

# Calamvale Childcare

## DEVELOPMENT APPLICATION

49 Nottingham road Calamvale QLD 4116  
FOR Jumi property



PROJECT NUMBER: 25139

DATE: 15/04/2026

### DRAWING LIST

| SHEET            | DRAWING NAME        |
|------------------|---------------------|
| 25139_DA-0000... | COVERPAGE           |
| 25139_DA-0300... | SITE CONTEXT        |
| 25139_DA-0350... | SITE ANALYSIS       |
| 25139_DA-0400... | DESIGN INTENT       |
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| 25139_DA-1300... | GROUND FLOOR        |
| 25139_DA-1305... | FIRST FLOOR         |
| 25139_DA-1310... | ROOF PLAN           |
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| 25139_DA-4060... | PERSPECTIVES        |
| 25139_DA-5000... | MATERIALS & SIGNAGE |

ARTIST IMPRESSION ONLY

**RAUNIK**  
design group  
ARCHITECTS

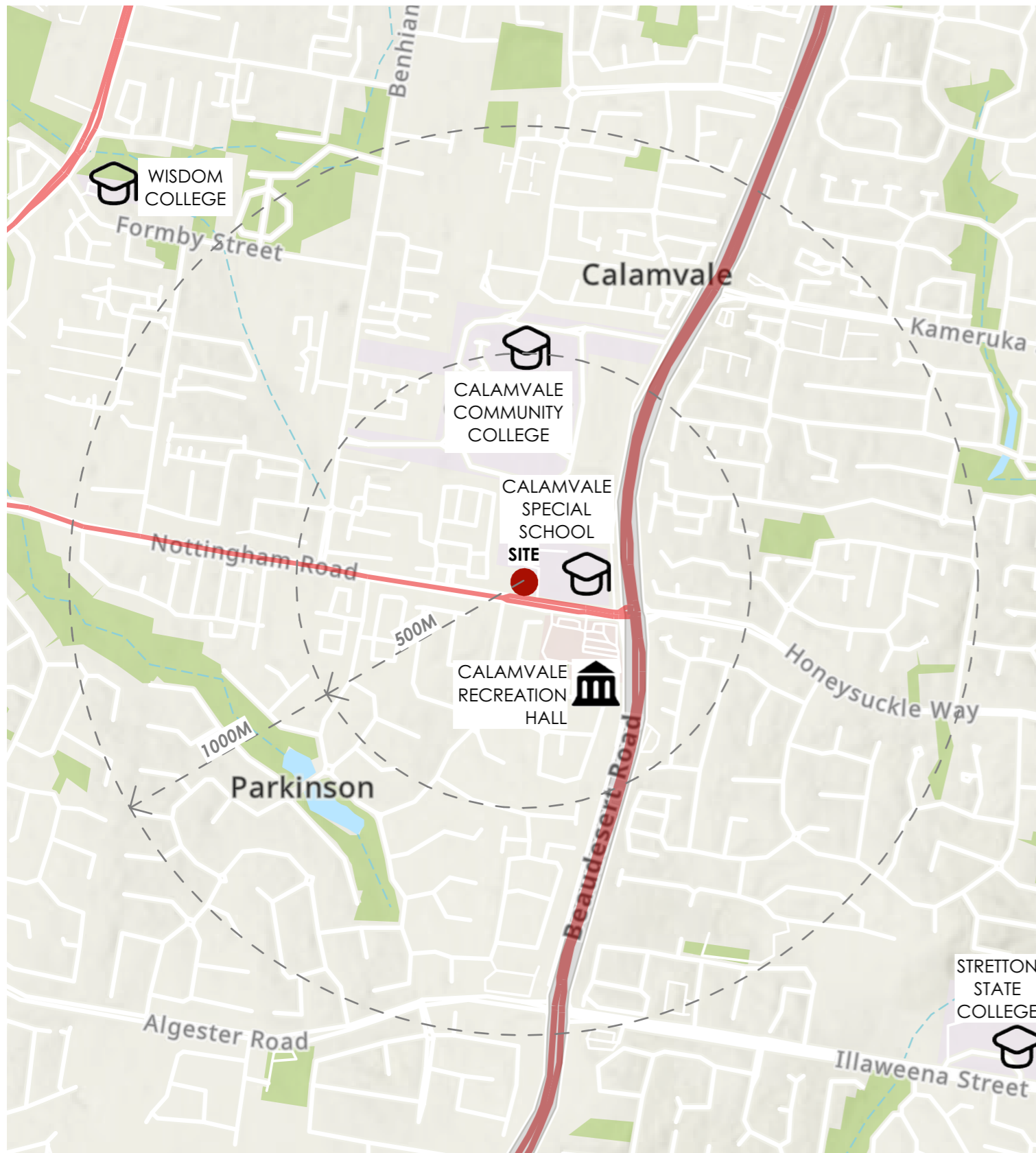
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RAUNIK DESIGN GROUP ARCHITECTS ACKNOWLEDGES THE TRADITIONAL CUSTODIANS OF THE COUNTRIES ON WHICH WE WORK.  
WE PAY RESPECTS TO ELDERS PAST AND PRESENT.

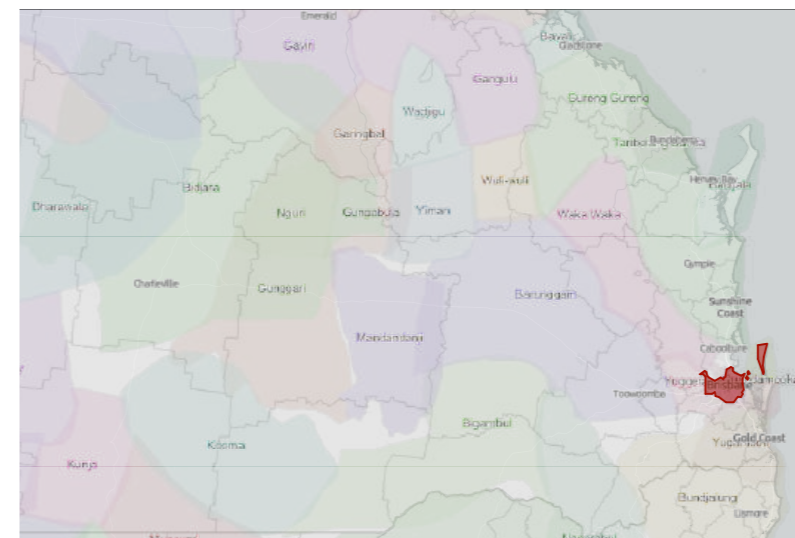


### REGIONAL CONTEXT

REGION:  
**SOUTH EAST QUEENSLAND (GREATER BRISBANE REGION)**

LGA:  
**CITY OF BRISBANE (CALAMVALE WARD)**

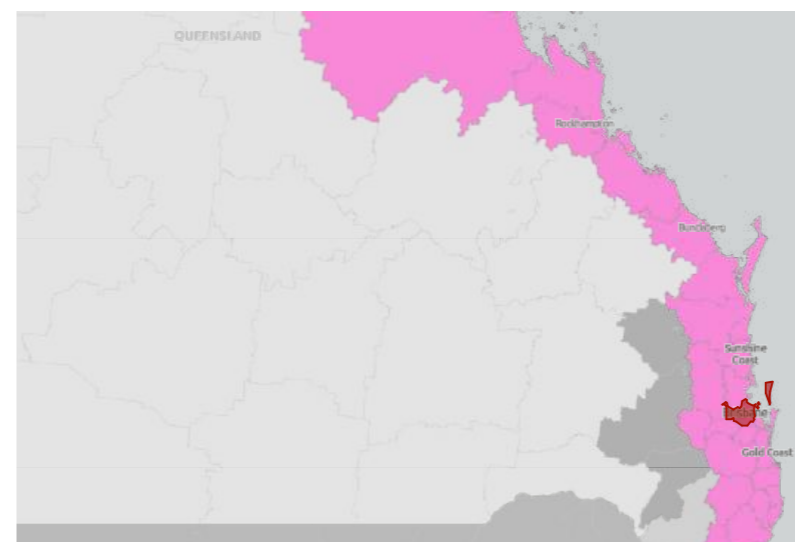
PLANNING SCHEME:  
**Brisbane City Plan 2014**



### INDIGENOUS CONTEXT

INDIGENOUS LAND:  
**TURRBAL, YUGGERA, 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

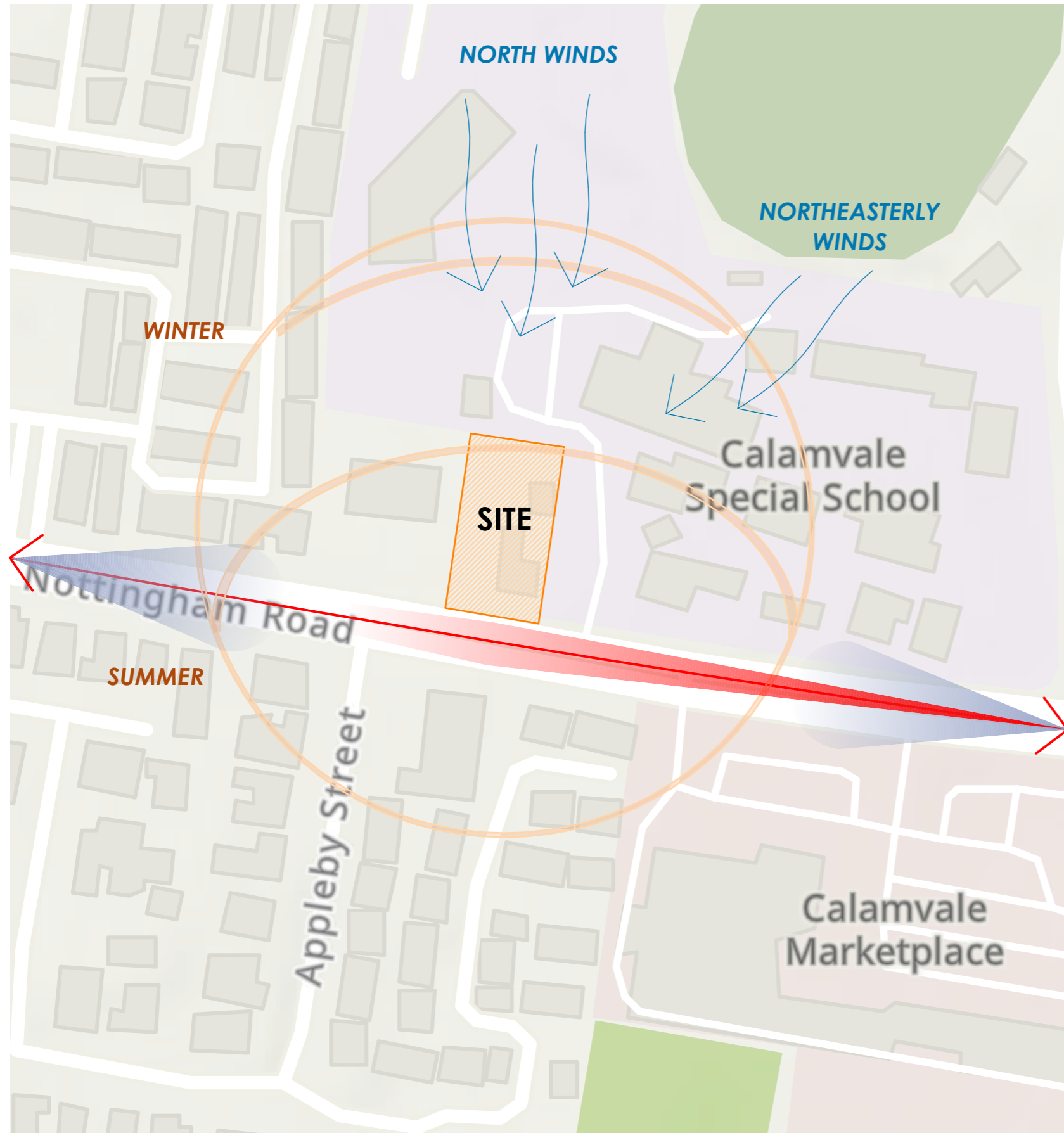
CLIMATE ZONE:  
**2 - WARM HUMID SUBTROPICAL SUMMER, MILD WINTER**

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

MEAN YEARLY TEMPERATURES-  
MINIMUM: **17.2°C**      MAXIMUM: **25.5°C**

MEAN YEARLY RAINFALL:  
**1060mm**





**SITE CONTEXT**

LOT NO.:  
**LOT 2**

PLAN NO.:  
**RP 888192**

BUILT ENVIRONMENT TYPOLOGIES:  
Low Density Residential/Mixed Use  
Commercial, 1-2 Storey

OPPORTUNITIES:  
**Large Lot area (-2,000m<sup>2</sup>) allows scope for increased built form. Transport/Connectivity.**

CONSTRAINTS:  
**Site topography**

DESIGN OBJECTIVES:  
**Prominent Street Frontage, Shading, Cross-ventilation, Covered Outdoor Play, Landscape Buffer, Access & Parking.**

**LEGEND**

- VIEW CORRIDOR (EXTERNAL): ■
- NOISE CORRIDOR: ■
- GREEN CORRIDOR: ■



MODERN  
ARTICULATION

WINDOW FEATURE

VERANDAH - SHADE AREA



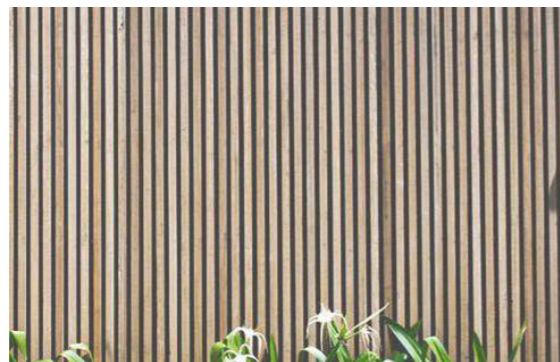
LOCAL INSPIRED  
ELEMENTS

BUILDING  
FORM



INDOOR/ OUTDOOR  
CONNECTION

DESIGN  
INTENT



LANDSCAPE  
FEATURE



CASCADING PLANTS

MATERIALITY  
NATURAL & EARTHY TONES

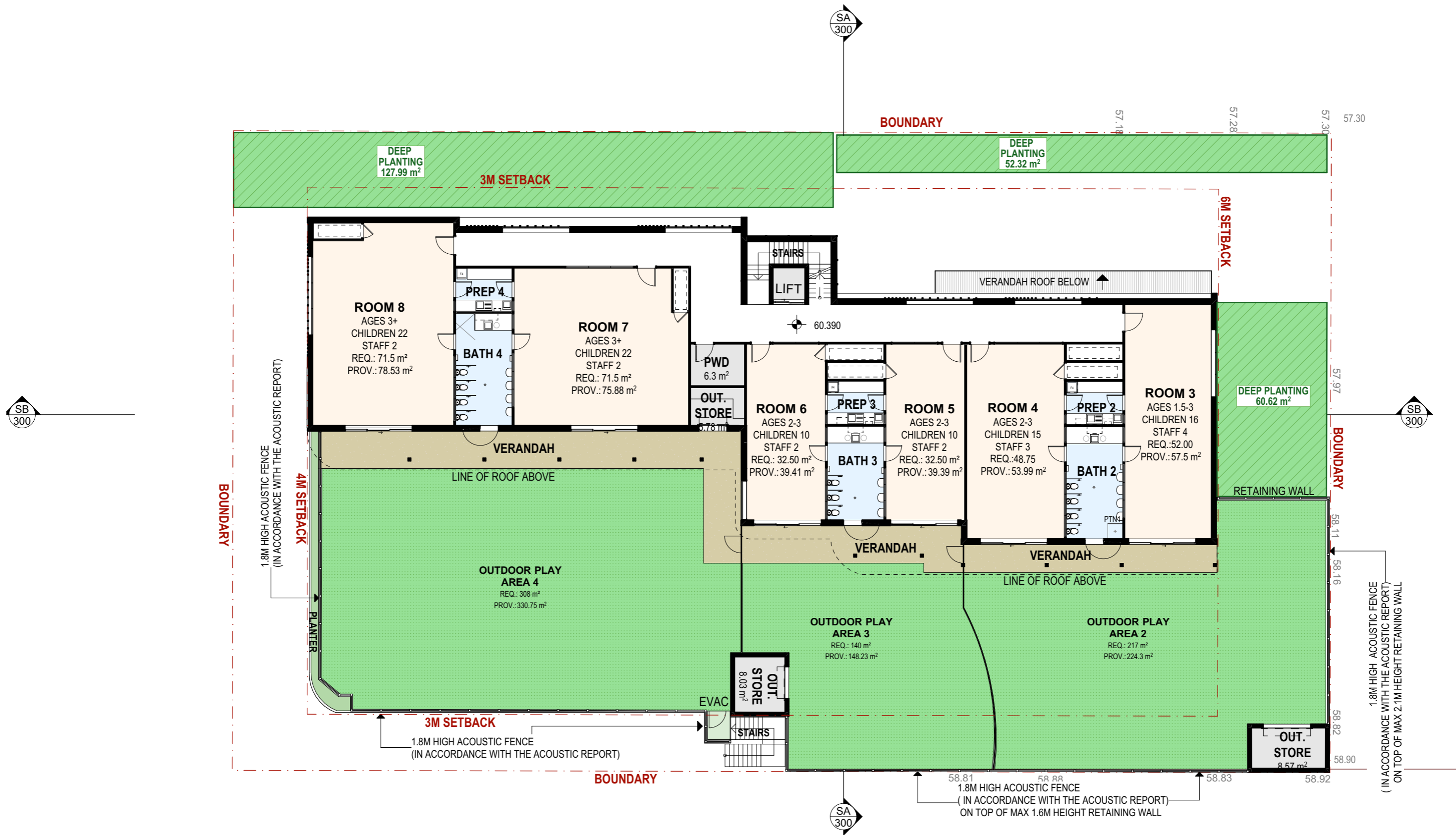


NATURAL ELEMENTS

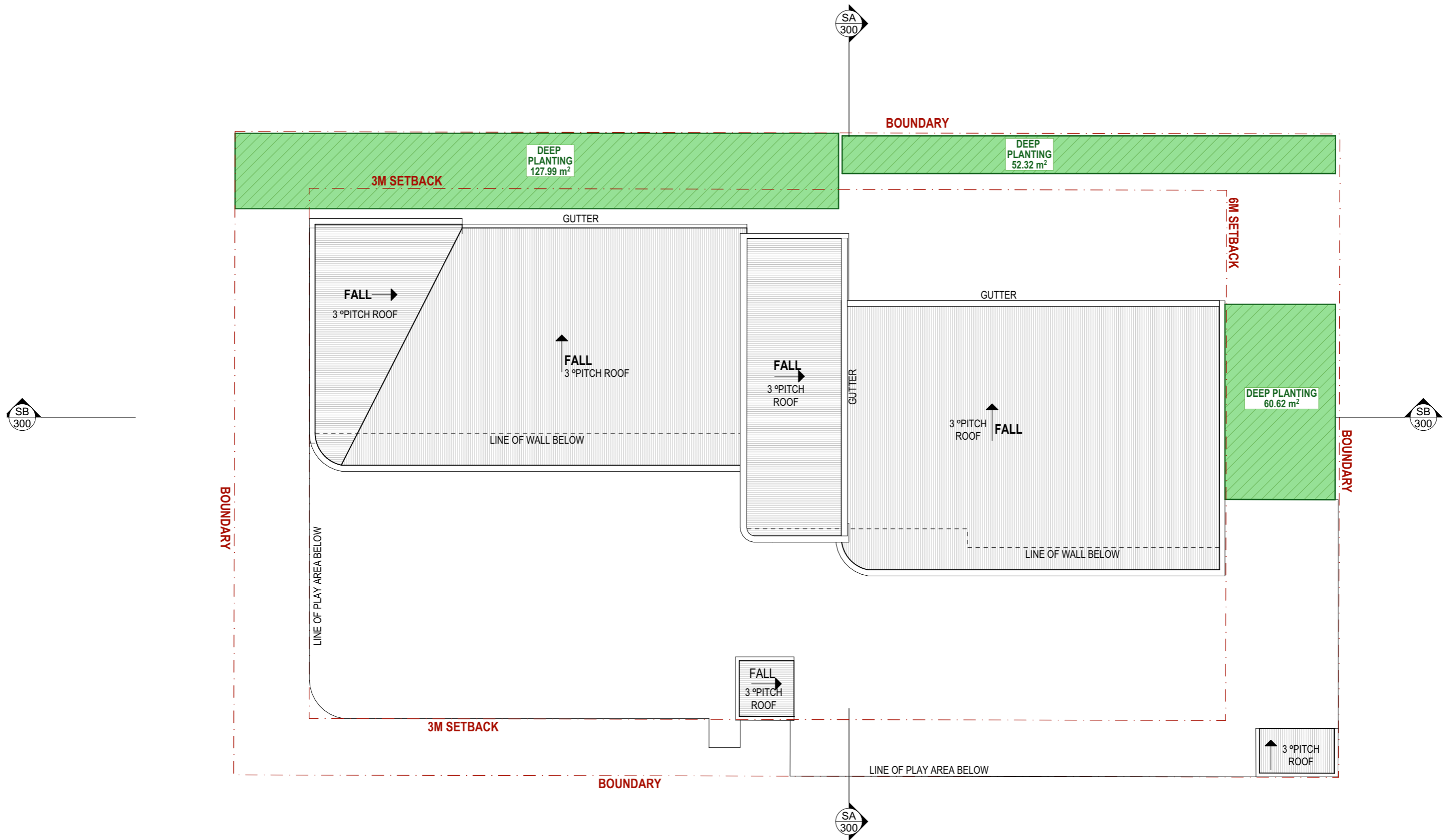
DA ISSUE  
NOT FOR CONSTRUCTION







1 FIRST FLOOR  
1:200

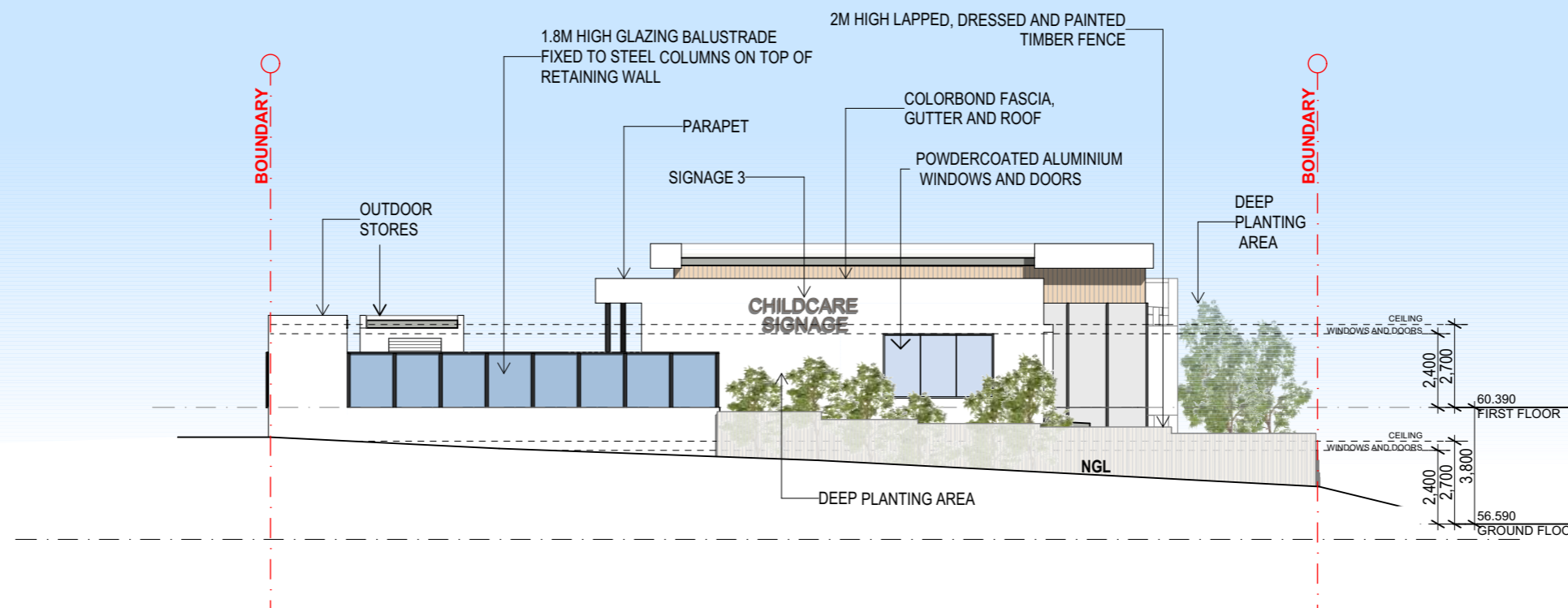


1 ROOF PLAN  
1:200

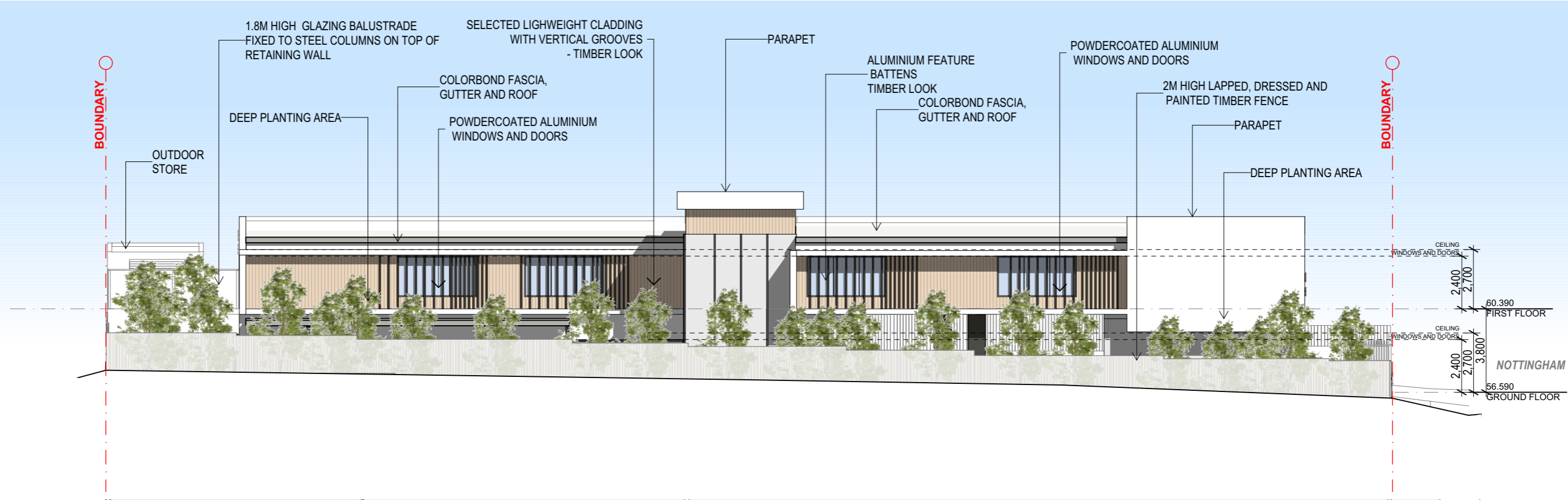




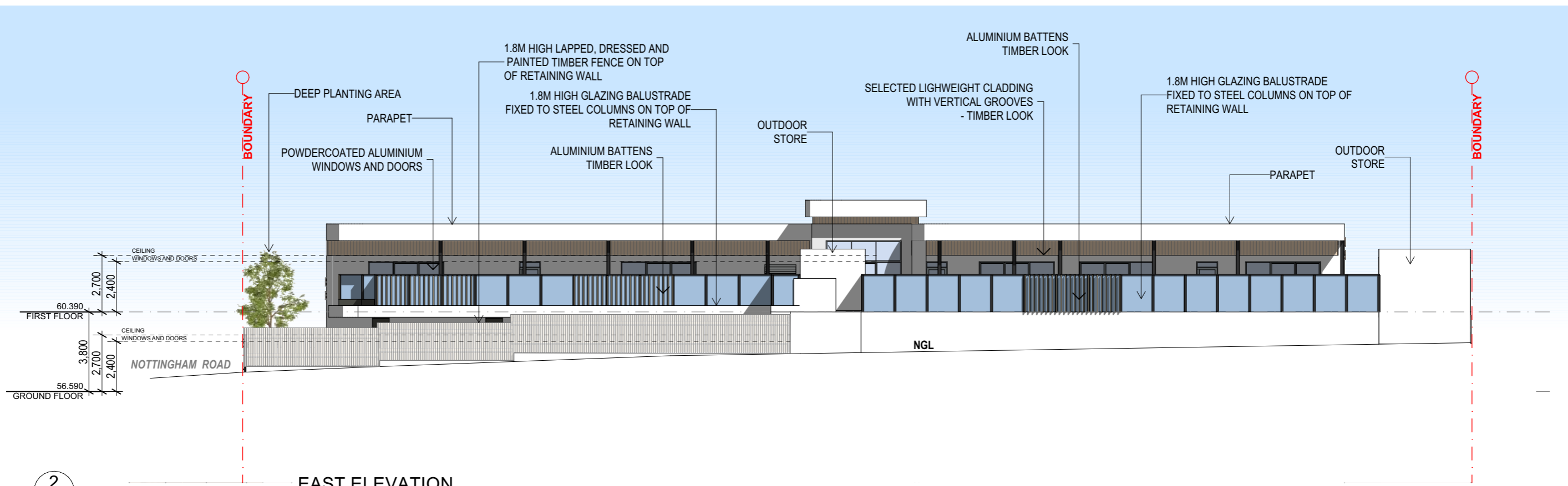
1 SOUTH ELEVATION  
1:200



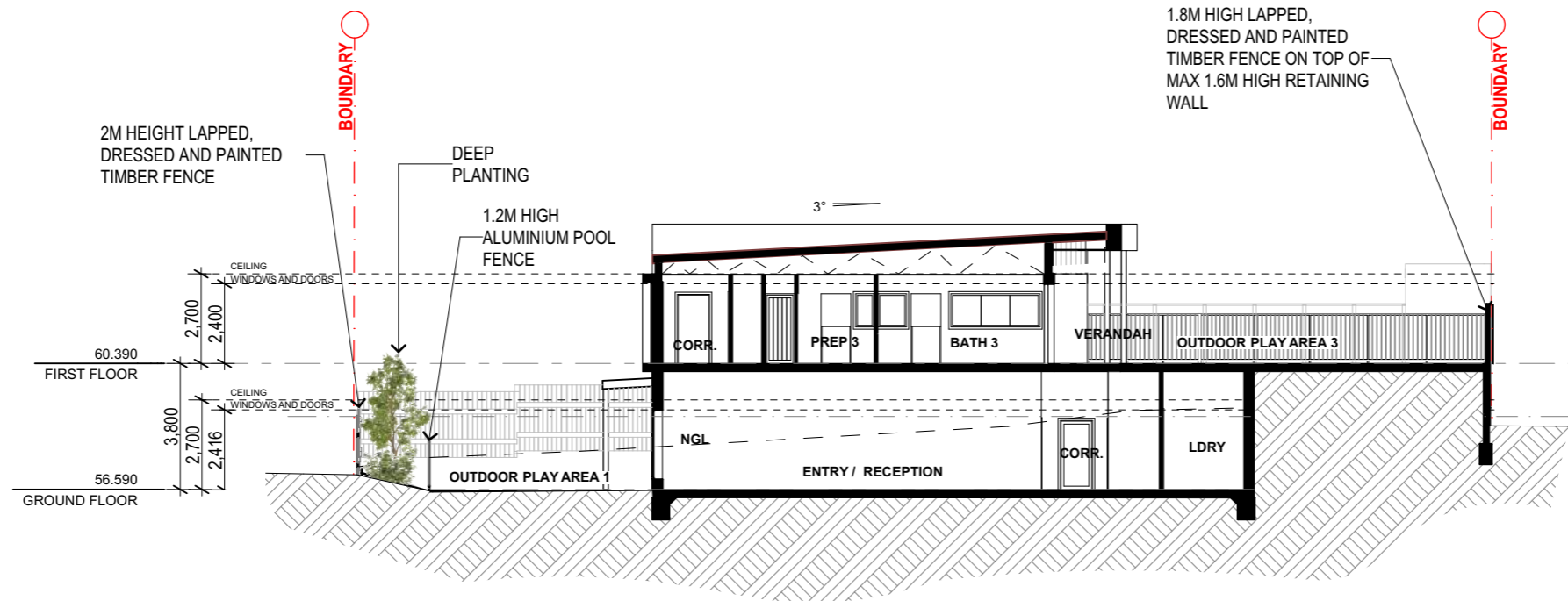
2 NORTH ELEVATION  
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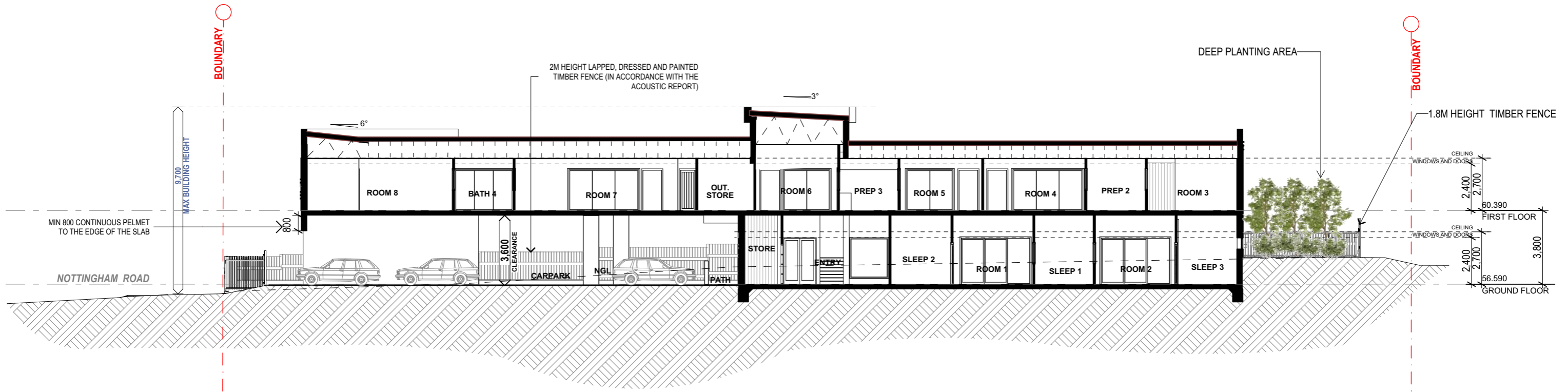
1 WEST ELEVATION  
1:200



2 EAST ELEVATION  
1:200



SA SECTION A  
1:200



SB SECTION B  
1:200



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# CHILDCARE CENTRE EXTERNAL COLOUR PALETTE

