Appendix B:

Architectural Plans

Affordable Homes - Banyo

Project Information

Site Address: 56 Blinzinger Road, Banyo, QLD

RP Data: Lot 1 on RP124669

Site Area: 4320m²

Site Cover: Site Cover: 2864m² - 66%

GBA: GBA: 8851m² inc. Carpark and Entry

Communal Open Space: Communal Open Space: 640m²

Development Summary

	1 bed	16	25%
	2 bed zipper	36	55%
	2 bed wide	12	20%
	TOTAL	**64**	

Residential Car Parks	64
Visitor Car Parks	8
Accessible Car Parks	1
TOTAL	**73**

Residential Bikes	64
Visitor bikes	18
TOTAL	**82**

Private Open Space

Ground Floor		First & Second Floors			
Unit 01	35m²	**Unit 101/201**	9.8m²	**Unit 114/214**	12m²
Unit 02	40m²	**Unit 102/202**	12m²	**Unit 115/215**	12m²
Unit 03	35m²	**Unit 103/203**	12m²	**Unit 116/216**	9.8m²
Unit 04	35m²	**Unit 104/204**	12.7m²	**Unit 117/217**	12.7m²
Unit 05	35m²	**Unit 105/205**	12.7m²	**Unit 118/218**	12.7m²
Unit 06	35m²	**Unit 106/206**	12.7m²	**Unit 119/219**	12.7m²
Unit 07	35m²	**Unit 107/207**	9.5m²	**Unit 120/220**	12.7m²
Unit 08	35m²	**Unit 108/208**	9.5m²	**Unit 121/221**	9.5m²
Unit 09	35m²	**Unit 109/209**	9.5m²	**Unit 122/222**	12.7m²
Unit 10	40m²	**Unit 110/210**	9.5m²	**Unit 123/223**	12.7m²
Unit 11	40m²	**Unit 111/211**	12.7m²	**Unit 124/224**	12.7m²
Unit 12	62m²	**Unit 112/212**	12.7m²	**Unit 125/225**	12.7m²
		Unit 113/213	12.7m²	**Unit 126/226**	12.7m²

Town Planning Drawing List

Sheet Number	Sheet Name	Revision
TP 0-00	Project Summary	D
TP 0-03	Design Priorities	C
TP 0-02	Site Analysis	C
TP 0-01	Site Context	C
TP 1-00	Site Plan	C
TP 2-00	Ground Floor Plan	C
TP 2-01	First & Second Floor Plan	C
TP 2-03	Roof Plan	C
TP 3-00	Elevations	C
TP 3-50	Sections	C
TP 3-60	Perspectives	C
TP 1-01	Existing Site Survey	C
TP 3-61	Perspectives	C
TP 3-62	Perspectives	C
TP 3-63	Perspectives	C
TP 0-04	Design Response	C

Architectural Statement

The proposed development adopts a scale and proportion that integrates sensitively with and complements the established suburban character of Banyo. Careful consideration has been given to activating the ground plane while maintaining resident privacy through the incorporation of landscaping, including shade-providing trees and planting. The building form is articulated to create visual interest, improve sightlines, and facilitate clear and convenient access for residents.

A strong emphasis has been placed on prioritising pedestrian and bicycle movement, with vehicle access designed to support, rather than dominate, the public realm. The building façade responds to the local climate, solar orientation, and internal dwelling layouts, contributing to improved amenity, environmental performance, and architectural expression.



artist impression only

Town Planning

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Client:
Mission Australia/CPP
Project:
Banyo Affordable Housing
Address:
56 Blinzinger Road, Banyo 4014
Project Number:
CPP001

Town Planning

Rev.	Date	Amendment	By	Chk.
A	14/09/26	Town Planning - Draft	DC8	CPP
B	17/09/26	Town Planning	DC8	CPP
C	18/09/26	Town Planning	DC8	CPP
D	21/09/26	Town Planning	DC8	CPP

Drawn: DC8
Approved: GV
Date: 09/11/26
A3 Scale: 1 : 100

Project Summary

TP 0-00

Revision: D

21/09/2026 3:49:34 PM

Site Context & Location



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Site Context
TP 0-01
Revision: C

Site Analysis

Legend

- Proposed Site
- EDQ Site Precinct
- Street trees
- Existing electrical transformer
- Contaminated land
- Sewage infrastructure
- Sewage network pipeline

Seasonal Data Trends

Temperatures

Information sourced from the Bureau of Meteorology

	Summer	Autumn	Winter	Spring
Max Average *(degrees celsius)*	28.6	25.2	20.5	25.1
Min Average *(degrees celsius)*	19.3	15.4	9.26	14.5

Rainfall

Information sourced from the Bureau of Meteorology

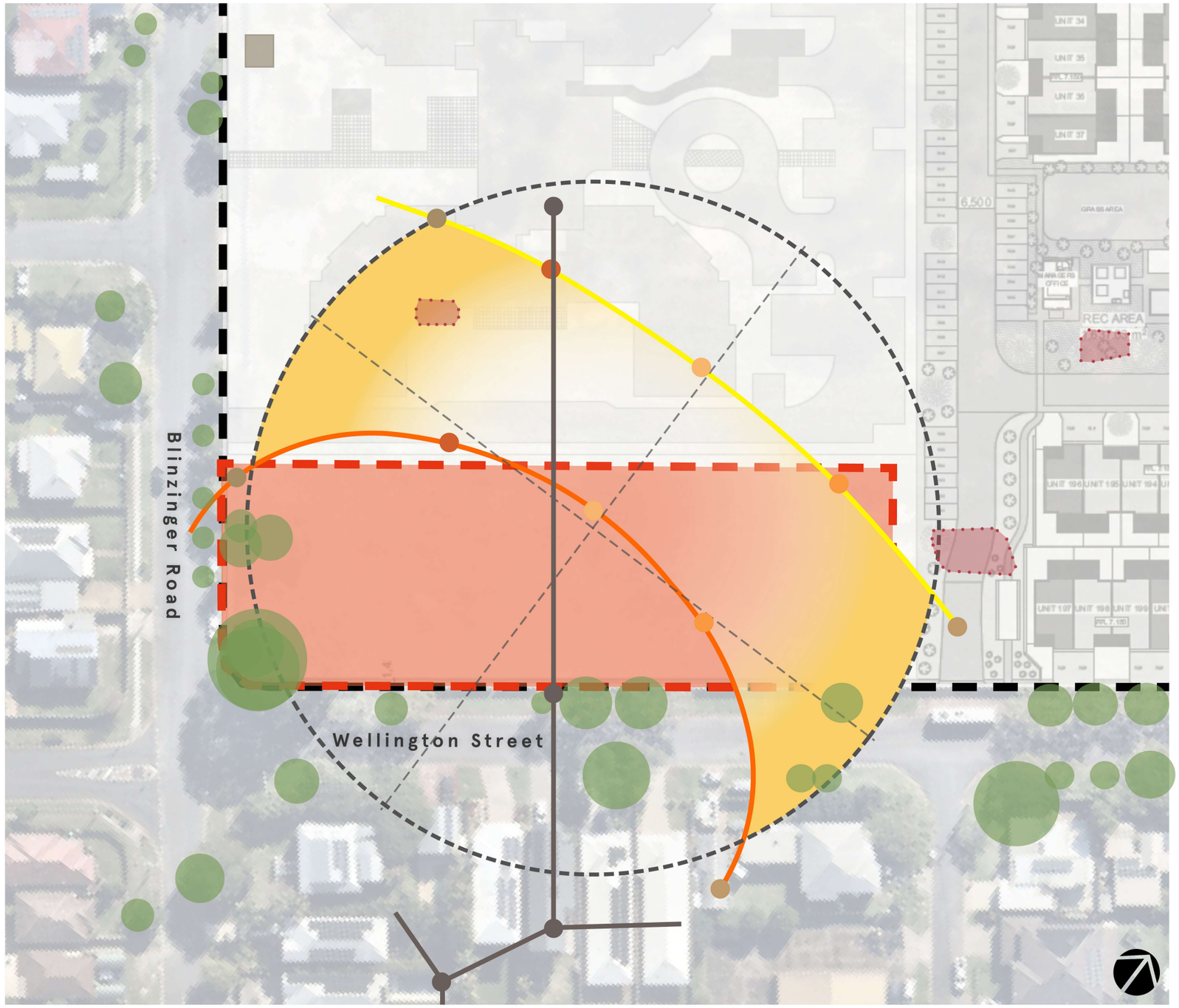
	Summer	Autumn	Winter	Spring
Average *(mm)*	134.2	101.9	47	69.2

Sun Path

Summer Solstice: December 22nd

Winter Solstice: June 21st

- Sunrise
- 9am
- Midday
- 3pm
- Sunset



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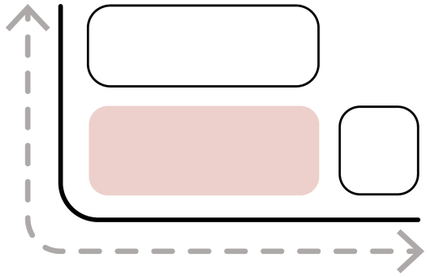
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Site Analysis
TP 0-02
Revision: C

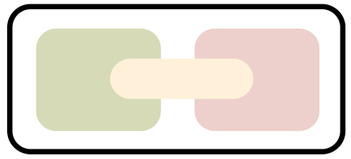
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Design Priorities



Integrating into the Banyo Suburb Community

- provide a more resilient future for the suburb & community
- contextually blend in without disrupting existing residents
- consideration of setbacks to neighbours and the street
- preserve existing verge trees and providing new trees
- create centralised connection points to the public realm
- manage built form scale



Creating a Community Identity

- built form to consider the adjacent proposed neighbouring developments
- provide ease of access across the whole site - allowing for independence & greater proximity to suburb amenity
- focus on pedestrian connectivity between and around the site
- establish a unique address to the affordable homes



Fostering a Connected Community

- promote casual interaction & enhances networks
- provide safety aswell as joy
- central internal courtyard to host community events & shared amenities
- passive surveillance & greenery outlook
- passive of solar and water collection to limit impact on planet
- voluntary inclusion - privacy/ refuge aswell as areas to socialise
- places to sit, chat, interact, immerse with nature (voluntary inclusion)

Creating Place & Individuality in Thresholds

- facilitates a sense of belonging and place for the individual within the collective 64 dwellings
- curating thresholds and marking entryways to individual homes
- considering outlooks and views from and to private open spaces



Considered Homes Flexible for Living

- mix of dwelling types to suit different households & lifestyles
- homes designed for living and sharing
- robust and easy to maintain materials
- low toxic materials - no off-gassing
- ability to maintain thermal comfort throughout the year
- energy efficient to keep bills lower

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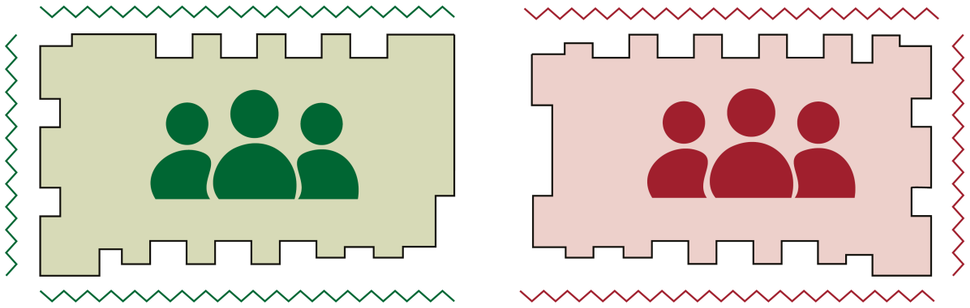
Design Priorities

TP 0-03

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Design Response

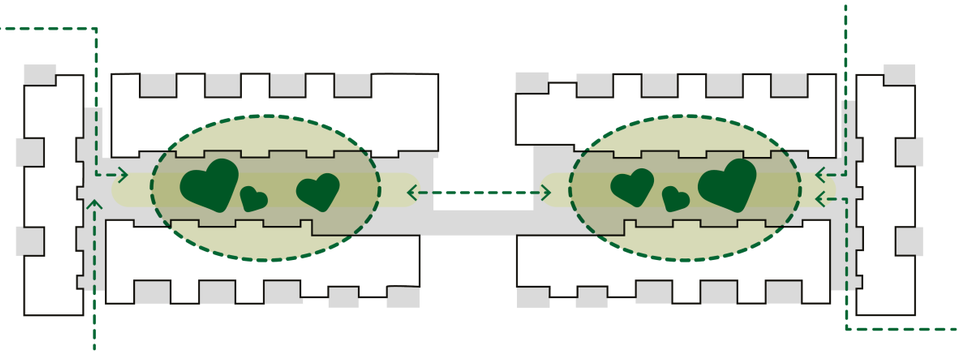
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Neighbourhoods

- creating smaller communities within the development at a more accessible scale
- built form broken up into two forms to reduce bulk within suburban streetscape

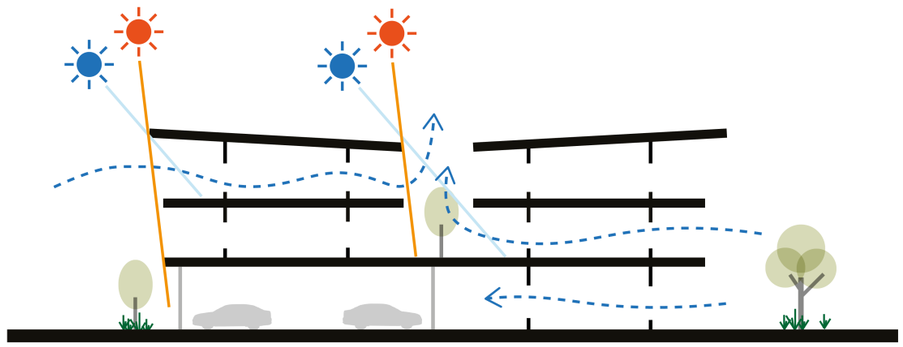
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Community Heart

- centring the development around green hearts to create a social hub for people to gather
- curating thresholds and marking entryways to individual homes
- green outlook provided to all homes
- passive surveillance to common areas by orienting homes around a collective space

3



Passive Design Principles

- providing natural through-ventilation through each unit to the central courtyard
- equitable access to natural light by opening up the middle of the section
- deep overhangs to protect from harsh summer sunlight

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Design Response
TP 0-04
Revision: C

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1 SITE PLAN
1 : 500@A1

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NORTH

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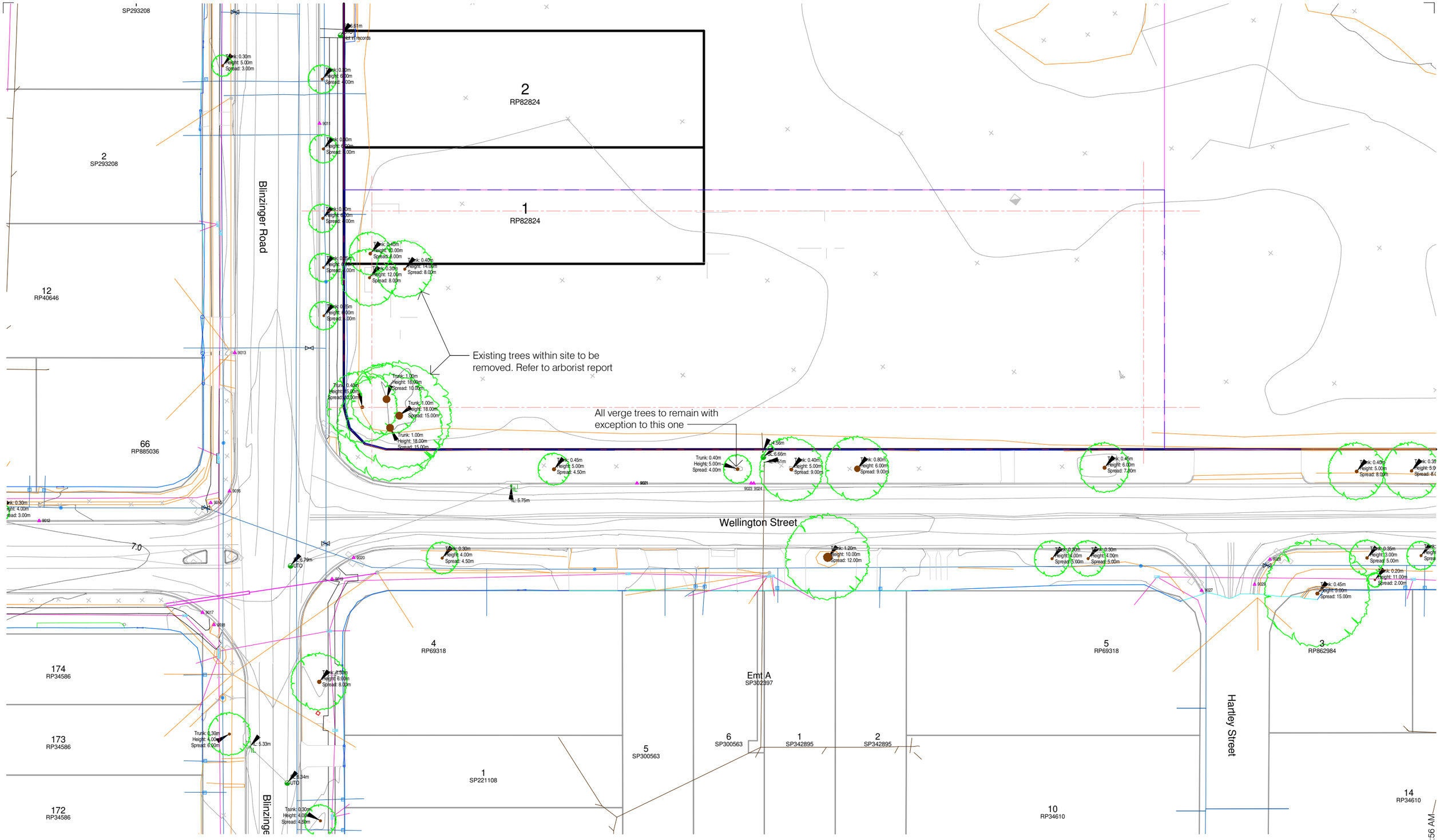
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Site Plan

TP 1-00

Revision: C



1 SITE SURVEY
1 : 500@A1

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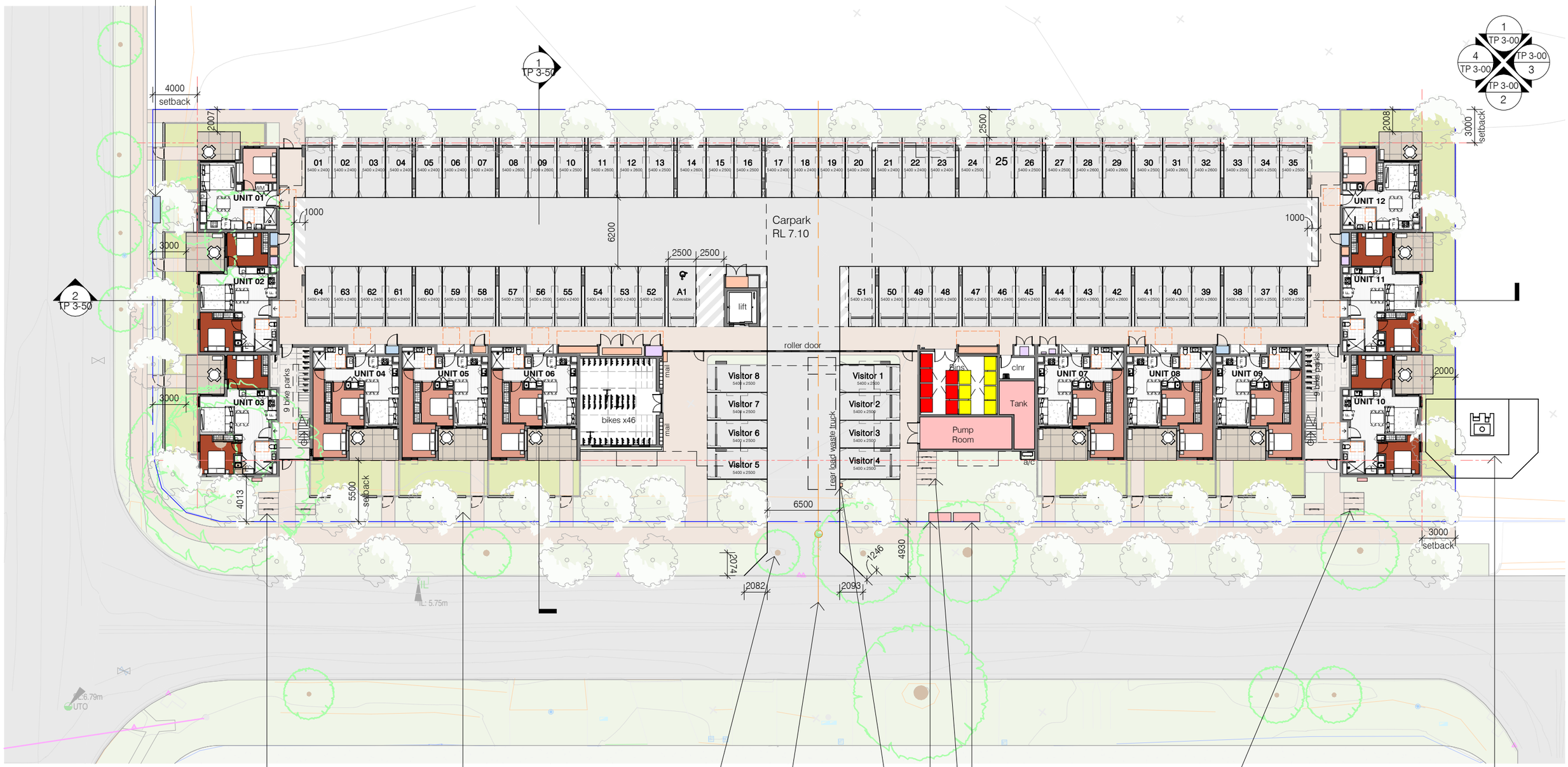
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Existing Site Survey

TP 1-01

Revision: C

Water assembly and connection to existing water main on Blinzinger Road



Six visitor bike parks

Refer Landscape Architect drawings for landscaping layout

Existing verge tree to be removed. Refer to arborist report

Existing sewer connection with traffic rated cover located in residential driveway. Sewer connection through site to service northern neighbouring property

Hydrant booster assembly

Six visitor bike parks

Sprinkler booster assembly

Visitors Intercom

Electrical PMT on neighbouring property to service subject site

1 Ground Floor General Arrangement

1 : 350@A1

18/09/2026 11:10:04 AM

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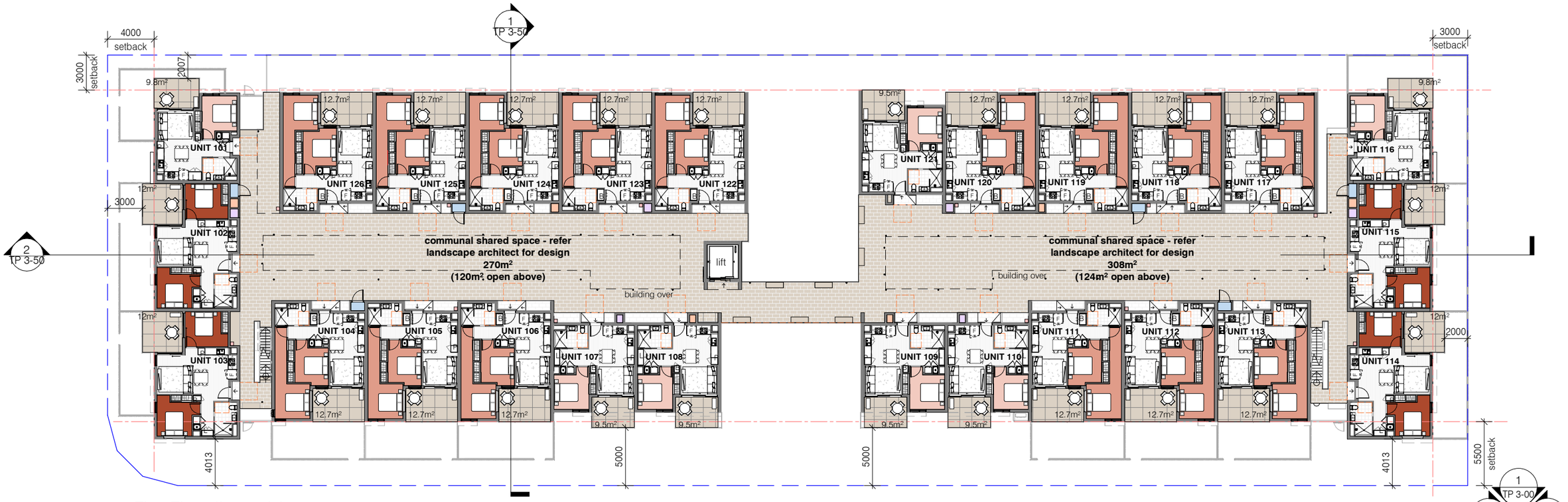
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A3 Scale: 1 : 350

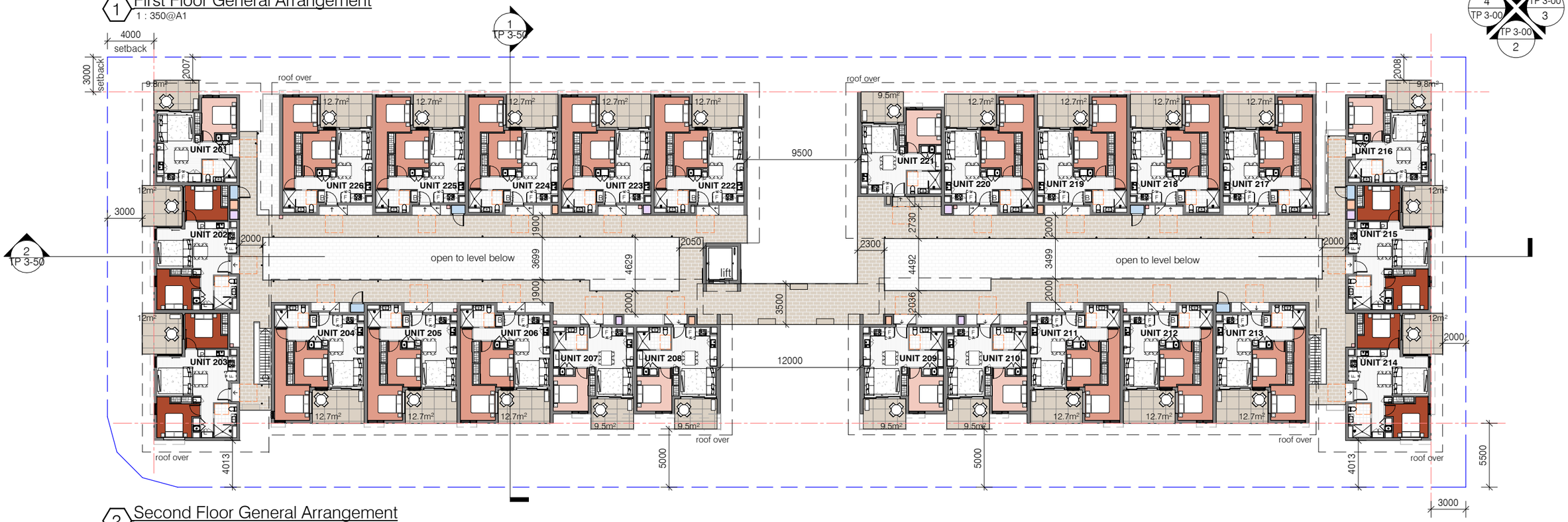
Ground Floor Plan

TP 2-00

Revision: C



1 First Floor General Arrangement
1 : 350@A1



2 Second Floor General Arrangement
1 : 350@A1

18/09/2026 11:10:17 AM

Town Planning

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Project:
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NORTH

Town Planning

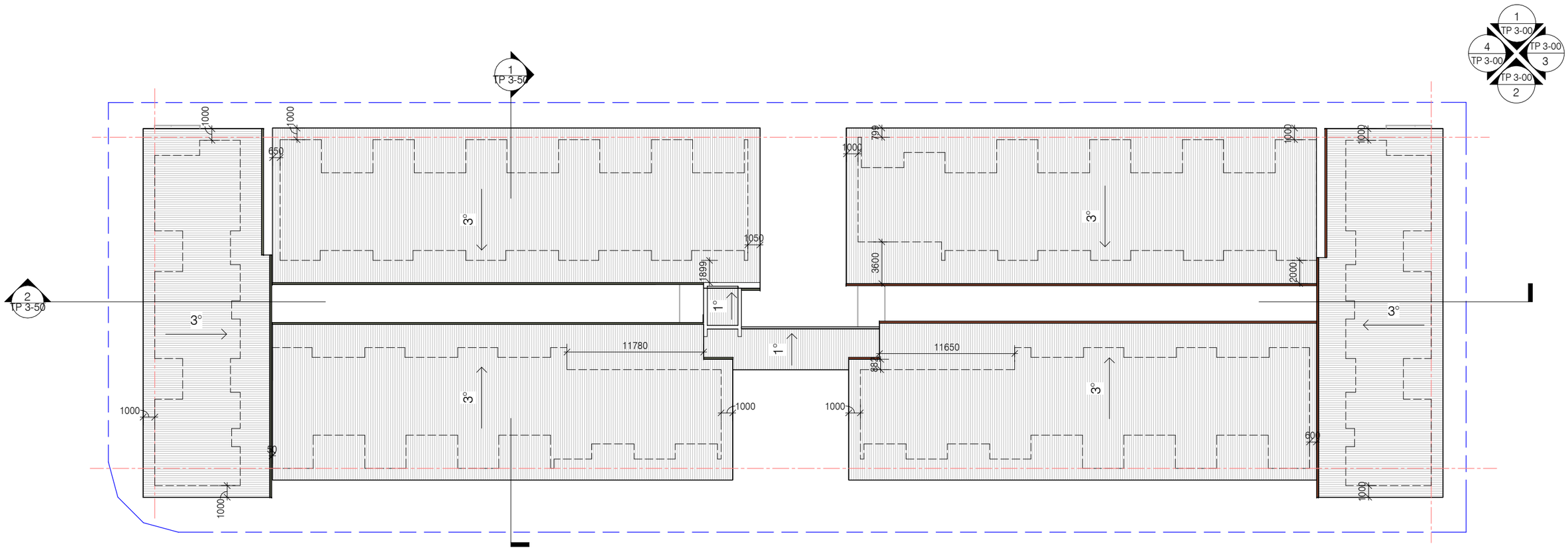
Rev.	Date	Amendment	By	Chk.
A	14/09/26	Town Planning - Draft	DC8	CPP
B	17/09/26	Town Planning	DC8	CPP
C	18/09/26	Town Planning	DC8	CPP

First & Second Floor Plan

Drawn: DC8
Approved: GV
Date: 09/11/26
A3 Scale: 1 : 350

TP 2-01

Revision: C



1 Roof General Arrangement
1 : 350@A1

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Town Planning

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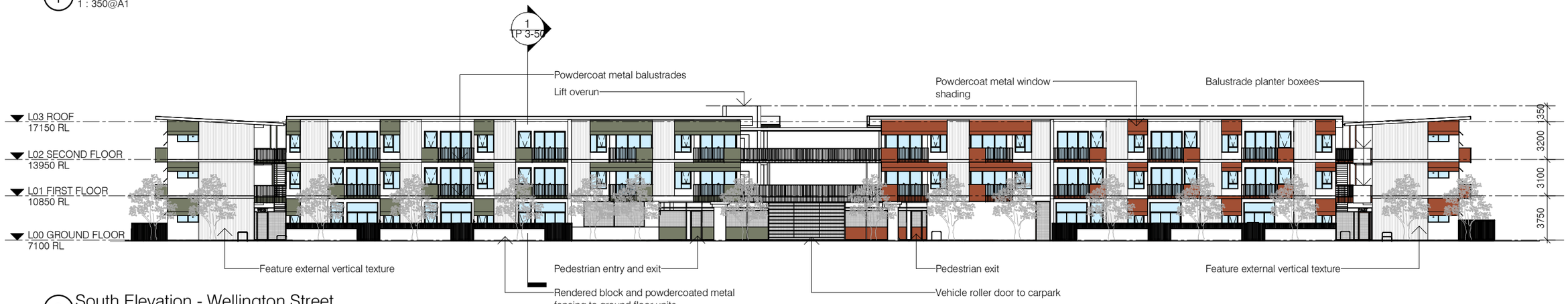
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Date: 09/11/26
A3 Scale: 1 : 350

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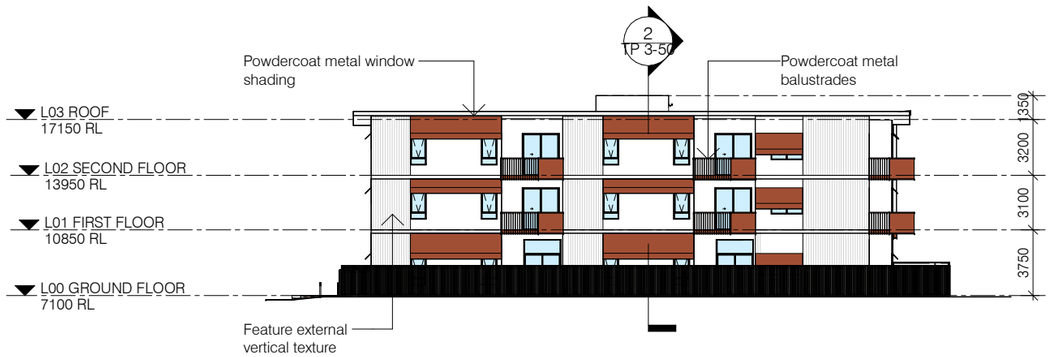
Roof Plan
TP 2-03
Revision: C



1 North Elevation
1 : 350@A1



2 South Elevation - Wellington Street
1 : 350@A1



3 East Elevation
1 : 350@A1



4 West Elevation - Blinzinger Road
1 : 350@A1

18/09/2026 11:10:40 AM

Town Planning

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Town Planning

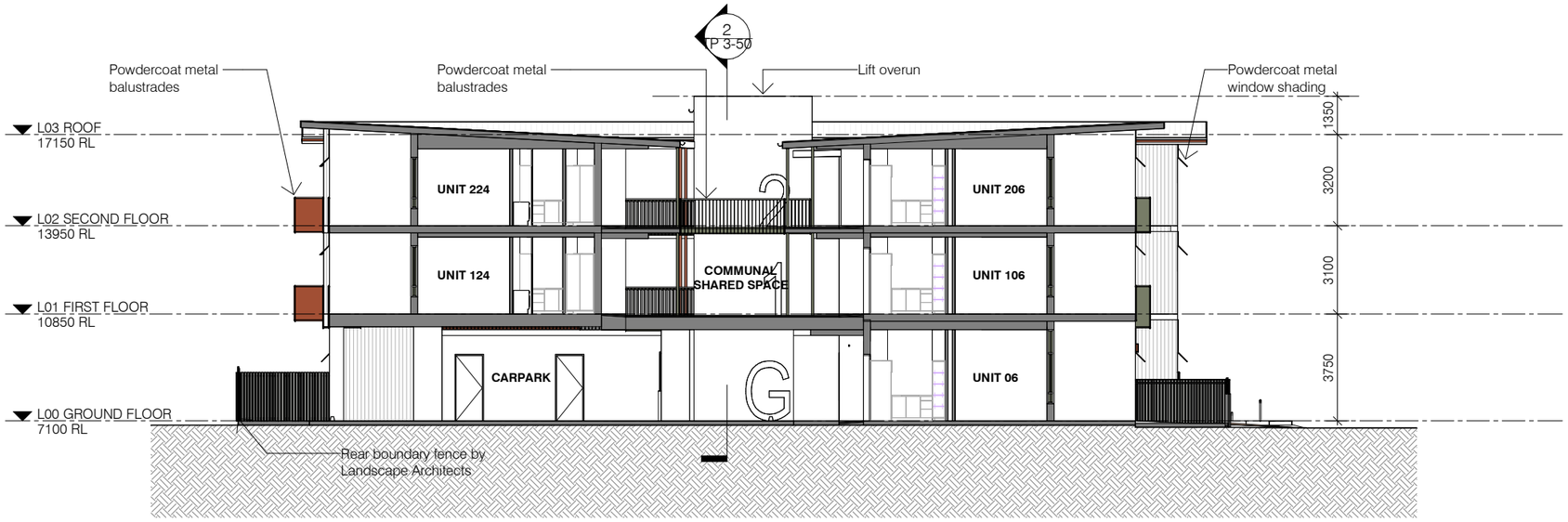
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Drawn: DC8
Approved: GV
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A3 Scale: 1 : 350

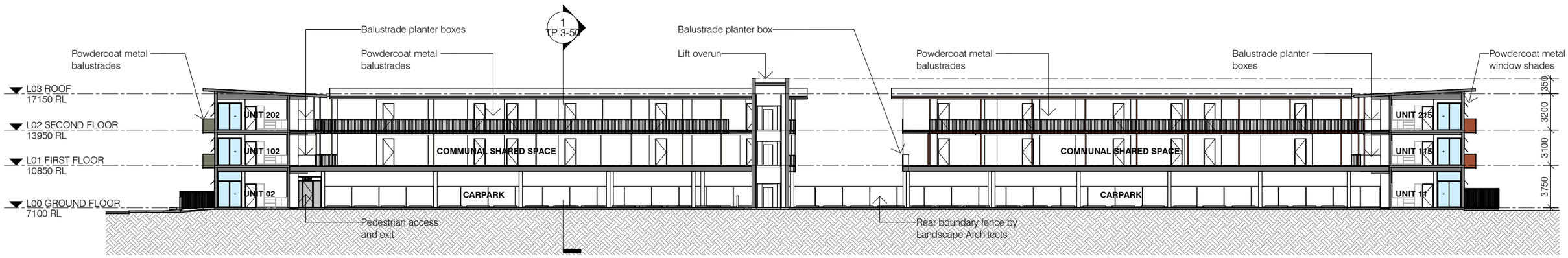
Elevations

TP 3-00

Revision: C



1 Section A
1 : 200@A1



2 Section B
1 : 350@A1

18/09/2026 11:10:51 AM

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Date: 09/11/26
A3 Scale: As indicated

Sections
TP 3-50
Revision: C



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A3 Scale:

Perspectives

TP 3-60

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Perspectives

TP 3-61

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A3 Scale:

Perspectives

TP 3-62

Revision: C



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A3 Scale:

Perspectives

TP 3-63

Revision: C