

PROPOSED CHILDCARE DEVELOPMENT

1489 WYNNUM ROAD
TINGALPA QUEENSLAND

FOR RJH PROPERTY GROUP P/L

PROJECT INFORMATION

BCC DS
RECEIVED
15/07/2026
APPLICATION REF
A006967609

PROPOSED CHILDCARE DEVELOPMENT
1489 WYNNUM ROAD
TINGALPA, QUEENSLAND

RPD:	LOT 5 ON RP58963	
SITE AREA:	1927 m ²	
AUTHORITY:	BRISBANE CITY COUNCIL	
PROPOSAL:	83 PLACE CHILDCARE CENTRE	
BUILDING AREAS:	EXISTING	286.51 m ² (14.8% SITE COVERAGE)
BUILDING AREAS:	BUILDING	574.77 m ²
	VERANDAHS	103.90 m ²
	TOTAL	678.67 m ² (35.2% SITE COVERAGE)
NON-PERMIABLE AREAS:	BUILDING	574.77 m ²
	VERANDAHS	103.90 m ²
	DRIVEWAYS	435.67 m ²
	PATHWAYS	139.07 m ²
	TOTAL	1,253.41 m ²
LANDSCAPE AREAS:	673.59 m ² (INCLUDES OUTDOOR PLAYGROUND BUT EXCLUDES TREEHOUSE)	
OUTDOOR PLAYSACE:	REQ'D - 7.0m ² / CHILD 83 CHILDREN x 7 = 581.00 m ² PROVIDED PLAYGROUND = 591.19 m ² (INCLUDES TREEHOUSE - 75.0m ²)	
SHADED PLAY RECOMMENDED	- 2.0m ² / CHILD 83 CHILDREN x 2 = 166 m ² PROVIDED VERANDAHS 103.90 m ² + ADDITIONAL COVERED AREAS	
CARPARKING:	PROVIDED IN ACCORDANCE WITH EXISTING DEVELOPMENT APPROVAL = 18 CAR SPACES	
BUILDING HEIGHT:	2 STOREY MAXIMUM	

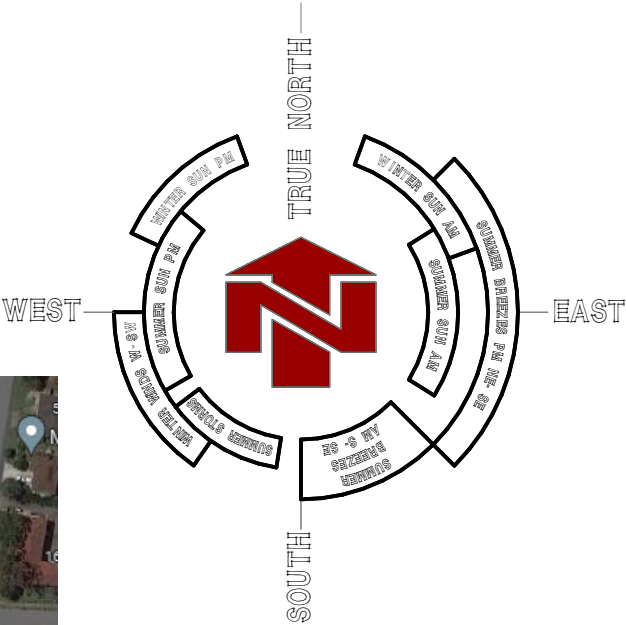
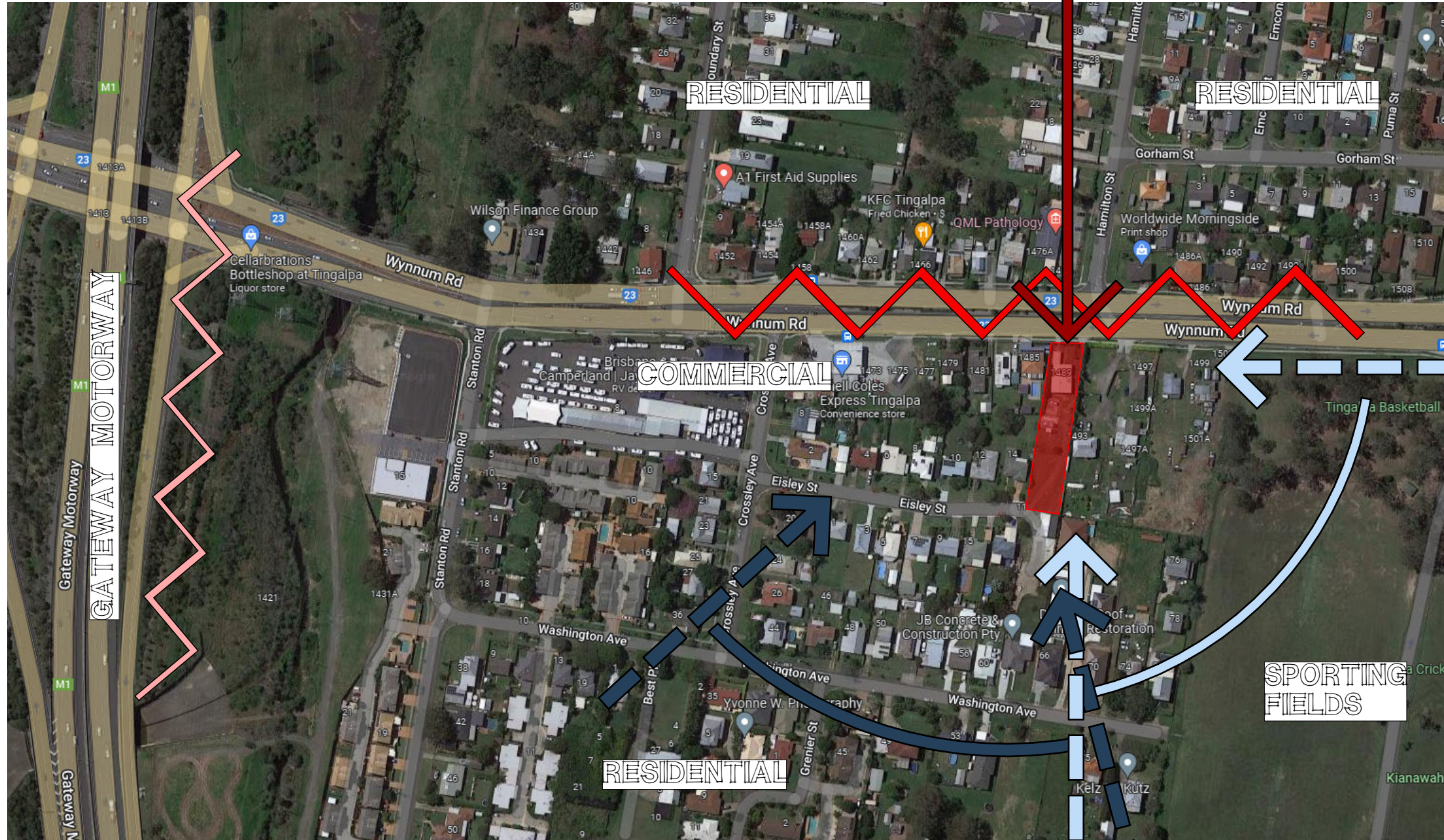
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MARK, DEBBIE & JOHN PERRY
a: PO BOX 1009, PARADISE POINT, 4216
e: admin@blackinkarchitecture.com
p: 0755194221 m: 0405164989



- PRIMARY NOISE SOURCE
- SECONDARY NOISE SOURCE
- WINTER WINDS
- SUMMER BREEZES
- VIEWS

DEVELOPMENT SITE ANALYSIS PLAN

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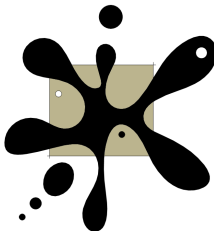
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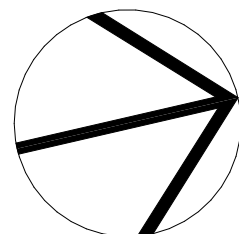
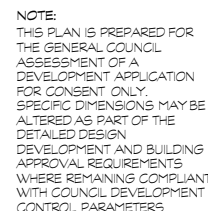


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MARK, DEBBIE & JOHN PERRY
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CONCEPT SITE
SCALE 1:300

SCALE 1:300



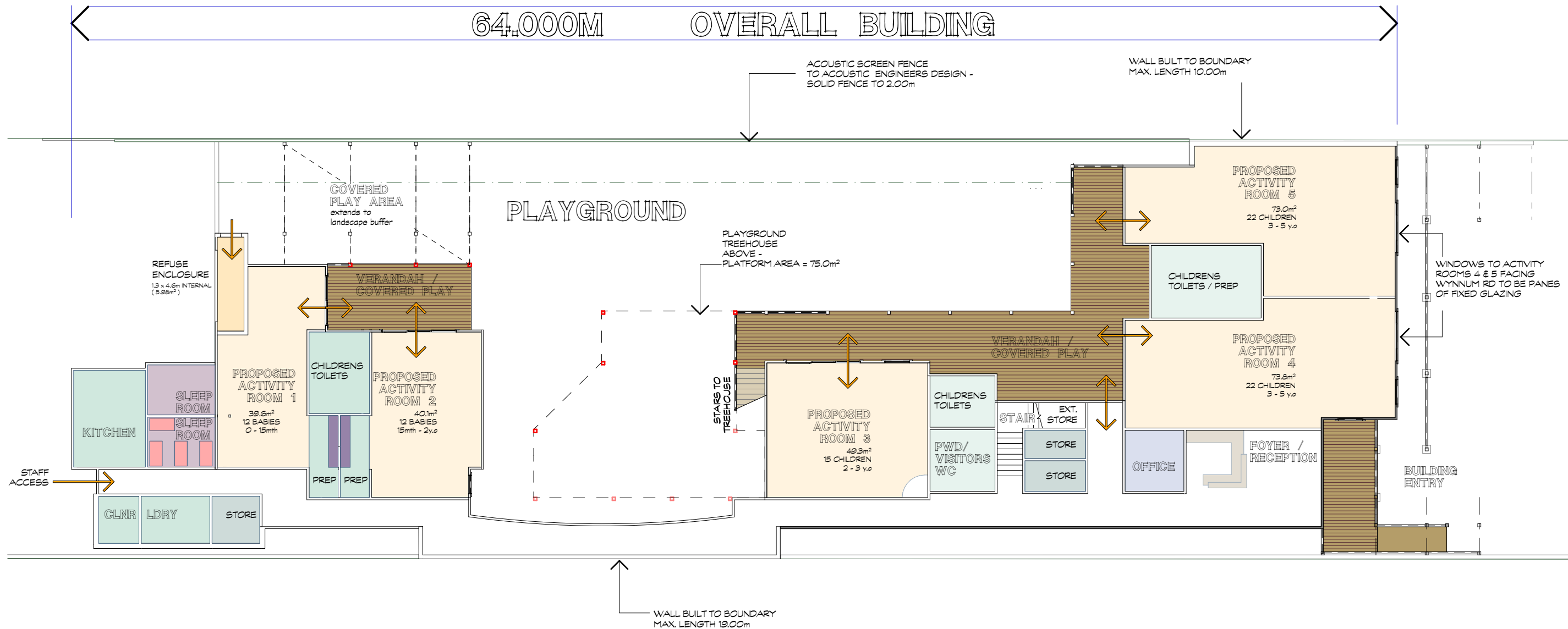
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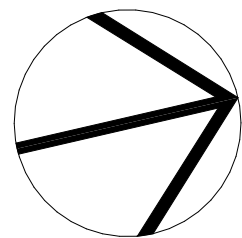
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MARK, DEBBIE & JOHN PERRY
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CONCEPT PLAN # GROUND SCALE 1:200

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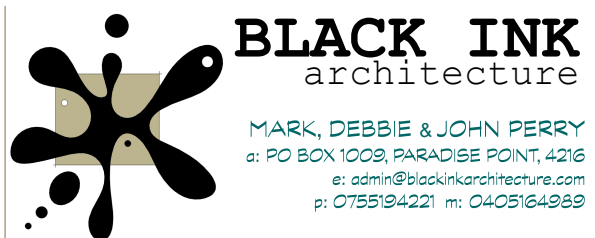
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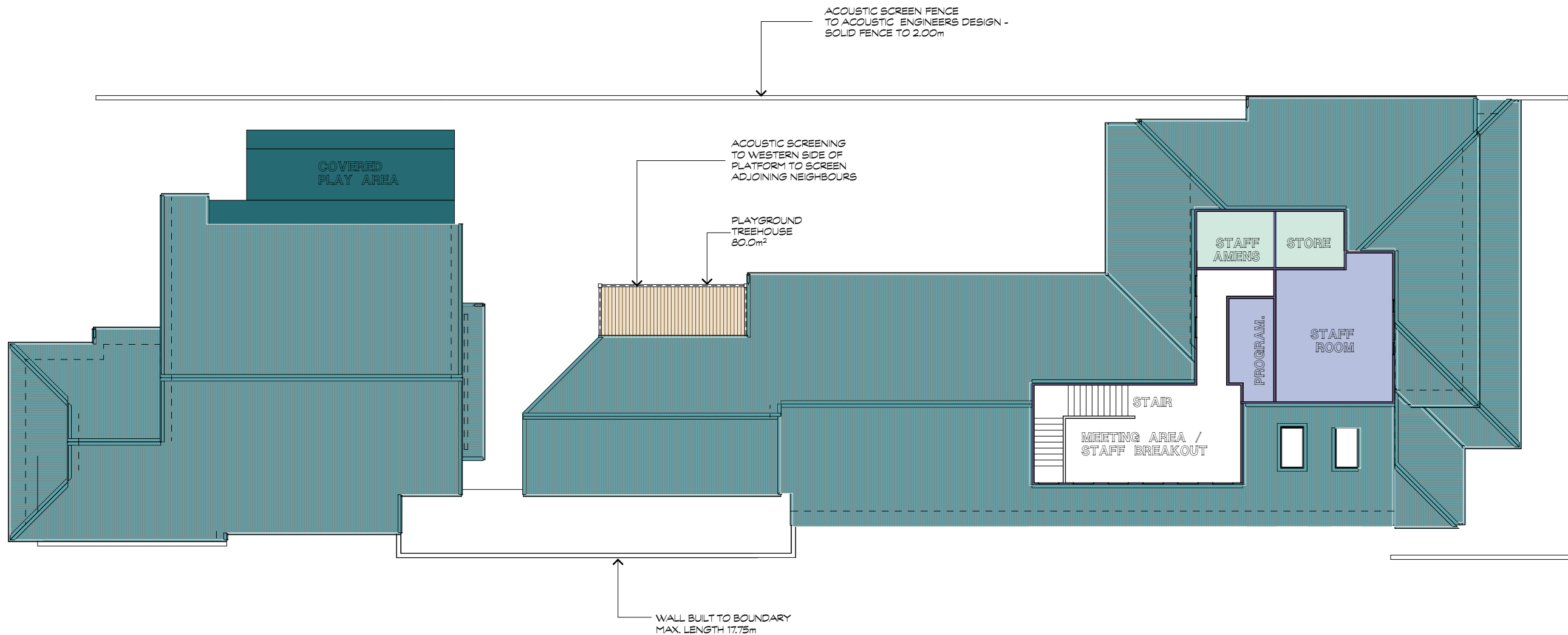
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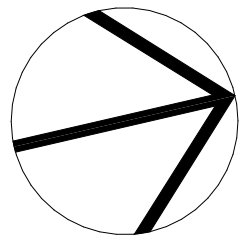


CONCEPT PLAN

UPPER

SCALE 1:200

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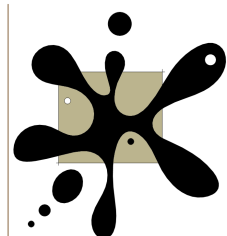
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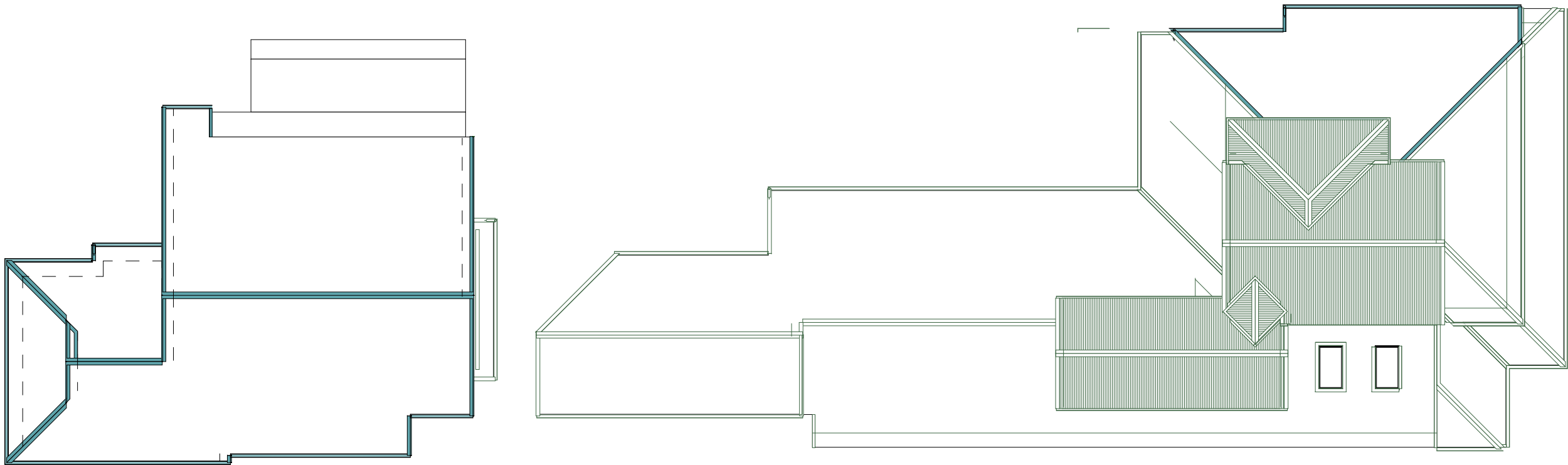


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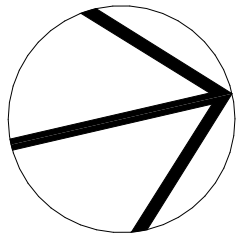
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MARK, DEBBIE & JOHN PERRY
a: PO BOX 1009, PARADISE POINT, 4216
e: admin@blackinkarchitecture.com
p: 0755194221 m: 0405164989



CONCEPT PLAN # ROOF
SCALE 1:200

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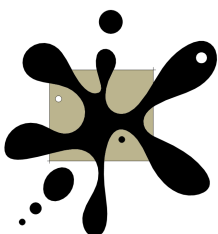
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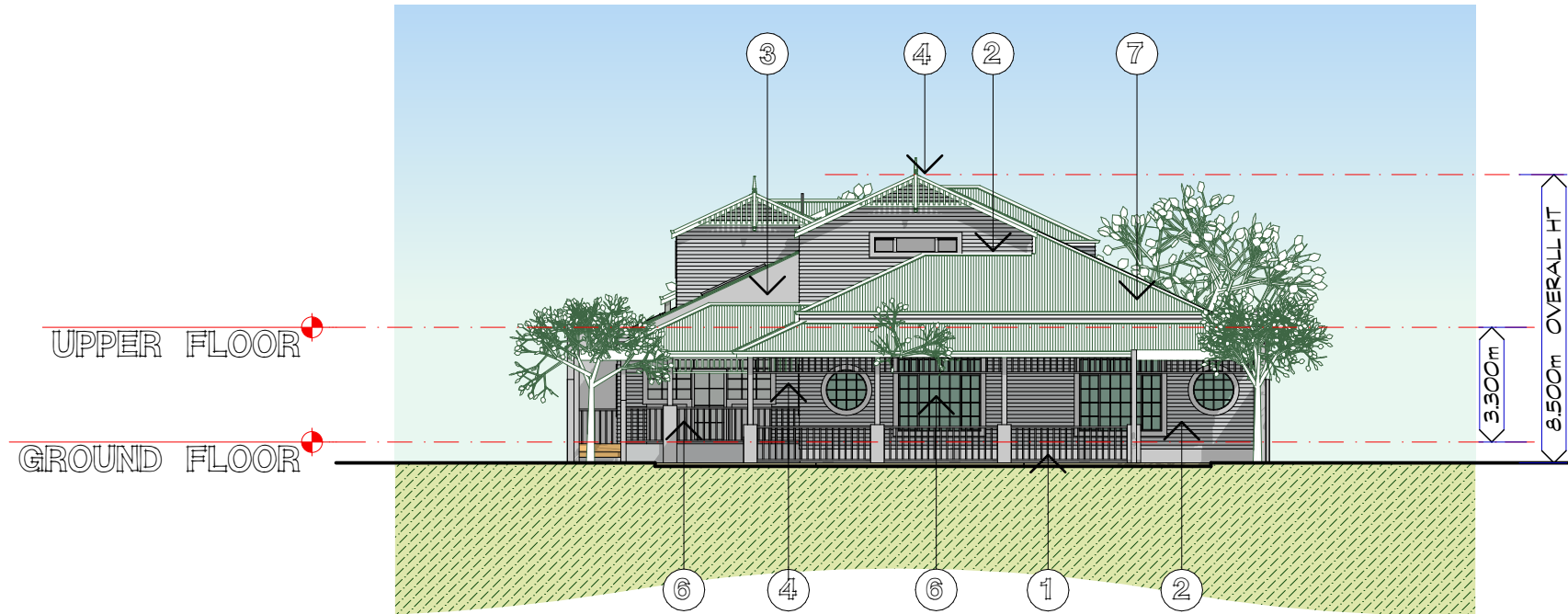


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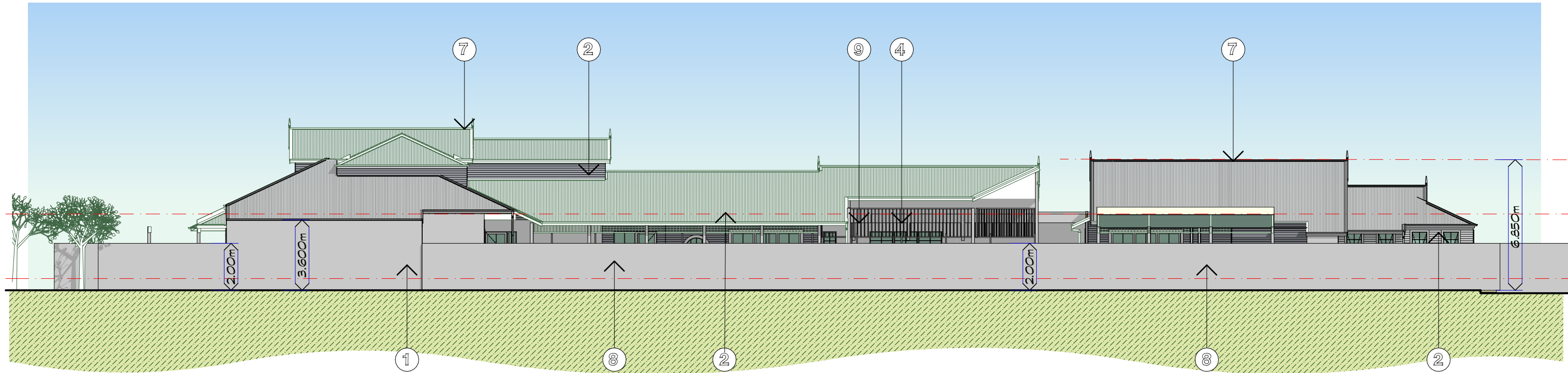


NORTH

NOTES

1. MASONRY WALLS - RENDER FINISH
2. WEATHERBOARD CLADDING - PAINT FINISH
3. FC PANEL CLADDING OVER STUD WALLS - PAINT FINISH
4. FEATURE SCREEN BATTENS - PAINT FINISH
5. TIMBER HANDRAILS & BALUSTRADING TO MATCH SCREEN BATTENS
6. ALUMINIUM WINDOWS & DOORS - COMMERCIAL GRADE POWDERCOAT FINISH
7. CUSTOM ORB METAL DECK ROOFING & ACCESSORIES - COLOURBOND FINISH
8. ACOUSTIC SCREEN WALLS - RENDER FINISH - TO ACOUSTIC ENGINEERS RECOMMENDATION
9. ACOUSTIC SCREENING TO WESTERN SIDE OF PLATFORM TO SCREEN ADJOINING NEIGHBOURS

ELEVATIONS 1
SCALE 1:200



WEST

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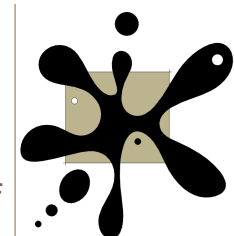
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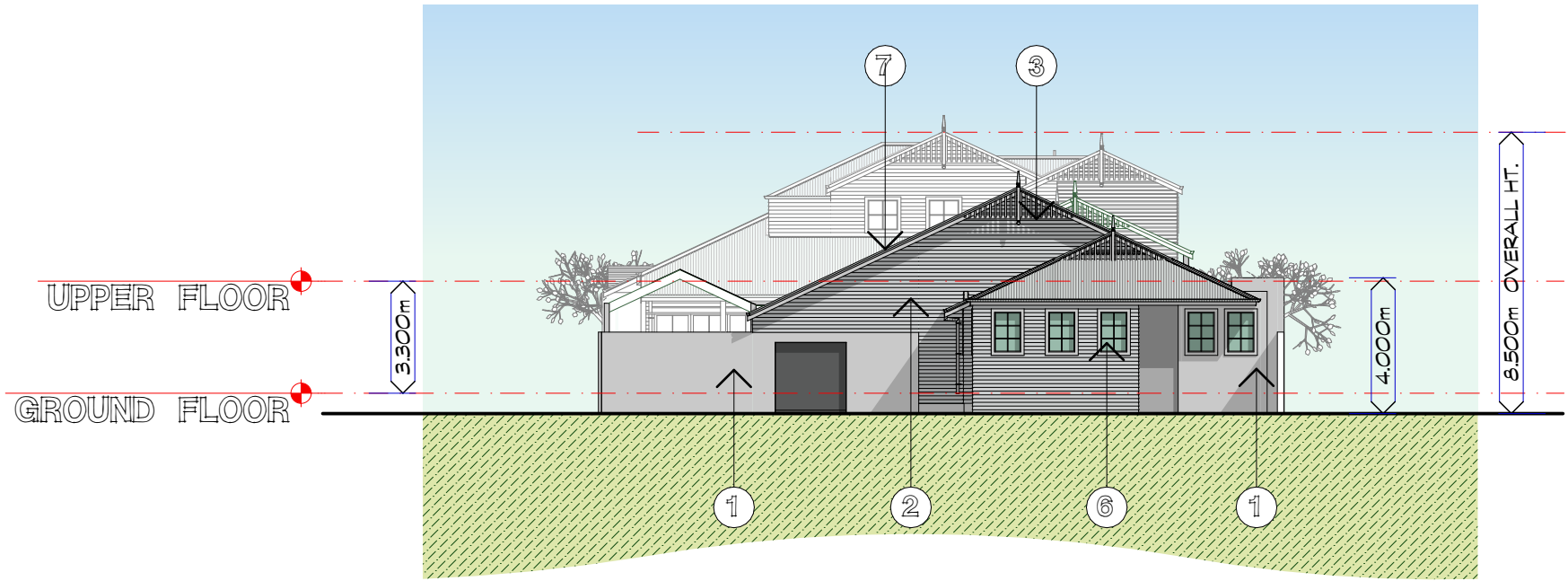
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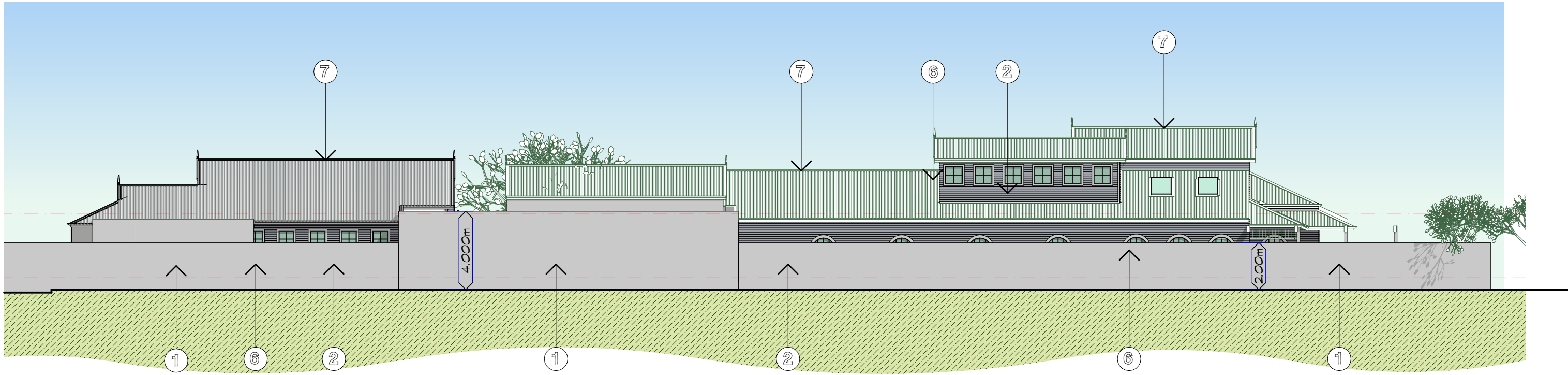


SOUTH

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ELEVATIONS 2
SCALE 1:200



EAST

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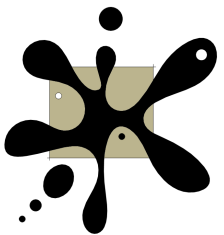
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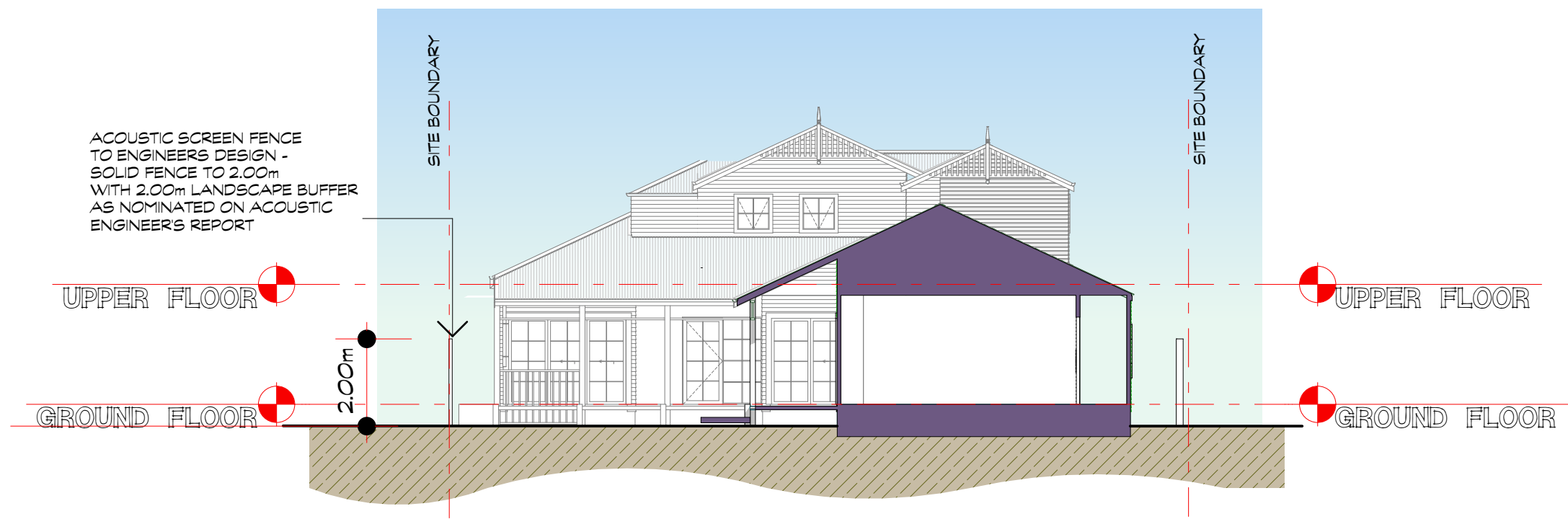
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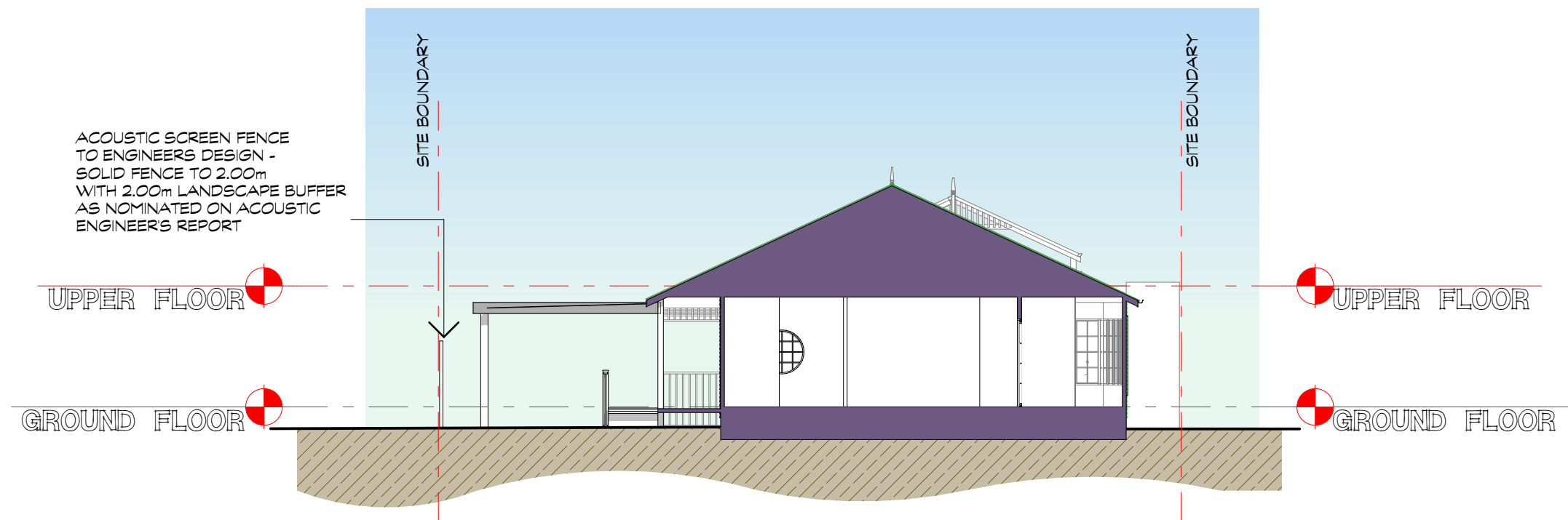


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SECTION THRU ACTIVITY ROOM 3



SECTION THRU ACTIVITY ROOM 4

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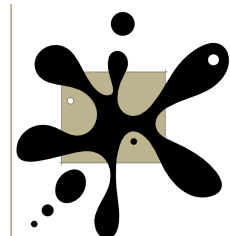
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e: admin@blackinkarchitecture.com
p: 0755194221 m: 0405164989

SECTIONS
SCALE 1:150



PERSPPECTIVE 1

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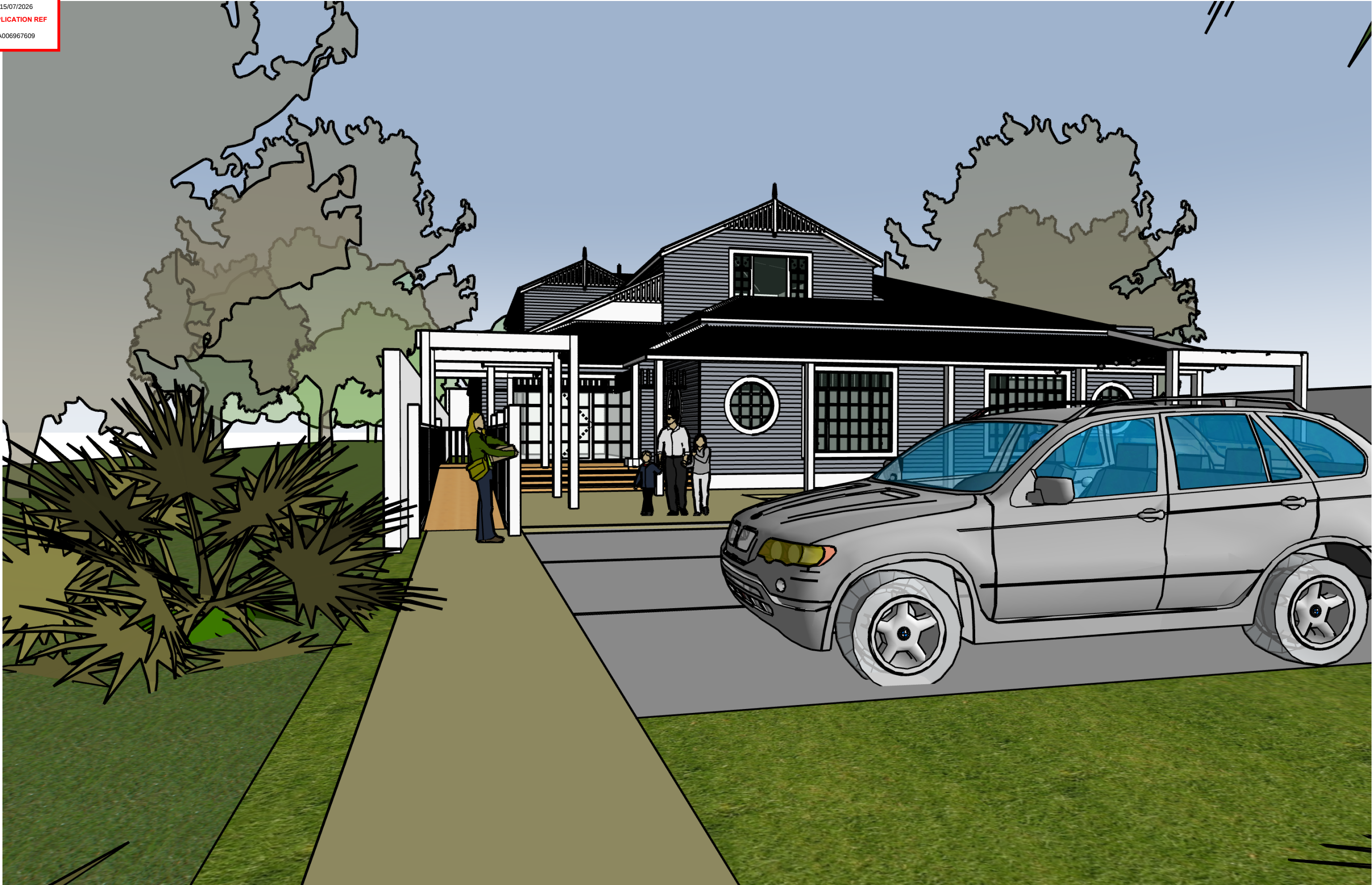
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PERSPECTIVE 2

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