

# SHERWOOD CHILDCARE

## DEVELOPMENT APPLICATION

23 THALLON STREET SHERWOOD QLD 4075  
FOR ONEFIN SHERWOOD PTY LTD



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### DRAWING LIST

SHEET	DRAWING NAME
23956_DA-000...	COVERPAGE
23956_DA-030...	SITE CONTEXT
23956_DA-031...	SITE ANALYSIS
23956_DA-040...	DESIGN INTENT
23956_DA-100...	SITE PLAN
23956_DA-130...	GROUND FLOOR PLAN
23956_DA-131...	FIRST FLOOR PLAN
23956_DA-200...	ELEVATIONS - 1
23956_DA-201...	ELEVATIONS - 2
23956_DA-300...	SECTIONS
23956_DA-820...	SIGNAGE & MATERIALS
23956_DA-900...	PERSPECTIVES

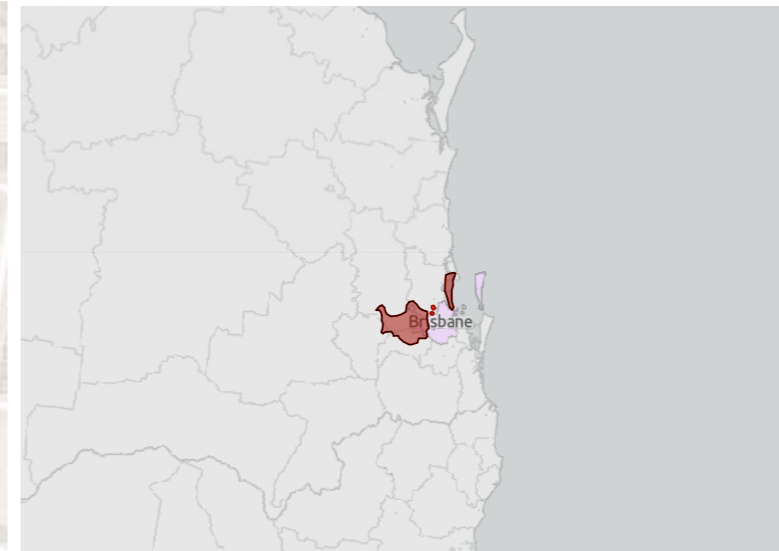
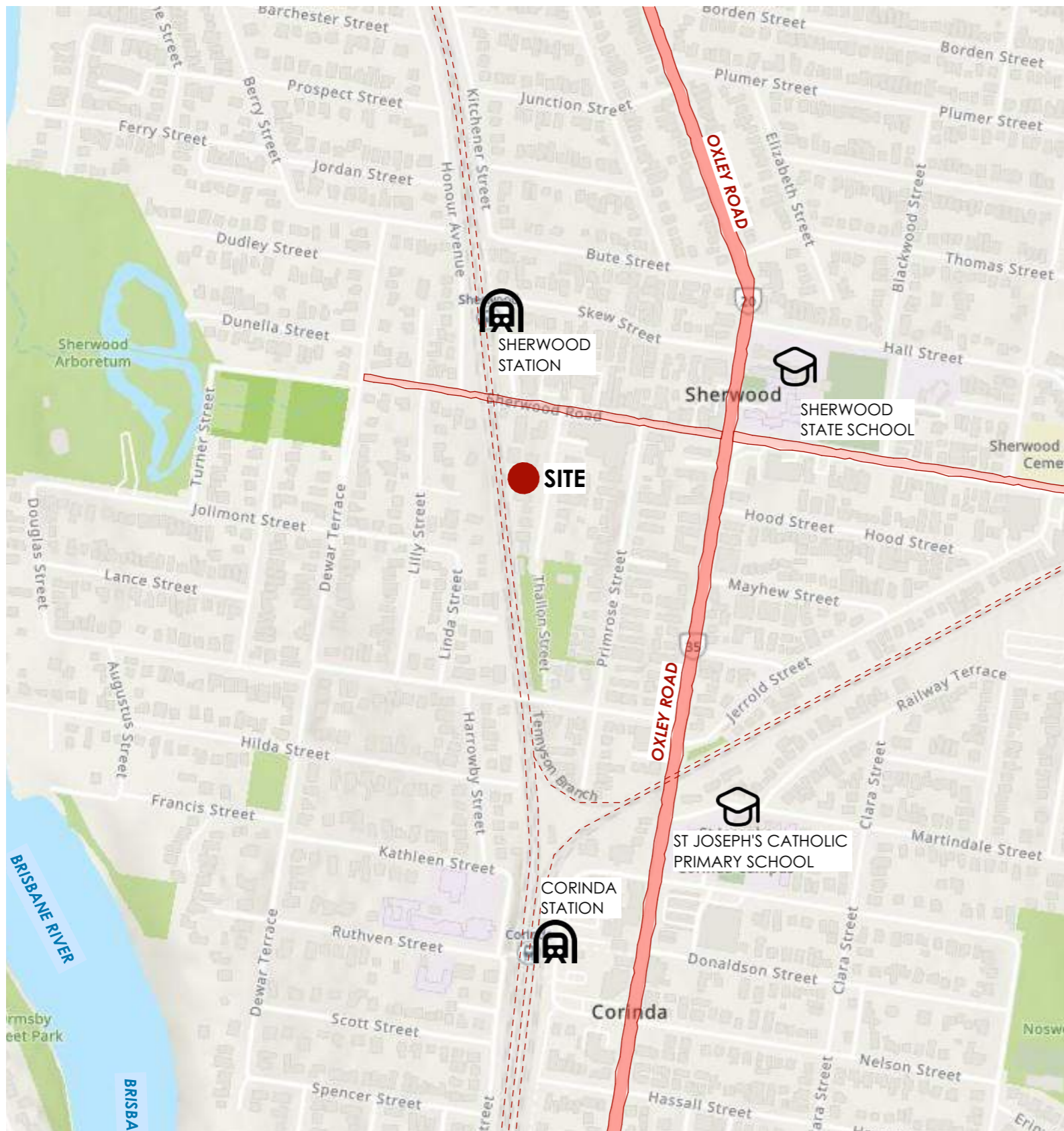
**RAUNIK**  
design group  
ARCHITECTS

+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 39 680 144 370



Nominated Architect: FRANK RAUNIK, FRAIA  
BOAQ 2843 | NSWARB 11433 | ARBV 18521 | TASBOAT 1535 | ARBWA 3214

RAUNIK DESIGN GROUP ARCHITECTS ACKNOWLEDGES THE TRADITIONAL CUSTODIANS OF THE COUNTRIES ON WHICH WE WORK.  
WE PAY RESPECTS TO ELDERS PAST AND PRESENT.

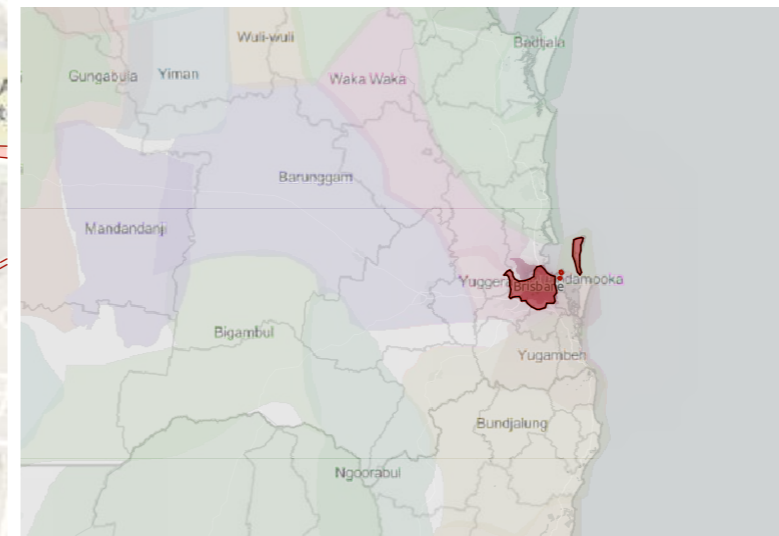


## REGIONAL CONTEXT

REGION:  
**BRISBANE REGION**

LGA:  
**BRISBANE LOCAL GOVERNMENT AREA**

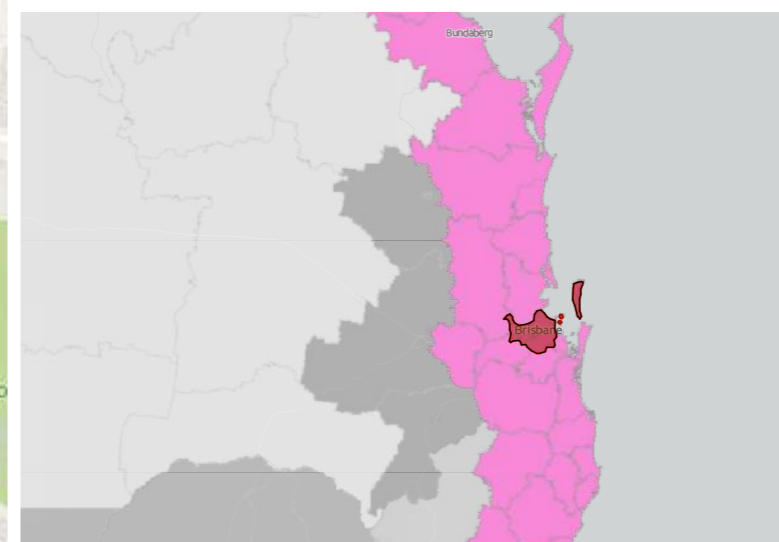
PLANNING SCHEME:  
**BRISBANE CITY PLAN 2014**



## INDIGENOUS CONTEXT

INDIGENOUS LAND:  
**TURRBAL, YUGGERRA, QUANDAMOOKA**

*"The Turrbal Tribe comprises direct descendants of the original owners and custodians of Brisbane. These bloodlines link Turrbal peoples' past, present and future to one another, with traditional customs and laws intact".*



## CLIMATE ZONE CLASSIFICATION

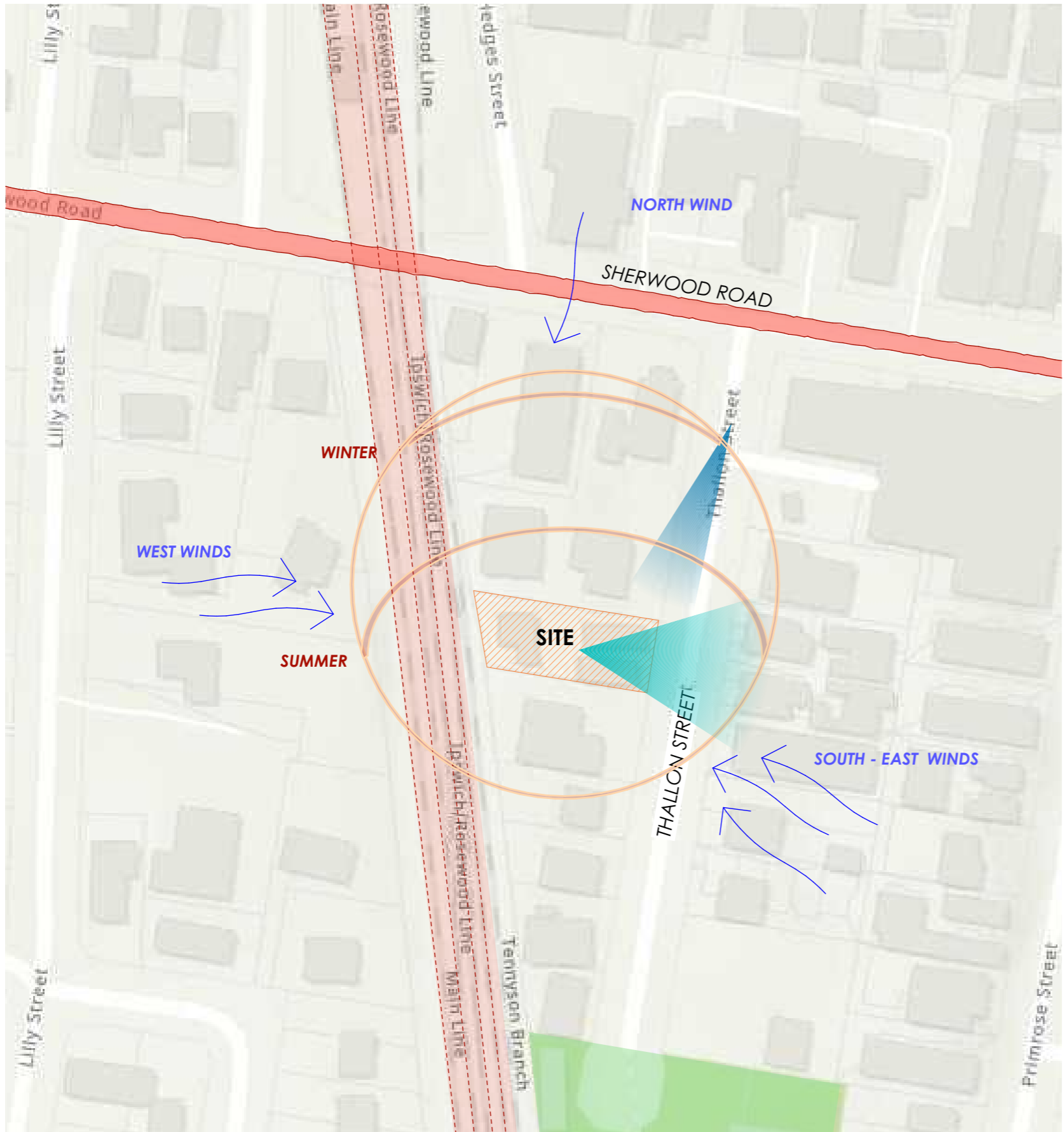
CLIMATE ZONE:  
**2 - WARM HUMID SUMMER, MILD WINTER**

DESIGN OBJECTIVES:  
**INCREASE NATURAL VENTILATION, ADEQUATE ROOF OVERHANG FOR SHADE AND RAIN FALL**

MEAN YEARLY TEMPERATURES-  
MINIMUM: **15.7°C**      MAXIMUM: **25.5°C**

MEAN YEARLY RAINFALL:  
**1149.1mm**





SITE CONTEXT

LOT NO.:  
**LOT 23**

PLAN NO.:  
**RP893783**

BUILT ENVIRONMENT TYPOLOGIES:  
CF4 COMMUNITY FACILITIES

GEO-ENVIRONMENTAL CONDITIONS:  
E.g. Gradient, Overland Flow, Riparian Zone

LEGEND

- SITE
- VIEW CORRIDOR (EXTERNAL):
- VIEW CORRIDOR (INTERNAL):
- NOISE CORRIDOR:
- GREEN CORRIDOR:



MODERN  
ARTICULATION



ENTRY STATEMENT



BUILDING  
FORM



WINDOW FEATURE



VERANDAH - SHADE AREA



LOCAL INSPIRED  
ELEMENTS



INDOOR/ OUTDOOR  
CONNECTION



LANDSCAPE  
FEATURE



ENGAGING  
PLAY

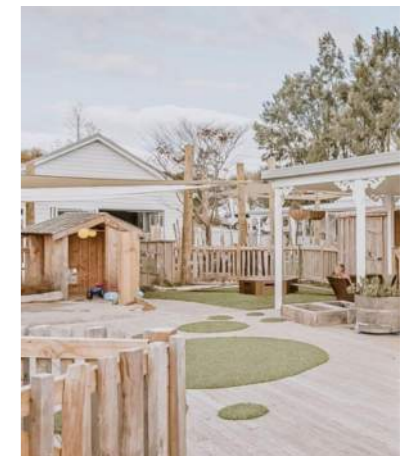


MATERIALITY  
NATURAL & EARTHY TONES



CASCADING PLANTS

DESIGN  
INTENT



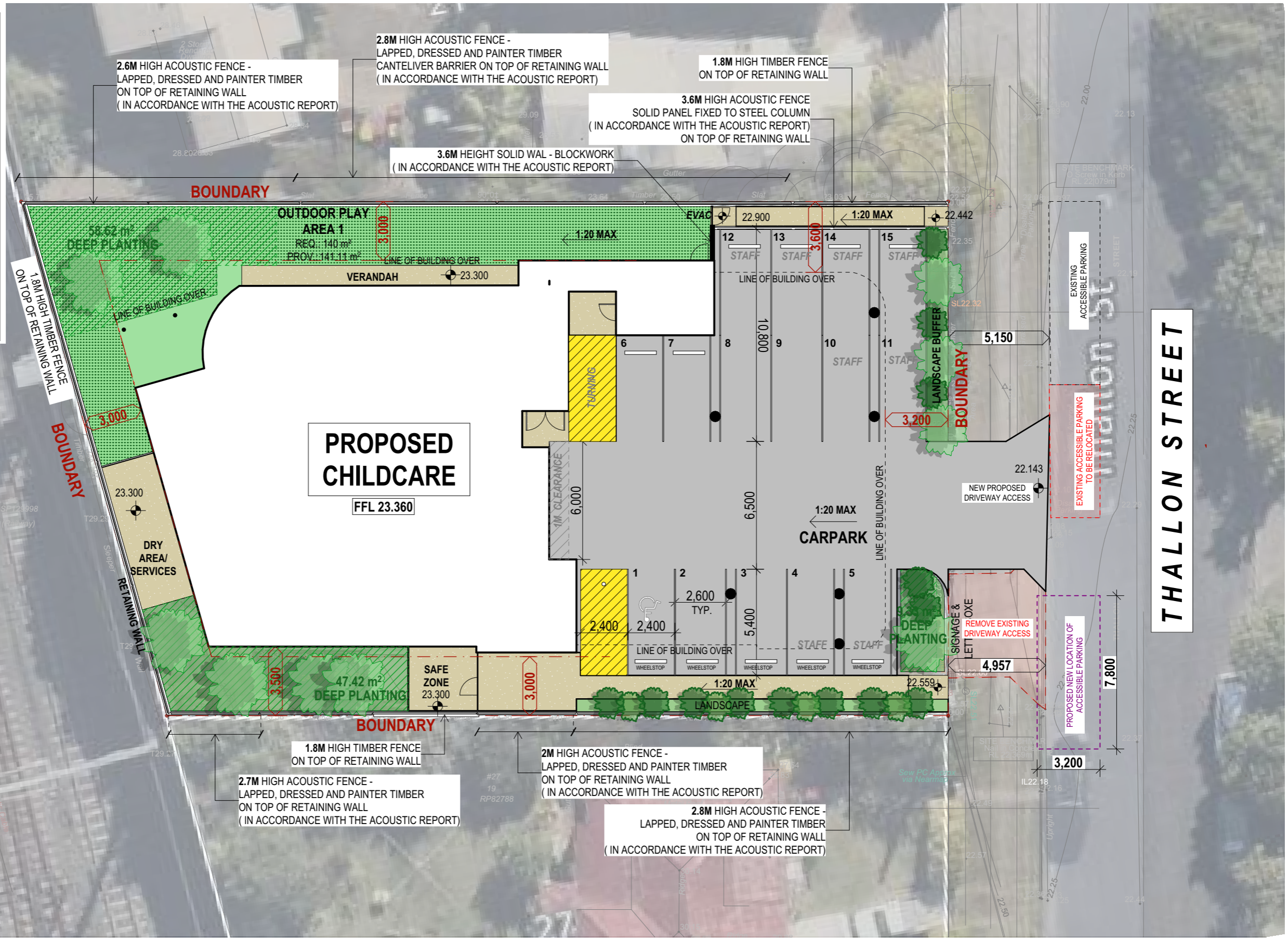
NATURAL ELEMENTS

PLAY AREAS

DA ISSUE  
NOT FOR CONSTRUCTION

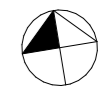
**AREA SCHEDULE**

SITE COVER:	62.8%
SITE COVER:	711 m <sup>2</sup>
SITE AREA :	1137.0 m <sup>2</sup>
DEEP PLANTING REQUIRED : 10% OF SITE AREA	113.7 m <sup>2</sup>
DEEP PLANTING PROVIDED :	113.7 m <sup>2</sup>
<b>GBA</b>	
CHILDCARE:	
GROUND FLOOR:	355 m <sup>2</sup>
FIRST FLOOR:	296 m <sup>2</sup>
<b>PLAY AREA:</b>	
GROUND FLOOR:	141m <sup>2</sup>
FIRST FLOOR:	372 m <sup>2</sup>
<b>OUTDOOR STORE:</b>	
CARPARK:	17m <sup>2</sup>
	376 m <sup>2</sup>
<b>POPULATION:</b>	
CHILDREN:	73
FULL TIME STAFF:	13
<b>CAR PARKING REQUIRED:</b>	
1 PER 5 CHILDREN (60% STAFF)	14.6
<b>CAR PARKING PROVIDED:</b>	
(INCLUDES 1 DISABLED)	15



1

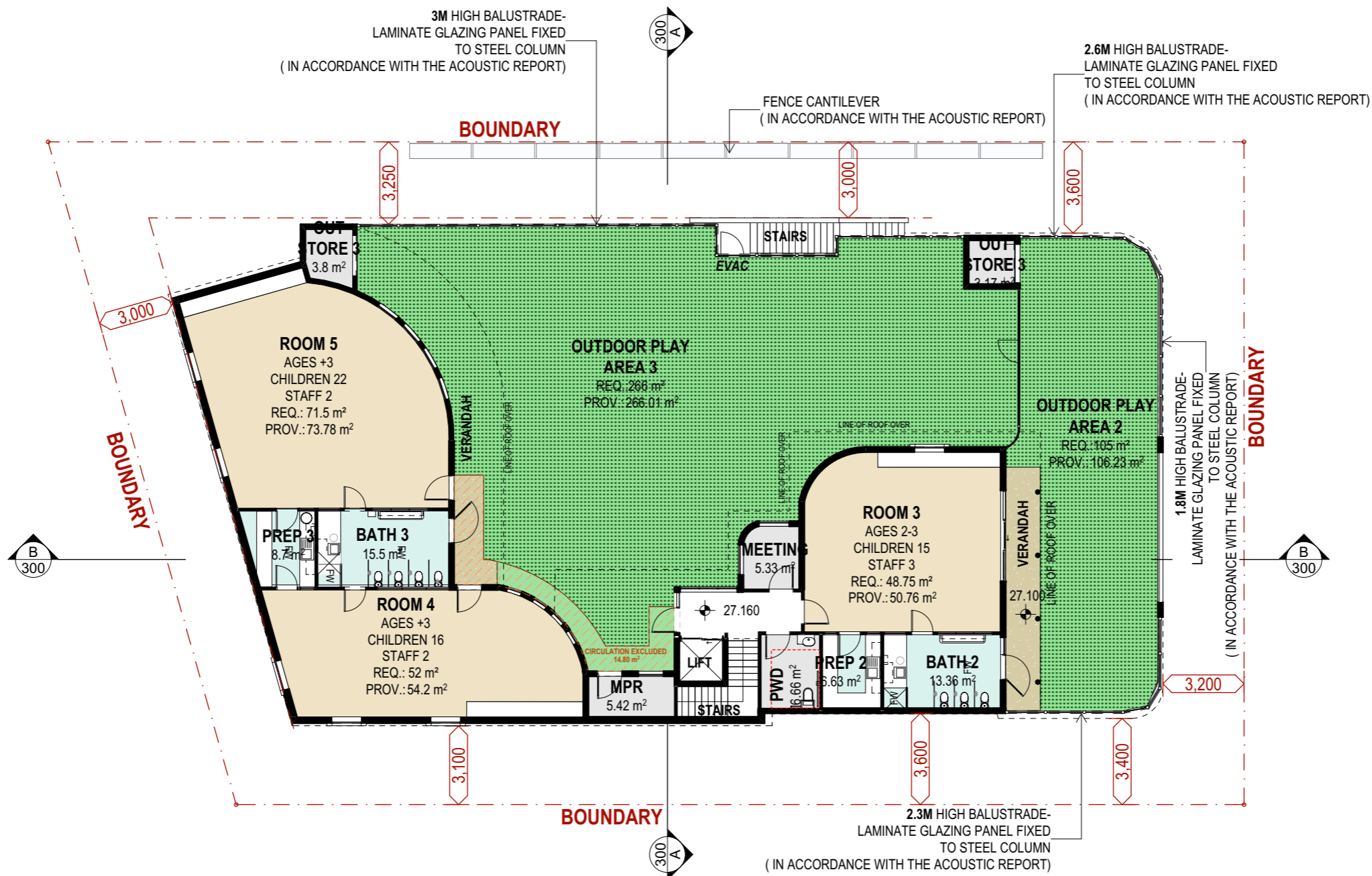
**SITE PLAN**  
1:200





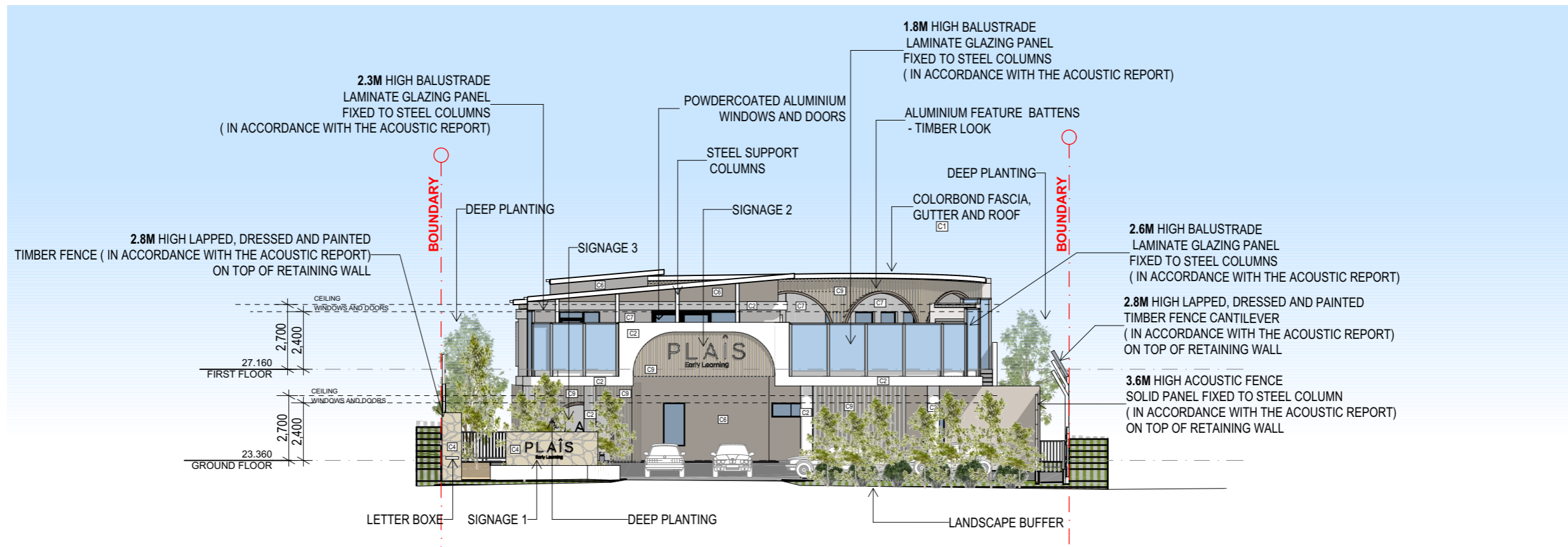
**A006981495 - 23 THALLON ST  
SHERWOOD QLD 4075/Town  
Planning Alliance - 16-MAR-2026**

**1** **GROUND FLOOR**  
1:200

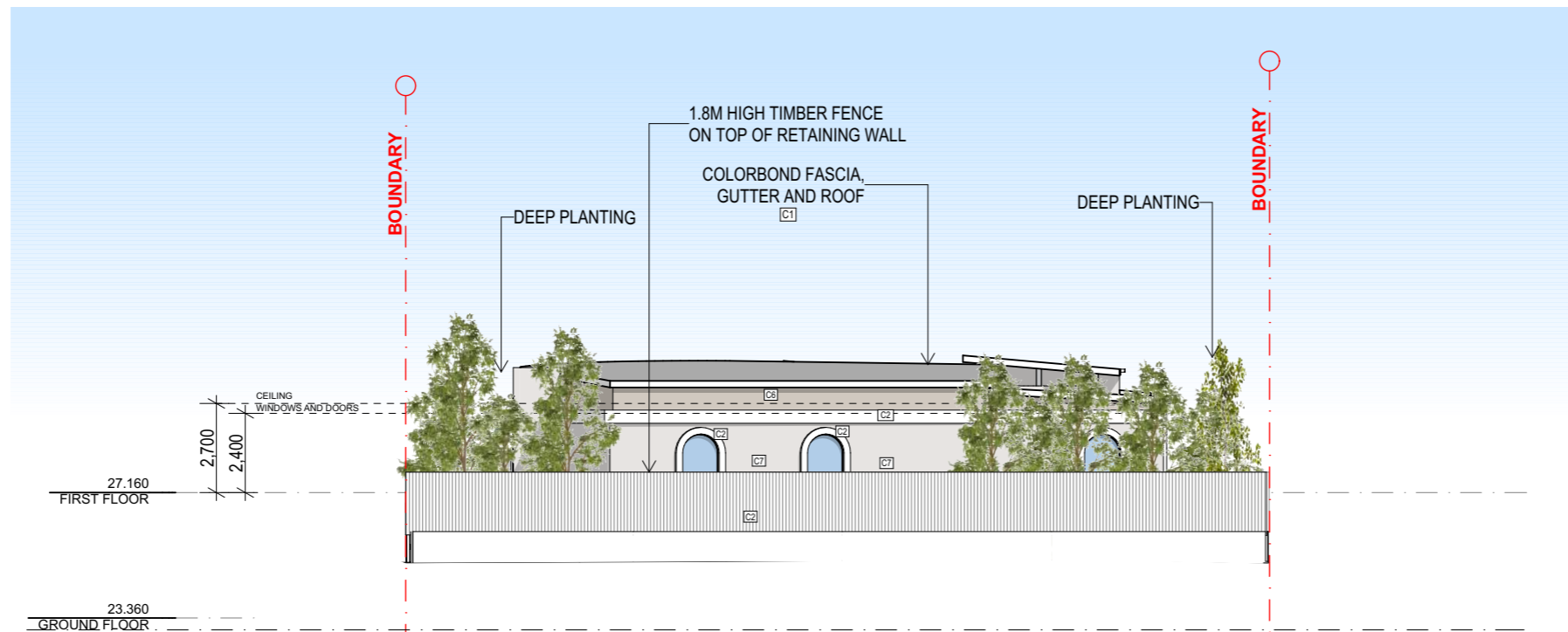


1 **FIRST FLOOR**  
1:200

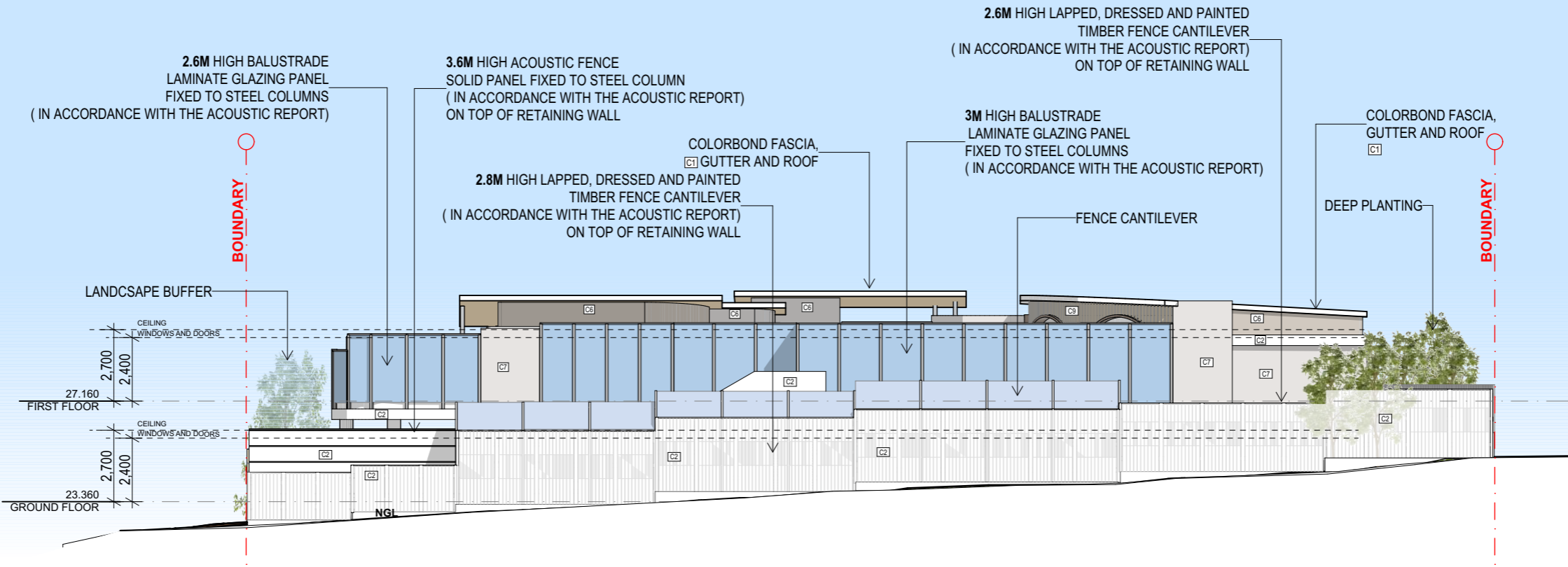




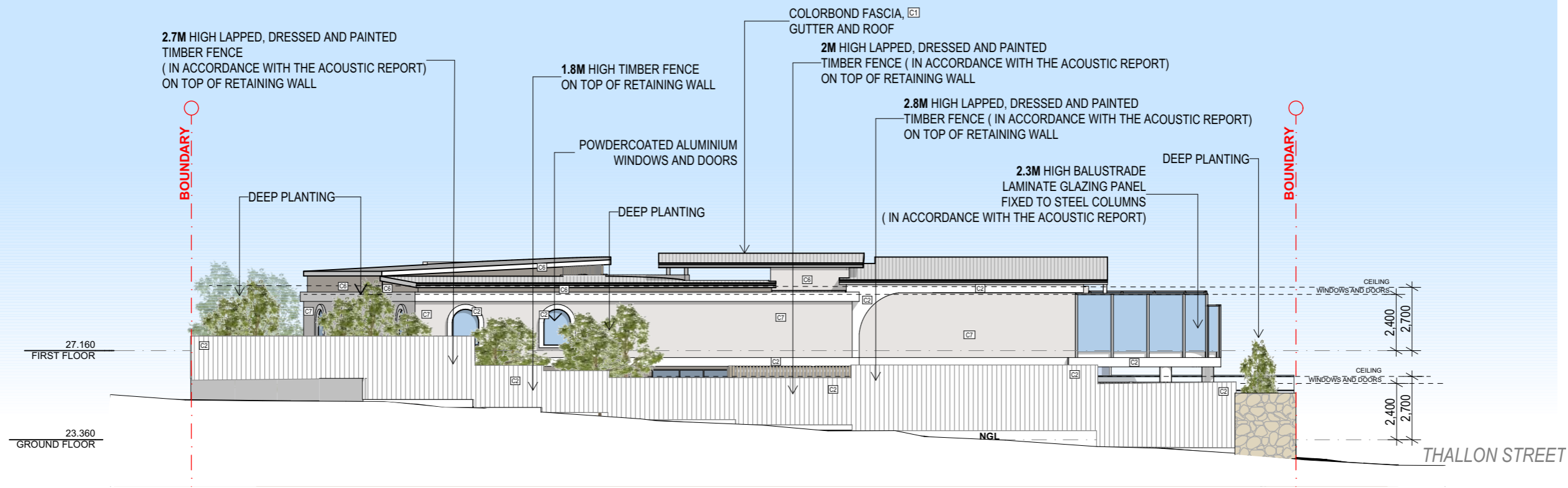
1 EAST ELEVATION  
1:200



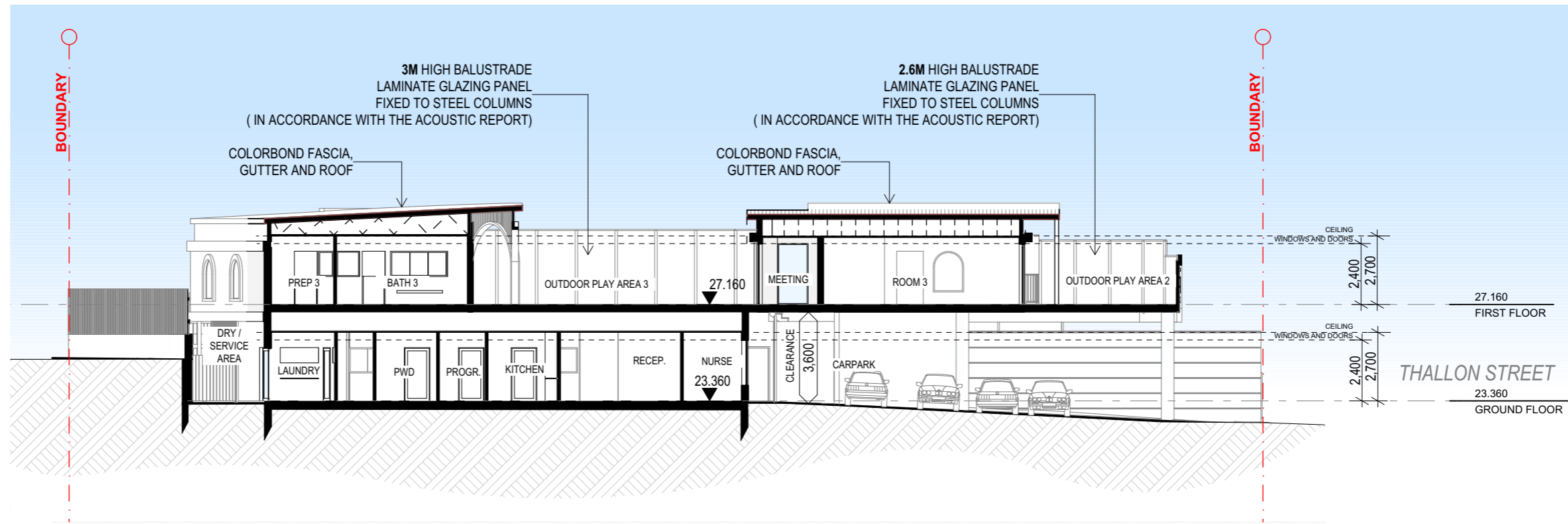
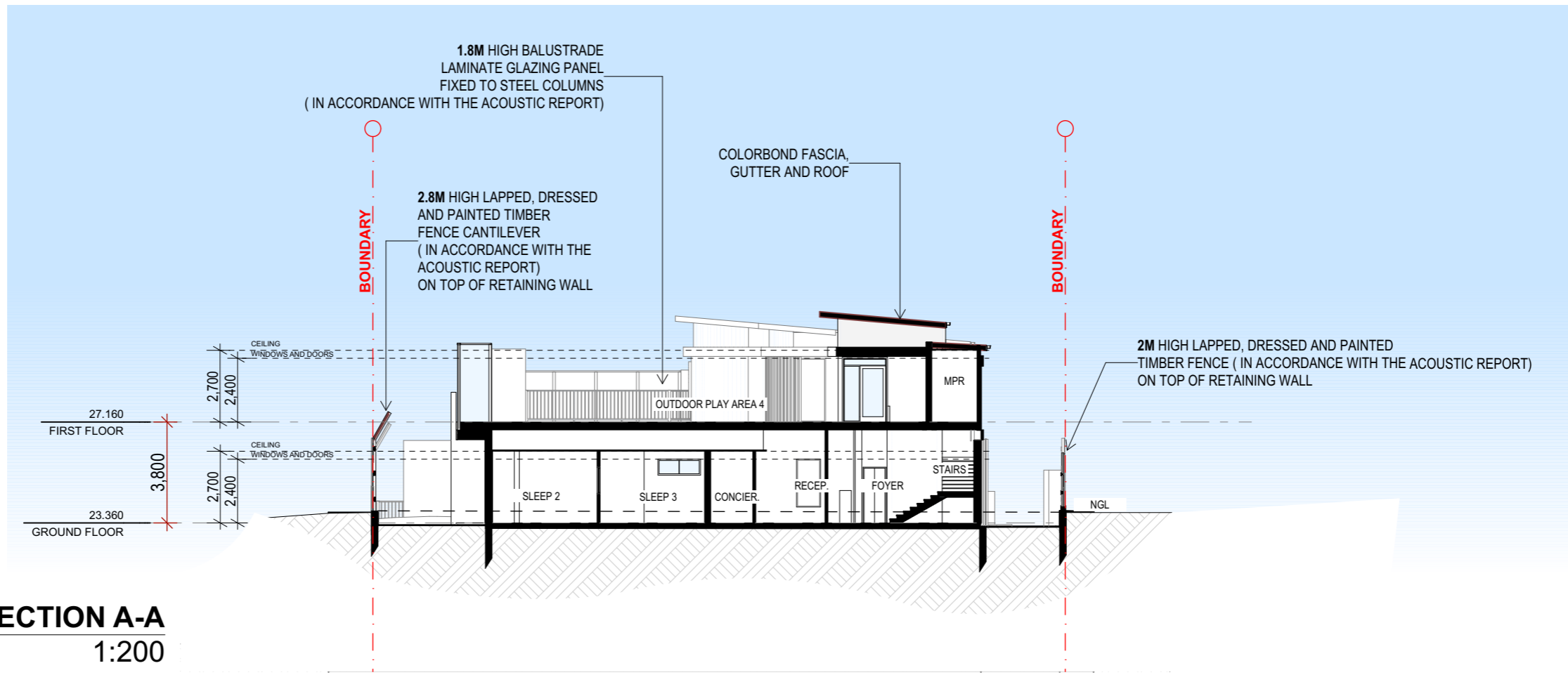
2 WEST ELEVATION  
1:200



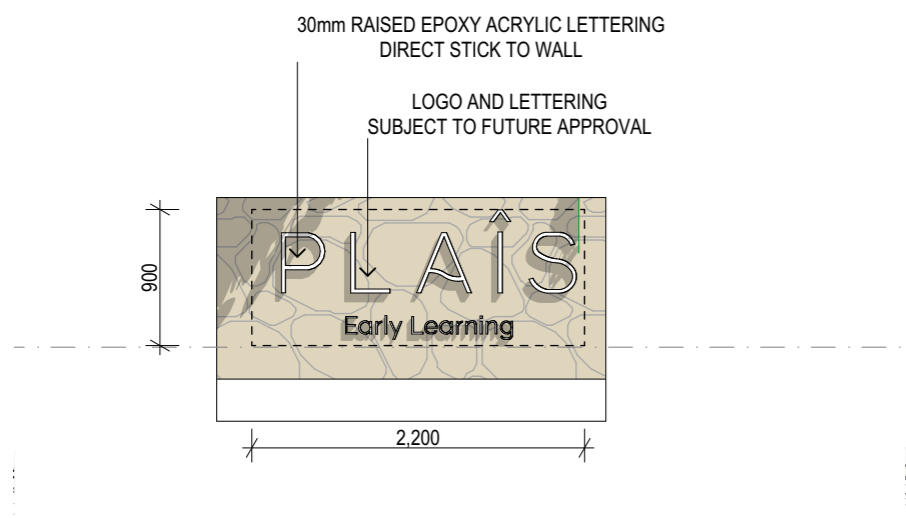
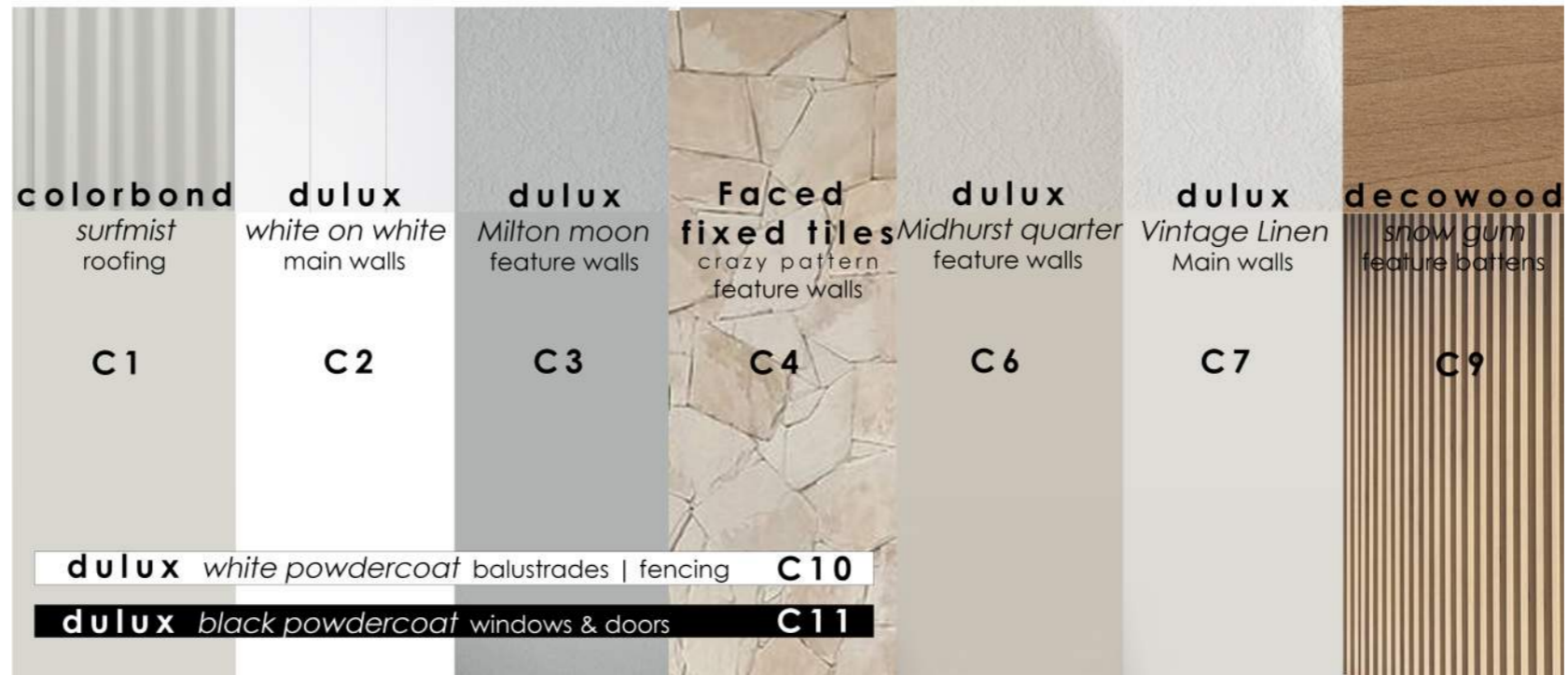
1 NORTH ELEVATION  
1:200



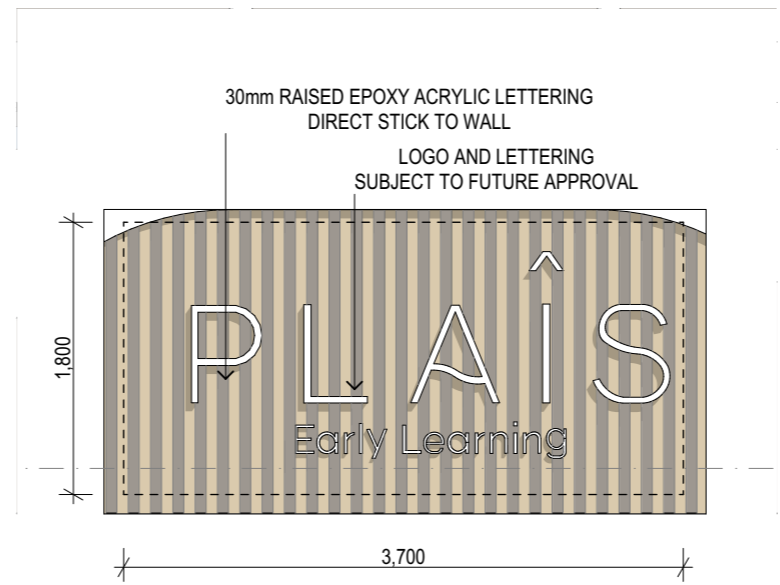
2 SOUTH ELEVATION  
1:200



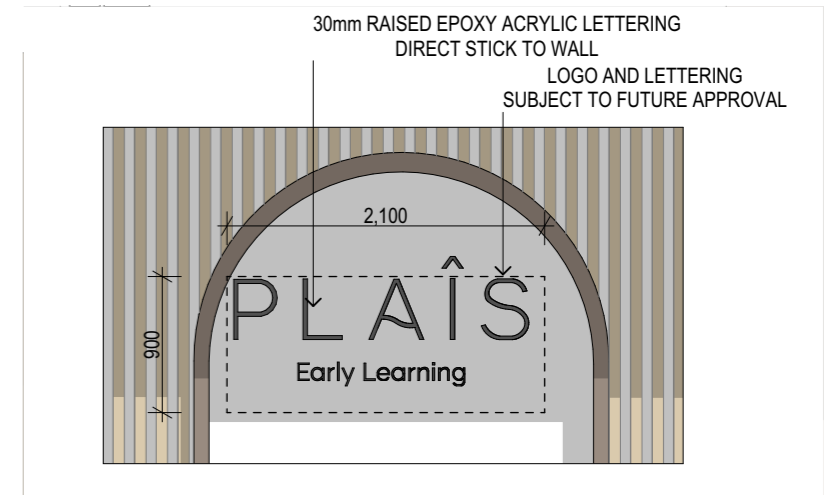
# CHILDCARE CENTRE EXTERNAL COLOUR PALETTE



1 **SIGNAGE1**  
1:50



2 **SIGNAGE2**  
1:50



3 **SIGNAGE3**  
1:50



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