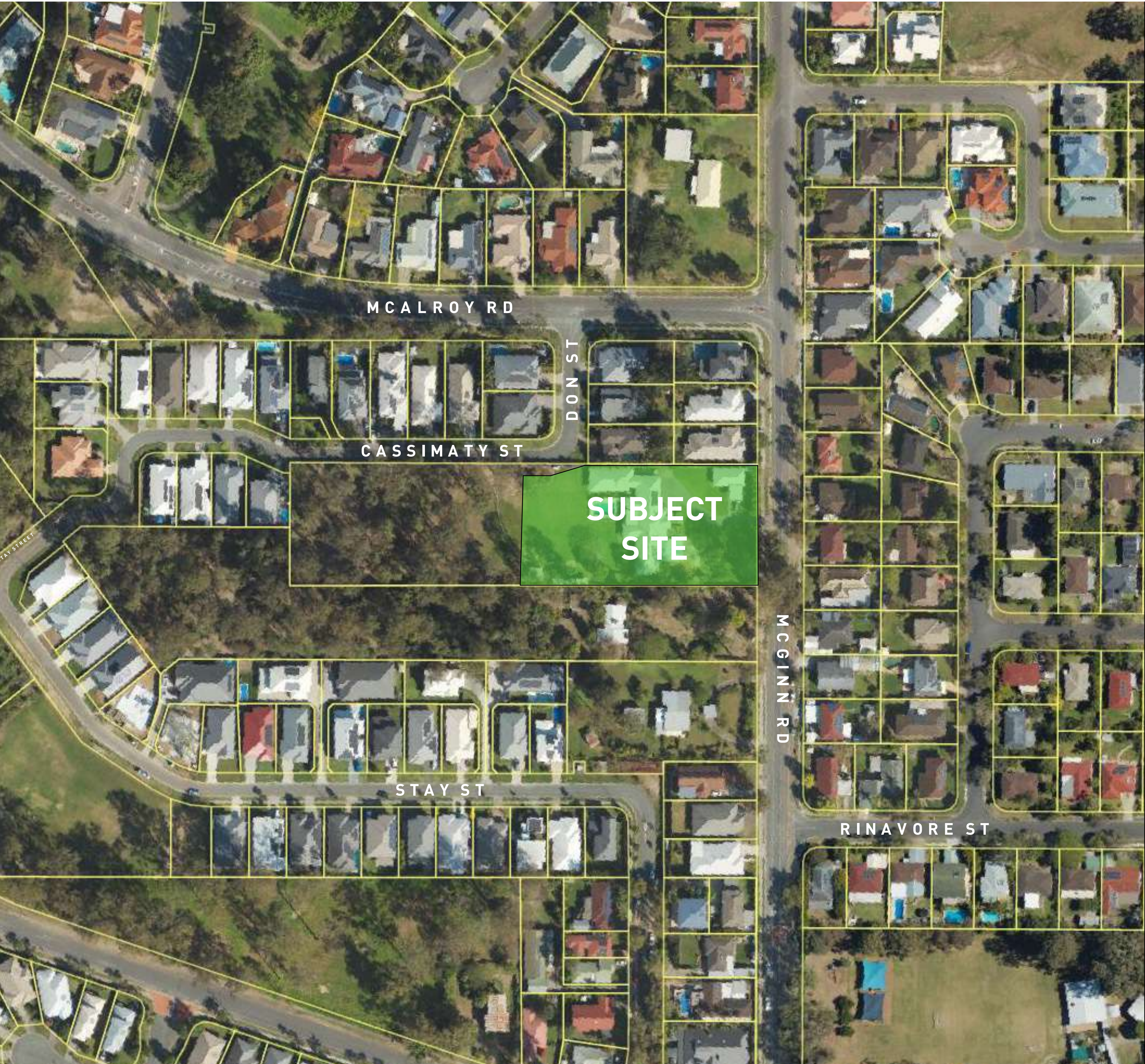




PROPOSAL SUMMARY

PROPERTY DESCRIPTION

LOT 2 ON RP77582
LOCAL AUTHORITY : BRISBANE CITY COUNCIL
LOCALITY : FERNY GROVE
SITE AREA 4910m²

SITE USAGE BREAKDOWN :

TOTAL DWELLINGS	24
24 x 3 BED-UNITS =	24

SITE COVER

2289m2	{46.62%}
--------	----------

ON-SITE PARKING PROVISIONS

CAR PARKING : REQUIRED

VISITOR	24 x 0.15	4
3 BED UNITS	24 units x 1.3	32
TOTAL CARPARKS REQUIRED		36

CAR PARKING : PROVIDED

VISITOR		4
RESIDENTIAL		32
TOTAL CARPARKS PROVIDED		36

BICYCLE PARKING : REQUIRED

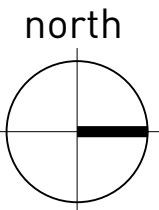
RESIDENTIAL BICYCLES = 1 x UNIT		24
VISITOR BICYCLES = 24 x 0.25		6
TOTAL BICYCLE PARKS REQUIRED		30

LANDSCAPING

DEEP PLANTING REQUIRED	10%	491m2
DEEP PLANTING PROVIDED	21%	1076m2
COMMUNAL OPEN SPACE REQUIRED	5.0%	245.5m2
COMMUNAL OPEN SPACE PROVIDED	5.1%	250m2

NOTES :

- ALL CAR PARKING IN ACCORDANCE WITH AS2890.1
- ALL BICYCLE PARKS IN ACCORDANCE WITH AS 2890.3



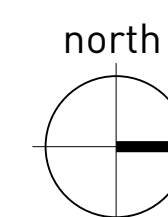


01 SITE PLAN
1:200

PROPOSED MULTI - RESIDENTIAL DEVELOPMENT, 80 MCGINN ROAD, FERNY GROVE

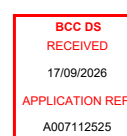
STAY DEVELOPMENTS PTY LTD
SITE PLAN

DEVELOPMENT APPROVAL
scale : 1:200 @A1 1:400 @A3
issue : 02 date : 11-08-26
7376-DA02



BLACKBURN JACSON
ARCHITECTURE | LANDSCAPE | INTERIOR | PROJECT MANAGEMENT

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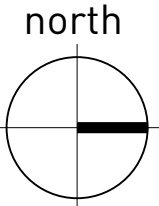


01 FLOOR PLAN LEVEL 1
1:200

PROPOSED MULTI - RESIDENTIAL DEVELOPMENT,
80 McGINN ROAD, FERNY GROVE

STAY DEVELOPMENTS PTY LTD

DEVELOPMENT APPROVAL
scale : 1:200 @A1 1:400 @A3
issue : 02 date : 11-08-26



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FLOOR PLAN - LEVEL 1/ GROUND

7376-DA03





01 FLOOR PLAN LEVEL 2
1:200

PROPOSED MULTI - RESIDENTIAL DEVELOPMENT, 80 McGINN ROAD, FERNY GROVE

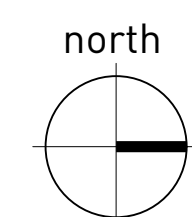
STAY DEVELOPMENTS PTY LTD

FLOOR PLAN - LEVEL 2

DEVELOPMENT APPROVAL

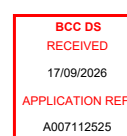
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issue : 02 date : 11-08-26

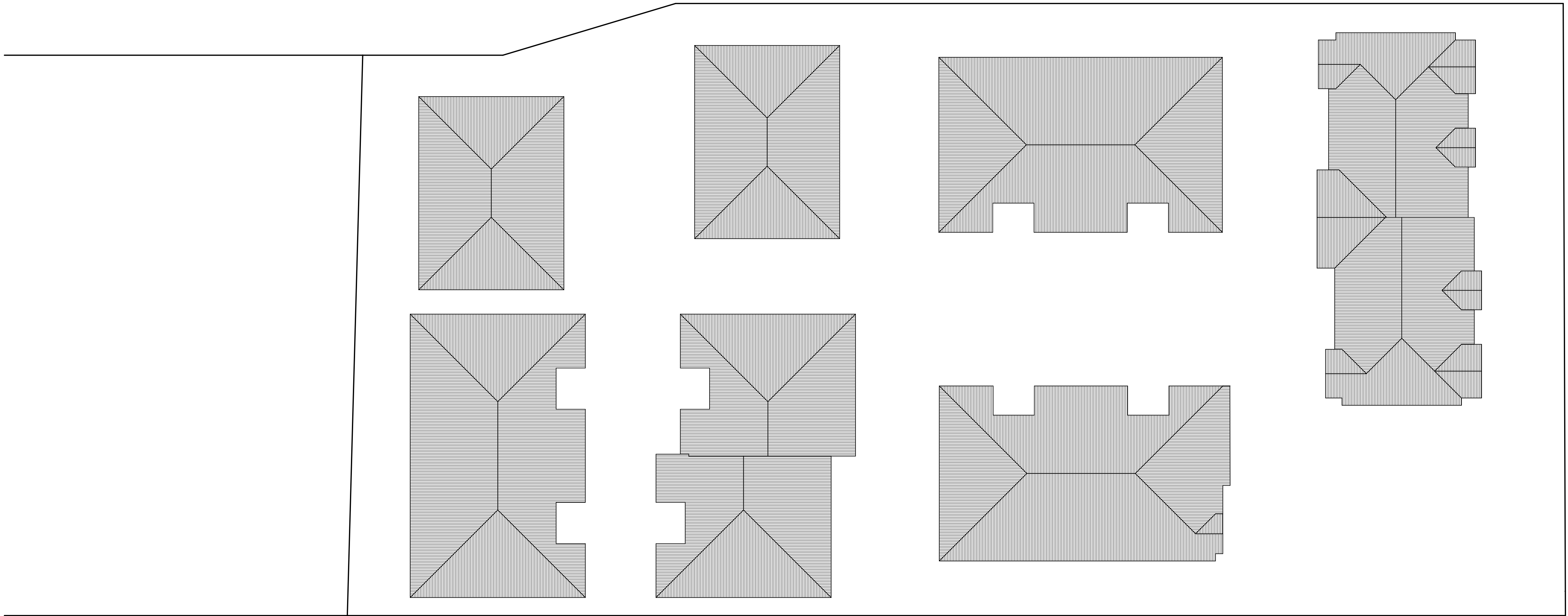
7376-DA04



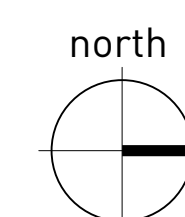
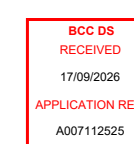
BLACKBURN JACSON
ARCHITECTURE | LANDSCAPE | INTERIOR | PROJECT MANAGEMENT

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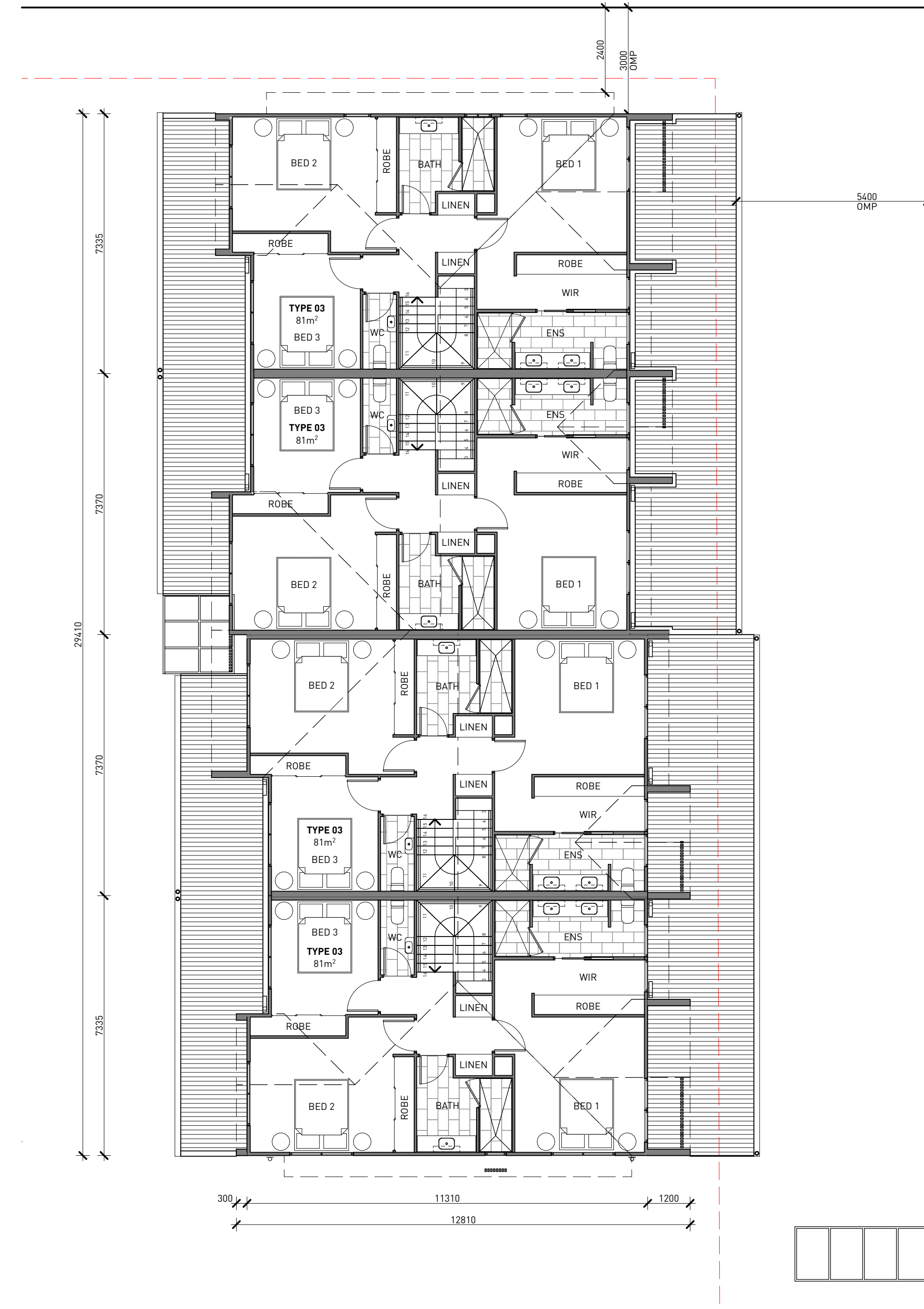


01 ROOF PLAN
1:200





01 FLOOR PLAN LEVEL 1 - BUILDING A
1:100



02 FLOOR PLAN LEVEL 2 - BUILDING A
1:100

PROPOSED MULTI - RESIDENTIAL DEVELOPMENT, 80 McGINN ROAD, FERNY GROVE

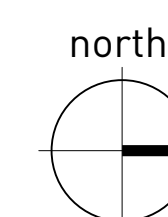
STAY DEVELOPMENTS PTY LTD

FLOOR PLANS - BUILDING A

DEVELOPMENT APPROVAL

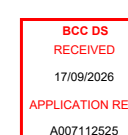
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issue : 01 date : 11-08-26

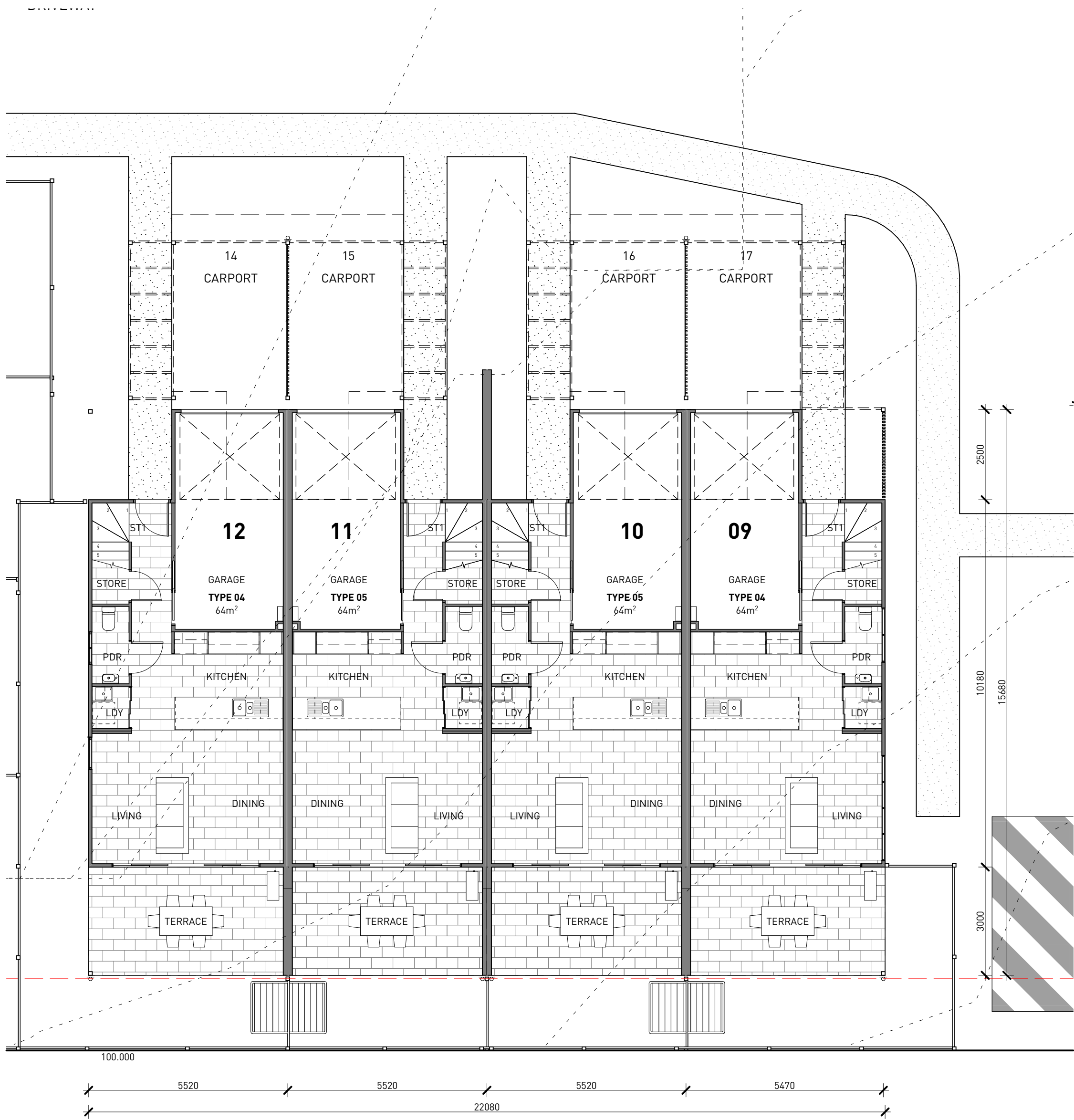
7376-DA06



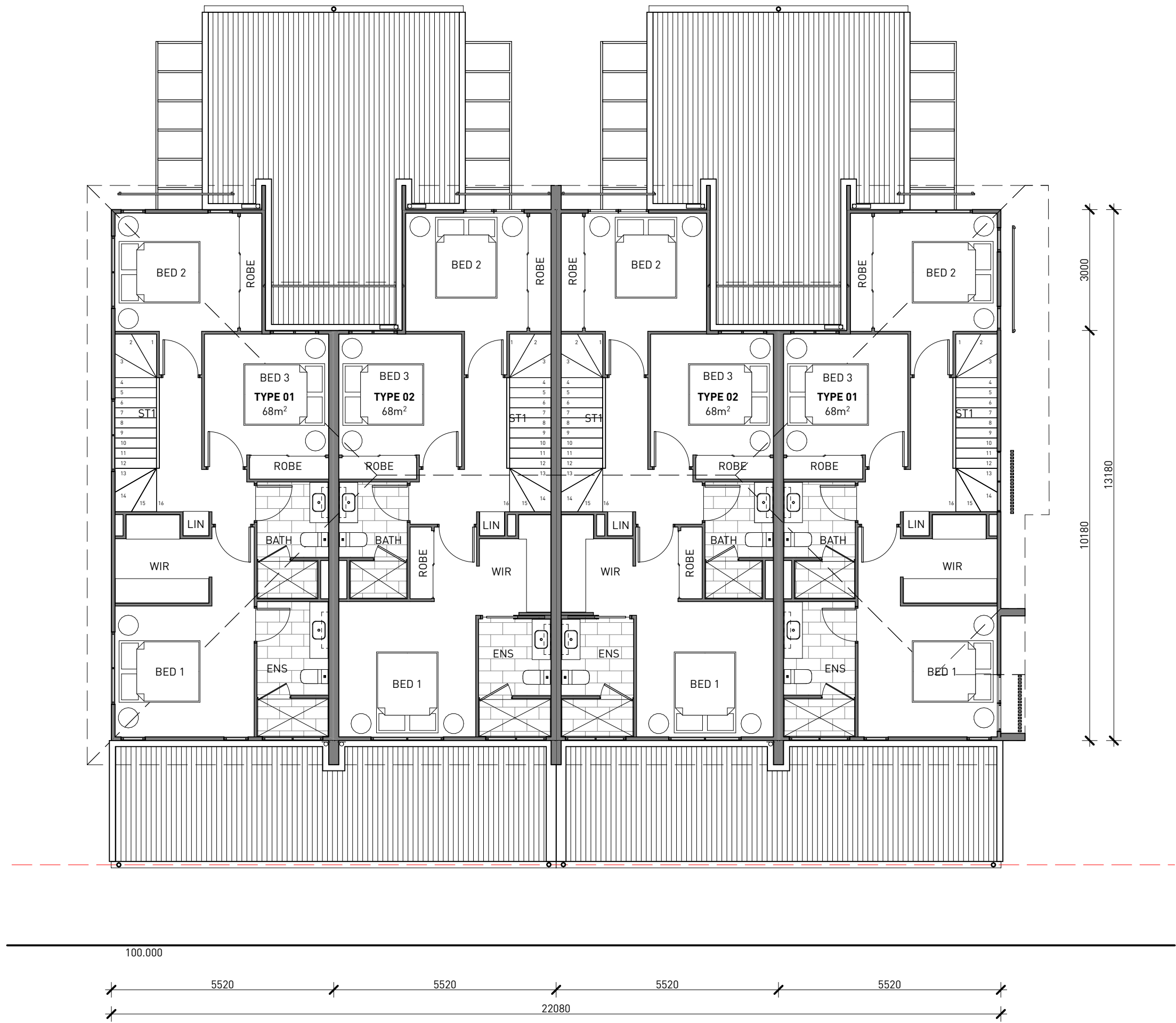
BLACKBURN JACSON
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01 FLOOR PLAN LEVEL 1 - BUILDING B
1:100



02 FLOOR PLAN LEVEL 2 - BUILDING B
1:100

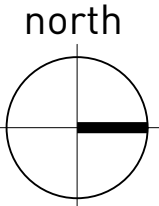
PROPOSED MULTI - RESIDENTIAL DEVELOPMENT, 80 McGINN ROAD, FERNY GROVE

STAY DEVELOPMENTS PTY LTD

FLOOR PLANS - BUILDING B

DEVELOPMENT APPROVAL
scale : 1:100 @A1 1:200 @A3
issue : 01 date : 11-08-26

7376-DA07



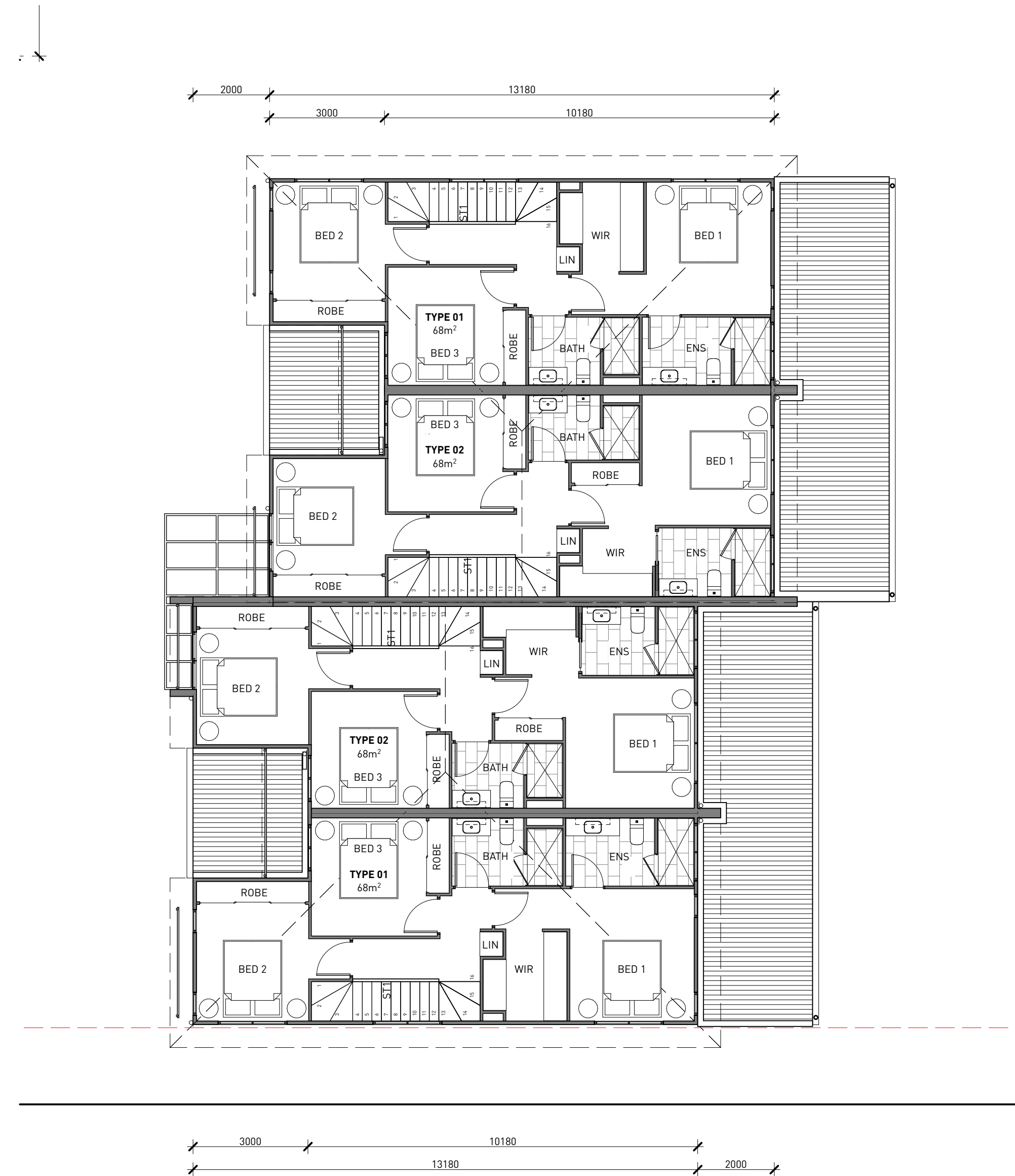
BLACKBURN JACSON
ARCHITECTURE | LANDSCAPE | INTERIOR | PROJECT MANAGEMENT

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01 FLOOR PLAN LEVEL 1 - BUILDING C
1:100



02 FLOOR PLAN LEVEL 2 - BUILDING C
1:100

PROPOSED MULTI - RESIDENTIAL DEVELOPMENT, 80 McGINN ROAD, FERNY GROVE

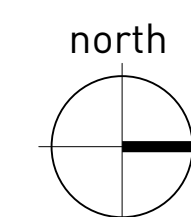
STAY DEVELOPMENTS PTY LTD

FLOOR PLANS - BUILDING C

DEVELOPMENT APPROVAL

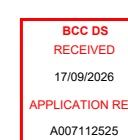
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issue : 01 date : 11-08-26

7376-DA08



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01 FLOOR PLAN LEVEL 1 - BUILDING D
1:100



02 FLOOR PLAN LEVEL 2 - BUILDING D
1:100

PROPOSED MULTI - RESIDENTIAL DEVELOPMENT, 80 McGINN ROAD, FERNY GROVE

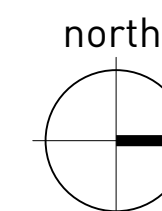
STAY DEVELOPMENTS PTY LTD

FLOOR PLANS - BUILDING D

DEVELOPMENT APPROVAL

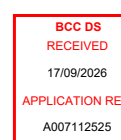
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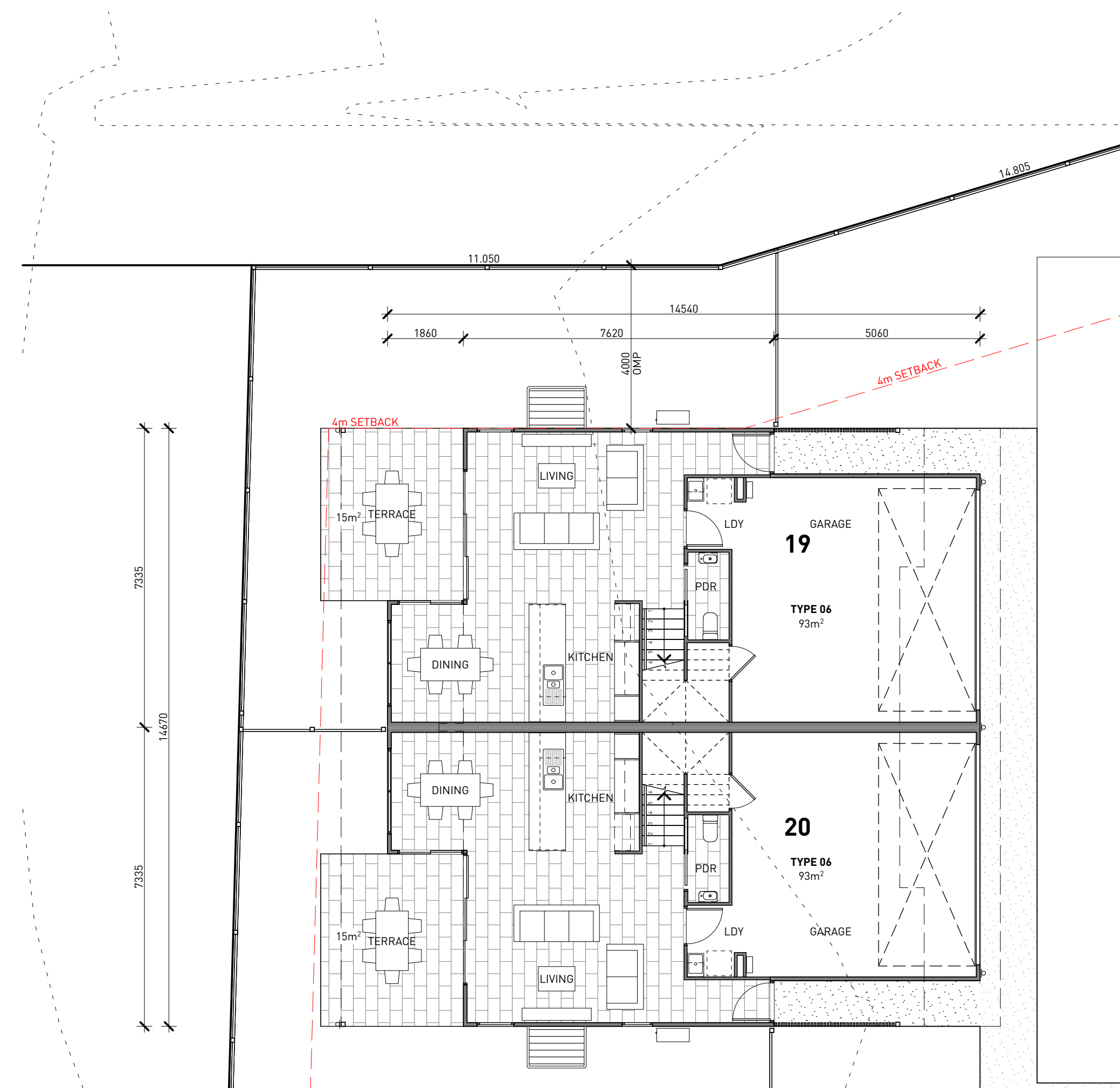
7376-DA09



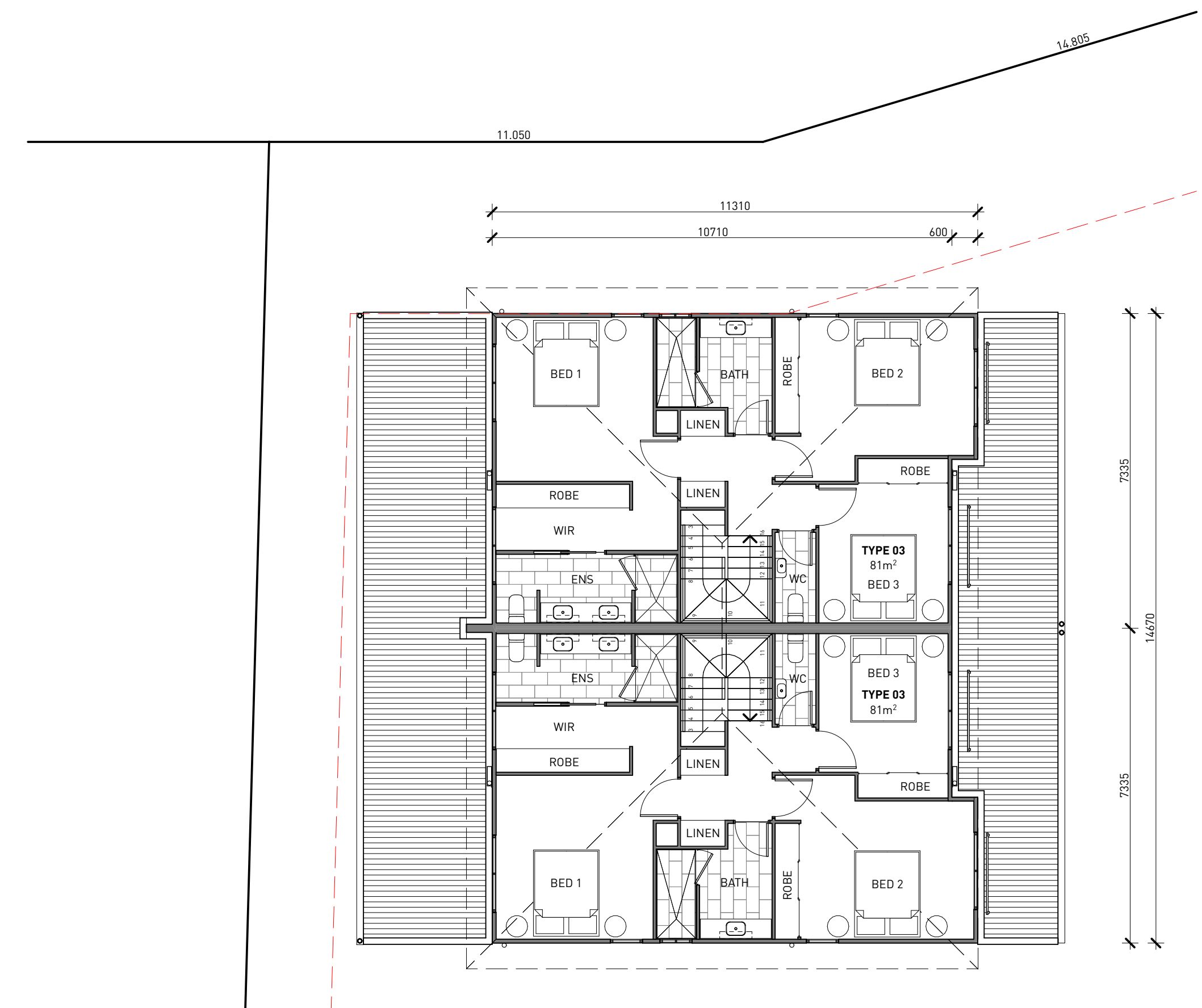
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01 FLOOR PLAN LEVEL 1 - BUILDING E
1:100



02 FLOOR PLAN LEVEL 2 - BUILDING E
1:100

PROPOSED MULTI - RESIDENTIAL DEVELOPMENT, 80 McGINN ROAD, FERNY GROVE

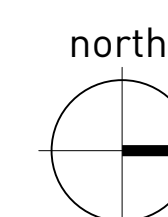
STAY DEVELOPMENTS PTY LTD

FLOOR PLANS - BUILDING E

DEVELOPMENT APPROVAL

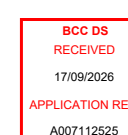
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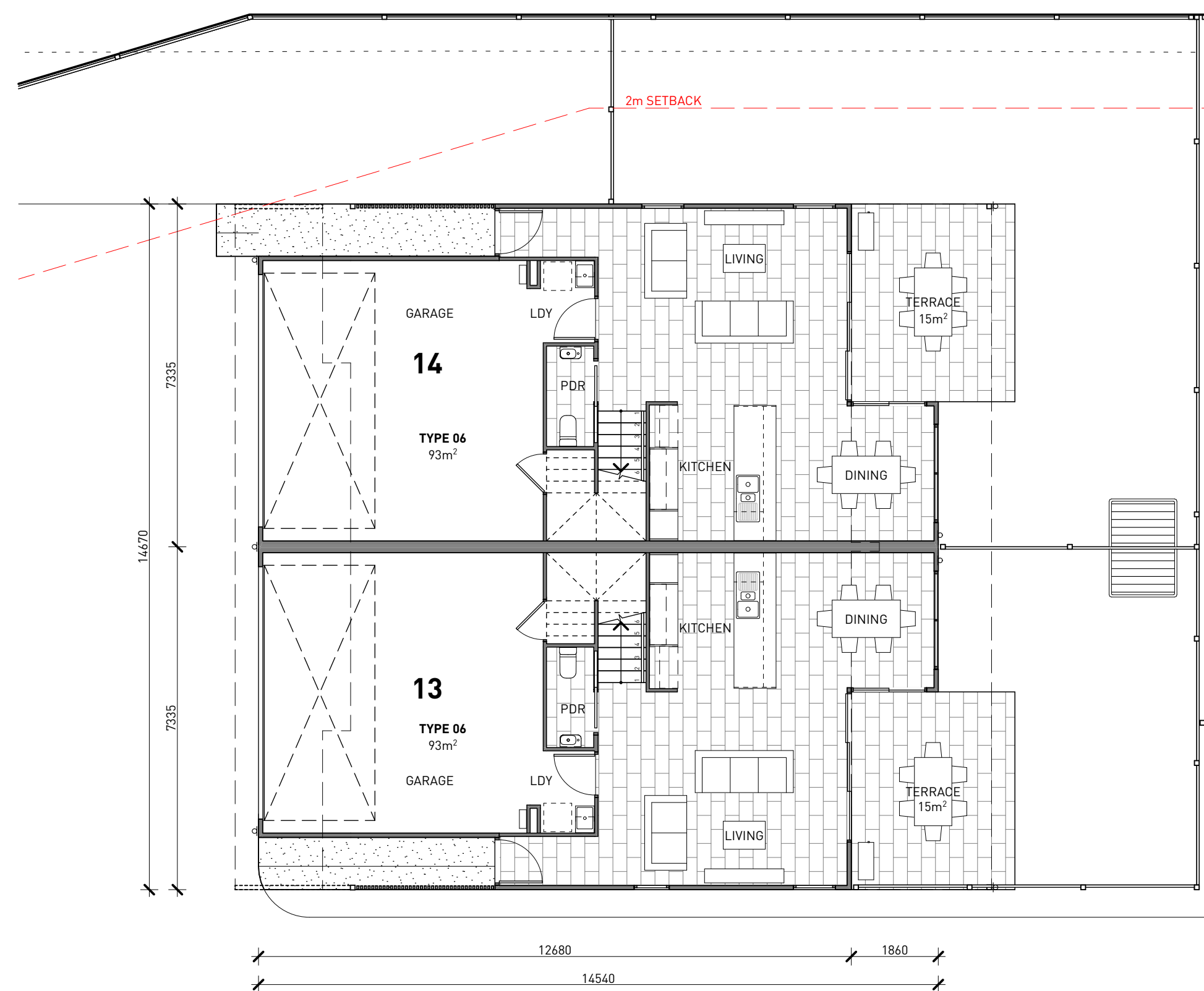
7376-DA10



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01 FLOOR PLAN LEVEL 1 - BUILDING F
1:100



02 FLOOR PLAN LEVEL 2 - BUILDING F
1:100

PROPOSED MULTI - RESIDENTIAL DEVELOPMENT, 80 McGINN ROAD, FERNY GROVE

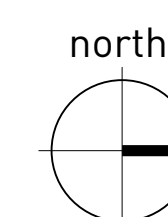
STAY DEVELOPMENTS PTY LTD

FLOOR PLANS - BUILDING F

DEVELOPMENT APPROVAL

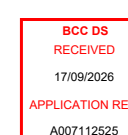
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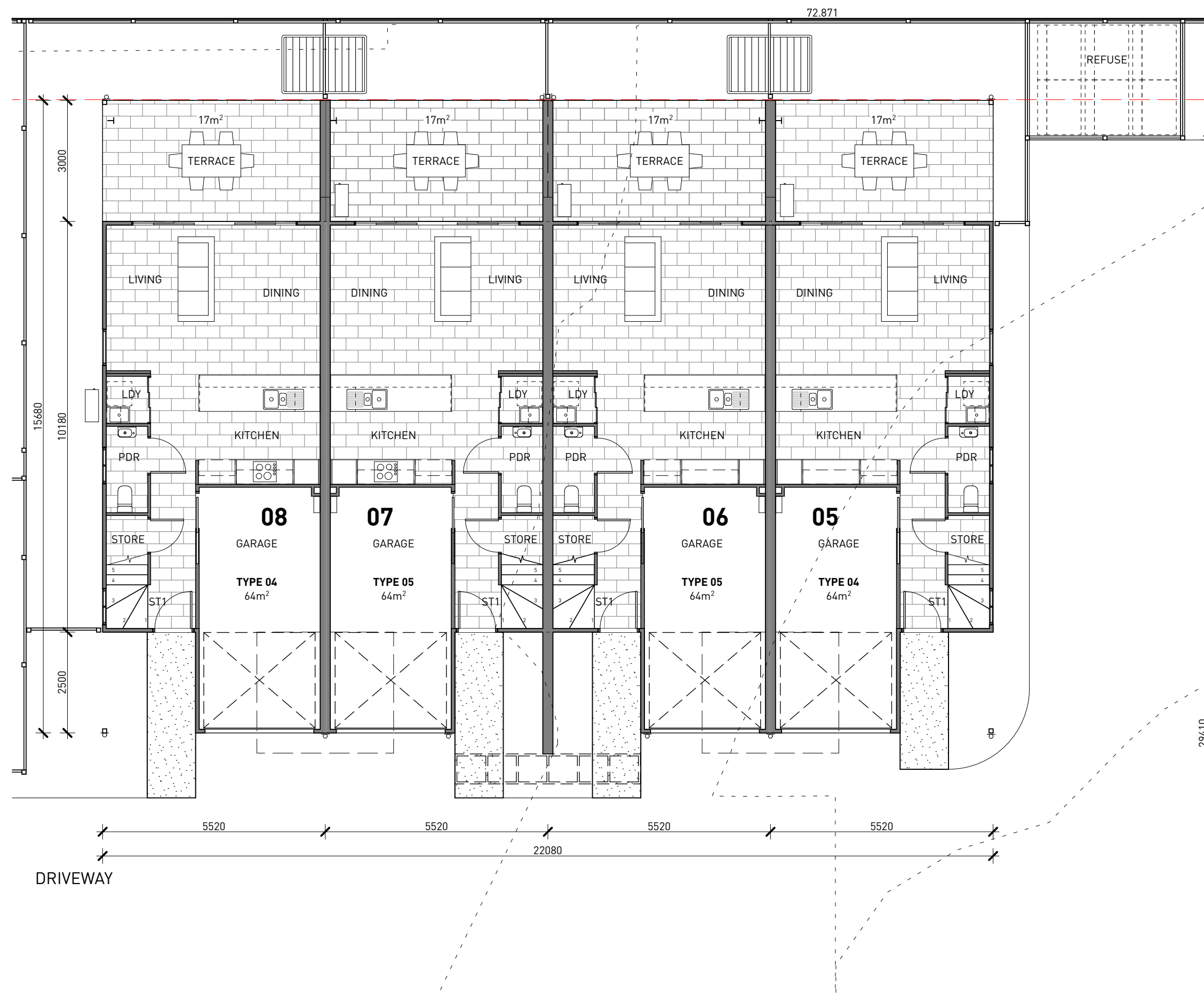
7376-DA11



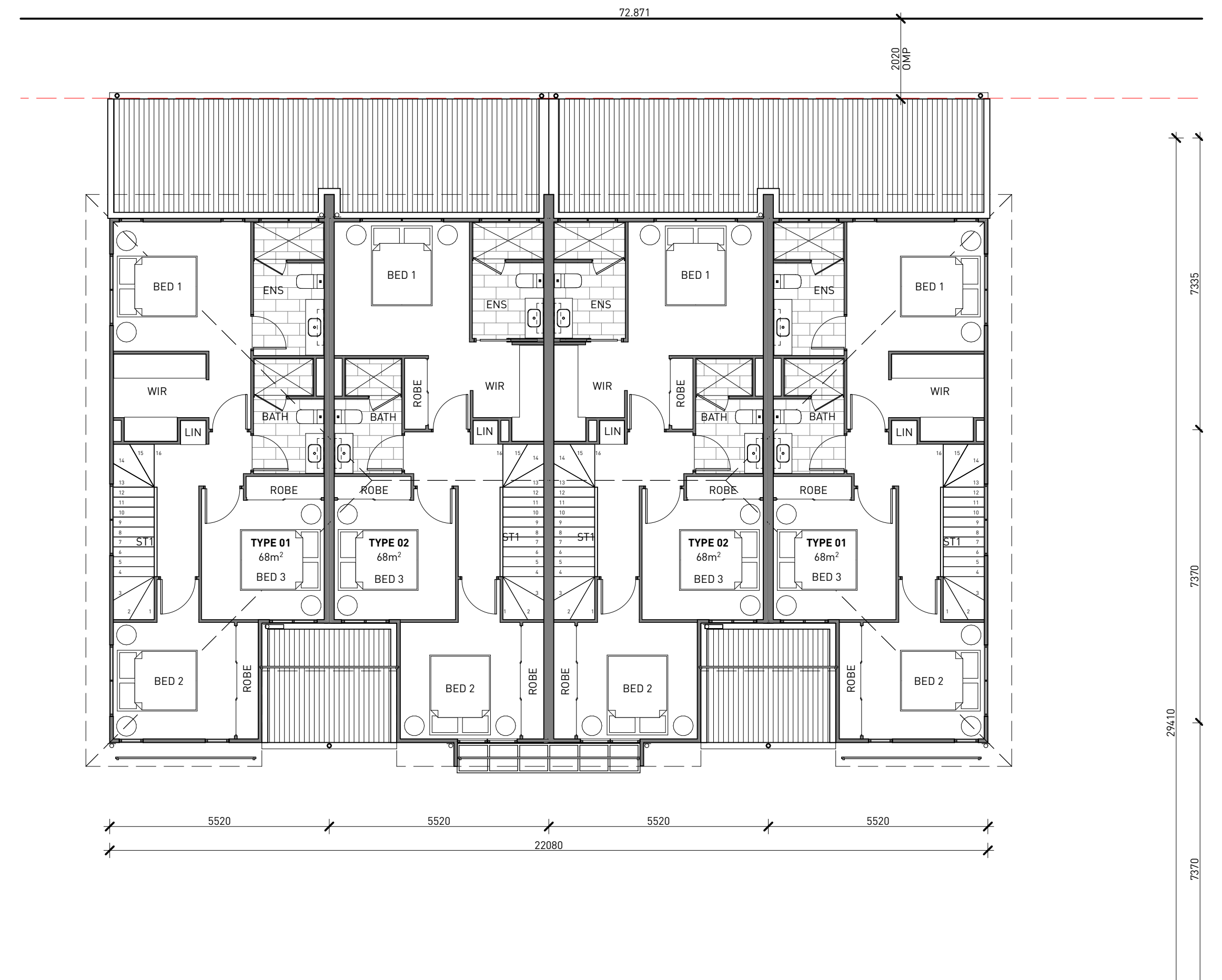
BLACKBURN JACSON
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01 FLOOR PLAN LEVEL 1 - BUILDING G
1:100



02 FLOOR PLAN LEVEL 2 - BUILDING G
1:100

PROPOSED MULTI - RESIDENTIAL DEVELOPMENT, 80 McGINN ROAD, FERNY GROVE

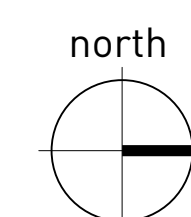
STAY DEVELOPMENTS PTY LTD

FLOOR PLANS - BUILDING G

DEVELOPMENT APPROVAL

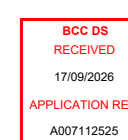
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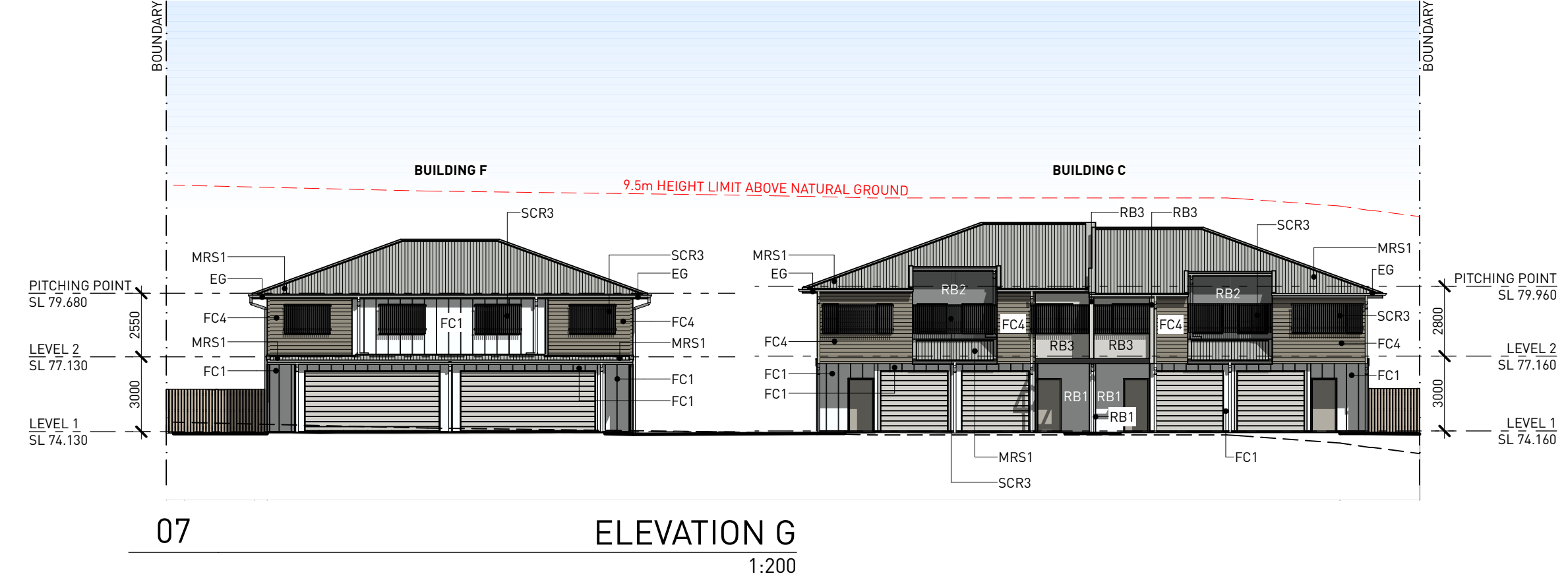
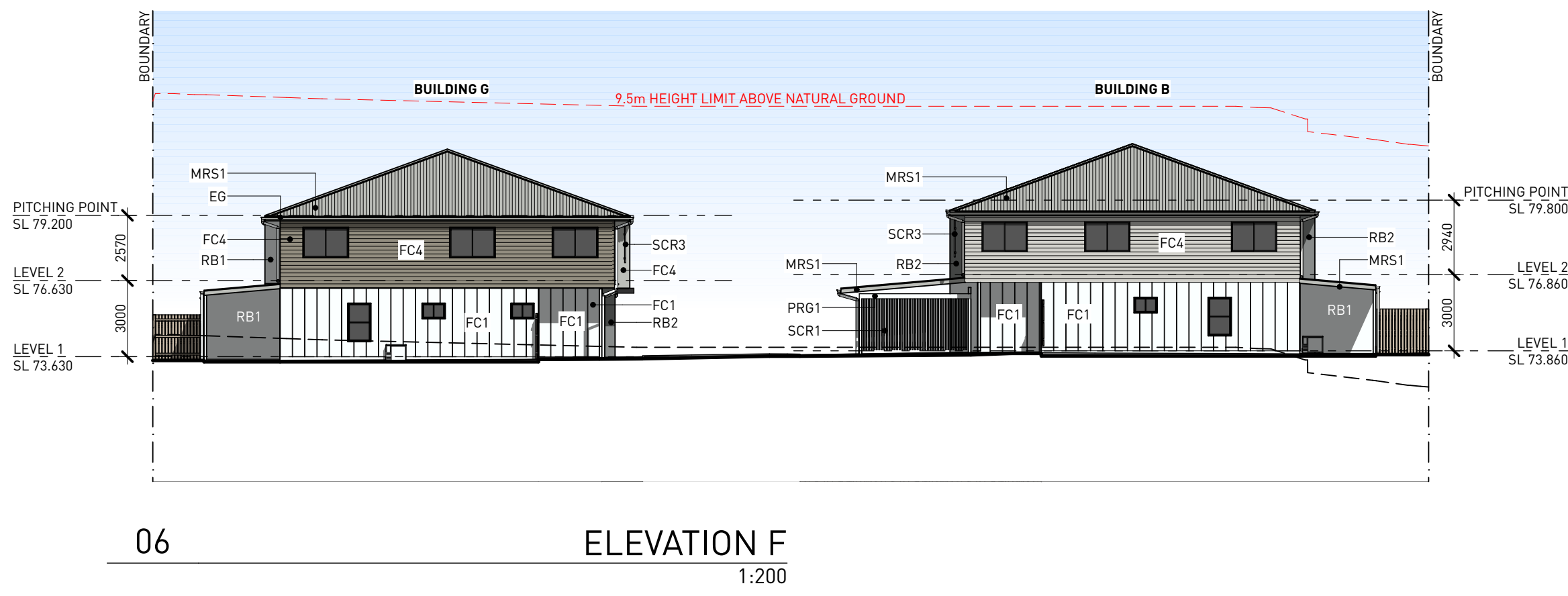
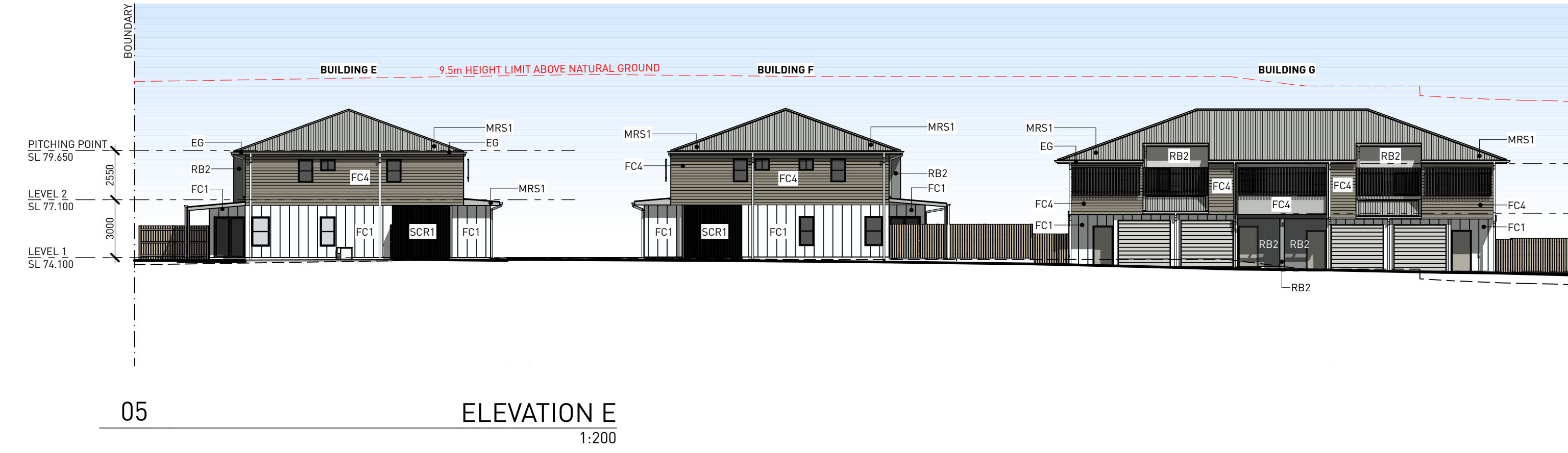
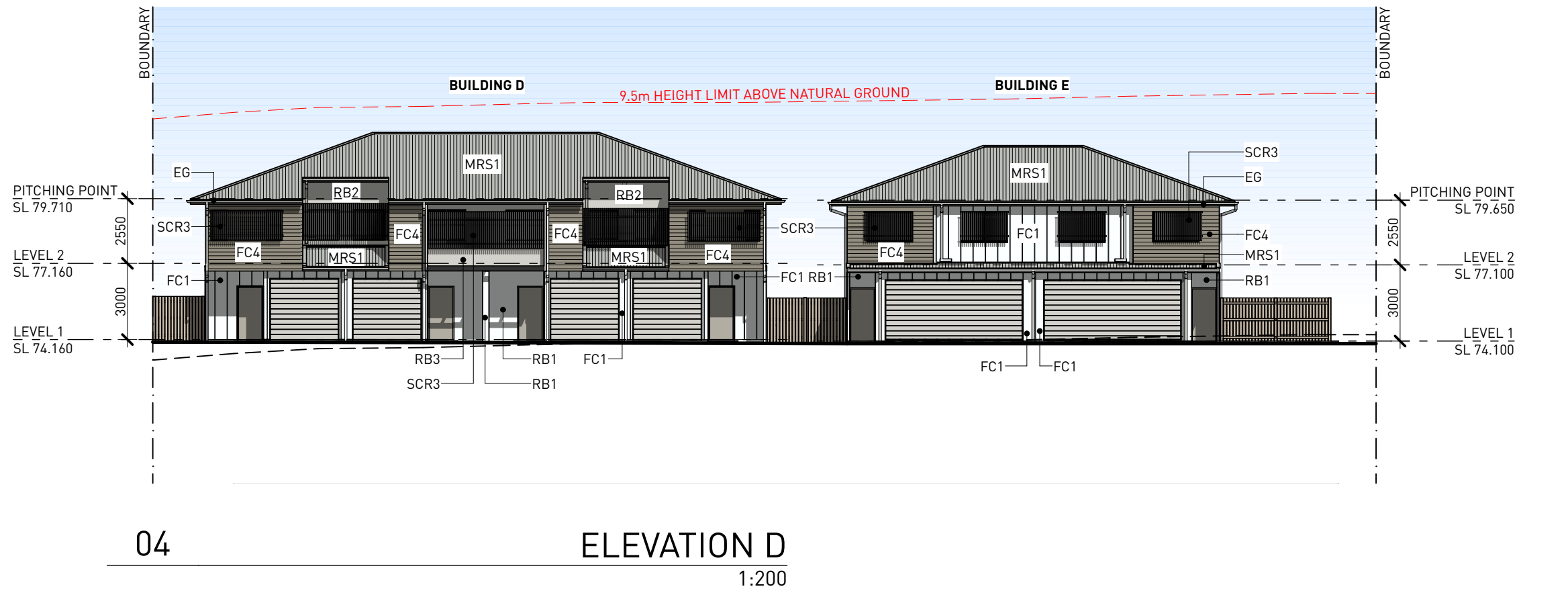
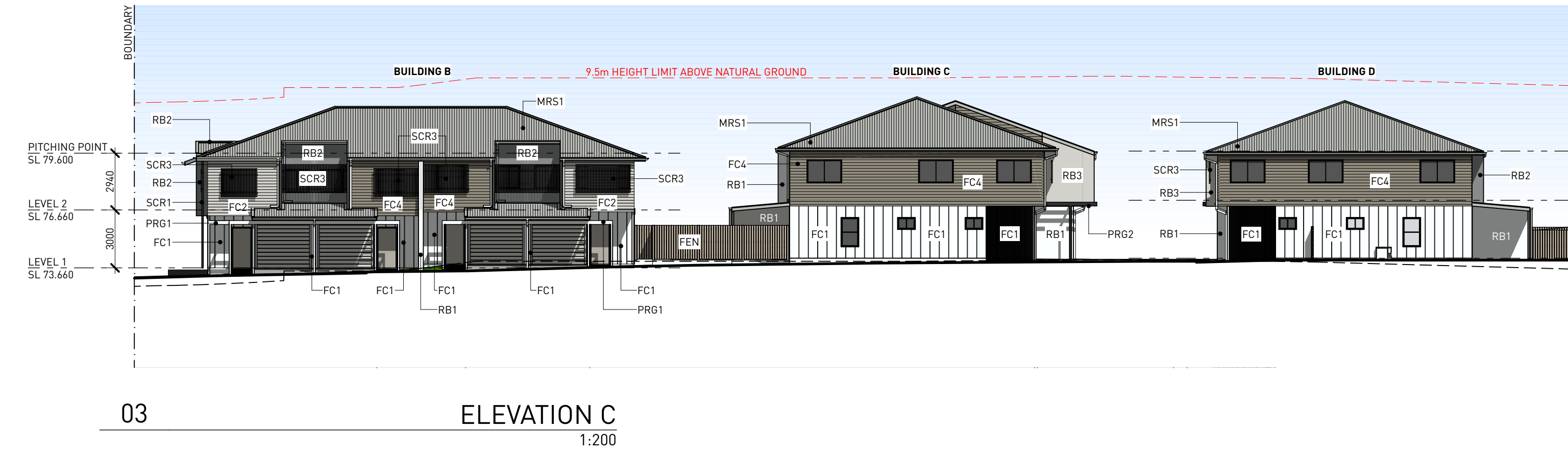
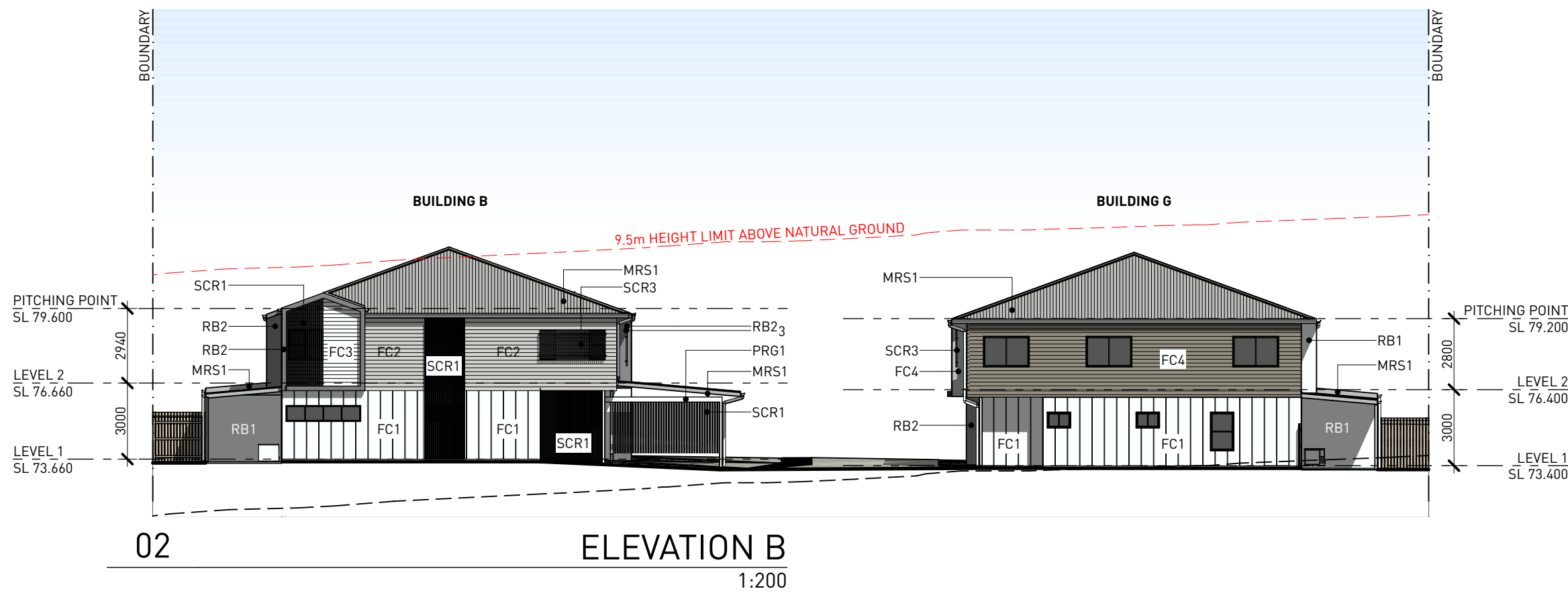
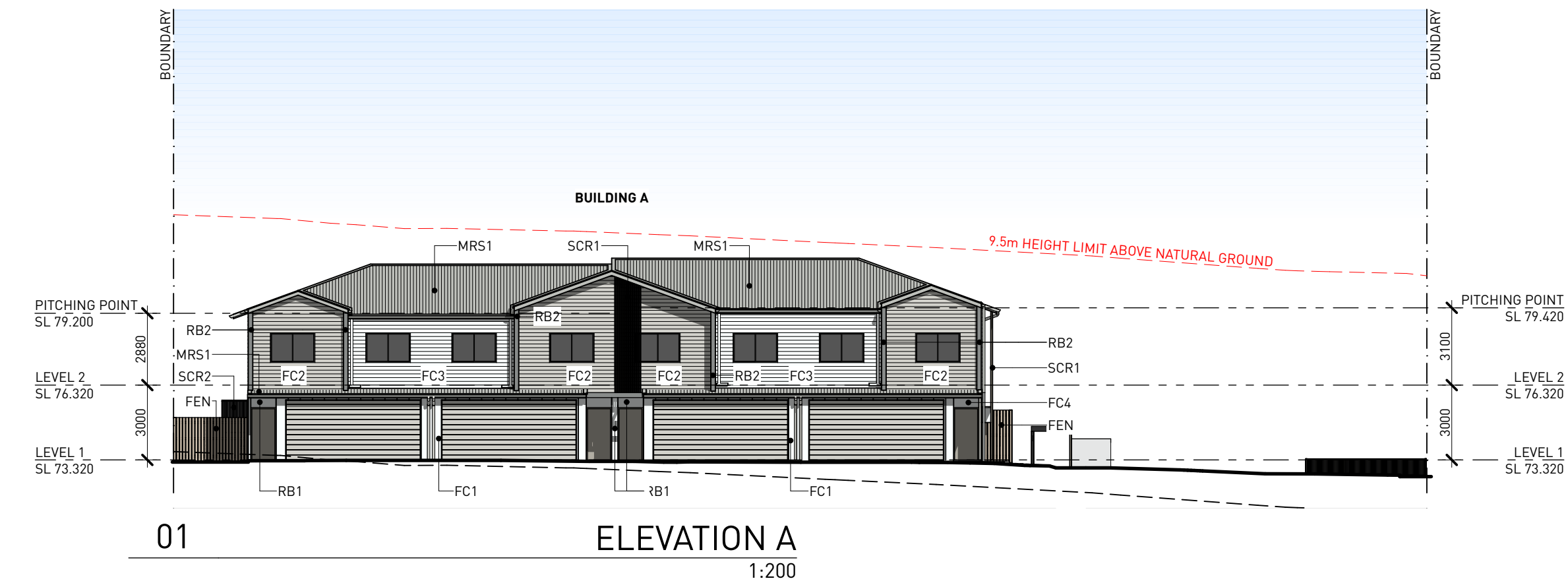
7376-DA12



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PROPOSED MULTI - RESIDENTIAL DEVELOPMENT, 80 MCGINN ROAD, FERNY GROVE

STAY DEVELOPMENTS PTY LTD

ELEVATIONS

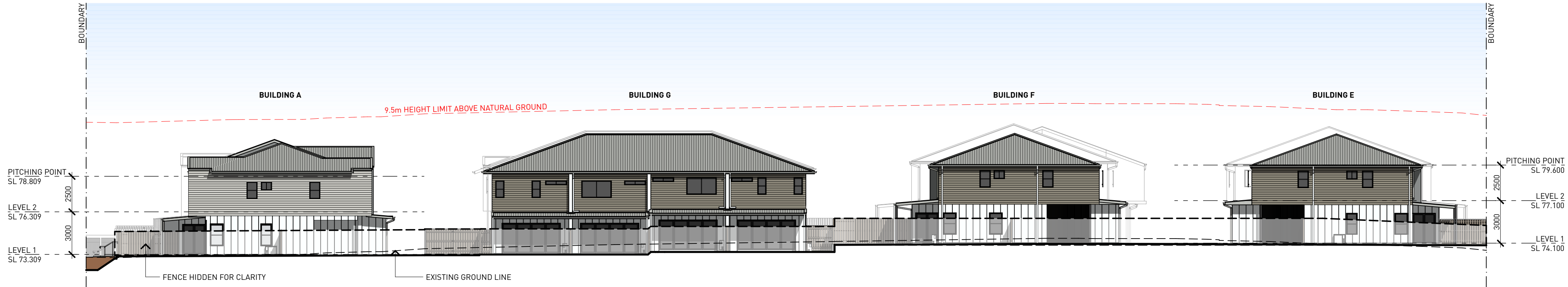
DEVELOPMENT APPROVAL
scale : 1:200 @A1 1:400 @A3
issue : 01 date : 11-08-26

7376-DA13

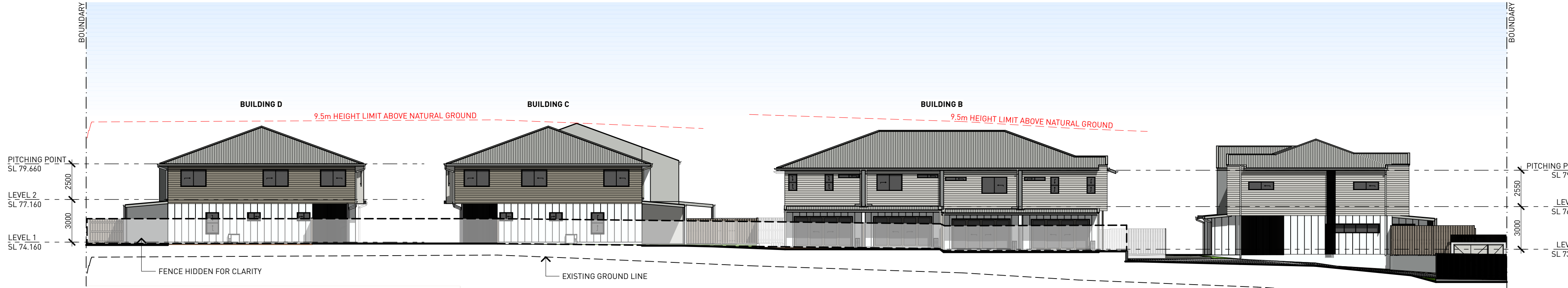
BLACKBURN JACSON
ARCHITECTURE | LANDSCAPE | INTERIOR | PROJECT MANAGEMENT

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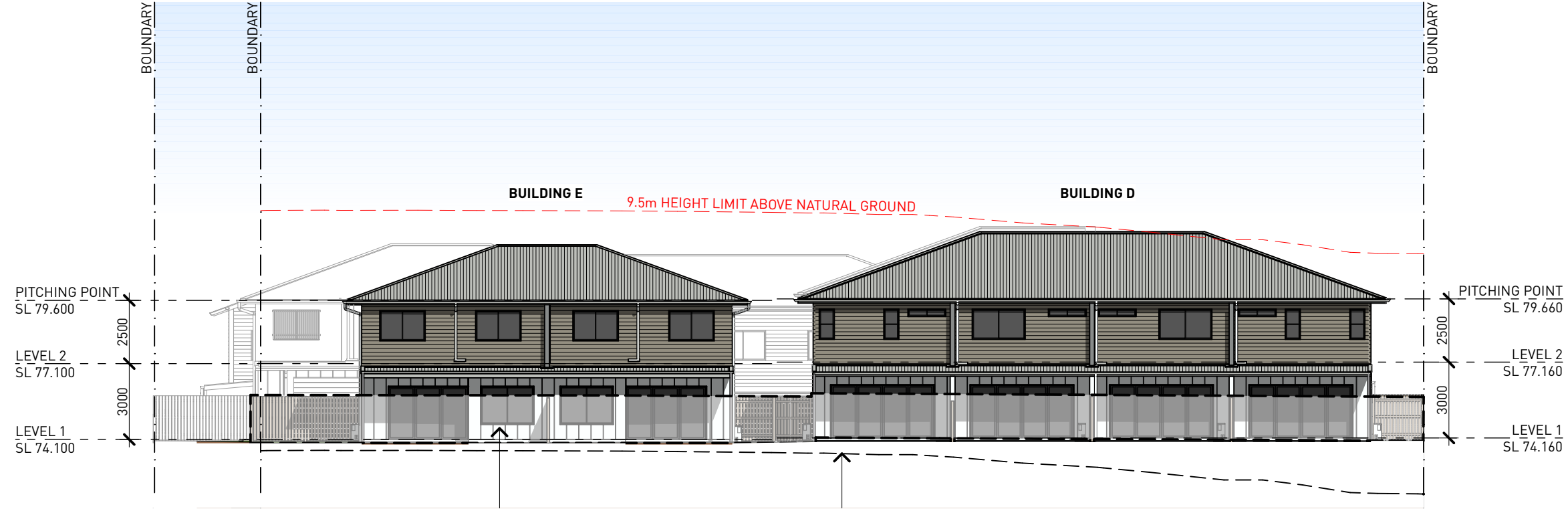




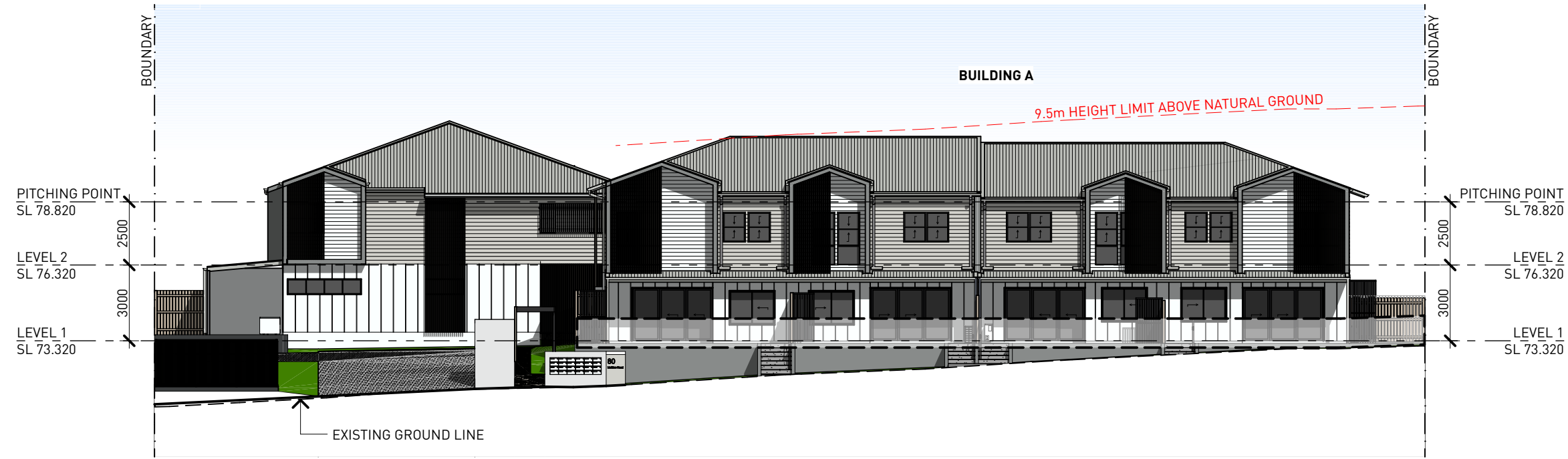
01 WEST ELEVATION
1:200



02 EAST ELEVATION
1:200



03 SOUTH ELEVATION
1:200



01 NORTH ELEVATION
1:200

PROPOSED MULTI - RESIDENTIAL DEVELOPMENT,
80 MCGINN ROAD, FERNY GROVE

STAY DEVELOPMENTS PTY LTD

OVERALL SITE ELEVATIONS

DEVELOPMENT APPROVAL

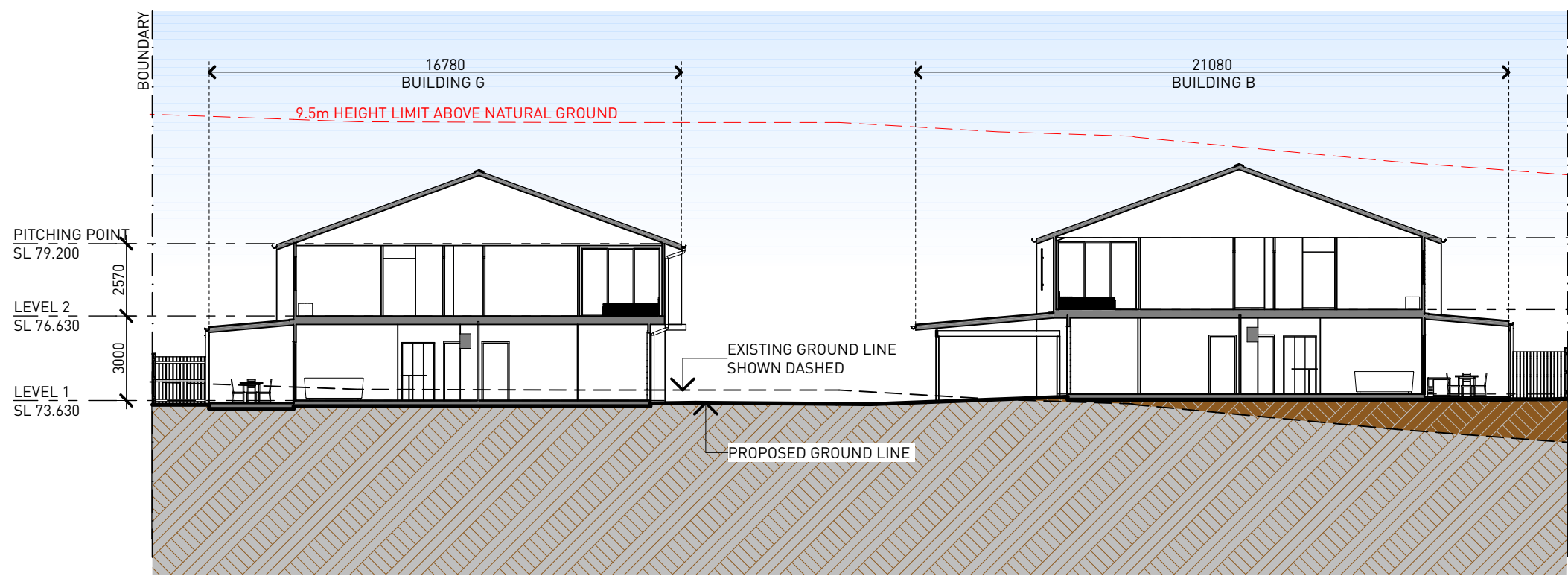
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issue : 01 date : 11-08-26

7376-DA14

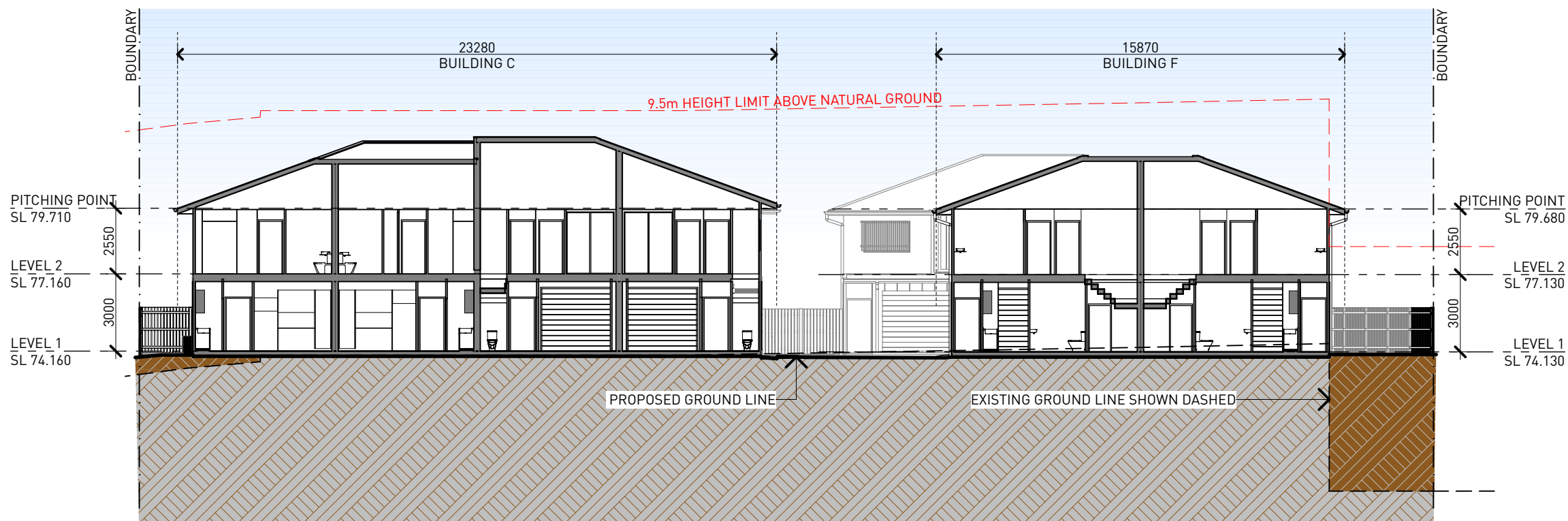
BLACKBURN JACSON
ARCHITECTURE | LANDSCAPE | INTERIOR | PROJECT MANAGEMENT

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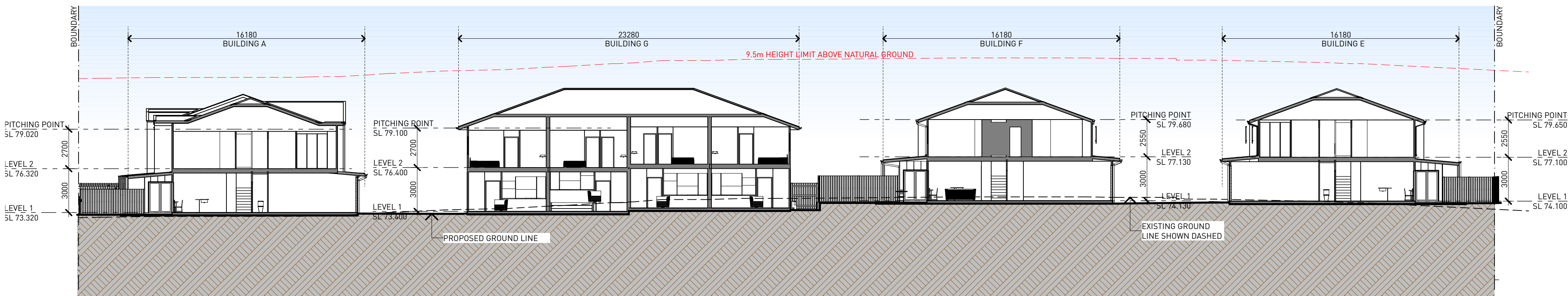




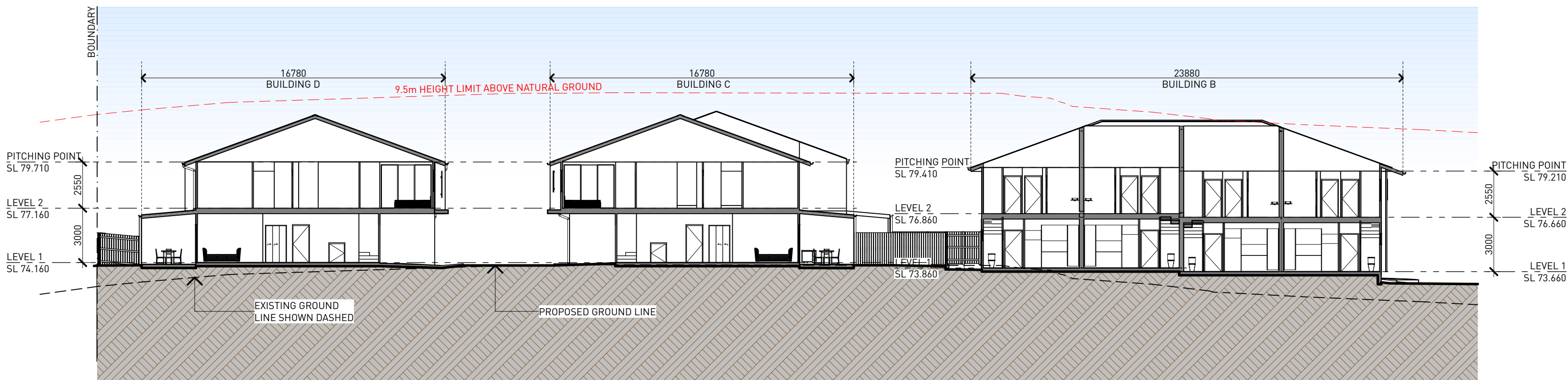
01
SECTION A
1:200



02
SECTION B
1:200



03
SECTION C
1:200



04
SECTION D
1:200

PROPOSED MULTI - RESIDENTIAL DEVELOPMENT,
80 MCGINN ROAD, FERNY GROVE

STAY DEVELOPMENTS PTY LTD

SECTIONS

DEVELOPMENT APPROVAL

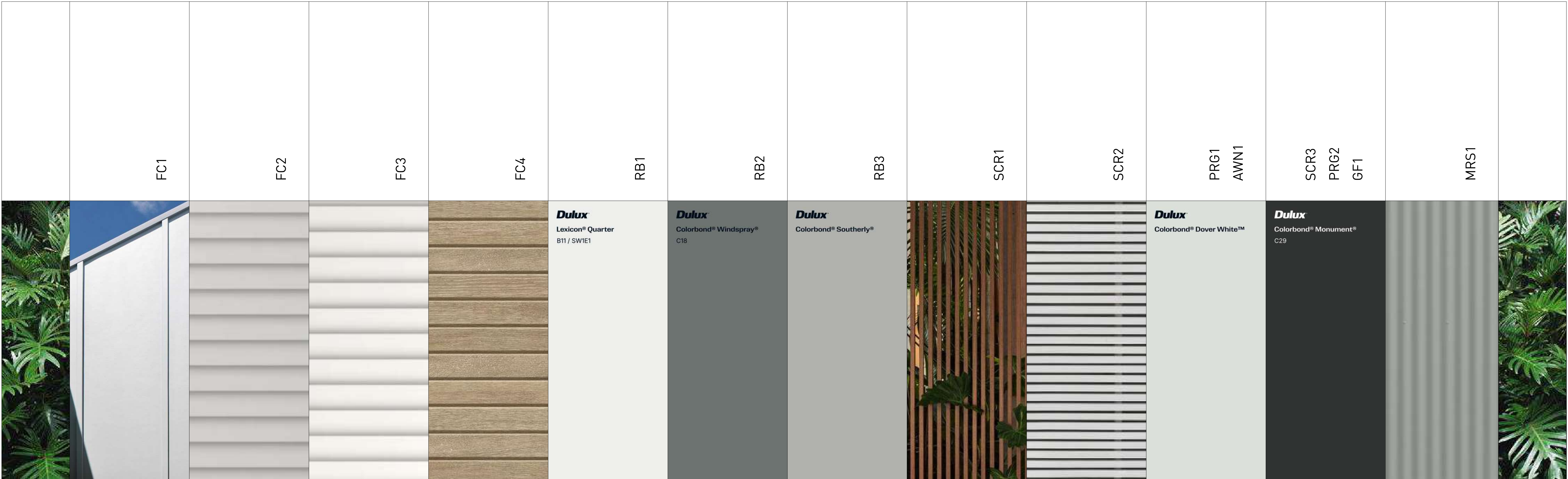
scale : 1:200 @A1 1:400 @A3

issue : 01 date : 11-08-26

7376-DA15

BLACKBURN JACSON
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MATERIALS AND FINISHES PALETTE

	CODE	ITEM	DESCRIPTION	MATERIAL	FINISH
	AWN1	SUNSHADE	600mm WIDE SELF SUPPORTING AWNING	POWDERCOATED ALUMINIUM	DULUX COLORBOND - DOVER WHITE
	FC1	FIBRE CEMENT CLADDING	HORIZONTAL FIBRE CEMENT PANEL CLADDING SYSTEM WITH EXPRESSED JOINTS	PAINT FINISH	DULUX - DOVER WHITE
	FC2	WEATHERBOARD CLADDING	VERTICAL FIBRE CEMENT PANEL WEATHERBOARD SYSTEM WITH EXPRESSED JOINTS	PAINT FINISH	DULUX - SOUTHERLY
	FC3	WEATHERBOARD CLADDING	VERTICAL FIBRE CEMENT PANEL WEATHERBOARD SYSTEM WITH EXPRESSED JOINTS	PAINT FINISH	DULUX - DOVER WHITE
	FC4	FIBRE CEMENT CLADDING	FIBRE CEMENT PANEL CLADDING SYSTEM WITH EXPRESSED JOINTS	PAINT FINISH	NATURAL TIMBER LOOK
	GF1	GLAZING FRAME	ALUMINIUM GLAZING FRAME SYSTEM	POWDERCOATED ALUMINIUM	DULUX COLORBOND - MONUMENT
	MRS1	METAL ROOF SHEET	LYSAGHT 0.42bmt TRIMDEK PROFILE	COLORBOND	SHALE GREY
	PRG1	PERGOLA STRUCTURE	HARDWOOD TIMBER PERGOLA TO STRUCTURAL ENGINEER'S SPECIFICATION, PAINT FINISH	POWDERCOATED ALUMINIUM	DULUX - DOVER WHITE
	PRG2	PERGOLA STRUCTURE	HARDWOOD TIMBER PERGOLA TO STRUCTURAL ENGINEER'S SPECIFICATION, PAINT FINISH	POWDERCOATED ALUMINIUM	DULUX - MONUMENT
	RB1	RENDERED BLOCK WORK	CORE FILLED BLOCKWORK WITH APPLIED RENDER FINISH	DULUX WEATHERSHEILD	DULUX - LEXICON QUATER
	RB2	RENDERED BLOCK WORK	CORE FILLED BLOCKWORK WITH APPLIED RENDER FINISH	DULUX WEATHERSHEILD	DULUX - WINDSPRAY
	RB3	RENDERED BLOCK WORK	CORE FILLED BLOCKWORK WITH APPLIED RENDER FINISH	DULUX WEATHERSHEILD	DULUX - SOUTHERLY
	RBW	RETAINING BLOCK WALL	190 RETAINING CORE BLOCKWORK WALL	DULUX WEATHERSHEILD	DULUX - DOVER WHITE
	SCR1	VERTICAL SCREEN	NOM 40x700 RHS SECTIONS AT 80 cts	POWDERCOATED ALUMINIUM	NATURAL TIMBER LOOK
	SCR2	VERTICAL SCREEN	2600 HIGH NOM 15x60 RHS SECTIONS AT 100 cts	POWDERCOATED ALUMINIUM	DULUX - MONUMENT
	SCR3	HORIZONTAL SCREEN	1200 HIGH NOM 40x40 SHS SECTIONS AT 40 cts	POWDERCOATED ALUMINIUM	DULUX - DOVER WHITE
	TP1	STRUCTURAL POST	100x100 TIMBER POST TO STRUCTURAL ENGINEER'S SPECIFICATION	TIMBER	DULUX - SOUTHERLY
	TP2	STRUCTURAL POST	100x100 TIMBER POST TO STRUCTURAL ENGINEER'S SPECIFICATION	TIMBER	DULUX - DOVER WHITE



PERSPECTIVE VIEW 1



PERSPECTIVE VIEW 2



PERSPECTIVE VIEW 3



PERSPECTIVE VIEW 4

PROPOSED MULTI - RESIDENTIAL DEVELOPMENT, 80 MCGINN ROAD, FERNY GROVE

STAY DEVELOPMENTS PTY LTD

PERSPECTIVES

DEVELOPMENT APPROVAL

scale : not to scale
issue : 01 date : 11-08-26

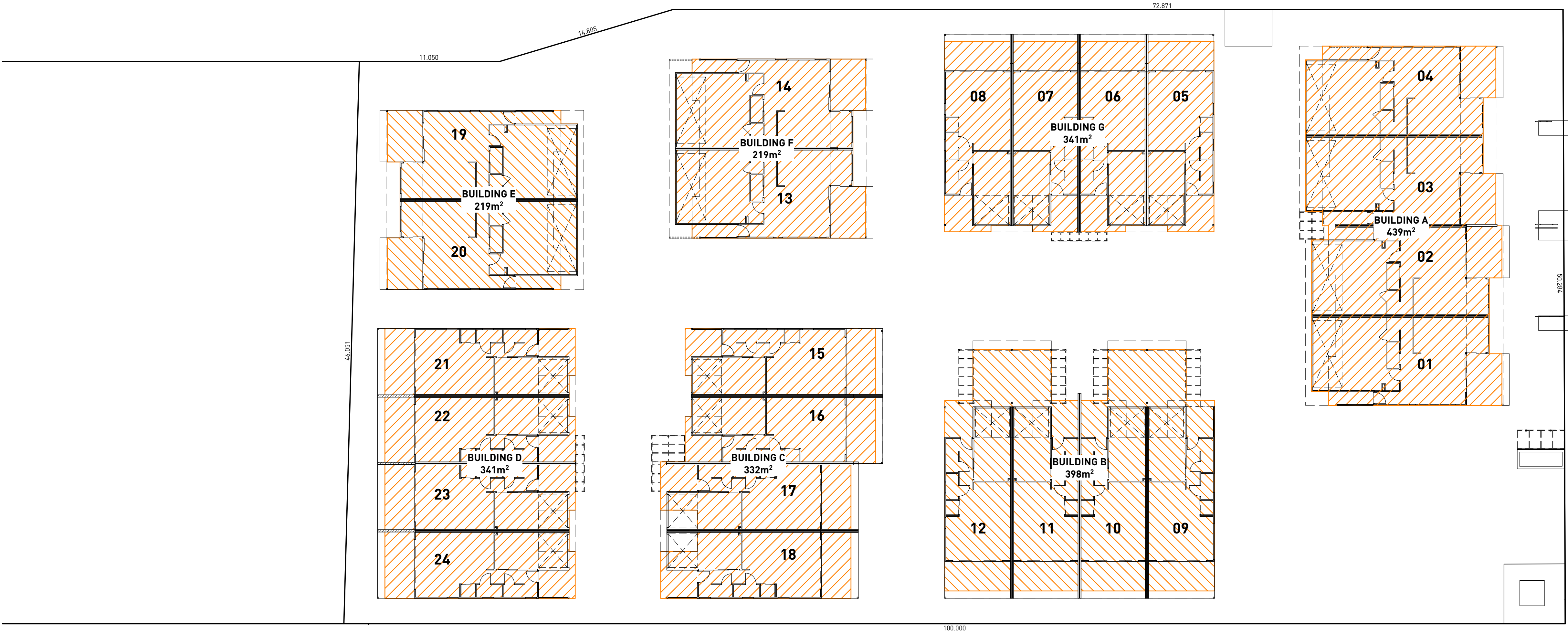
7376-DA17

BLACKBURN JACKSON
ARCHITECTURE | LANDSCAPE | INTERIOR | PROJECT MANAGEMENT

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	BUILDING SITE COVER	
	AREA	%
	BUILDING A	439
	BUILDING B	398
	BUILDING C	332
	BUILDING D	341
	BUILDING E	219
	BUILDING F	219
	BUILDING G	341
	2289 m ²	46.6



01 BUILDING SITE COVER PLAN
1:200

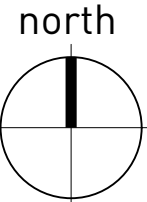
PROPOSED MULTI - RESIDENTIAL DEVELOPMENT,
80 McGINN ROAD, FERNY GROVE

STAY DEVELOPMENTS PTY LTD

BUILDING SITE COVER

DEVELOPMENT APPROVAL
scale : not to scale 400
issue : 01 date : 12-08-26

7376-DA18



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GROSS FLOOR AREA				
LEVEL	CATEGORY		REF.	GFA
GROUND / LEVEL 1				
Gross Floor Area	BUILDING A	LEVEL 1		205
Gross Floor Area	BUILDING B	LEVEL 1		173
Gross Floor Area	BUILDING C	LEVEL 1		169
Gross Floor Area	BUILDING D	LEVEL 1		171
Gross Floor Area	BUILDING E	LEVEL 1		98
Gross Floor Area	BUILDING F	LEVEL 1		98
Gross Floor Area	BUILDING G	LEVEL 1		170
				1084 m²



01 GFA - LEVEL 1
1:200

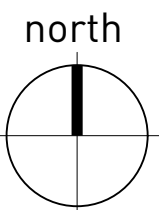
PROPOSED MULTI - RESIDENTIAL DEVELOPMENT,
80 McGINN ROAD, FERNY GROVE

STAY DEVELOPMENTS PTY LTD

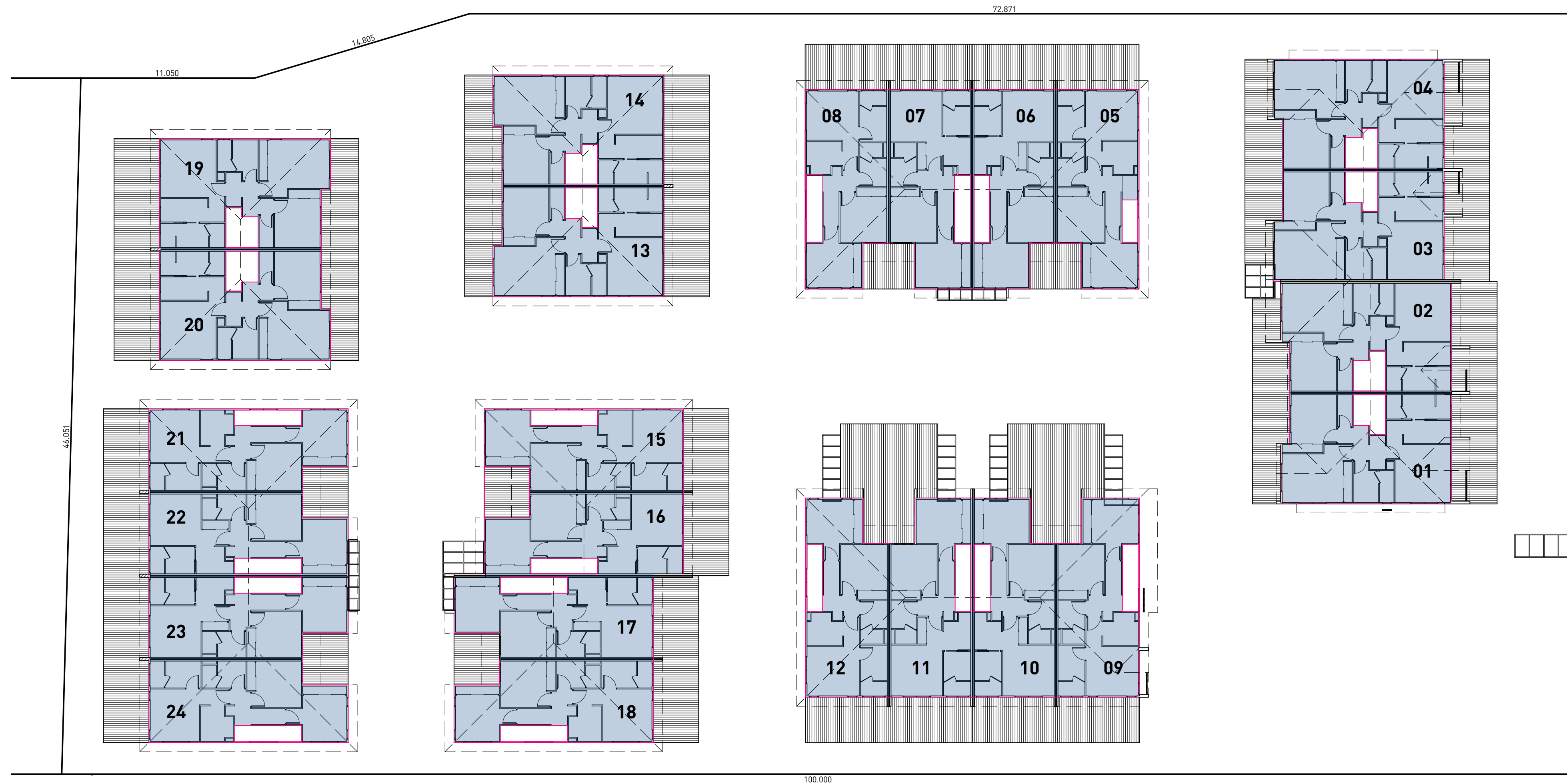
GFA - LEVEL 1

DEVELOPMENT APPROVAL
scale : 1:200 @A1 1:400
issue : 01 date : 12-08-26

7376-DA19



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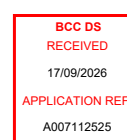


01 GFA - LEVEL 2
1:200

PROPOSED MULTI - RESIDENTIAL DEVELOPMENT, 80 McGINN ROAD, FERNY GROVE

STAY DEVELOPMENTS PTY LTD

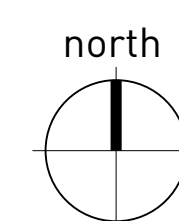
GFA - LEVEL 2



DEVELOPMENT APPROVAL

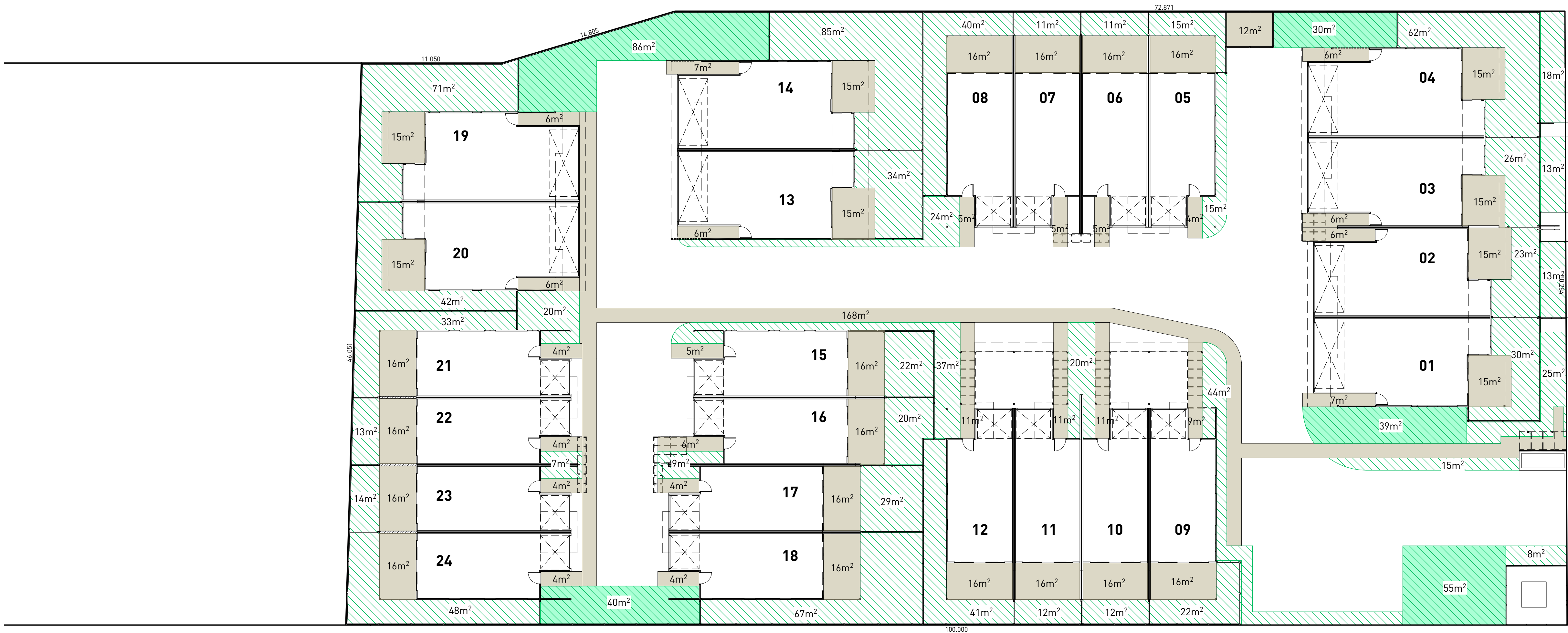
scale : 1:200 @A1 1:400
issue : 01 date : 12-08-26

7376-DA20



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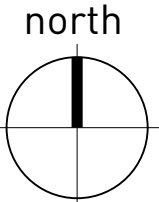


COMMUNAL OPEN SPACE		
01		55
02		39
03		30
04		86
05		40
		250 m ²

SOFT LANDSCAPING		
BUILDING A	111	
BUILDING B	107	
BUILDING C	177	
BUILDING D	115	
BUILDING E	113	
BUILDING F	119	
BUILDING G	77	
SITE	257	
		1076 m ²

HARD LANDSCAPE		
BUILDING A	85	
BUILDING B	106	
BUILDING C	83	
BUILDING D	70	
BUILDING E	65	
BUILDING G	113	
SITE	180	
		702 m ²

01 LANDSCAPING SITE COVER PLAN
1:200





PROPOSED MULTI - RESIDENTIAL DEVELOPMENT,
80 MCGINN ROAD, FERNY GROVE

STAY DEVELOPMENTS PTY LTD
9.5M HEIGHT PLANE IMAGE

DEVELOPMENT APPROVAL
scale : not to scale
issue : 01 date : 14-08-26
7376-DA22

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