

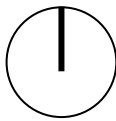
ARCHITECTURAL

SHEET	SHEET NAME
A0-0-01	COVER SHEET
A1-1-01	SITE LOCALITY MACRO
A1-1-02	SITE LOCALITY MICRO
A1-2-01	DESIGN CONSIDERATION - MASTERPLAN
A1-2-02	DESIGN CONSIDERATION - TOWNHOME
A2-1-01	SITE PLAN - MASTERPLAN SETOUT
A2-1-02	SITE PLAN - PRIVATE AND OPEN SPACE
A2-1-03	SITE PLAN - DEEP PLANT
A2-1-04	SITE PLAN - BUILDING TYPE
A2-1-05	SITE PLAN - COLOUR SCHEME
A2-1-06	SITE PLAN - GROUND
A2-1-07	SITE PLAN - FIRST FLOOR
A2-1-08	SITE PLAN - SECOND FLOOR
A2-2-01	STREETSCAPE ELEVATION
A2-2-02	STREETSCAPE ELEVATION
A3-1-01	LOTS 1,2,3,4 & 5 PLANS
A3-1-02	LOTS 1,2,3,4 & 5 PLANS
A3-1-03	LOTS 1,2,3,4 & 5 ELEVATIONS
A3-2-01	LOTS 6 & 7 PLANS
A3-2-02	LOTS 6 & 7 ELEVATIONS
A3-3-01	LOTS 8,9,10,11 & 12 PLANS
A3-3-02	LOTS 8,9,10,11 & 12 PLANS
A3-3-03	LOTS 8,9,10,11 & 12 ELEVATIONS
A3-4-01	LOTS 13,14,15,16 & 17 PLANS
A3-4-02	LOTS 13,14,15,16 & 17 PLANS
A3-4-03	LOTS 13,14,15,16 & 17 ELEVATIONS
A3-5-01	LOTS 18,19,20,21,22 & 23 PLANS
A3-5-02	LOTS 18,19,20,21,22 & 23 PLANS
A3-5-03	LOTS 18,19,20,21,22 & 23 ELEVATIONS
A3-6-01	LOTS 24,25 & 26 PLANS
A3-6-02	LOTS 24,25 & 26 ELEVATIONS

ARCHITECTURAL

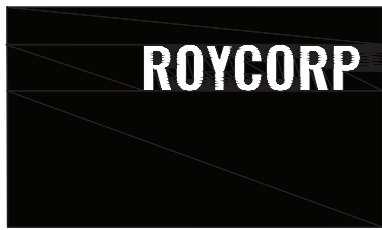
SHEET	SHEET NAME
A3-7-01	LOTS 27,28,29 & 30 PLANS
A3-7-02	LOTS 27,28,29 & 30 ELEVATIONS
A3-8-01	LOTS 31,32,33,34,35 & 36 PLANS
A3-8-02	LOTS 31,32,33,34,35 & 36 PLANS
A3-8-03	LOTS 31,32,33,34,35 & 36 ELEVATIONS
A3-9-01	LOTS 37,38,39,40,41 & 42 PLANS
A3-9-02	LOTS 37,38,39,40,41 & 42 PLANS
A3-9-03	LOTS 37,38,39,40,41 & 42 ELEVATIONS
A3-10-01	LOTS 43,44,45,46,47 & 48 PLANS
A3-10-02	LOTS 43,44,45,46,47 & 48 PLANS
A3-10-03	LOTS 43,44,45,46,47 & 48 ELEVATIONS
A3-11-01	LOTS 49,50,51,52,53 & 54 PLANS
A3-11-02	LOTS 49,50,51,52,53 & 54 PLANS
A3-11-03	LOTS 49,50,51,52,53 & 54 ELEVATIONS
A3-12-01	LOTS 55,56,57,58,59 & 60 PLANS
A3-12-02	LOTS 55,56,57,58,59 & 60 PLANS
A3-12-03	LOTS 55,56,57,58,59 & 60 ELEVATIONS
A3-13-01	LOTS 61,62,63,64,65 & 66 PLANS
A3-13-02	LOTS 61,62,63,64,65 & 66 PLANS
A3-13-03	LOTS 61,62,63,64,65 & 66 ELEVATIONS
A3-14-01	LOTS 67,68,69,70,71 & 72 PLANS
A3-14-02	LOTS 67,68,69,70,71 & 72 PLANS
A3-14-03	LOTS 67,68,69,70,71 & 72 ELEVATIONS
A3-15-01	CHILDCARE - GROUND FLOOR PLAN
A3-15-02	CHILDCARE - FIRST FLOOR PLAN
A3-15-03	CHILDCARE - ROOF PLAN
A3-15-04	CHILDCARE - NORTH AND SOUTH ELEVATIONS
A3-15-05	CHILDCARE - EAST AND WEST ELEVATIONS
A3-16-01	POOL BBQ PAVILION PLANS & ELEVATIONS

141 FURSDEN ROAD CARINA, Q, 4152



1 : 80000 @ A3

Rev.	Date	Description	Drawn
A	2026.07.31	FOR APPROVAL	



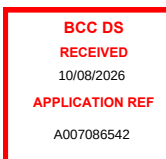
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email: admin.dept@roycorp.com
Office 07 5531 2105

Lot Description:
Lot 2 SP305062

Address:

141 FURSDEN ROAD
CARINA, Q, 4152



Subject:

SITE LOCALITY MACRO

Submission:

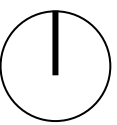
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Dwg. No.:

A1-1-01

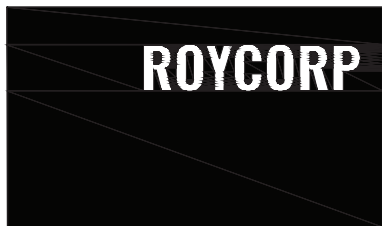
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1 : 2000 @ A3

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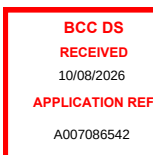


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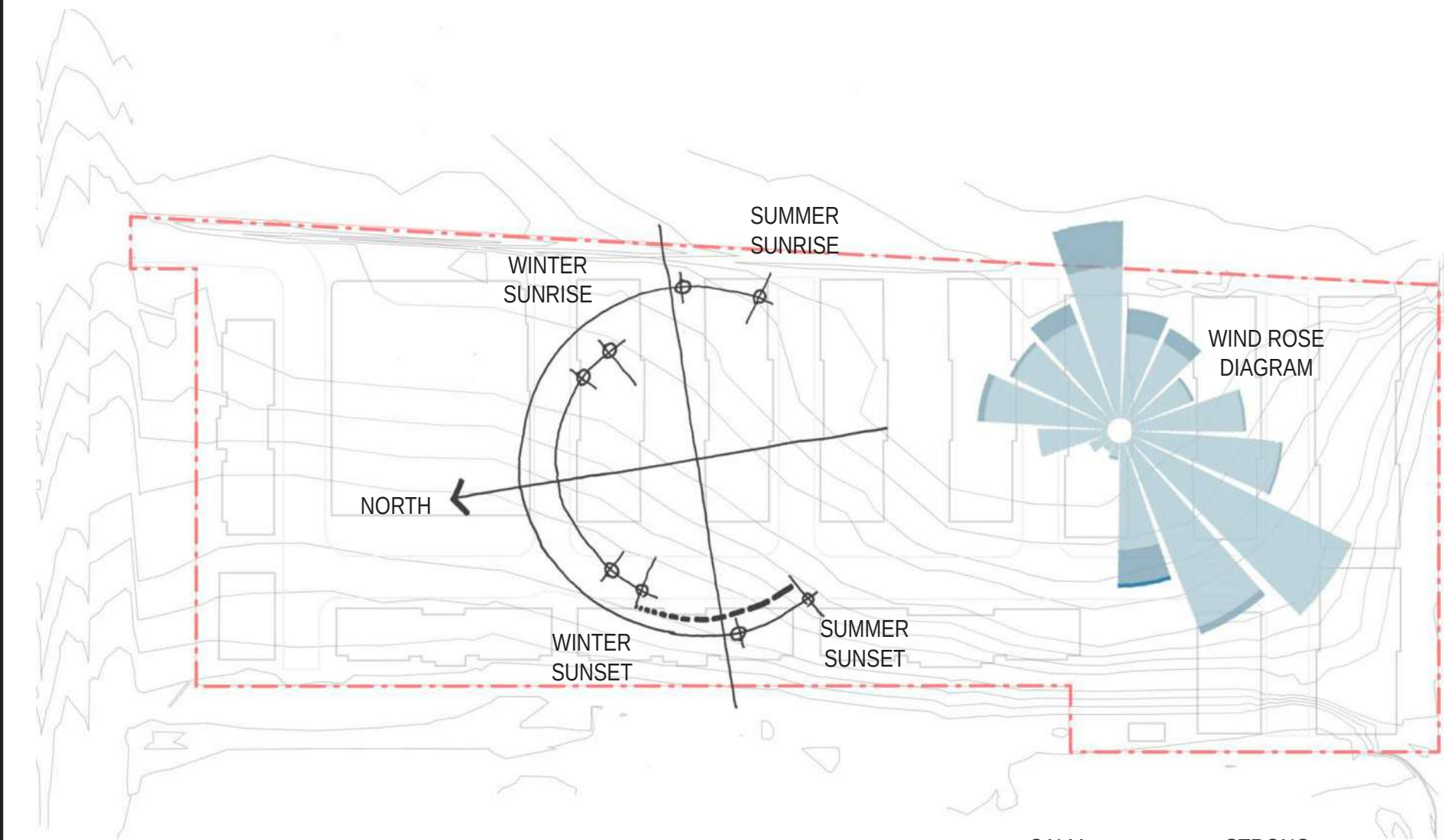
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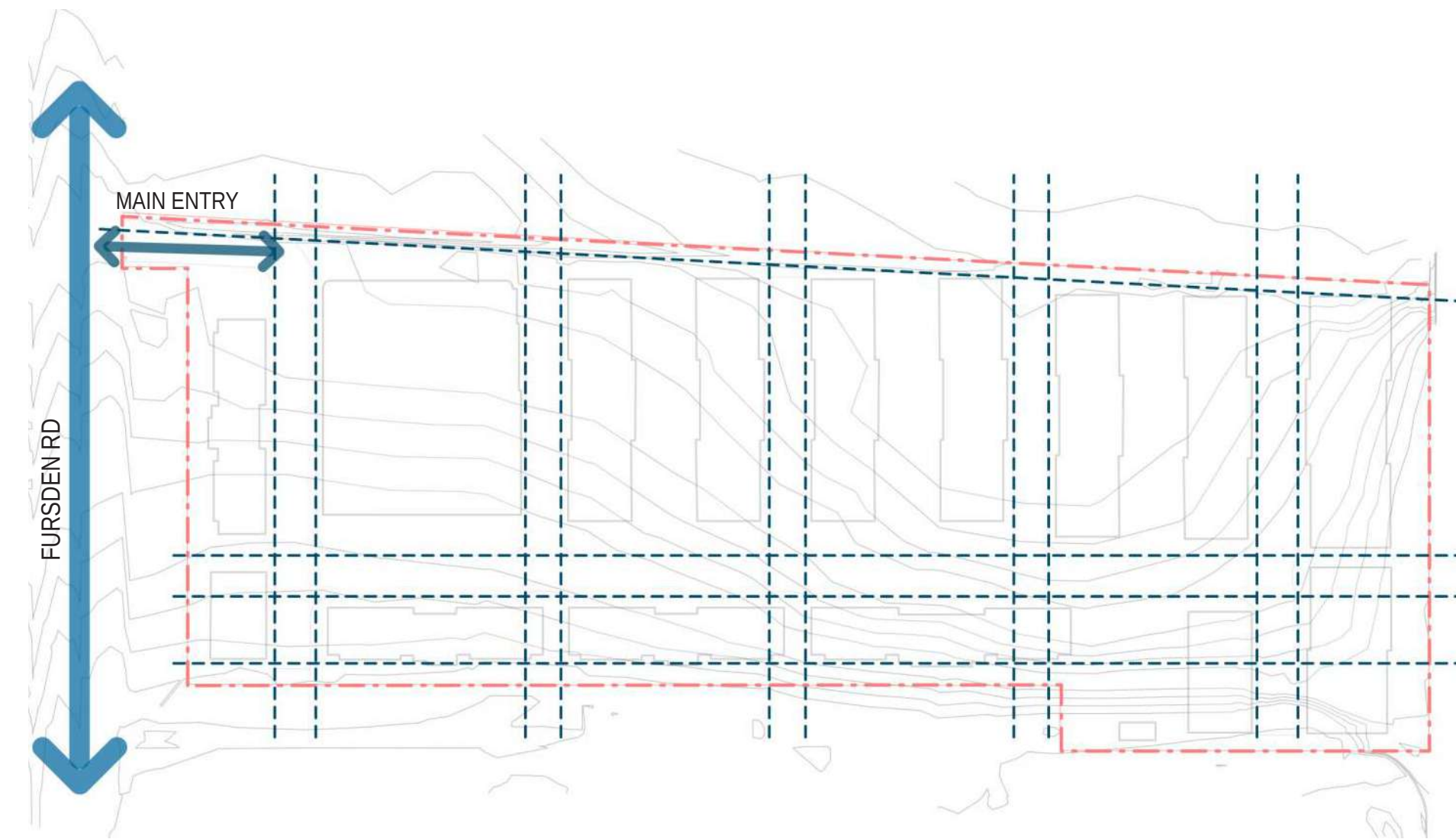


Subject:
SITE LOCALITY MICRO

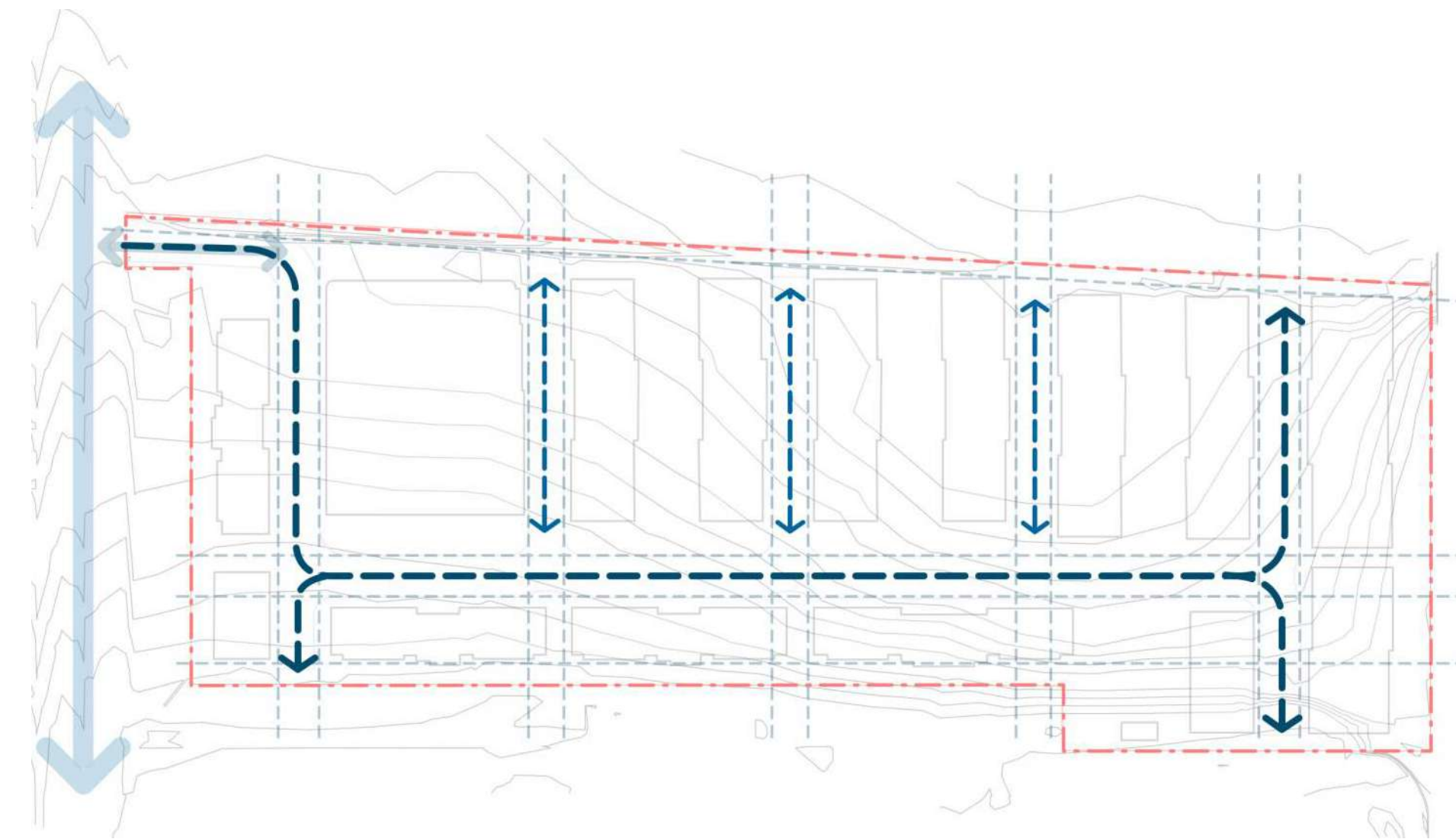
Submission: FOR APPROVAL
Dwg. No.: A1-1-02
Rev.: A



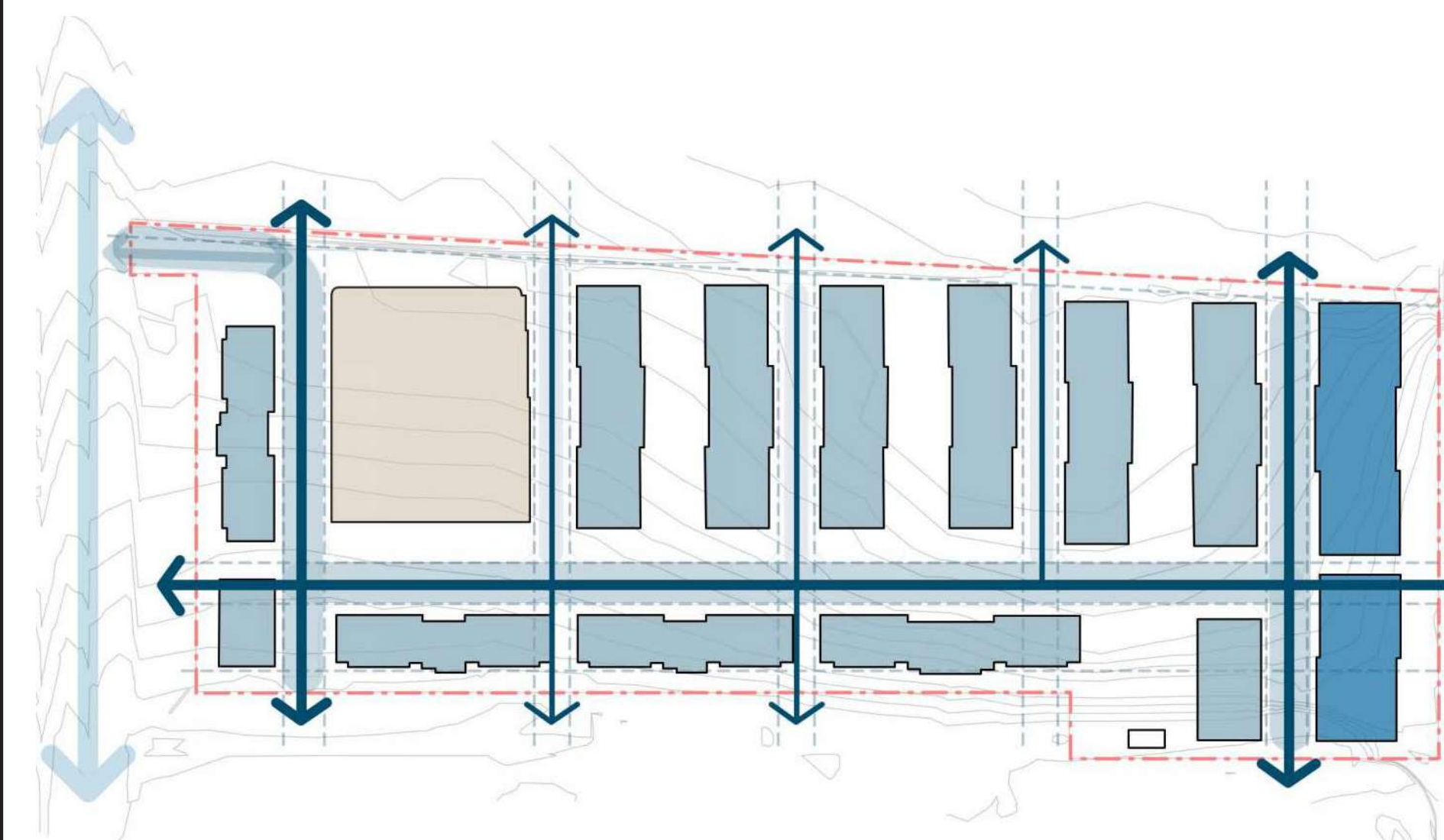
ENVIRONMENT



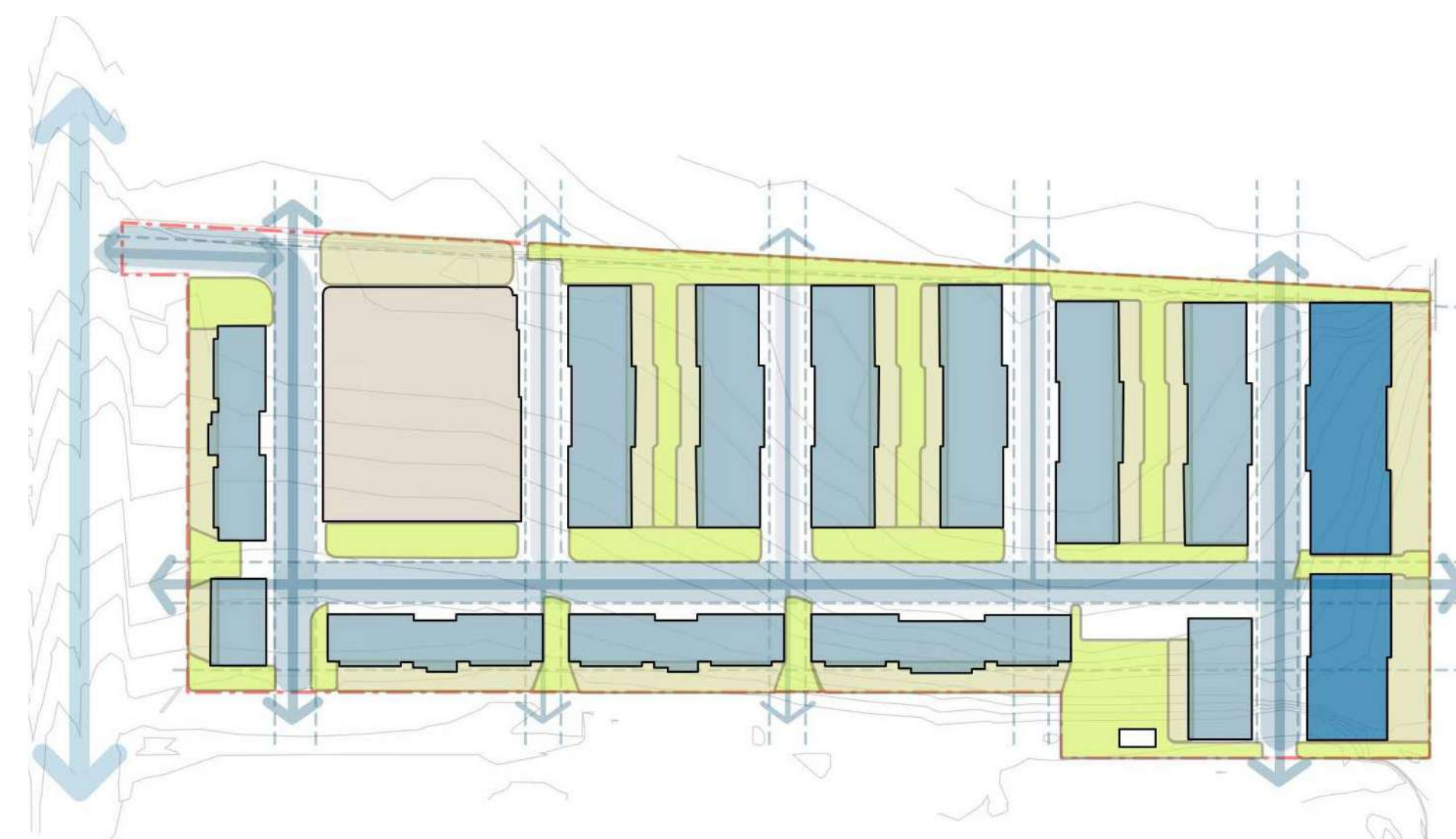
ACCESS / EGRESS & SITE SETOUT



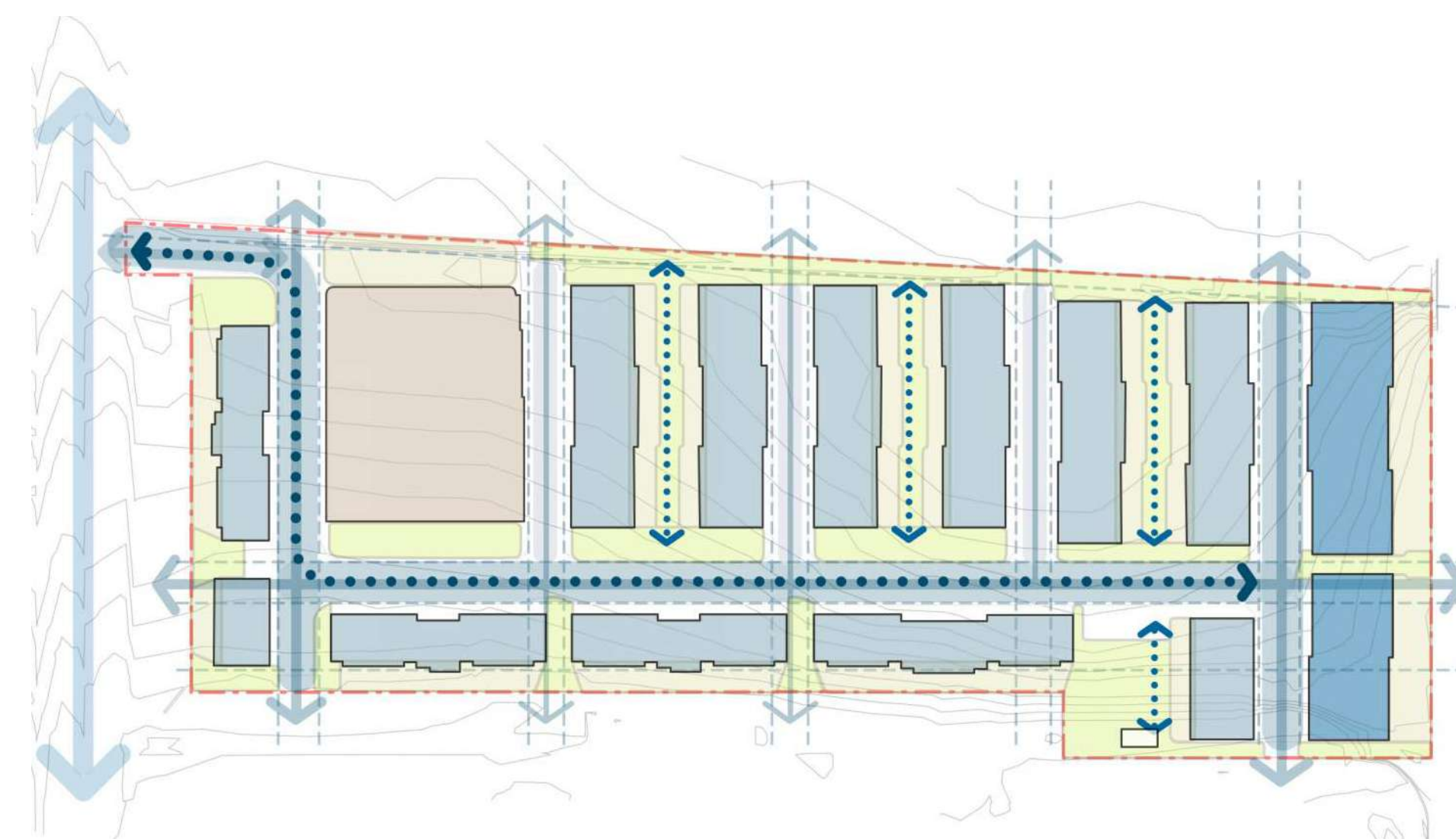
VEHICULAR MOVEMENT



BUILDING ENVELOPE

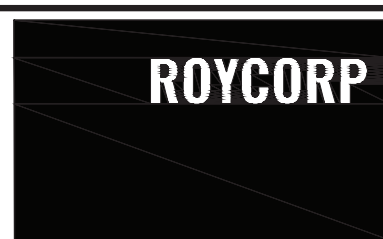


PRIVATE AND COMMUNAL OPEN SPACE



PEDESTRIAN LINKS AND PERMEABILITY

Rev.	Date	Description	Drawn
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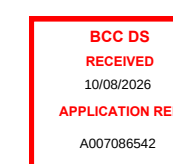
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CARINA, Q, 4152



Subject:

DESIGN CONSIDERATION -
MASTERPLAN

Submission:

FOR APPROVAL

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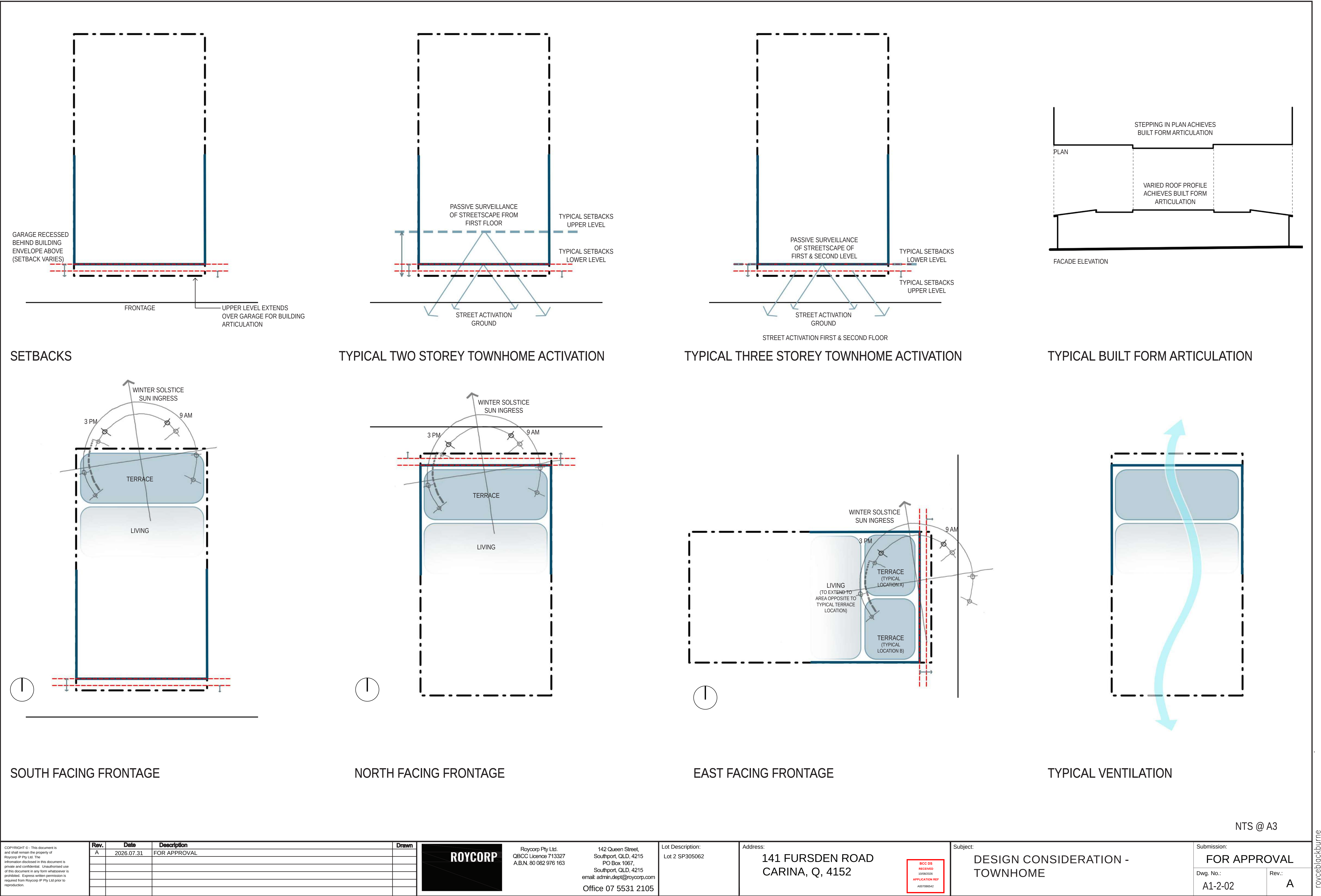
A1-2-01

Rev.:

A

NTS @ A3

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Multiple Dwelling Private Open Space Areas

Lot 1 - 35.6msq	Lot 16 - 38.8 msq	Lot 31 - 43.8 msq	Lot 46 - 39.6 msq	Lot 60 - 40.1 msq
Lot 2 - 38.7 msq	Lot 17 - 36.0 msq	Lot 32 - 47.4 msq	Lot 47 - 39.6 msq	Lot 61 - 40.1 msq
Lot 3 - 35.2 msq	Lot 18 - 36.0 msq	Lot 33 - 51.2 msq	Lot 48 - 40.1 msq	Lot 62 - 39.6 msq
Lot 4 - 39.0 msq	Lot 19 - 36.0 msq	Lot 34 - 51.2 msq	Lot 49 - 40.1 msq	Lot 63 - 39.6 msq
Lot 5 - 36.2 msq	Lot 20 - 35.2 msq	Lot 35 - 47.4 msq	Lot 50 - 39.6 msq	Lot 64 - 39.6 msq
Lot 6 - 39.9 msq	Lot 21 - 35.3 msq	Lot 36 - 46.1 msq	Lot 51 - 39.6 msq	Lot 65 - 39.6 msq
Lot 7 - 39.9 msq	Lot 22 - 37.6 msq	Lot 37 - 40.1 msq	Lot 52 - 39.6 msq	Lot 66 - 40.1 msq
Lot 8 - 35.1 msq	Lot 23 - 36.7 msq	Lot 38 - 39.6 msq	Lot 53 - 39.6 msq	Lot 67 - 40.1 msq
Lot 9 - 36.4 msq	Lot 24 - 35.1 msq	Lot 39 - 39.6 msq	Lot 54 - 40.1 msq	Lot 68 - 39.6 msq
Lot 10 - 35.0 msq	Lot 25 - 37.5 msq	Lot 40 - 39.6 msq	Lot 55 - 40.1 msq	Lot 69 - 39.6 msq
Lot 11 - 38.8 msq	Lot 26 - 40.3 msq	Lot 41 - 39.6 msq	Lot 56 - 39.6 msq	Lot 70 - 39.6 msq
Lot 12 - 36.0 msq	Lot 27 - 49.9 msq	Lot 42 - 40.1 msq	Lot 57 - 39.6 msq	Lot 71 - 39.6 msq
Lot 13 - 36.0 msq	Lot 28 - 51.4 msq	Lot 43 - 40.1 msq	Lot 58 - 39.6 msq	Lot 72 - 40.1 msq
Lot 14 - 38.6 msq	Lot 29 - 47.4 msq	Lot 44 - 39.6 msq	Lot 59 - 39.6 msq	
Lot 15 - 35.1 msq	Lot 30 - 43.8 msq	Lot 45 - 39.6 msq	Lot 60 - 40.1 msq	Total - 2 794.6 msq

Multiple Dwelling Open Space

Multiple Dwelling Communal Open Space	605.6 msq
% of Multiple Dwelling Site	5.0 %
Multiple Dwelling Deep Planting Open Space	1 224.9 msq
% of Multiple Dwelling Site	10.1 %
Multiple Dwelling Private Open Space	2 794.6 msq
% of Multiple Dwelling Site	23.3 %
Multiple Dwelling Total Open Space	4 625.1 msq
% of Multiple Dwelling Site	38.3 %

Site Cover

Total Site Area	13 570 msq
Multiple Dwelling Site Area	12 120 msq
Childcare Centre Site Area	1 450 msq
Density (Multiple Dwelling/Hectare)	59.41 m/h
Total Number of Multiple Dwelling	72
Multiple Dwelling Site Cover	4 525.3 msq
% of Multiple Dwelling Site Cover	37.3 %

Internal Road Details

Area of New Roads	2 698.6 msq
Length of New Roads	452.1 m

Landscaping Details

Landscaping is indicative only. Refer to Landscaping Plans by Saunders Havill

Legend

- Communal Open Space
- Private Use Open Space
- Gazebo with Seating

FURSDEN RD.



1 : 600 @ A3

FURSDEN RD.

TO GULLY

0.96
6.35
1.50
WY

Screened Transformer's
4m Radius
Building
Exclusion
Zone

Letter Boxes
and Signage

Screened
Transformer

Roofed and
Screened Bin
Washdown
and Storage
Area 1 x 2000
litre & 1 x 4500
litre Bulk Bins
& 1 x 4500 litre
Recycling Bin

6.5m Wide Internal Road

6.0m Wide

CHILDCARE
CENTRE

6.5m Wide Internal Road

5.5m Wide Internal Road

5.5m Wide Internal Road

5.5m Wide Internal Road

6.5m Wide Internal Road

Roofed and Screened Bin
Washdown and Storage
Areas each with
1 x 3000 litre Bulk Bin &
1 x 3000 litre Recycling Bin

Pool
Pumps
Man.

Deep Planting Areas	
Deep Planting Area DP - 1	980.3 msq
Deep Planting Area DP - 2	64.9 msq
Deep Planting Area DP - 3	52.1 msq
Deep Planting Area DP - 4	51.1 msq
Deep Planting Area DP - 5	51.1 msq
Deep Planting Area DP - 6	18.4 msq
Deep Planting Area DP - 7	55.8 msq
Deep Planting Area DP - 8	58.1 msq
Deep Planting Area DP - 9	20.4 msq
Deep Planting Area DP - 10	18.7 msq
Deep Planting Area DP - 11	14.8 msq
Deep Planting Area DP - 12	16.5 msq
Deep Planting Total	1 402.2 msq

Legend	
	1.2m high Pool Fence
	1.8m high Timber Fence
	Deep Planting
	Gazebo with Seating

1 : 600 @ A3

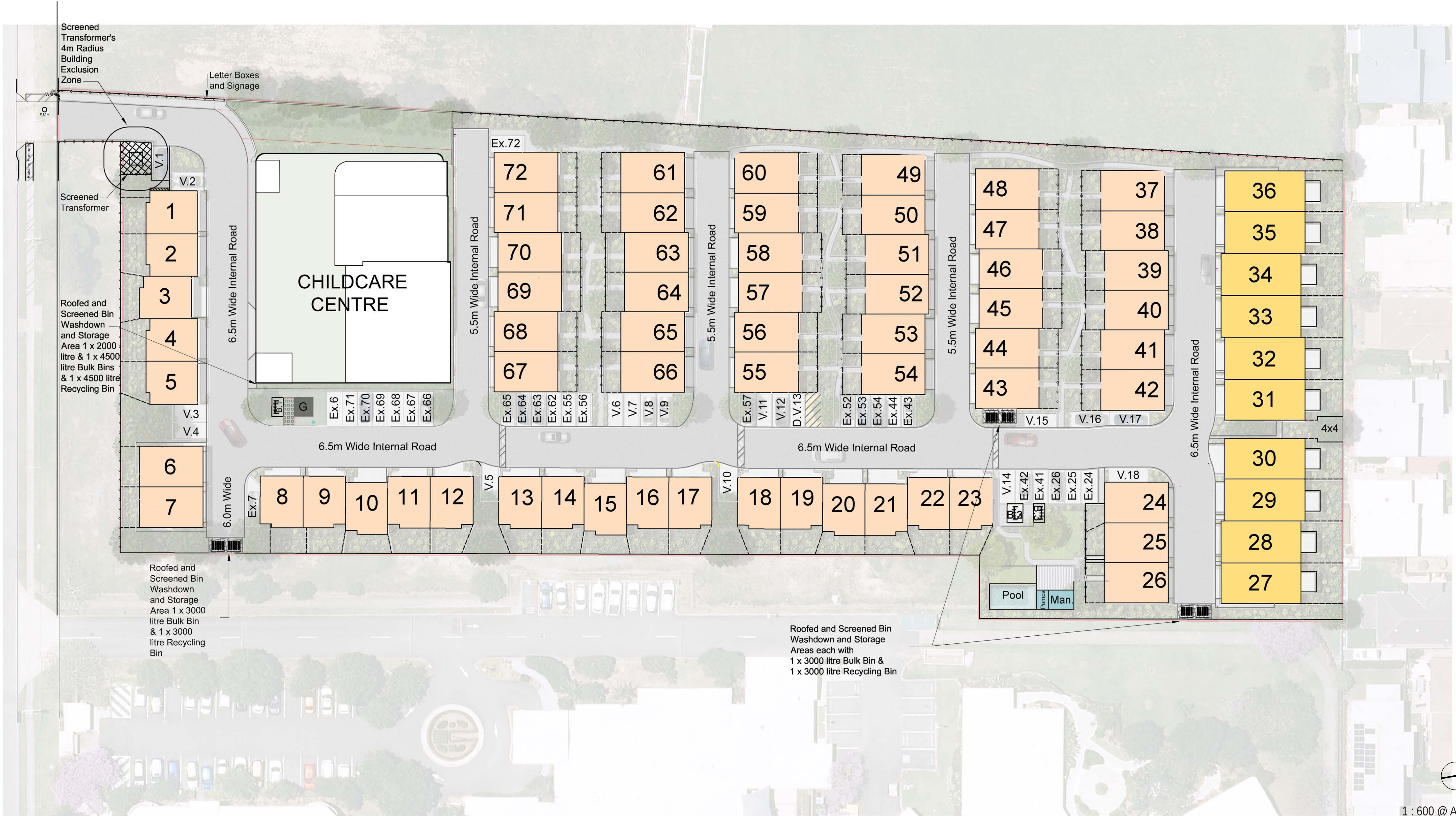
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	A	2026.07.31	FOR APPROVAL									Dwg. No.:	A2-1-03
												Rev.:	A

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FURSDEN RD.

Legend

- 1 Pool Amenity Area
- 2 Storey Townhome
- 3 Storey Townhome



1 : 600 @ A3

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141 FURSDEN ROAD
CARINA, Q, 4152

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10/09/2025
APPLICATION REF
A007086542

Subject:

SITE PLAN - BUILDING TYPE

Submission:

FOR APPROVAL

Dwg. No.:

A2-1-04

Rev.:

A

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FURSDEN RD.

LEGEND - CHILDCARE COLOUR SCHEME			
1	Cladding: Horizontal Groove Colour: Persian Mist	5	Paint A Colour: Old Silver
2	Cladding: Horizontal Groove Colour: Wildcat	6	Paint B Colour: Taupe Grey
3	Cladding: Vertical Groove Colour: Wildcat	7	Paint C Colour: Brentwood
4	Timber Look Aluminium Vertical Battens Colour: Cedar	8	Roofing / Gutter / Fascia / Soffit Colour: Surfist

Legend

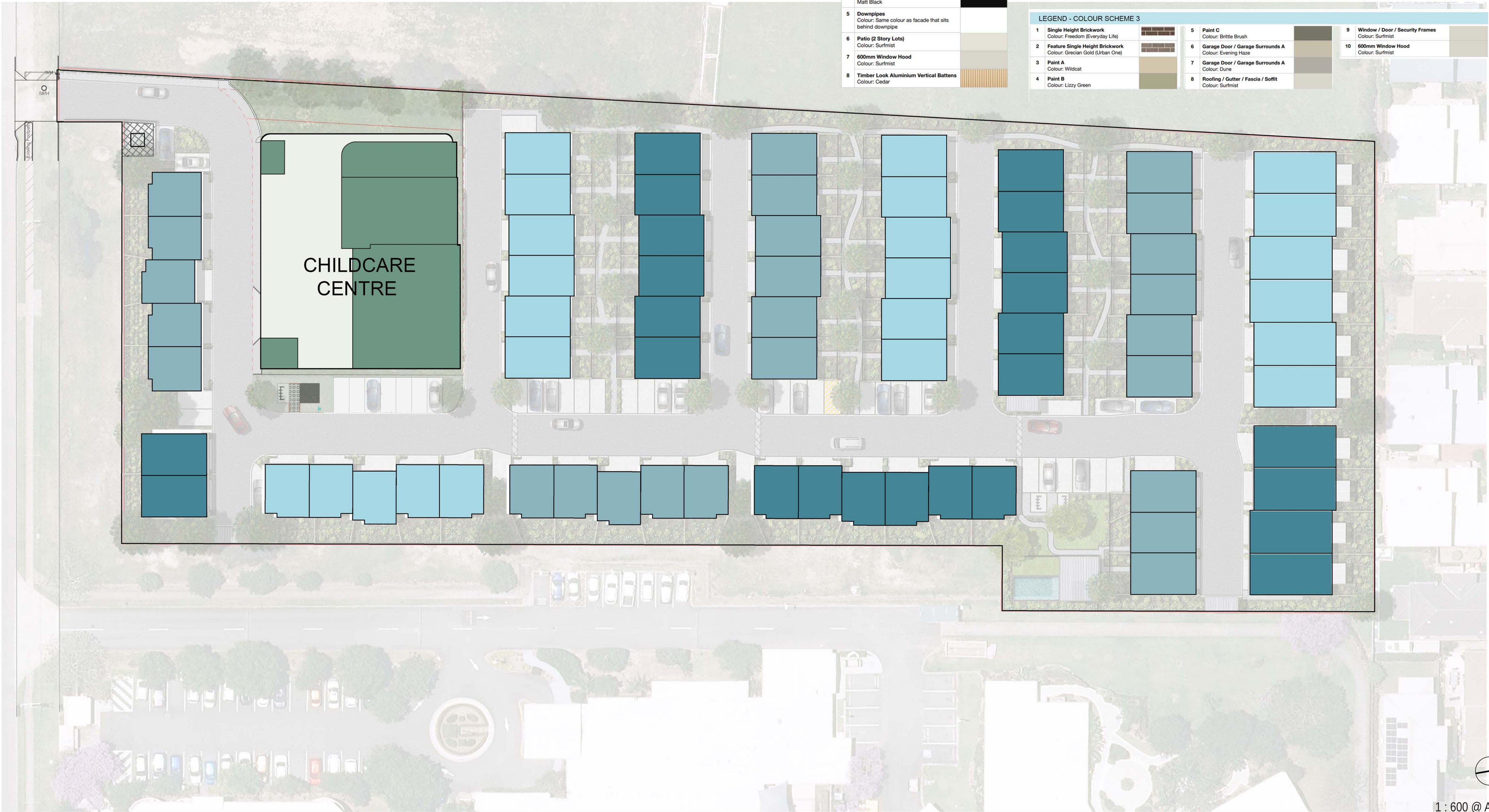
- External Colour 1
- External Colour 2
- External Colour 3
- Childcare Colour

LEGEND - ALL BUILDINGS	
1	Roofing, Gutters, Fascia & Soffit Colour: Surfist
3	Front & Rear Entry Doors Colour: Natural Timber
4	Window & Sliding Door Frames Surfist
4	Window & Sliding Door Security Screens Matt Black
5	Downpipes Colour: Same colour as facade that sits behind downpipe
6	Patio (2 Story Lots) Colour: Surfist
7	600mm Window Hood Colour: Surfist
8	Timber Look Aluminium Vertical Battens Colour: Cedar

LEGEND - COLOUR SCHEME 1			
1	Single Height Brickwork Colour: Escape (Everyday Life)	5	Paint C Colour: Bonzai Green
2	Feature Single Height Brickwork Colour: Shoreline (Coasta)	6	Garage Door / Garage Surrounds A Colour: Paperbark
3	Paint A Colour: Loden Green	7	Garage Door / Garage Surrounds A Colour: Gully
4	Paint B Colour: Taupe Grey	8	Roofing / Gutter / Fascia / Soffit Colour: Surfist
9	Window / Door / Security Frames Colour: Surfist	10	600mm Window Hood Colour: Surfist

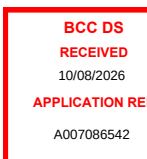
LEGEND - COLOUR SCHEME 2			
1	Single Height Brickwork Colour: Blackbutt (Wilderness)	5	Paint C Colour: Brentwood
2	Feature Single Height Brickwork Colour: Shoreline (Coasta)	6	Garage Door / Garage Surrounds A Colour: Pale Eucalypt
3	Paint A Colour: Old Silver	7	Garage Door / Garage Surrounds A Colour: Evening Haze
4	Paint B Colour: Persian Mist	8	Roofing / Gutter / Fascia / Soffit Colour: Surfist
9	Window / Door / Security Frames Colour: Surfist	10	600mm Window Hood Colour: Surfist

LEGEND - COLOUR SCHEME 3			
1	Single Height Brickwork Colour: Freedom (Everyday Life)	5	Paint C Colour: Brittle Brush
2	Feature Single Height Brickwork Colour: Grecian Gold (Urban One)	6	Garage Door / Garage Surrounds A Colour: Evening Haze
3	Paint A Colour: Wildcat	7	Garage Door / Garage Surrounds A Colour: Dune
4	Paint B Colour: Lizzy Green	8	Roofing / Gutter / Fascia / Soffit Colour: Surfist
9	Window / Door / Security Frames Colour: Surfist	10	600mm Window Hood Colour: Surfist



1 : 600 @ A3

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	A	2026.07.31	FOR APPROVAL									A



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FURSDEN RD.

Please refer to the Childcare Centre plans for further detail

Screened Transformer's
4m Radius
Building
Exclusion
Zone

Letter Boxes
and Signage

Screened
Transformer

Roofed and
Screened Bin
Washdown
and Storage
Area 1 x 2000
litre & 1 x 4500
litre Bulk Bins
& 1 x 4500 litre
Recycling Bin

Roofed and
Screened Bin
Washdown
and Storage
Area 1 x 3000
litre Bulk Bin
& 1 x 3000
litre Recycling
Bin

Roofed and Screened Bin
Washdown and Storage
Areas each with
1 x 3000 litre Bulk Bin &
1 x 3000 litre Recycling Bin

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Address:

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CARINA, Q, 4152

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10/09/2025
APPLICATION REF
A007086542

Subject:

SITE PLAN - GROUND

Submission:

FOR APPROVAL

Dwg. No.:
A2-1-06

Rev.:
A

1 : 600 @ A3

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FURSDEN RD.

0.56
0.56
6.35
1.50
WT
TO GULLY
TO STREET

Screened Transformer's
4m Radius
Building
Exclusion
Zone

Letter Boxes
and Signage

Screened
Transformer

6.5m Wide Internal Road

5.5m Wide Internal Road

5.5m Wide Internal Road

5.5m Wide Internal Road

6.5m Wide Internal Road

6.5m Wide Internal Road

6.5m Wide Internal Road

6.0m Wide

4.00
Roofed and Screened Bin
Washdown and Storage
Area 1 x 3000
litre Bulk Bin
& 1 x 3000
litre Recycling Bin

Roofed and Screened Bin
Washdown and Storage
Areas each with
1 x 3000 litre Bulk Bin &
1 x 3000 litre Recycling Bin

Pool
Pump
Man.

4x4

1 : 600 @ A3

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APPLICATION REF
A007086542

Subject:

SITE PLAN - FIRST FLOOR

Submission:

FOR APPROVAL

Dwg. No.:
A2-1-07

Rev.:
A

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FURSDEN RD.



Screened Transformer's
4m Radius
Building
Exclusion
Zone

Letter Boxes
and Signage

Screened
Transformer

6.5m Wide Internal Road

5.5m Wide Internal Road

5.5m Wide Internal Road

5.5m Wide Internal Road

6.5m Wide Internal Road

6.5m Wide Internal Road

6.5m Wide Internal Road

6.0m Wide

Roofed and
Screened Bin
Washdown
and Storage
Area 1 x 3000
litre Bulk Bin
& 1 x 3000
litre Recycling
Bin

Roofed and Screened Bin
Washdown and Storage
Areas each with
1 x 3000 litre Bulk Bin &
1 x 3000 litre Recycling Bin

Pool

Pump

Man.

1 : 600 @ A3

Rev.	Date	Description	Drawn	ROYCORP Roycorp Pty Ltd. QBCC Licence 713327 A.B.N. 80 082 976 163		Lot Description: Lot 2 SP305062	Address: 141 FURSDEN ROAD CARINA, Q, 4152	Subject: SITE PLAN - SECOND FLOOR	Submission: FOR APPROVAL	
A	2026.07.31	FOR APPROVAL								
				ROYCORP Roycorp Pty Ltd. 142 Queen Street, Southport, QLD, 4215 PO Box 1067, Southport, QLD, 4215 email: admin.dept@roycorp.com Office 07 5531 2105		BCC DS RECEIVED 10/09/2025 APPLICATION REF A007086542			Dwg. No.: A2-1-08	Rev.: A

royceblackbu



1 : 500 @ A3

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	A	2026.07.31	FOR APPROVAL					FOR APPROVAL	
								Dwg. No.:	Rev.:
								A2-2-01	A



WESTERN BOUNDARY STREETSCAPE ELEVATION WITH VEGETATION IN ACCORDANCE WITH LANDSCAPE PLAN



WESTERN BOUNDARY STREETSCAPE ELEVATION

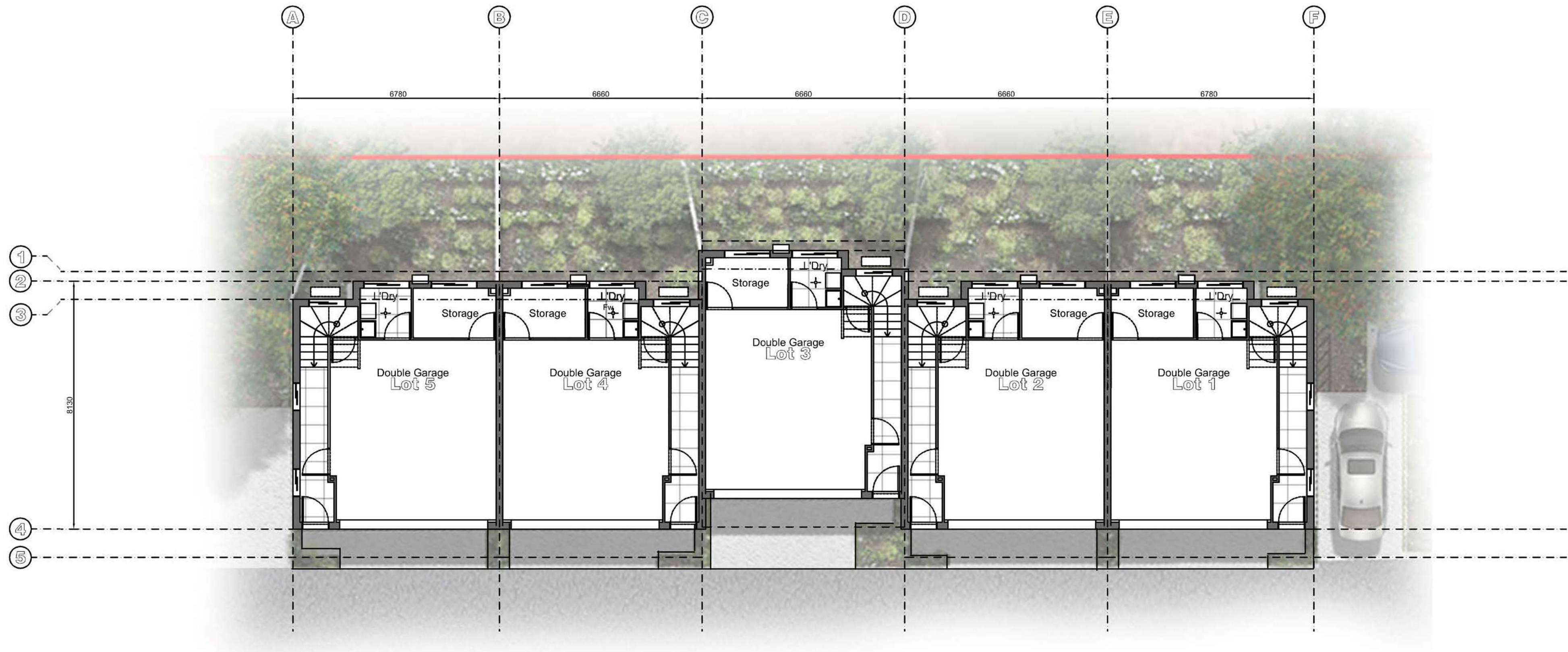


SOUTHERN BOUNDARY STREETSCAPE ELEVATION WITH VEGETATION IN ACCORDANCE WITH LANDSCAPE PLAN



SOUTHERN BOUNDARY STREETSCAPE ELEVATION

1 : 500 @ A3



GROUND FLOOR PLAN



FIRST FLOOR PLAN

REFER TO SAUNDERS HAVILL GROUP FOR LANDSCAPE DETAIL

REFER TO A2-1-01 SITE PLAN - MASTERPLAN SETOUT FOR BUILDING SETOUT

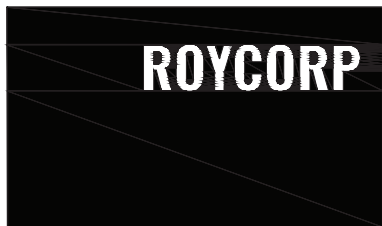


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Rev.	Date	Description
A	2026.07.31	FOR APPROVAL

Drawn



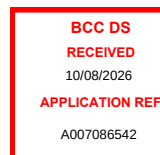
Roycorp Pty Ltd.
QBCC Licence 713327
A.B.N. 80 082 976 163

142 Queen Street,
Southport, QLD, 4215
PO Box 1067,
Southport, QLD, 4215
email: admin.dept@roycorp.com
Office 07 5531 2105

Lot Description:
Lot 2 SP305062

Address:

141 FURSDEN ROAD
CARINA, Q, 4152



Subject:

LOTS 1, 2, 3, 4 & 5 PLANS

Submission:

FOR APPROVAL

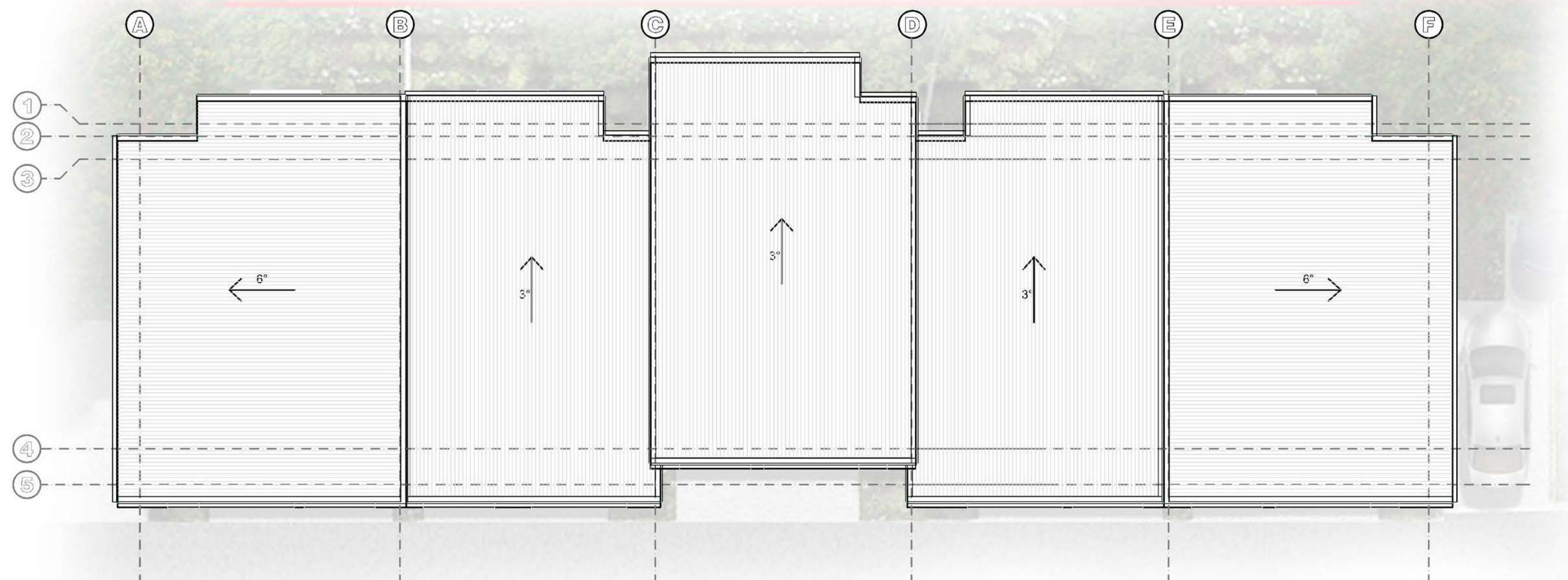
Dwg. No.:
A3-1-01

Rev.:
A

royceblackburne



SECOND FLOOR PLAN



ROOF PLAN

REFER TO SAUNDERS HAVILL GROUP FOR LANDSCAPE DETAIL

REFER TO A2-1-01 SITE PLAN - MASTERPLAN SETOUT FOR BUILDING SETOUT

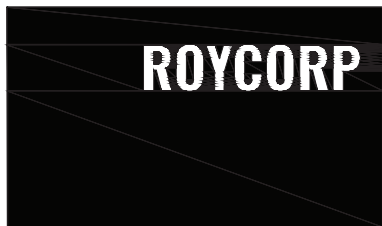


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Rev.	Date	Description
A	2026.07.31	FOR APPROVAL

Drawn

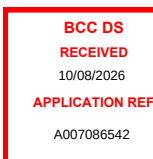


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142 Queen Street,
Southport, QLD, 4215
PO Box 1067,
Southport, QLD, 4215
email: admin.dept@roycorp.com
Office 07 5531 2105

Lot Description:
Lot 2 SP305062

Address:
141 FURSDEN ROAD
CARINA, Q, 4152



Subject:
LOTS 1, 2, 3, 4 & 5 PLANS

Submission: FOR APPROVAL	
Dwg. No.: A3-1-02	Rev.: A

LEGEND - COLOUR SCHEME 2									
1	Single Height Brickwork Colour: Blackbutt (Wilderness)		5	Paint C Colour: Brentwood		9	Window / Door / Security Frames Colour: Surfmist		
2	Feature Single Height Brickwork Colour: Shoreline (Coastal)		6	Garage Door / Garage Surrounds A Colour: Pale Eucalypt		10	600mm Window Hood Colour: Surfmist		
3	Paint A Colour: Old Silver		7	Garage Door / Garage Surrounds A Colour: Evening Haze					
4	Paint B Colour: Persian Mist		8	Roofing / Gutter / Fascia / Soffit Colour: Surfmist					



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



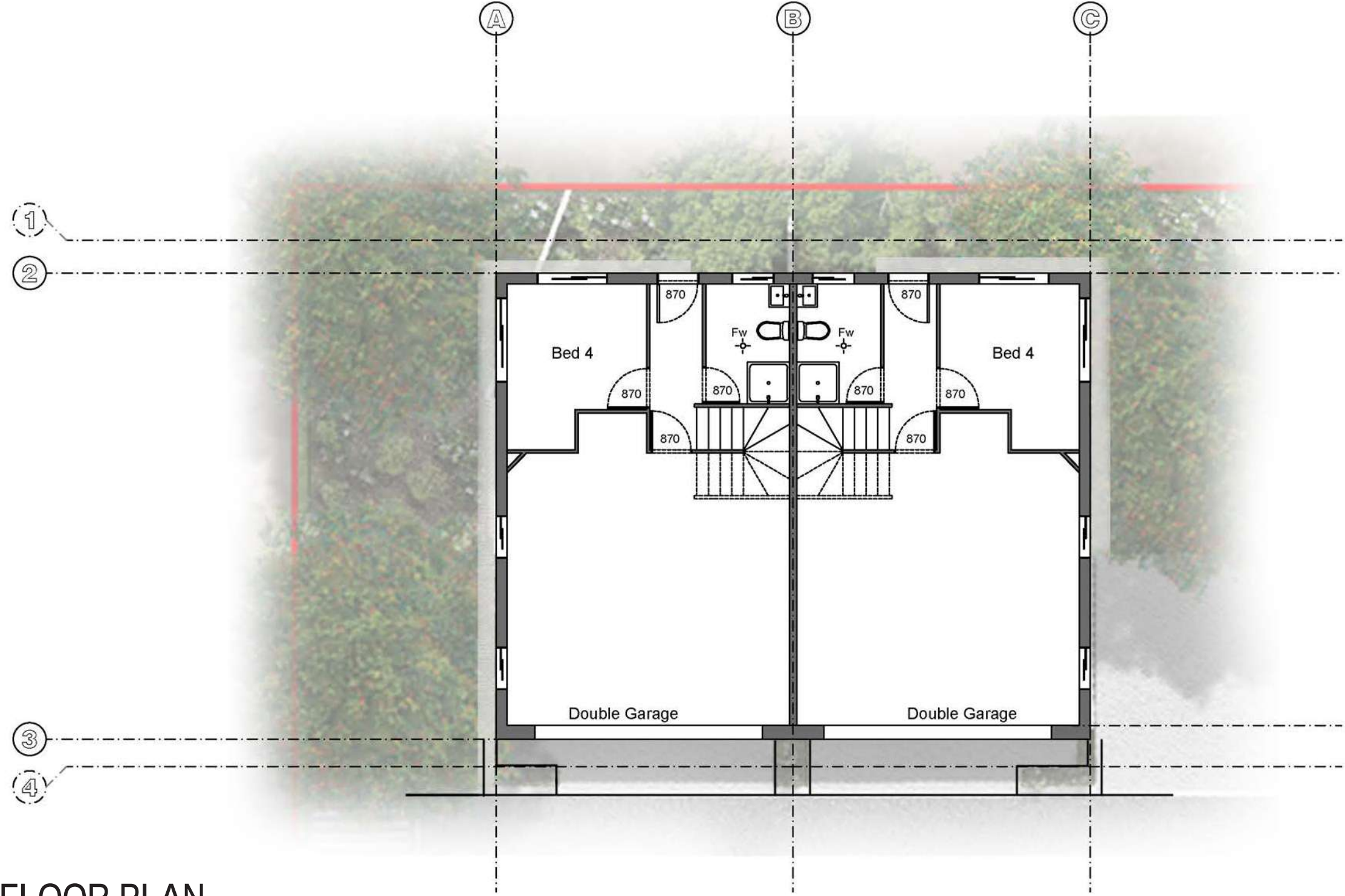
EAST ELEVATION

REFER TO SAUNDERS HAVILL GROUP FOR
LANDSCAPE DETAIL

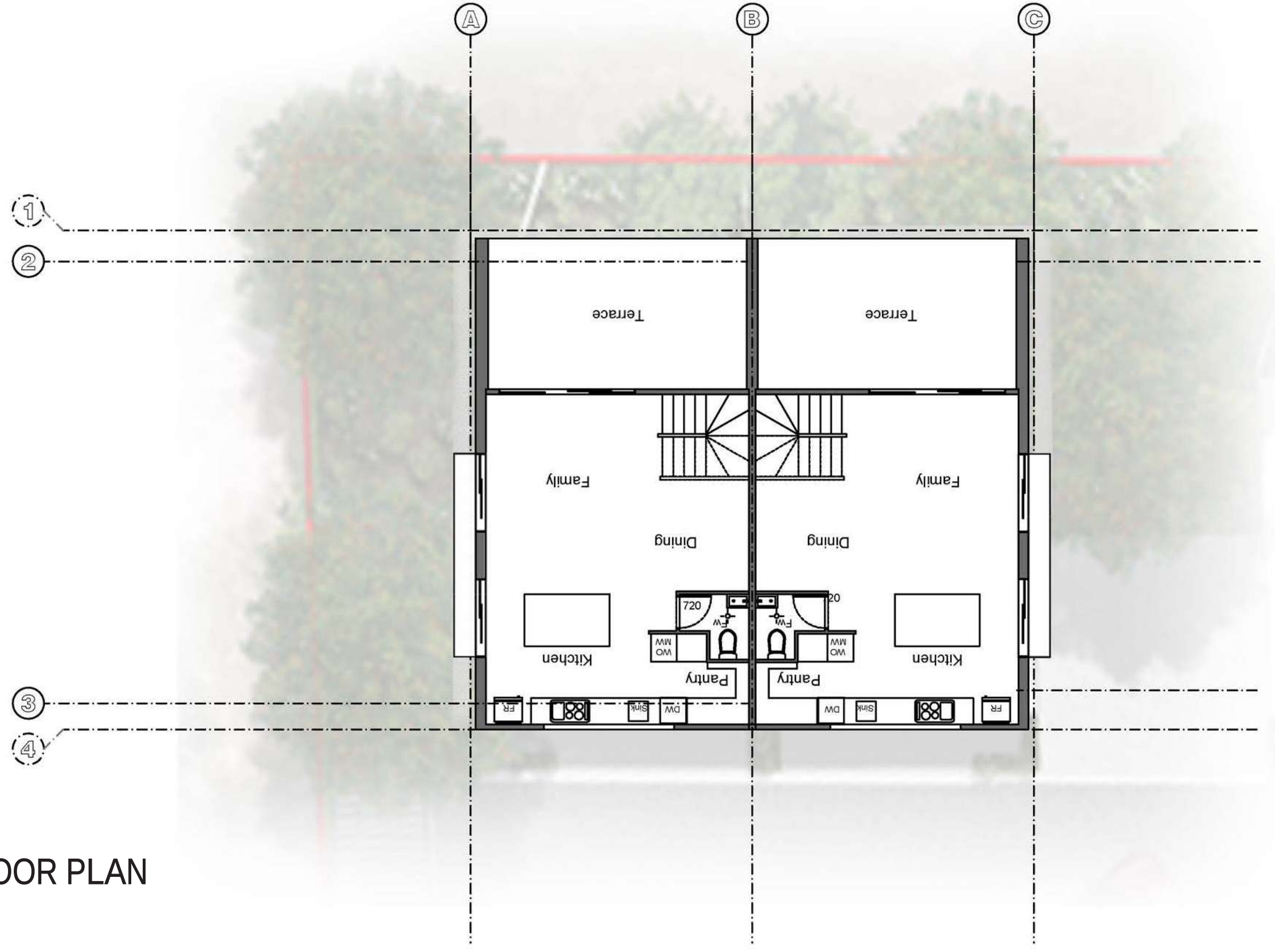
PARTIAL LANDSCAPE ILLUSTRATED ONLY FOR
CLARITY

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	A	2026.07.31	FOR APPROVAL									Dwg. No.: A3-1-03	Rev.: A



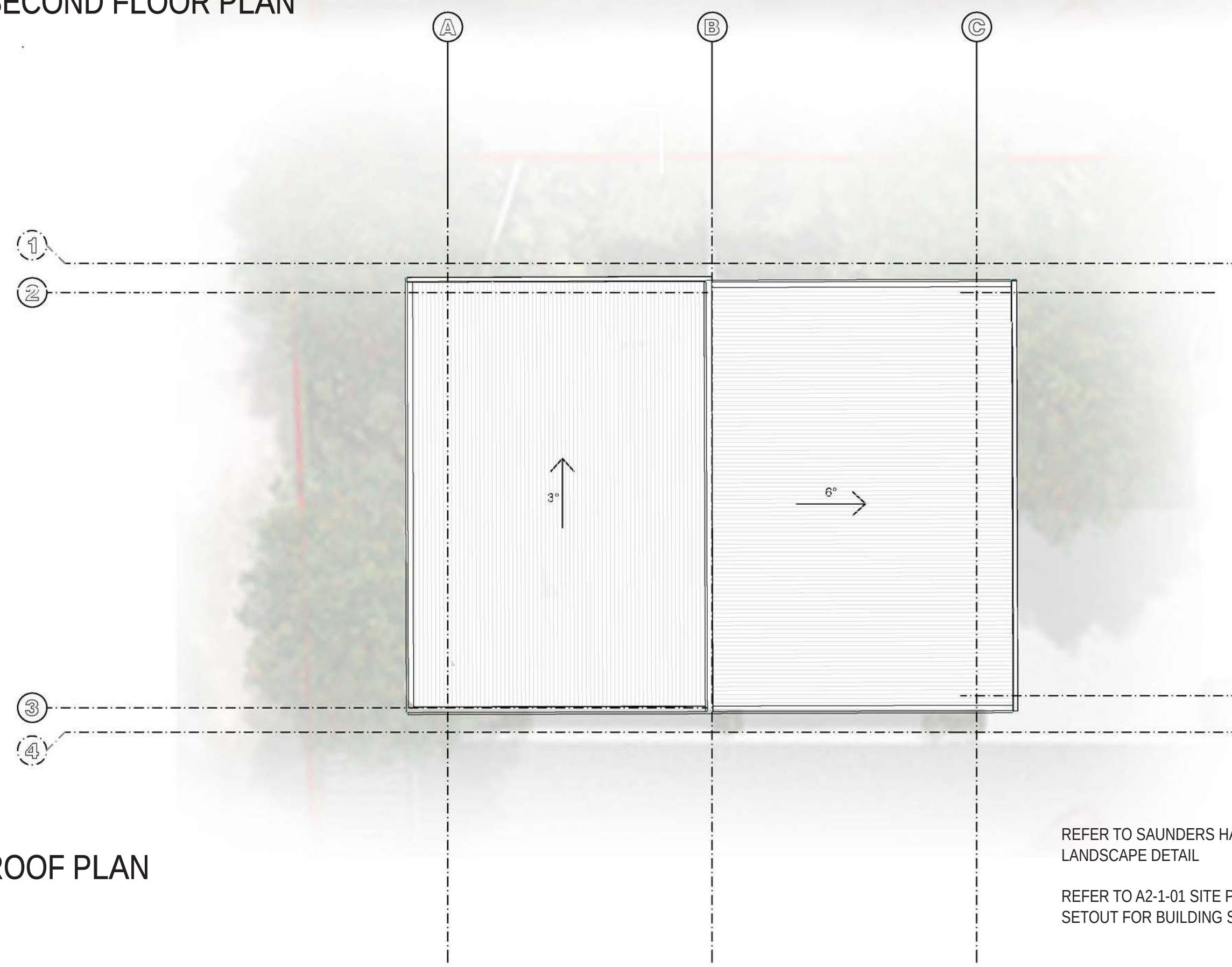
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



ROOF PLAN

REFER TO SAUNDERS HAVILL GROUP FOR LANDSCAPE DETAIL

REFER TO A2-1-01 SITE PLAN - MASTERPLAN SETOUT FOR BUILDING SETOUT

1 : 200 @ A3

LEGEND - COLOUR SCHEME 1					
1	Single Height Brickwork Colour: Escape (Everyday Life)		5	Paint C Colour: Bonzai Green	
2	Feature Single Height Brickwork Colour: Shoreline (Coastal)		6	Garage Door / Garage Surrounds A Colour: Paperbark	
3	Paint A Colour: Loden Green		7	Garage Door / Garage Surrounds A Colour: Gully	
4	Paint B Colour: Taupe Grey		8	Roofing / Gutter / Fascia / Soffit Colour: Surfmist	
			9	Window / Door / Security Frames Colour: Surfmist	
			10	600mm Window Hood Colour: Surfmist	



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



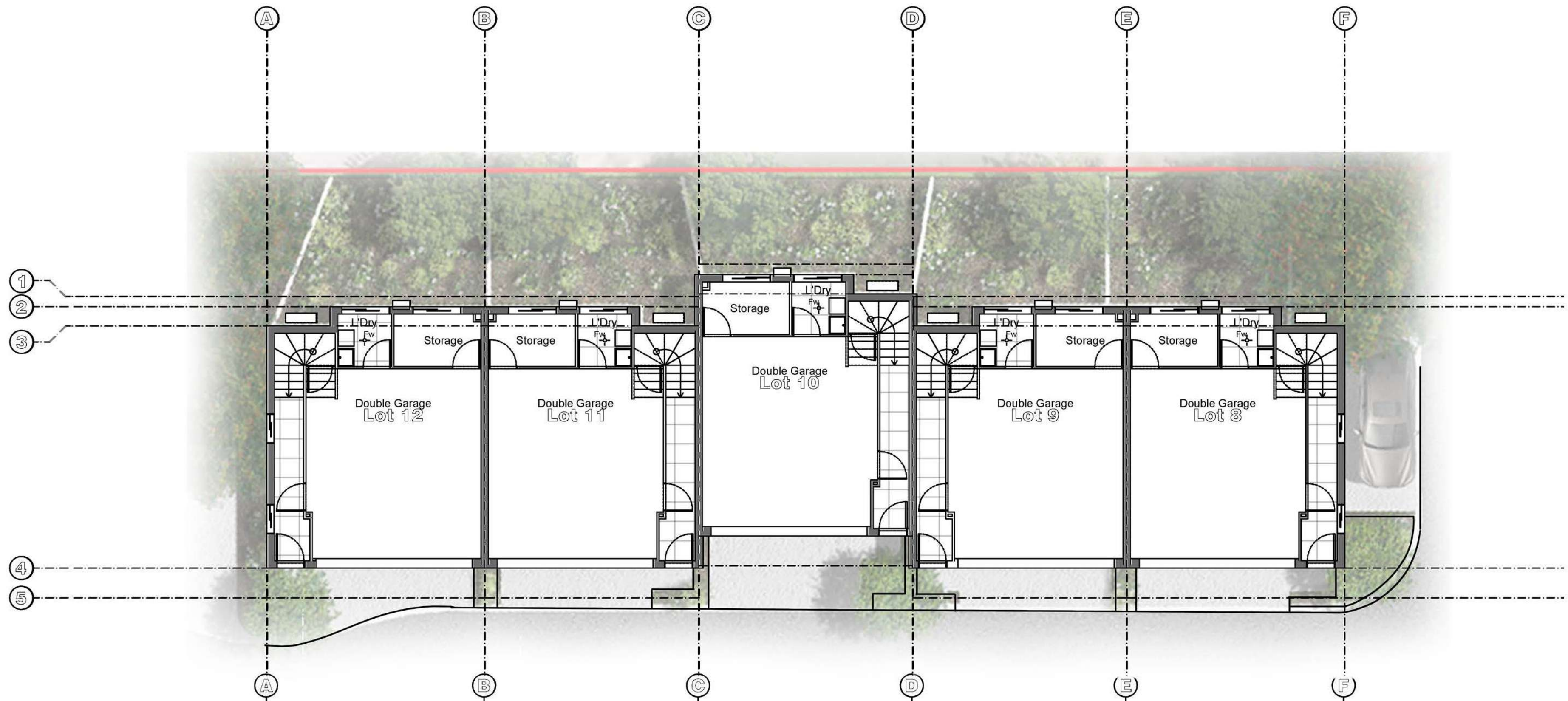
EAST ELEVATION

REFER TO SAUNDERS HAVILL GROUP FOR LANDSCAPE DETAIL

PARTIAL LANDSCAPE ILLUSTRATED ONLY FOR CLARITY

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	A	2026.07.31	FOR APPROVAL									Dwg. No.: A3-2-02	Rev.: A



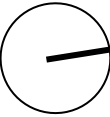
GROUND FLOOR PLAN



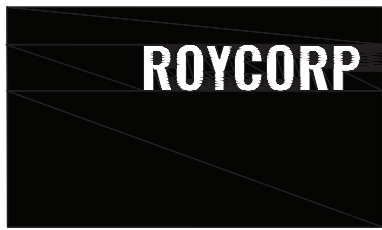
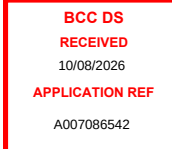
FIRST FLOOR PLAN

REFER TO SAUNDERS HAVILL GROUP FOR LANDSCAPE DETAIL

REFER TO A2-1-01 SITE PLAN - MASTERPLAN SETOUT FOR BUILDING SETOUT

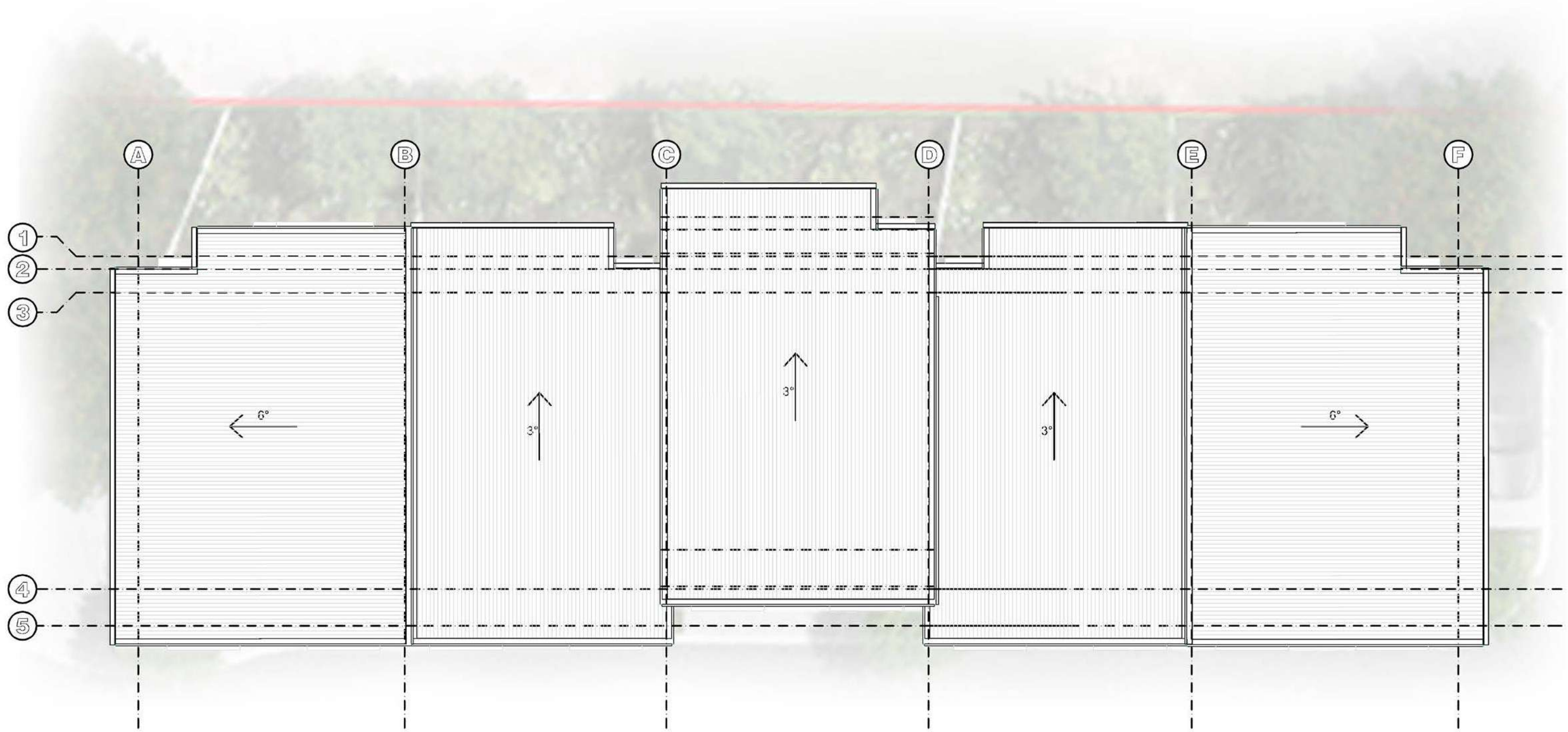


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	A	2026.07.31	FOR APPROVAL									Dwg. No.: A3-3-01	Rev.: A



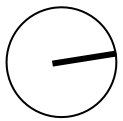
SECOND FLOOR PLAN



ROOF PLAN

REFER TO SAUNDERS HAVILL GROUP FOR LANDSCAPE DETAIL

REFER TO A2-1-01 SITE PLAN - MASTERPLAN SETOUT FOR BUILDING SETOUT



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	A	2026.07.31	FOR APPROVAL										
											Dwg. No.: A3-3-02		Rev.: A

LEGEND - COLOUR SCHEME 3									
1	Single Height Brickwork Colour: Freedom (Everyday Life)		5	Paint C Colour: Brittle Brush		9	Window / Door / Security Frames Colour: Surfmist		
2	Feature Single Height Brickwork Colour: Grecian Gold (Urban One)		6	Garage Door / Garage Surrounds A Colour: Evening Haze		10	600mm Window Hood Colour: Surfmist		
3	Paint A Colour: Wildcat		7	Garage Door / Garage Surrounds A Colour: Dune					
4	Paint B Colour: Lizzy Green		8	Roofing / Gutter / Fascia / Soffit Colour: Surfmist					



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



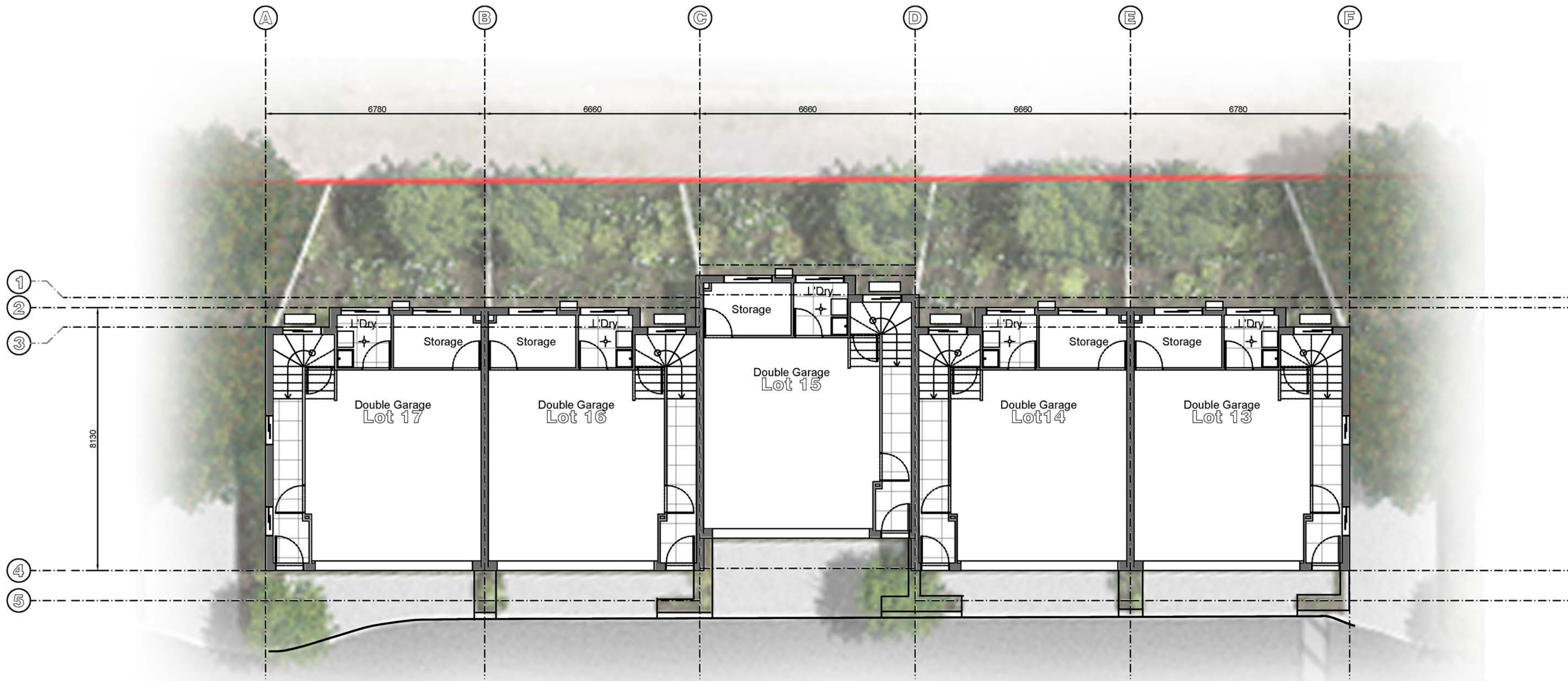
NORTH ELEVATION

REFER TO SAUNDERS HAVILL GROUP FOR
LANDSCAPE DETAIL

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	A	2026.07.31	FOR APPROVAL									Dwg. No.: A3-3-03	Rev.: A



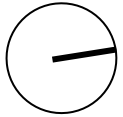
GROUND FLOOR PLAN



FIRST FLOOR PLAN

REFER TO SAUNDERS HAVILL GROUP FOR LANDSCAPE DETAIL

REFER TO A2-1-01 SITE PLAN - MASTERPLAN SETOUT FOR BUILDING SETOUT

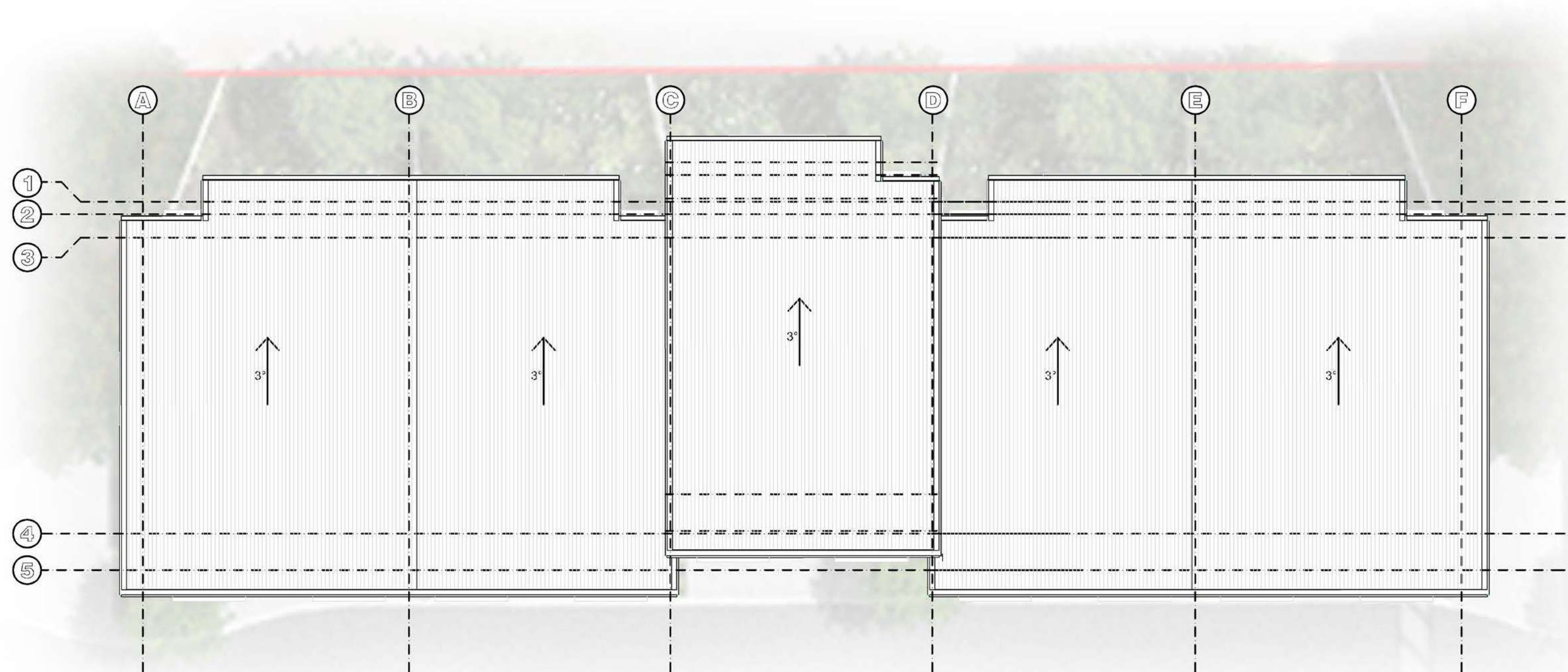


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	A	2026.07.31	FOR APPROVAL								Dwg. No.:	A3-4-01
											Rev.:	A



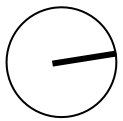
SECOND FLOOR PLAN



ROOF PLAN

REFER TO SAUNDERS HAVILL GROUP FOR LANDSCAPE DETAIL

REFER TO A2-1-01 SITE PLAN - MASTERPLAN SETOUT FOR BUILDING SETOUT

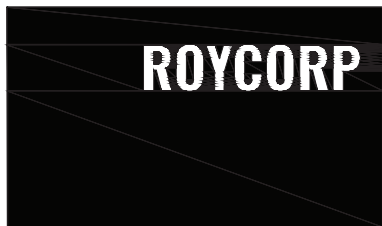


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Rev.	Date	Description
A	2026.07.31	FOR APPROVAL

Drawn

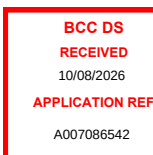


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142 Queen Street,
Southport, QLD, 4215
PO Box 1067,
Southport, QLD, 4215
email: admin.dept@roycorp.com
Office 07 5531 2105

Lot Description:
Lot 2 SP305062

Address:
141 FURSDEN ROAD
CARINA, Q, 4152



Subject:
LOTS 13, 14, 15, 16 & 17 PLANS

Submission: FOR APPROVAL	
Dwg. No.: A3-4-02	Rev.: A

royceblackburne

LEGEND - COLOUR SCHEME 2									
1	Single Height Brickwork Colour: Blackbutt (Wilderness)		5	Paint C Colour: Brentwood		9	Window / Door / Security Frames Colour: Surfmist		
2	Feature Single Height Brickwork Colour: Shoreline (Coastal)		6	Garage Door / Garage Surrounds A Colour: Pale Eucalypt		10	600mm Window Hood Colour: Surfmist		
3	Paint A Colour: Old Silver		7	Garage Door / Garage Surrounds A Colour: Evening Haze					
4	Paint B Colour: Persian Mist		8	Roofing / Gutter / Fascia / Soffit Colour: Surfmist					



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



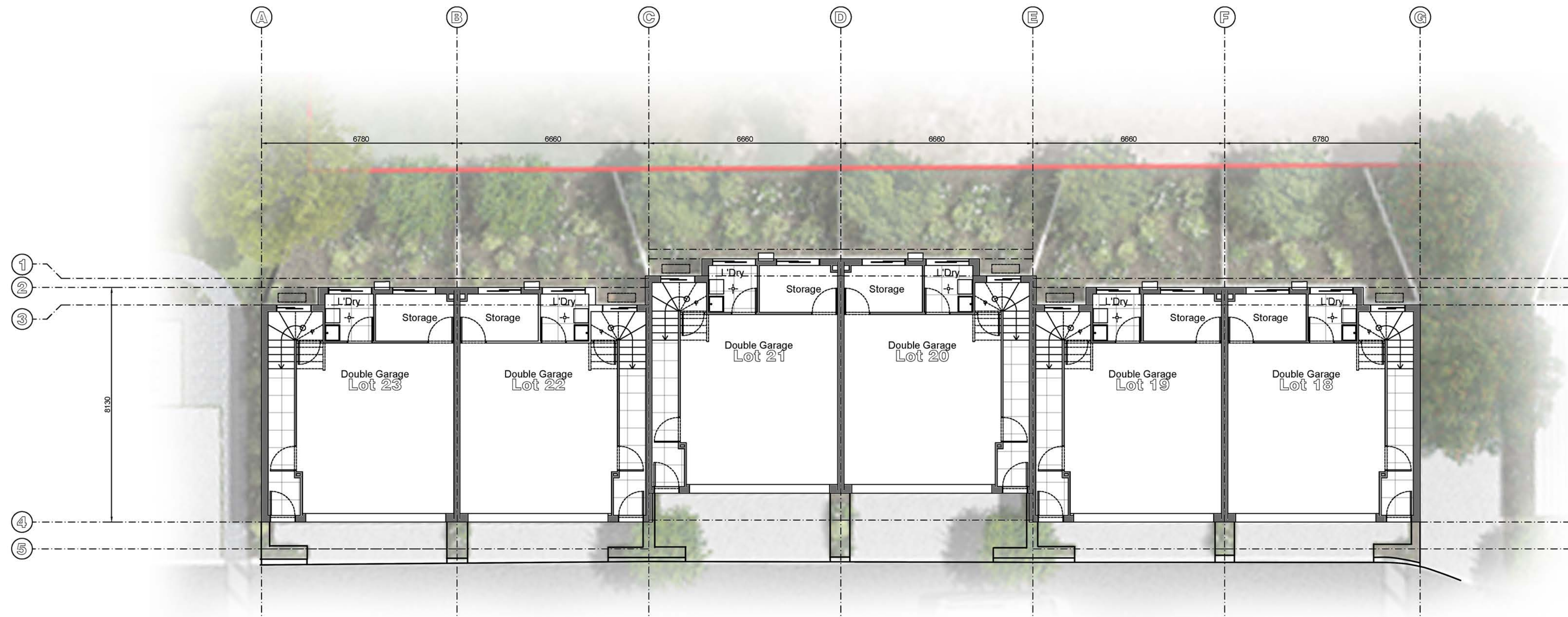
NORTH ELEVATION

REFER TO SAUNDERS HAVILL GROUP FOR
LANDSCAPE DETAIL

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	A	2026.07.31	FOR APPROVAL									Dwg. No.: A3-4-03	Rev.: A



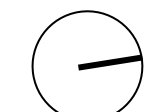
GROUND FLOOR PLAN



FIRST FLOOR PLAN

REFER TO SAUNDERS HAVILL GROUP FOR LANDSCAPE DETAIL

REFER TO A2-1-01 SITE PLAN - MASTERPLAN SETOUT FOR BUILDING SETOUT

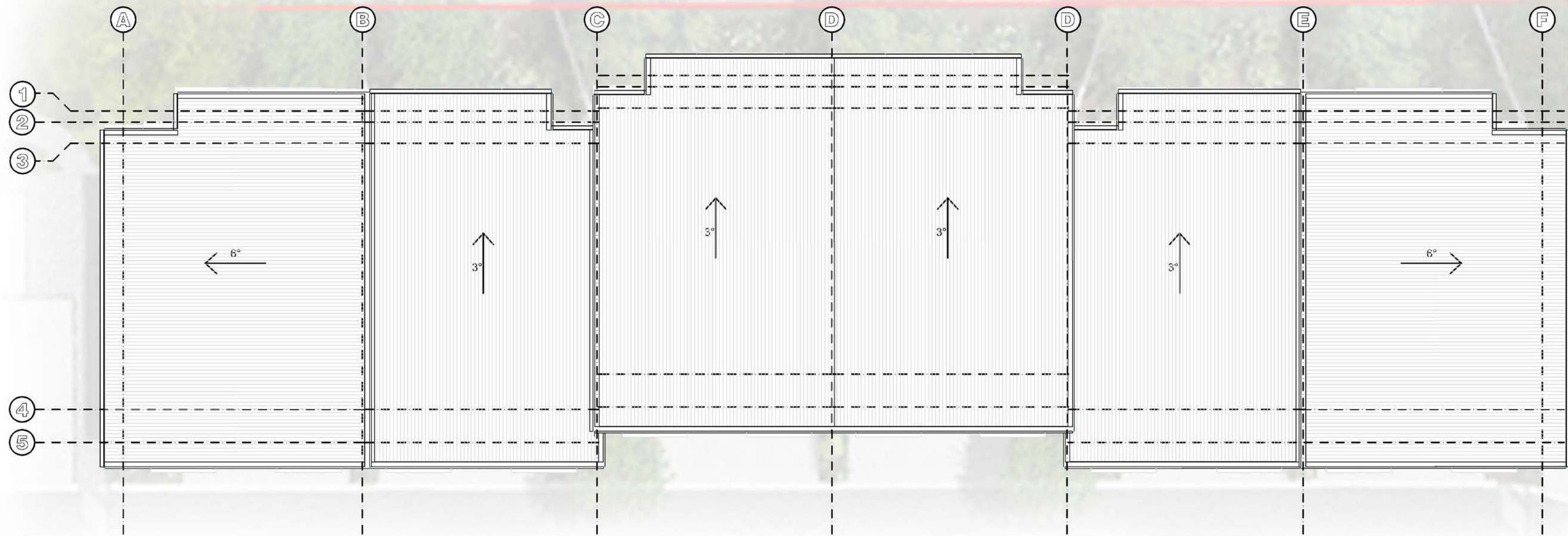


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Rev.	Date	Description																																				
A	2026.07.31	FOR APPROVAL																																				
										Dwg. No.: A3-5-01	Rev.: A																											



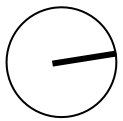
SECOND FLOOR PLAN



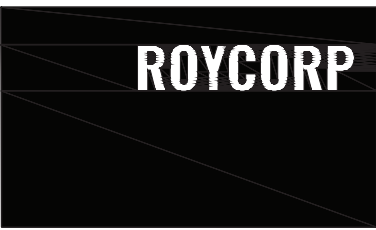
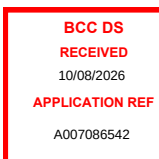
ROOF PLAN

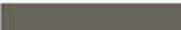
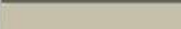
REFER TO SAUNDERS HAVILL GROUP FOR LANDSCAPE DETAIL

REFER TO A2-1-01 SITE PLAN - MASTERPLAN SETOUT FOR BUILDING SETOUT



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	A	2026.07.31	FOR APPROVAL									Dwg. No.: A3-5-02	Rev.: A

LEGEND - COLOUR SCHEME 1								
1	Single Height Brickwork Colour: Escape (Everyday Life)		5	Paint C Colour: Bonzai Green		9	Window / Door / Security Frames Colour: Surfmist	
2	Feature Single Height Brickwork Colour: Shoreline (Coastal)		6	Garage Door / Garage Surrounds A Colour: Paperbark		10	600mm Window Hood Colour: Surfmist	
3	Paint A Colour: Loden Green		7	Garage Door / Garage Surrounds A Colour: Gully				
4	Paint B Colour: Taupe Grey		8	Roofing / Gutter / Fascia / Soffit Colour: Surfmist				



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

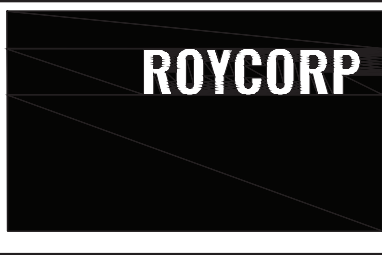
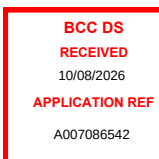


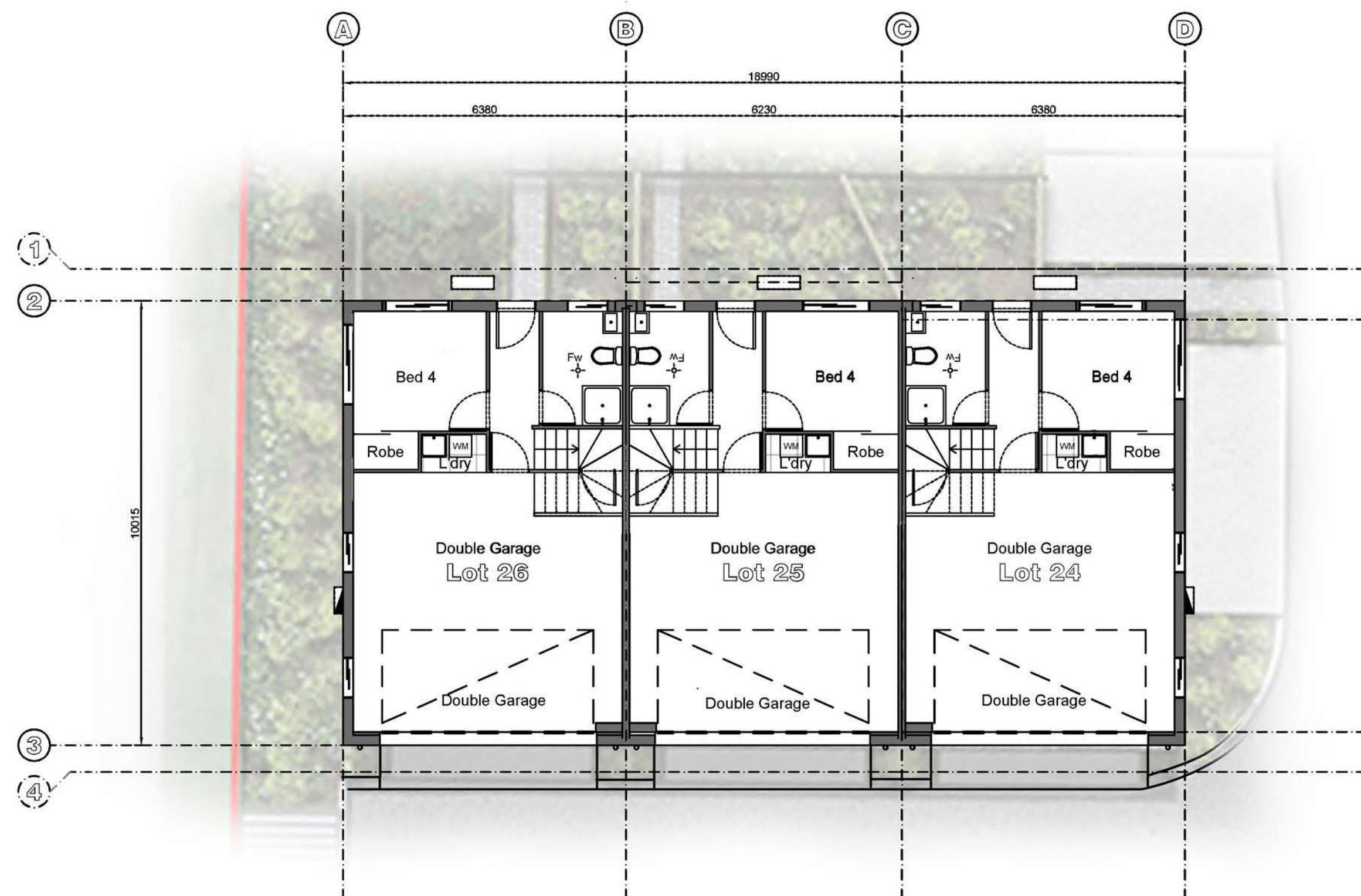
NORTH ELEVATION

REFER TO SAUNDERS HAVILL GROUP FOR
LANDSCAPE DETAIL

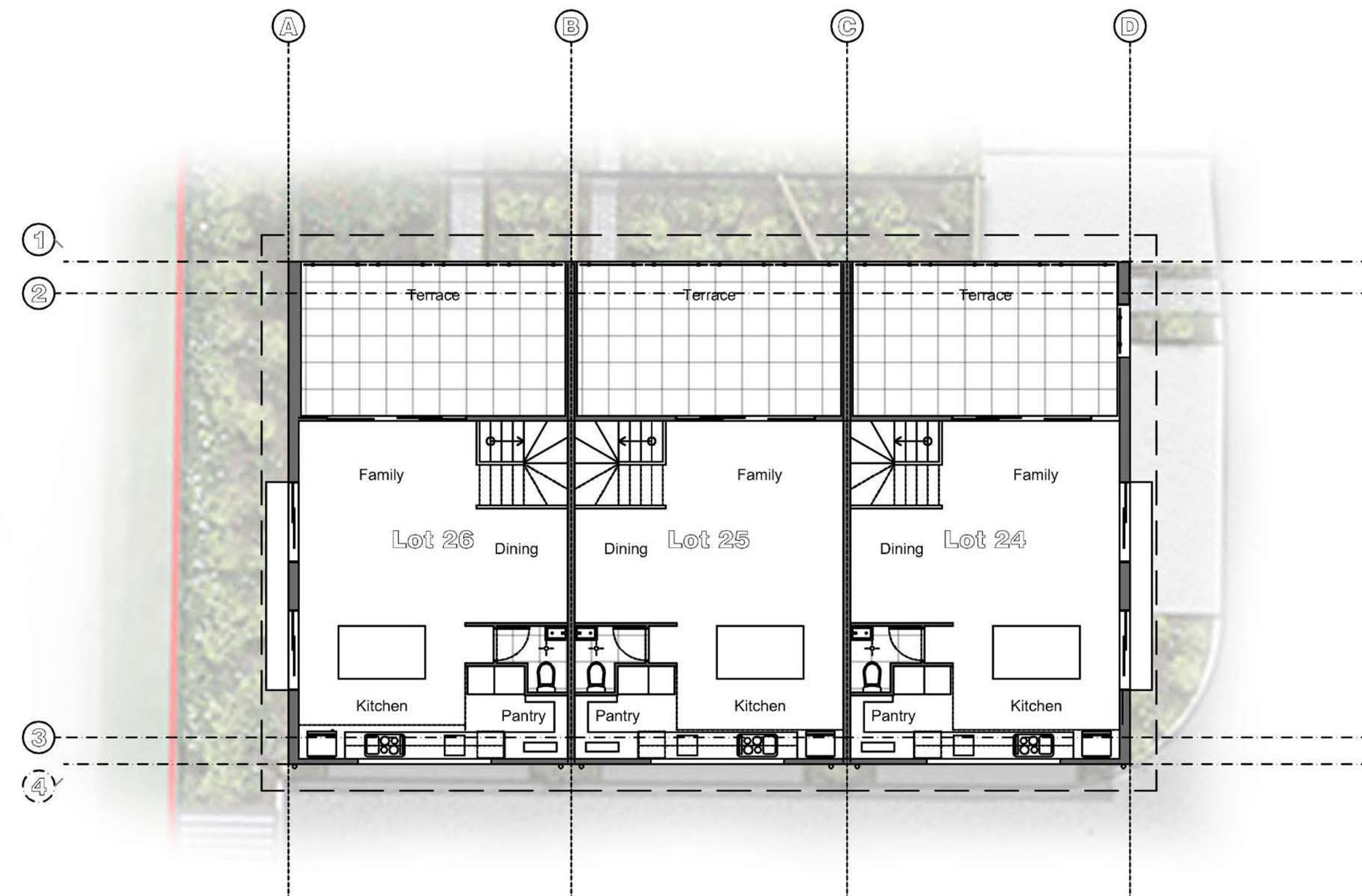
PARTIAL LANDSCAPE ILLUSTRATED ONLY FOR
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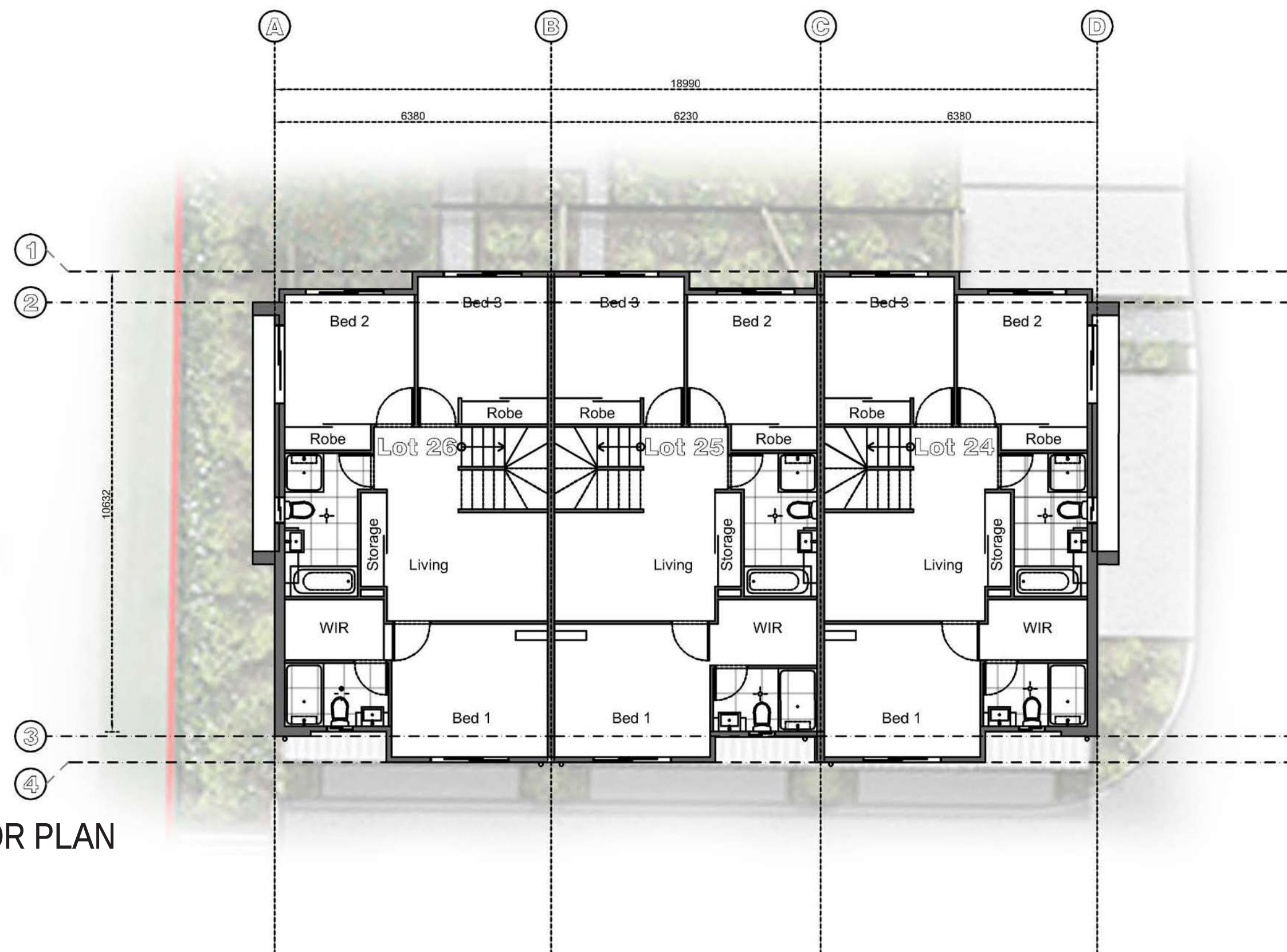
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	A	2026.07.31	FOR APPROVAL									Dwg. No.: A3-5-03	Rev.: A



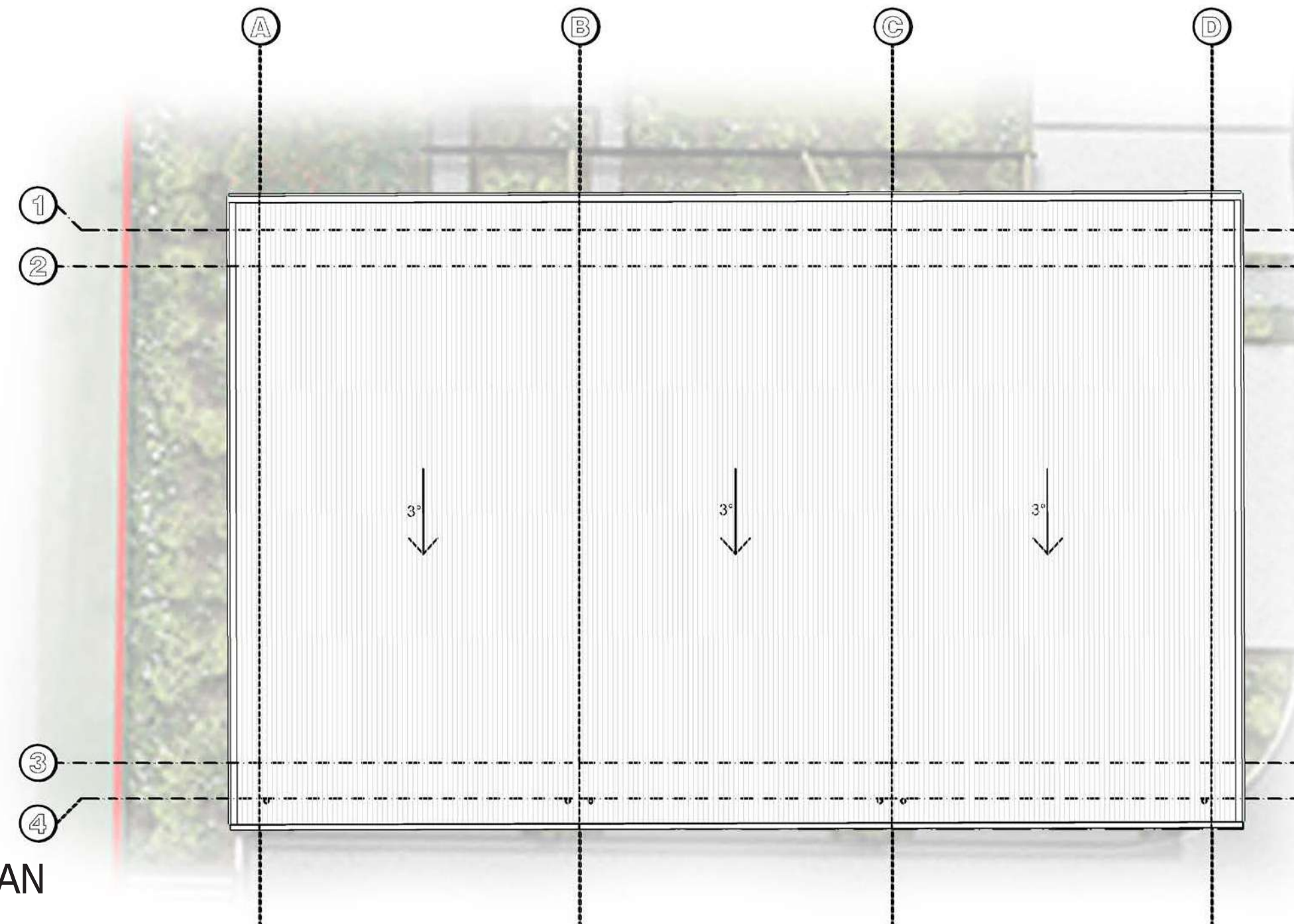
GROUND FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN



ROOF PLAN

REFER TO SAUNDERS HAVILL GROUP FOR LANDSCAPE DETAIL

REFER TO A2-1-01 SITE PLAN - MASTERPLAN SETOUT FOR BUILDING SETOUT

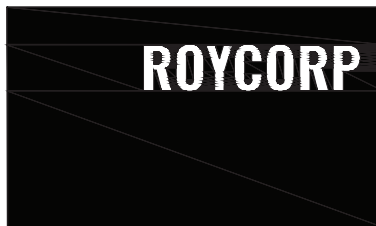


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A	2026.07.31	FOR APPROVAL

Drawn

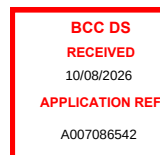


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email: admin.dept@roycorp.com
Office 07 5531 2105

Lot Description:
Lot 2 SP305062

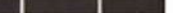
Address:
141 FURSDEN ROAD
CARINA, Q, 4152



Subject:
LOTS 24, 25 & 26 PLANS

Submission: FOR APPROVAL
Dwg. No.: A3-6-01
Rev.: A

royceblackburne

LEGEND - COLOUR SCHEME 2									
1	Single Height Brickwork Colour: Blackbutt (Wilderness)		5	Paint C Colour: Brentwood		9	Window / Door / Security Frames Colour: Surfmist		
2	Feature Single Height Brickwork Colour: Shoreline (Coastal)		6	Garage Door / Garage Surrounds A Colour: Pale Eucalypt		10	600mm Window Hood Colour: Surfmist		
3	Paint A Colour: Old Silver		7	Garage Door / Garage Surrounds A Colour: Evening Haze					
4	Paint B Colour: Persian Mist		8	Roofing / Gutter / Fascia / Soffit Colour: Surfmist					



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

REFER TO SAUNDERS HAVILL GROUP FOR LANDSCAPE DETAIL

PARTIAL LANDSCAPE ILLUSTRATED ONLY FOR CLARITY

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	A	2026.07.31	FOR APPROVAL									Dwg. No.: A3-6-02	Rev.: A

GROUND FLOOR PLAN

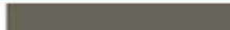
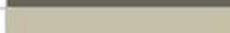
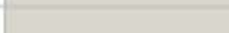
ROOF PLAN

FIRST FLOOR PLAN

REFER TO SAUNDERS HAVILL GROUP FOR
LANDSCAPE DETAIL

REFER TO A2-1-01 SITE PLAN - MASTERPLAN
SETOUT FOR BUILDING SETOUT

1 : 200 @ A3

LEGEND - COLOUR SCHEME 1								
1	Single Height Brickwork Colour: Escape (Everyday Life)		5	Paint C Colour: Bonzai Green		9	Window / Door / Security Frames Colour: Surfmist	
2	Feature Single Height Brickwork Colour: Shoreline (Coastal)		6	Garage Door / Garage Surrounds A Colour: Paperbark		10	600mm Window Hood Colour: Surfmist	
3	Paint A Colour: Loden Green		7	Garage Door / Garage Surrounds A Colour: Gully				
4	Paint B Colour: Taupe Grey		8	Roofing / Gutter / Fascia / Soffit Colour: Surfmist				



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

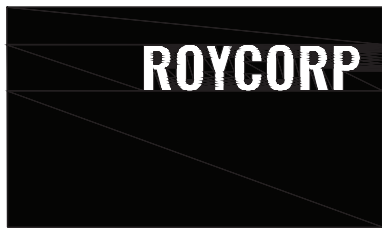


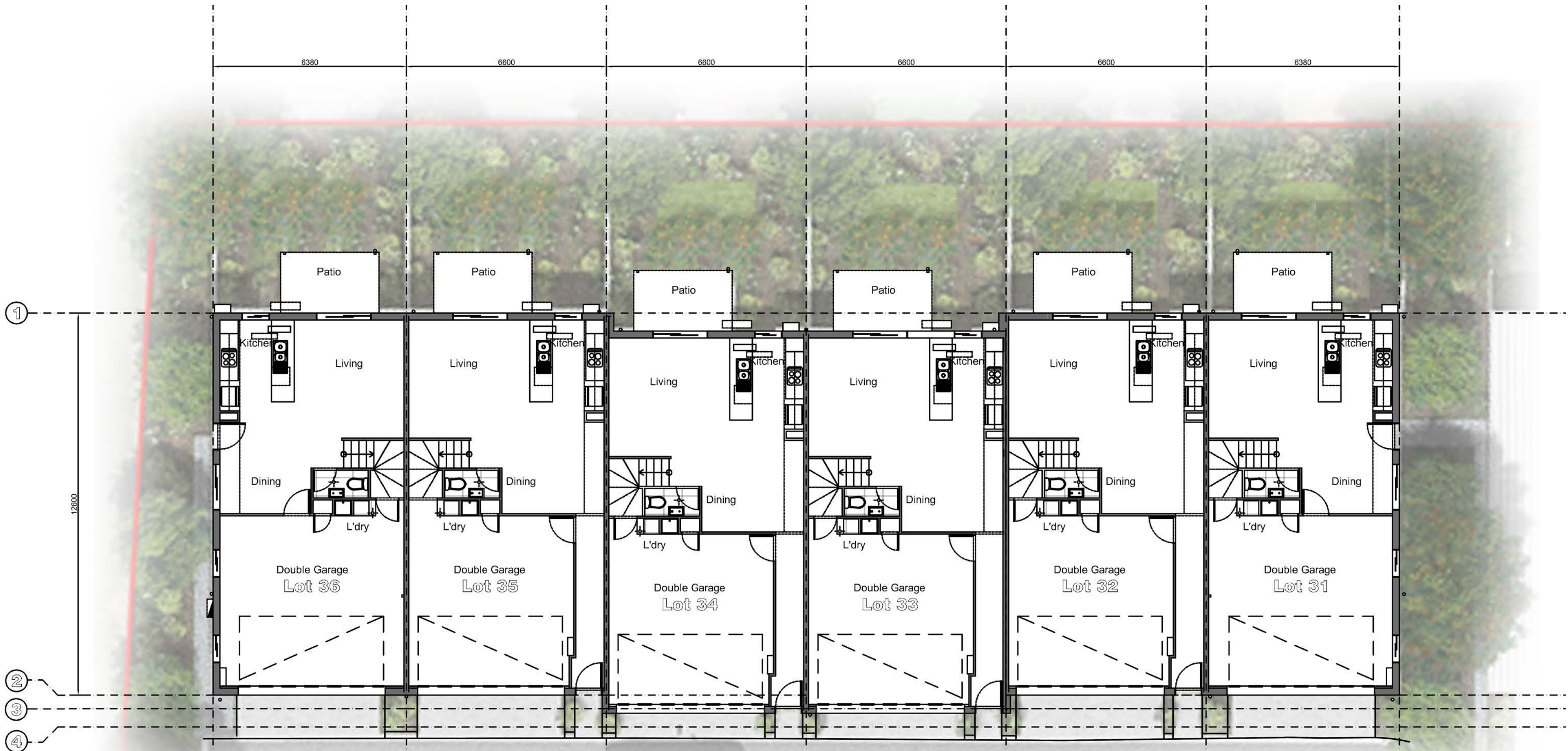
EAST ELEVATION

REFER TO SAUNDERS HAVILL GROUP FOR LANDSCAPE DETAIL

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	A	2026.07.31	FOR APPROVAL									Dwg. No.: A3-7-02	Rev.: A



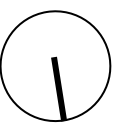
GROUND FLOOR PLAN



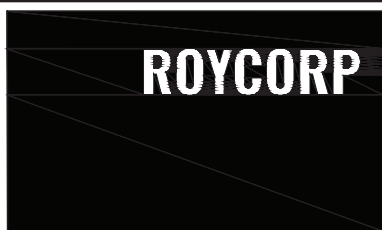
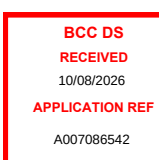
FIRST FLOOR PLAN

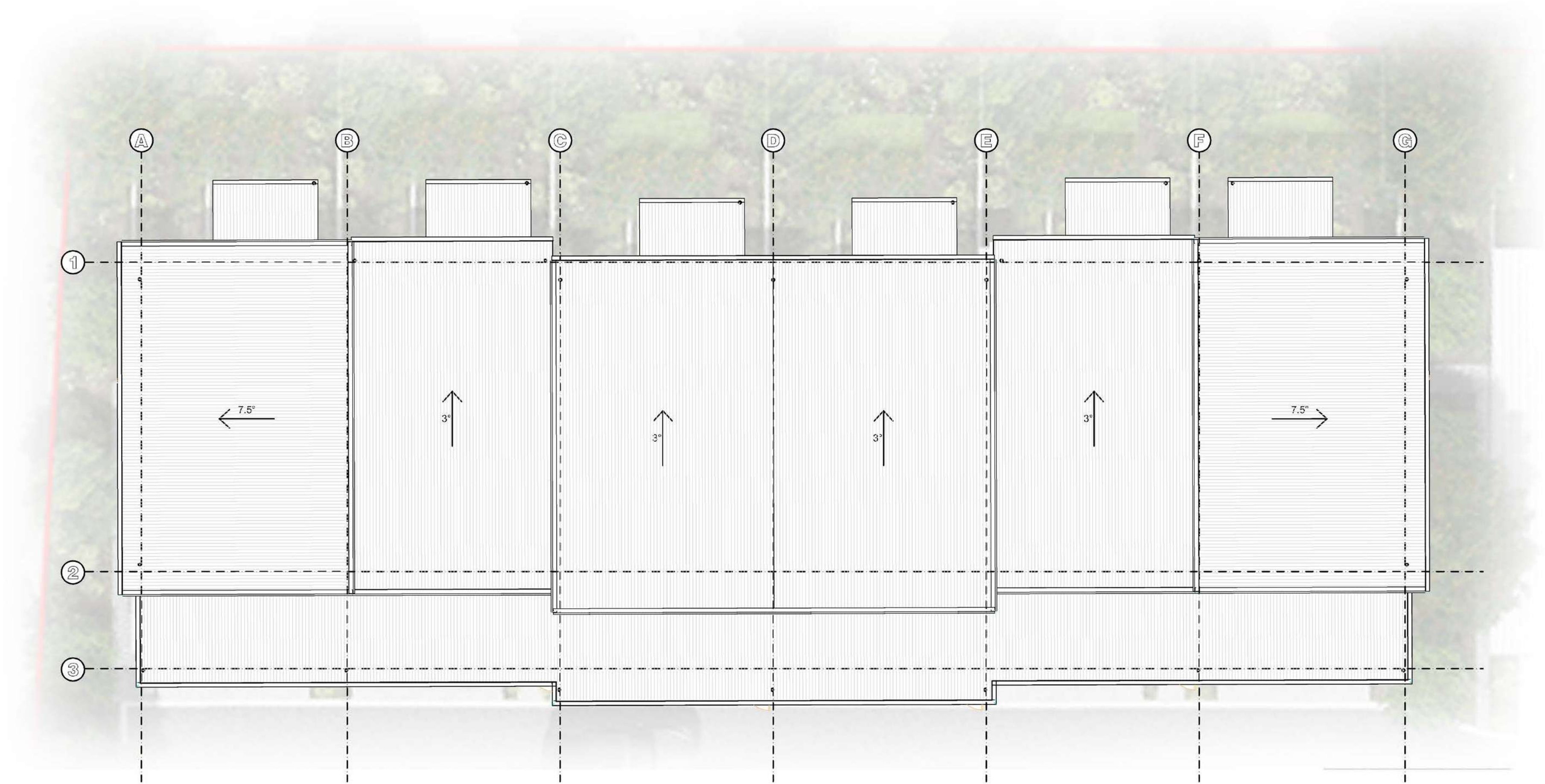
REFER TO SAUNDERS HAVILL GROUP FOR LANDSCAPE DETAIL

REFER TO A2-1-01 SITE PLAN - MASTERPLAN SETOUT FOR BUILDING SETOUT



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	A	2026.07.31	FOR APPROVAL									Dwg. No.: A3-8-01	Rev.: A



ROOF PLAN

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	A	2026.07.31	FOR APPROVAL			Dwg. No.: A3-8-02	Rev.: A					

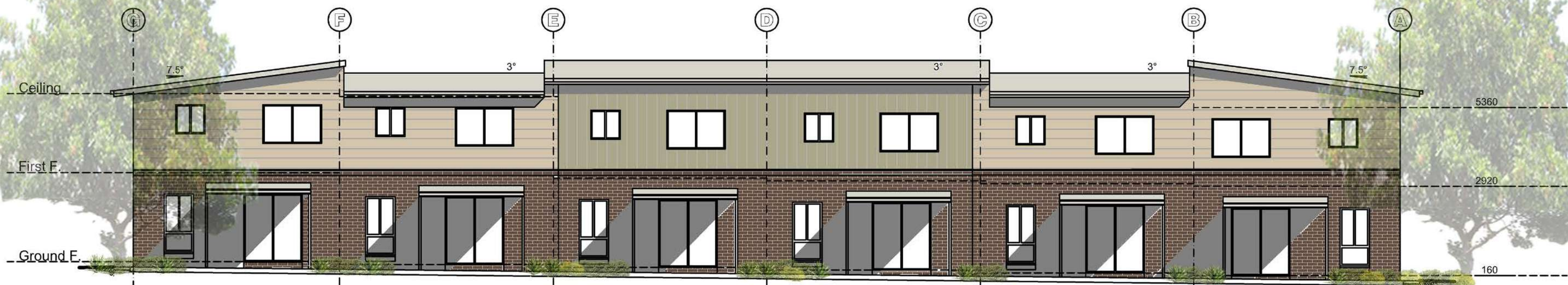
LEGEND - COLOUR SCHEME 3								
1	Single Height Brickwork Colour: Freedom (Everyday Life)		5	Paint C Colour: Brittle Brush		9	Window / Door / Security Frames Colour: Surfmist	
2	Feature Single Height Brickwork Colour: Grecian Gold (Urban One)		6	Garage Door / Garage Surrounds A Colour: Evening Haze		10	600mm Window Hood Colour: Surfmist	
3	Paint A Colour: Wildcat		7	Garage Door / Garage Surrounds A Colour: Dune				
4	Paint B Colour: Lizzy Green		8	Roofing / Gutter / Fascia / Soffit Colour: Surfmist				



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



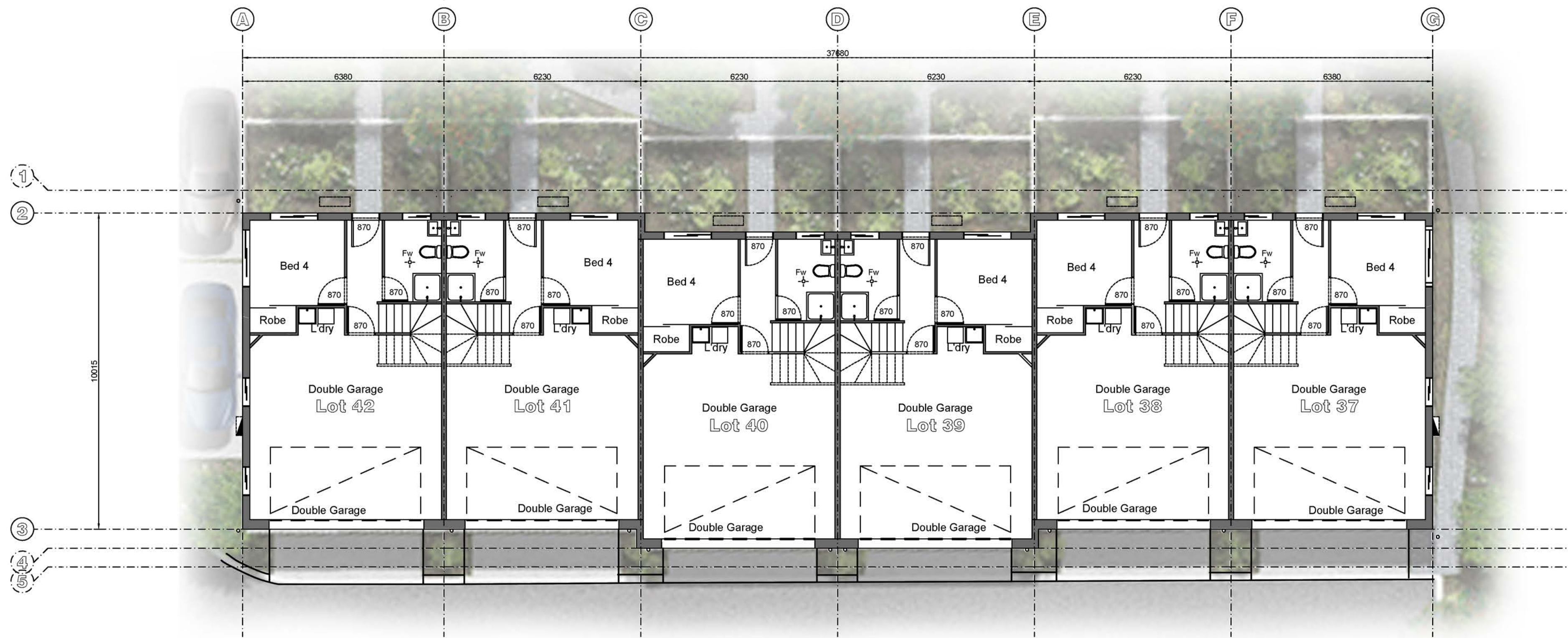
EAST ELEVATION

REFER TO SAUNDERS HAVILL GROUP FOR
LANDSCAPE DETAIL

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	A	2026.07.31	FOR APPROVAL									Dwg. No.: A3-8-03	Rev.: A



GROUND FLOOR PLAN



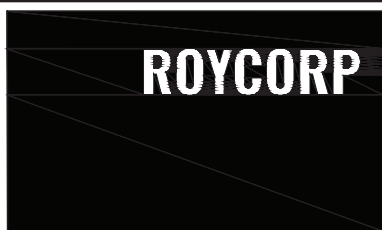
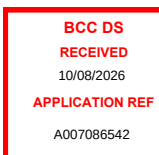
FIRST FLOOR PLAN

REFER TO SAUNDERS HAVILL GROUP FOR LANDSCAPE DETAIL

REFER TO A2-1-01 SITE PLAN - MASTERPLAN SETOUT FOR BUILDING SETOUT

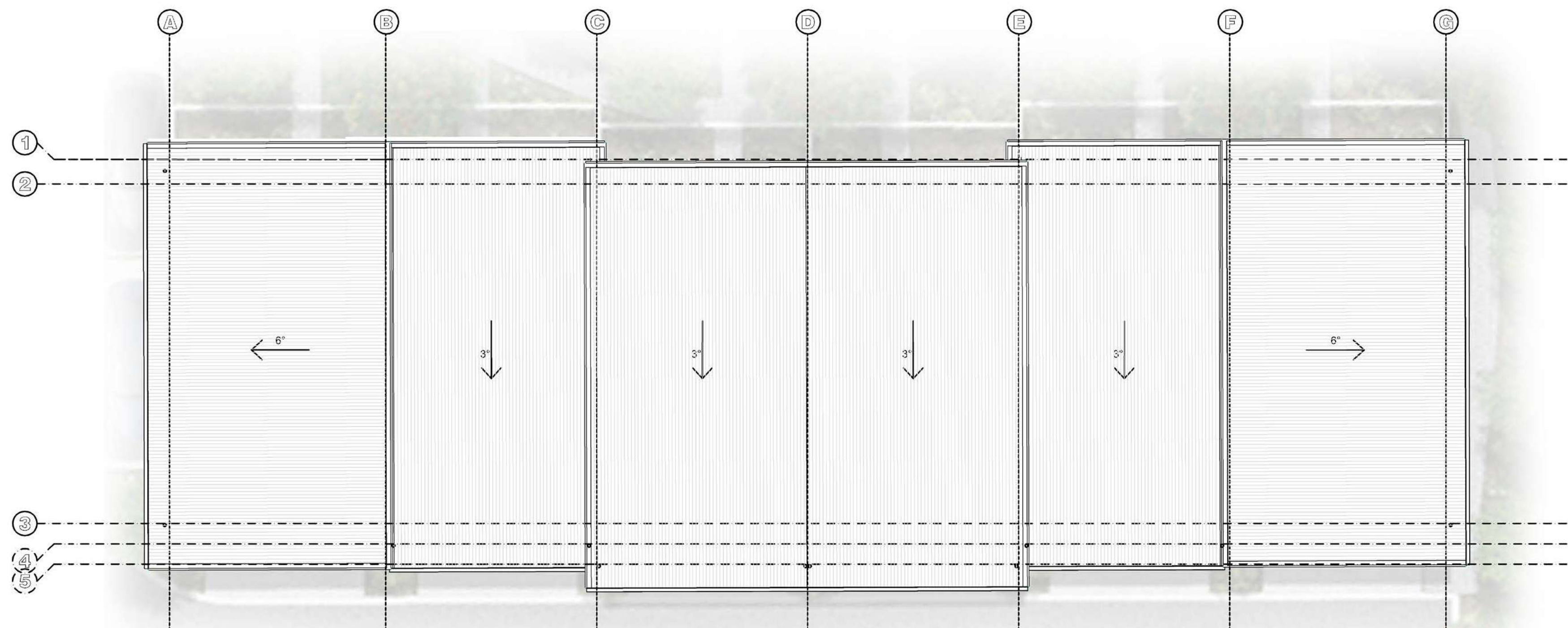


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	A	2026.07.31	FOR APPROVAL									Dwg. No.: A3-9-01	Rev.: A



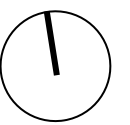
SECOND FLOOR PLAN



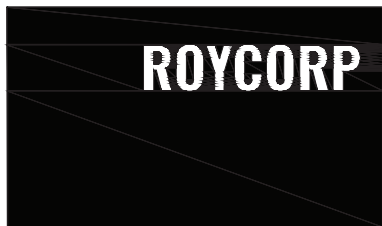
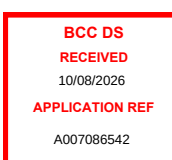
ROOF PLAN

REFER TO SAUNDERS HAVILL GROUP FOR LANDSCAPE DETAIL

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	A	2026.07.31	FOR APPROVAL									Dwg. No.: A3-9-02	Rev.: A

LEGEND - COLOUR SCHEME 2

1	Single Height Brickwork Colour: Blackbutt (Wilderness)	
2	Feature Single Height Brickwork Colour: Shoreline (Coastal)	
3	Paint A Colour: Old Silver	
4	Paint B Colour: Persian Mist	

5	Paint C Colour: Brentwood	
6	Garage Door / Garage Surrounds A Colour: Pale Eucalypt	
7	Garage Door / Garage Surrounds A Colour: Evening Haze	
8	Roofing / Gutter / Fascia / Soffit Colour: Surfmist	

9	Window / Door / Security Frames Colour: Surfmist	
10	600mm Window Hood Colour: Surfmist	



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



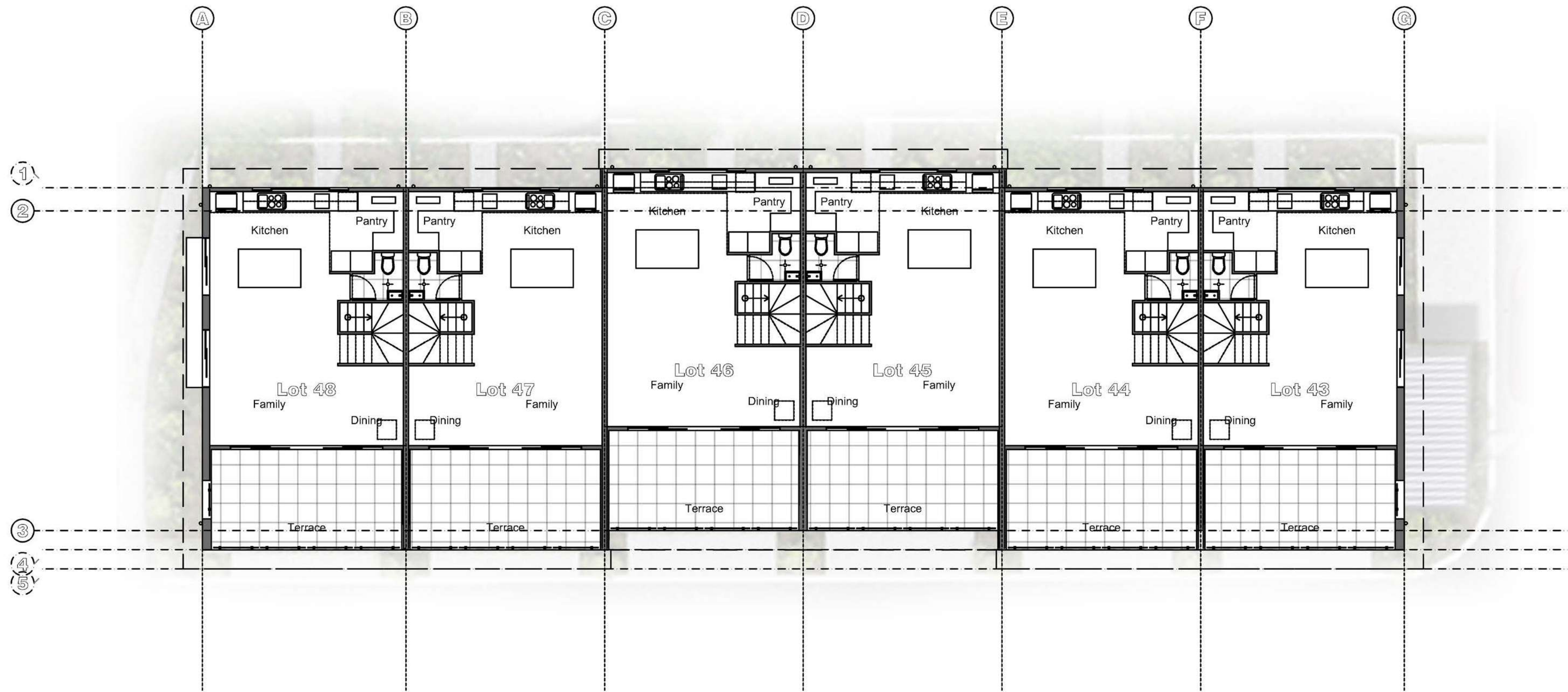
EAST ELEVATION

REFER TO SAUNDERS HAVILL GROUP FOR
LANDSCAPE DETAIL

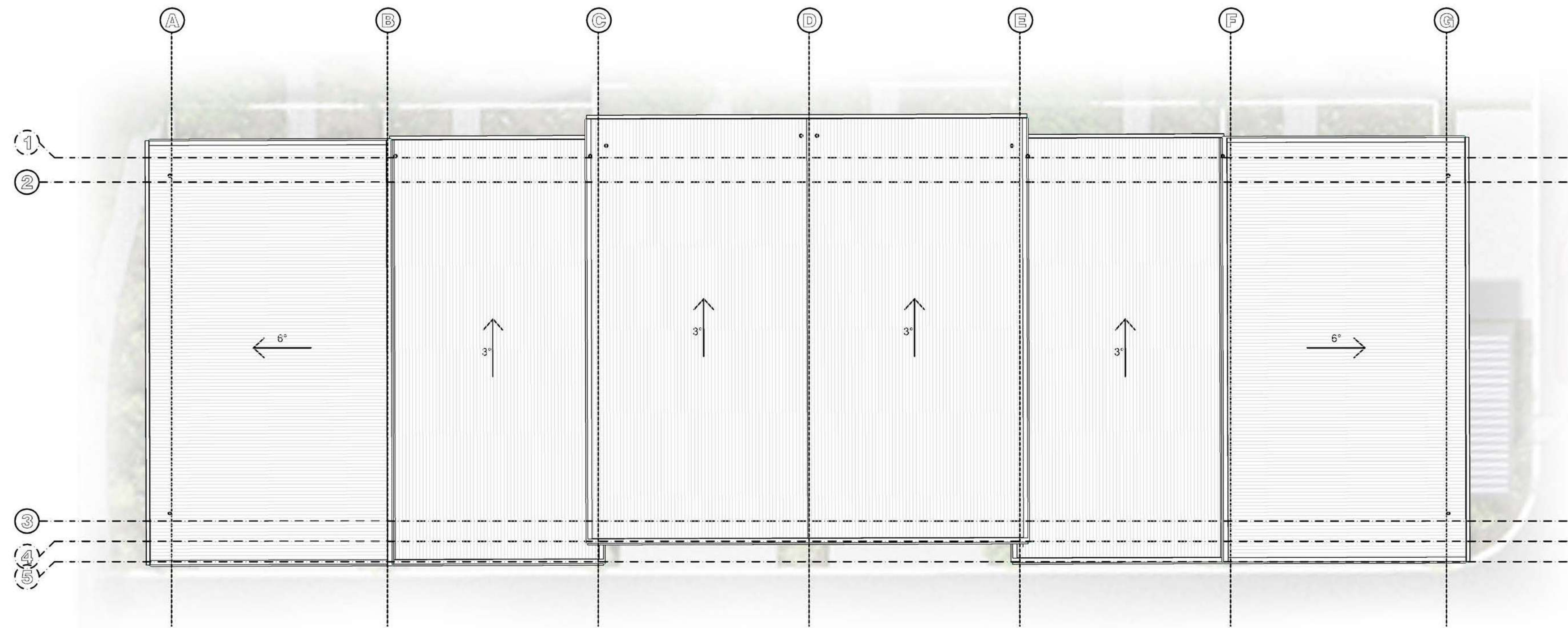
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	A	2026.07.31	FOR APPROVAL									Dwg. No.: A3-9-03	Rev.: A



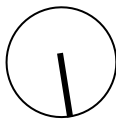
SECOND FLOOR PLAN



ROOF PLAN

REFER TO SAUNDERS HAVILL GROUP FOR LANDSCAPE DETAIL

REFER TO A2-1-01 SITE PLAN - MASTERPLAN SETOUT FOR BUILDING SETOUT



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	A	2026.07.31	FOR APPROVAL							Dwg. No.: A3-10-02	Rev.: A

LEGEND - COLOUR SCHEME 1					
1	Single Height Brickwork Colour: Escape (Everyday Life)		5	Paint C Colour: Bonzai Green	
2	Feature Single Height Brickwork Colour: Shoreline (Coastal)		6	Garage Door / Garage Surrounds A Colour: Paperbark	
3	Paint A Colour: Loden Green		7	Garage Door / Garage Surrounds A Colour: Gully	
4	Paint B Colour: Taupe Grey		8	Roofing / Gutter / Fascia / Soffit Colour: Surfmist	
			9	Window / Door / Security Frames Colour: Surfmist	
			10	600mm Window Hood Colour: Surfmist	



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

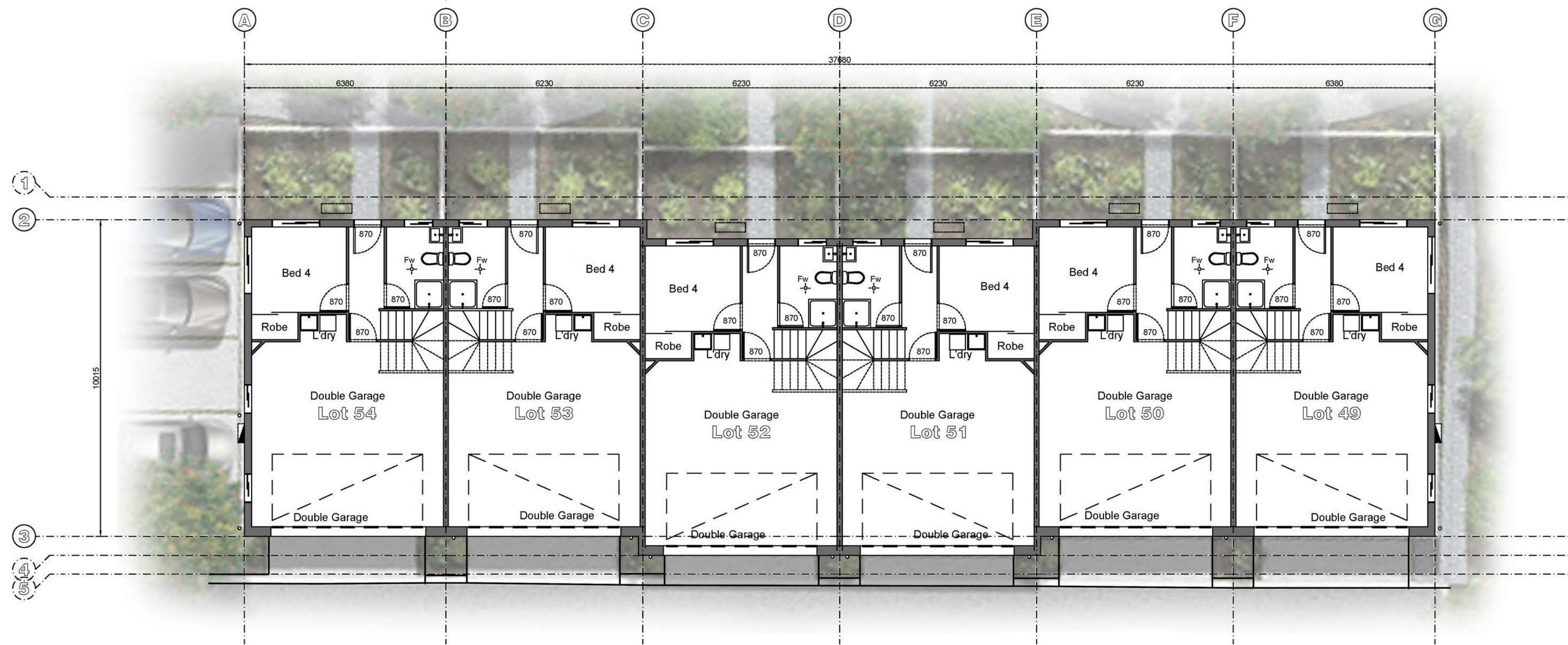
REFER TO SAUNDERS HAVILL GROUP FOR
LANDSCAPE DETAIL

PARTIAL LANDSCAPE ILLUSTRATED ONLY FOR
CLARITY

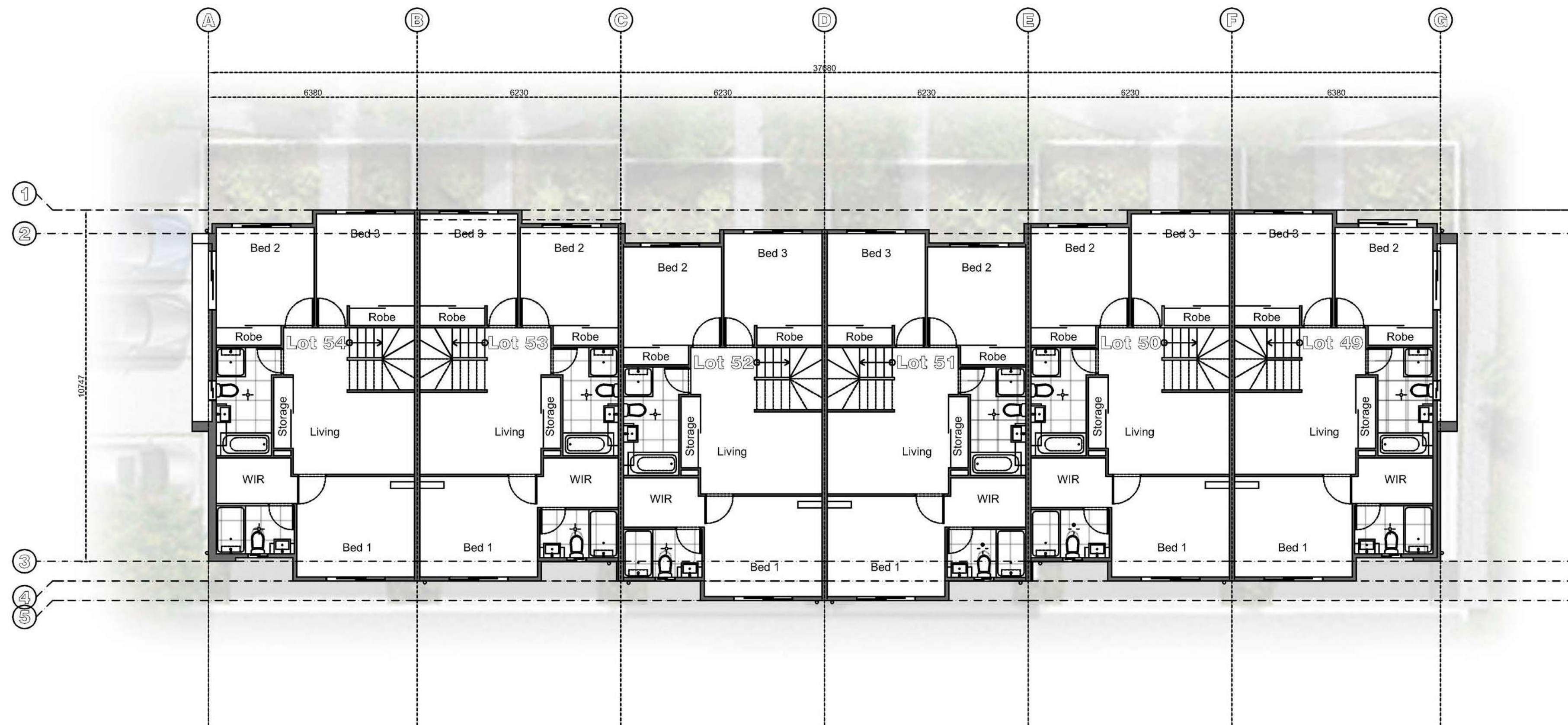
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	A	2026.07.31	FOR APPROVAL									Dwg. No.: A3-10-03	Rev.: A

royceblackburne



GROUND FLOOR PLAN



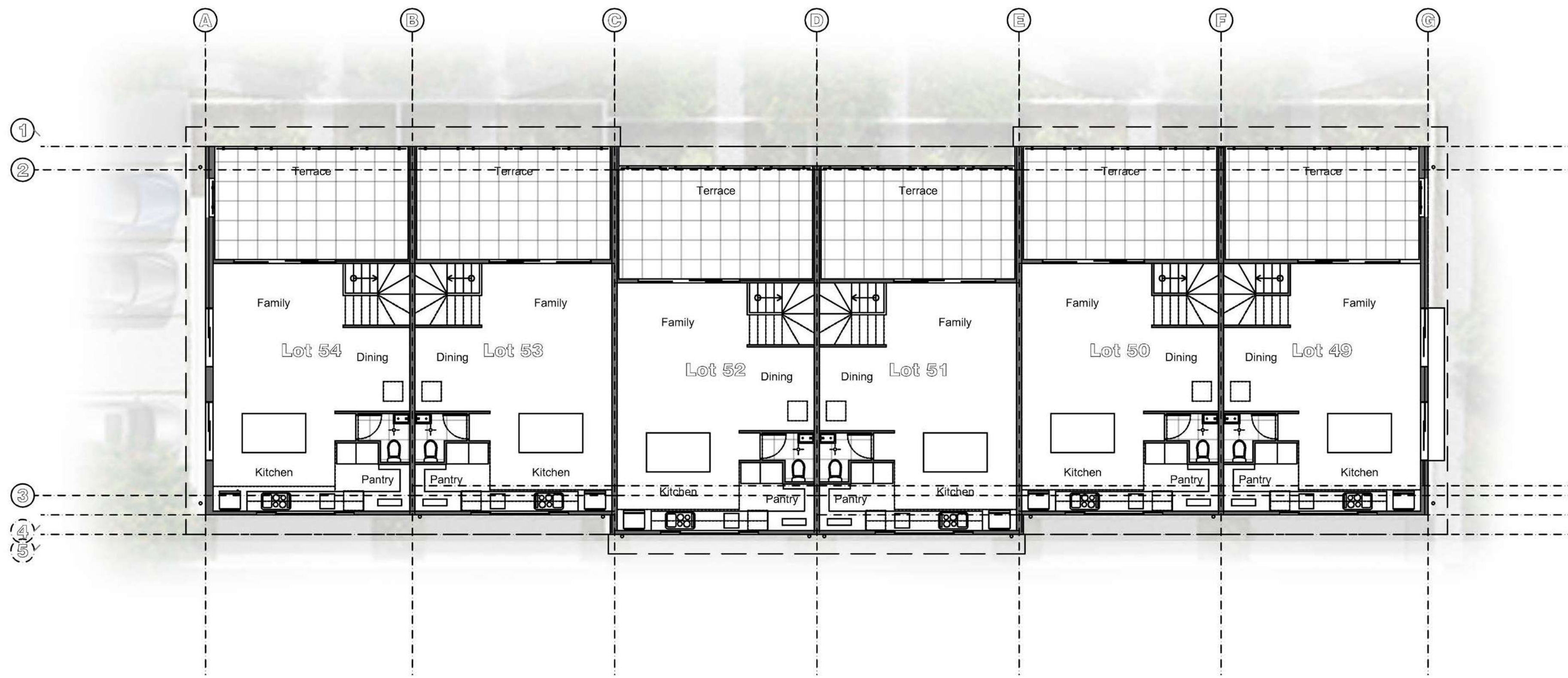
FIRST FLOOR PLAN

REFER TO SAUNDERS HAVILL GROUP FOR LANDSCAPE DETAIL

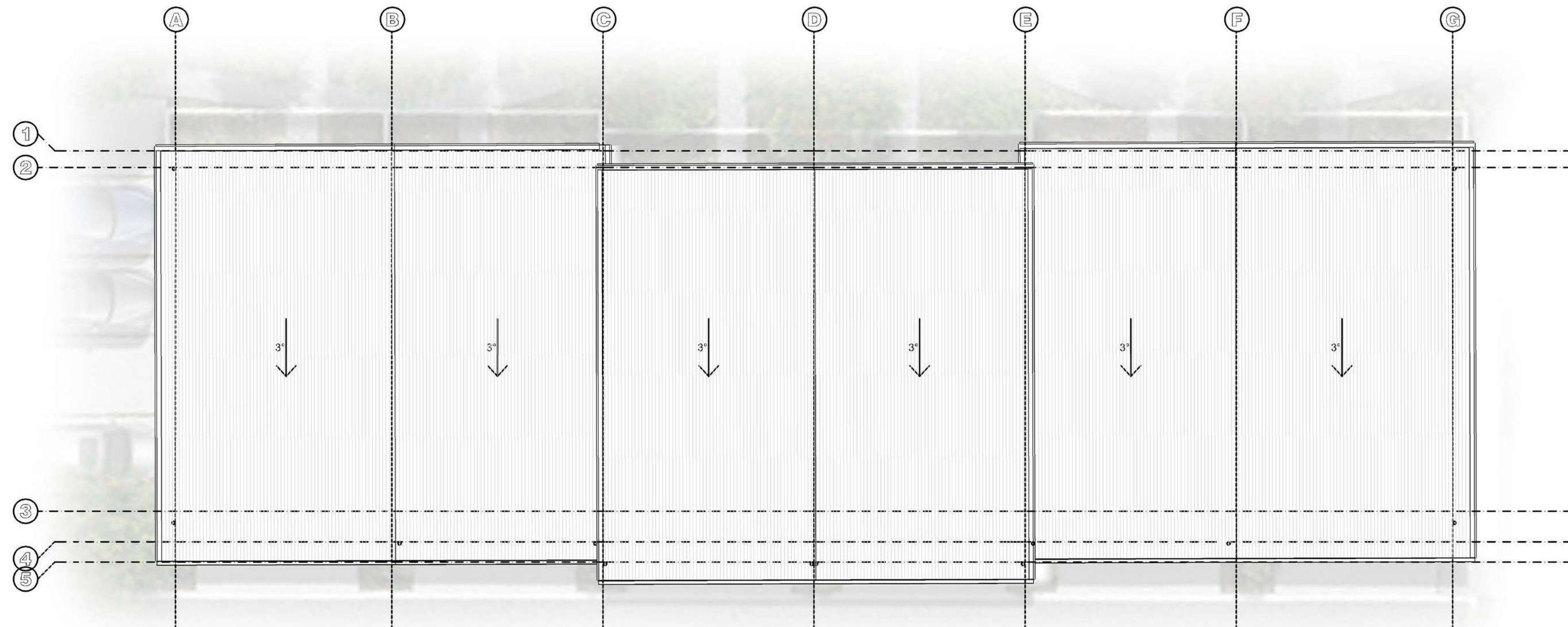
REFER TO A2-1-01 SITE PLAN - MASTERPLAN SETOUT FOR BUILDING SETOUT

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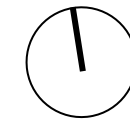
SECOND FLOOR PLAN



ROOF PLAN

REFER TO SAUNDERS HAVILL GROUP FOR LANDSCAPE DETAIL

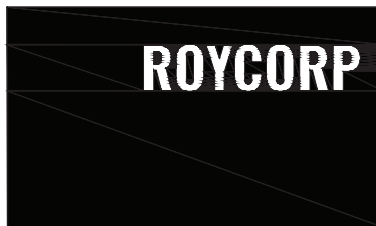
REFER TO A2-1-01 SITE PLAN - MASTERPLAN SETOUT FOR BUILDING SETOUT



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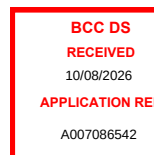
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Southport, QLD, 4215
PO Box 1067,
Southport, QLD, 4215
email: admin.dept@roycorp.com
Office 07 5531 2105

Lot Description:
Lot 2 SP305062

Address:

141 FURSDEN ROAD
CARINA, Q, 4152



Subject:

LOTS 49, 50, 51, 52, 53 & 54 PLANS

Submission:

FOR APPROVAL

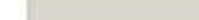
Dwg. No.:

A3-11-02

Rev.:

A

royceblackburne

LEGEND - COLOUR SCHEME 3									
1	Single Height Brickwork		5	Paint C		9	Window / Door / Security Frames		
	Colour: Freedom (Everyday Life)			Colour: Brittle Brush			Colour: Surfmist		
2	Feature Single Height Brickwork		6	Garage Door / Garage Surrounds A		10	600mm Window Hood		
	Colour: Grecian Gold (Urban One)			Colour: Evening Haze			Colour: Surfmist		
3	Paint A		7	Garage Door / Garage Surrounds A					
	Colour: Wildcat			Colour: Dune					
4	Paint B		8	Roofing / Gutter / Fascia / Soffit					
	Colour: Lizzy Green			Colour: Surfmist					



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



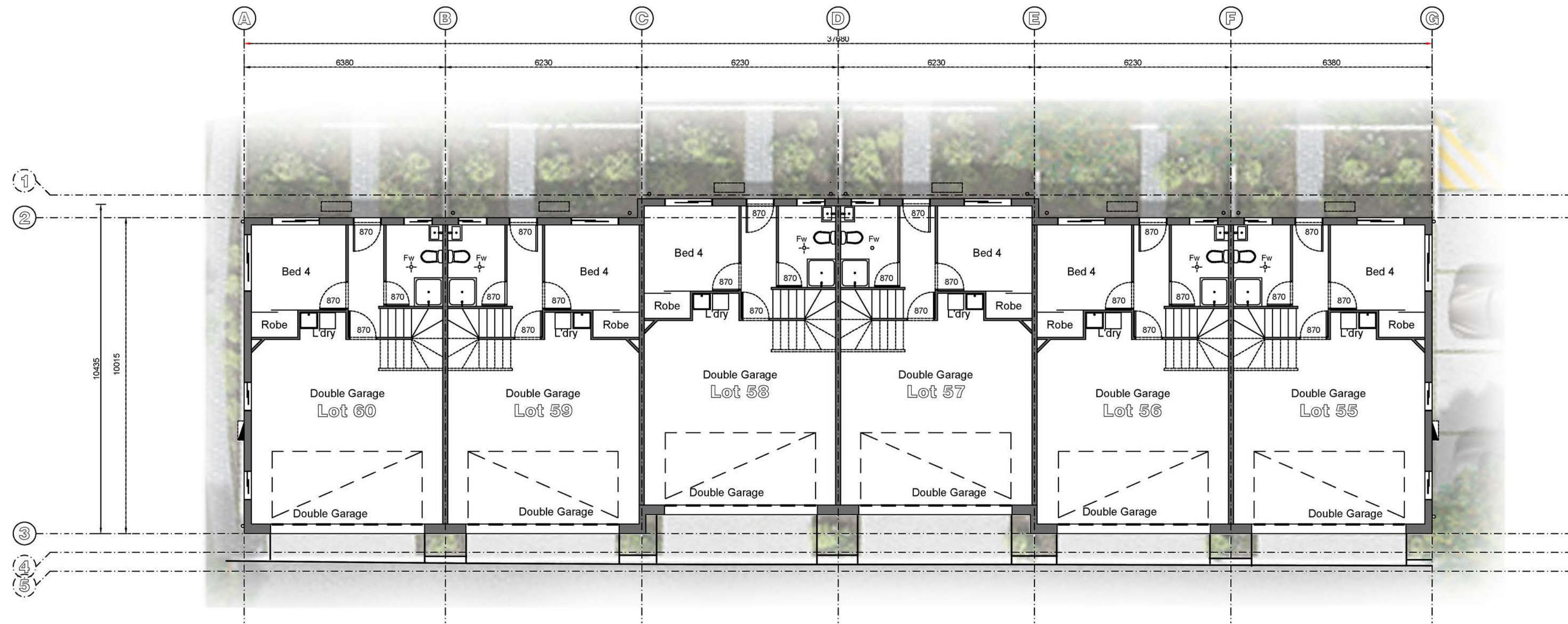
EAST ELEVATION

REFER TO SAUNDERS HAVILL GROUP FOR
LANDSCAPE DETAIL

PARTIAL LANDSCAPE ILLUSTRATED ONLY FOR
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	A	2026.07.31	FOR APPROVAL									Dwg. No.: A3-11-03	Rev.: A



GROUND FLOOR PLAN

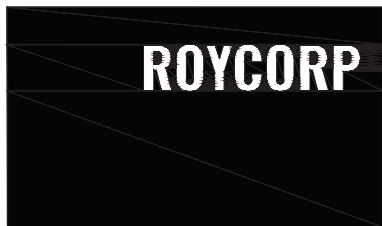


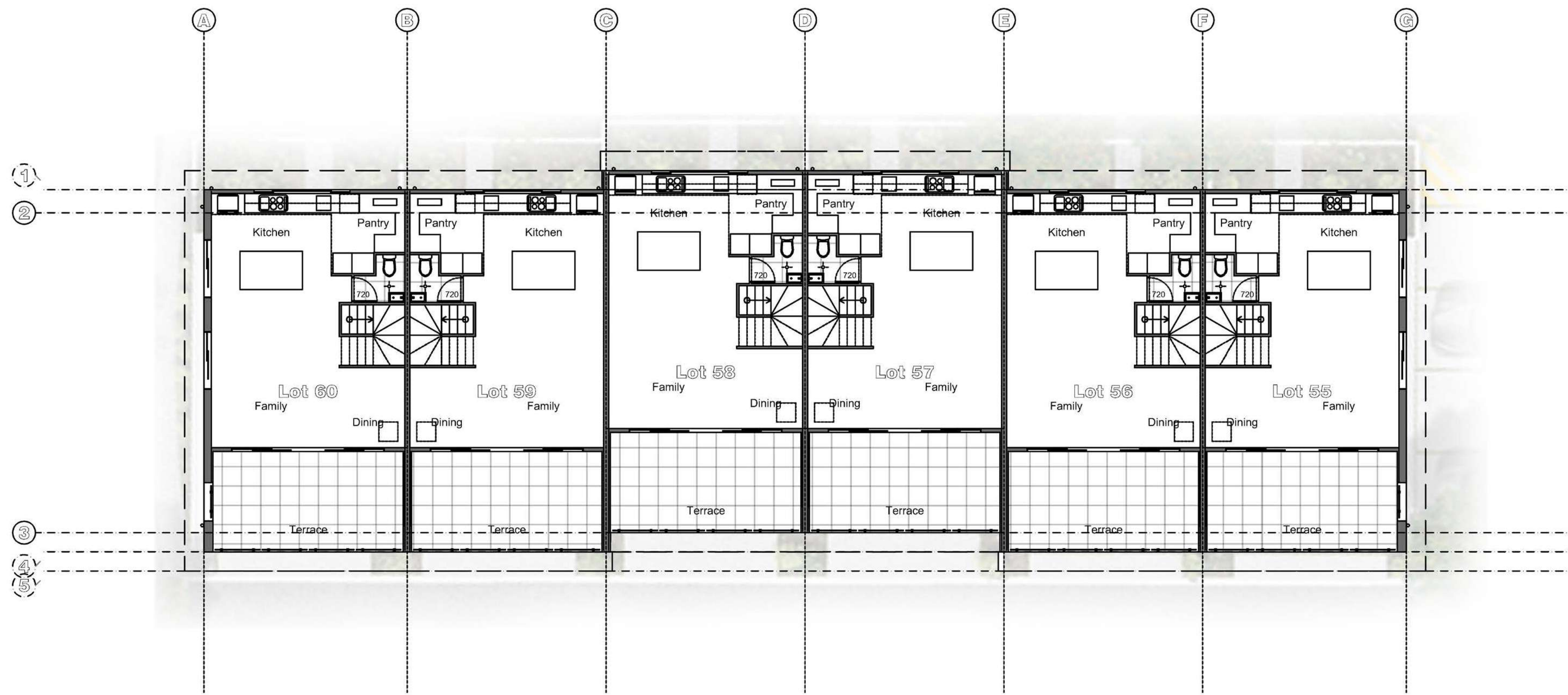
FIRST FLOOR PLAN

REFER TO SAUNDERS HAVILL GROUP FOR LANDSCAPE DETAIL

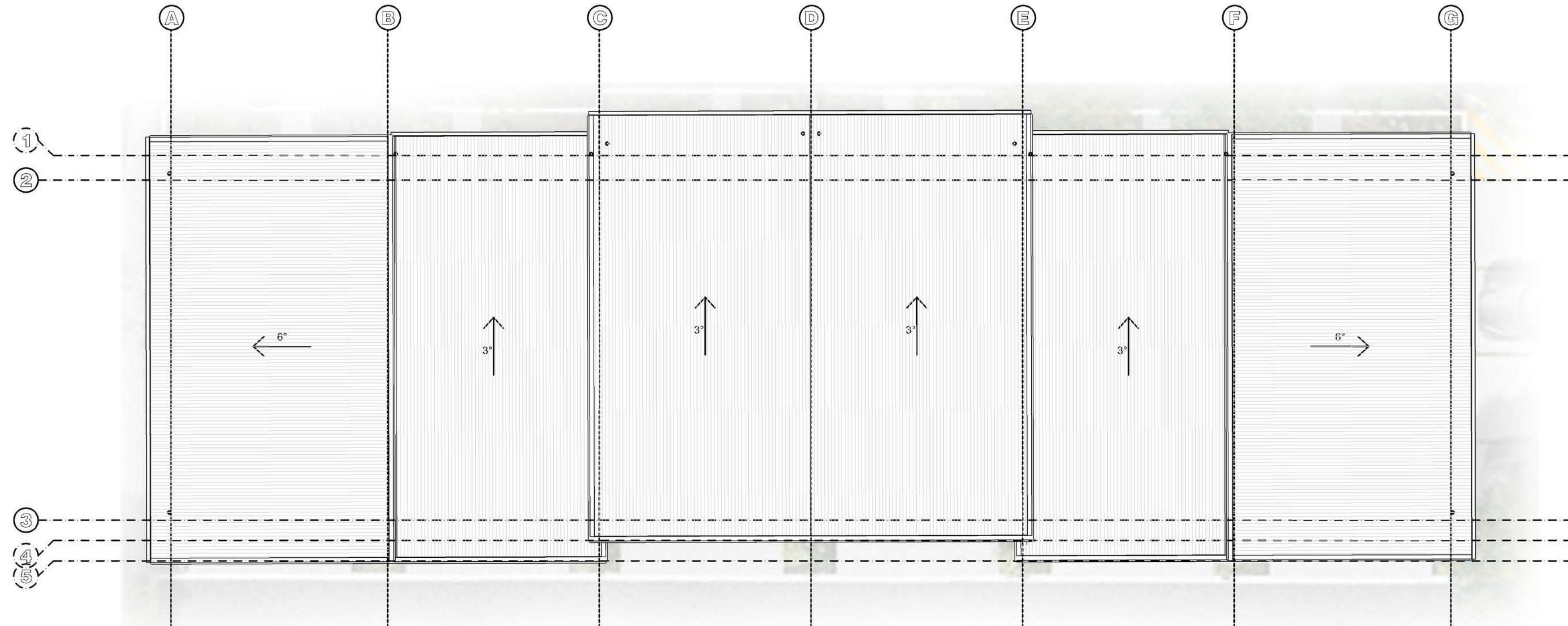
REFER TO A2-1-01 SITE PLAN - MASTERPLAN SETOUT FOR BUILDING SETOUT

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	A	2026.07.31	FOR APPROVAL									Dwg. No.: A3-12-01	Rev.: A



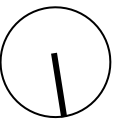
SECOND FLOOR PLAN



ROOF PLAN

REFER TO SAUNDERS HAVILL GROUP FOR LANDSCAPE DETAIL

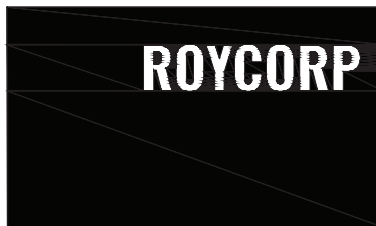
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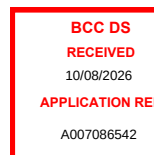
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PO Box 1067,
Southport, QLD, 4215
email: admin.dept@roycorp.com
Office 07 5531 2105

Lot Description:
Lot 2 SP305062

Address:

141 FURSDEN ROAD
CARINA, Q, 4152



Subject:

LOTS 55, 56, 57, 58, 59 & 60 PLANS

Submission:

FOR APPROVAL

Dwg. No.:

A3-12-02

Rev.:

A

royceblackburne

LEGEND - COLOUR SCHEME 2									
1	Single Height Brickwork Colour: Blackbutt (Wilderness)		5	Paint C Colour: Brentwood		9	Window / Door / Security Frames Colour: Surfmist		
2	Feature Single Height Brickwork Colour: Shoreline (Coastal)		6	Garage Door / Garage Surrounds A Colour: Pale Eucalypt		10	600mm Window Hood Colour: Surfmist		
3	Paint A Colour: Old Silver		7	Garage Door / Garage Surrounds A Colour: Evening Haze					
4	Paint B Colour: Persian Mist		8	Roofing / Gutter / Fascia / Soffit Colour: Surfmist					



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



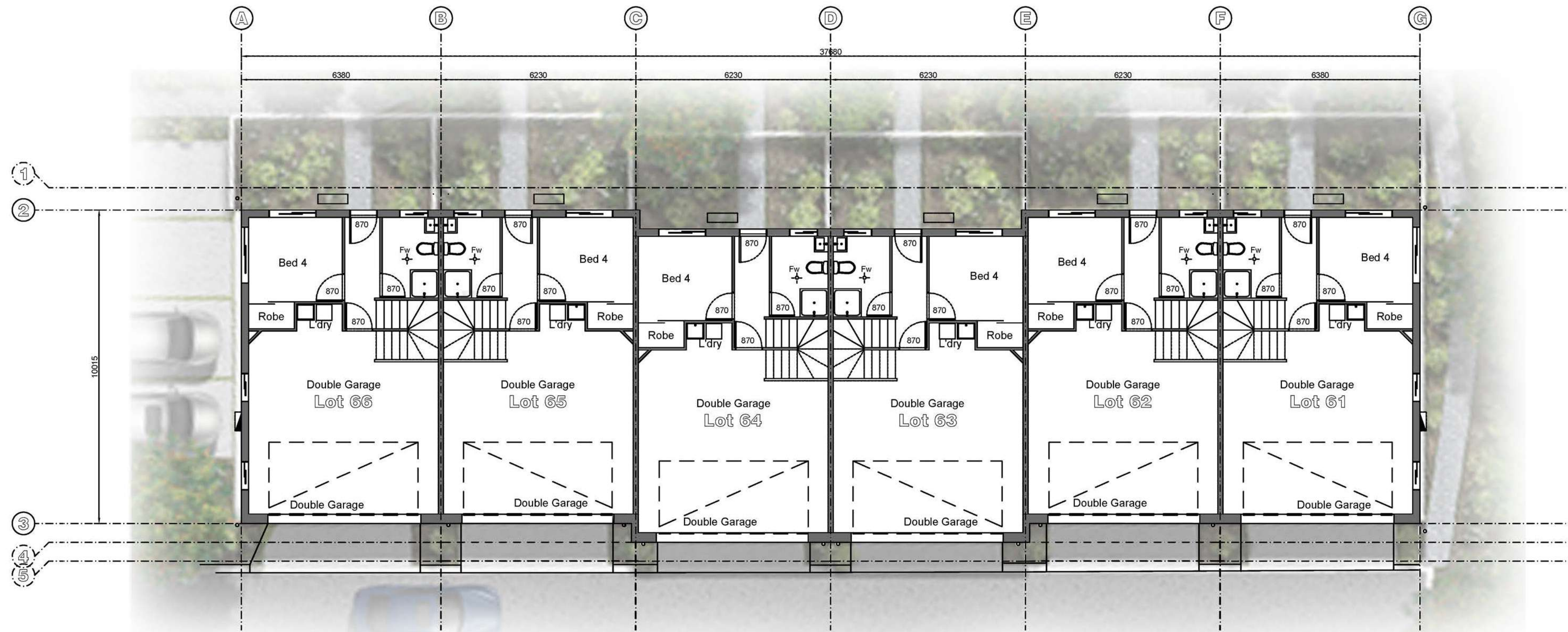
WEST ELEVATION

REFER TO SAUNDERS HAVILL GROUP FOR
LANDSCAPE DETAIL

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	A	2026.07.31	FOR APPROVAL									Dwg. No.: A3-12-03	Rev.: A



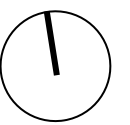
GROUND FLOOR PLAN



FIRST FLOOR PLAN

REFER TO SAUNDERS HAVILL GROUP FOR LANDSCAPE DETAIL

REFER TO A2-1-01 SITE PLAN - MASTERPLAN SETOUT FOR BUILDING SETOUT

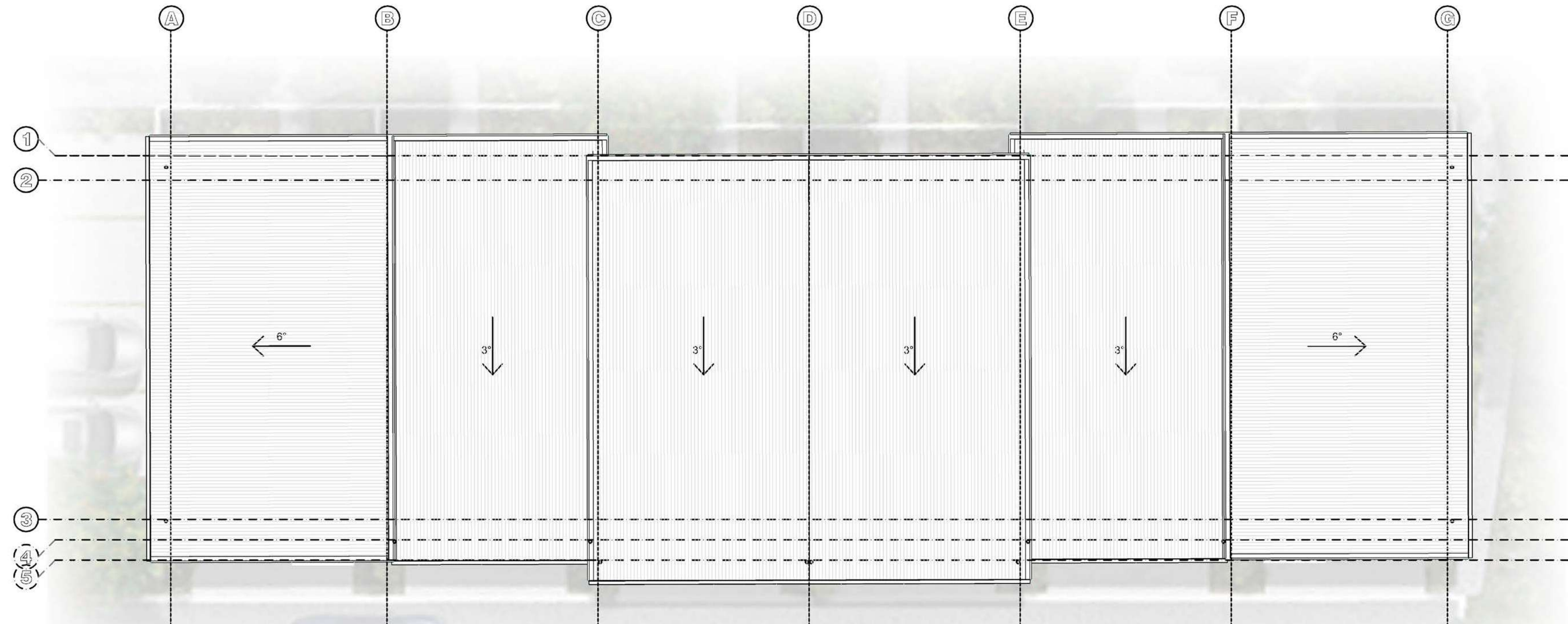


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Rev.	Date	Description	Drawn	ROYCORP			Lot Description:		Address:		Subject:		Submission:	
A	2026.07.31	FOR APPROVAL					Lot 2 SP305062		141 FURSDEN ROAD CARINA, Q, 4152		LOTS 61, 62, 63, 64, 65 & 66 PLANS		FOR APPROVAL	
													Dwg. No.:	Rev.:
													A3-13-01	A



SECOND FLOOR PLAN



ROOF PLAN

REFER TO SAUNDERS HAVILL GROUP FOR LANDSCAPE DETAIL

REFER TO A2-1-01 SITE PLAN - MASTERPLAN SETOUT FOR BUILDING SETOUT

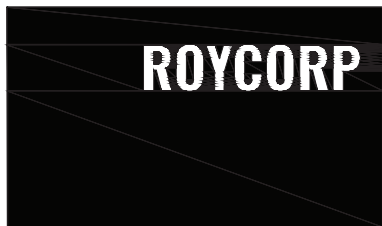


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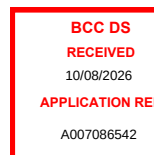
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PO Box 1067,
Southport, QLD, 4215
email: admin.dept@roycorp.com
Office 07 5531 2105

Lot Description:
Lot 2 SP305062

Address:

141 FURSDEN ROAD
CARINA, Q, 4152



Subject:

LOTS 61, 62, 63, 64, 65 & 66 PLANS

Submission:

FOR APPROVAL

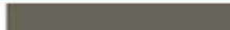
Dwg. No.:

A3-13-02

Rev.:

A

royceblackburne

LEGEND - COLOUR SCHEME 1								
1	Single Height Brickwork Colour: Escape (Everyday Life)		5	Paint C Colour: Bonzai Green		9	Window / Door / Security Frames Colour: Surfmist	
2	Feature Single Height Brickwork Colour: Shoreline (Coastal)		6	Garage Door / Garage Surrounds A Colour: Paperbark		10	600mm Window Hood Colour: Surfmist	
3	Paint A Colour: Loden Green		7	Garage Door / Garage Surrounds A Colour: Gully				
4	Paint B Colour: Taupe Grey		8	Roofing / Gutter / Fascia / Soffit Colour: Surfmist				



FRONT ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

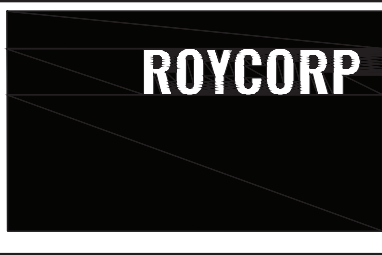
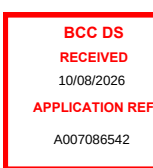
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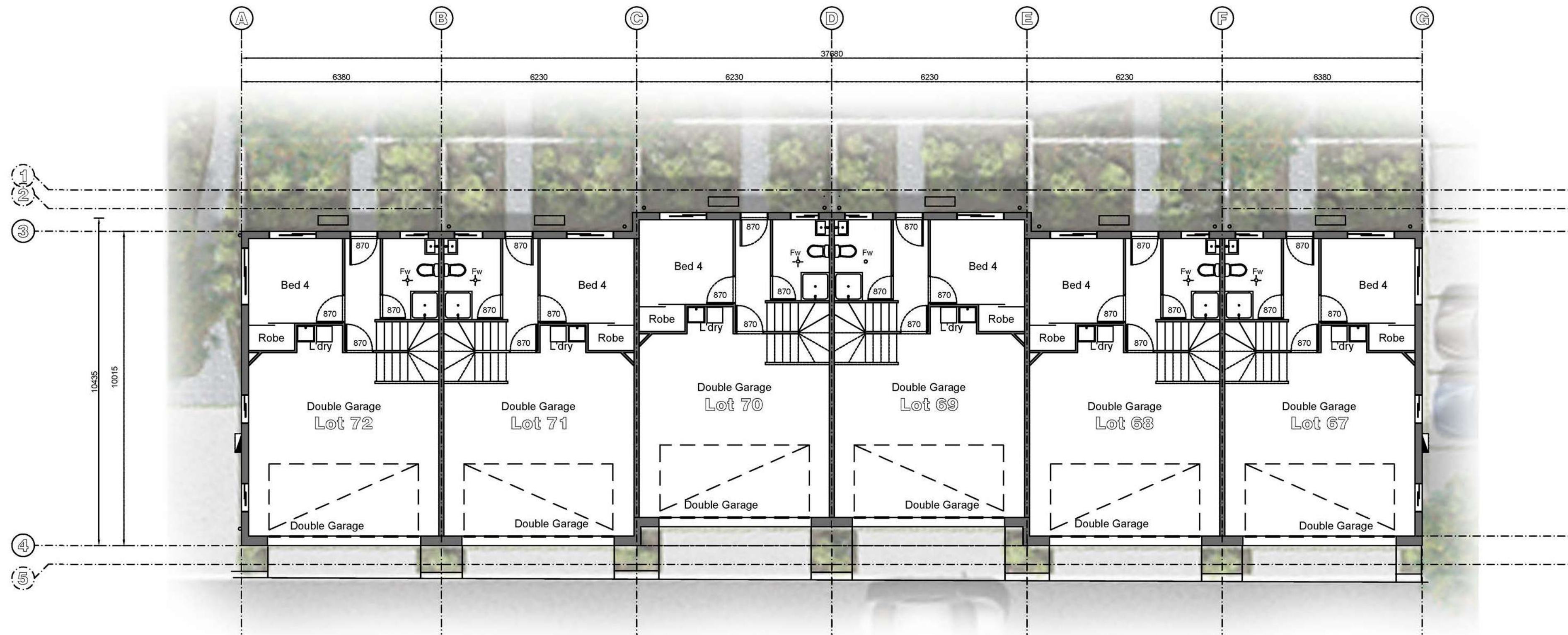
NORTH ELEVATION

REFER TO SAUNDERS HAVILL GROUP FOR
LANDSCAPE DETAIL

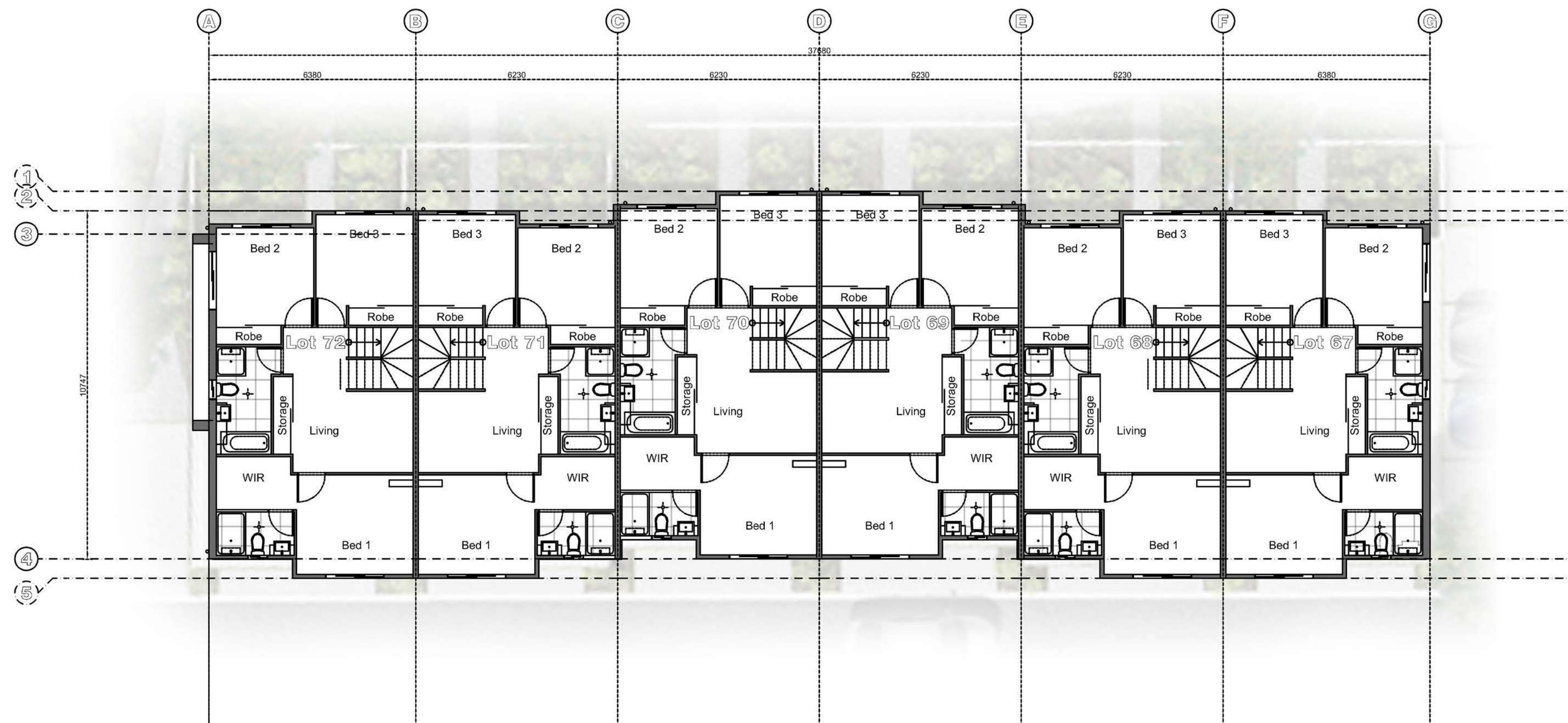
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	A	2026.07.31	FOR APPROVAL									Dwg. No.: A3-13-03	Rev.: A



GROUND FLOOR PLAN



FIRST FLOOR PLAN

REFER TO SAUNDERS HAVILL GROUP FOR LANDSCAPE DETAIL

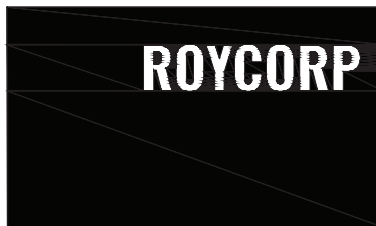
REFER TO A2-1-01 SITE PLAN - MASTERPLAN SETOUT FOR BUILDING SETOUT

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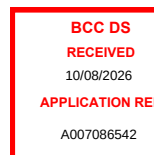
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PO Box 1067,
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email: admin.dept@roycorp.com
Office 07 5531 2105

Lot Description:
Lot 2 SP305062

Address:

141 FURSDEN ROAD
CARINA, Q, 4152



Subject:

LOTS 67, 68, 69, 70, 71 & 72 PLANS

Submission:

FOR APPROVAL

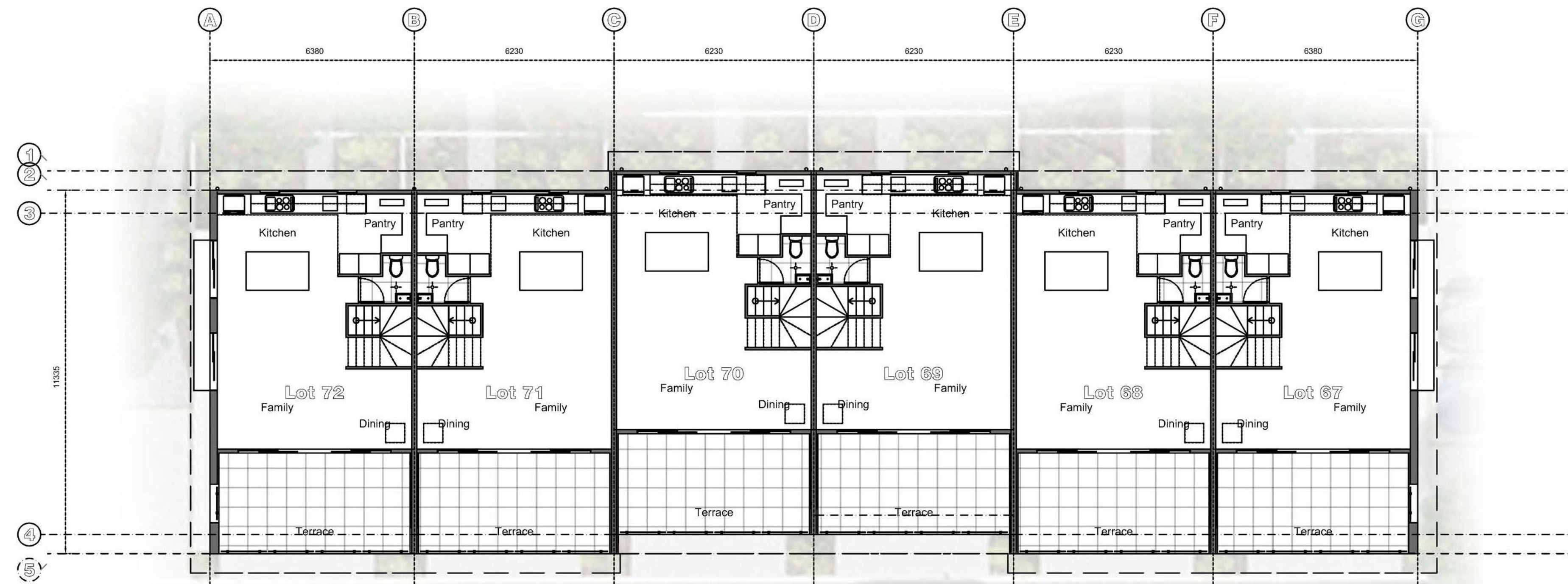
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A3-14-01

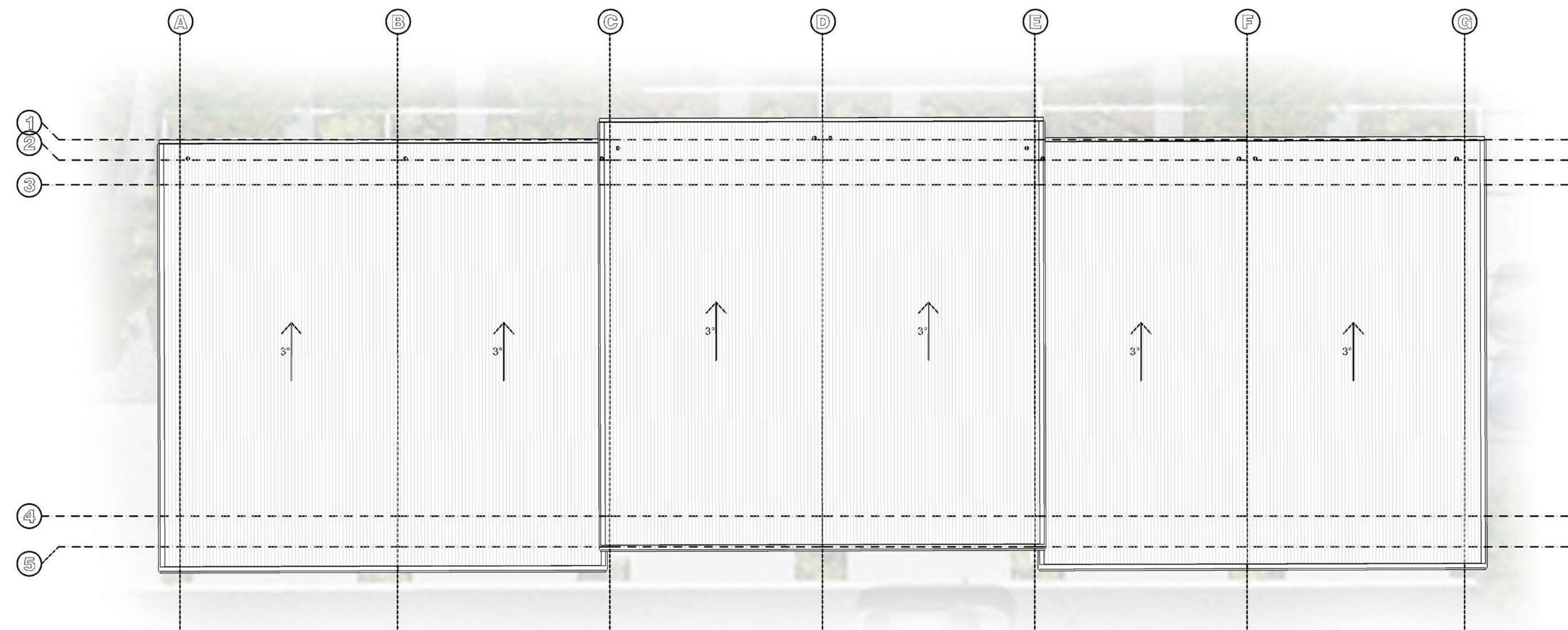
Rev.:

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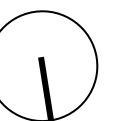
SECOND FLOOR PLAN



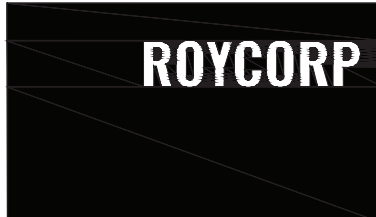
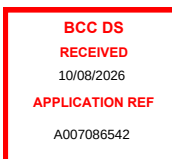
ROOF PLAN

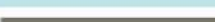
REFER TO SAUNDERS HAVILL GROUP FOR LANDSCAPE DETAIL

REFER TO A2-1-01 SITE PLAN - MASTERPLAN SETOUT FOR BUILDING SETOUT



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	A	2026.07.31	FOR APPROVAL									Dwg. No.: A3-14-02	Rev.: A

LEGEND - COLOUR SCHEME 3									
1	Single Height Brickwork Colour: Freedom (Everyday Life)		5	Paint C Colour: Brittle Brush		9	Window / Door / Security Frames Colour: Surfmist		
2	Feature Single Height Brickwork Colour: Grecian Gold (Urban One)		6	Garage Door / Garage Surrounds A Colour: Evening Haze		10	600mm Window Hood Colour: Surfmist		
3	Paint A Colour: Wildcat		7	Garage Door / Garage Surrounds A Colour: Dune					
4	Paint B Colour: Lizzy Green		8	Roofing / Gutter / Fascia / Soffit Colour: Surfmist					



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

REFER TO SAUNDERS HAVILL GROUP FOR
LANDSCAPE DETAIL

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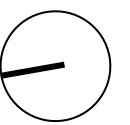
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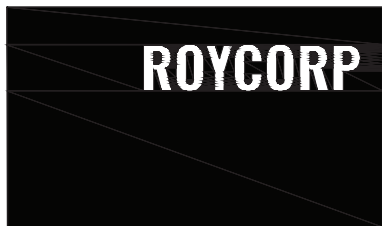
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	A	2026.07.31	FOR APPROVAL				Dwg. No.:	A3-15-01	Rev.:	A



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Rev.	Date	Description	Drawn
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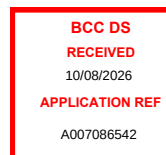


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Southport, QLD, 4215
email: admin.dept@roycorp.com
Office 07 5531 2105

Lot Description:
Lot 2 SP305062

Address:
141 FURSDEN ROAD
CARINA, Q, 4152



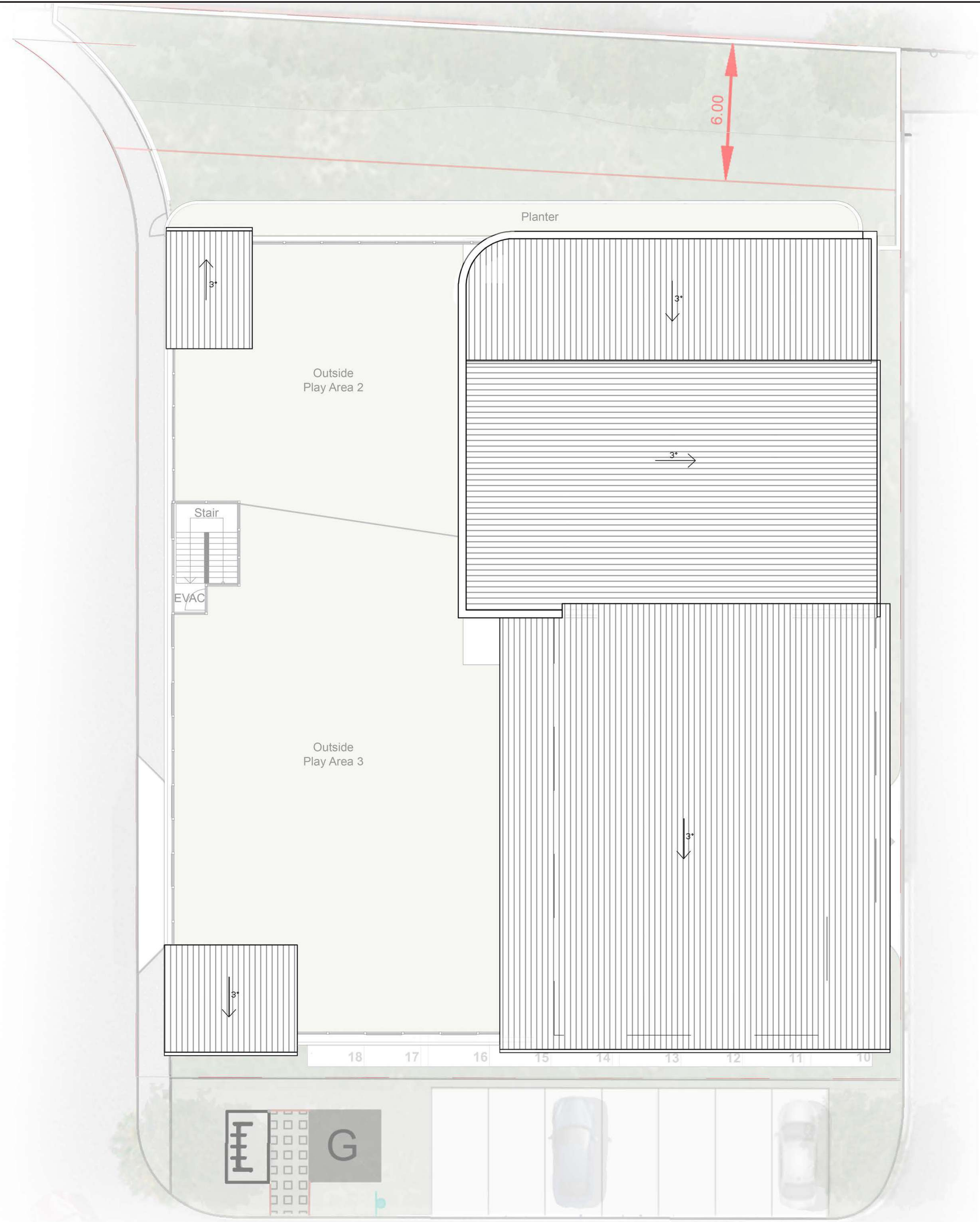
Subject:
CHILDCARE - FIRST FLOOR PLAN

Submission:
FOR APPROVAL

Dwg. No.:
A3-15-02

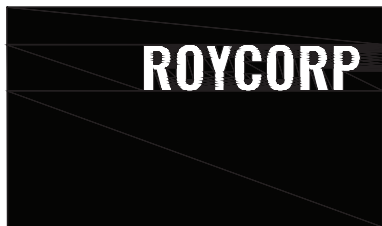
Rev.:
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Rev.	Date	Description
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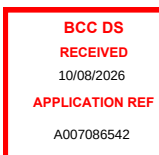


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Lot Description:
Lot 2 SP305062

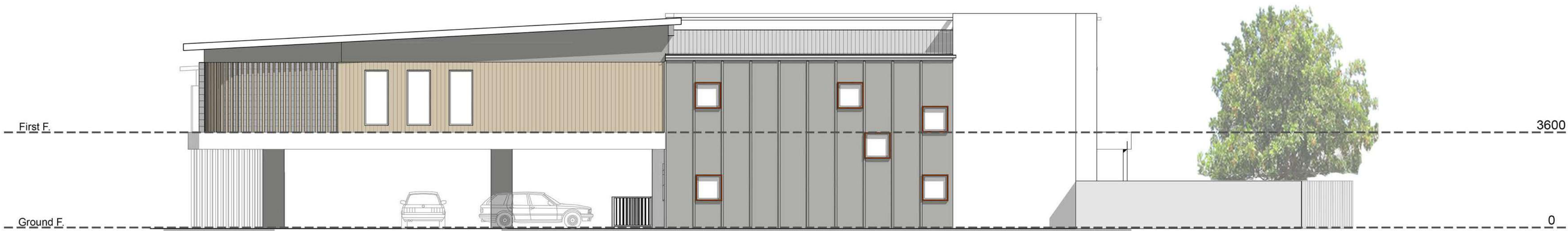
Address:
141 FURSDEN ROAD
CARINA, Q, 4152



Subject: CHILD CARE - ROOF PLAN

Submission: FOR APPROVAL	
Dwg. No.: A3-15-03	Rev.: A

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SOUTH ELEVATION



NORTH ELEVATION

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	A	2026.07.31	FOR APPROVAL								Dwg. No.: A3-15-04	Rev.: A

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WEST ELEVATION

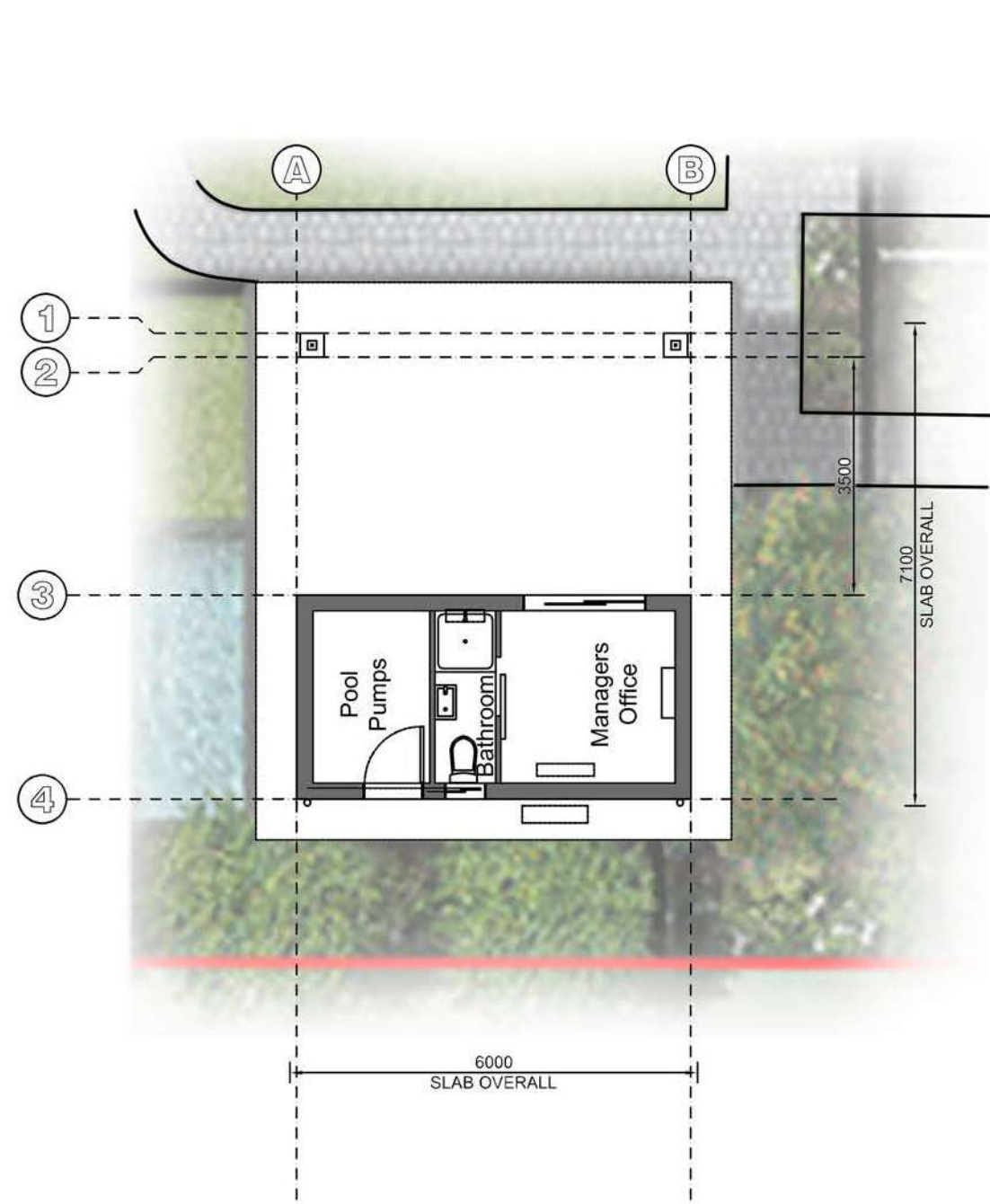


EAST ELEVATION

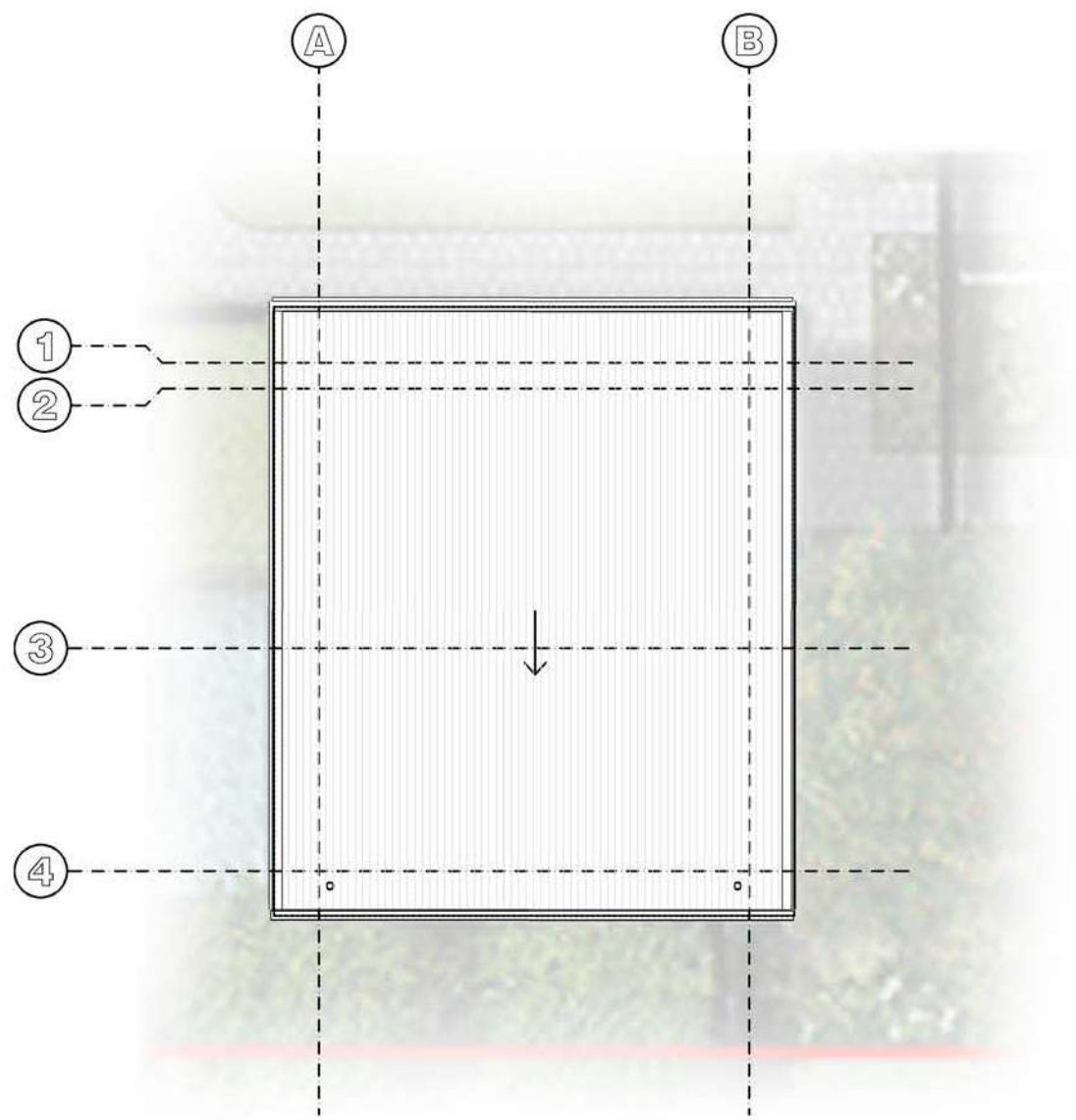
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	A	2026.07.31	FOR APPROVAL							Dwg. No.: A3-15-05	Rev.: A

royceblackburne



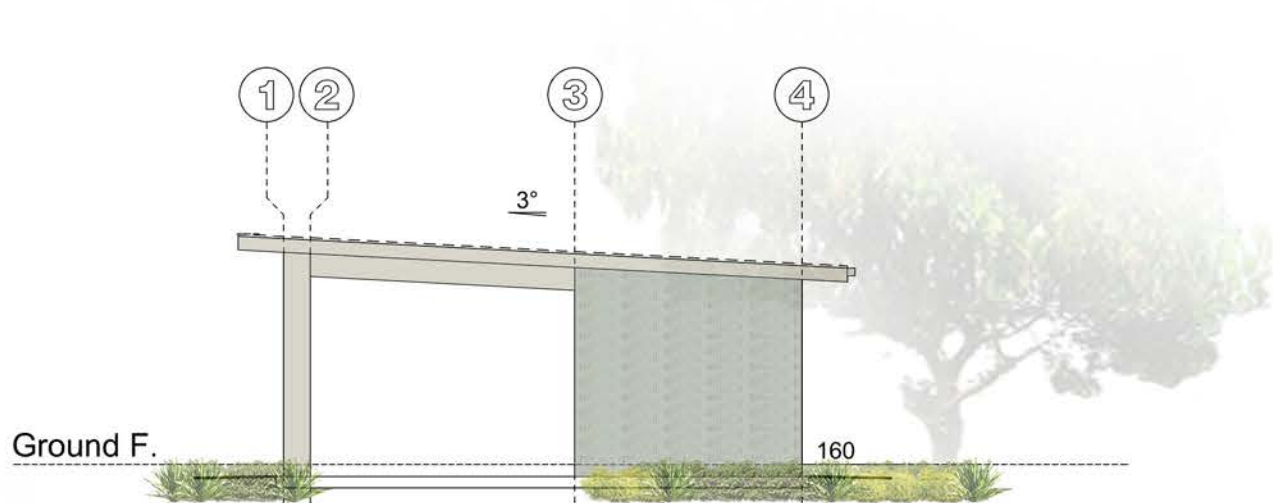
GROUND FLOOR PLAN



ROOF PLAN



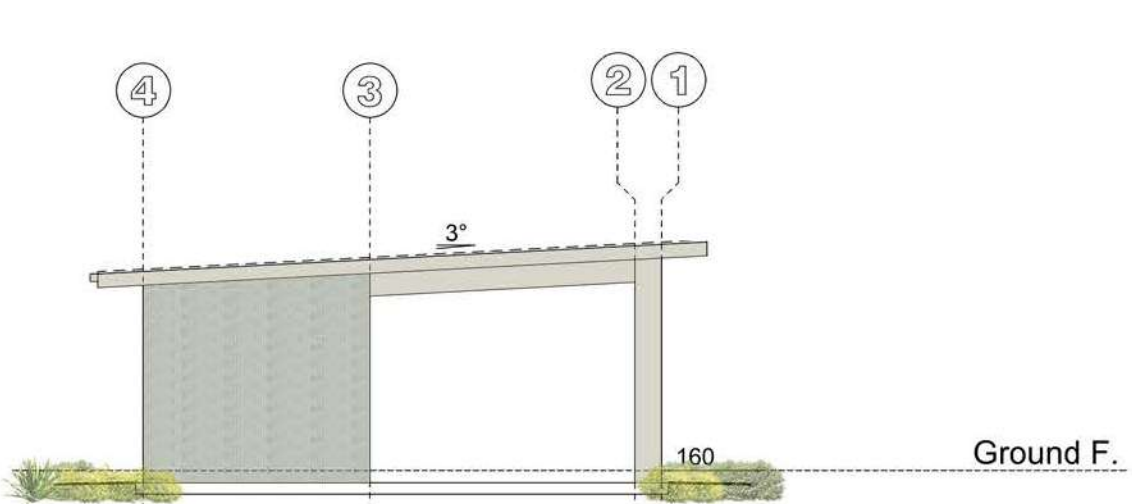
WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

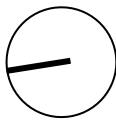


SOUTH ELEVATION

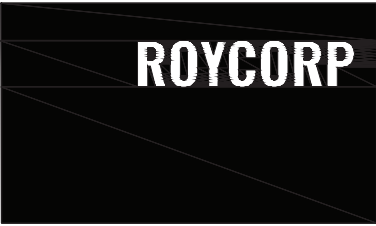
REFER TO SAUNDERS HAVILL GROUP FOR LANDSCAPE DETAIL

REFER TO A2-1-01 SITE PLAN - MASTERPLAN SETOUT FOR BUILDING SETOUT

PARTIAL LANDSCAPE ILLUSTRATED ONLY FOR CLARITY



1 : 200 @ A3

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	A	2026.07.31	FOR APPROVAL									Dwg. No.: A3-16-01	Rev.: A

Carina Childcare

DEVELOPMENT APPLICATION

141 Fursden Rd, Brisbane. QLD. 4152.

FOR
Roycorp



STREET VIEW PERSPECTIVE (INDICATIVE ONLY)

PROJECT NUMBER: 26283

DATE: 25/05/2026

DRAWING LIST

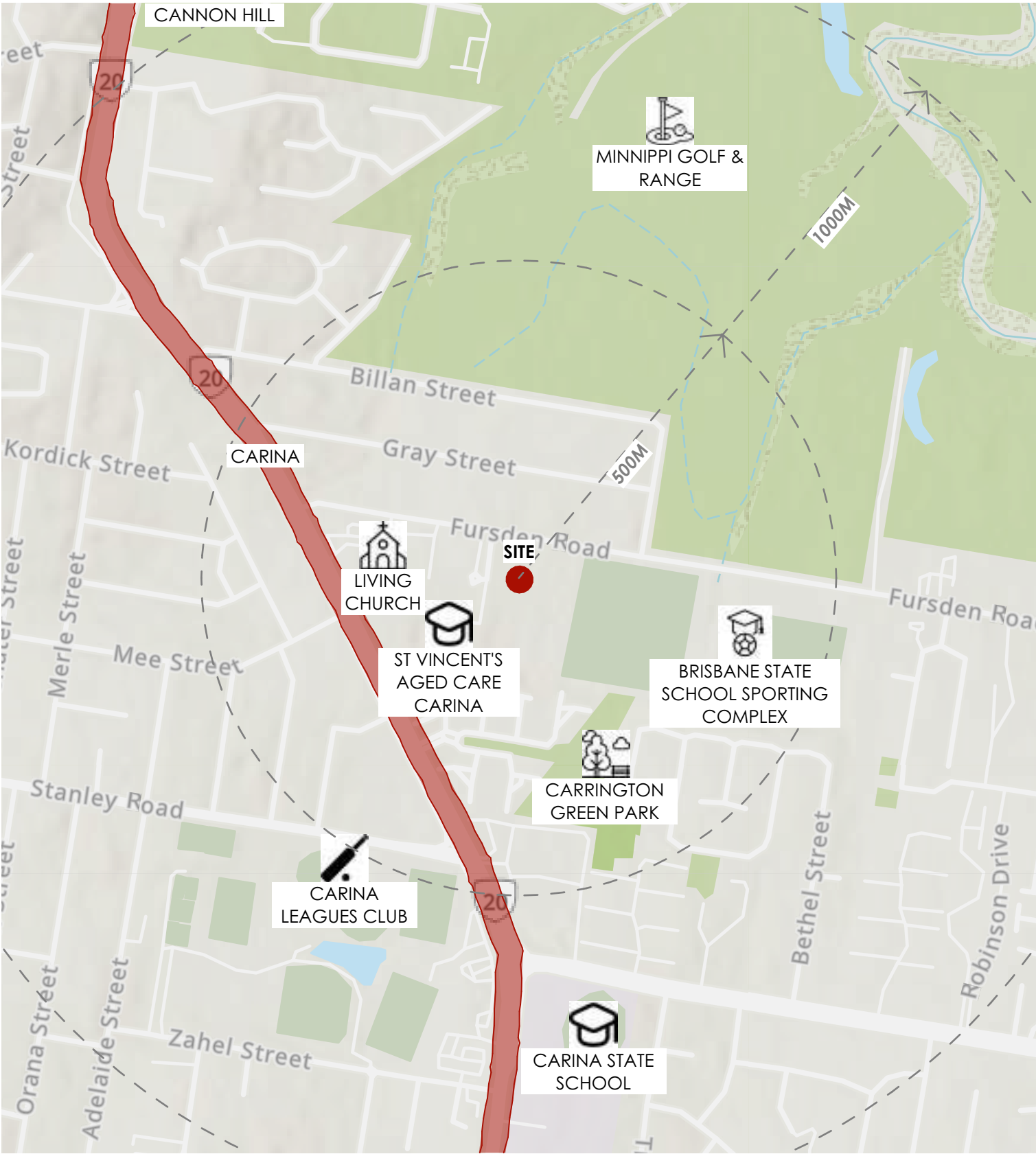
Layout ID	Layout Name
DA-0000_B	COVERPAGE
DA-0301_B	SITE ANALYSIS - CONTEX
DA-0302_B	SITE ANALYSIS - SITE
DA-0400_B	DESIGN INTENT
DA-1040_D	SITE PLAN
DA-1301_D	GROUND FLOOR
DA-1302_D	FIRST FLOOR
DA-1304_C	ROOF PLAN
DA-2000_D	ELEVATIONS 1
DA-2001_D	ELEVATIONS 2
DA-3000_C	SECTIONS
DA-4000_D	PERSPECTIVES 1
DA-4001_D	PERSPECTIVES 2
DA-5000_B	SIGNAGE & MATERIALS

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ABN 39 680 144 370



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WE PAY RESPECTS TO ELDERS PAST AND PRESENT.

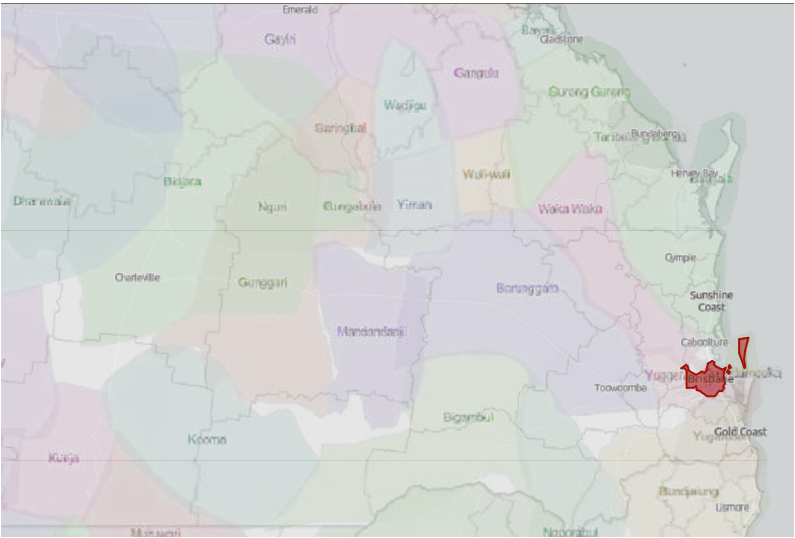


REGIONAL CONTEXT

REGION:
SOUTH EAST QUEENSLAND (GREATER BRISBANE REGION)

LGA:
CITY OF BRISBANE - BRISBANE CITY COUNCIL

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. ENCOURAGE SHADED OUTDOOR SPACES

MEAN YEARLY TEMPERATURES-
MINIMUM: **16.5°C** MAXIMUM: **26.5°C**

MEAN YEARLY RAINFALL:
1100mm



SITE CONTEXT

LOT NO.:

Lot 2

PLAN NO.:

SP305062

BUILT ENVIRONMENT TYPOLOGIES:

Low Density Residential, 1–2 storey detached dwellings with some community uses in Carina.

OPPORTUNITIES:

Large lot (~2,000m²+), prime location, good local connectivity, suitable for community use, landscaping potential.

CONSTRAINTS:

Topography, flood/overland flow considerations, residential interfaces (privacy/noise), on-site access & parking.

DESIGN OBJECTIVES:

Strong street presence, cross-ventilation, shading, covered outdoor areas, landscape buffers, efficient access & parking.

LEGEND

VIEW CORRIDOR (EXTERNAL):



NOISE CORRIDOR:



GREEN CORRIDOR:

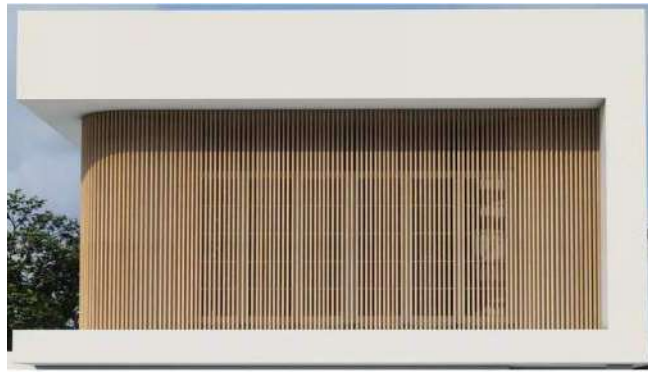


FLOOD CORRIDOR:



SUN PATH





MODERN
ARTICULATION



BUILDING FORM



WINDOW FEATURE



INDOOR/ OUTDOOR CONNECTION



VERANDAH - SHADE AREA



GLAZING BALUSTRADE



FROSTED BALUSTRADE

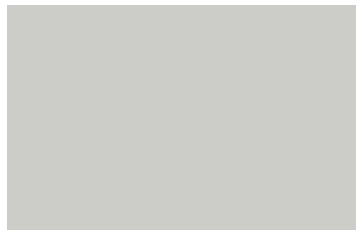


LANDSCAPE BUFFER /
FEATURE SCREEN

**DESIGN
INTENT**

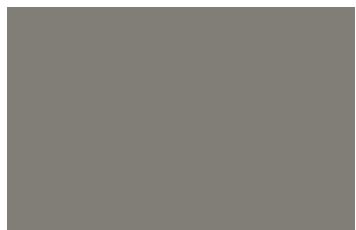


ENGAGING PLAY AREA



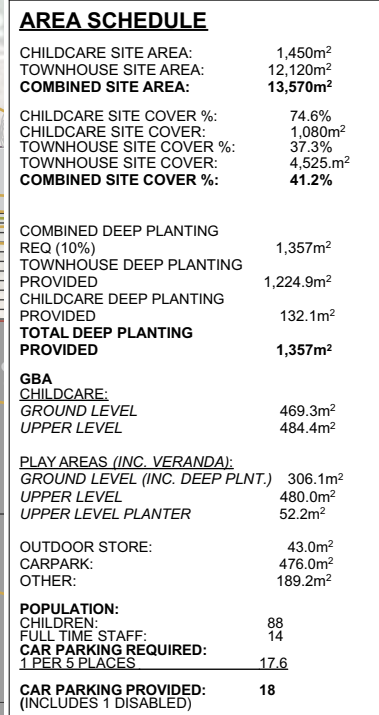
MATERIALITY

NATURAL &
EARTHY TONES

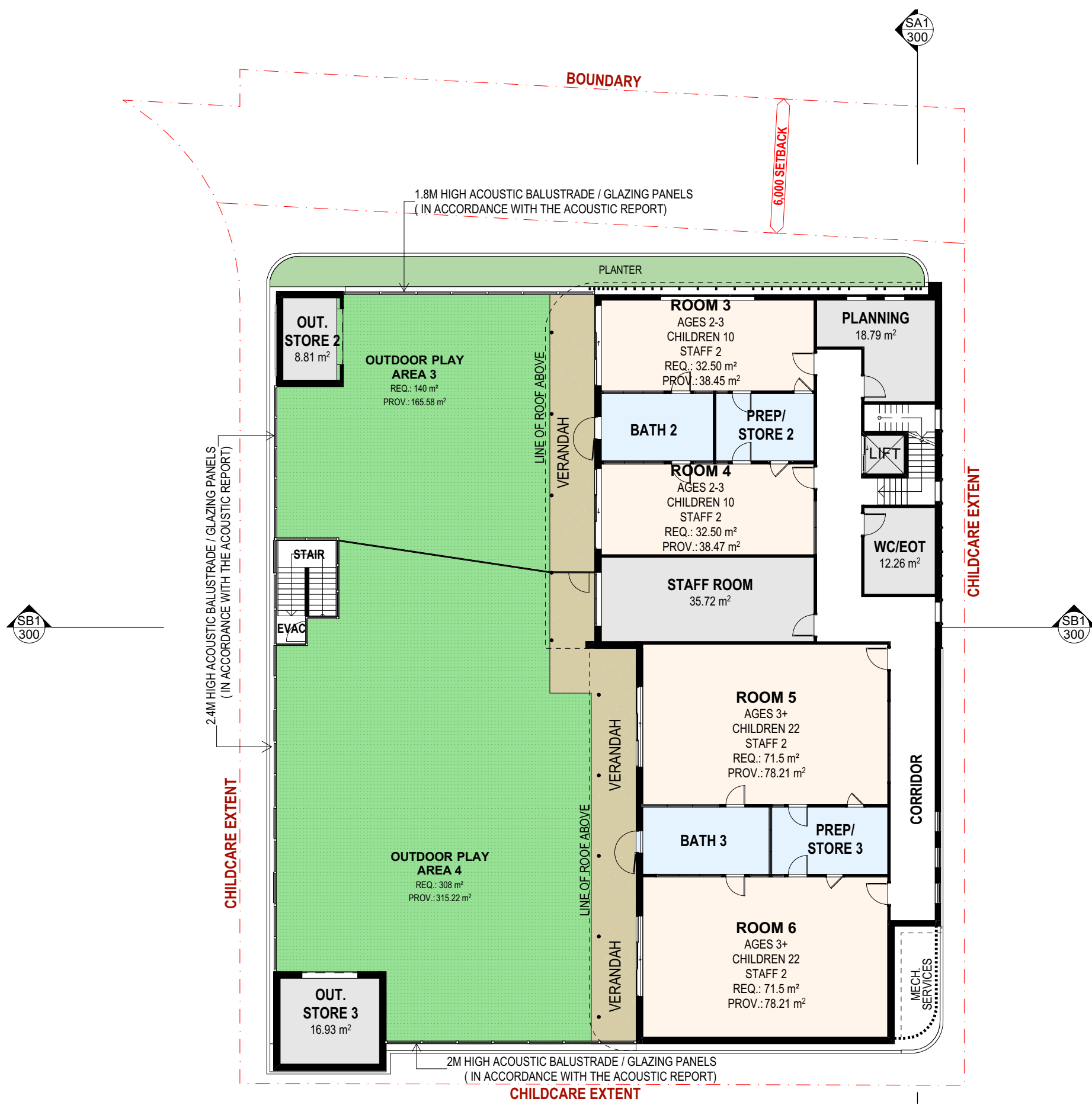


CASCADING PLANTS

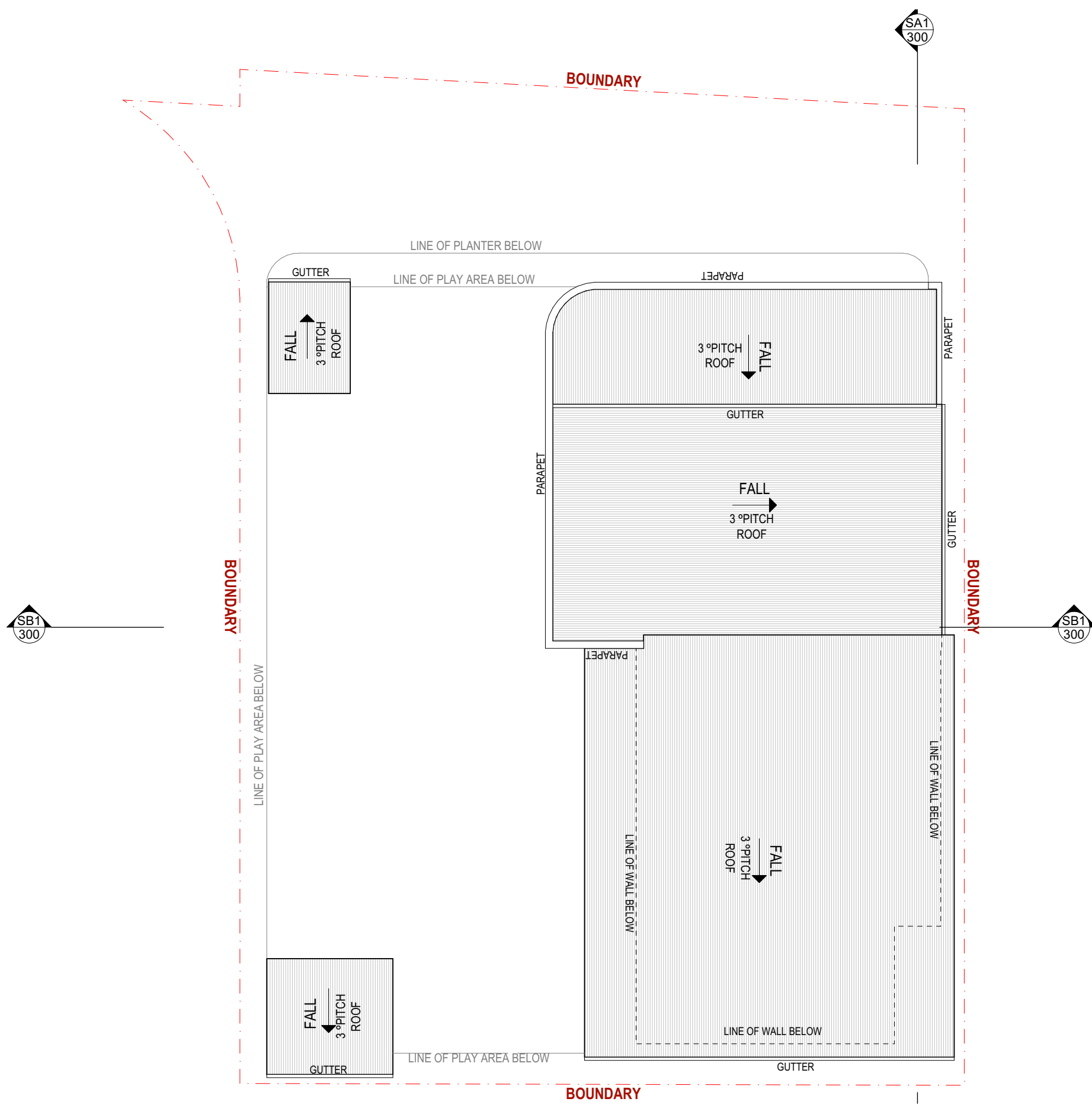




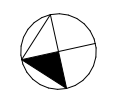


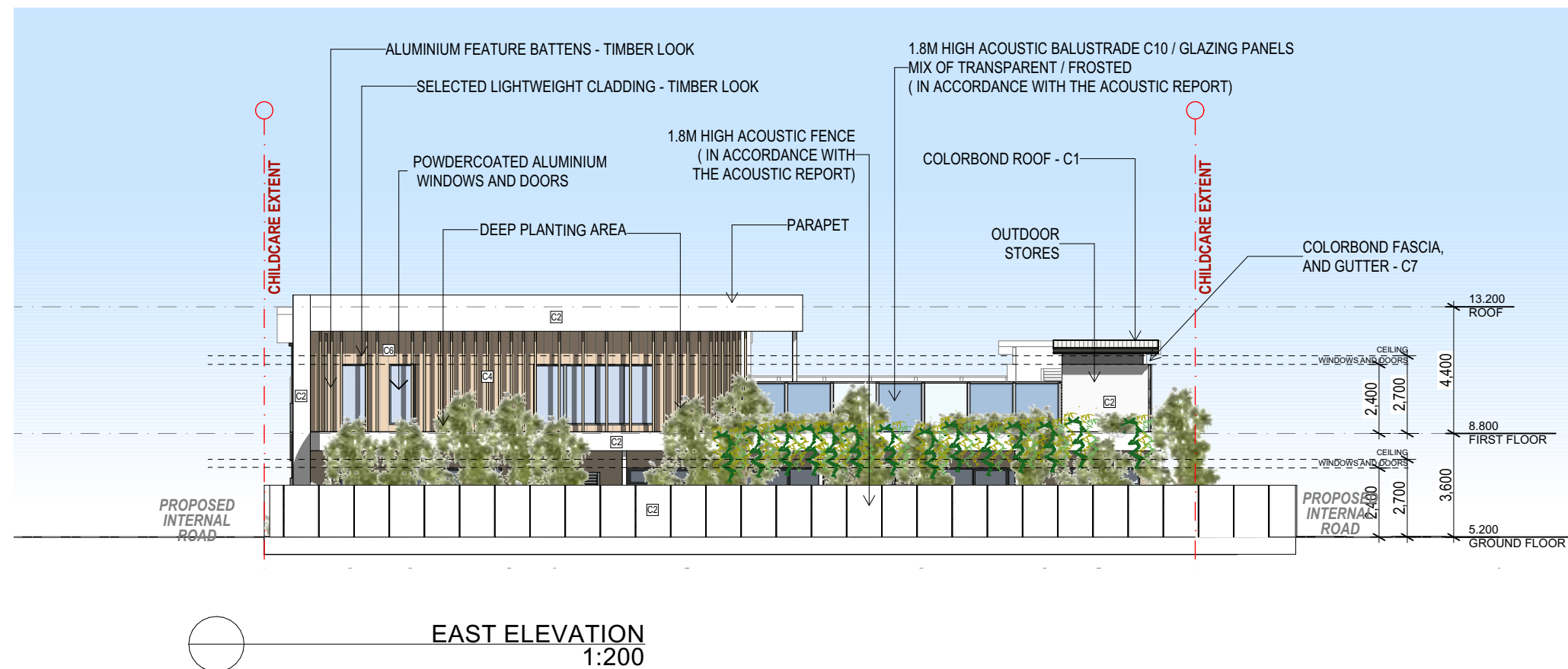
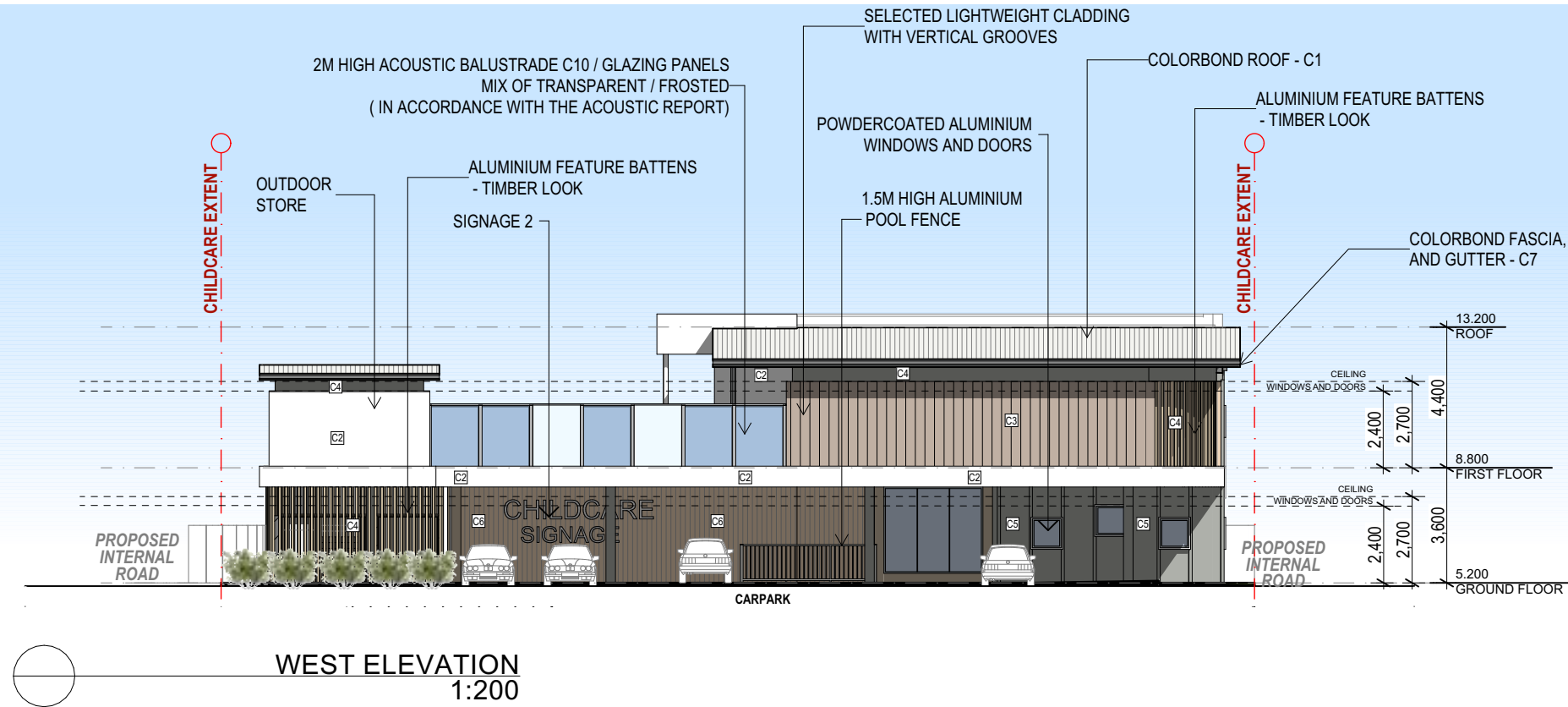


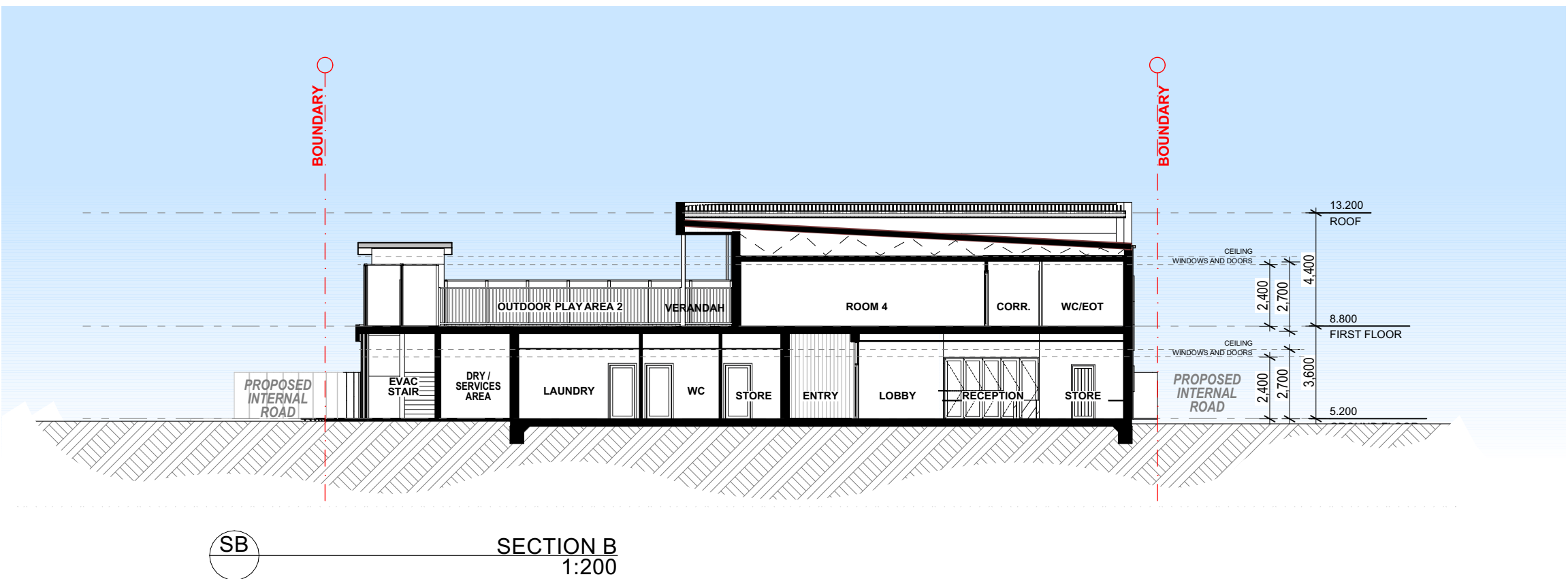
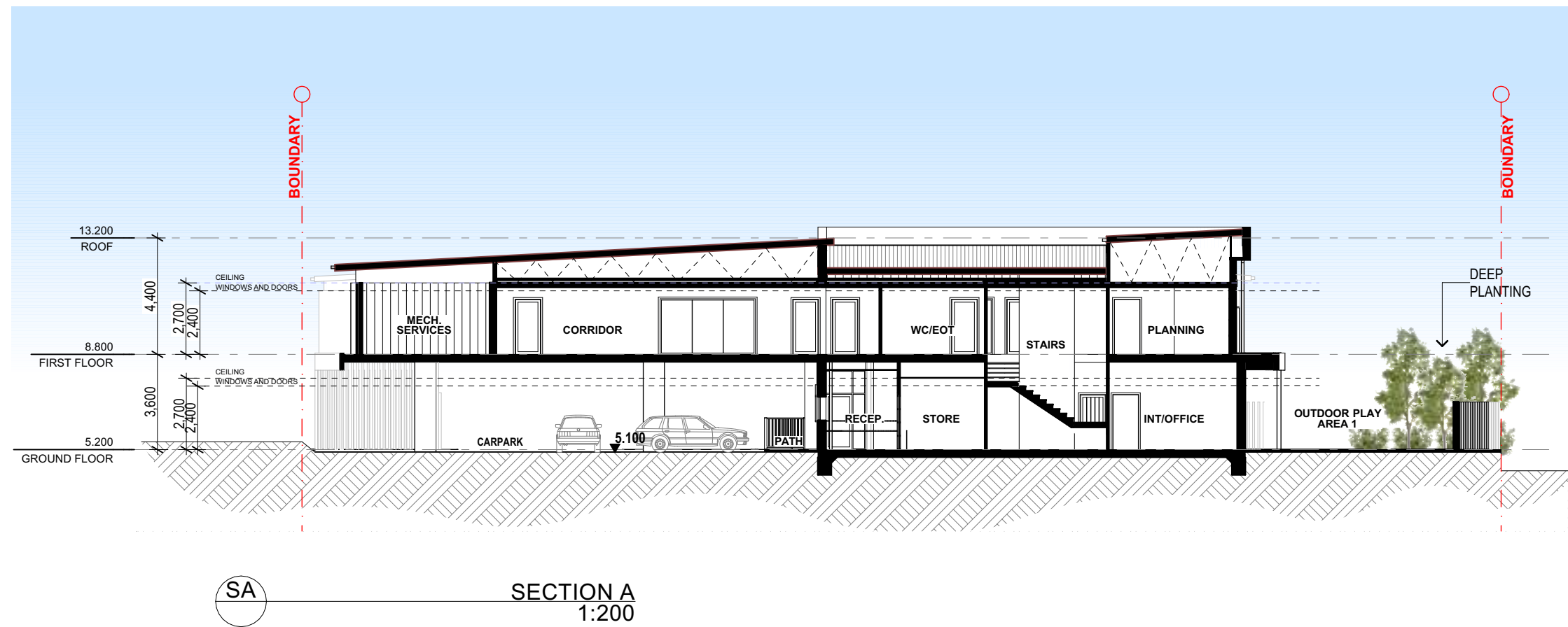
1 FIRST FLOOR PLAN
1:200



1 ROOF PLAN
1:200









ARTIST IMPRESSION ONLY



ARTIST IMPRESSION ONLY



ARTIST IMPRESSION ONLY



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CHILDCARE CENTRE
EXTERNAL COLOUR PALETTE

