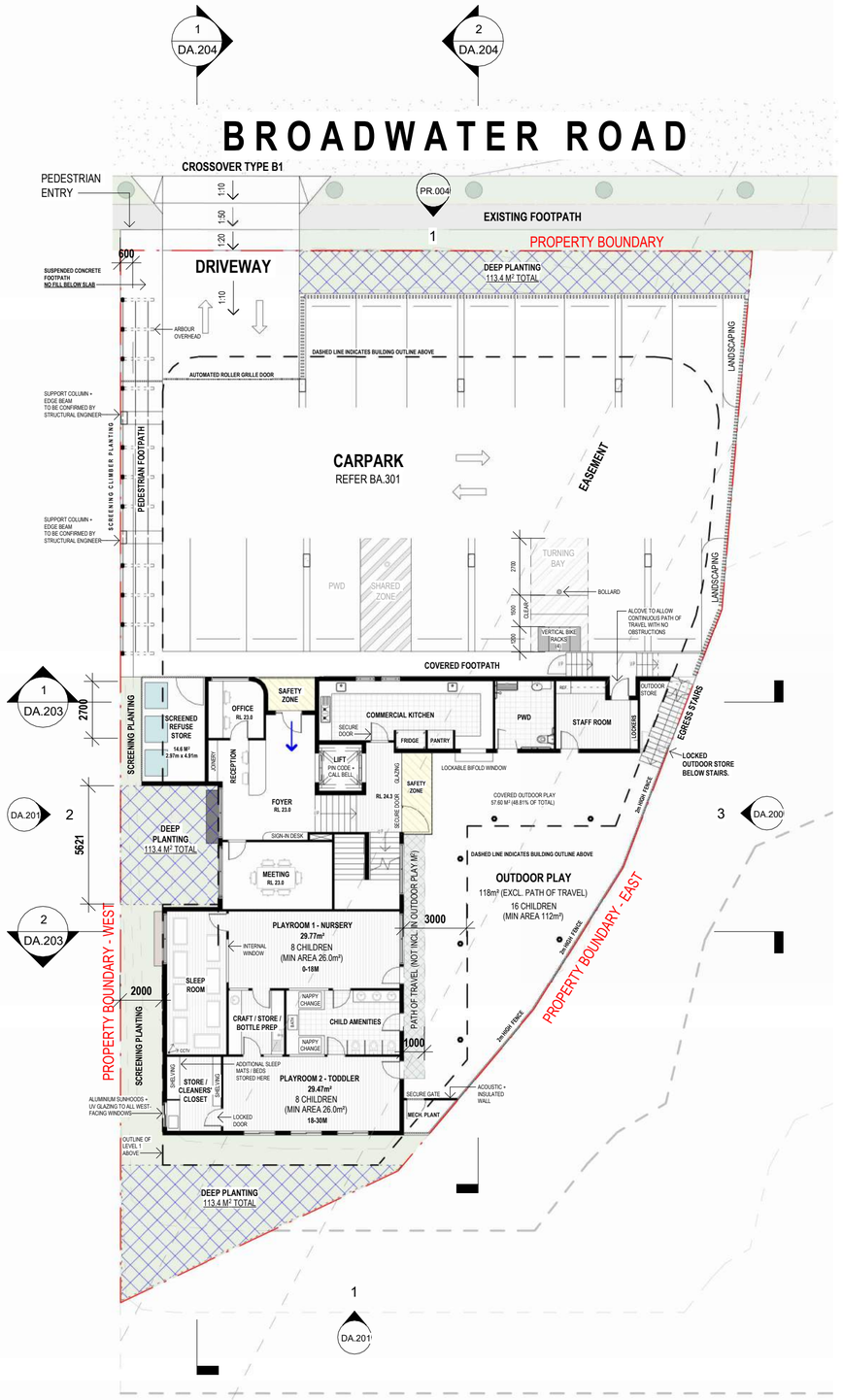
GROUND FLOOR	16 PLACES
FIRST FLOOR	59 PLACES
TOTAL PLACES	**75 PLACES**

OUTDOOR PLAY

GROUND FLOOR	118 m²
FIRST FLOOR	416.5 m²
TOTAL PROPOSED	**534.5 m²**
TOTAL REQUIRED	**525 m²**

DEEP PLANTING

REQUIRED	113.4 m² (10%)
PROPOSED	**113.4 m² (10%)**



GROUND FLOOR PLAN

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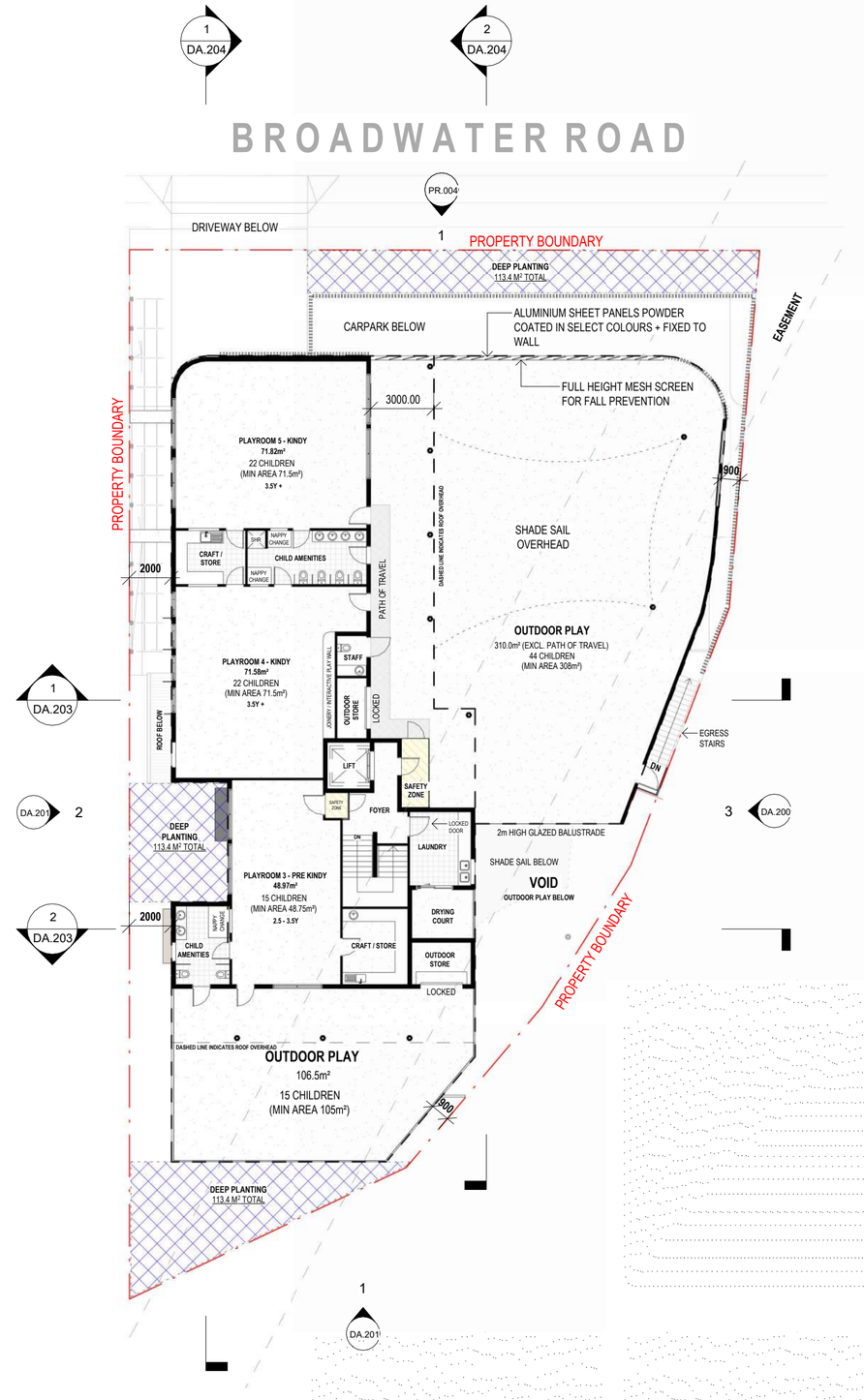

LEVEL 1 PLAN

1 : 200

REVISIONS		
REV.	DESCRIPTION	DATE
P1	PRELIMINARY	08.08.2024
P2	TRAFFIC ADVICE AMENDMENTS	21.08.2024
P3	REDESIGN	24.09.2024
1	ISSUE FOR DA	01.10.2024
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3	RFI	31.03.2025
4	ELM AMENDMENTS	22.04.2025

FLOOR PLAN LEGEND

- INDOOR PLAY
- SHADE SAILS OVERHEAD
- ENTRY / EXIT
- SAFETY ZONE

MINIMUM AREA CALCULATIONS

PLAYROOM 1	8 PLACES	26 M²
PLAYROOM 2	8 PLACES	26 M²
PLAYROOM 3	15 PLACES	48.75 M²
PLAYROOM 4	22 PLACES	71.5 M²
PLAYROOM 5	22 PLACES	71.5 M²
OUTDOOR PLAY		
GROUND	16 PLACES	112 M²
LEVEL 1	59 PLACES	413 M²

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The Albion Fire Station 42 Bridge Street Albion Queensland 4010
P: +61 7 3857 2044 F: +61 7 3857 0004 www.neylan.com.au

Client:
PARADIGM NEW PTY LTD

Project:
BROADWATER ROAD CHILDCARE CENTRE

Location:
381 BROADWATER ROAD MANSFIELD

Sheet Name:
PROPOSED GA PLANS

Project number	2416
Scale	As indicated
Date	FEBRUARY 2025
Drawn by	EL
Checked by	KL
Sheet size	A2
Drawing No:	DA.102
Issue No:	4

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REVISIONS		
REV.	DESCRIPTION	DATE
P1	PRELIMINARY	08.08.2024
P2	TRAFFIC ADVICE AMENDMENTS	21.08.2024
P3	REDESIGN	24.09.2024
1	ISSUE FOR DA	01.10.2024
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3	RFI	31.03.2025
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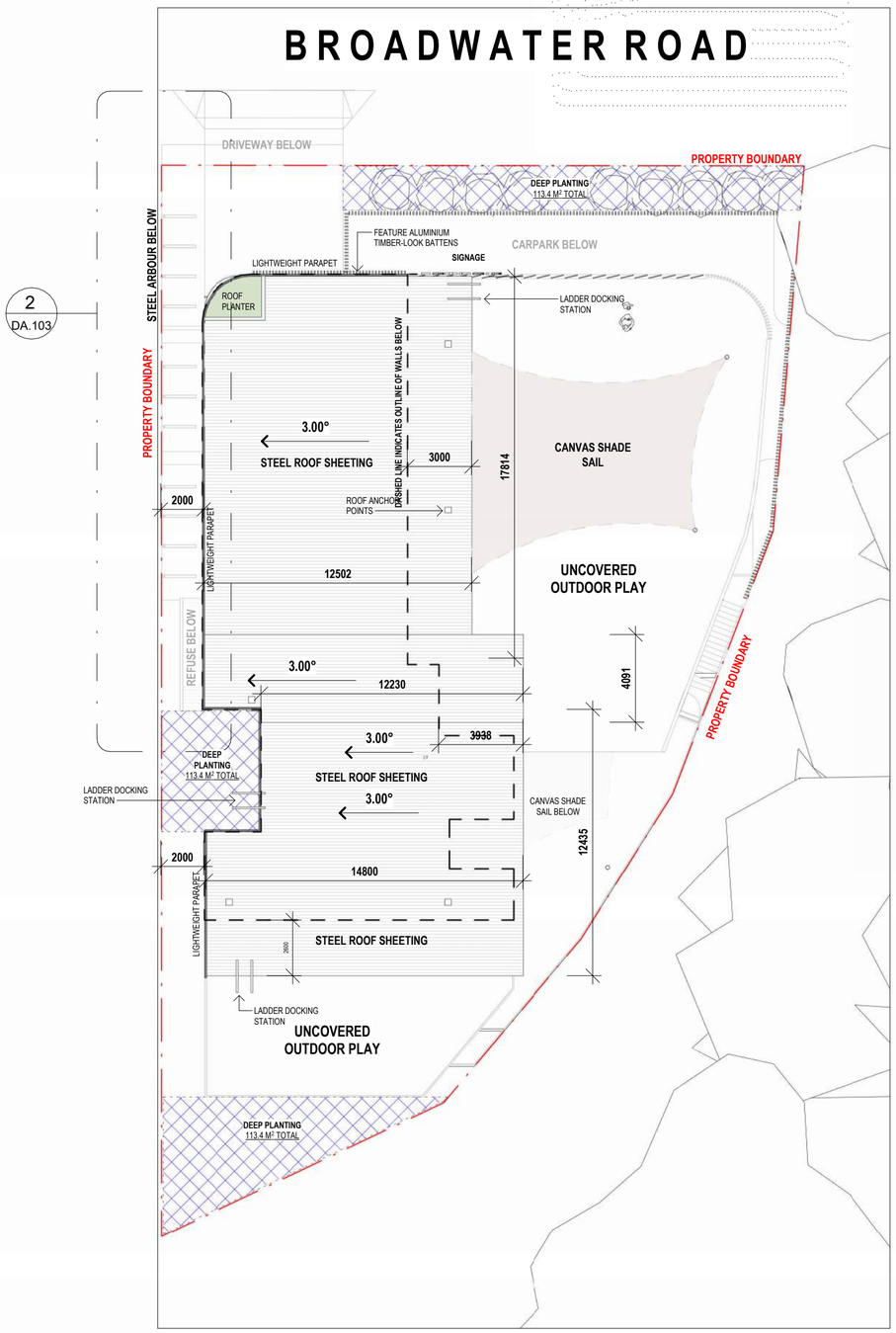

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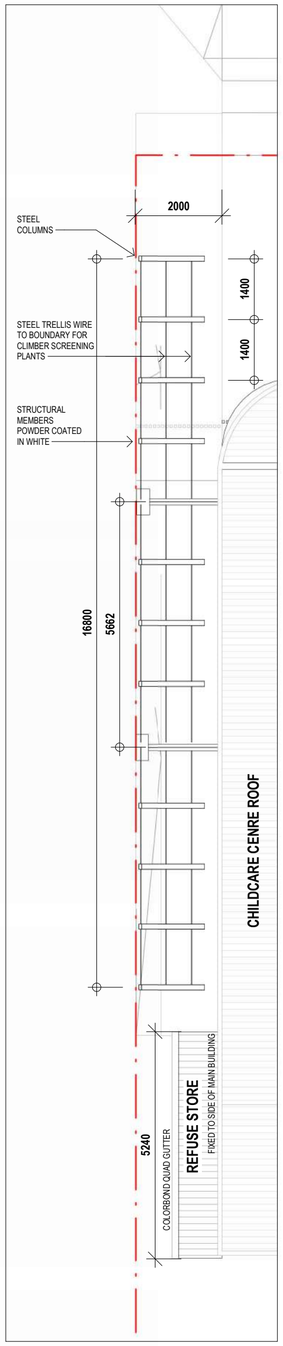
DA.103

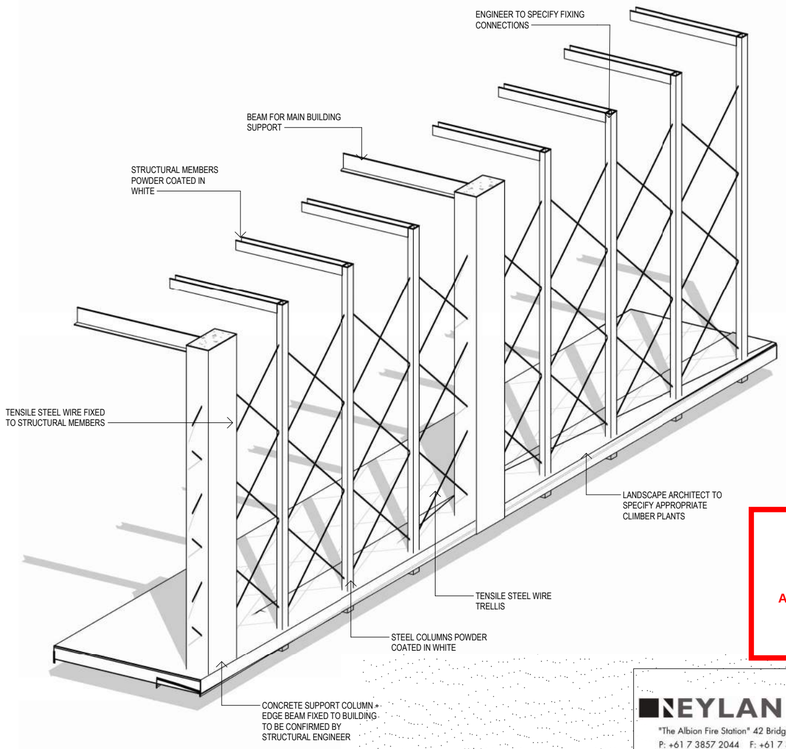
ROOF PLAN

1 : 200 REFER 1 - DA.203



ROOF PLAN - FOOTPATH ARBOUR

1 : 100 REFER 2 - DA.103



TRELLIS ARBOUR PERSPECTIVE

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Client:
PARADIGM NEW PTY LTD

Project:
BROADWATER ROAD CHILDCARE CENTRE

Location:
381 BROADWATER ROAD MANSFIELD

Sheet Name:
PROPOSED ROOF PLAN

Project number	2416
Scale	As indicated
Date	FEBRUARY 2025
Drawn by	EL
Checked by	KL
Sheet size	A2

Drawing No: DA.103
Issue No: 4

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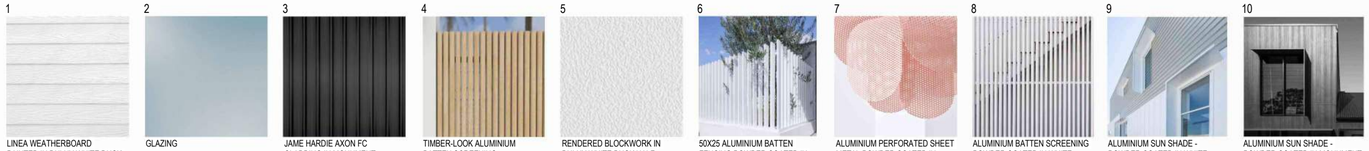
AMENDED IN RED

19/06/2025

MATERIAL PALETTE



1 LINEA WEATHERBOARD PAINTED IN DULUX WHITE DUCK HALF
2 GLAZING
3 JAME HARDIE AXON FC CLADDING IN MONUMENT
4 TIMBER-LOOK ALUMINIUM BATTEN SCREENING
5 RENDERED BLOCKWORK IN DULUX WHITE DUCK HALF
6 50X25 ALUMINIUM BATTEN FENCING POWDER COATED IN WHITE
7 ALUMINIUM PERFORATED SHEET METAL POWDER COATED IN SELECT COLOURS
8 ALUMINIUM BATTEN SCREENING POWDER COATED IN WHITE
9 ALUMINIUM SUN SHADE - POWDER COATED IN WHITE
10 ALUMINIUM SUN SHADE - POWDER COATED IN MONUMENT

REVISIONS

REV.	DESCRIPTION	DATE
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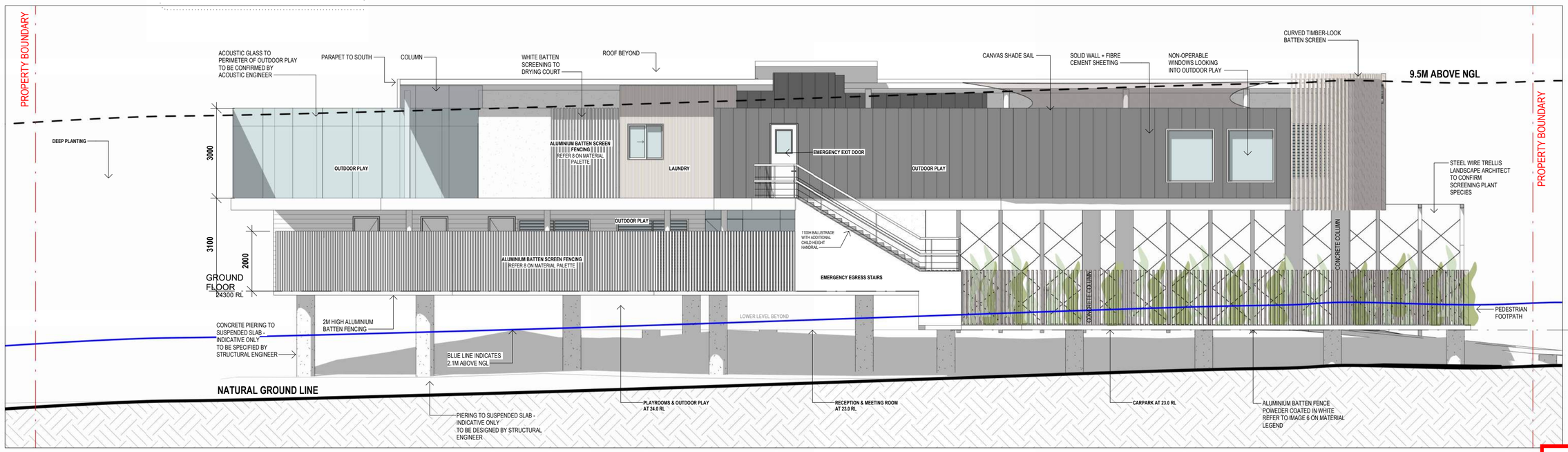
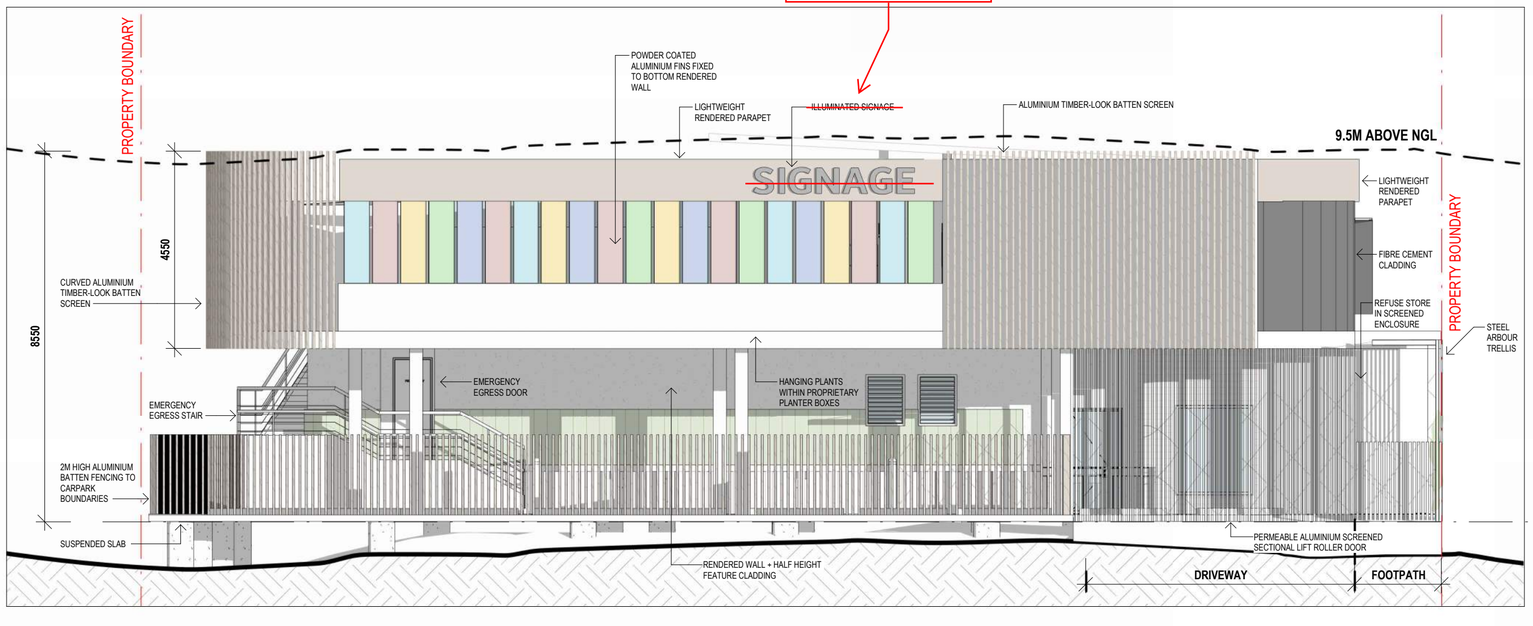


EAST ELEVATION

1 : 100 REFER 3 - DA.102

Signage does not form part of the Approval



NORTH ELEVATION - BROADWATER ROAD

1 : 100 REFER 1 - DA.102

DEVELOPMENT SNAPSHOT

CHILDCARE CENTRE PLACES

GROUND FLOOR	16 PLACES
FIRST FLOOR	59 PLACES
TOTAL PLACES	**75 PLACES**

OUTDOOR PLAY

GROUND FLOOR	118 m²
FIRST FLOOR	416.5 m²
TOTAL PROPOSED	**534.5 m²**
TOTAL REQUIRED	525 m²

DEEP PLANTING

REQUIRED	113.4 m² (10%)
PROPOSED	**113.4 m² (10%)**

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NEYLAN ARCHITECTURE
"The Albion Fire Station" 42 Bridge Street Albion Queensland 4010
P: +61 7 3857 2044 F: +61 7 3857 0004 www.neylan.com.au

Client:
PARADIGM NEW PTY LTD

Project:
BROADWATER ROAD CHILDCARE CENTRE

Location:
381 BROADWATER ROAD MANSFIELD

Sheet Name:
PROPOSED ELEVATIONS

Project number	2416
Scale	As indicated
Date	FEBRUARY 2025
Drawn by	EL
Checked by	KL
Sheet size	A2

Drawing No: DA.200
Issue No: 4

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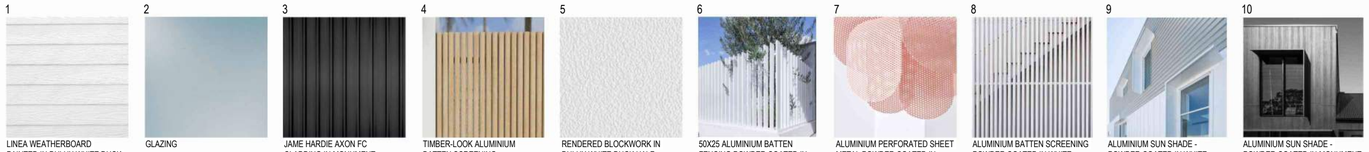
MATERIAL PALETTE



1 LINEA WEATHERBOARD PAINTED IN DULUX WHITE DUCK HALF
2 GLAZING
3 JAME HARDIE AXON FC CLADDING IN MONUMENT
4 TIMBER-LOOK ALUMINIUM BATTEN SCREENING
5 RENDERED BLOCKWORK IN DULUX WHITE DUCK HALF
6 50X25 ALUMINIUM BATTEN FENCING POWDER COATED IN WHITE
7 ALUMINIUM PERFORATED SHEET METAL POWDER COATED IN SELECT COLOURS
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9 ALUMINIUM SUN SHADE - POWDER COATED IN WHITE
10 ALUMINIUM SUN SHADE - POWDER COATED IN MONUMENT

REVISIONS

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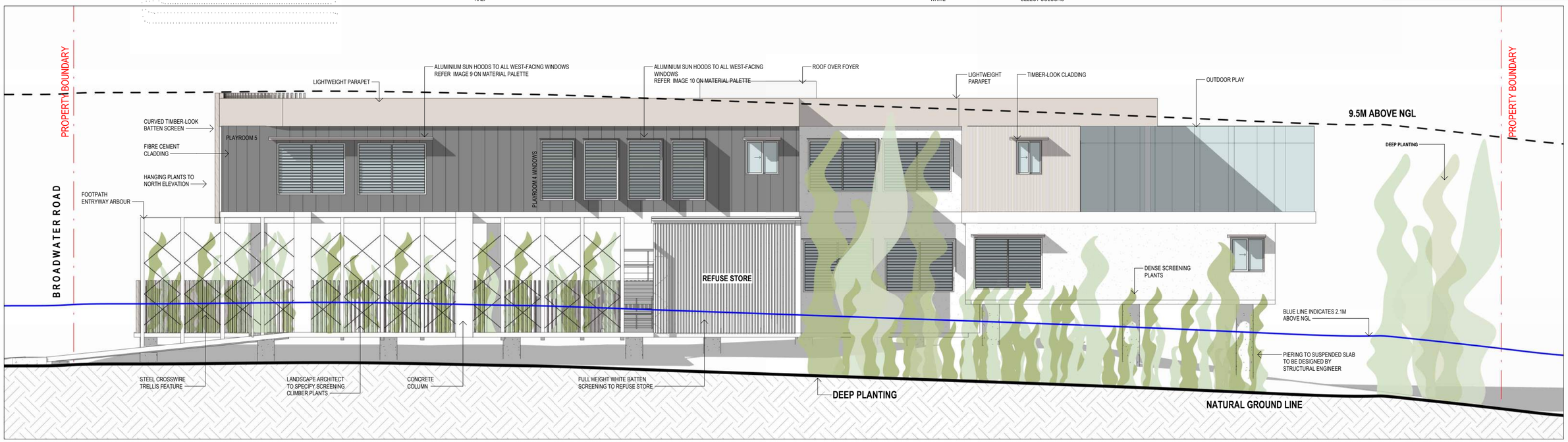
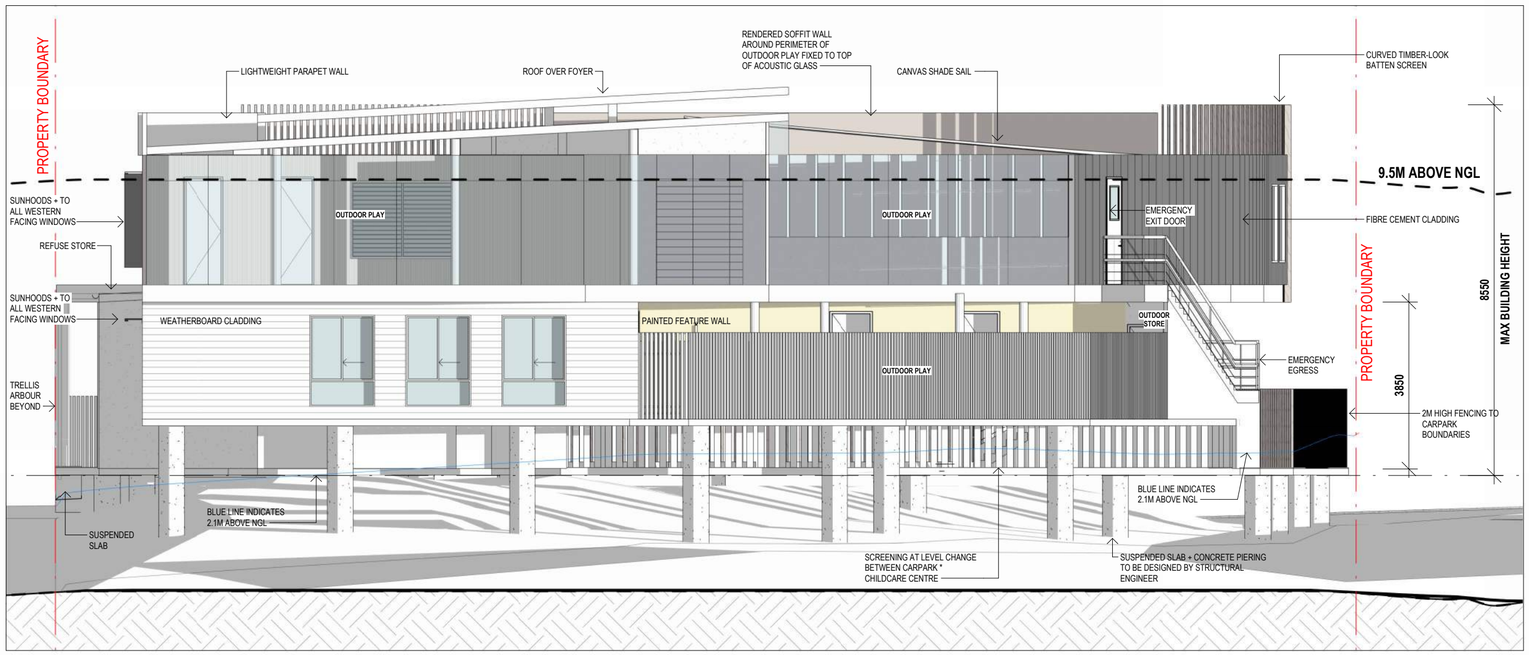


WEST ELEVATION

1 : 100 REFER 2 - DA.102



SOUTH ELEVATION

1 : 100 REFER 1 - DA.102

DEVELOPMENT SNAPSHOT

CHILDCARE CENTRE PLACES

GROUND FLOOR	16 PLACES
FIRST FLOOR	59 PLACES
TOTAL PLACES	**75 PLACES**

OUTDOOR PLAY

GROUND FLOOR	118 m^2
FIRST FLOOR	416.5 m^2
TOTAL PROPOSED	**534.5 m^2**
TOTAL REQUIRED	**525 m^2**

DEEP PLANTING

REQUIRED	113.4 m^2 (10%)
PROPOSED	**113.4 m^2 (10%)**

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"The Albion Fire Station" 42 Bridge Street Albion Queensland 4010
P: +61 7 3857 2044 F: +61 7 3857 0004 www.neylan.com.au

Client:
PARADIGM NEW PTY LTD

Project:
BROADWATER ROAD CHILDCARE CENTRE

Location:
381 BROADWATER ROAD MANSFIELD

Sheet Name:
PROPOSED ELEVATIONS

Project number	2416
Scale	As indicated
Date	FEBRUARY 2025
Drawn by	EL
Checked by	KL
Sheet size	A2
Drawing No:	Issue No:
DA.201	4

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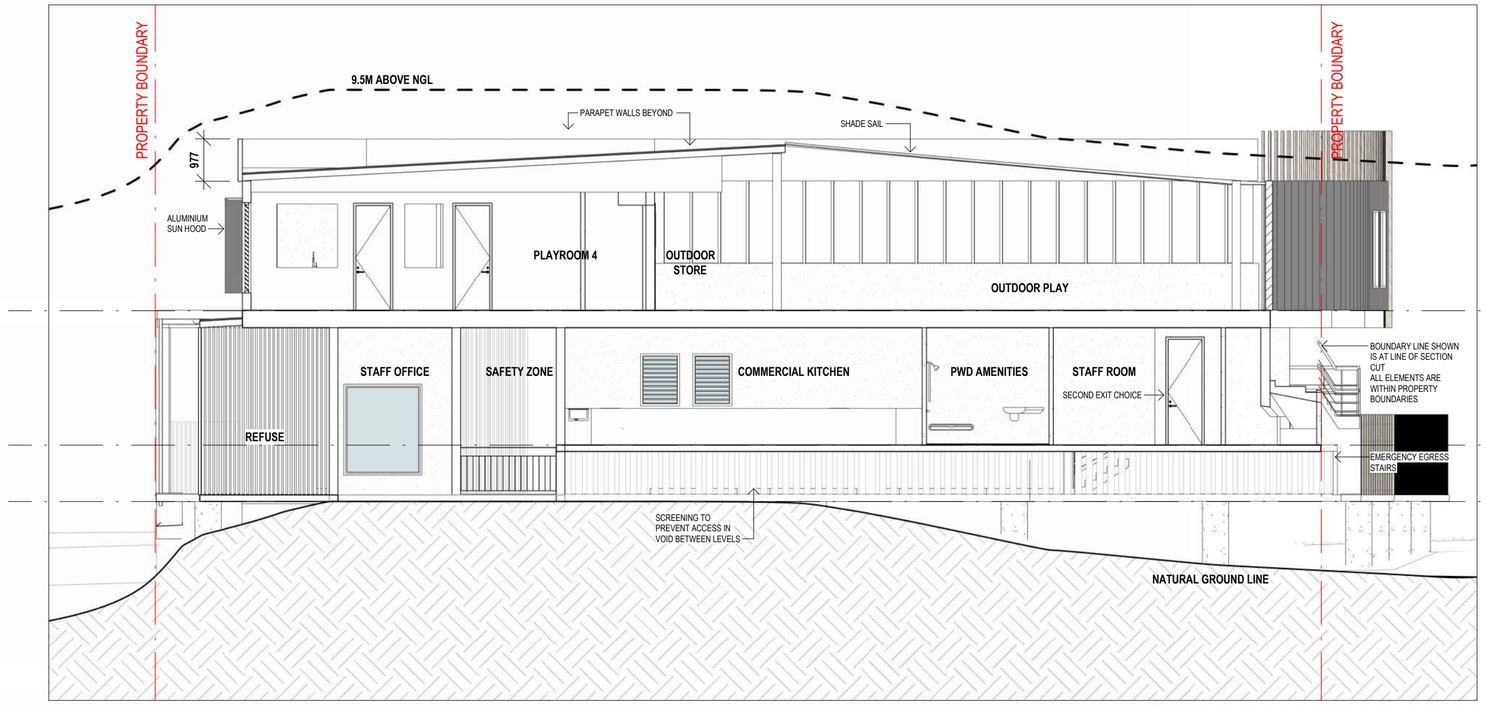
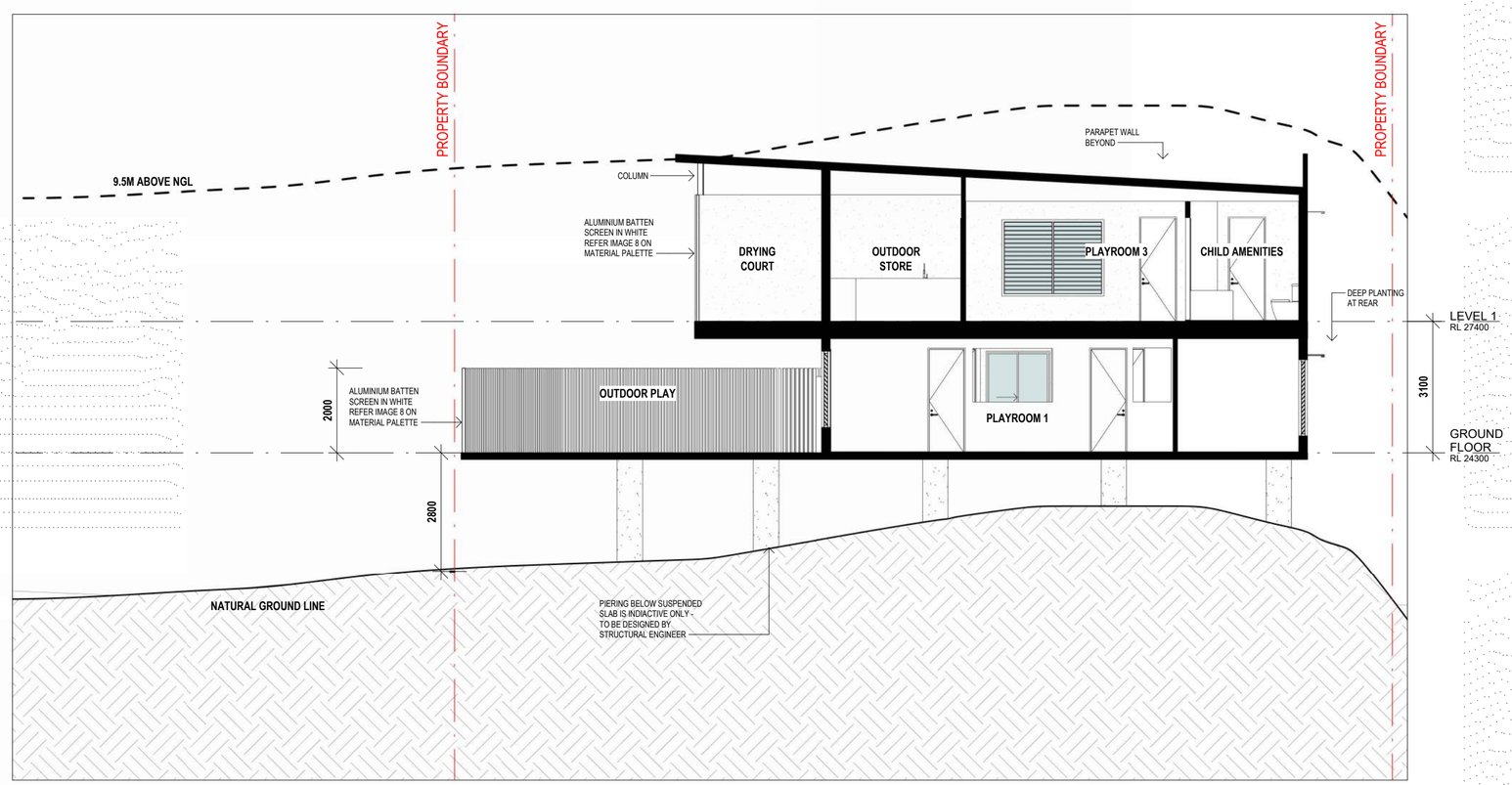


LATITUDIONAL SECTION 1

1 : 100 REFER 1 - DA.102



LATITUDIONAL SECTION 2

1 : 100 REFER 2 - DA.102

REVISIONS

REV.	DESCRIPTION	DATE
P1	SKETCH DESIGN OPTIONS	18.06.2024
P2	CONCEPT DESIGN	21.06.2024
1	ISSUE FOR DA	01.10.2024
2	RFI	16.01.2025
3	RFI	31.03.2025
4	ELM AMENDMENTS	22.04.2025

MINIMUM AREA CALCULATIONS

PLAYROOM 1	8 PLACES	26 M²
PLAYROOM 2	8 PLACES	26 M²
PLAYROOM 3	15 PLACES	48.75 M²
PLAYROOM 4	22 PLACES	71.5 M²
PLAYROOM 5	22 PLACES	71.5 M²

OUTDOOR PLAY

GROUND	16 PLACES	112 M²
LEVEL 1	59 PLACES	413 M²

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PLANS AND DOCUMENTS
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P: +61 7 3857 2044 F: +61 7 3857 0004 www.neylan.com.au

Client:
PARADIGM NEW PTY LTD

Project:
BROADWATER ROAD CHILDCARE CENTRE

Location:
381 BROADWATER ROAD MANSFIELD

Sheet Name:
PROPOSED SECTIONS

Project number	2416
Scale	As indicated
Date	FEBRUARY 2025
Drawn by	EL
Checked by	KL
Sheet size	A2

Drawing No: DA.203
Issue No: 4

22/04/2025 11:45:33 AM

MATERIAL PALETTE


1 LINEA WEATHERBOARD PAINTED IN DULUX WHITE DUCK HALF


2 GLAZING


3 JAME HARDIE AXON FC CLADDING IN MONUMENT


4 TIMBER-LOOK ALUMINIUM BATTEN SCREENING

5 RENDERED BLOCKWORK IN DULUX WHITE DUCK HALF


6 50X25 ALUMINIUM BATTEN FENCING POWDER COATED IN WHITE


7 ALUMINIUM PERFORATED SHEET METAL POWDER COATED IN SELECT COLOURS


8 ALUMINIUM BATTEN SCREENING POWDER COATED IN WHITE


9 ALUMINIUM SUN SHADE - POWDER COATED IN WHITE


10 ALUMINIUM SUN SHADE - POWDER COATED IN MONUMENT

REVISIONS

REV.	DESCRIPTION	DATE
P1	SKETCH DESIGN OPTIONS	18.06.2024
P2	CONCEPT DESIGN	21.06.2024
1	ISSUE FOR DA	01.10.2024
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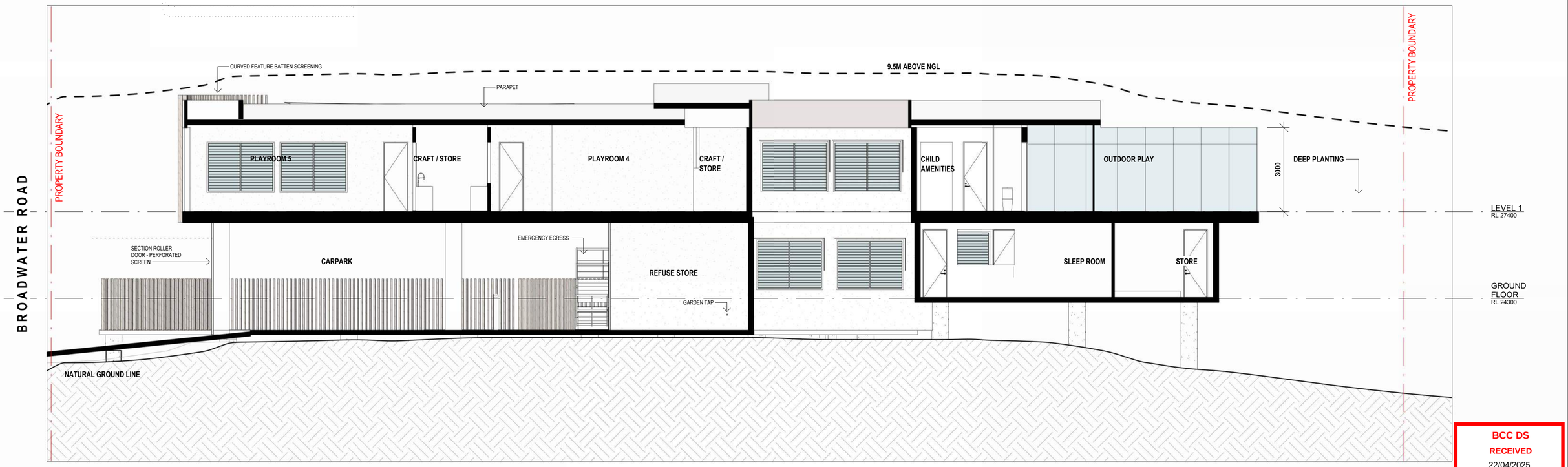
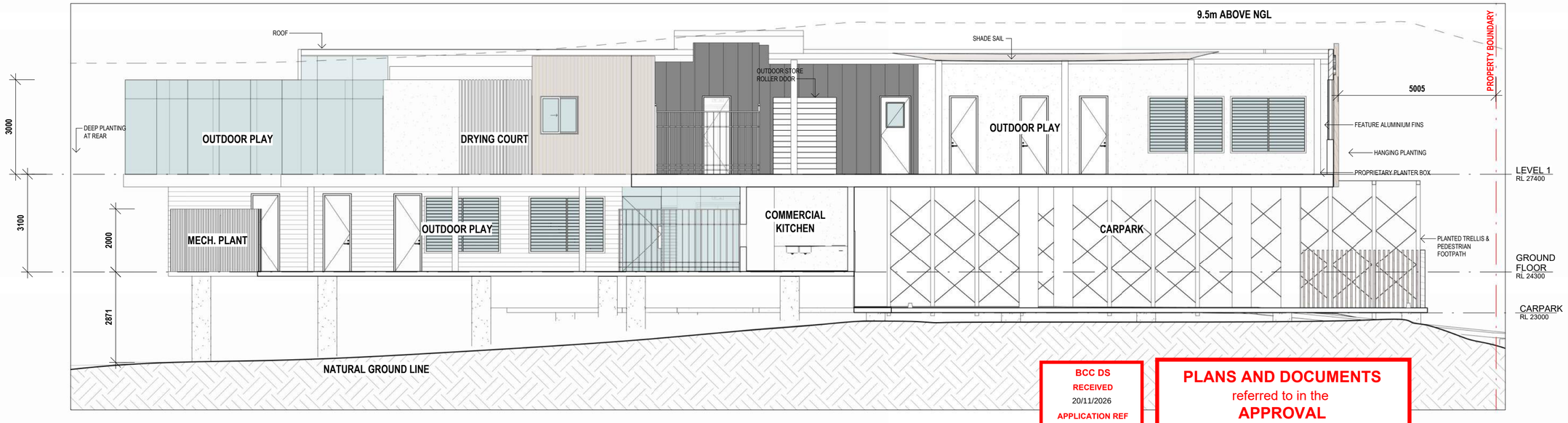


LONGITUDIONAL SECTION 1

1 : 100 REFER 1 - DA.102



LONGITUDIONAL SECTION 2

1 : 100 REFER 2 - DA.102

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Client:
PARADIGM NEW PTY LTD

Project:
BROADWATER ROAD CHILDCARE CENTRE

Location:
381 BROADWATER ROAD MANSFIELD

Sheet Name:
PROPOSED SECTIONS

Project number	2416
Scale	As indicated
Date	FEBRUARY 2025
Drawn by	EL
Checked by	KL
Sheet size	A2

Drawing No: DA.204
Issue No: 4

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REVISIONS		
REV.	DESCRIPTION	DATE
P1	PRELIMINARY	08.08.2024
P2	TRAFFIC ADVICE AMENDMENTS	21.08.2024
P3	REDESIGN	24.09.2024
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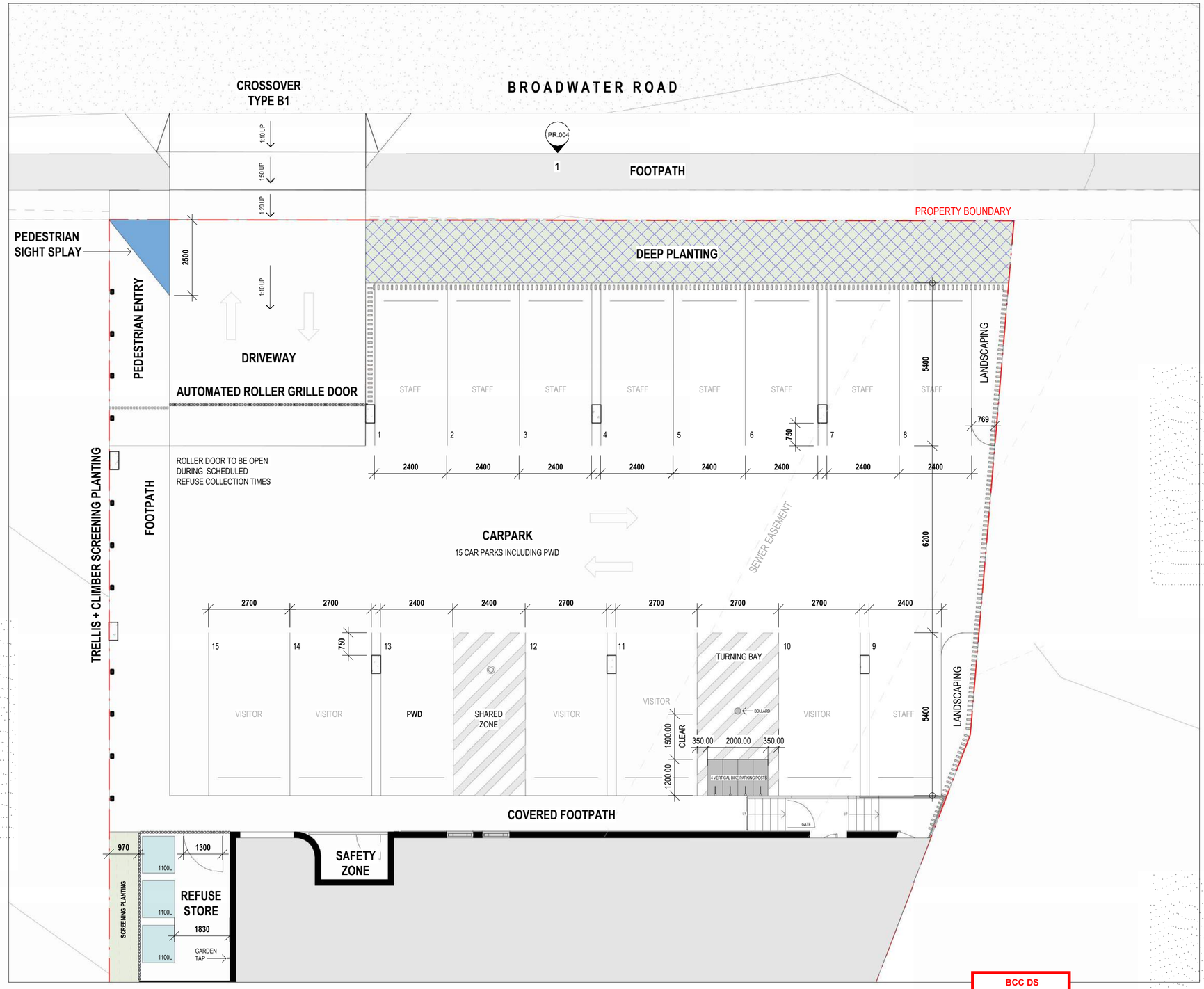
3	RFI	31.03.2025
4	ELM AMENDMENTS	22.04.2025



CARPARKING LAYOUT

1 : 100

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Client:
PARADIGM NEW PTY LTD

Project:
BROADWATER ROAD CHILDCARE CENTRE

Location:
381 BROADWATER ROAD MANSFIELD

Sheet Name:
PROPOSED PARKING LAYOUT

Project number	2416
Scale	1 : 100
Date	FEBRUARY 2025
Drawn by	EL
Checked by	KL
Sheet size	A2

Drawing No: DA.301
Issue No: 4

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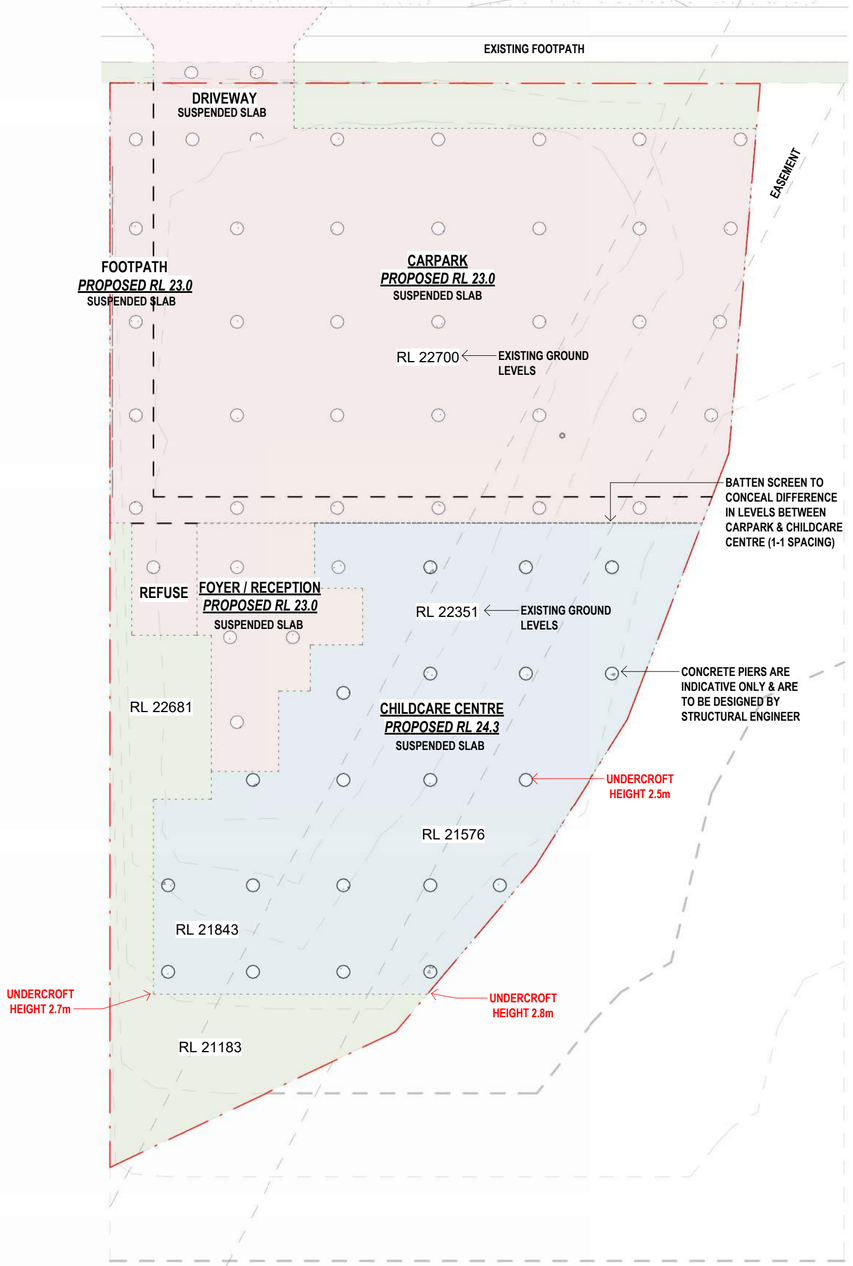
BROADWATER ROAD



LOWER GROUND PLAN

1 : 200

REVISIONS

REV.	DESCRIPTION	DATE
1	RFI	16.01.2025
2	RFI	31.03.2025
3	ELM AMENDMENTS	22.04.2025

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APPLICATION REF
A007156679

PLANS AND DOCUMENTS
referred to in the
APPROVAL
Dated: 09/07/2025

NEYLAN ARCHITECTURE
"The Albion Fire Station" 42 Bridge Street Albion Queensland 4010
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Client:
PARADIGM NEW PTY LTD

Project:
BROADWATER ROAD CHILDCARE CENTRE

Location:
381 BROADWATER ROAD MANSFIELD

Sheet Name:
PROPOSED UNDERCROFT DESIGN PLAN

Project number	2416
Scale	1 : 200
Date	FEBRUARY 2025
Drawn by	EL
Checked by	KL
Sheet size	A2

Drawing No: DA.302
Issue No: 3

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