

CLARKE STREET TOWNHOUSES

1 CLARKE STREET, SOUTHPORT

DEVELOPMENT APPLICATION

ECONOMIC DEVELOPMENT QUEENSLAND

JANUARY 2026

In Australia, we acknowledge the Traditional Owners of Country, whose deep relationship with this land is etched into its landscapes and passed through generations. We pay our respects to Elders past and present.

In Aotearoa, we recognise Māori as Tangata Whenua and uphold Te Tiriti o Waitangi. Their bond with land, waters, and culture is woven through whakapapa and tikanga.

With respect for the past and responsibility for the future, we design with awareness, shaping places that honour these enduring legacies.

INDEX

THE OPPORTUNITY	4
THE DESIGN DRIVERS	11
THE DESIGN INSPIRATION	16
OUR VISION	20
OUR SOLUTION	29
OUR ANALYSIS	116
THE DEVELOPMENT SUMMARY	128

THE OPPORTUNITY

The Context

LOCALITY PLAN



The Context

EXISTING CONDITIONS

6

THE OPPORTUNITY

The proposed masterplan project is located at 1 Clarke St, Southport, within the Gold Coast Council LGA.

The site has a total area of 17,330m², which includes a car park for the Lumina precinct and an easement for an existing rising main and valve pit.

Of significant note, its topography features a 5m drop throughout the site east to west - a strong batter to the east, and varying site levels across boundaries results in a number of required interface considerations.



SMITH COLLECTIVE APARTMENT



SMITH COLLECTIVE



SMITH STREET VIEW



VILLAGE BLVD VIEW



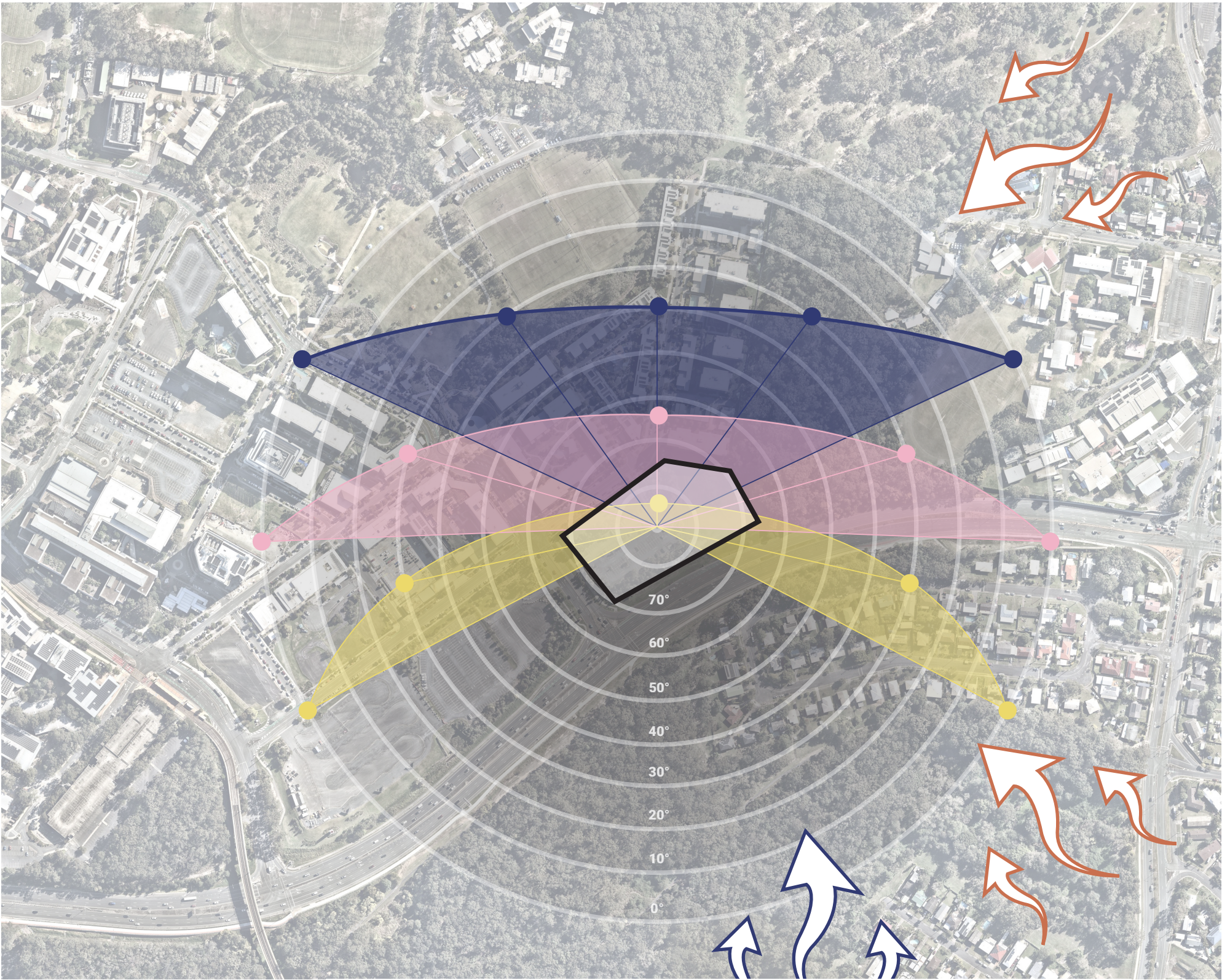
PLUS STUDIO

The Context

SITE | MACRO | ENVIRONMENT

KEY

-  SITE
-  SUMMER SUN PATH
-  AUTUMN/SPRING SUN PATH
-  WINTER SUN PATH
-  SUMMER PREVAILING WINDS
-  WINTER PREVAILING WINDS

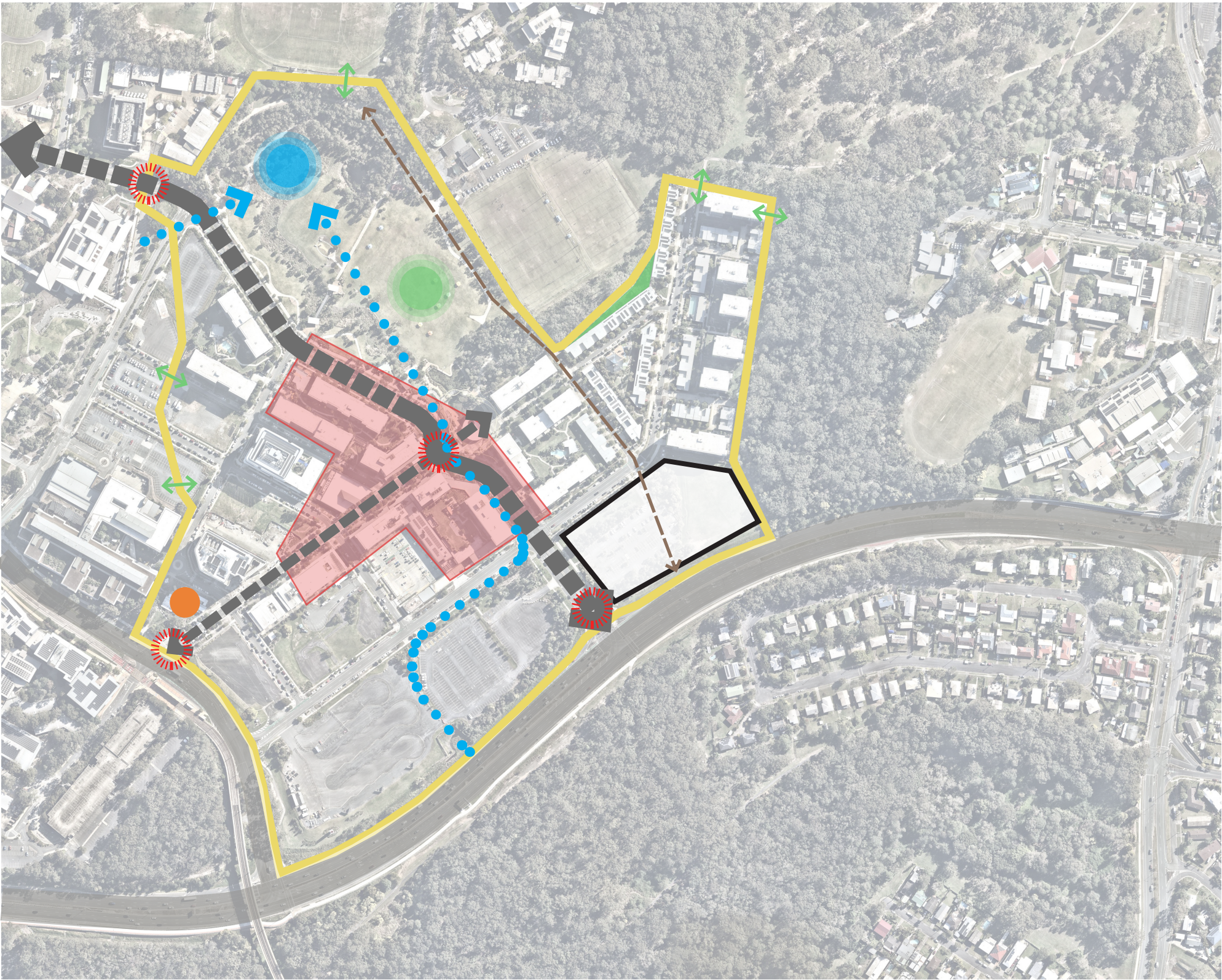


The Context

SITE | MACRO | STRATEGIC CONTEXT

KEY

- SITE
- PDA BOUNDARY
- MIXED USE NODE
- HOSPITAL BOULEVARD EXTENSION
- MAIN STREET
- INDICATIVE EXTERNAL CONNECTIONS
- STORMWATER WETLAND PARK
- MAIN PARK
- PROPOSED CIVIC PARK
- EXISTING ROAD NETWORK
- ENDANGERED REGIONAL ECOSYSTEM
- WESTERN RISING MAIN
- OVERLAND FLOW PATH

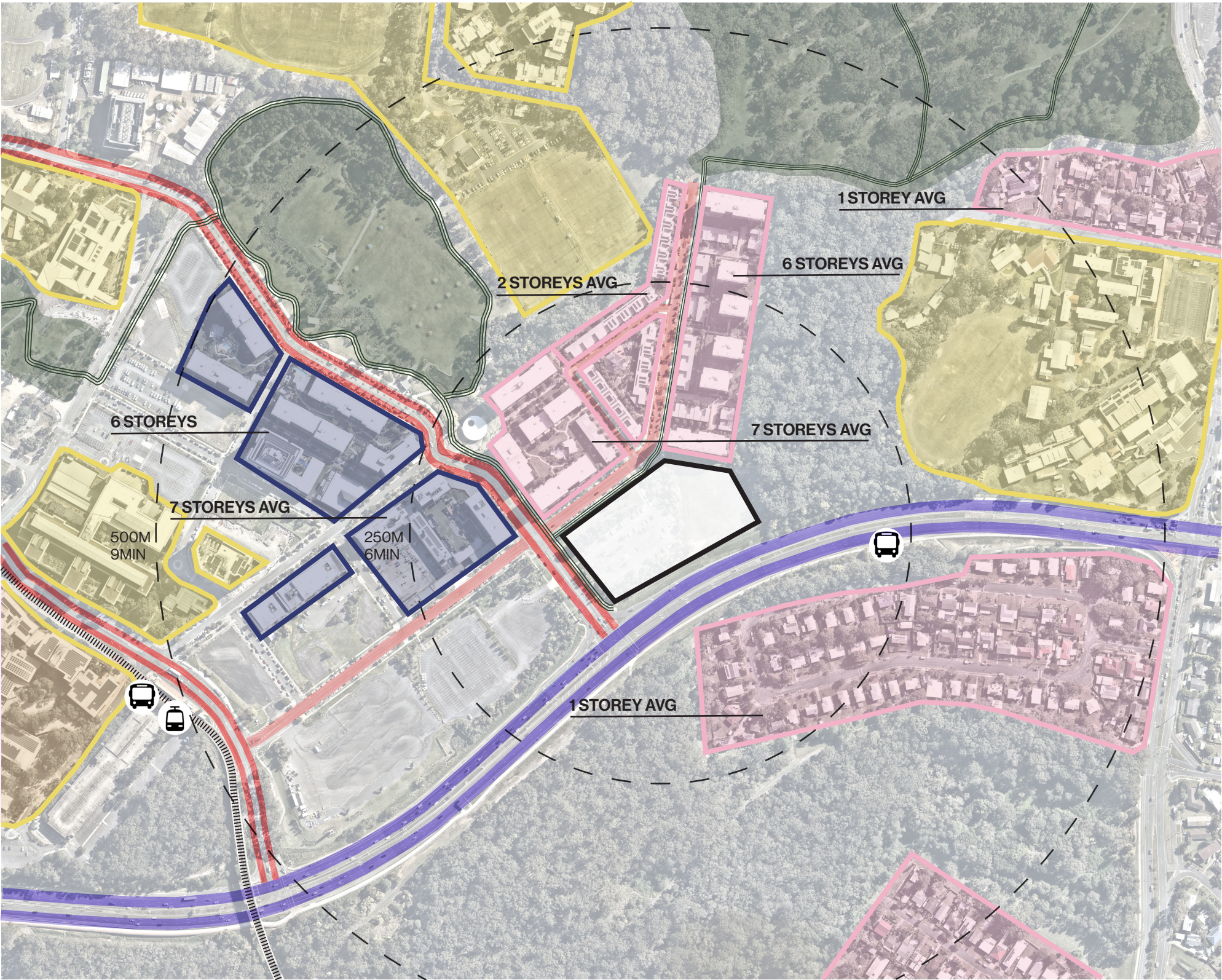


The Context

SITE | MACRO

KEY

-  SITE
-  ARTERIAL ROAD
-  SUBURBAN ROAD
-  LOCAL ROADS
-  LIGHT RAIL
-  BUS STOP
-  PEDESTRIAN MOVEMENT
-  RESIDENTIAL
-  COMMERCIAL/MIXED USE
-  COMMUNITY USE
-  PARKLANDS



The Context

SITE | MICRO

KEY

-  SITE
-  ARTERIAL ROAD
-  SUBURBAN ROAD
-  LOCAL ROADS
-  BUS STOP
-  PARKLANDS
-  VEGETATION
-  ACOUSTIC WALL
-  TRUNCATION
-  EASEMENT
-  RISING MAIN





THE DESIGN DRIVERS



DESIGN DRIVER

Relaxed Sophistication

Embracing effortless elegance for elevated
comfort

DESIGN DRIVER

13

THE DESIGN DRIVERS

Coastal Urbanism

Indulgent yet unpretentious, naturally
softened to suit urban living

PLUS STUDIO



DESIGN DRIVER

Creating Place

Design to nurture connection and community



DESIGN DRIVER

15

THE DESIGN DRIVERS

Honest Materiality

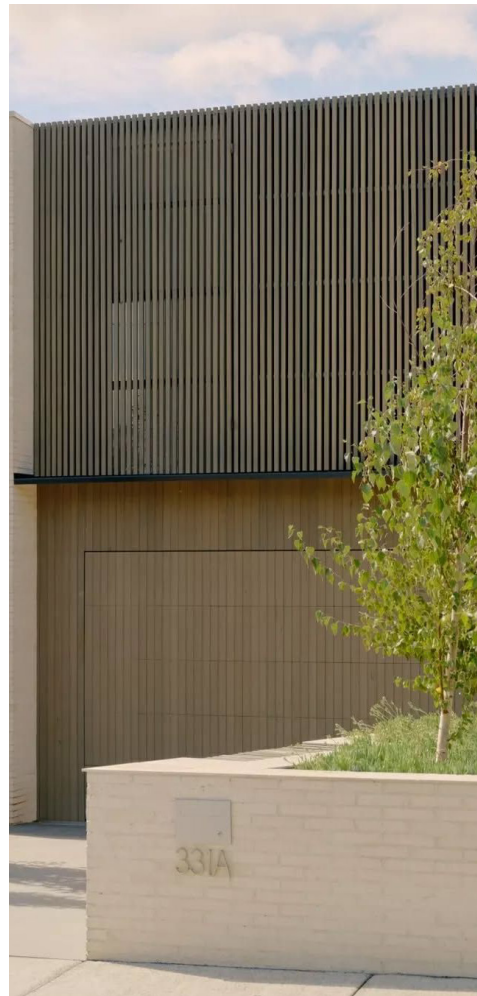
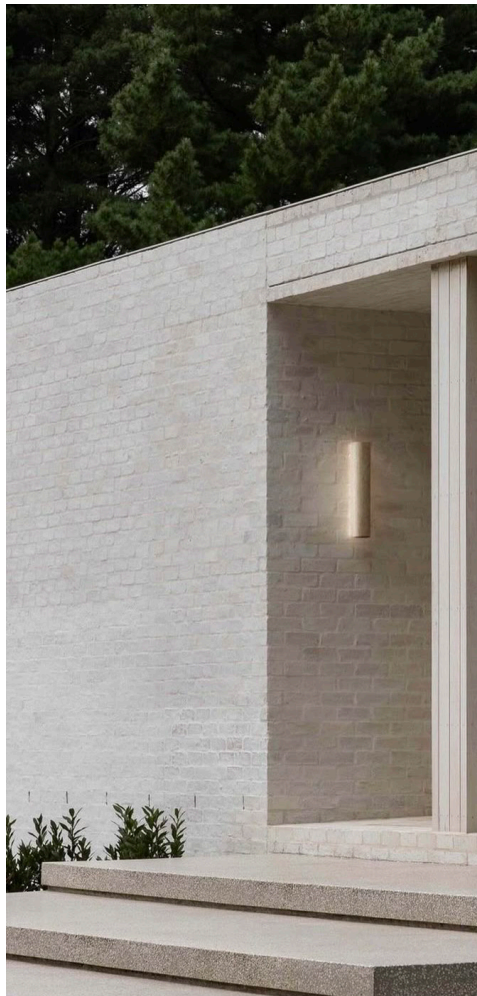
Celebration of authentic materials and textures

PLUS STUDIO

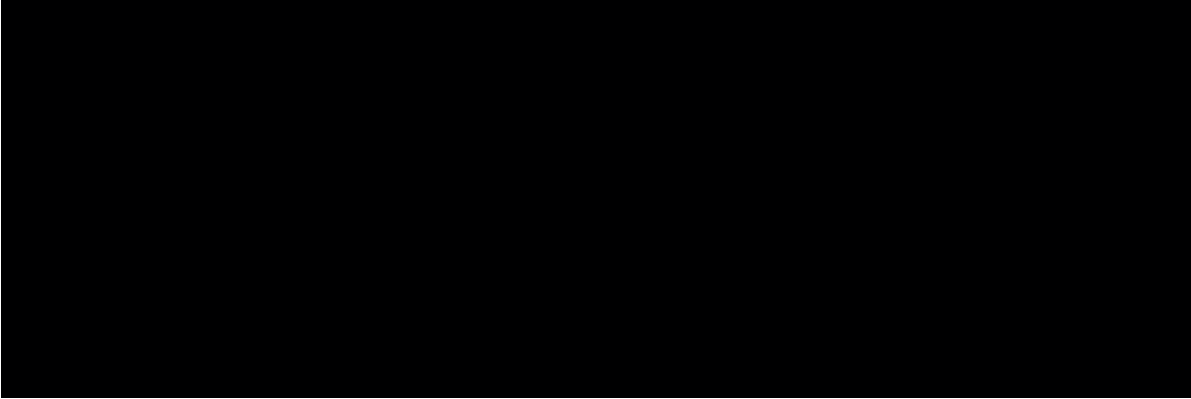


THE DESIGN INSPIRATION

LOOK + FEEL



Express warmth and softness through honest materiality, refined detail and filtered light



LOOK + FEEL



Define the threshold through planted edges

Our Vision

MATERIALS



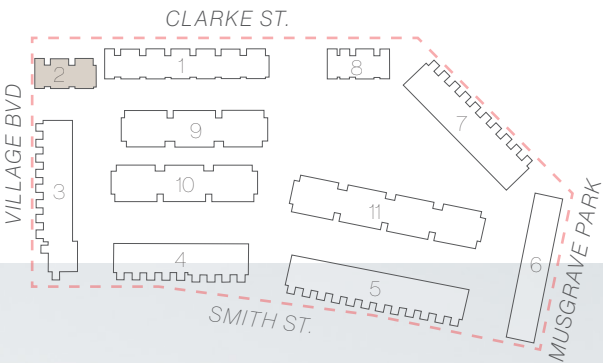
- 1. FC BOARD AND BATTEN
- 2. VERTICAL FC CLADDING
- 3. FOLDED ALUMINIUM HOODS
- 4. POWDERCOATED ALUMINIUM BATTENS

- 5. RENDER AND PAINT
- 6. PLANTING

OUR VISION

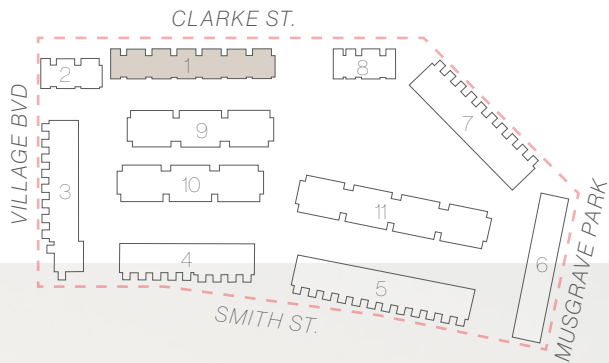
Our Vision

CLARKE STREET ELEVATION (PORTAVILLA)

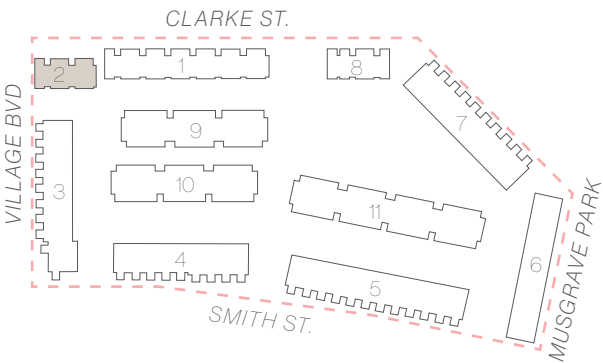


Our Vision

CLARKE STREET ELEVATION (PORTAVILLA)



CLARKE ST / VILLAGE BVD CORNER VIEW



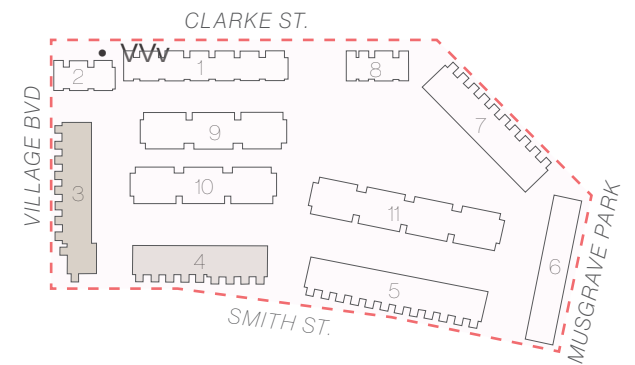
Our Vision

VILLAGE BOULEVARD ELEVATION (MASON)



Our Vision

VILLAGE BVD & SMITH ST CORNER VIEW (MASON)



Our Vision

VILLAGE BOULEVARD ELEVATION (MASON)



VILLAGE BOULEVARD ELEVATION (MASON)



VILLAGE BOULEVARD ELEVATION (MASON)

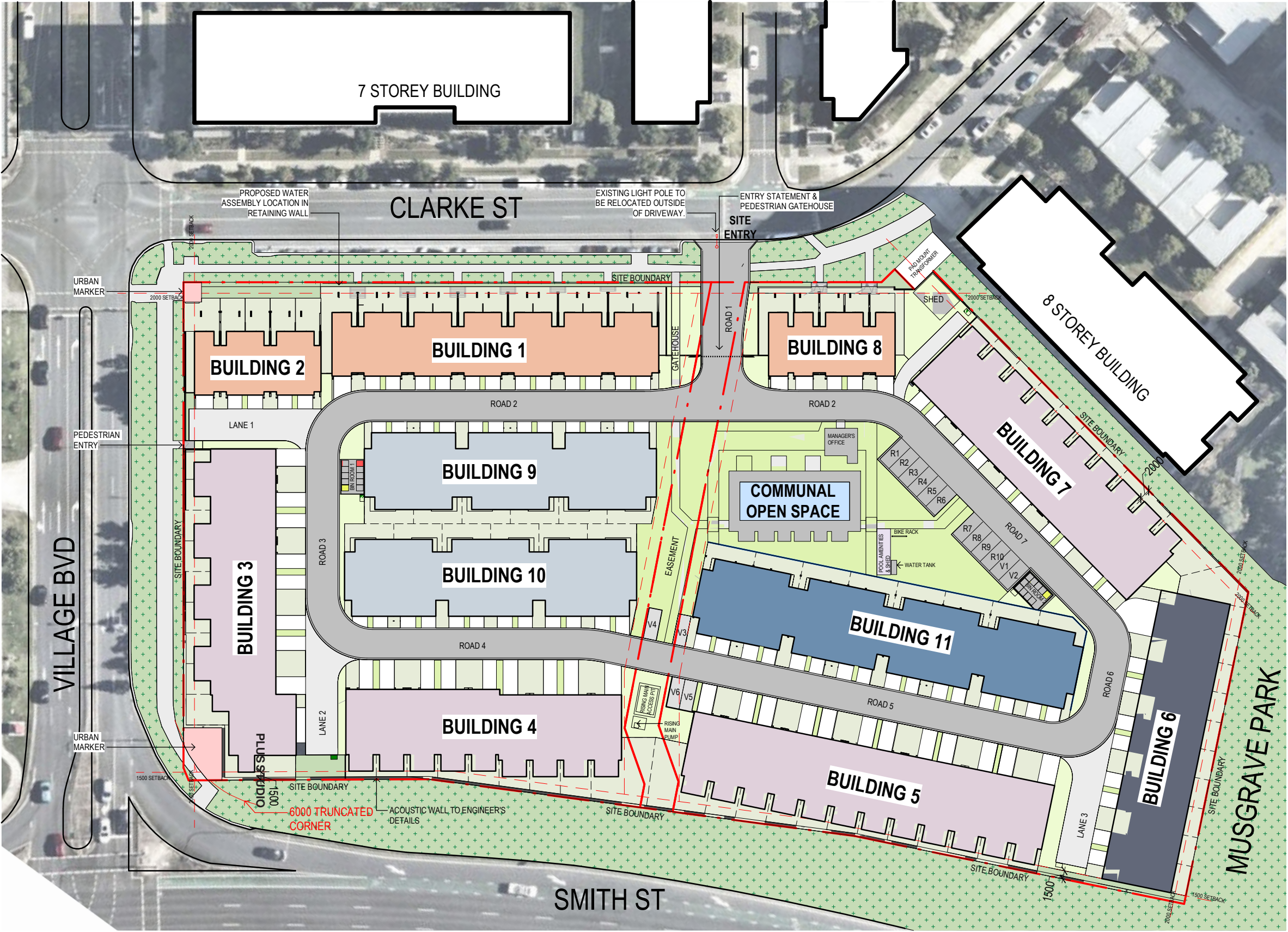


OUR SOLUTION

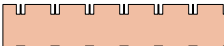
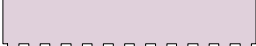
OVERALL

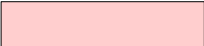
Our Solution

MASTERPLAN



TOWNHOUSE TYPES

- PORTAVILLA 
- GOSHAWK G1 & G2 
- GOSHAWK G3 & G4 
- MASON 
- EMBER 

- URBAN MARKER 
- RXX 
- VXX 
- RESIDENTIAL CARPARKS
- VISITOR CARPARKS

31

OVERALL

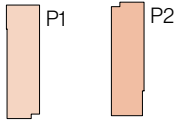
PLUS STUDIO



Our Solution

MASTERPLAN UNIT TYPES

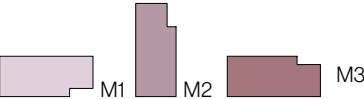
PORTAVILLA



GOSHAWK



MASON



EMBER



Our Solution

SITE PLAN - PROPOSED



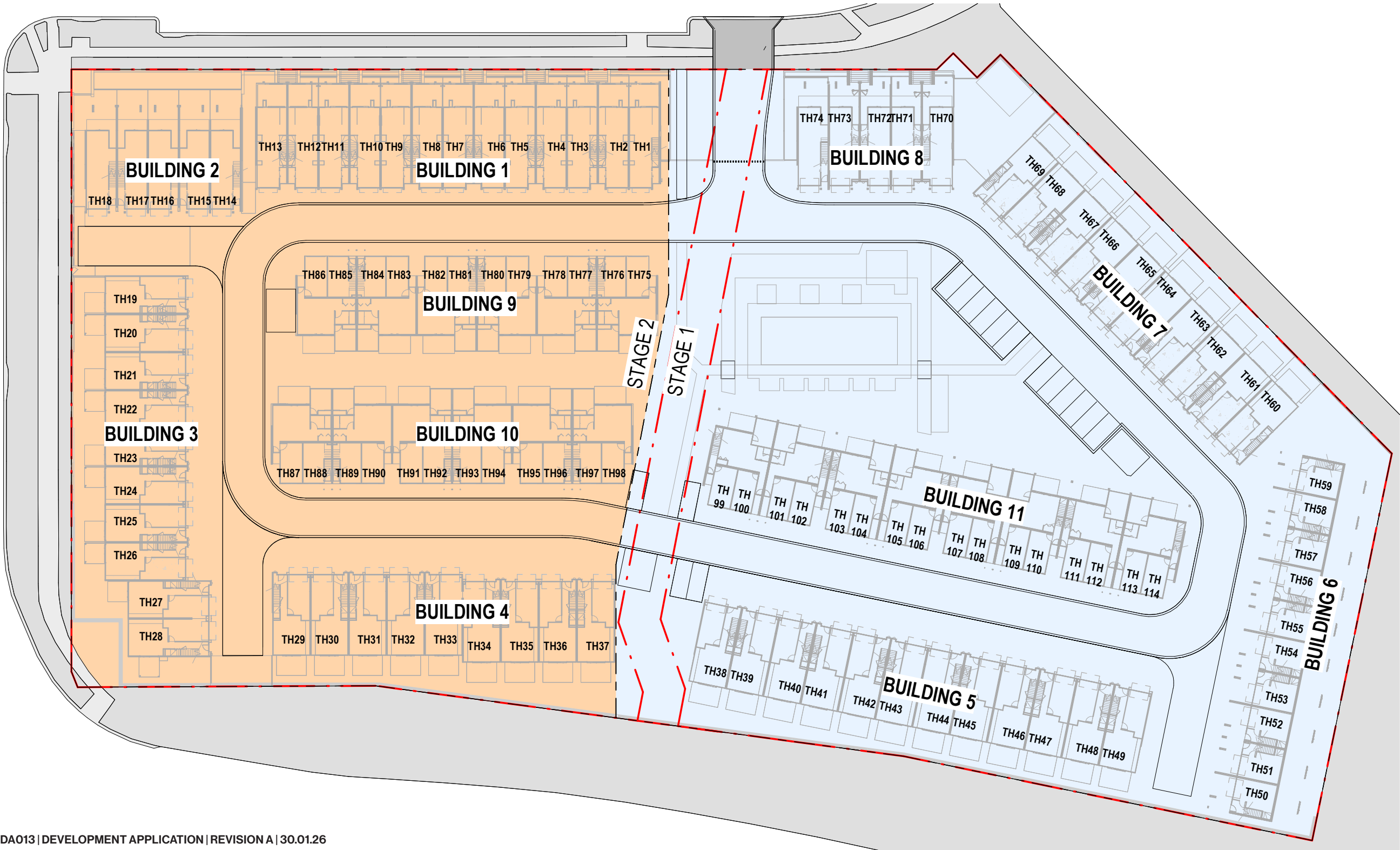
Our Solution

STAGING PLAN

STAGING PLAN LEGEND

STAGE 1

STAGE 2

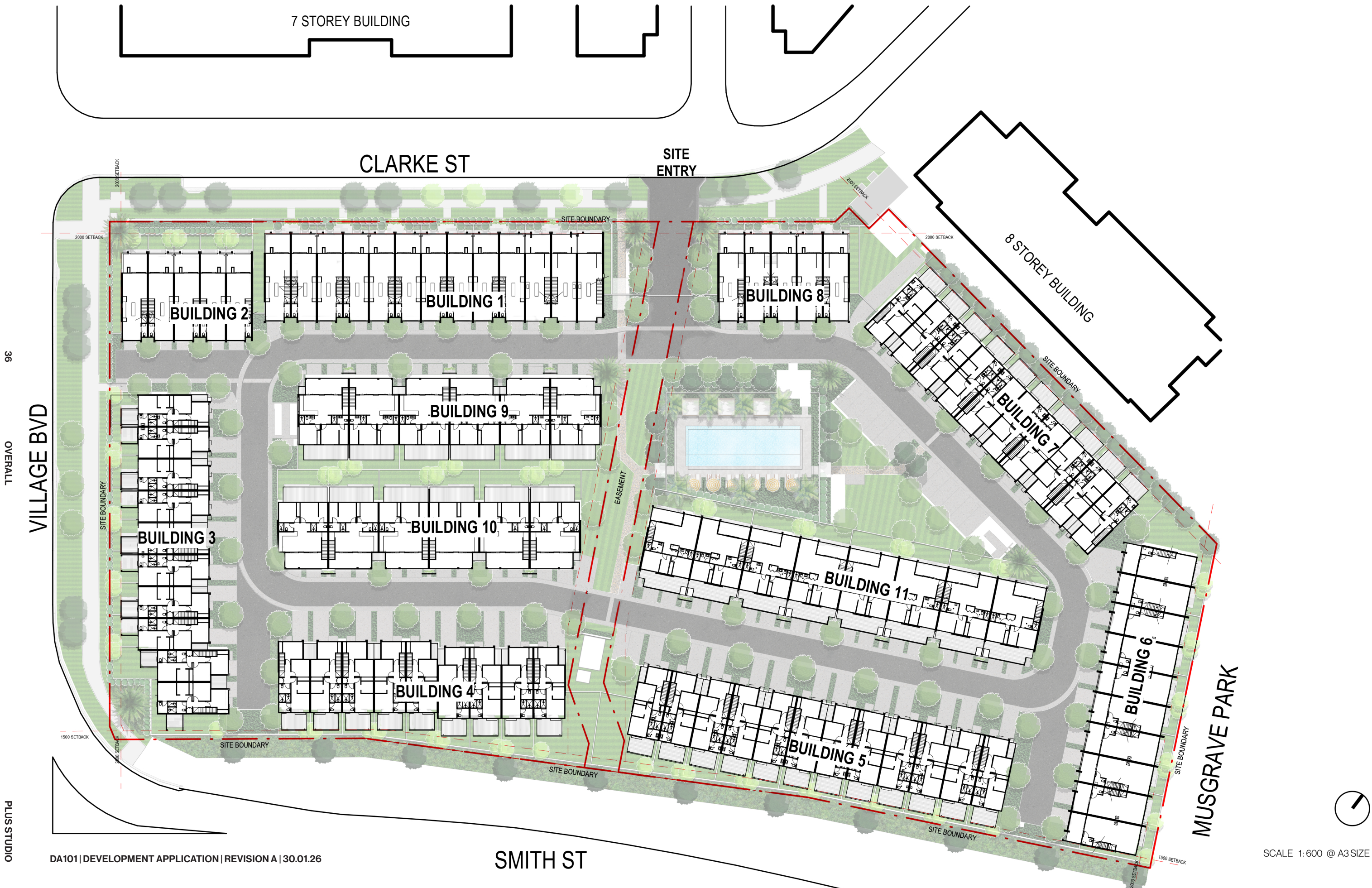


PROPOSED PLAN - GROUND FLOOR



Our Solution

PROPOSED PLAN - LEVEL 1

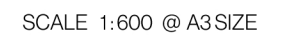


Our Solution

PROPOSED PLAN - LEVEL 2

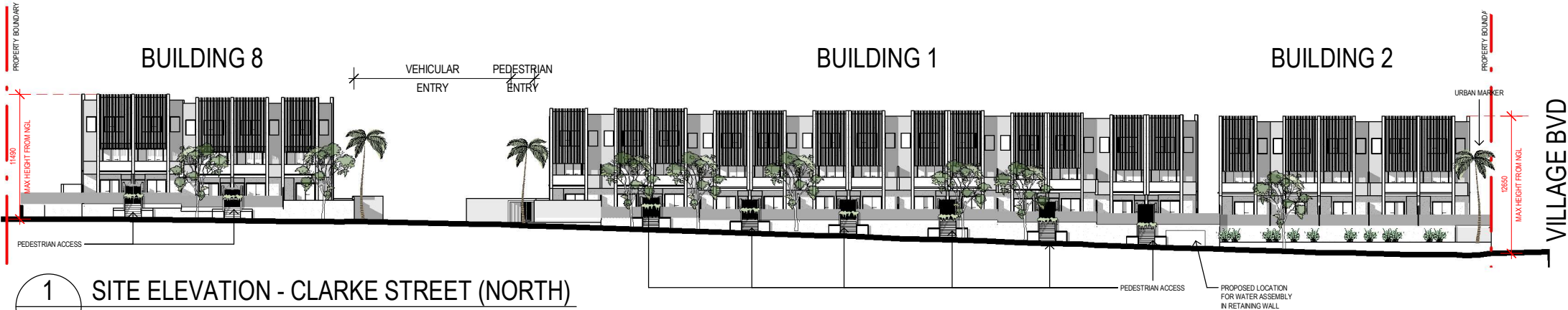
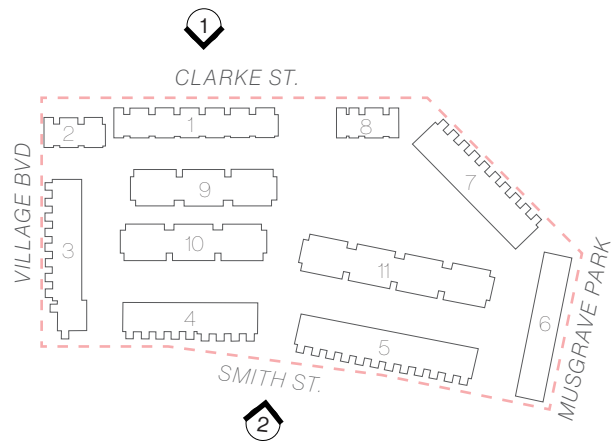


PROPOSED PLAN - ROOF



Our Solution

SITE ELEVATIONS NORTH & SOUTH



1 SITE ELEVATION - CLARKE STREET (NORTH)
SCALE 1 : 500 @ A3

39

OVERALL

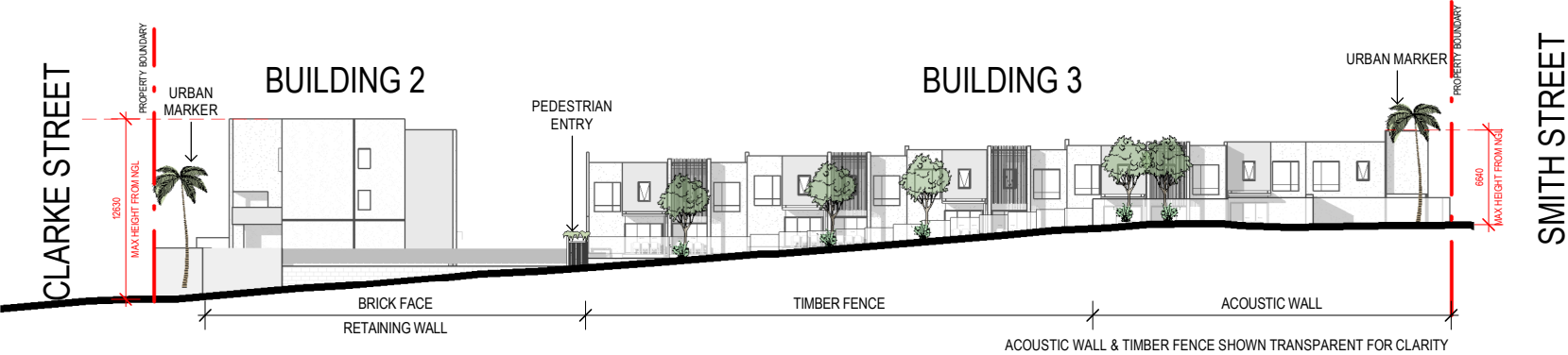


2 SITE ELEVATION - SMITH STREET (SOUTH)
SCALE 1 : 500 @ A3

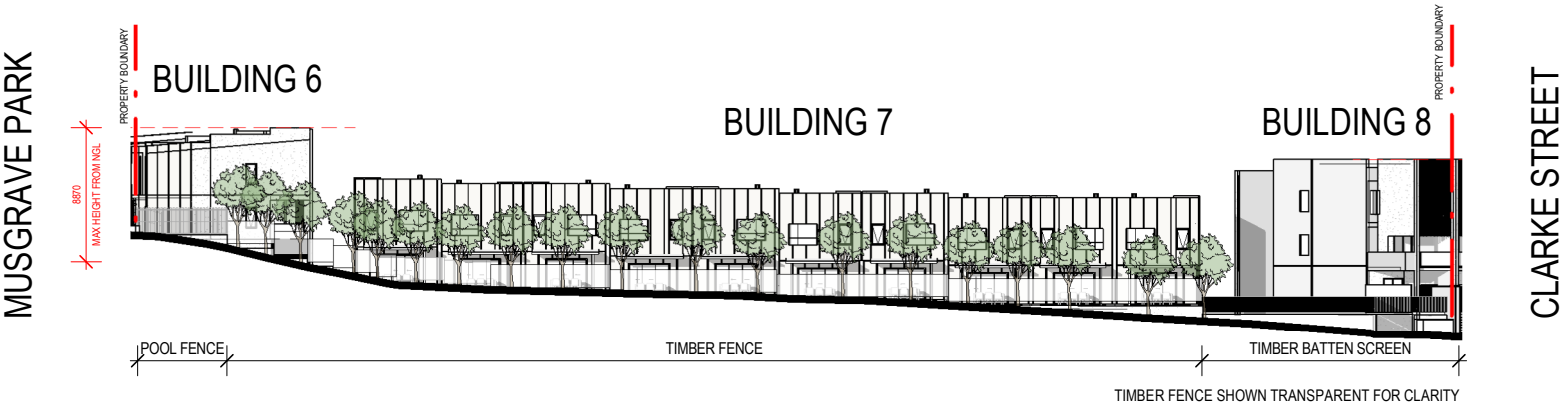
PLUS STUDIO

Our Solution

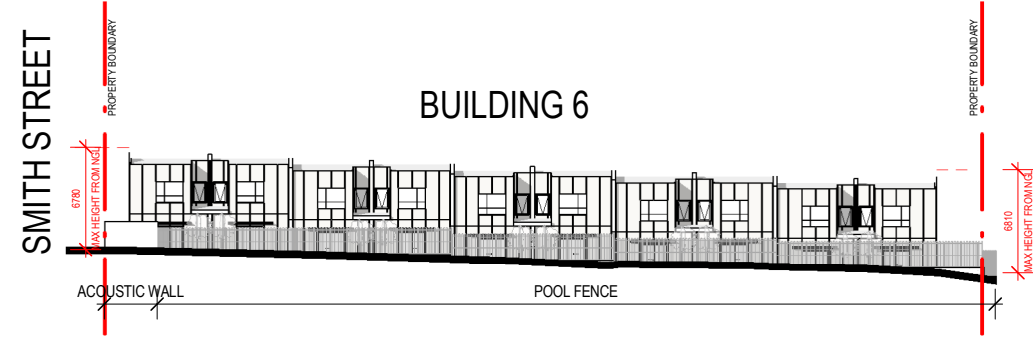
SITE ELEVATIONS WEST & EAST



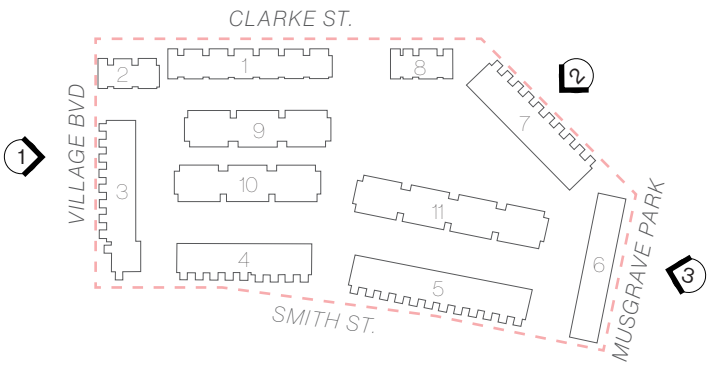
1 SITE ELEVATION - VILLAGE BOULEVARD (WEST)
SCALE 1 : 500 @ A3



2 SITE ELEVATION - NORTHEAST
SCALE 1 : 500 @ A3



3 SITE ELEVATION - MUSGRAVE PARK (EAST)
SCALE 1 : 500 @ A3



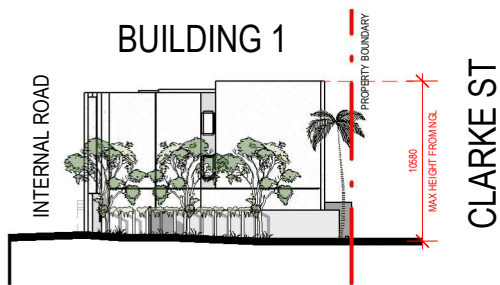
40

OVERALL

PLUS STUDIO

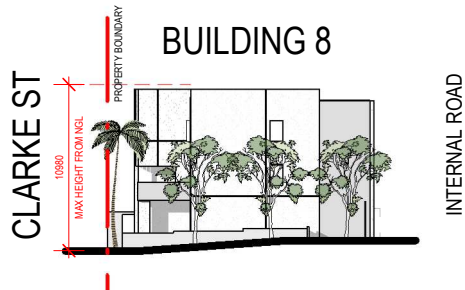
Our Solution

INTERNAL ROAD ELEVATIONS - ROAD 01-03



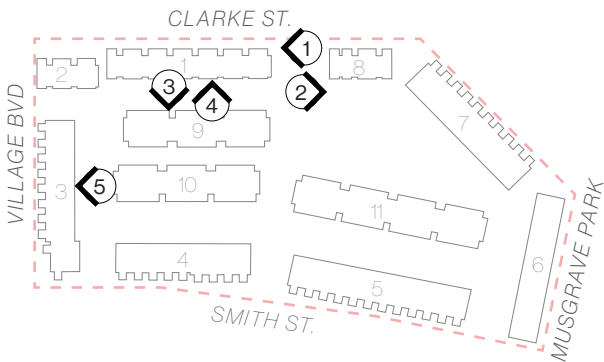
1 ROAD 01 EAST ELEVATION

SCALE 1 : 500 @ A3



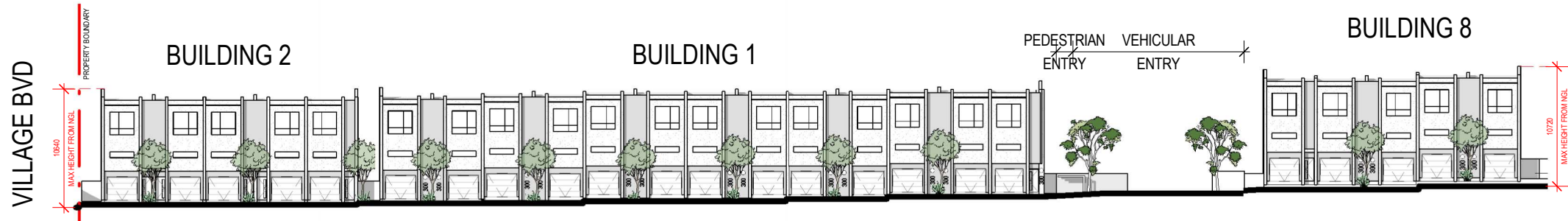
2 ROAD 01 WEST ELEVATION

SCALE 1 : 500 @ A3



3 ROAD 02 NORTH ELEVATION

SCALE 1 : 500 @ A3



4 ROAD 02 SOUTH ELEVATION

SCALE 1 : 500 @ A3

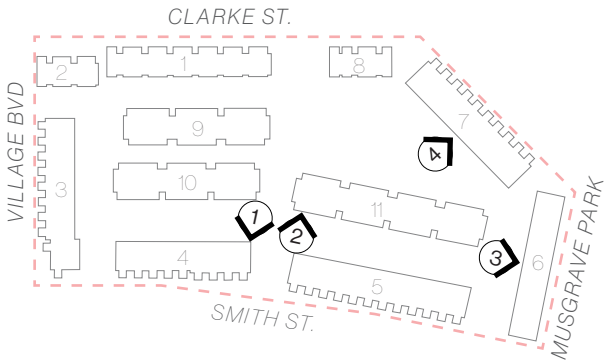


5 ROAD 03 EAST ELEVATION

SCALE 1 : 500 @ A3

Our Solution

INTERNAL ROAD ELEVATIONS - ROAD 04-07



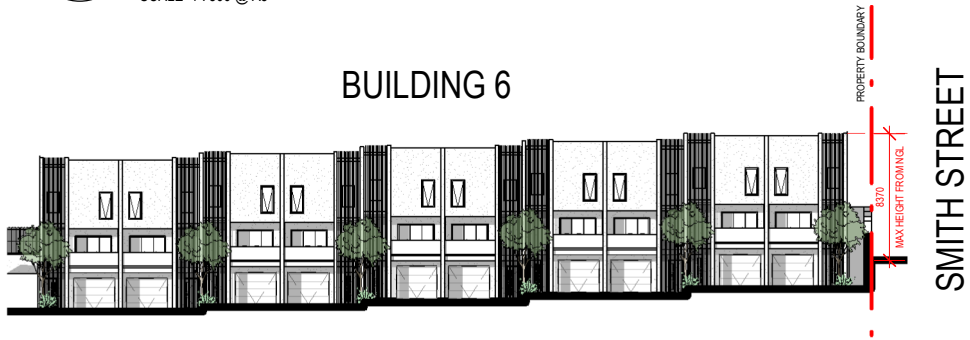
1 ROAD 04&05 NORTH ELEVATION

SCALE 1 : 500 @ A3



2 ROAD 04&05 SOUTH ELEVATION

SCALE 1 : 500 @ A3



3 ROAD 06 NORTHWEST ELEVATION

SCALE 1 : 500 @ A3



4 ROAD 07 SOUTHWEST ELEVATION

SCALE 1 : 500 @ A3

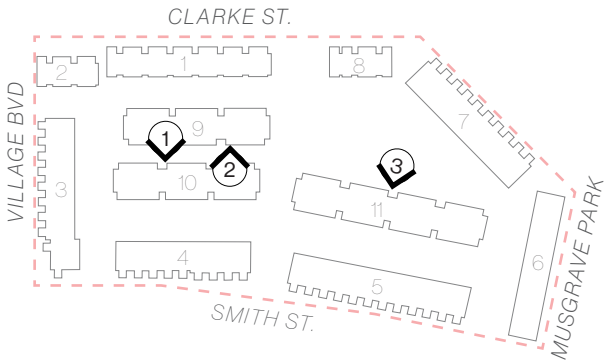
42

OVERALL

PLUS STUDIO

Our Solution

INTERNAL ROAD ELEVATIONS - BACKYARD



BUILDING 10



1 BUILDING ELEVATION - BUIDLING 9&10 BACK TO BACK -NORTH

SCALE 1 : 500 @ A3

BUILDING 9



2 BUILDING ELEVATION - BUIDLING 9&10 BACK TO BACK -SOUTH

SCALE 1 : 500 @ A3

BUILDING 11



3 BUILDING ELEVATION - BUIDLING 11 REAR

SCALE 1 : 500 @ A3

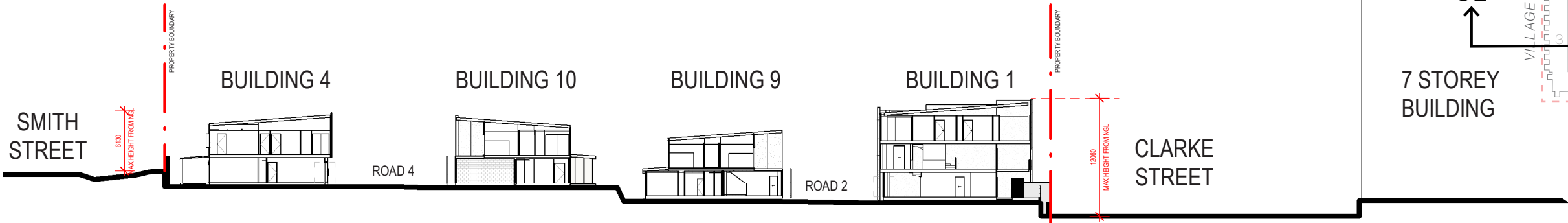
43

OVERALL

PLUS STUDIO

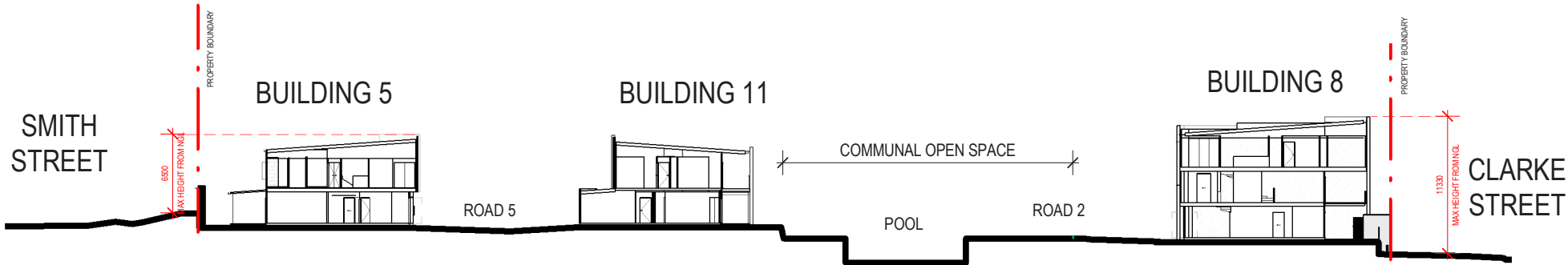
Our Solution

SITE SECTIONS



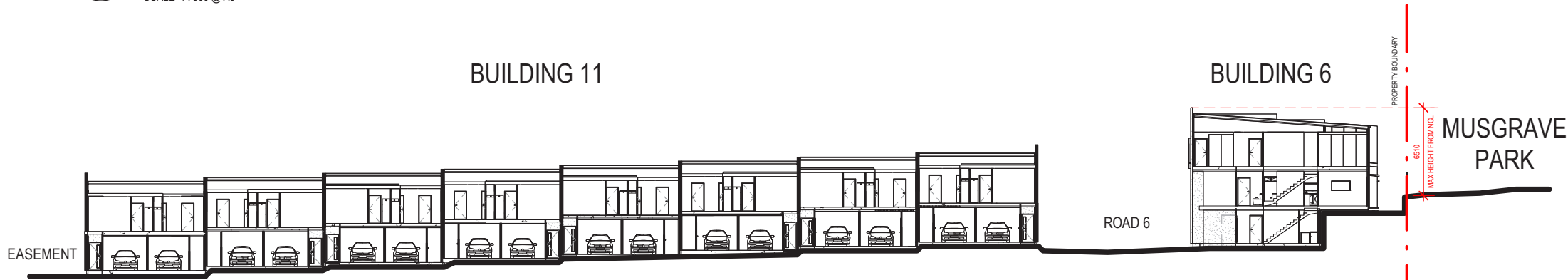
1 Section A

SCALE 1 : 500 @ A3



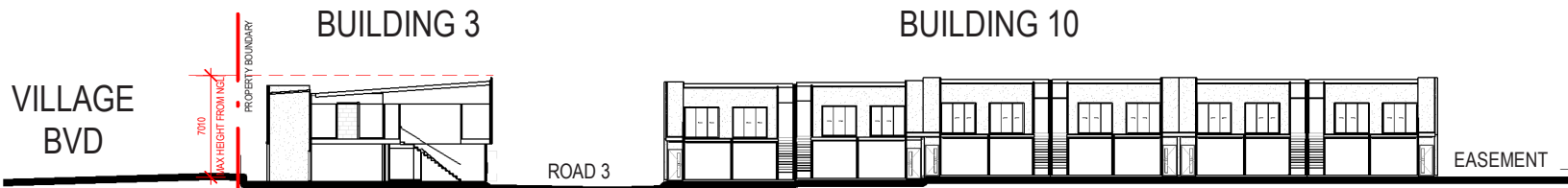
2 Section B

SCALE 1 : 500 @ A3



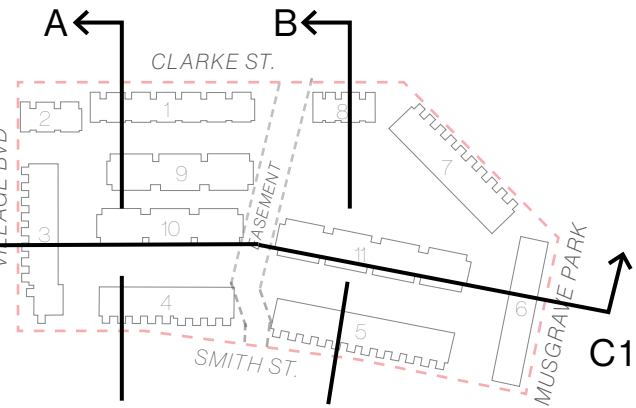
3 Section C1

SCALE 1 : 400 @ A3



4 Section C2

SCALE 1 : 500 @ A3



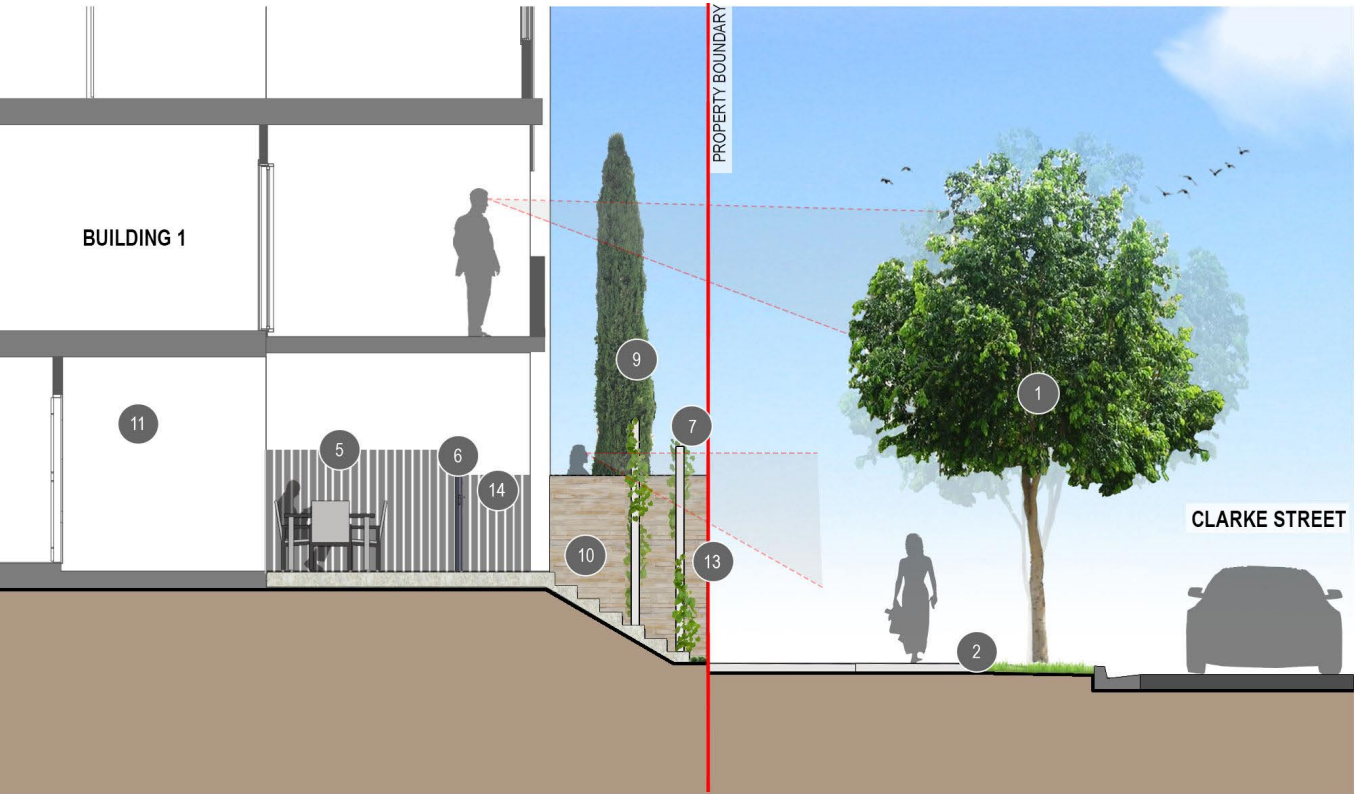
44

OVERALL

PLUS STUDIO

Our Vision

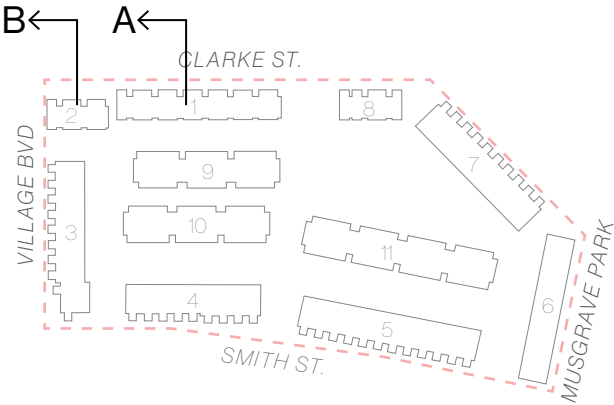
THRESHOLD SECTIONS



SECTION A
SCALE 1:50



SECTION B
SCALE 1:50

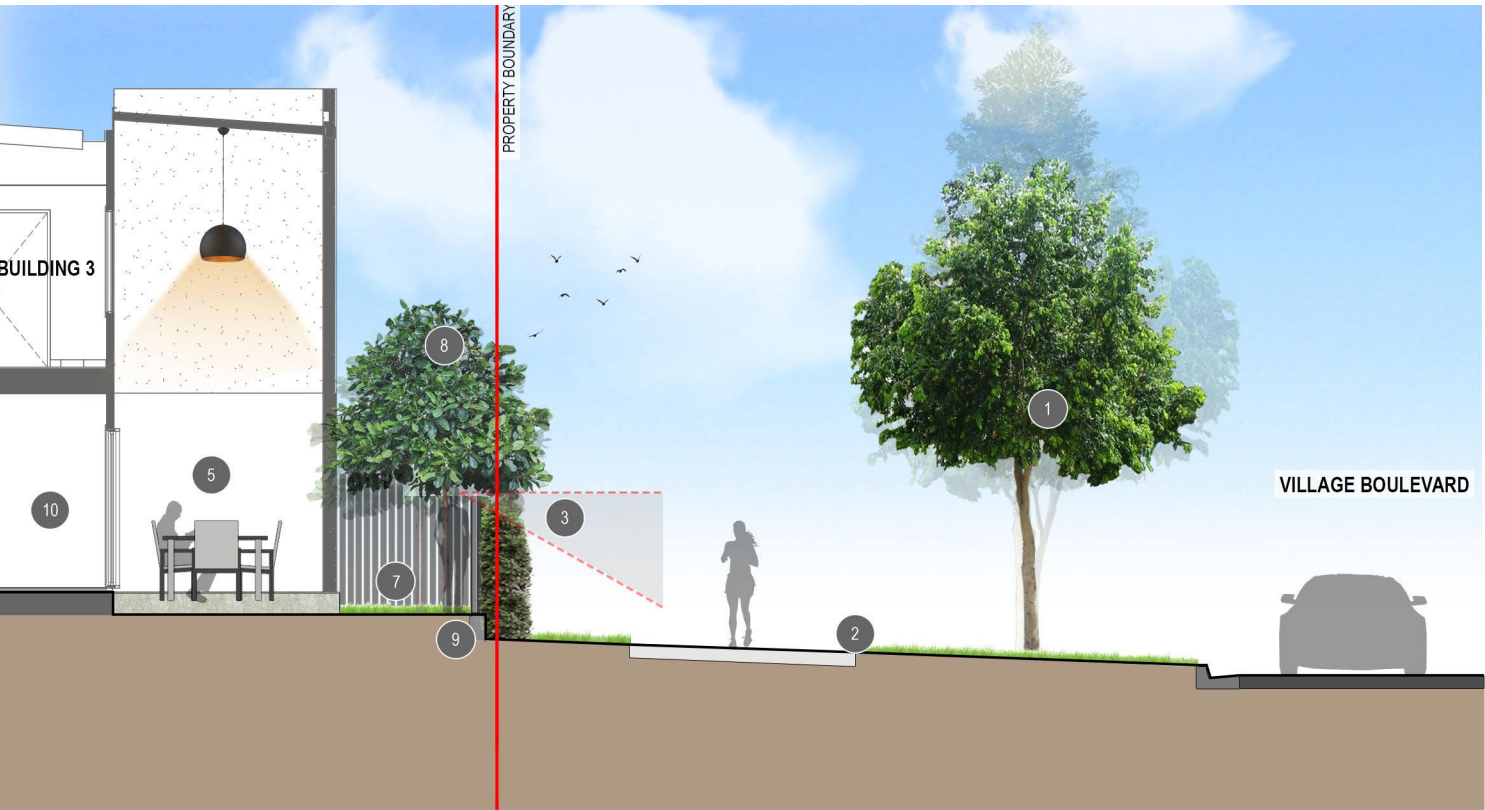


ANNOTATION NOTES

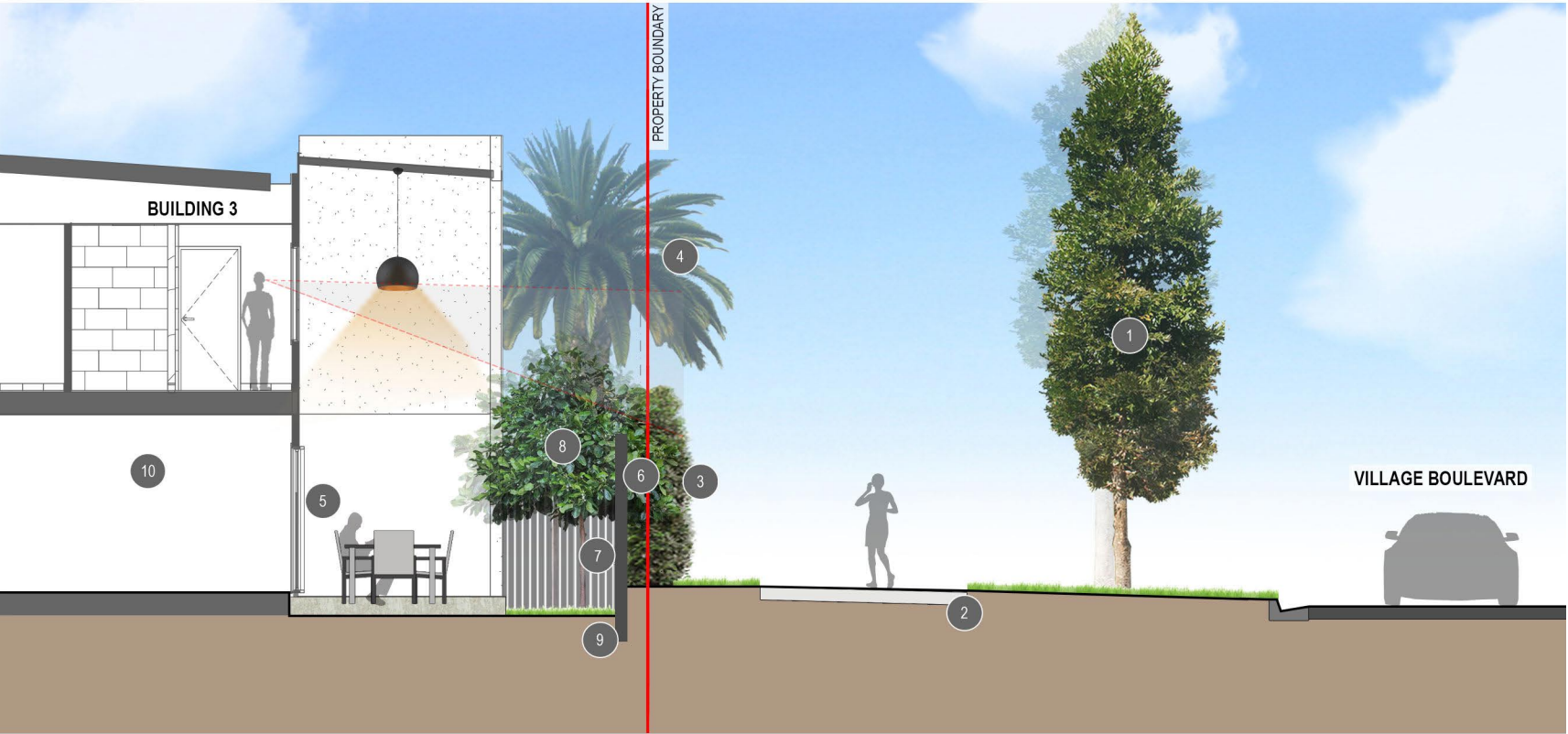
- 1 EXISTING STREET TREES *WATERHOUSEA floribunda* TO BE RETAINED AND UNDERPLANTED WITH TRA jas
- 2 EXISTING FOOTPATH, VERGE AND KERB TO BE RETAINED. MAKE GOOD IF DAMAGED DURING CONSTRUCTION
- 3 BUFFERING SHRUB SYZ RES TO SCREEN BOUNDARY RETAINING WALLS / FENCE AND PROVIDE AMENITY TO STREETScape
- 4 FEATURE PALM PHO can TO BE INSTALLED IN CORNER GARDENBED OF RETAINING WALL. TREE TO BE UNDERPLANTED WITH SHRUBS AND GROUNDCOVERS AS PER PLANT SPECIES SCHEDULE ON DRG DA-L-9020
- 5 PROPOSED 1800mm HIGH PRIVACY DIVIDING FENCING WITH STEP DOWN WHERE REQUIRED
- 6 INDICATIVE PEDESTRIAN ENTRY GATE
- 7 PEDESTRIAN ENTRY TO BE DEFINED BY ARBOUR. CLIMBING SPECIES VIT vin TO BE TRAINED TO TRELLIS.
- 8 GARDEN BEDS TO BE PLANTED OUT WITH SHRUBS AND GROUNDCOVERS AS PER PLANT SPECIES SCHEDULE ON DRG DA-L-9020 TO PROVIDE AMENITY AND SOFTEN SLEEPER WALL INTERFACE
- 9 SHADE TREE RAN fit OR CUP NN TO PROVIDE AMENITY TO POS
- 10 REFER TO CIVIL ENGINEERS DRAWINGS FOR RETAINING WALL DETAILS
- 11 REFER TO ARCHITECTS DRAWINGS FOR TOWNHOUSE INTERNAL DETAILS
- 12 PROPOSED RENDERED WALL TO FRONTAGE TO BE SET BACK 200mm FROM BOUNDARY TO ALLOW FOR A LANDSCAPING STRIP WITH FIC pum TRAINED TO WALL TO VISUALLY SOFTEN INTERFACE
- 13 PROPOSED FEATURE BRICK BLADE WALL
- 14 PROPOSED 1200mm HIGH DRESSED TIMBER BATTEN FENCE TO TIE NEATLY ON TOP OF RETAINING WALL - REFER TO DRG DA-L-9002 FOR DETAILS
- 15 PROPOSED CASCADING SPECIES CIS ant TO BE TRAINED TO EDGE OF FENCE TO CASCADE DOWN RETAINING WALL

Our Vision

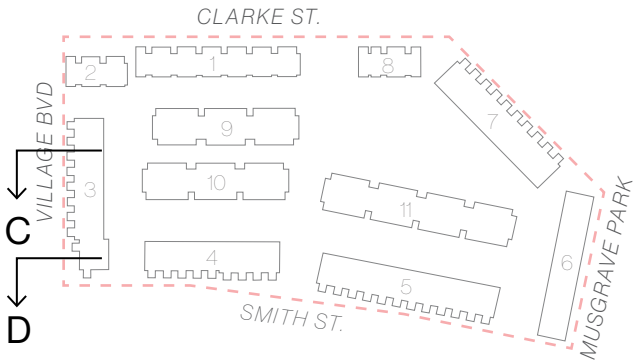
THRESHOLD SECTIONS



SECTION C
SCALE 1:50



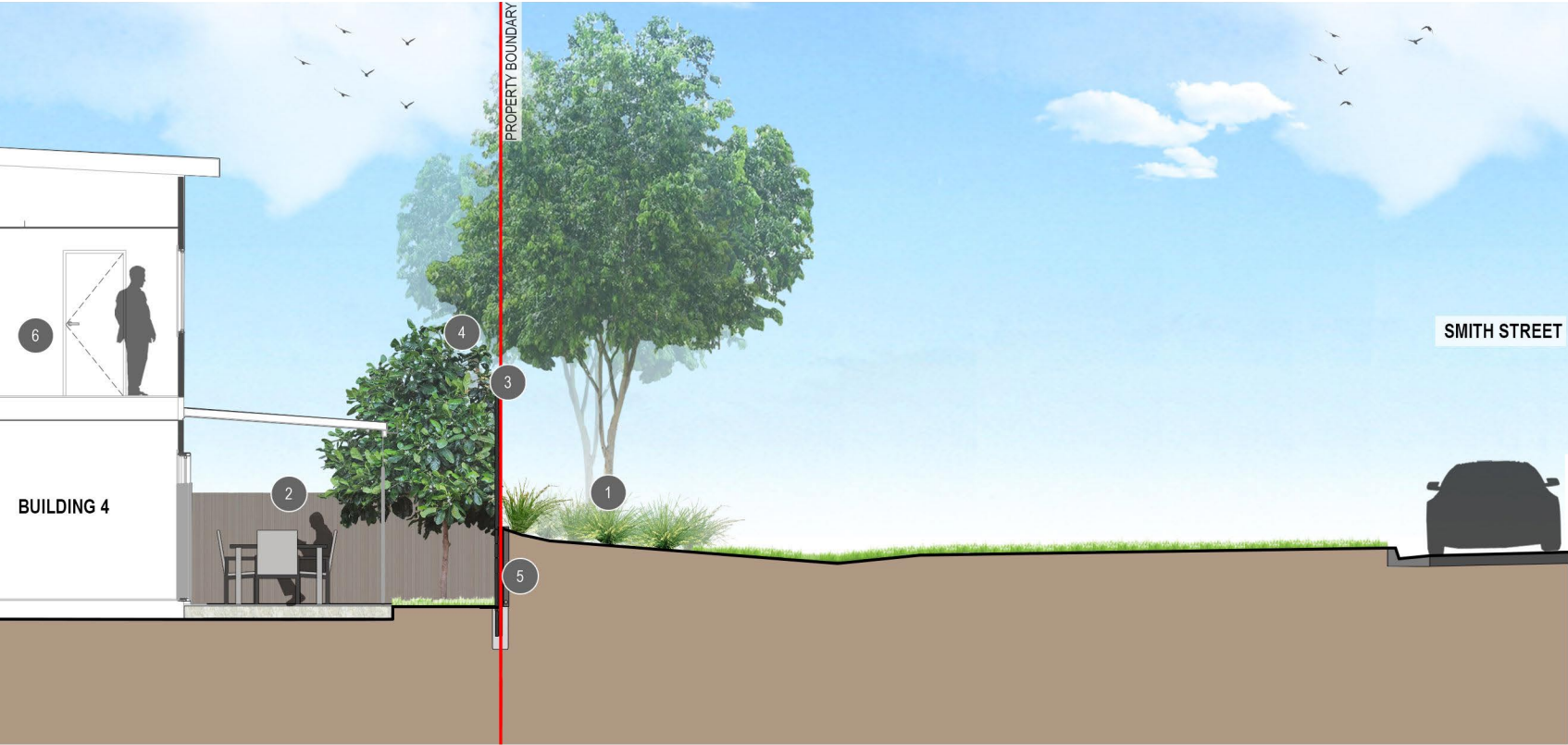
SECTION D
SCALE 1:50



- ANNOTATION NOTES
- 1 EXISTING STREET TREES *AGATHIS robusta* TO BE RETAINED AND UNDERPLANTED WITH *TRAjas*
 - 2 EXISTING FOOTPATH, VERGE AND KERB TO BE RETAINED . MAKE GOOD IF DAMAGED DURING CONSTRUCTION
 - 3 BUFFERING SHRUB *SYZ RES* TO SCREEN BOUNDARY RETAINING WALLS / FENCE AND PROVIDE AMENITY TO STREETScape
 - 4 FEATURE PALM *PHO can* TO BE INSTALLED IN CORNER GARDENBED OF ACOUSTIC BARRIER TREES TO BE UNDERPLANTED WITH SHRUBS AND GROUNDCOVERS
 - 5 PROPOSED 1.8m HIGH PRIVACY DIVIDING FENCING
 - 6 PROPOSED ACOUSTIC BARRIER - REFER TO ACOUSTIC REPORT
 - 7 SELF ADHERING CLIMBING SPECIES *FIC pum* TO BE INSTALLED AT BASE OF FENCE/ WALL CREATING A SOFT LANDSCAPED VERTICAL SCREEN
 - 8 SHADE TREE *RAN fit* TO PROVIDE AMENITY TO POS
 - 9 REFER TO CIVIL ENGINEERS DRAWINGS FOR RETAINING WALL DETAILS
 - 10 REFER TO ARCHITECTS DRAWINGS FOR TOWNHOUSE INTERNAL DETAILS

Our Vision

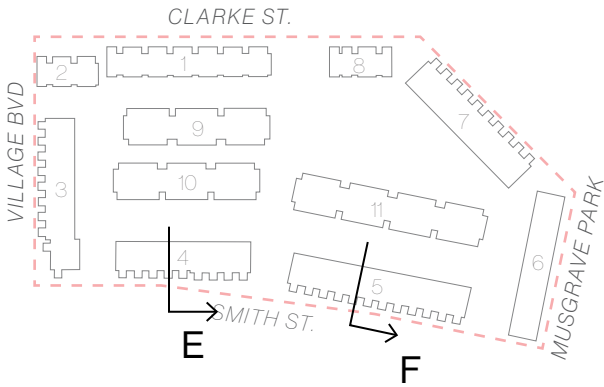
THRESHOLD SECTIONS



SECTION E
SCALE 1:50



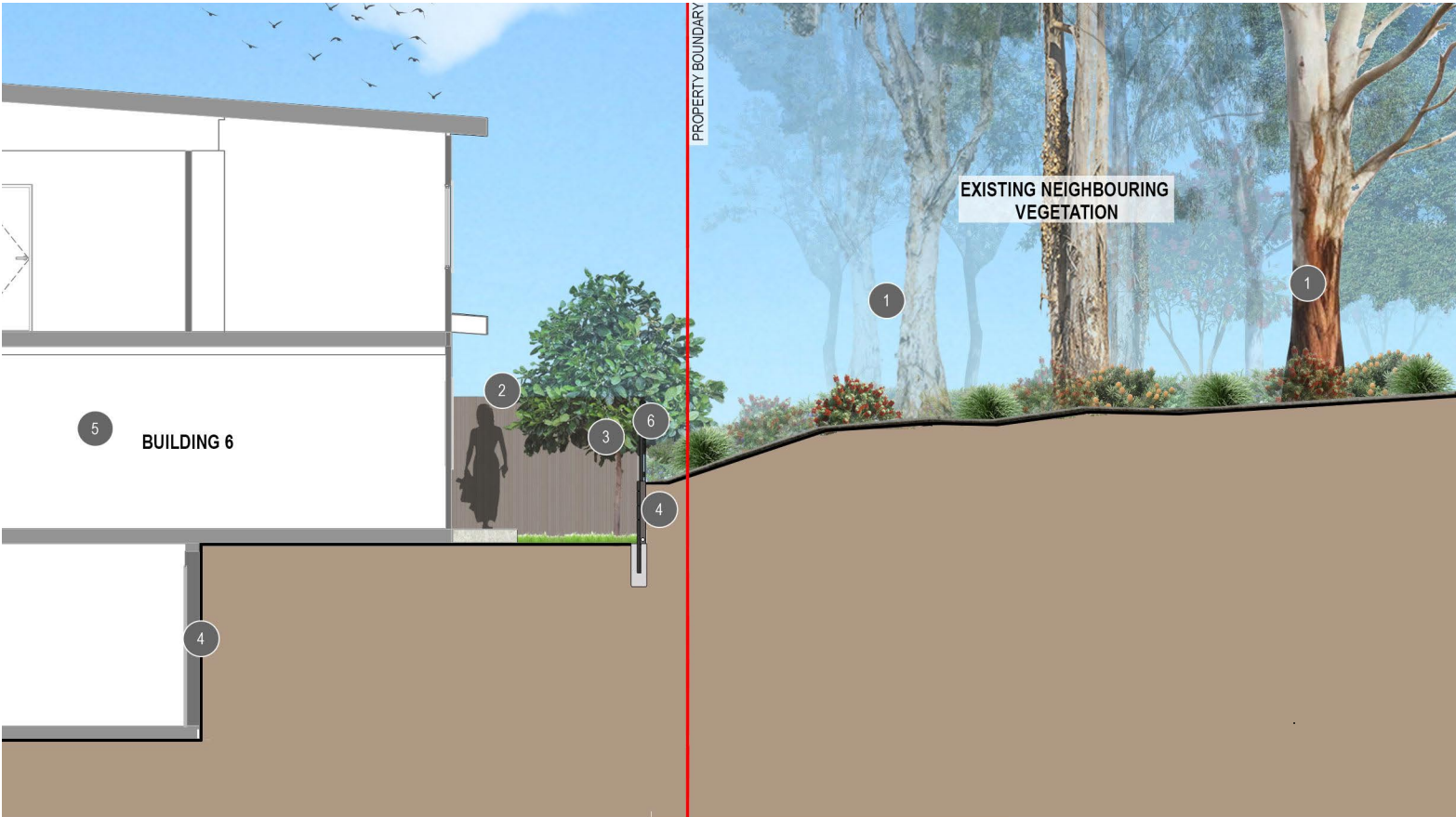
SECTION F
SCALE 1:50



- ANNOTATION NOTES
- 1 LARGE CANOPY SHADE TREE WAT flo TO BE INSTALLED IN FRONT OF ACOUSTIC BARRIER TO LANDSCAPE BUFFER AREA. ALONG SMITH STREET. TREES UNDERPLANTED WITH SHRUBS AND GROUNDCOVERS
 - 2 PROPOSED 1.8m HIGH PRIVACY DIVIDING FENCING
 - 3 TMR ACOUSTIC BARRIER 2800mm HIGH ABOVE RELATIVE FINISHED GROUND FLOOR LEVEL
 - 4 SHADE TREE RAN fit TO PROVIDE AMENITY TO POS
 - 5 REFER TO CIVIL ENGINEERS DRAWINGS FOR RETAINING WALL DETAILS
 - 6 REFER TO ARCHITECTS DRAWINGS FOR TOWNHOUSE INTERNAL DETAILS

Our Vision

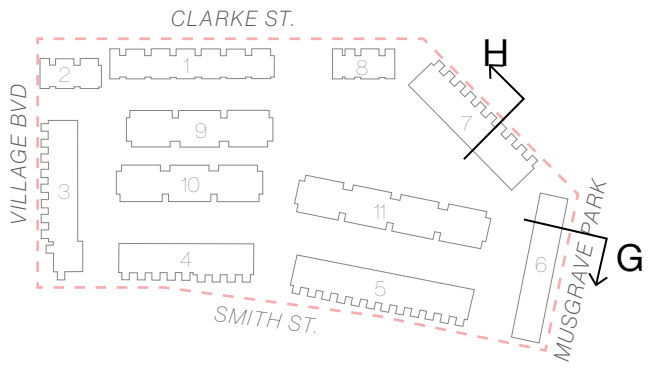
THRESHOLD SECTIONS



SECTION G
SCALE 1:50



SECTION H
SCALE 1:50

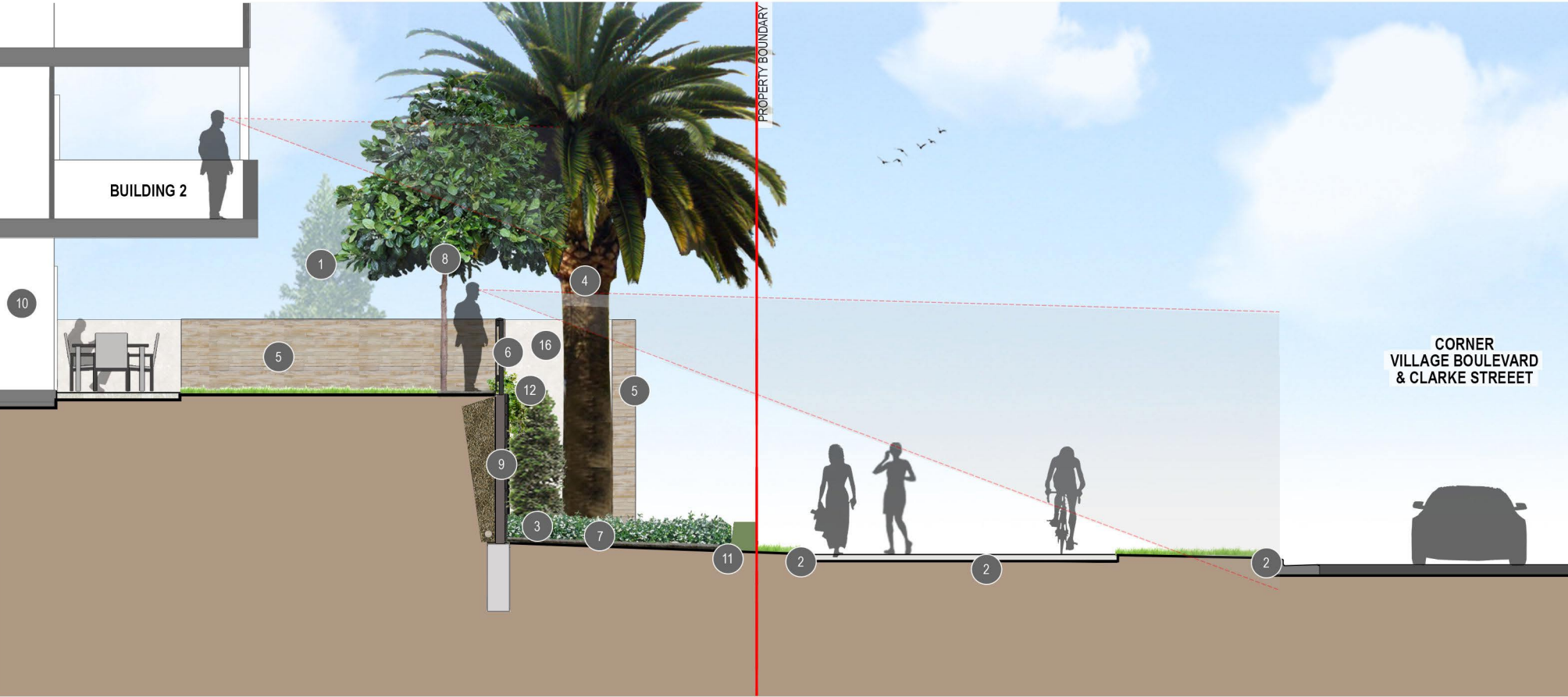


ANNOTATION NOTES

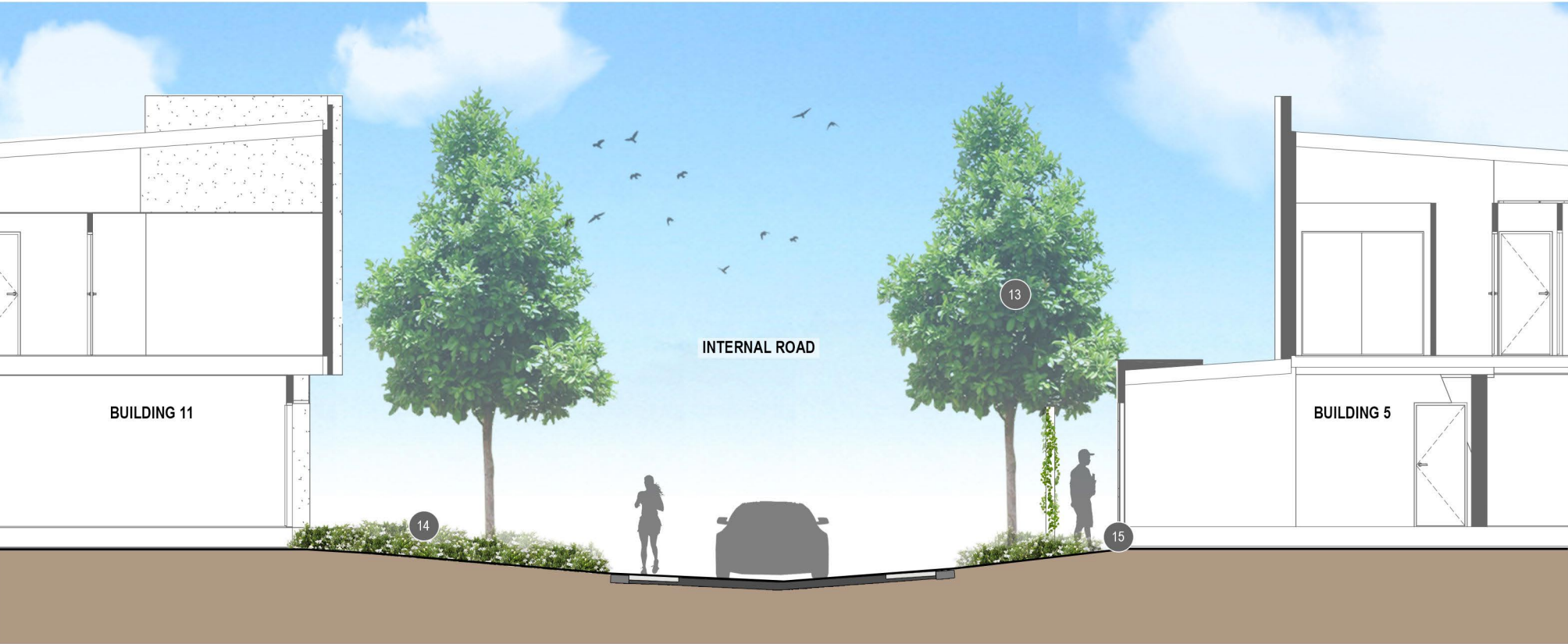
- 1 INDICATIVE EXISTING VEGETATION ADJACENT TO PROPOSED DEVELOPMENT
- 2 PROPOSED 1800mm HIGH PRIVACY DIVIDING FENCING
- 3 COLUMNAR TREE SHADE TREE ELA eum AND SHADE TREE RAN fit TO PROVIDE AMENITY TO POS
- 4 REFER TO CIVIL ENGINEERS DRAWINGS FOR RETAINING WALL DETAILS
- 5 REFER TO ARCHITECTS DRAWINGS FOR TOWNHOUSE INTERNAL DETAILS
- 6 PROPOSED 1200mm HIGH (GLASS / ALUMINIUM) POOL FENCE TO TIE NEATLY ON TOP OF RETAINING WALL
- 7 EXISTING 1.8m HIGH LAPPED CAPPED TIMBER FENCE TO BE RETAINED. MAKE GOOD IF DAMAGED DURING CONSTRUCTION

Our Vision

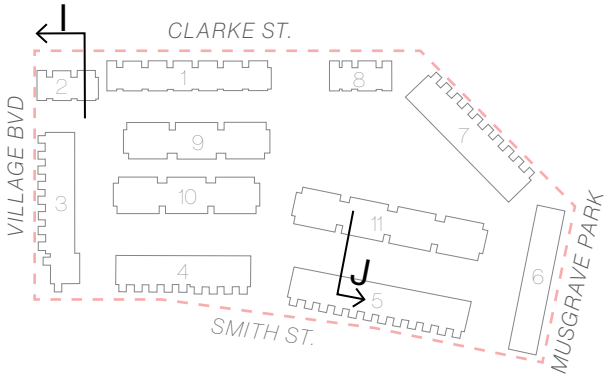
THRESHOLD SECTIONS



SECTION I
SCALE 1:50



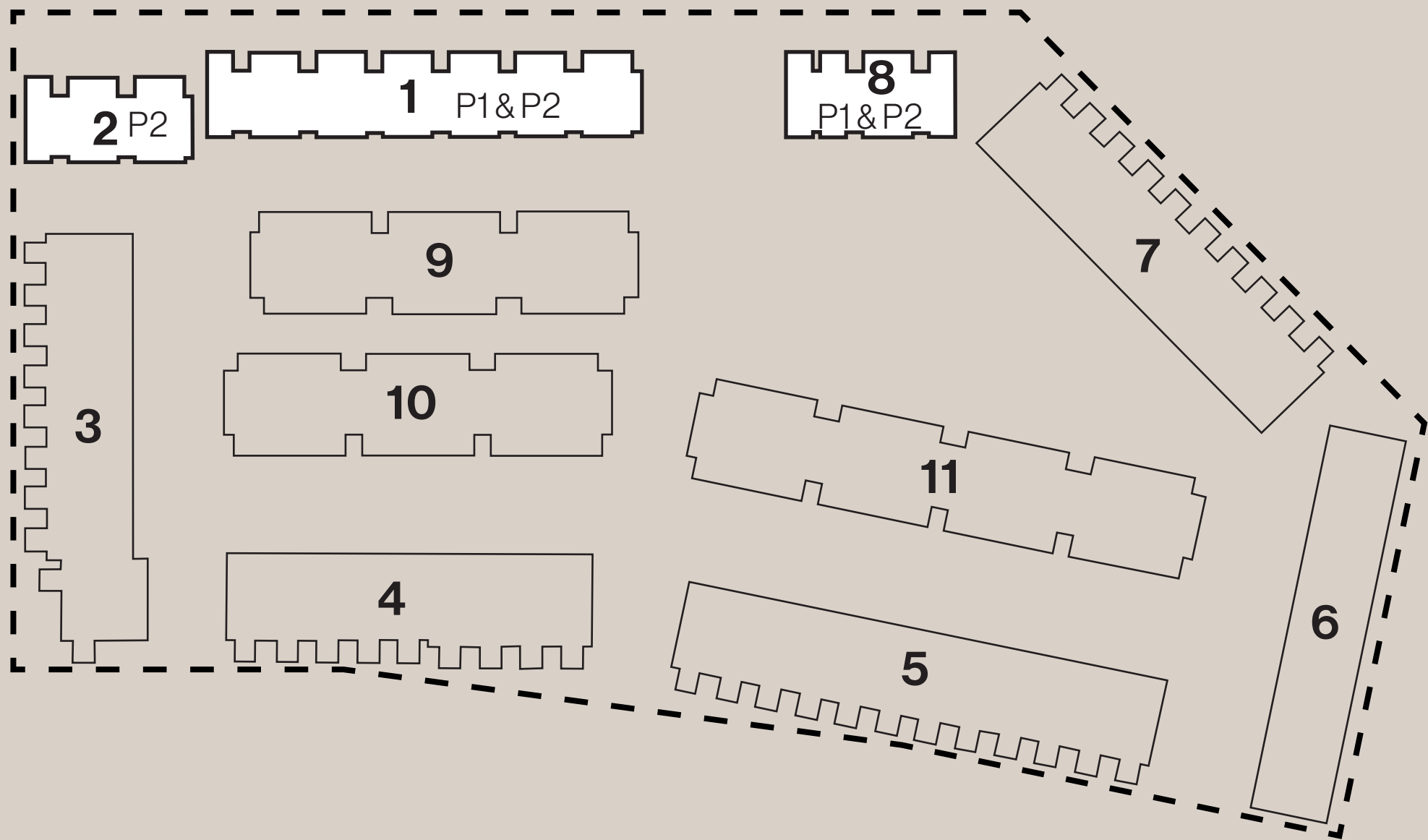
SECTION J
SCALE 1:50



ANNOTATION NOTES

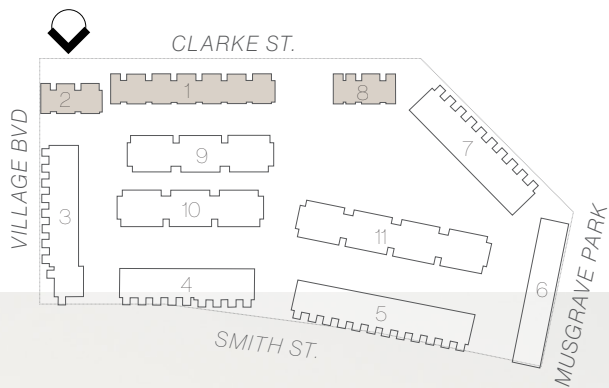
- 1 EXISTING STREET TREE *AGATHIS robusta* TO BE RETAINED
- 2 EXISTING FOOTPATH, VERGE AND KERB TO BE RETAINED. MAKE GOOD IF DAMAGED DURING CONSTRUCTION
- 3 BUFFERING SHRUB *SYZ RES* TO SCREEN BOUNDARY RETAINING WALLS / FENCE AND PROVIDE AMENITY TO STREETScape
- 4 FEATURE PALM *PHO can* TO BE INSTALLED IN CORNER GARDENBED OF RETAINING WALLS. TREES TO BE UNDERPLANTED WITH SHRUBS AND GROUNDCOVERS AS PER PLANT SPECIES SCHEDULE ON DRG DA-L-9020
- 5 PROPOSED FEATURE BRICK BLADE WALL
- 6 PROPOSED 1200mm HIGH DRESSED TIMBER BATTEN FENCE - REFER TO DRG DA-L-9002 FOR DETAILS
- 7 GARDEN BEDS TO BE PLANTED OUT WITH SHRUBS AND GROUNDCOVERS AS PER PLANT SPECIES SCHEDULE ON DRG DA-L-9020 TO PROVIDE AMENITY AND SOFTEN SLEEPER WALL INTERFACE
- 8 SHADE TREE *RAN fit* TO PROVIDE AMENITY TO POS
- 9 REFER TO CIVIL ENGINEERS DRAWINGS FOR RETAINING WALL DETAILS
- 10 REFER TO ARCHITECTS DRAWINGS FOR TOWNHOUSE INTERNAL DETAILS
- 11 INDICATIVE EXISTING PILLAR BOX AND TO BE RETAINED. MAKE GOOD IF DAMAGED DURING CONSTRUCTION
- 12 PROPOSED CASCADING SPECIES *CIS ant* TO BE TRAINED TO EDGE OF FENCE AND CASCADE DOWN RETAINING WALL
- 13 TREE SPECIES *LIR tul* AND *RAN fit* TO SHADE INTERNAL DRIVE UNDERPLANTED WITH SMALL SHRUBS, GROUNDCOVERS AND GRASSES
- 14 GARDENBED TO FULLY PLANTED WITH GROUNDCOVERS *TRA jas*
- 15 PEDESTRIAN ENTRY TO BE DEFINED BY ARBOUR. CLIMBING SPECIES *VIT vin* TO BE TRAINED TO TRELLIS
- 16 PROPOSED FULLY HEIGHT RENDERED WALL

PORTAVILLA



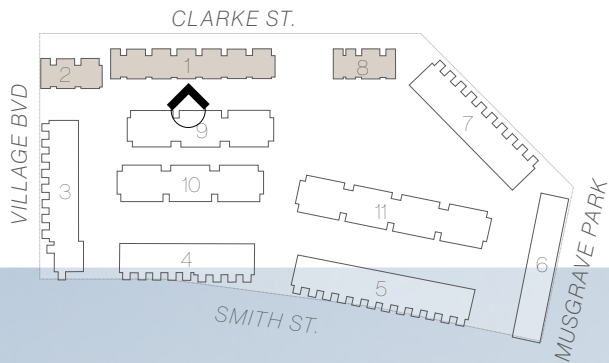
Our Vision

CLARKE STREET ELEVATION (PORTAVILLA)

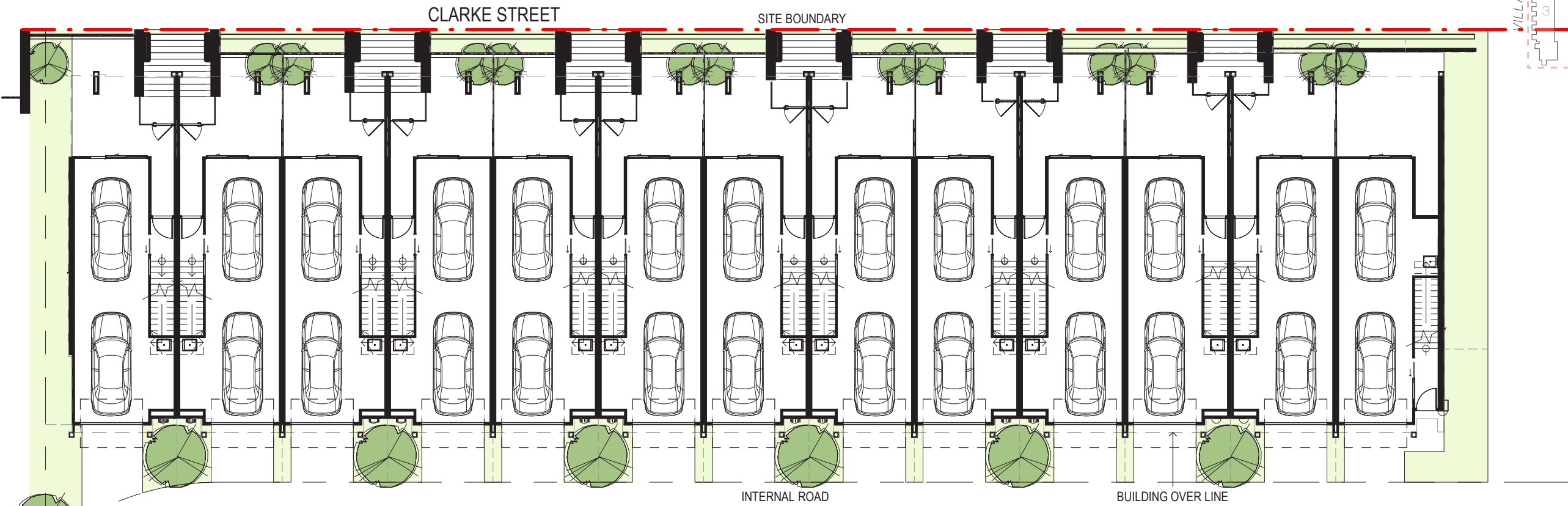


Our Vision

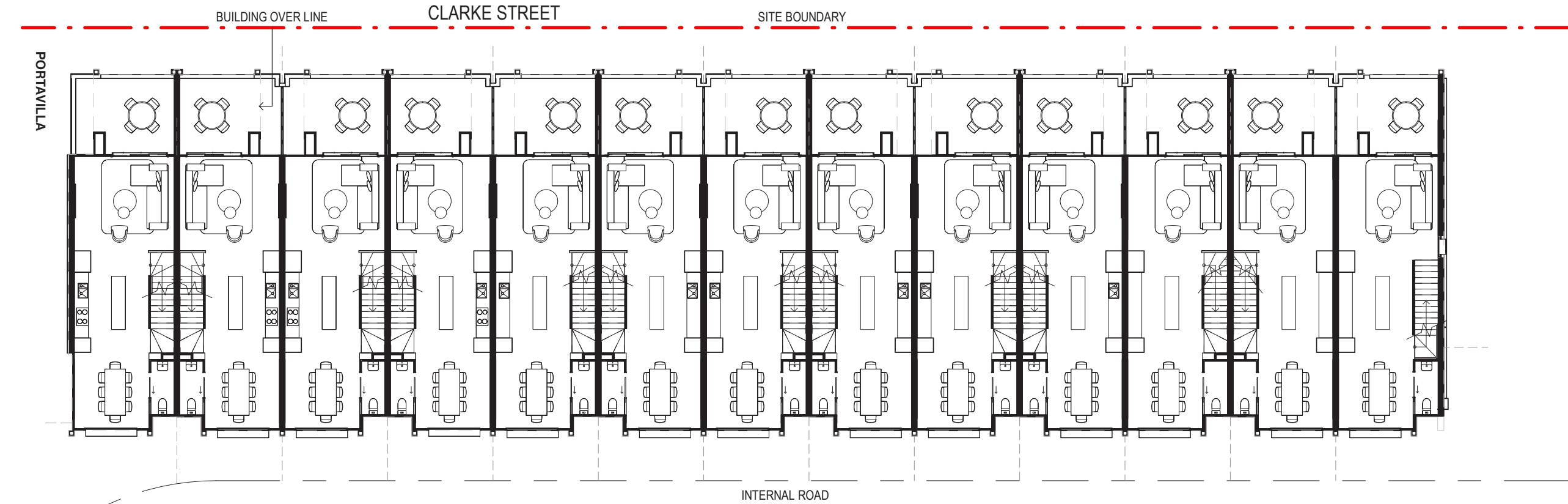
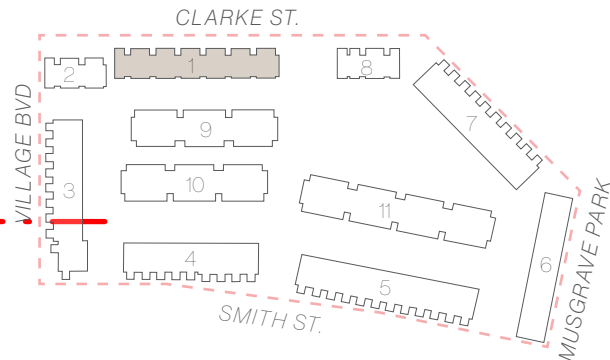
INTERNAL ROAD ELEVATION (PORTAVILLA)



BUILDING 1 - PORTAVILLA FLOOR PLANS SHEET 1

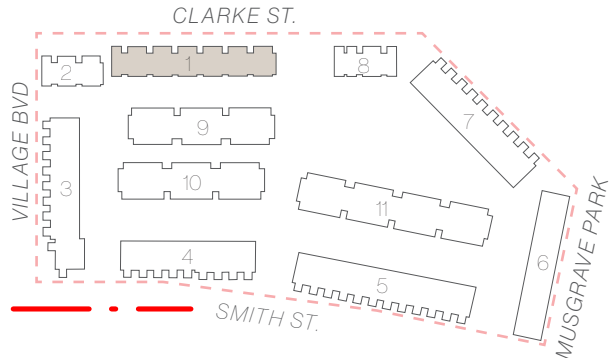


1 GROUND FLOOR
SCALE 1 : 200 @ A3



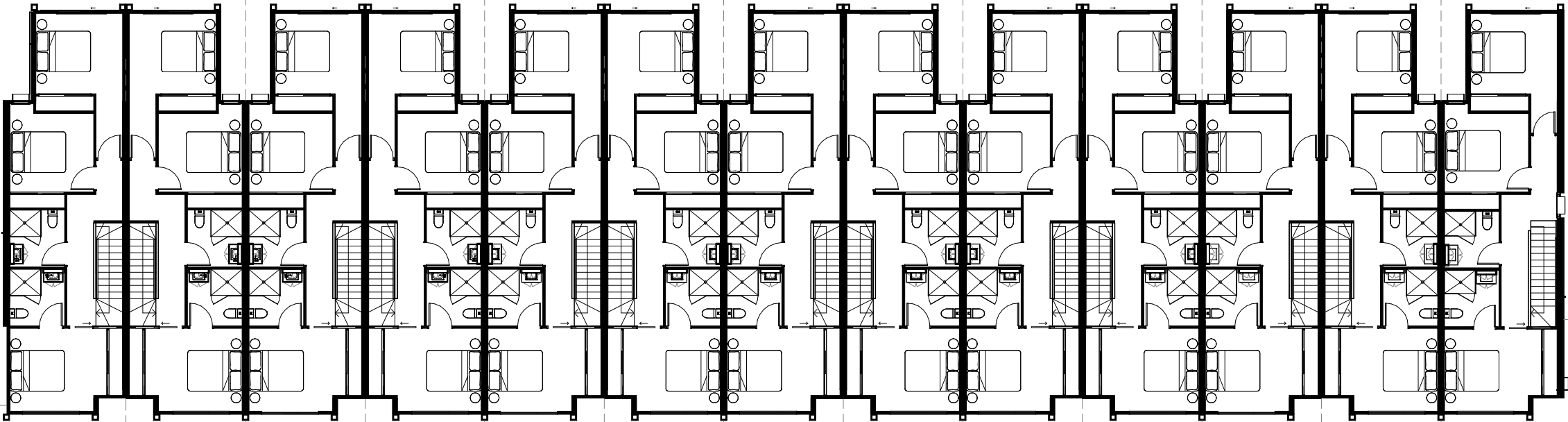
2 FIRST FLOOR
SCALE 1 : 200 @ A3

BUILDING 1 - PORTAVILLA FLOOR PLANS SHEET 2



CLARKE STREET

SITE BOUNDARY



INTERNAL ROAD

1 SECOND FLOOR
SCALE 1 : 200 @ A3

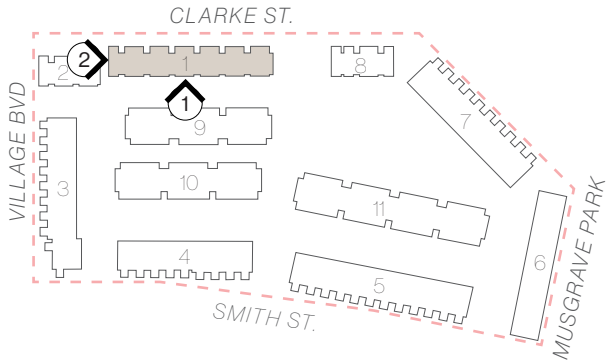
54

PORTAVILLA

PLUS STUDIO

Our Solution

BUILDING 1 - PORTAVILLA ELEVATIONS SHEET 1



- MATERIAL LEGEND
- 1. APPLIED FINISH - RENDER & PAINT
 - 2. SOLID BALUSTRADE - RENDER & PAINT
 - 3. VERTICAL WEATHERBOARD CLADDING
 - 4. BOARD & BATTEN
 - 5. BOARD & BATTEN
 - 6. BATTEN SCREEN
 - 7. WINDOW HOOD
 - 8. ROOF SHEETING
 - 9. ARBOURED ENTRY
 - 10. CLEAR GLASS



55

1 DA ELEVATION - FRONT
SCALE 1 : 200 @ A3

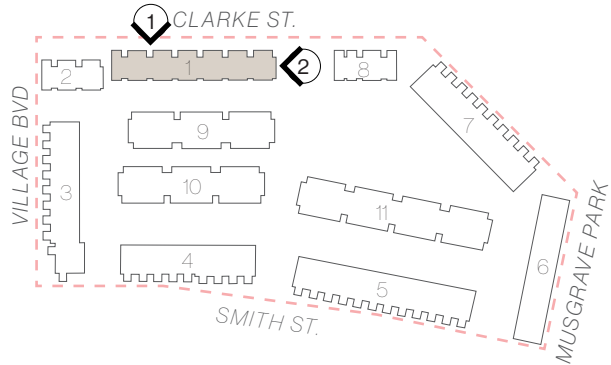


2 DA ELEVATION -LH END CONDITION
SCALE 1 : 200 @ A3

PLUS STUDIO

Our Solution

BUILDING 1 - PORTAVILLA ELEVATIONS SHEET 2

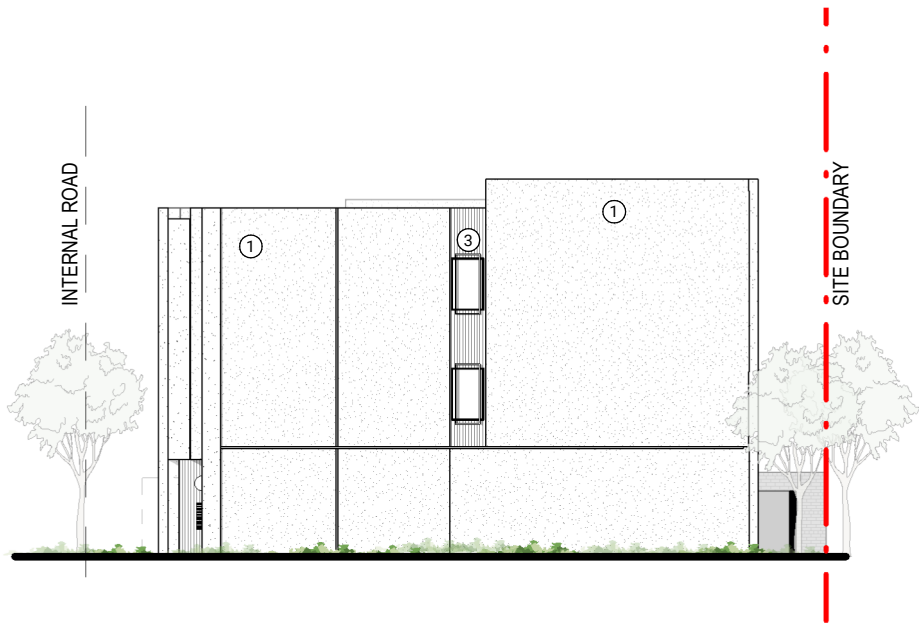


- MATERIAL LEGEND
- 1. APPLIED FINISH - RENDER & PAINT
 - 2. SOLID BALUSTRADE - RENDER & PAINT
 - 3. VERTICAL WEATHERBOARD CLADDING
 - 4. BOARD & BATTEN
 - 5. BOARD & BATTEN
 - 6. BATTEN SCREEN
 - 7. WINDOW HOOD
 - 8. ROOF SHEETING
 - 9. ARBOURED ENTRY
 - 10. CLEAR GLASS

1

DA ELEVATION - REAR

SCALE 1 : 200 @ A3



2

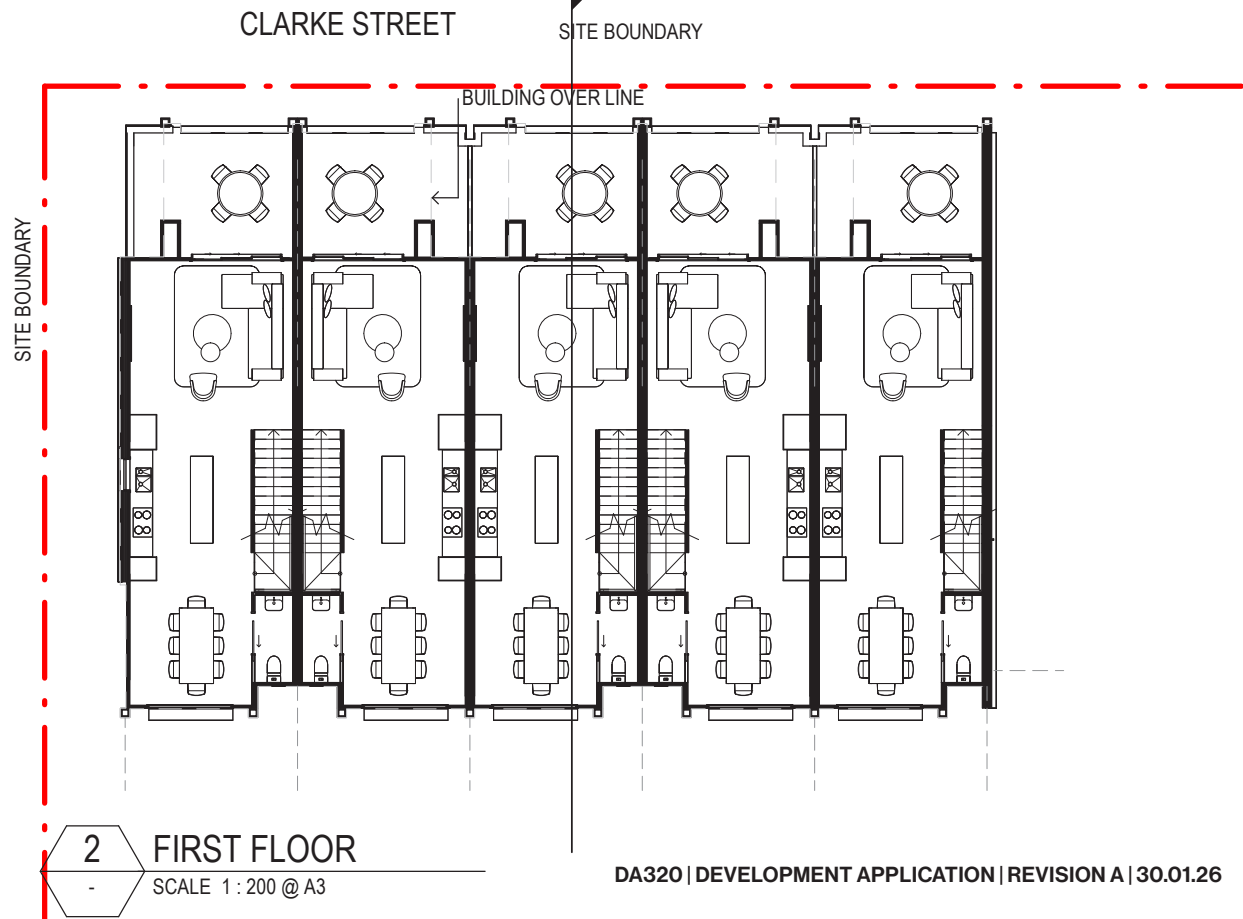
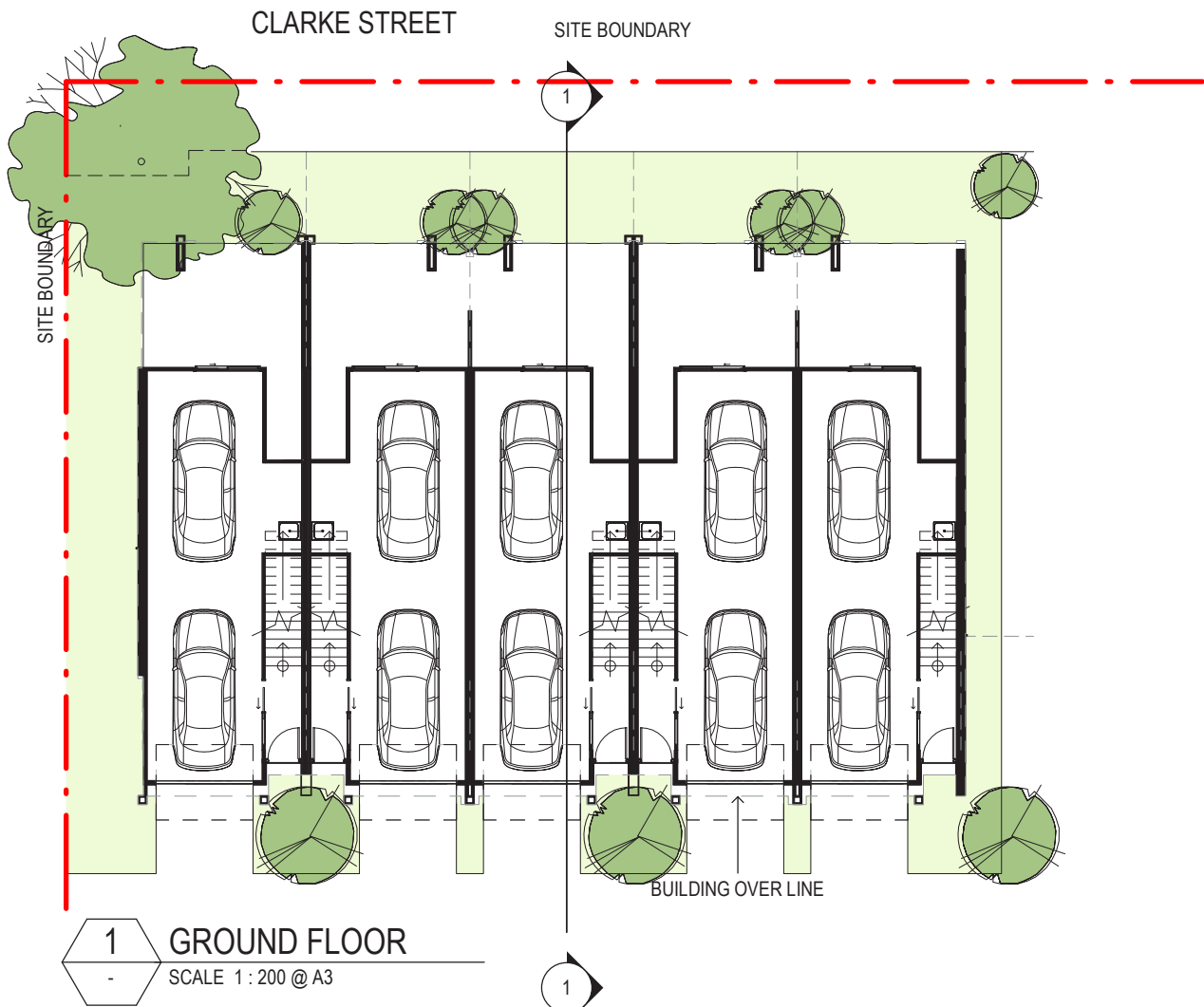
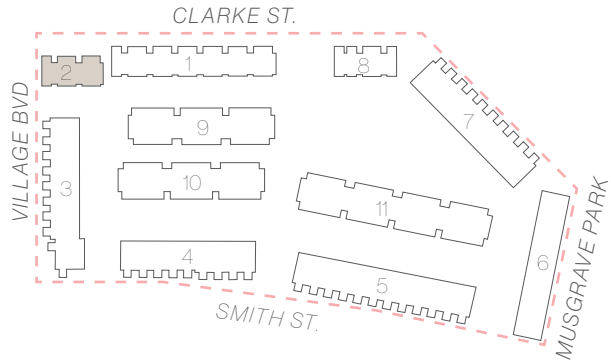
DA ELEVATION - RH END CONDITION

SCALE 1 : 200 @ A3



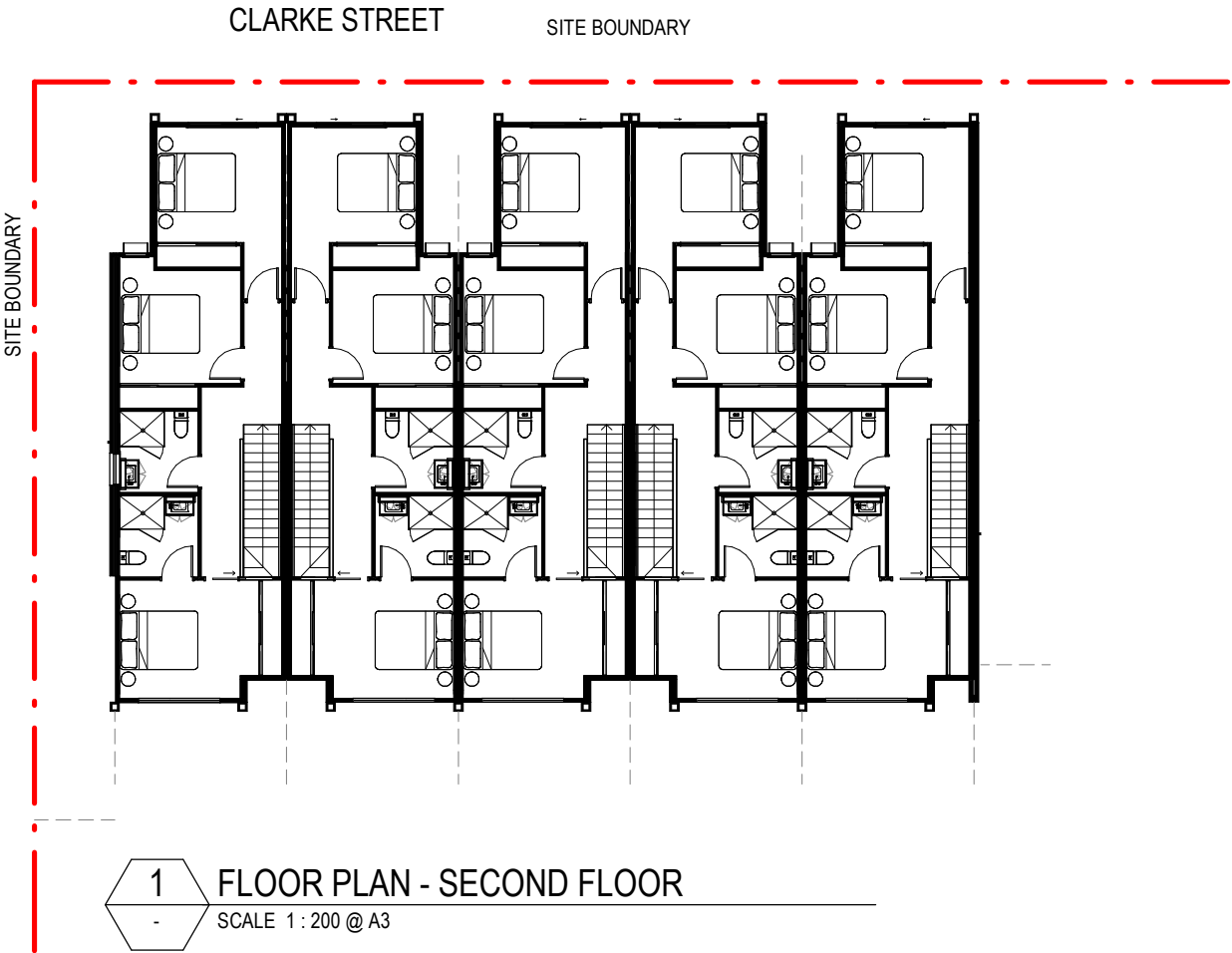
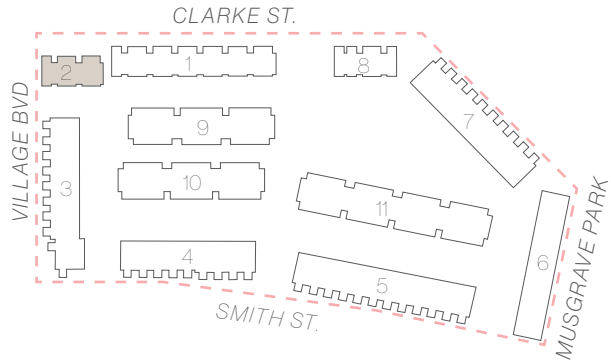
Our Solution

BUILDING 2 - PORTAVILLA FLOOR PLANS SHEET 1



Our Solution

BUILDING 2 - PORTAVILLA FLOOR PLANS SHEET 2



1

FLOOR PLAN - SECOND FLOOR

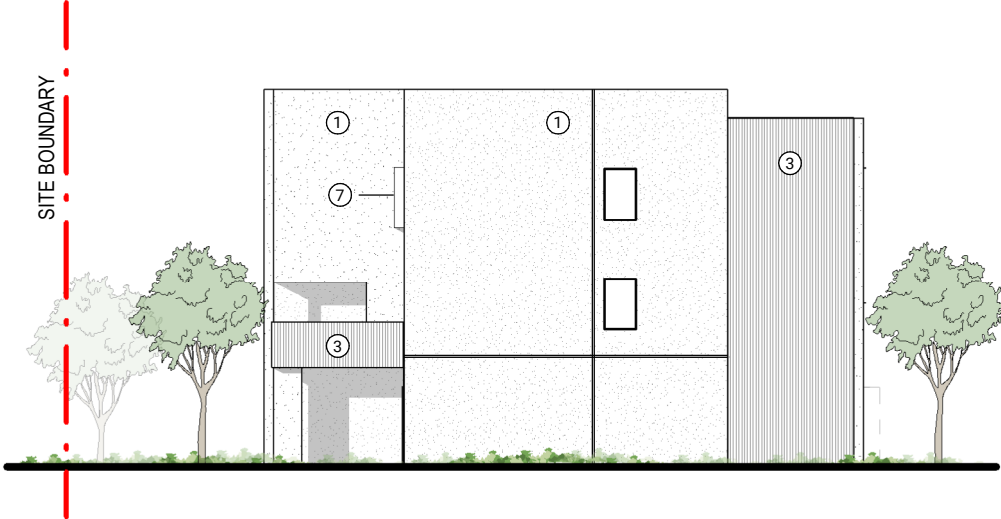
SCALE 1 : 200 @ A3

Our Solution

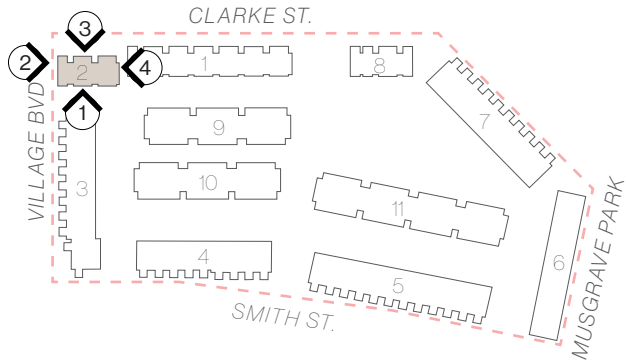
BUILDING 2 - PORTAVILLA ELEVATIONS SHEET



1 DA ELEVATION - FRONT
SCALE 1 : 200 @ A3



2 DA ELEVATION - LH END CONDITION
SCALE 1 : 200 @ A3



- MATERIAL LEGEND
- 1. APPLIED FINISH - RENDER & PAINT
 - 2. SOLID BALUSTRADE - RENDER & PAINT
 - 3. VERTICAL WEATHERBOARD CLADDING
 - 4. BOARD & BATTEN
 - 5. BOARD & BATTEN
 - 6. BATTEN SCREEN
 - 7. WINDOW HOOD
 - 8. ROOF SHEETING
 - 9. ARBOURED ENTRY
 - 10. CLEAR GLASS



3 DA ELEVATION - REAR
SCALE 1 : 200 @ A3



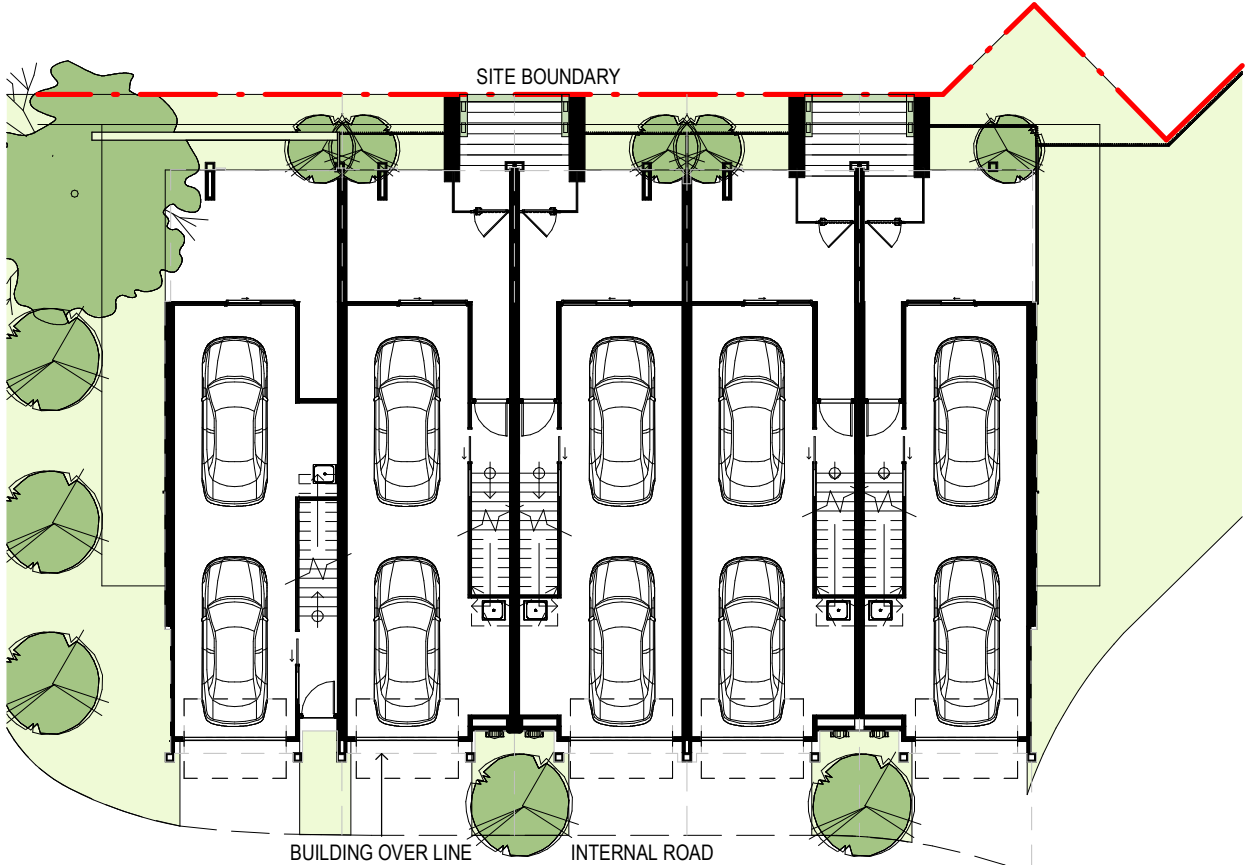
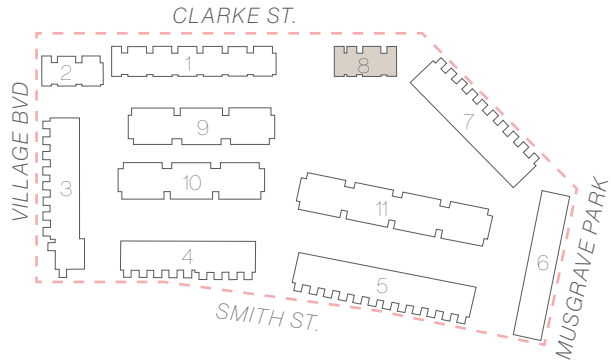
4 DA ELEVATION - RH END CONDITION
SCALE 1 : 200 @ A3

59

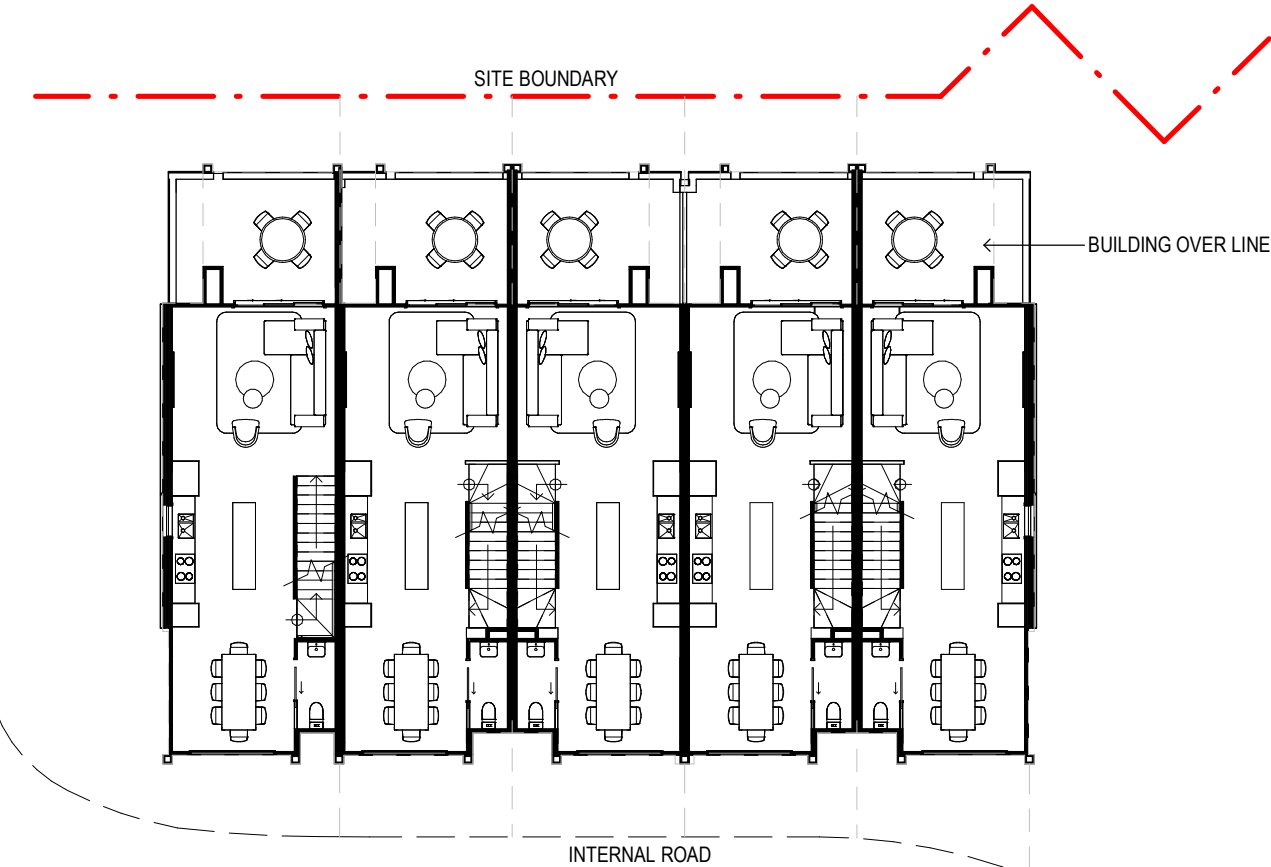
PORTAVILLA

PLUS STUDIO

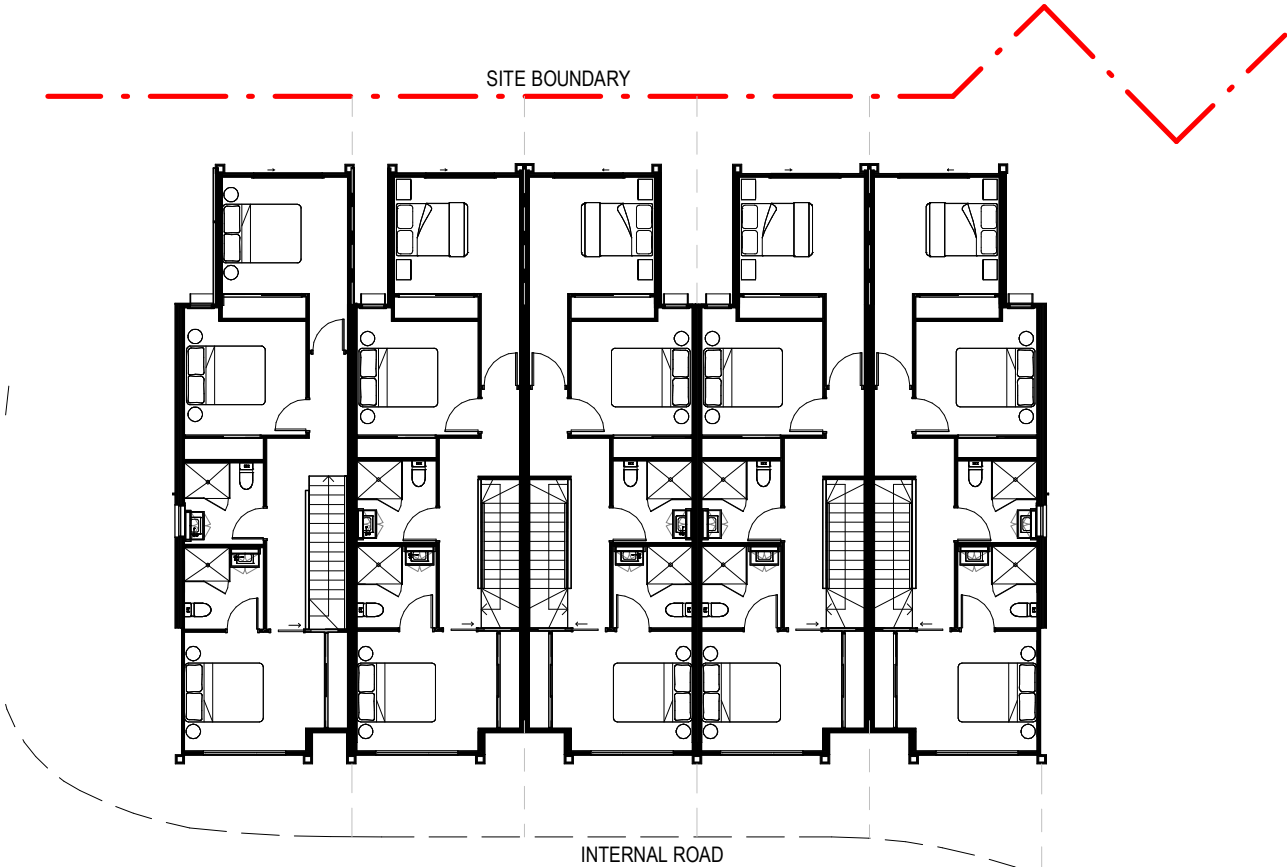
BUILDING 8 - PORTAVILLA FLOOR PLANS



1 FLOOR PLAN - GROUND FLOOR
SCALE 1 : 200 @ A3



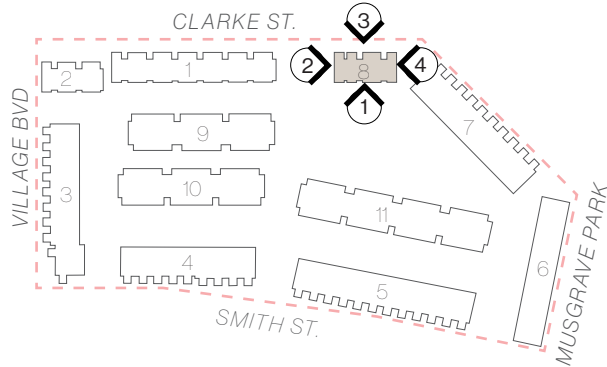
2 FLOOR PLAN - FIRST FLOOR
SCALE 1 : 200 @ A3



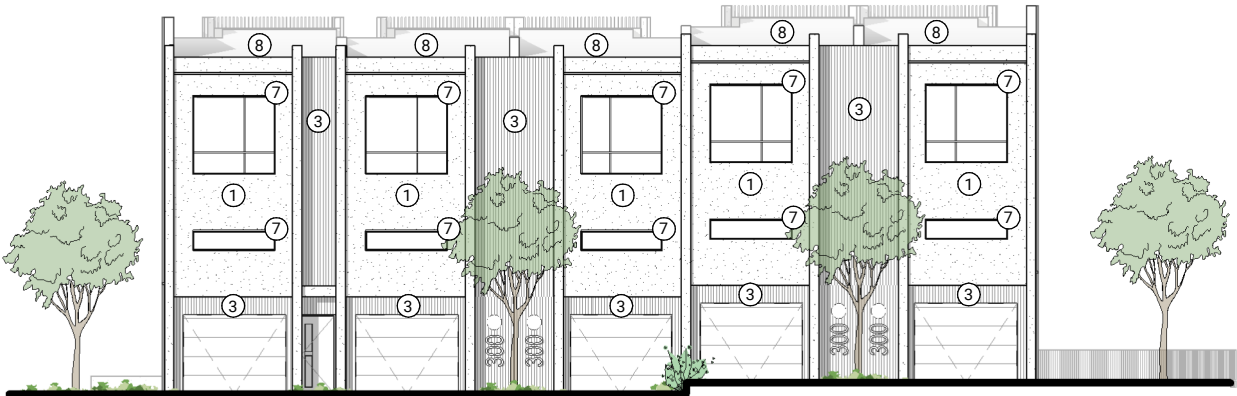
3 FLOOR PLAN - SECOND FLOOR
SCALE 1 : 200 @ A3

Our Solution

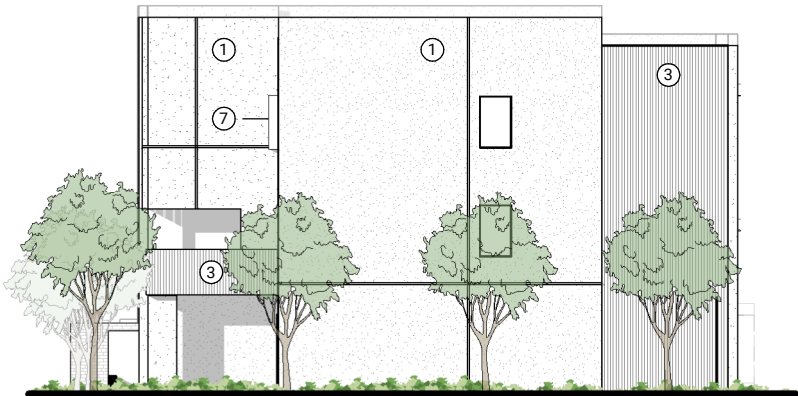
BUILDING 8 - PORTAVILLA ELEVATIONS SHEET



- MATERIAL LEGEND
- 1. APPLIED FINISH - RENDER & PAINT
 - 2. SOLID BALUSTRADE - RENDER & PAINT
 - 3. VERTICAL WEATHERBOARD CLADDING
 - 4. BOARD & BATTEN
 - 5. BOARD & BATTEN
 - 6. BATTEN SCREEN
 - 7. WINDOW HOOD
 - 8. ROOF SHEETING
 - 9. ARBOURED ENTRY
 - 10. CLEAR GLASS



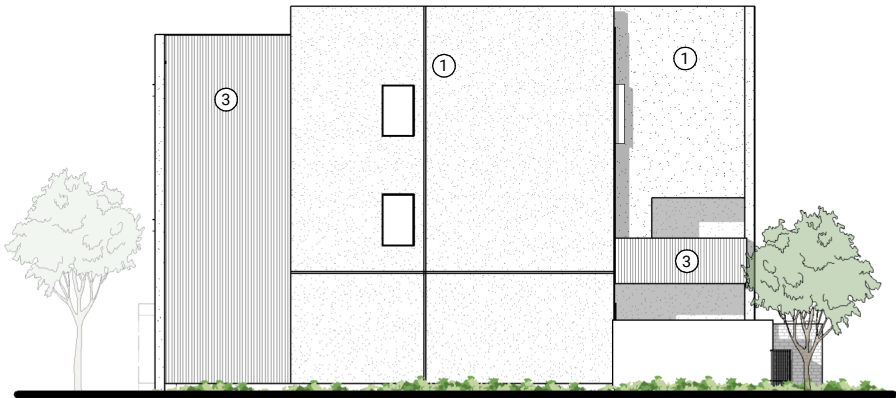
1 DA ELEVATION - FRONT
SCALE 1 : 200 @ A3



2 DA ELEVATION - LH END CONDITION
SCALE 1 : 200 @ A3

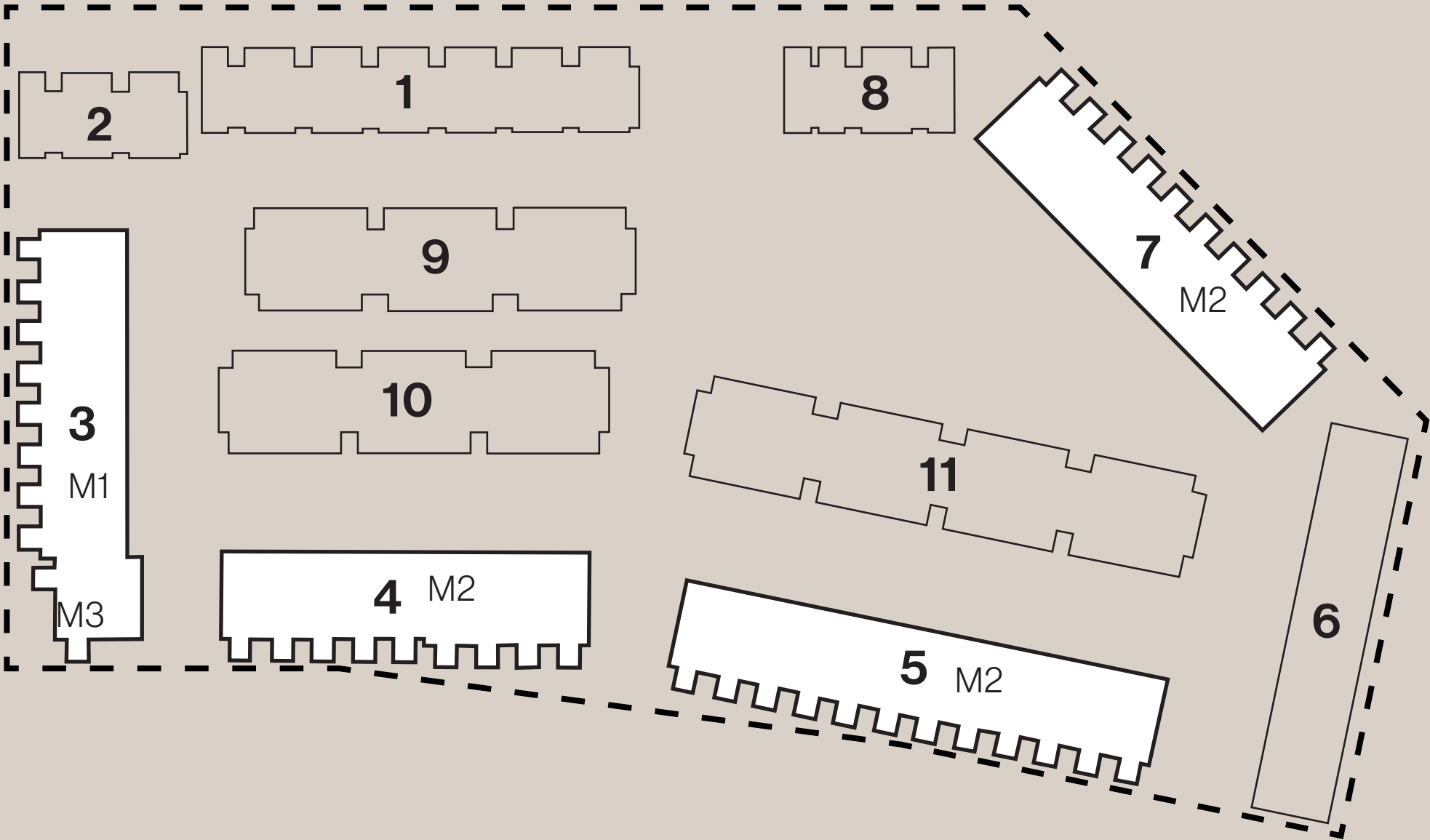


3 DA ELEVATION - REAR
SCALE 1 : 200 @ A3
DA381 | DEVELOPMENT APPLICATION | REVISION A | 30.01.26



4 DA ELEVATION - RH END CONDITION
SCALE 1 : 200 @ A3

MASON



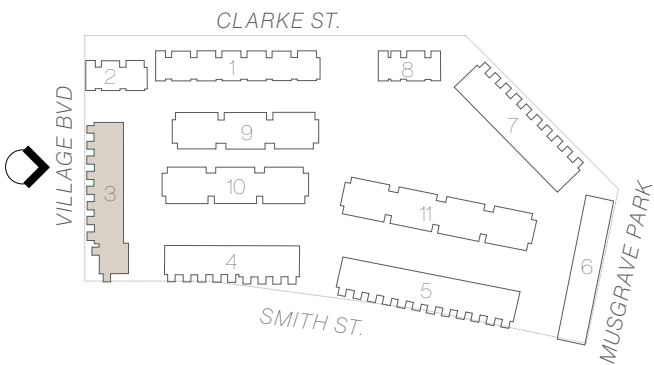
Our Vision

INTERNAL ROAD ELEVATION (MASON)

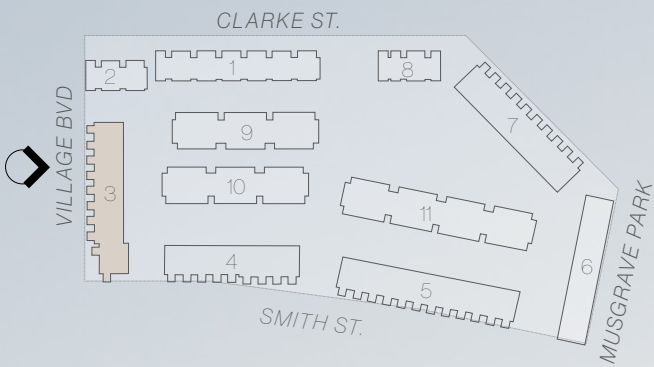


Our Vision

INTERNAL ROAD ELEVATION (MASON)V



VILLAGE BOULEVARD ELEVATION (MASON)



Our Vision

VILLAGE BOULEVARD ELEVATION (MASON)



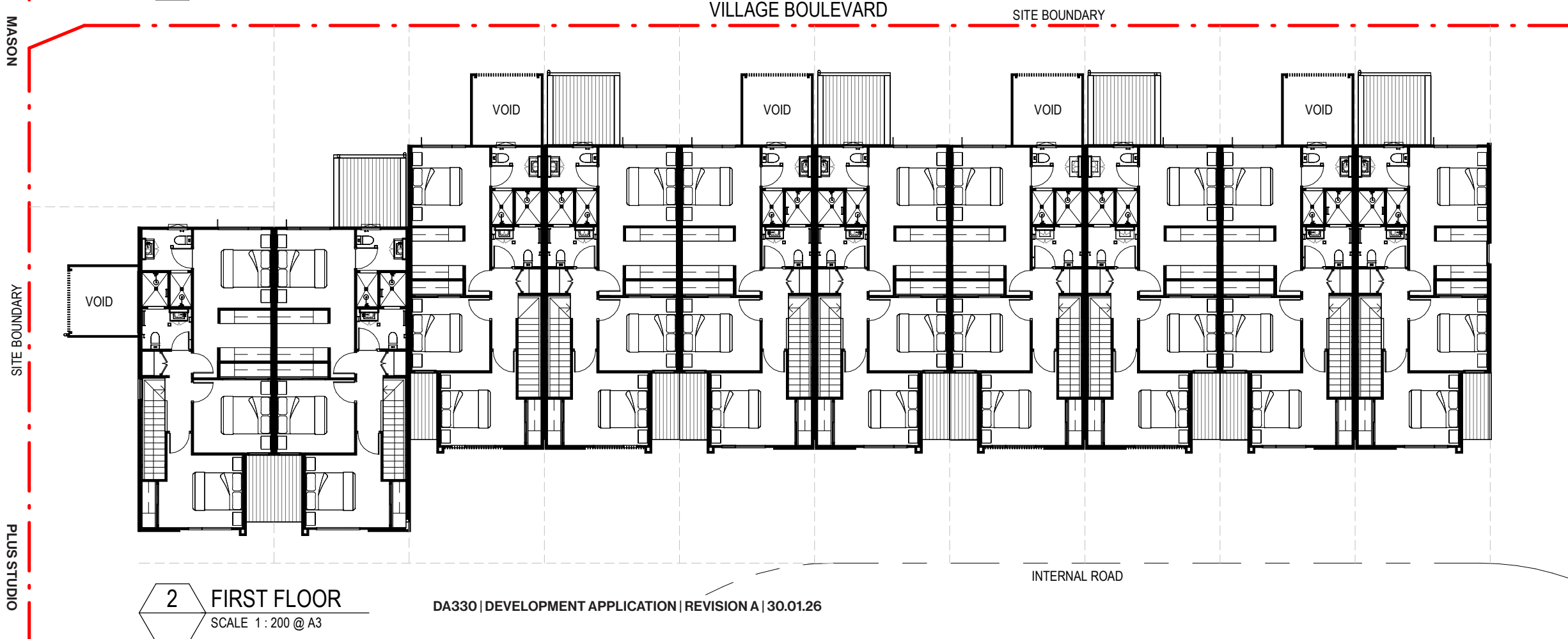
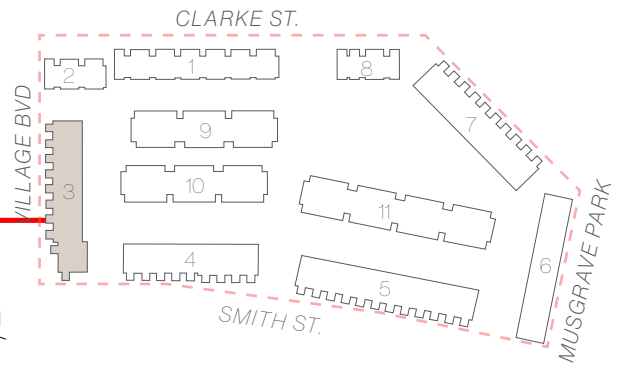
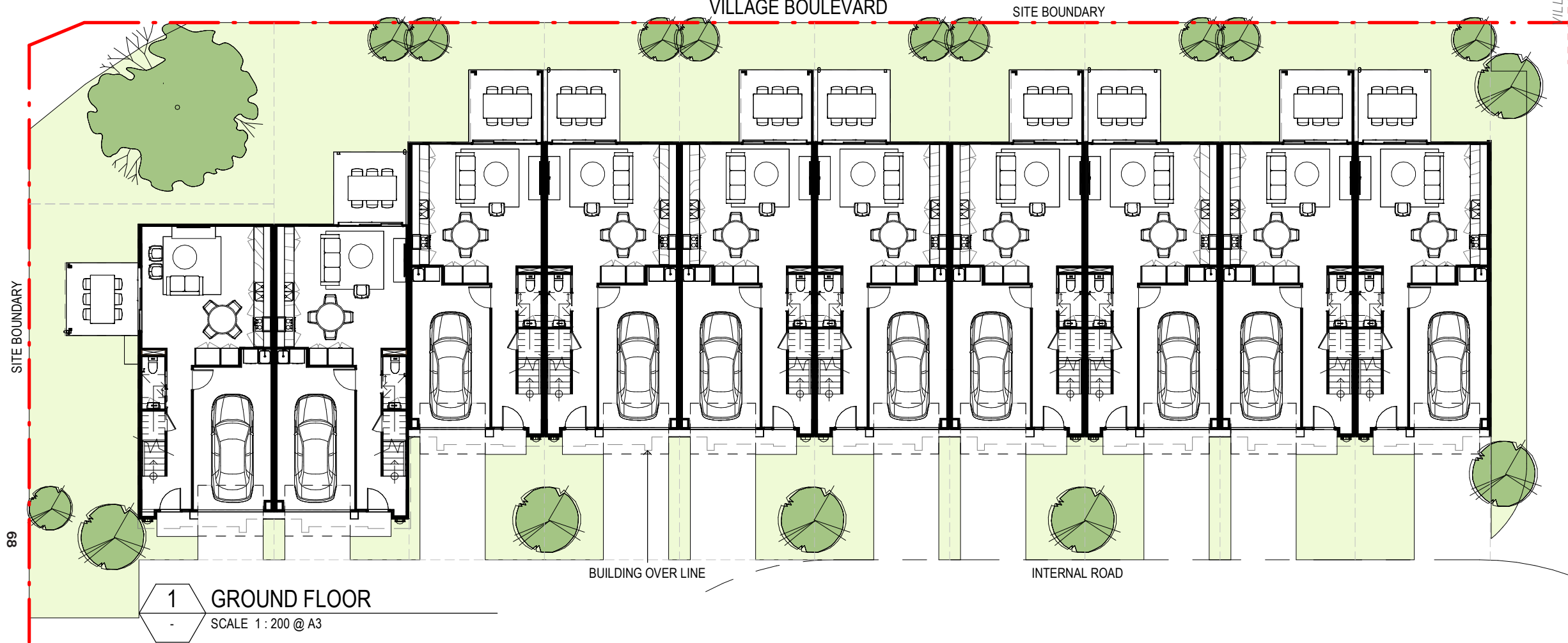
Our Vision

VILLAGE BOULEVARD ELEVATION (MASON)



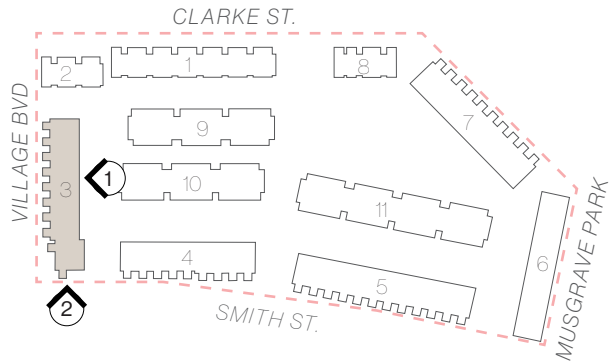
Our Solution

BUILDING 3 - MASON FLOOR PLAN



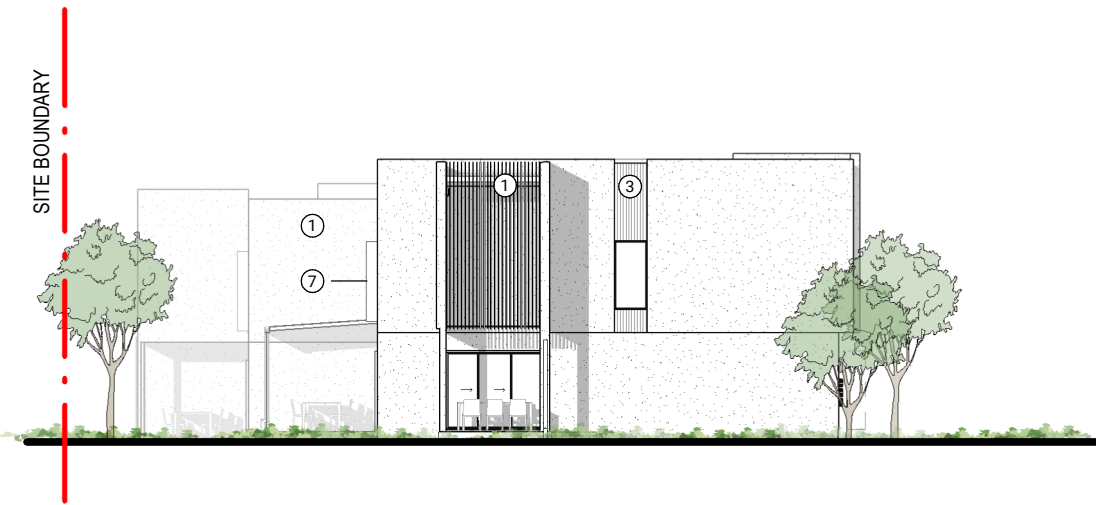
Our Solution

BUILDING 3 - MASON ELEVATIONS SHEET 1



- MATERIAL LEGEND
- 1. APPLIED FINISH - RENDER & PAINT
 - 2. SOLID BALUSTRADE - RENDER & PAINT
 - 3. VERTICAL WEATHERBOARD CLADDING
 - 4. BOARD & BATTEN
 - 5. BOARD & BATTEN
 - 6. BATTEN SCREEN
 - 7. WINDOW HOOD
 - 8. ROOF SHEETING
 - 9. ARBOURED ENTRY
 - 10. CLEAR GLASS

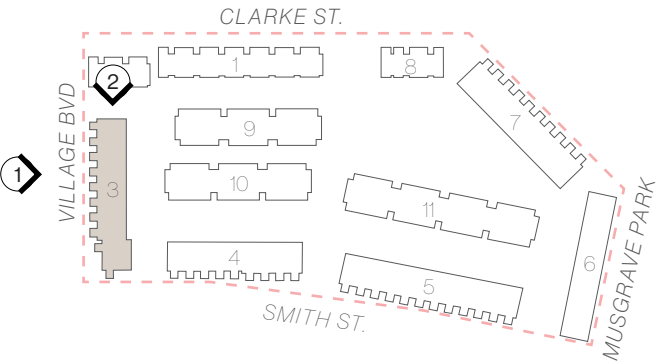
1 DA ELEVATION - FRONT
SCALE 1 : 200 @ A3



2 DA ELEVATION - LH END CONDITION
SCALE 1 : 200 @ A3

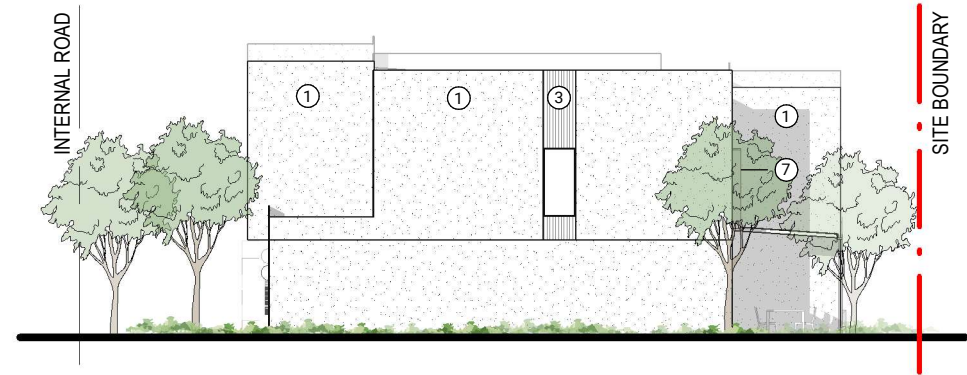
Our Solution

BUILDING 3 - MASON ELEVATIONS SHEET 2



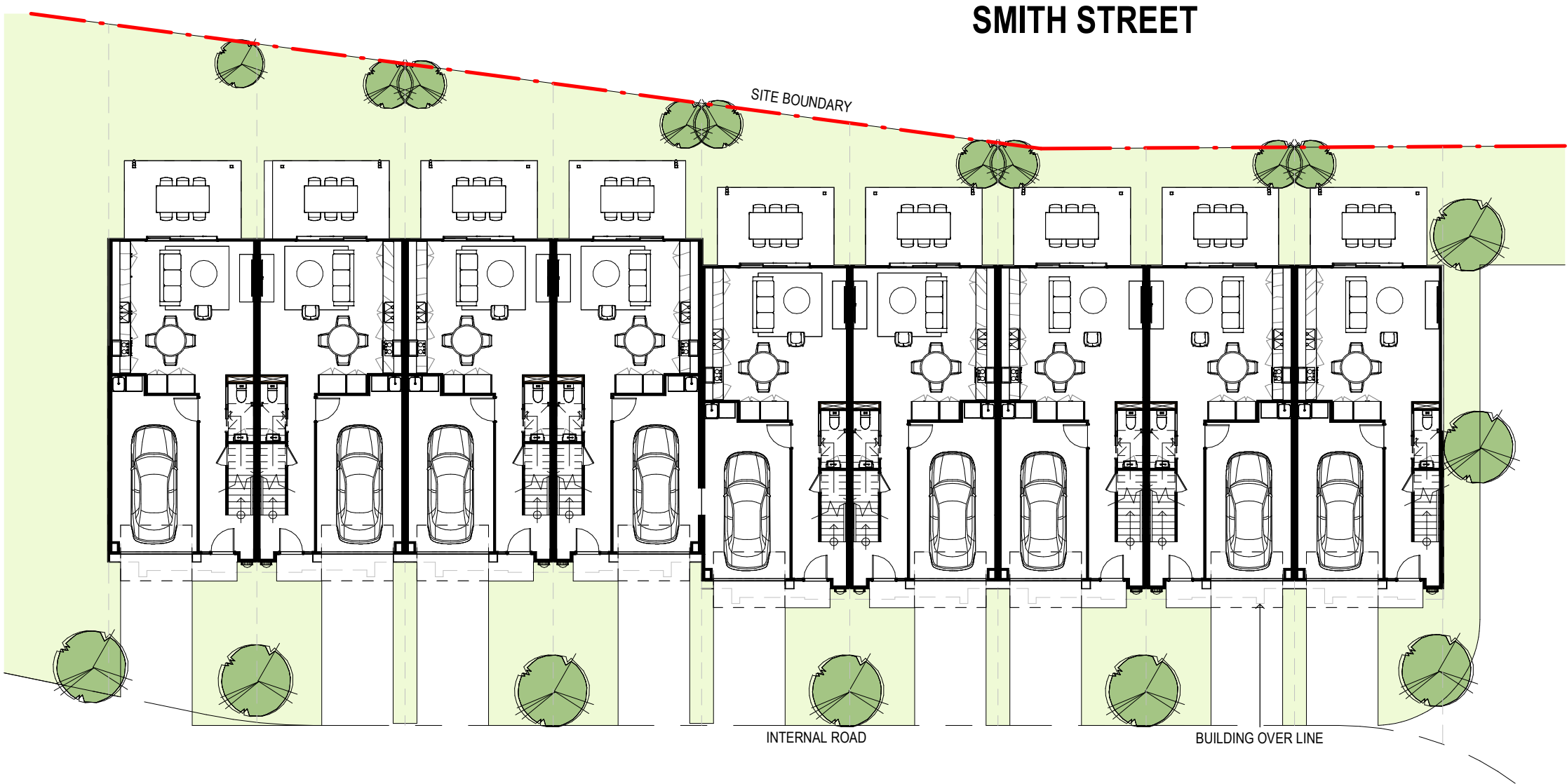
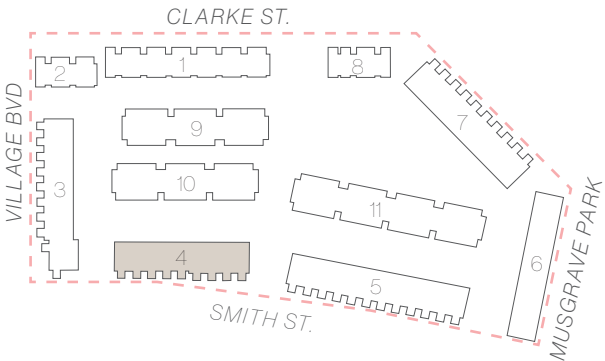
- MATERIAL LEGEND**
- 1. APPLIED FINISH - RENDER & PAINT
 - 2. SOLID BALUSTRADE - RENDER & PAINT
 - 3. VERTICAL WEATHERBOARD CLADDING
 - 4. BOARD & BATTEN
 - 5. BOARD & BATTEN
 - 6. BATTEN SCREEN
 - 7. WINDOW HOOD
 - 8. ROOF SHEETING
 - 9. ARBOURED ENTRY
 - 10. CLEAR GLASS

1 DA ELEVATION - VILLAGE BOULEVARD (REAR)
SCALE 1 : 200 @ A3



2 DA ELEVATION - RH END CONDITION
SCALE 1 : 200 @ A3

BUILDING 4 - MASON FLOOR PLAN SHEET 1

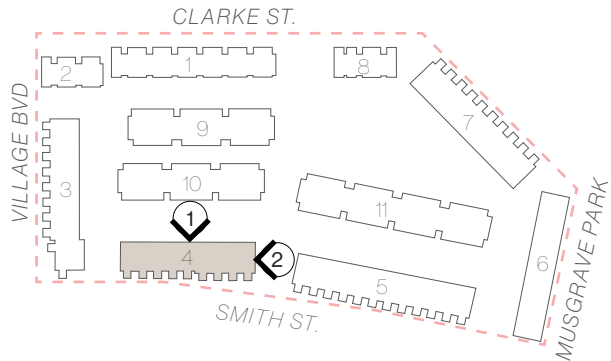


1 GROUND FLOOR
SCALE 1 : 200 @ A3

71
MASON

Our Solution

BUILDING 4 - MASON ELEVATIONS SHEET 1



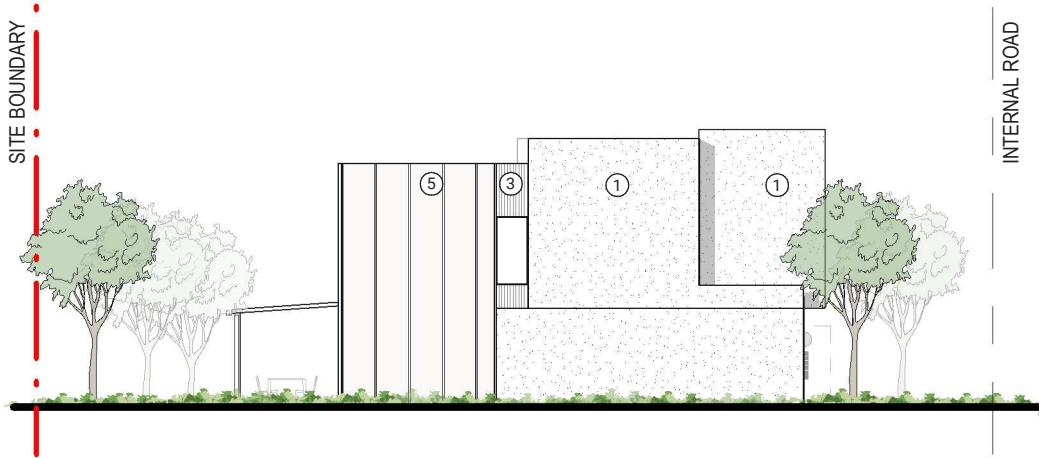
MATERIAL LEGEND

- 1. APPLIED FINISH - RENDER & PAINT
- 2. SOLID BALUSTRADE - RENDER & PAINT
- 3. VERTICAL WEATHERBOARD CLADDING
- 4. BOARD & BATTEN
- 5. BOARD & BATTEN
- 6. BATTEN SCREEN
- 7. CLEAR GLASS
- 8. ROOF SHEETING
- 9. ARBOURED ENTRY

1 DA ELEVATION - FRONT
SCALE 1 : 200 @ A3

72

MASON



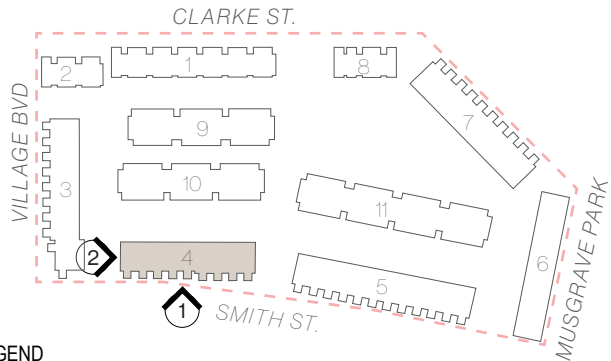
2 DA ELEVATION - LH END CONDITION
SCALE 1 : 200 @ A3



PLUS STUDIO

Our Solution

BUILDING 4 - MASON ELEVATIONS SHEET 2

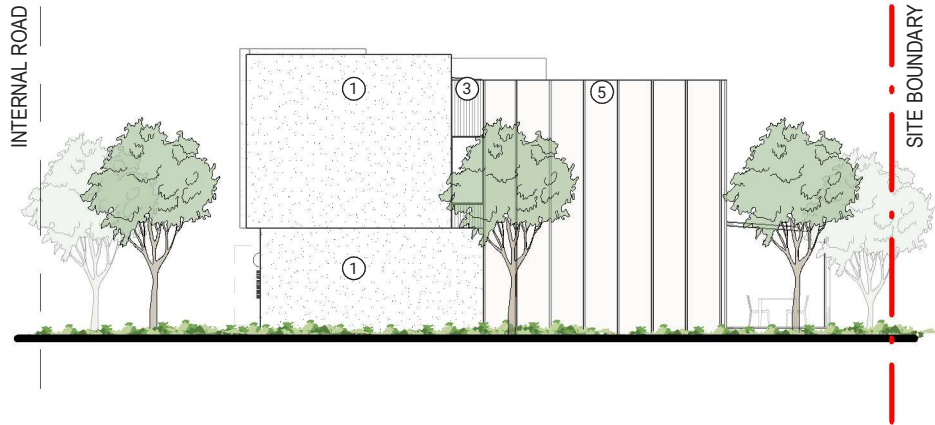


MATERIAL LEGEND

- 1. APPLIED FINISH - RENDER & PAINT
- 2. SOLID BALUSTRADE - RENDER & PAINT
- 3. VERTICAL WEATHERBOARD CLADDING
- 4. BOARD & BATTEN
- 5. BOARD & BATTEN
- 6. BATTEN SCREEN
- 7. CLEAR GLASS
- 8. ROOF SHEETING
- 9. ARBOURED ENTRY



1 DA ELEVATION - REAR
SCALE 1 : 200 @ A3

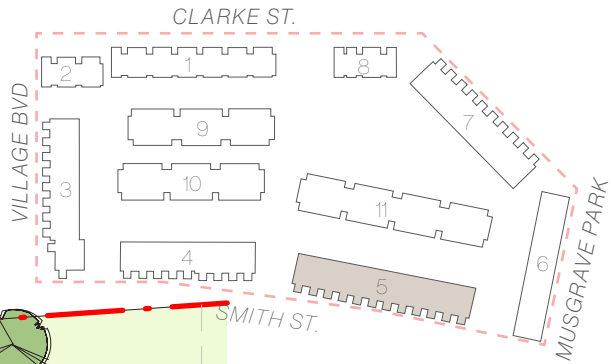


2 DA ELEVATION - RH END CONDITION
SCALE 1 : 200 @ A3

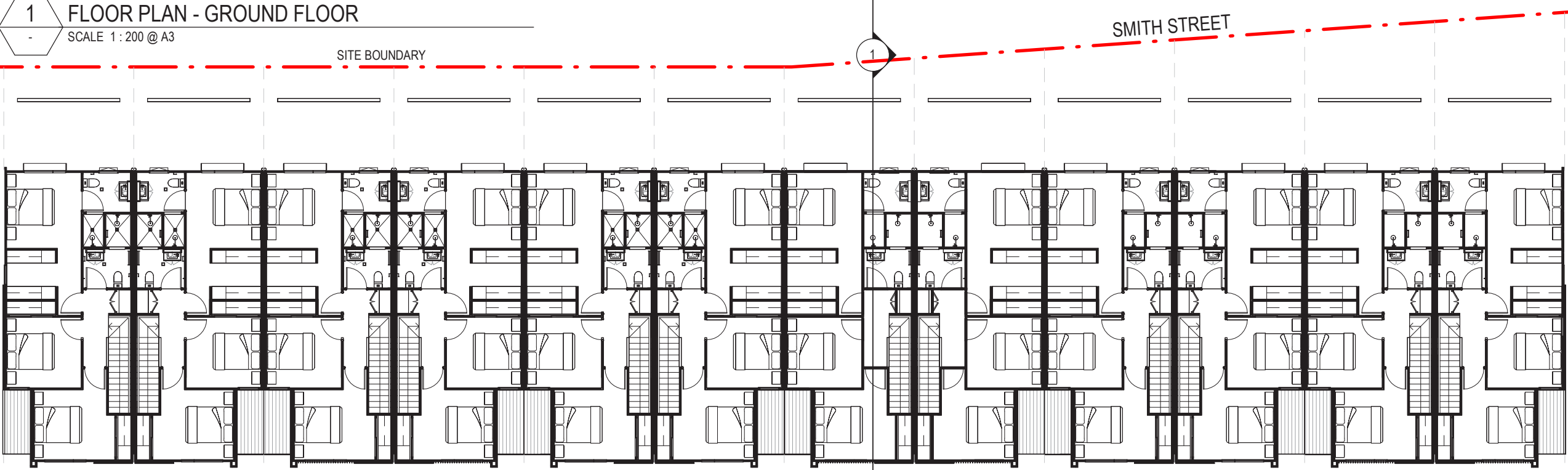


Our Solution

BUILDING 5 - MASON FLOOR PLANS



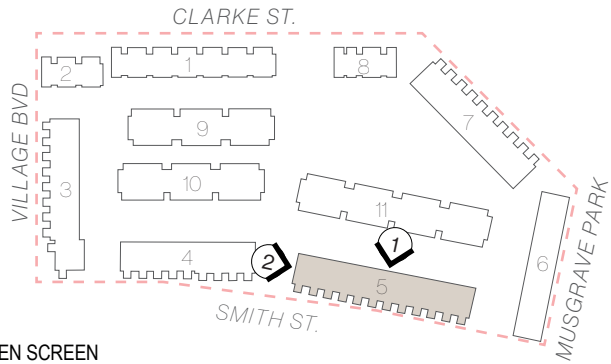
1 FLOOR PLAN - GROUND FLOOR
SCALE 1:200 @ A3



2 FLOOR PLAN - FIRST FLOOR
SCALE 1:200 @ A3

Our Solution

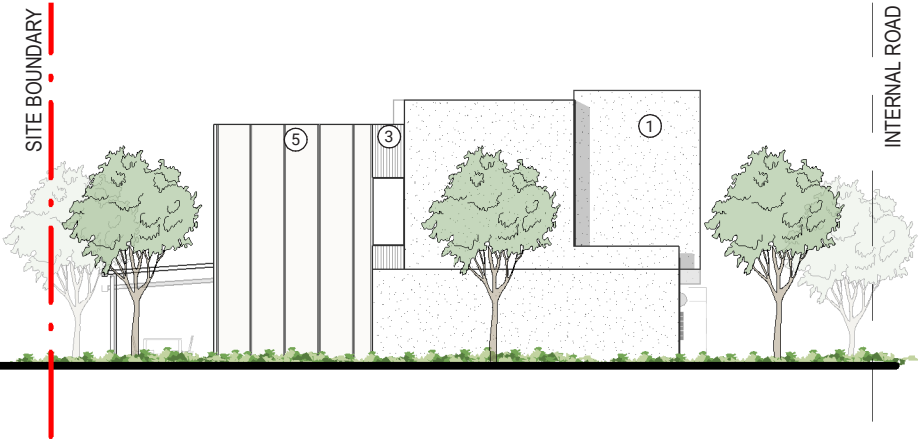
BUILDING 5 - MASON ELEVATIONS SHEET 1



- MATERIAL LEGEND
- 1. APPLIED FINISH - RENDER & PAINT
 - 2. SOLID BALUSTRADE - RENDER & PAINT
 - 3. VERTICAL WEATHERBOARD CLADDING
 - 4. BOARD & BATTEN
 - 5. BOARD & BATTEN
 - 6. BATTEN SCREEN
 - 7. CLEAR GLASS
 - 8. ROOF SHEETING
 - 9. ARBOURED ENTRY



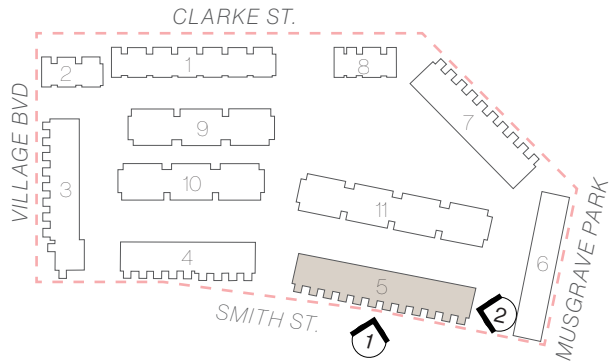
1 DA ELEVATION - FRONT
SCALE 1 : 200 @ A3



2 DA ELEVATION - LH END CONDITION
SCALE 1 : 200 @ A3

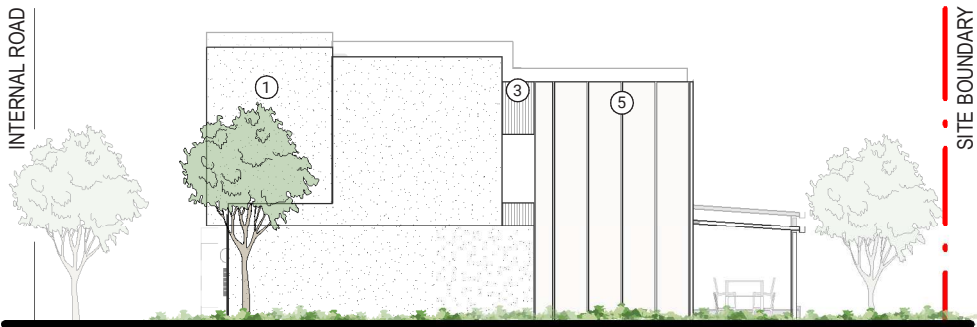
Our Solution

BUILDING 5 - MASON ELEVATIONS SHEET 2



- MATERIAL LEGEND
- 1. APPLIED FINISH - RENDER & PAINT
 - 2. SOLID BALUSTRADE - RENDER & PAINT
 - 3. VERTICAL WEATHERBOARD CLADDING
 - 4. BOARD & BATTEN
 - 5. BOARD & BATTEN
 - 6. BATTEN SCREEN
 - 7. CLEAR GLASS
 - 8. ROOF SHEETING
 - 9. ARBOURED ENTRY

1 DA ELEVATION - REAR
SCALE 1 : 200 @ A3

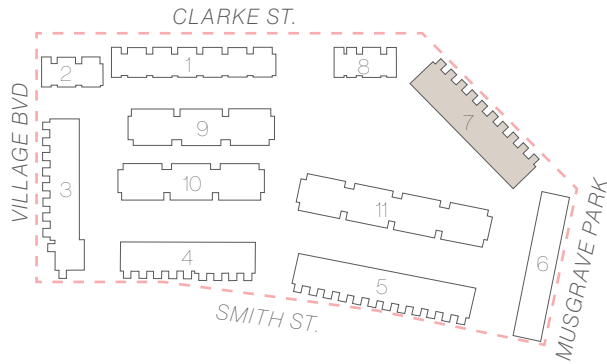
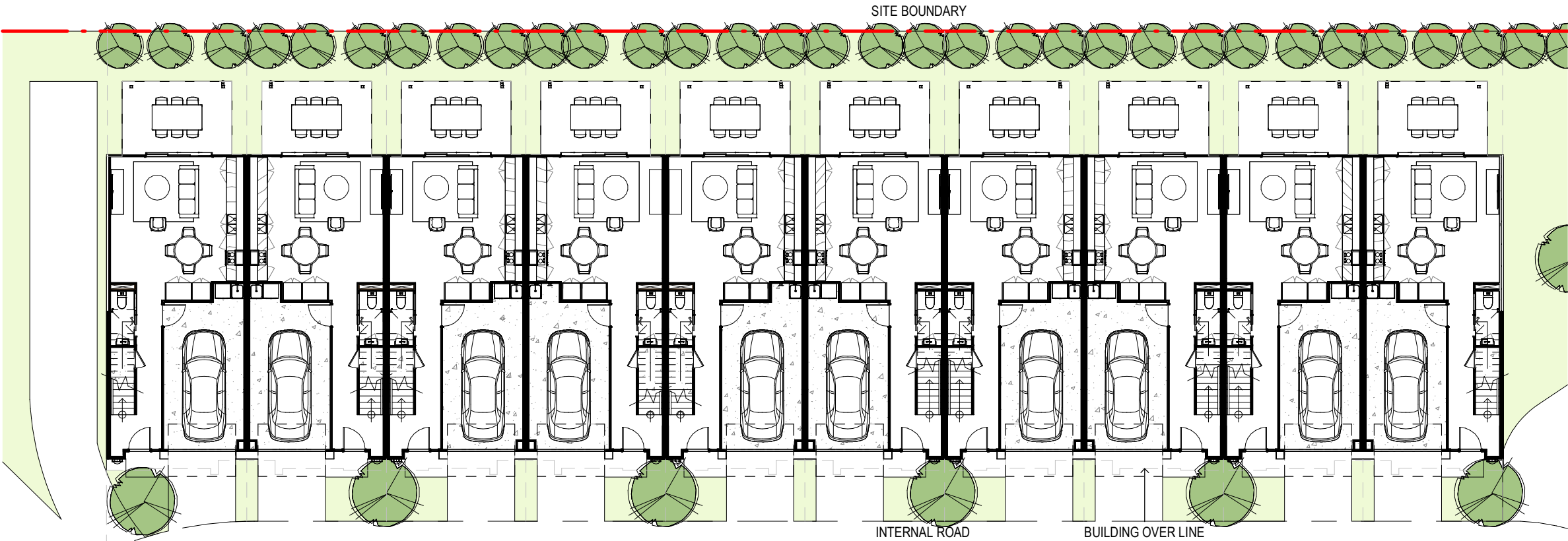


2 DA ELEVATION - RH END CONDITION
SCALE 1 : 200 @ A3



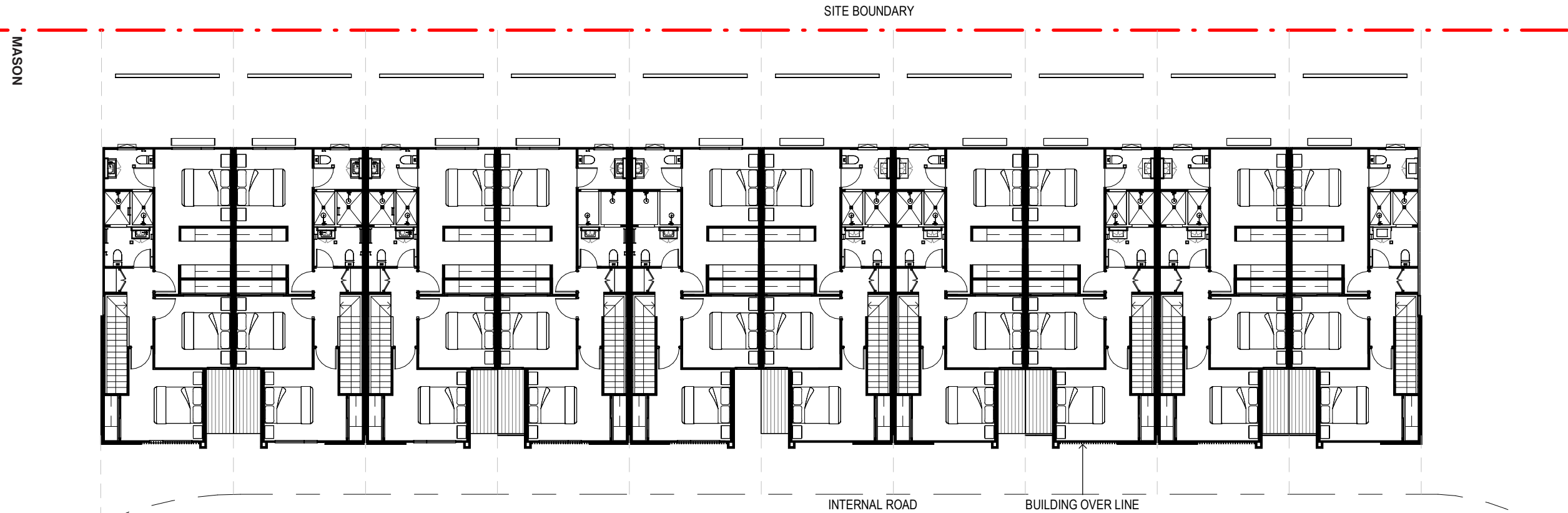
Our Solution

BUILDING 7 - MASON FLOOR PLANS



1 FLOOR PLAN - GROUND FLOOR

SCALE 1:200 @ A3

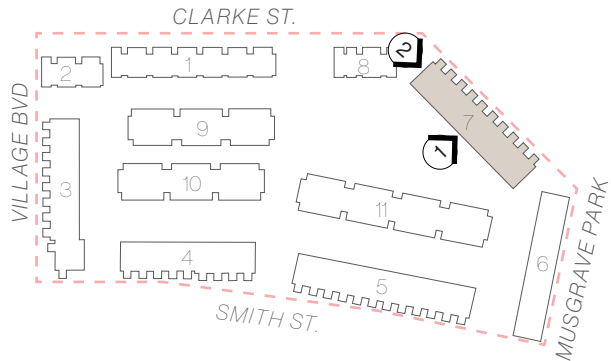


2 FLOOR PLAN - FIRST FLOOR

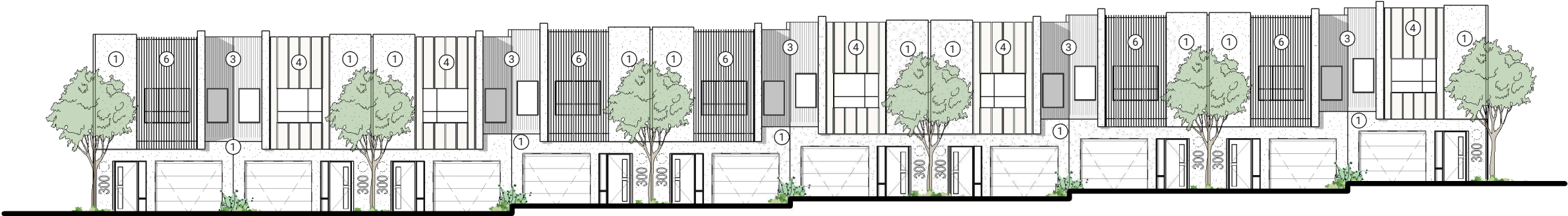
SCALE 1:200 @ A3

Our Solution

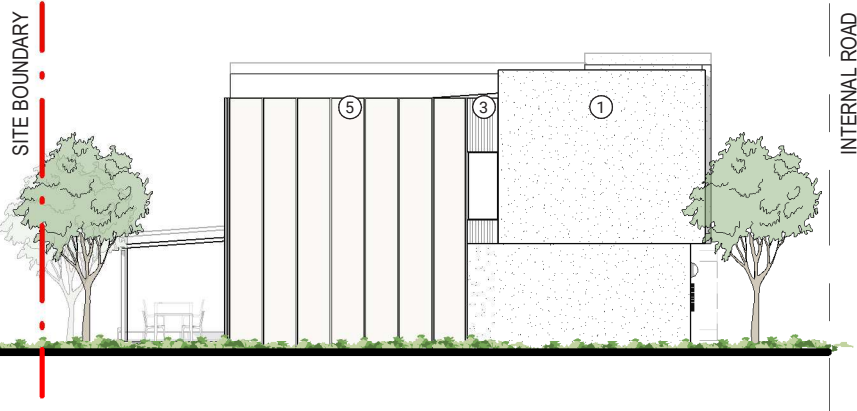
BUILDING 7 - MASON ELEVATIONS SHEET 1



- MATERIAL LEGEND
- 1. APPLIED FINISH - RENDER & PAINT
 - 2. SOLID BALUSTRADE - RENDER & PAINT
 - 3. VERTICAL WEATHERBOARD CLADDING
 - 4. BOARD & BATTEN
 - 5. BOARD & BATTEN
 - 6. BATTEN SCREEN
 - 7. CLEAR GLASS
 - 8. ROOF SHEETING
 - 9. ARBOURED ENTRY



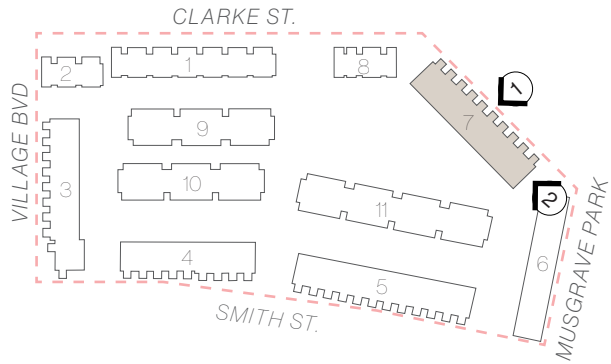
1 DA ELEVATION - FRONT
SCALE 1 : 200 @ A3



2 DA ELEVATION - LH END CONDITION
SCALE 1 : 200 @ A3

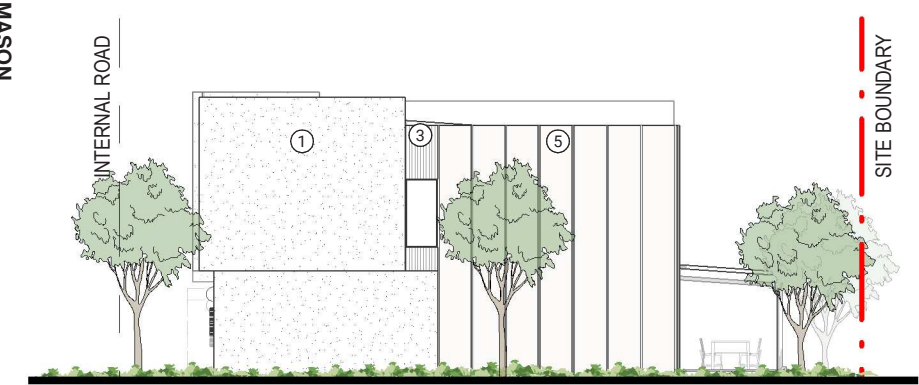
Our Solution

BUILDING 7 - MASON ELEVATIONS SHEET 2



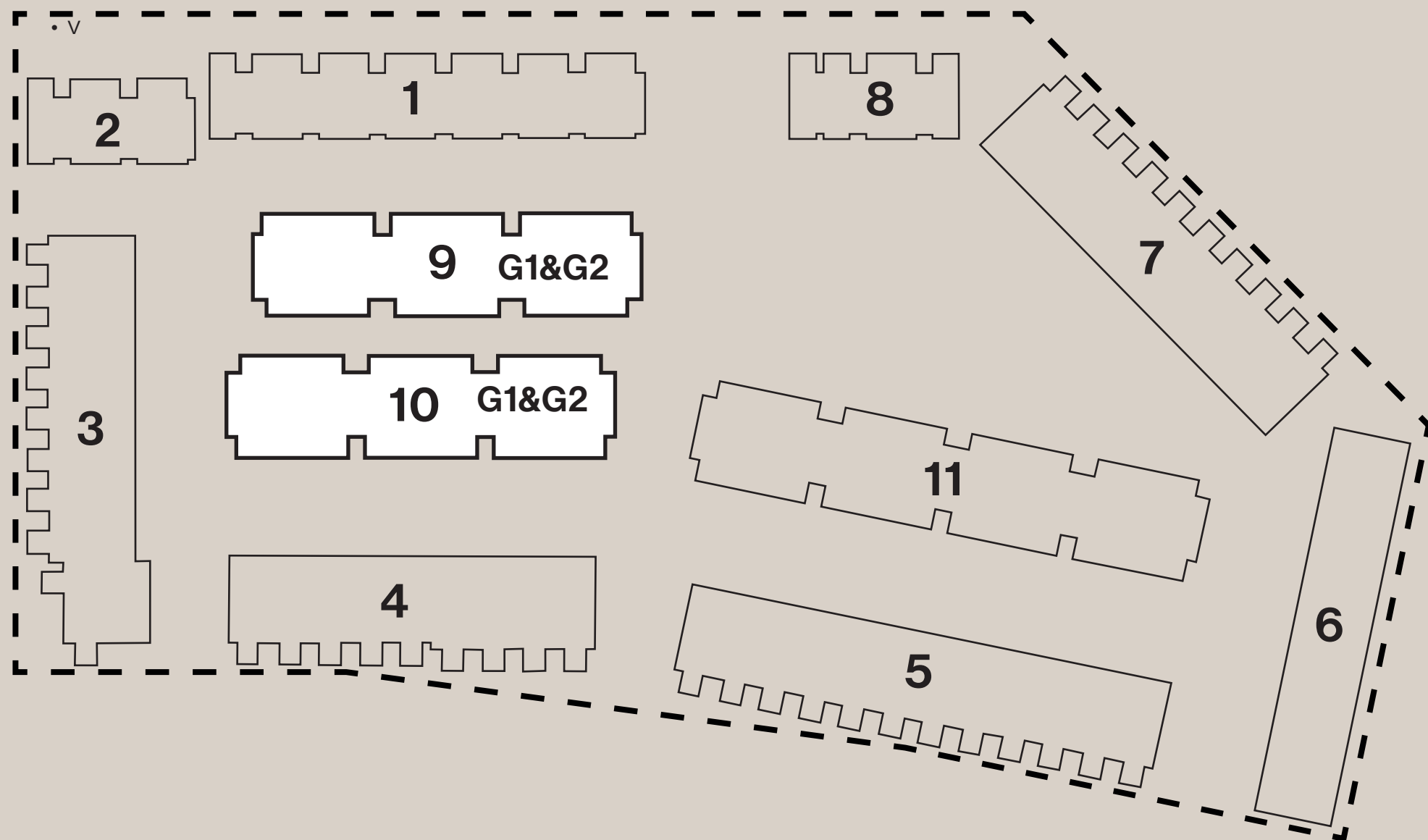
1 DA ELEVATION - REAR
SCALE 1 : 200 @ A3

- MATERIAL LEGEND
- 1. APPLIED FINISH - RENDER & PAINT
 - 2. SOLID BALUSTRADE - RENDER & PAINT
 - 3. VERTICAL WEATHERBOARD CLADDING
 - 4. BOARD & BATTEN
 - 5. BOARD & BATTEN
 - 6. BATTEN SCREEN
 - 7. CLEAR GLASS
 - 8. ROOF SHEETING
 - 9. ARBOURED ENTRY

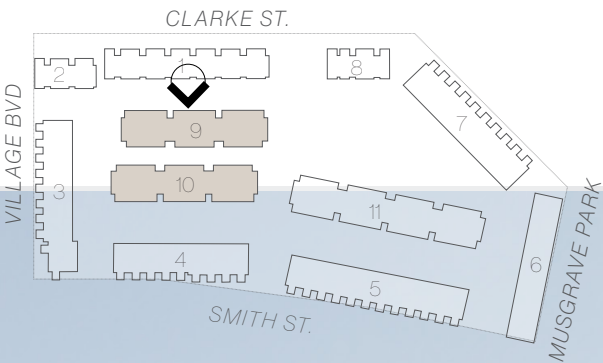


2 DA ELEVATION - RH END CONDITION
SCALE 1 : 200 @ A3

GOSHAWK (G1 & G2)

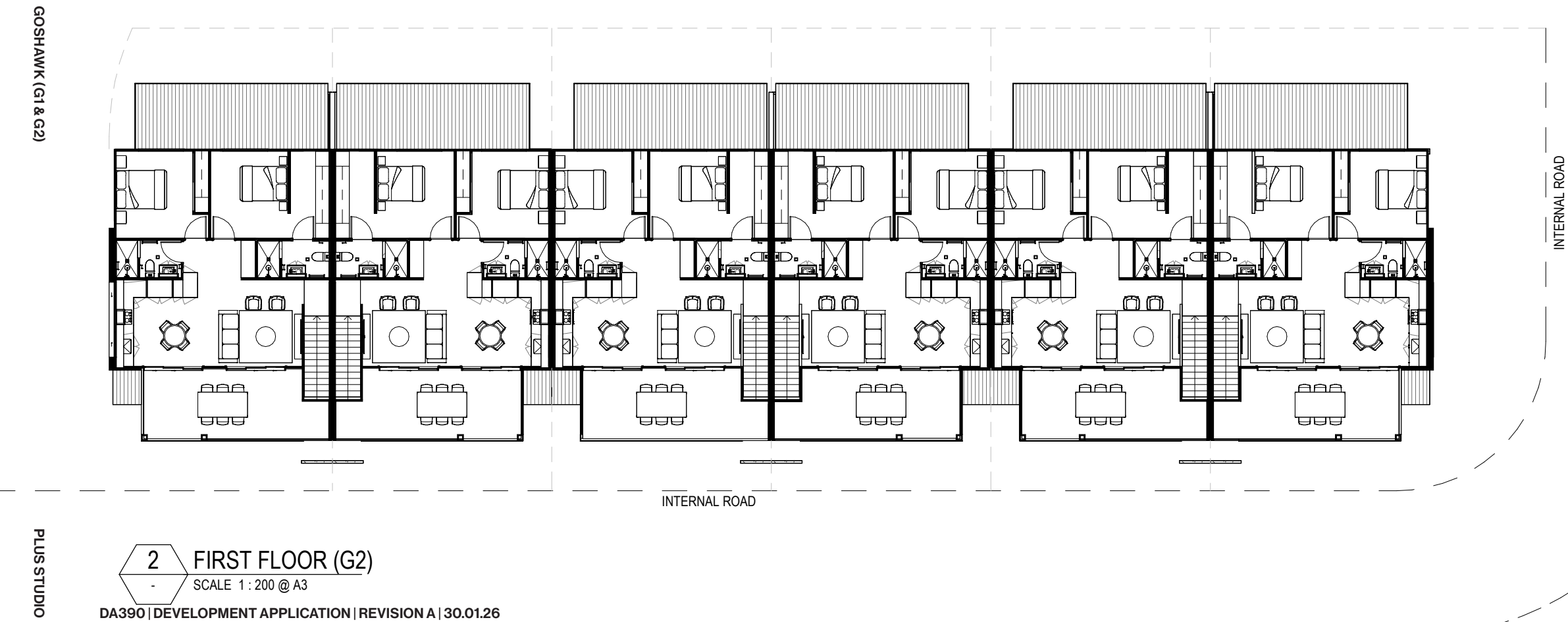
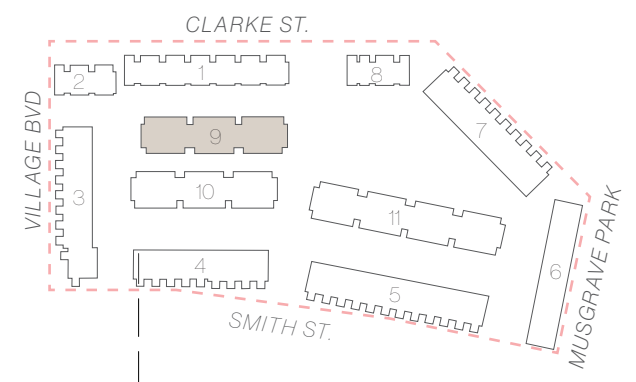
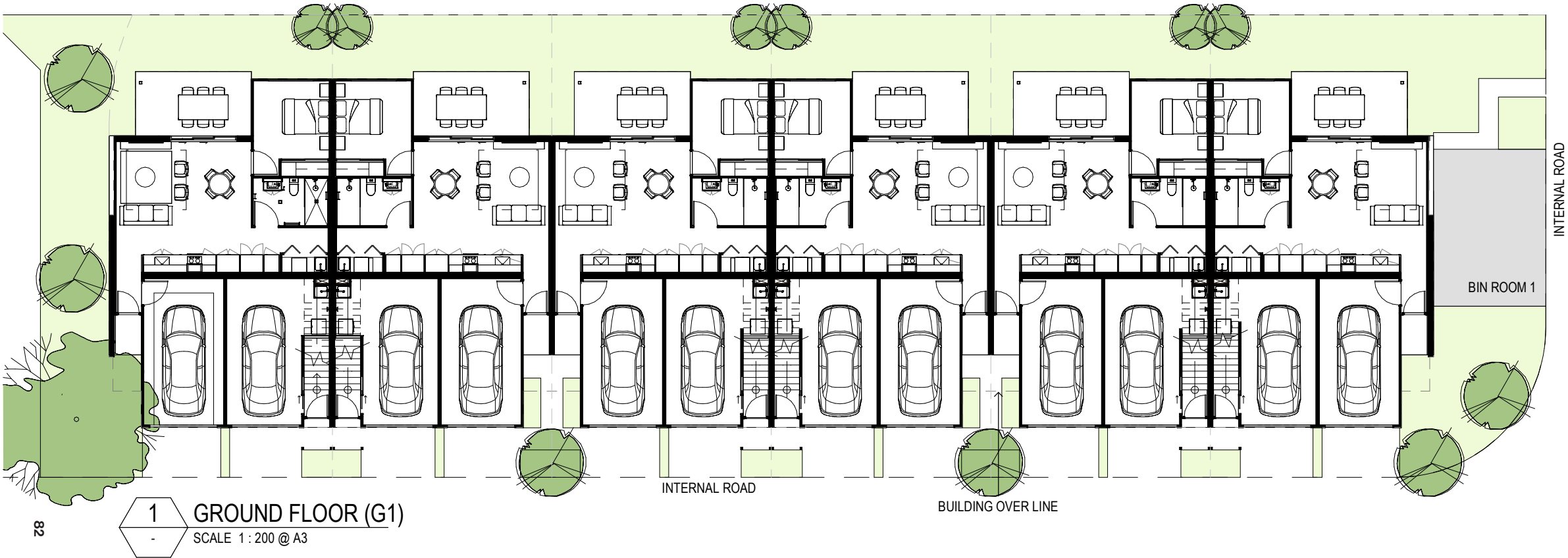


INTERNAL ROAD ELEVATION (GOSHAWK G1 & G2)



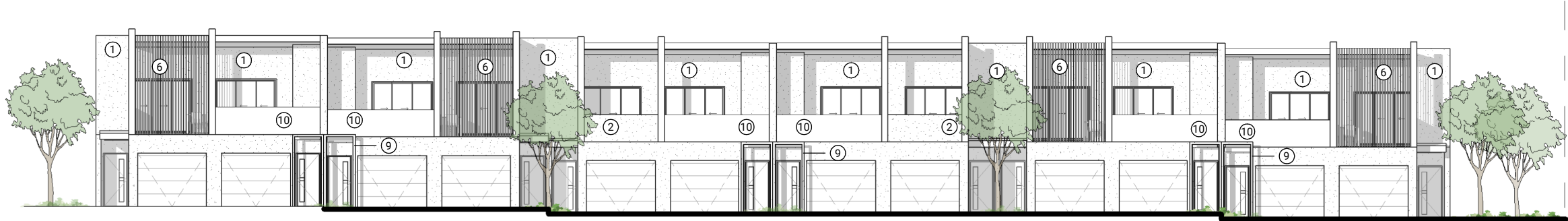
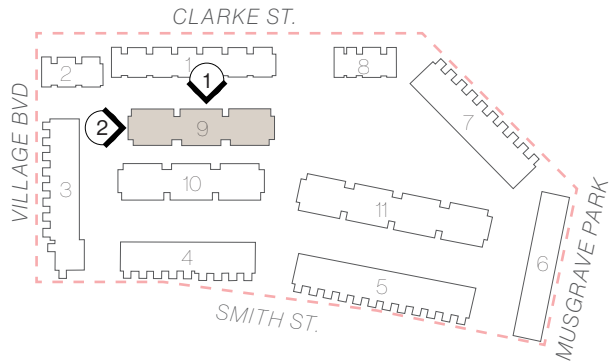
Our Solution

BUILDING 9 - GOSHAWK FLOOR PLANS



Our Solution

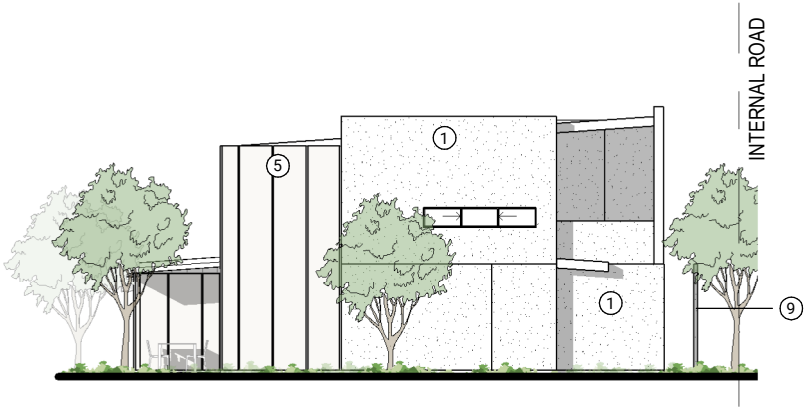
BUILDING 9 - GOSHAWK ELEVATIONS SHEET 1



INTERNAL ROAD

- MATERIAL LEGEND
- 1. APPLIED FINISH - RENDER & PAINT
 - 2. SOLID BALUSTRADE - RENDER & PAINT
 - 3. VERTICAL WEATHERBOARD CLADDING
 - 4. BOARD & BATTEN
 - 5. BOARD & BATTEN
 - 6. BATTEN SCREEN
 - 7. WINDOW HOOD
 - 8. ROOF SHEETING
 - 9. ARBOURED ENTRY
 - 10. CLEAR GLASS

1 DA ELEVATION - FRONT
SCALE 1 : 200 @ A3

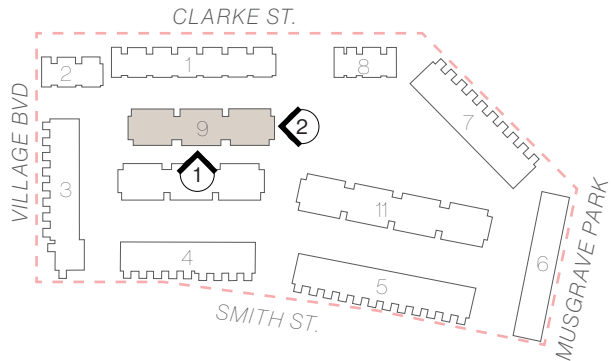


INTERNAL ROAD

2 DA ELEVATION - LH END CONDITION
SCALE 1 : 200 @ A3

Our Solution

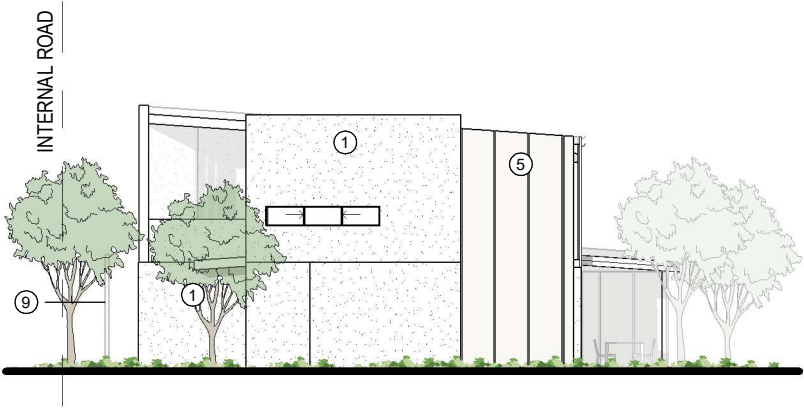
BUILDING 9 - GOSHAWK ELEVATIONS SHEET 2



MATERIAL LEGEND

- MA** 1. APPLIED FINISH - RENDER & PAINT
2. SOLID BALUSTRADE - RENDER & PAINT
3. VERTICAL WEATHERBOARD CLADDING
4. BOARD & BATTEN
5. BOARD & BATTEN
6. BATTEN SCREEN
7. WINDOW HOOD
8. ROOF SHEETING
9. ARBOURED ENTRY
10. CLEAR GLASS

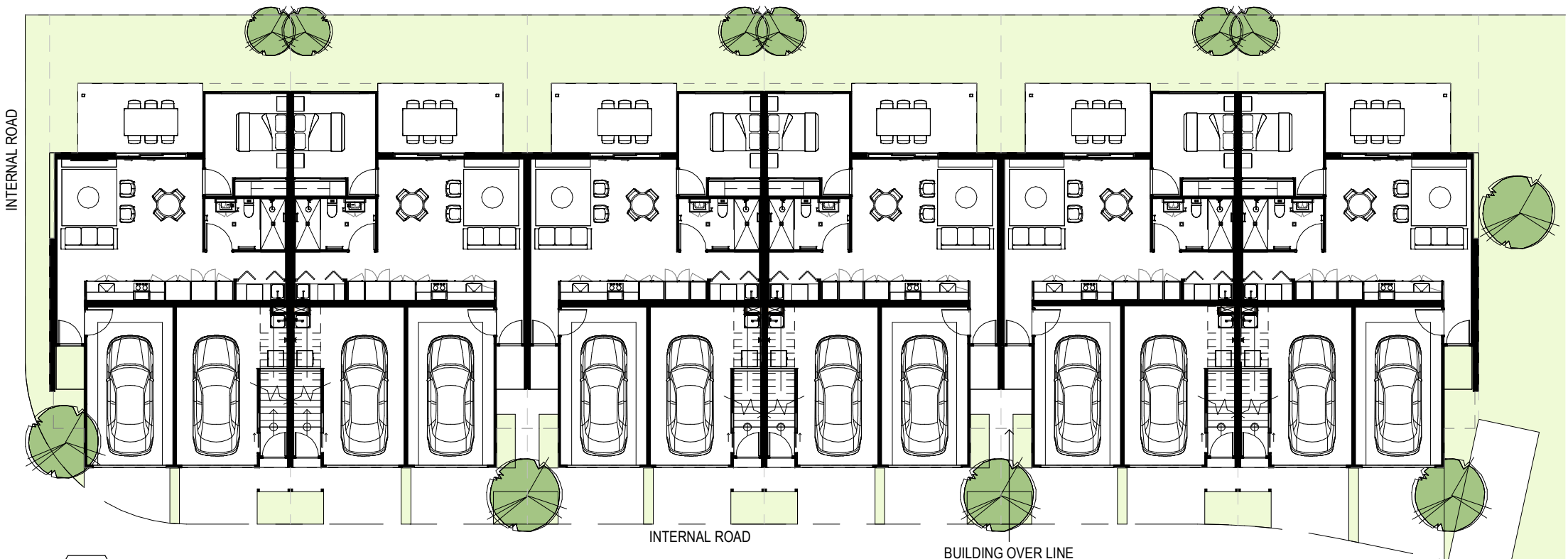
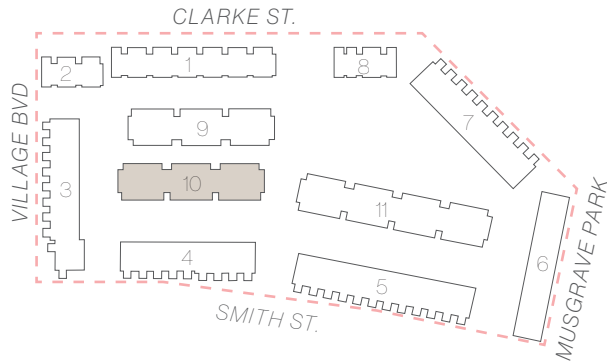
1 DA ELEVATION - REAR
SCALE 1 : 200 @ A3



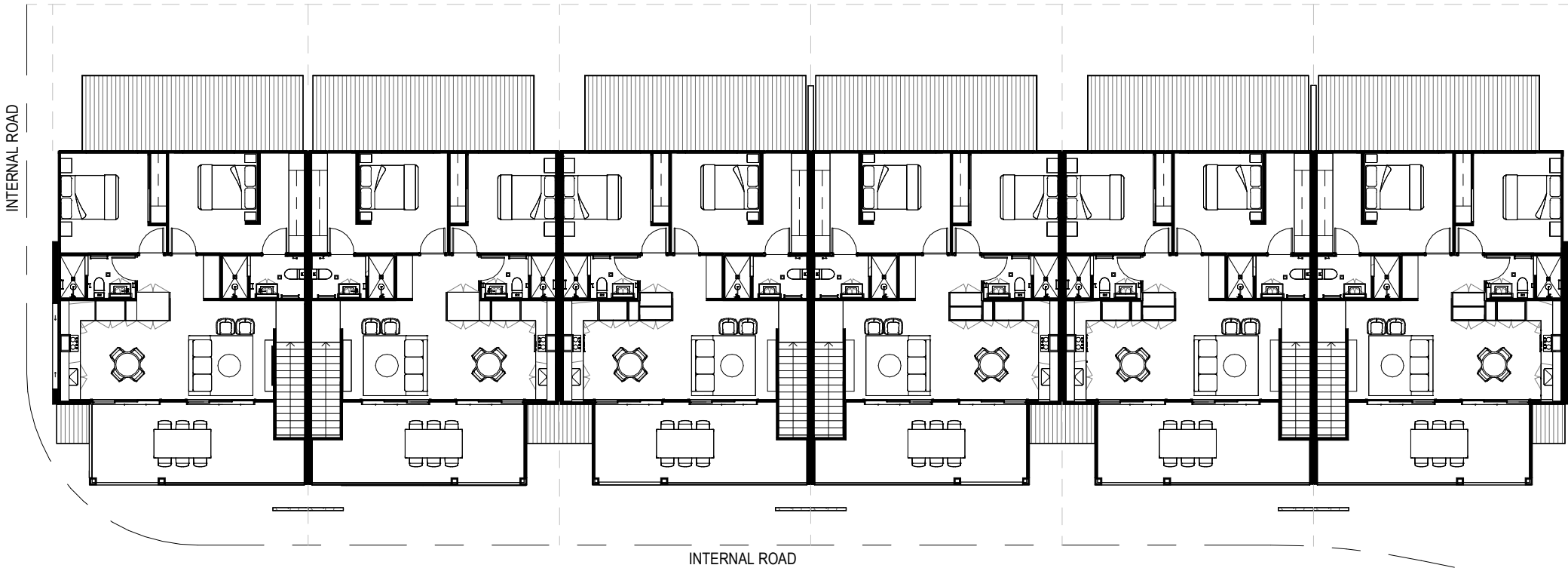
2 DA ELEVATION - RH END CONDITION
SCALE 1 : 200 @ A3

Our Solution

BUILDING 10 - GOSHAWK FLOOR PLANS



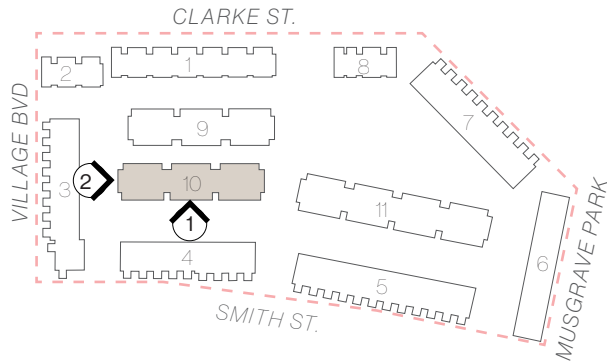
1 GROUND FLOOR (G3)
SCALE 1 : 200 @ A3



2 FIRST FLOOR (G4)
SCALE 1 : 200 @ A3

Our Solution

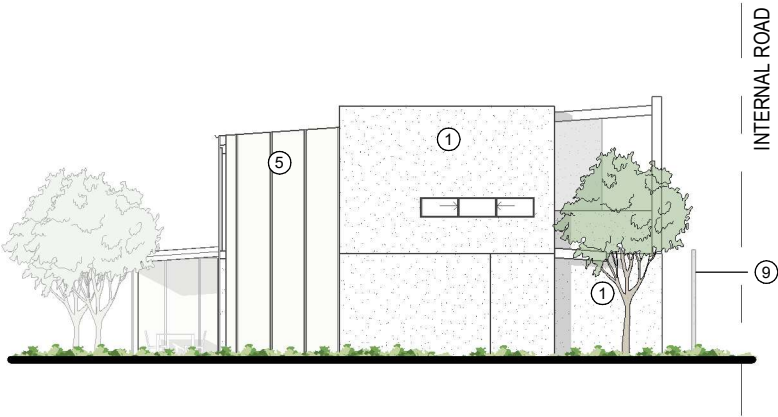
BUILDING 10 - GOSHAWK ELEVATIONS SHEET 1



- MATERIAL LEGEND
- 1. APPLIED FINISH - RENDER & PAINT
 - 2. SOLID BALUSTRADE - RENDER & PAINT
 - 3. VERTICAL WEATHERBOARD CLADDING
 - 4. BOARD & BATTEN
 - 5. BOARD & BATTEN
 - 6. BATTEN SCREEN
 - 7. WINDOW HOOD
 - 8. ROOF SHEETING
 - 9. ARBOURED ENTRY
 - 10. CLEAR GLASS



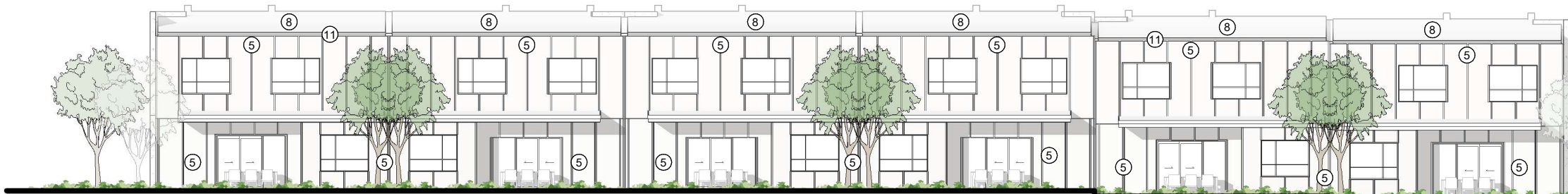
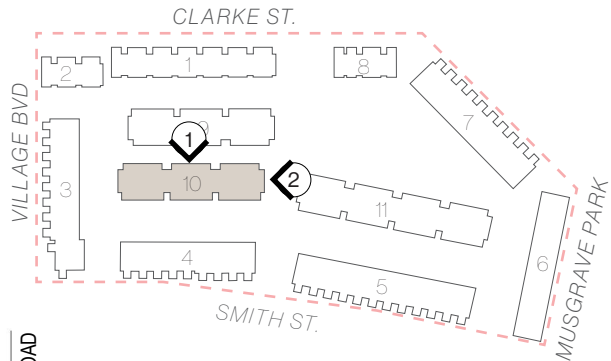
1 DA ELEVATION - FRONT
SCALE 1 : 200 @ A3



2 DA ELEVATION - LH END CONDITION
SCALE 1 : 200 @ A3

Our Solution

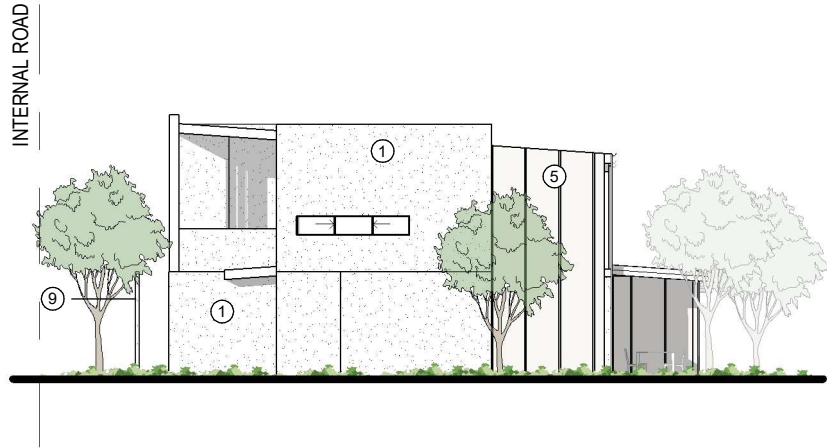
BUILDING 10 - GOSHAWK ELEVATIONS SHEET 2



INTERNAL ROAD

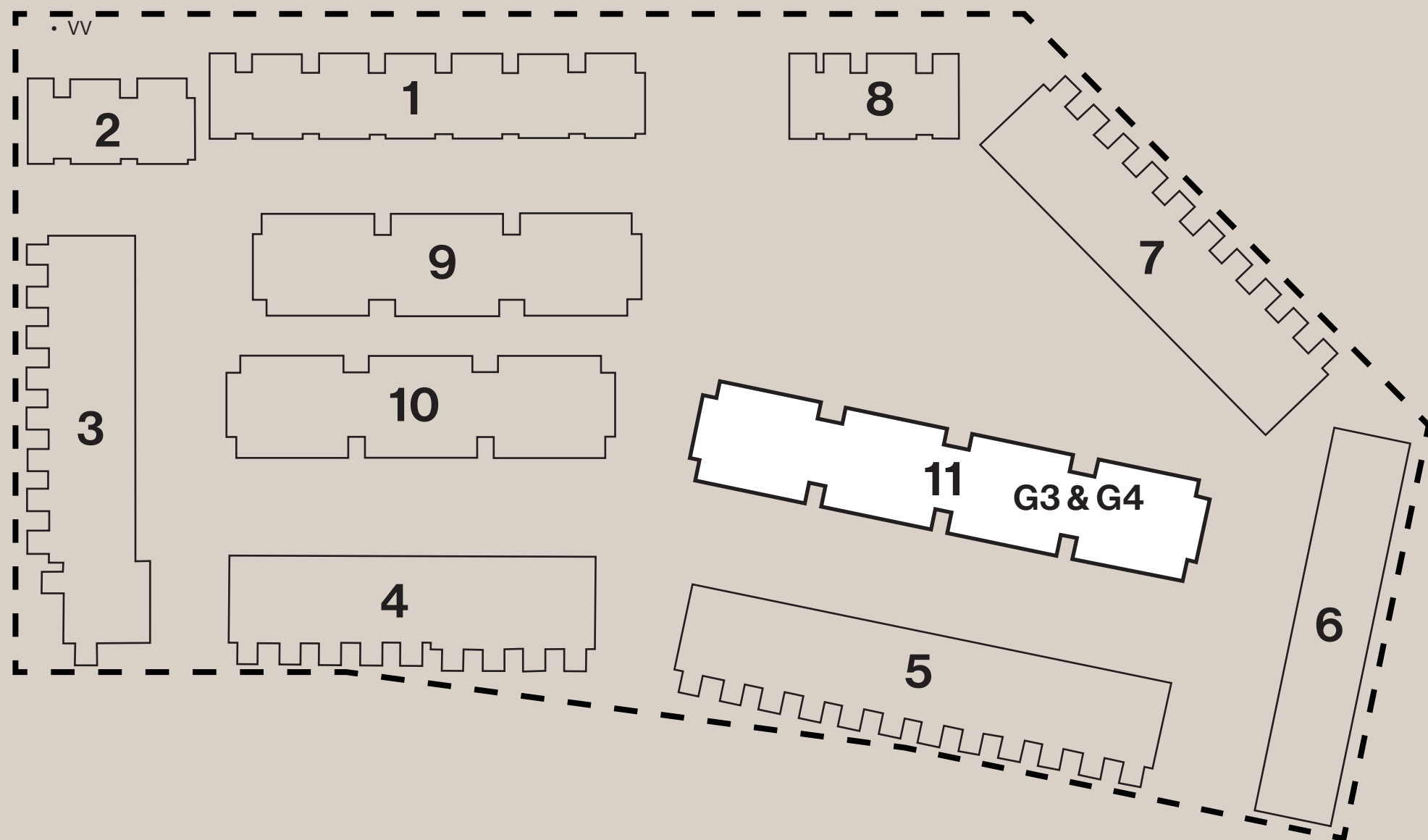
- MATERIAL LEGEND
- 1. APPLIED FINISH - RENDER & PAINT
 - 2. SOLID BALUSTRADE - RENDER & PAINT
 - 3. VERTICAL WEATHERBOARD CLADDING
 - 4. BOARD & BATTEN
 - 5. BOARD & BATTEN
 - 6. BATTEN SCREEN
 - 7. WINDOW HOOD
 - 8. ROOF SHEETING
 - 9. ARBOURED ENTRY
 - 10. CLEAR GLASS

1 DA ELEVATION - REAR
SCALE 1 : 200 @ A3



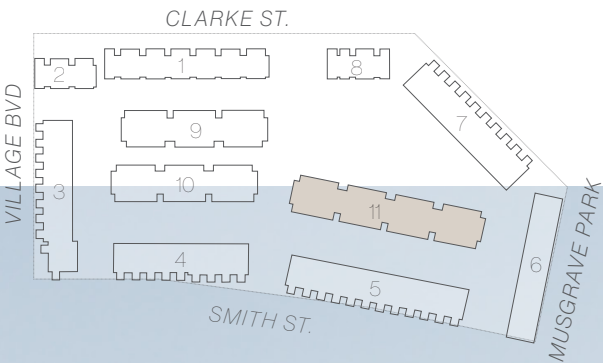
2 DA ELEVATION - RH END CONDITION
SCALE 1 : 200 @ A3

GOSHAWK (G3 & G4)

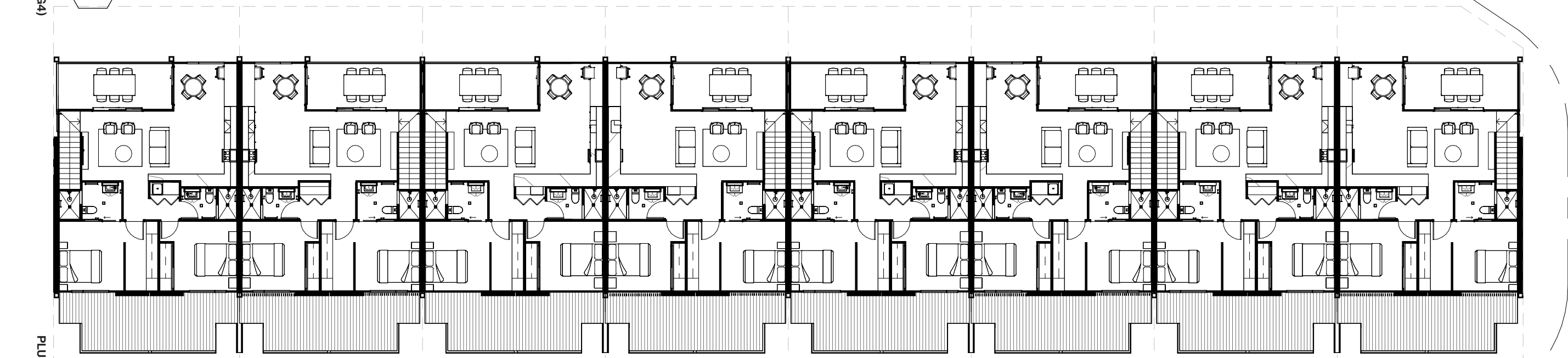
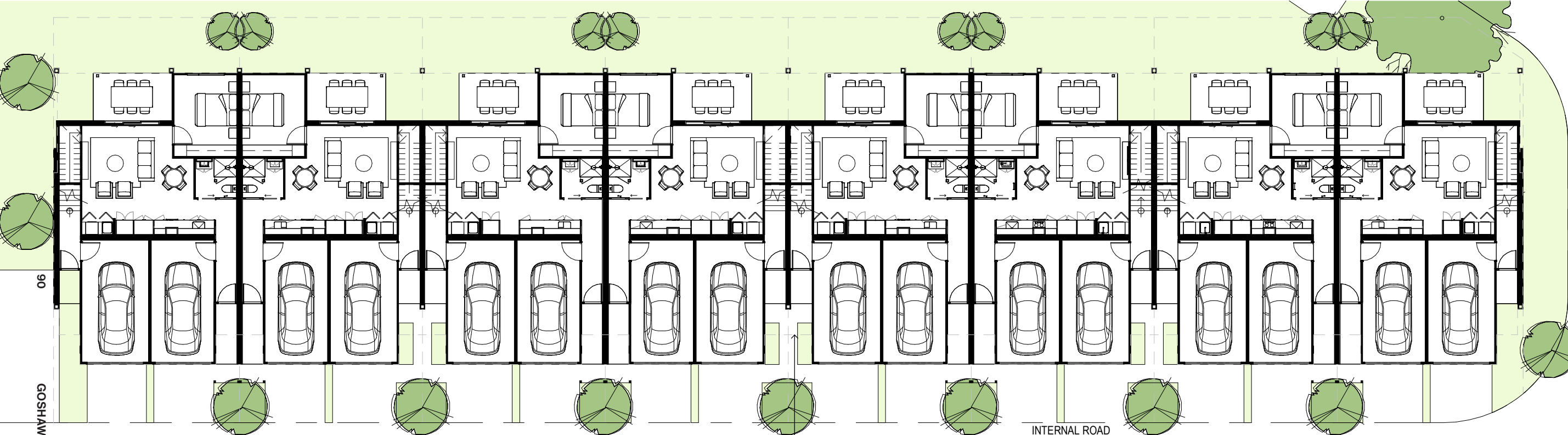
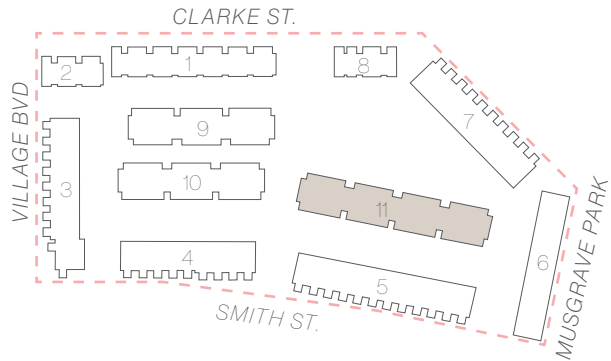


Our Vision

INTERNAL ROAD ELEVATION (GOSHAWK G3 & G4)

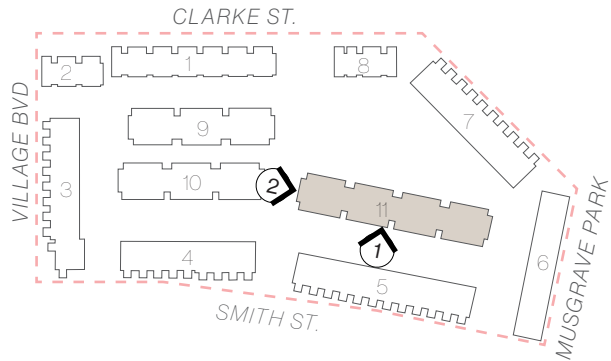


BUILDING 11 - GOSHAWK FLOOR PLANS



Our Solution

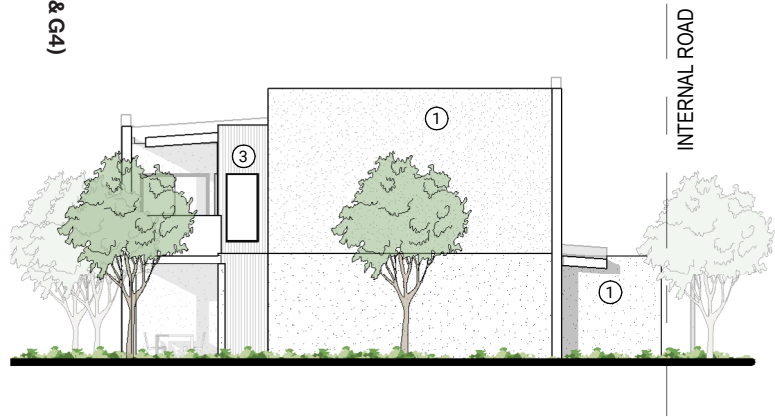
BUILDING 11 - GOSHAWK ELEVATIONS SHEET 1



91

1 DA ELEVATION - FRONT
SCALE 1 : 200 @ A3

GOSHAWK (G3 & G4)



2 DA ELEVATION - LH END CONDITION
SCALE 1 : 200 @ A3

PLUSSTUDIO

MATERIAL LEGEND

- 1. APPLIED FINISH - RENDER & PAINT
- 2. SOLID BALUSTRADE - RENDER & PAINT
- 3. VERTICAL WEATHERBOARD CLADDING
- 4. BOARD & BATTEN
- 5. BOARD & BATTEN
- 6. BATTEN SCREEN
- 7. WINDOW HOOD
- 8. ROOF SHEETING
- 9. ARBOURED ENTRY
- 10. CLEAR GLASS

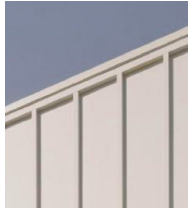
1. & 2.



3.



4. & 5.



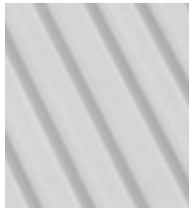
6.



7.



8.



9.

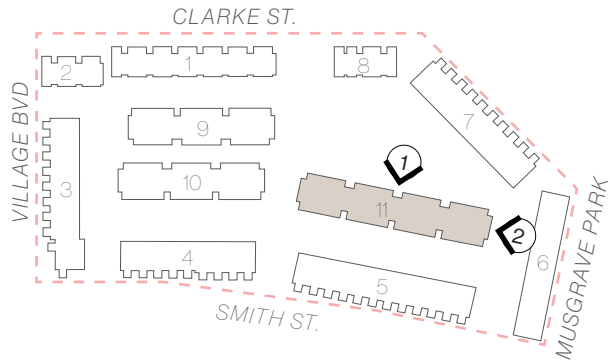


10.

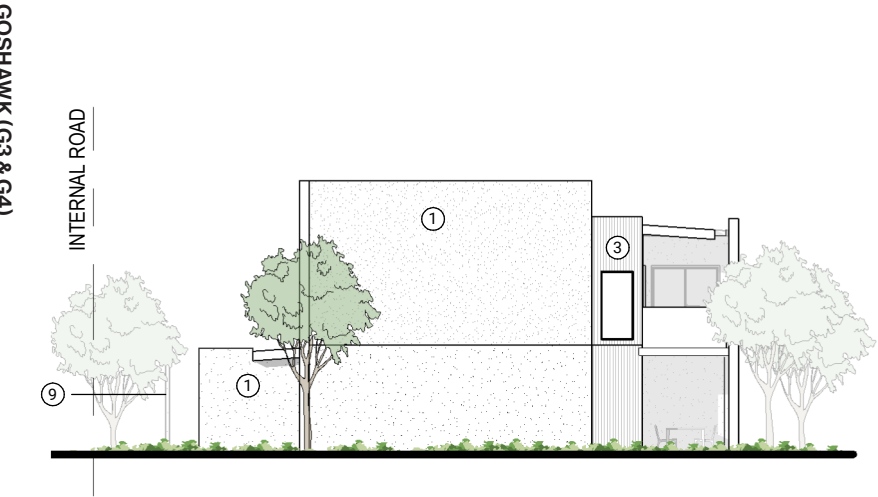


Our Solution

BUILDING 11 - GOSHAWK ELEVATIONS SHEET 2



92 1 DA ELEVATION - REAR
SCALE 1 : 200 @ A3

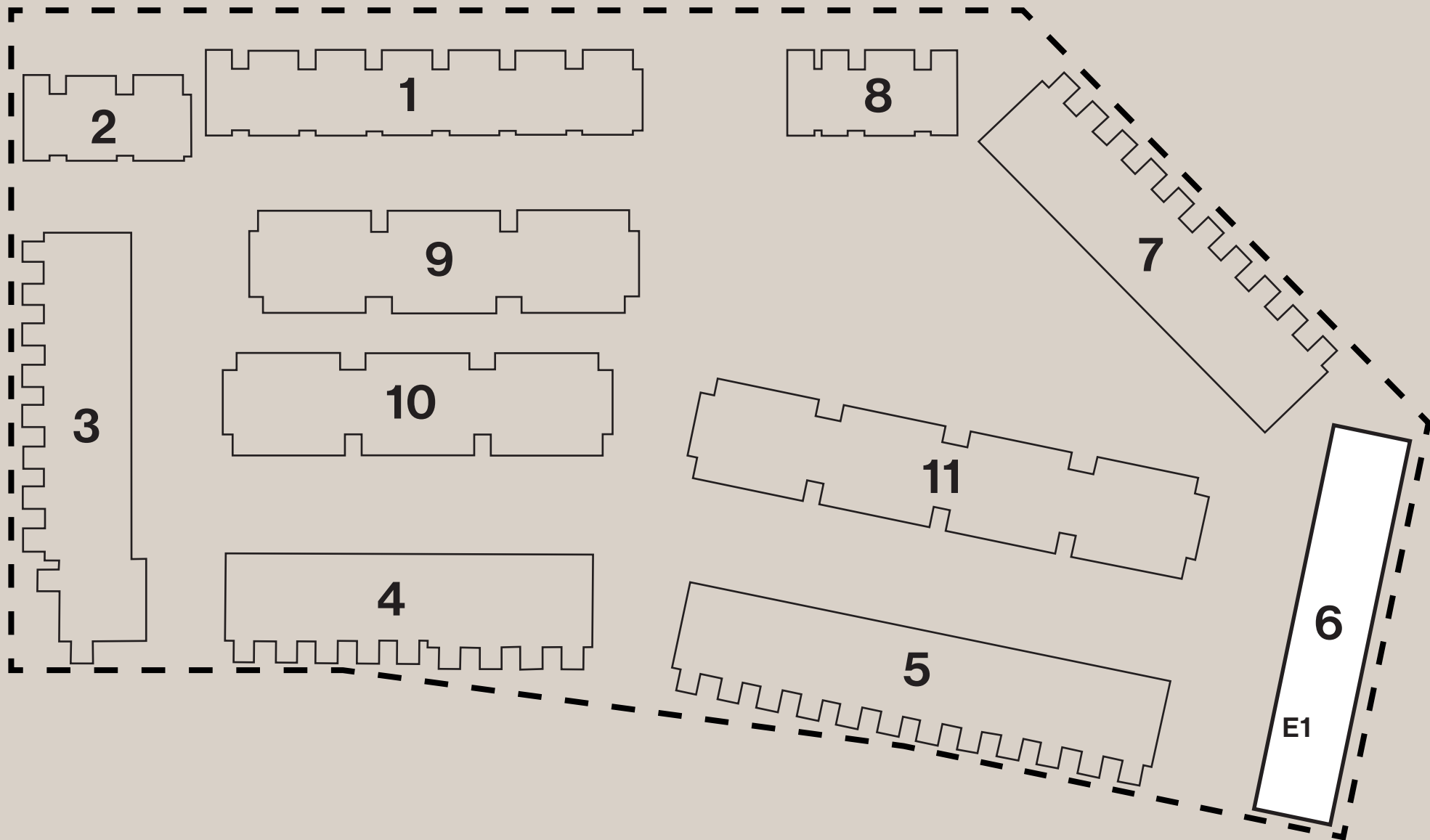


2 DA ELEVATION - RH END CONDITION
SCALE 1 : 200 @ A3

- MATERIAL LEGEND
- 1. APPLIED FINISH - RENDER & PAINT
 - 2. SOLID BALUSTRADE - RENDER & PAINT
 - 3. VERTICAL WEATHERBOARD CLADDING
 - 4. BOARD & BATTEN
 - 5. BOARD & BATTEN
 - 6. BATTEN SCREEN
 - 7. WINDOW HOOD
 - 8. ROOF SHEETING
 - 9. ARBOURED ENTRY
 - 10. CLEAR GLASS

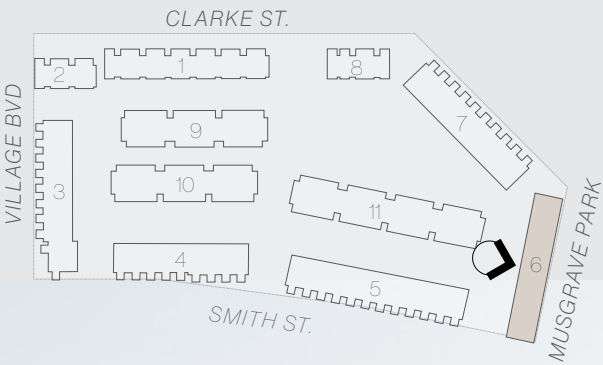


EMBER

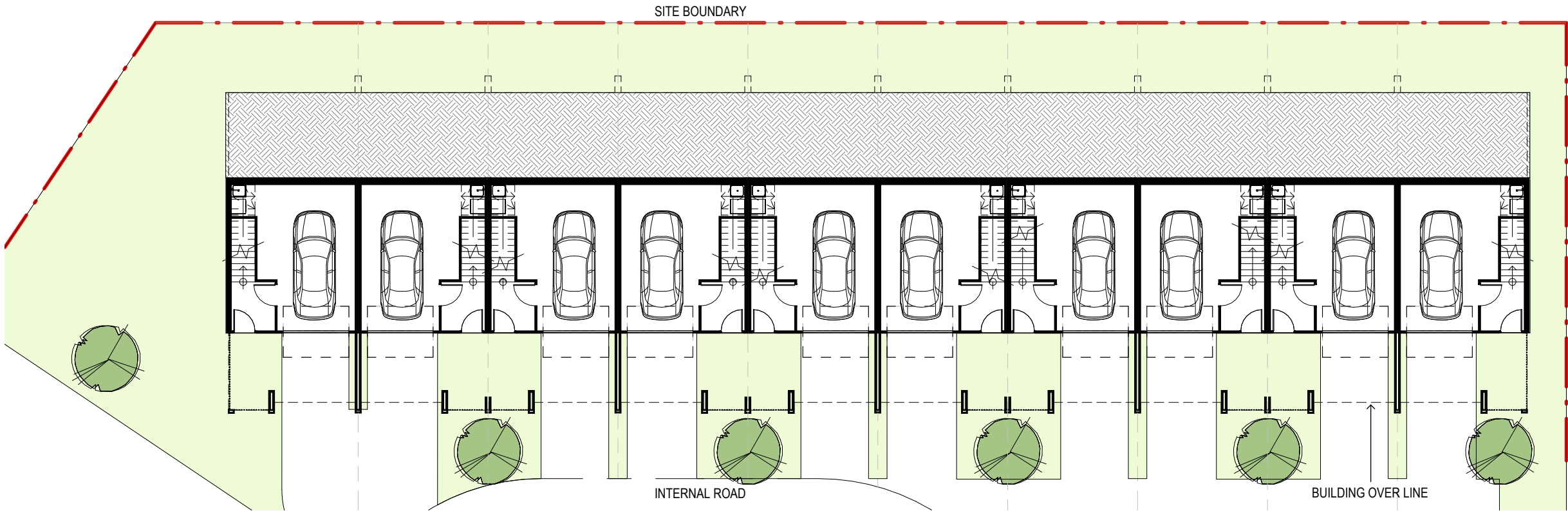
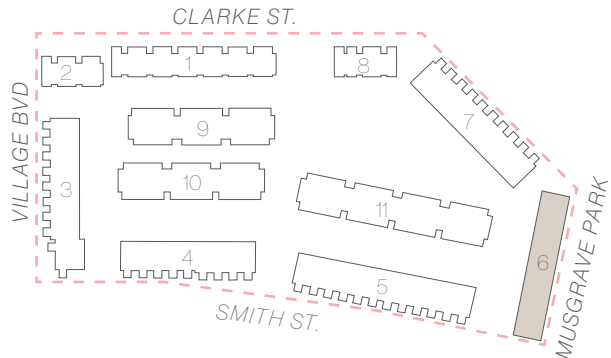


Our Vision

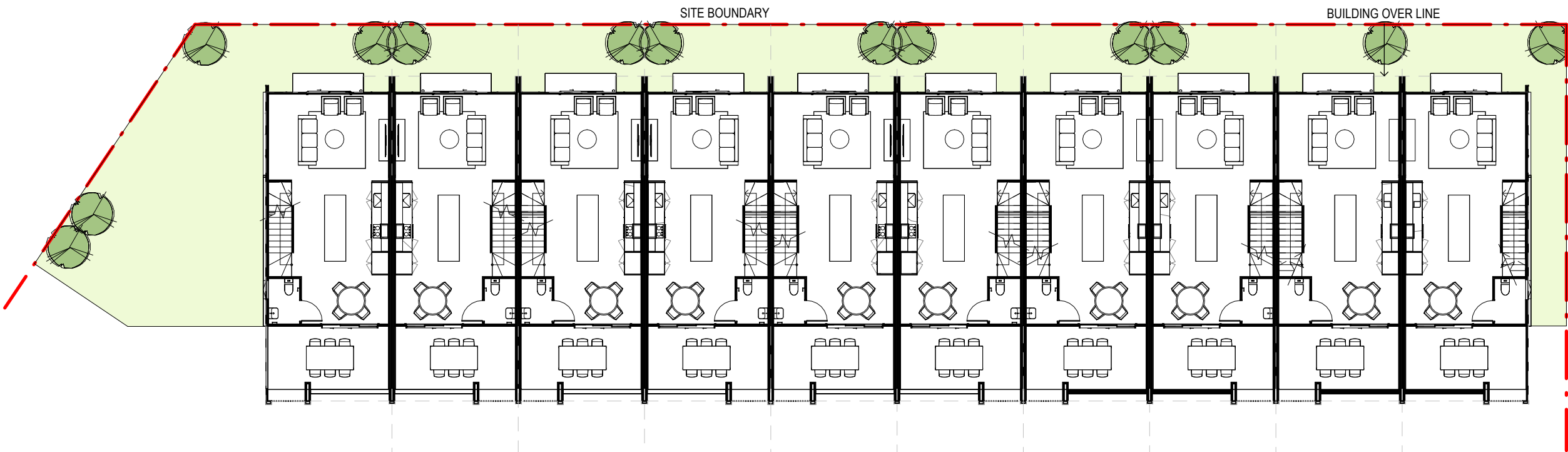
INTERNAL ROAD ELEVATION (EMBER)



BUILDING 6 - EMBER FLOOR PLAN - GF&LVL1

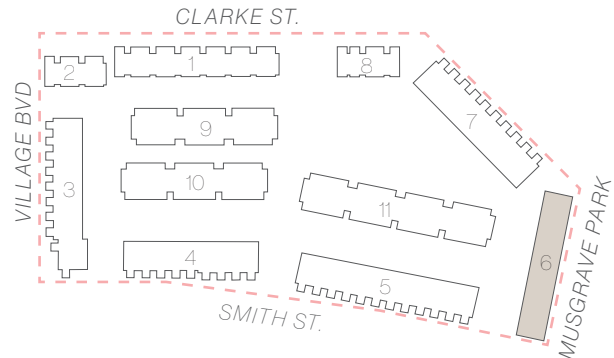
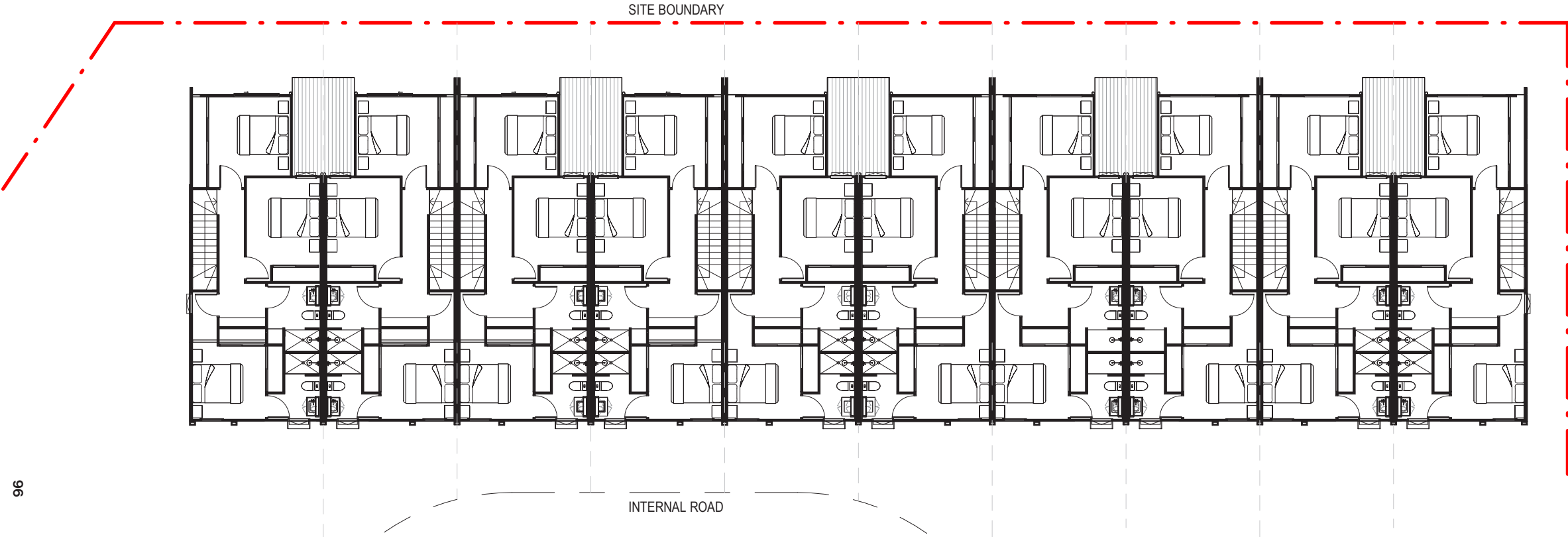


1 GROUND FLOOR
SCALE 1:200 @ A3



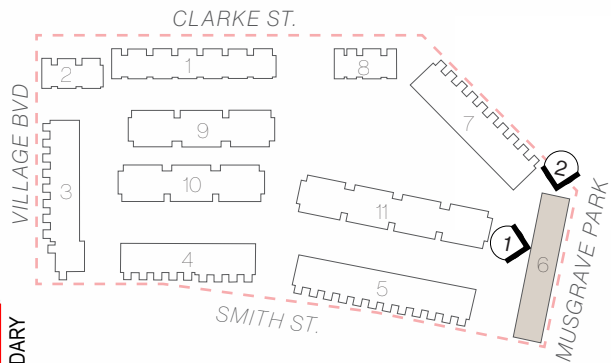
2 FIRST FLOOR
SCALE 1:200 @ A3

BUILDING 6 - EMBER FLOOR PLAN - LVL2



Our Solution

BUILDING 6 - EMBER ELEVATIONS SHEET 1



- MATERIAL LEGEND
- 1. APPLIED FINISH - RENDER & PAINT
 - 2. SOLID BALUSTRADE - RENDER & PAINT
 - 3. VERTICAL WEATHERBOARD CLADDING
 - 4. BOARD & BATTEN
 - 5. BOARD & BATTEN
 - 6. BATTEN SCREEN
 - 7. WINDOW HOOD
 - 8. ROOF SHEETING
 - 9. ARBOURED ENTRY
 - 10. CLEAR GLASS

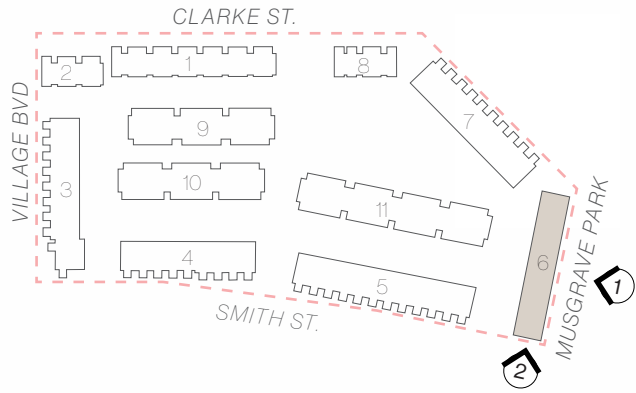
1 DA ELEVATION - FRONT
SCALE 1 : 200 @ A3



2 DA ELEVATION - LH END CONDITION
SCALE 1 : 200 @ A3

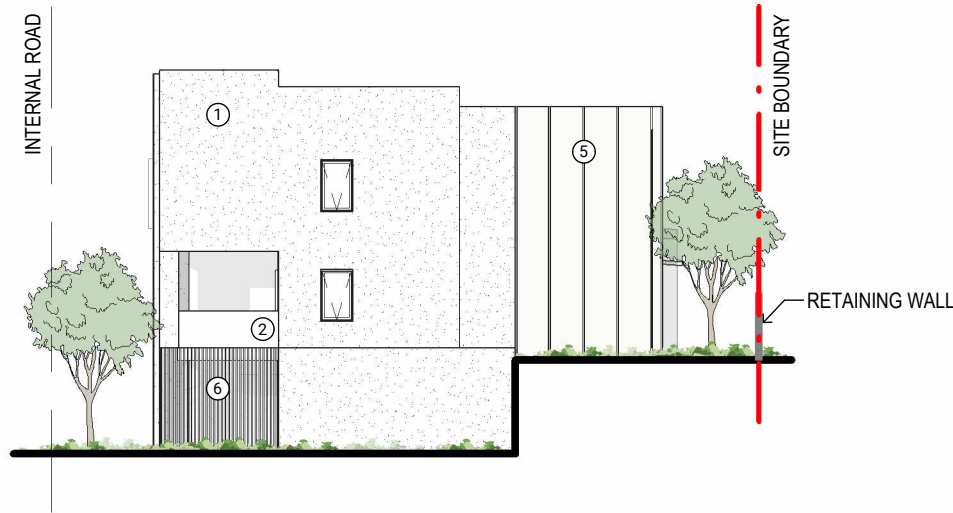
Our Solution

BUILDING 6 - EMBER ELEVATIONS SHEET 2



- MATERIAL LEGEND
- 1. APPLIED FINISH - RENDER & PAINT
 - 2. SOLID BALUSTRADE - RENDER & PAINT
 - 3. VERTICAL WEATHERBOARD CLADDING
 - 4. BOARD & BATTEN
 - 5. BOARD & BATTEN
 - 6. BATTEN SCREEN
 - 7. WINDOW HOOD
 - 8. ROOF SHEETING
 - 9. ARBOURED ENTRY
 - 10. CLEAR GLASS

1 DA ELEVATION - REAR
SCALE 1 : 200 @ A3



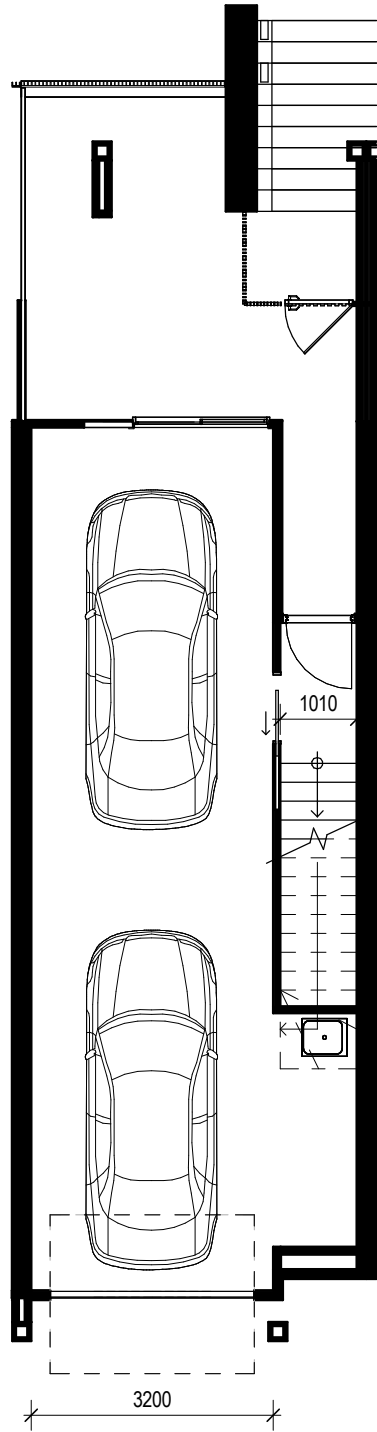
2 DA ELEVATION - RH END CONDITION
SCALE 1 : 200 @ A3

TOWNHOUSE PLANS

Our Solution

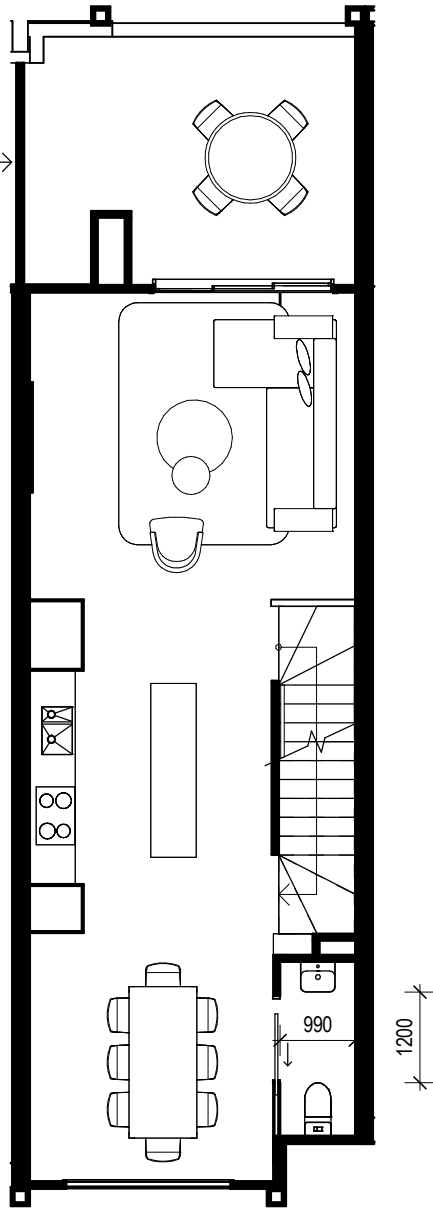
PORTAVILLA UNIT FLOOR PLANS - P1

100
TOWNHOUSE PLANS

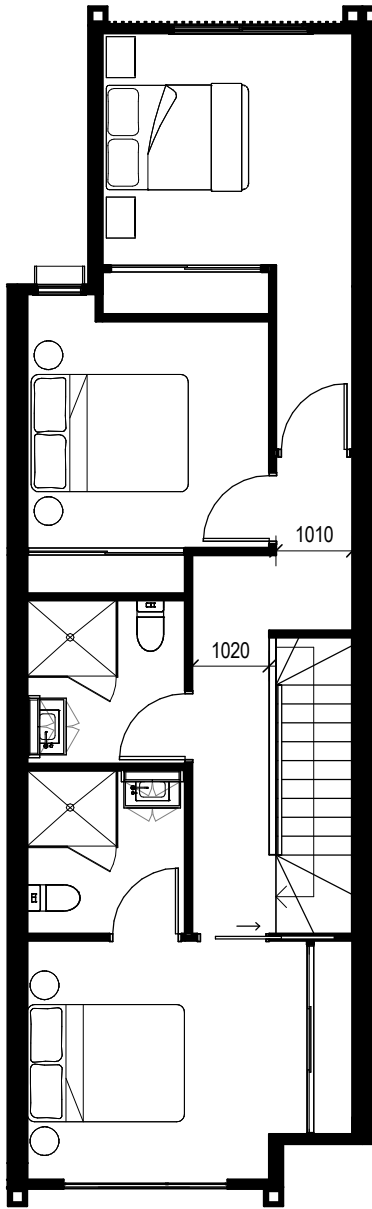


1 GROUND FLOOR
- SCALE 1 : 100 @ A3

PRIVACY WALL
BETWEEN BLCONIES →



2 LEVEL 01
- SCALE 1 : 100 @ A3



3 LEVEL 02
- SCALE 1 : 100 @ A3

PLUS STUDIO

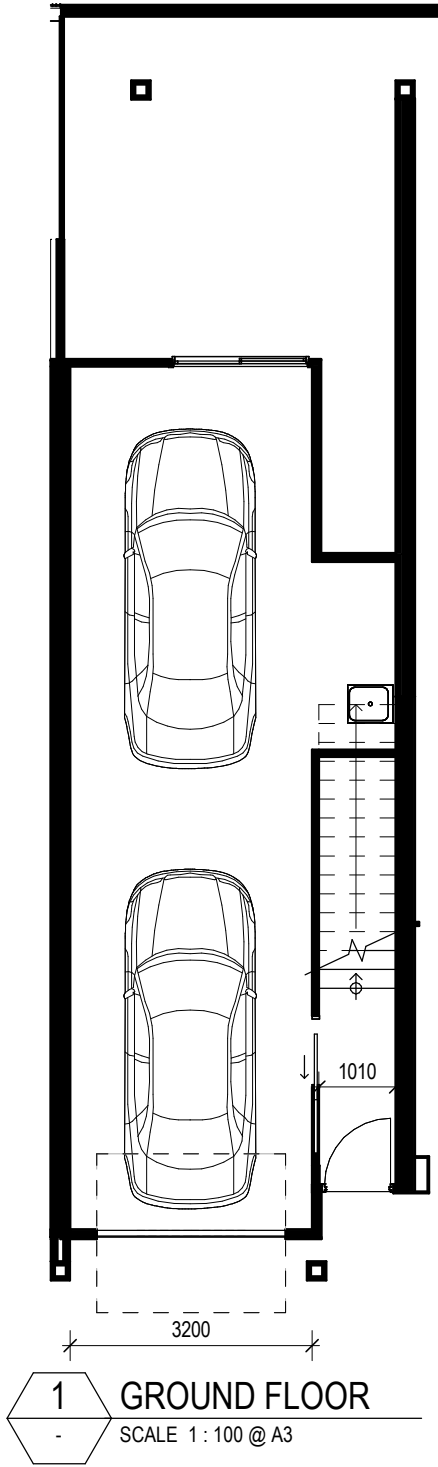
Our Solution

PORTAVILLA UNIT FLOOR PLANS - P2

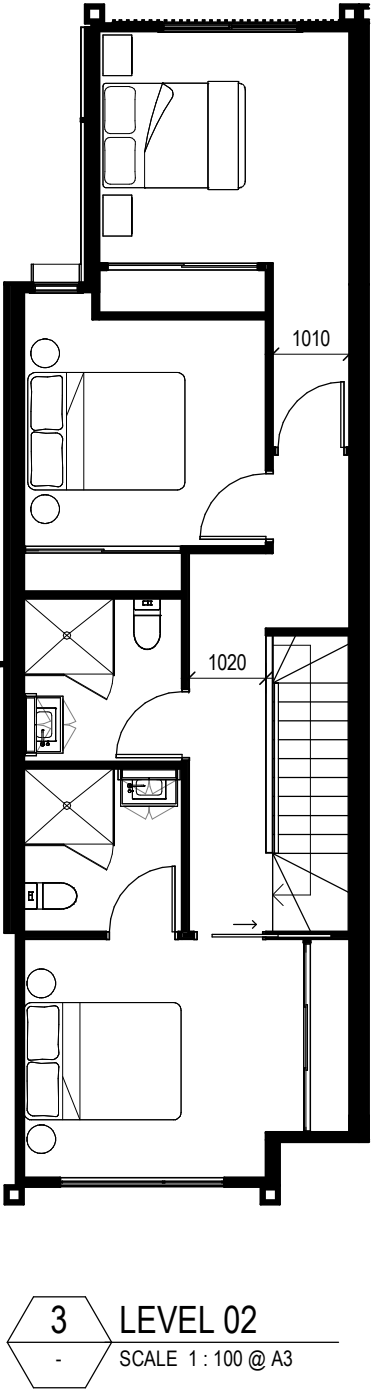
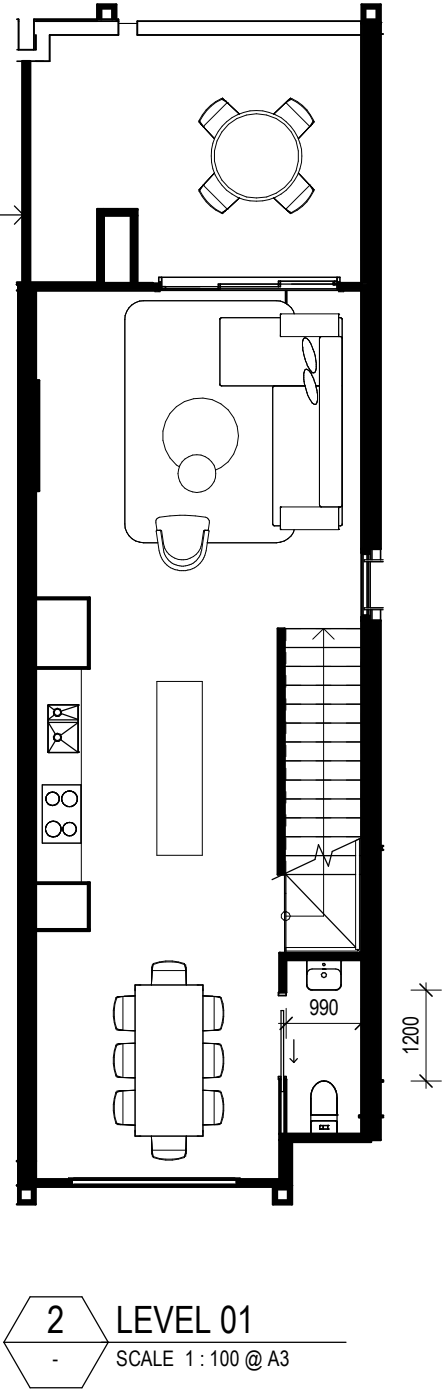
101

TOWNHOUSE PLANS

PLUS STUDIO



PRIVACY WALL
BETWEEN BALCONIES

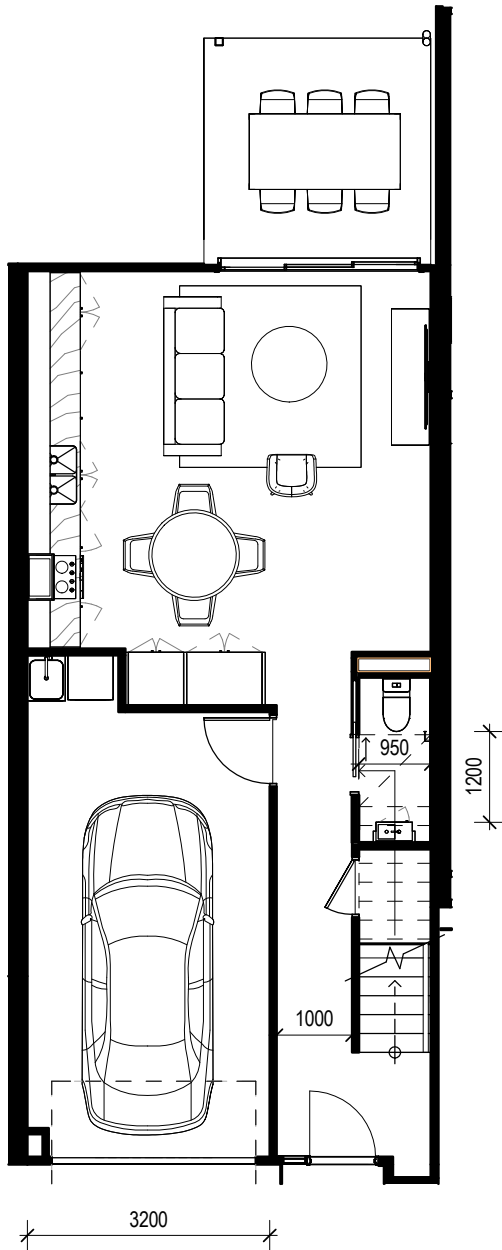


Our Solution

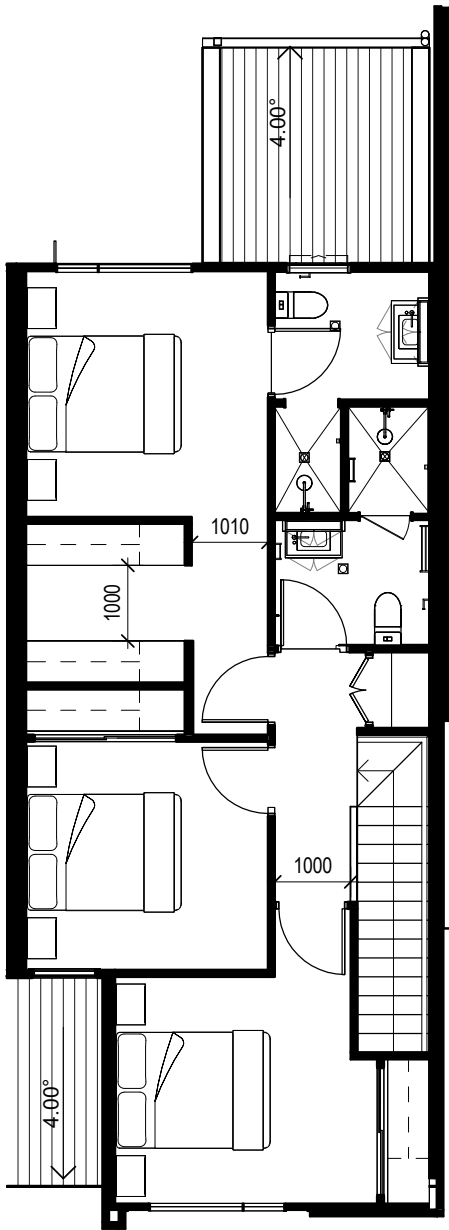
MASON M1 UNIT FLOOR PLAN

102 TOWNHOUSE PLANS

PLUS STUDIO



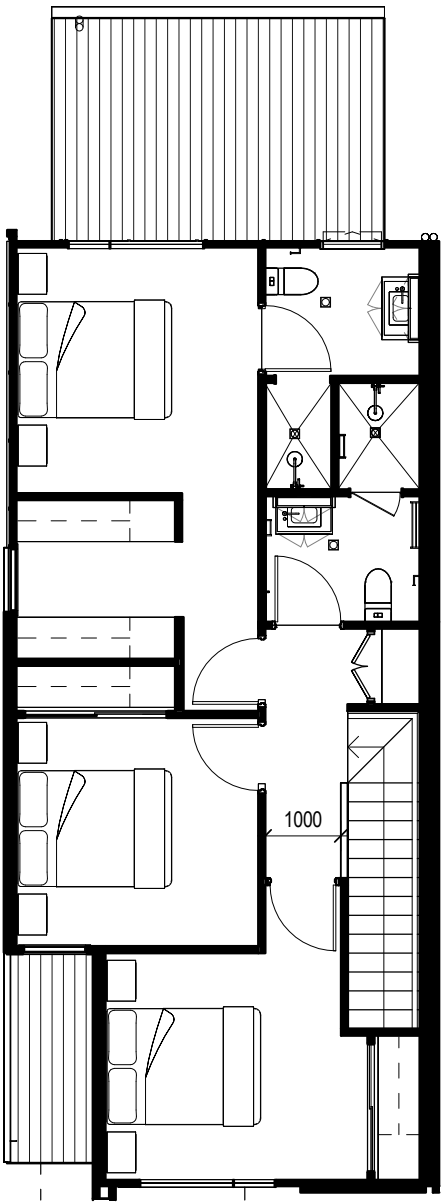
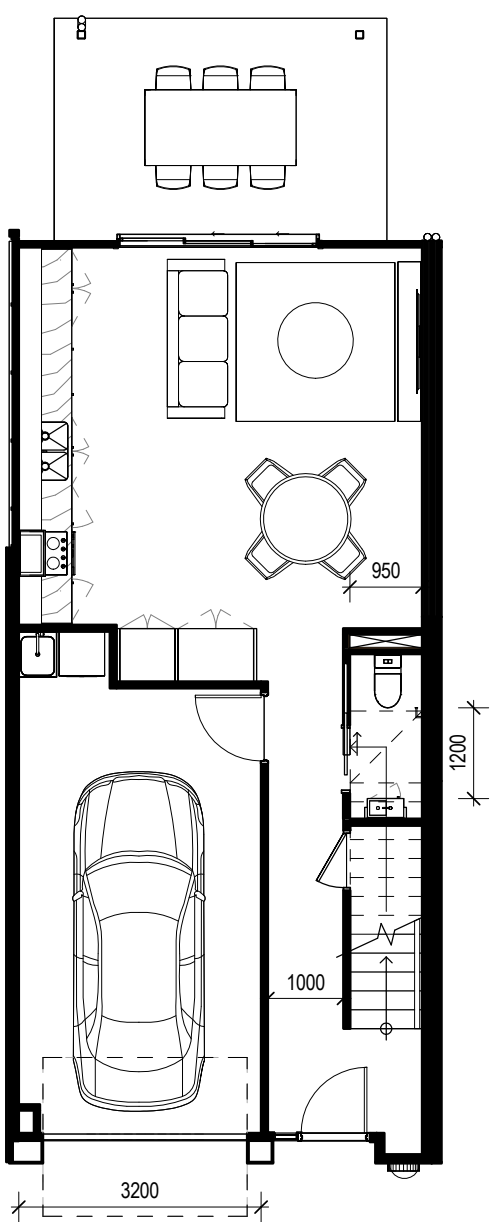
1 GROUND FLOOR
SCALE 1 : 100 @ A3



2 LEVEL 01
SCALE 1 : 100 @ A3

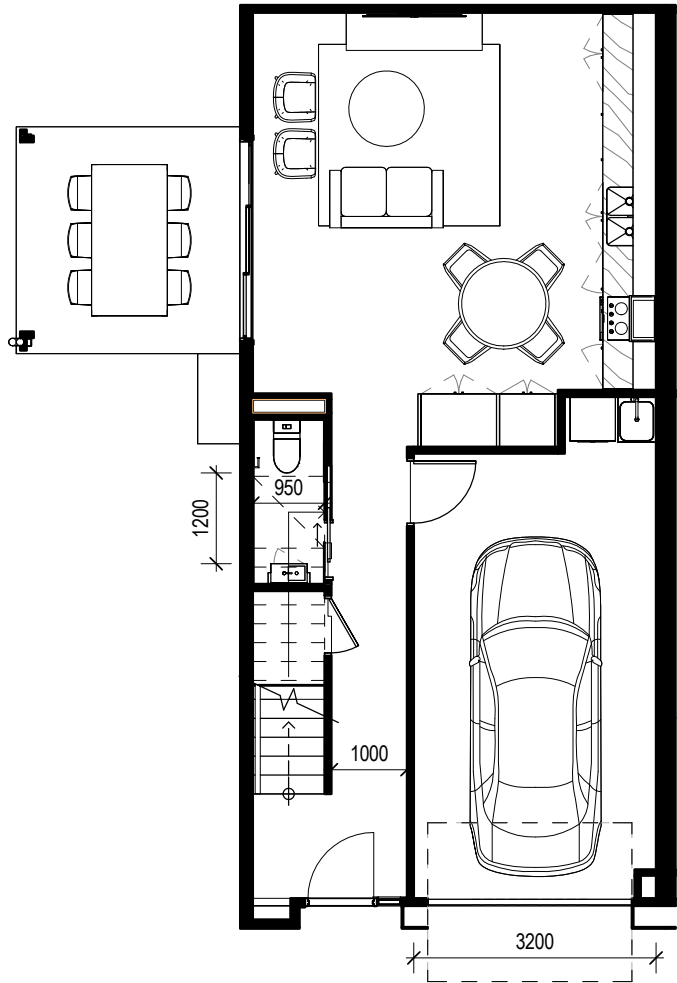
Our Solution

MASON M2 UNIT FLOOR PLAN

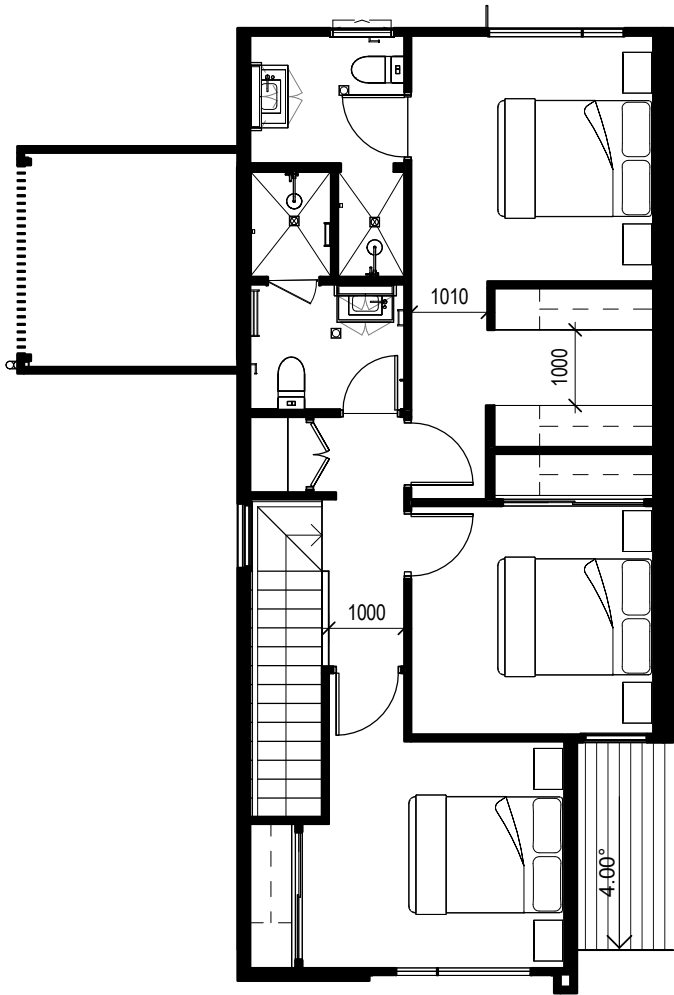


Our Solution

MASON M3 FLOOR PLAN



1 GROUND FLOOR
SCALE 1 : 100 @ A3

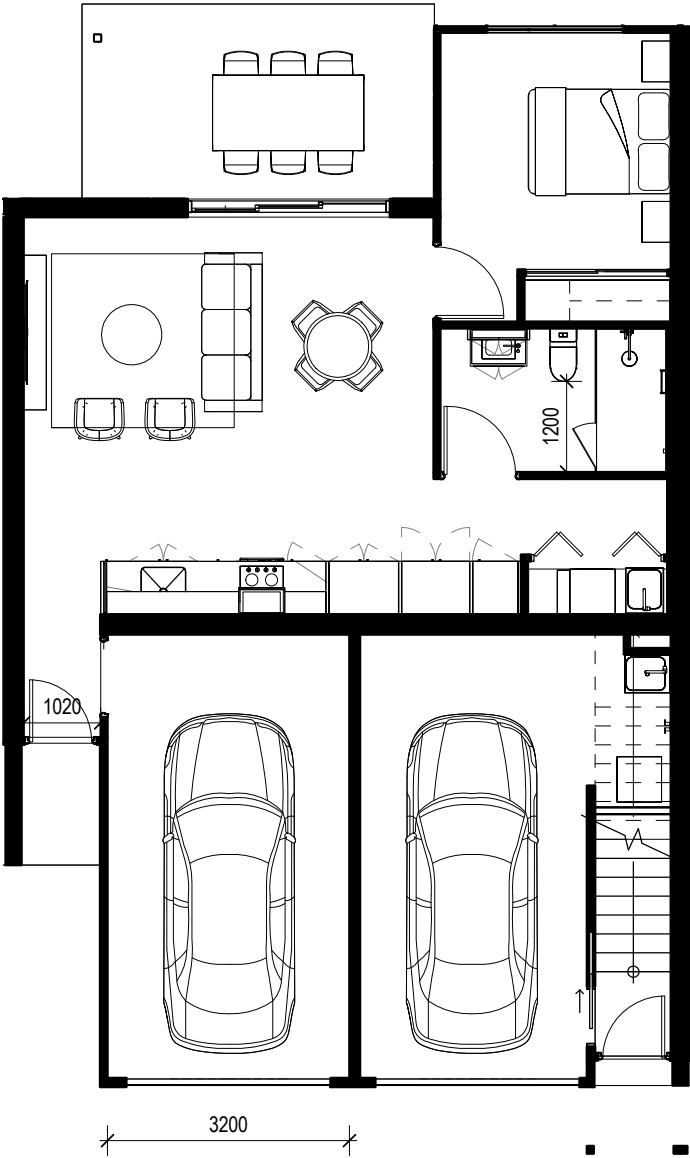


2 LEVEL 01
SCALE 1 : 100 @ A3

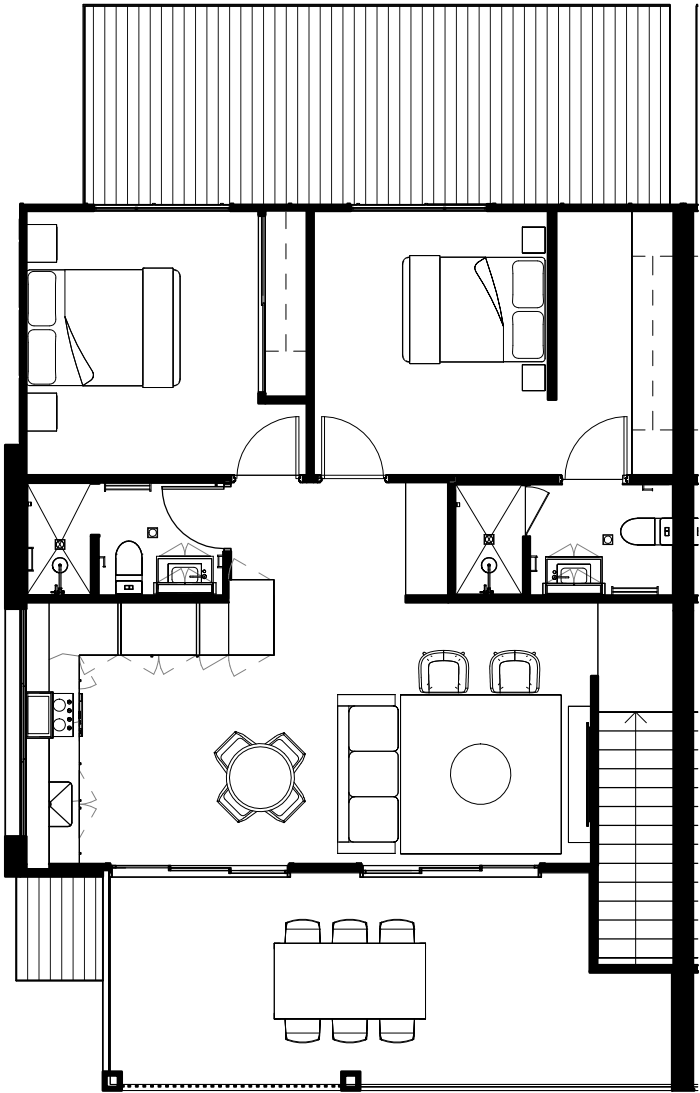
Our Solution

GOSHAWK G1 & G2 UNIT FLOOR PLANS

105
TOWNHOUSE PLANS



1 GROUND FLOOR (G1)
SCALE 1 : 100 @ A3

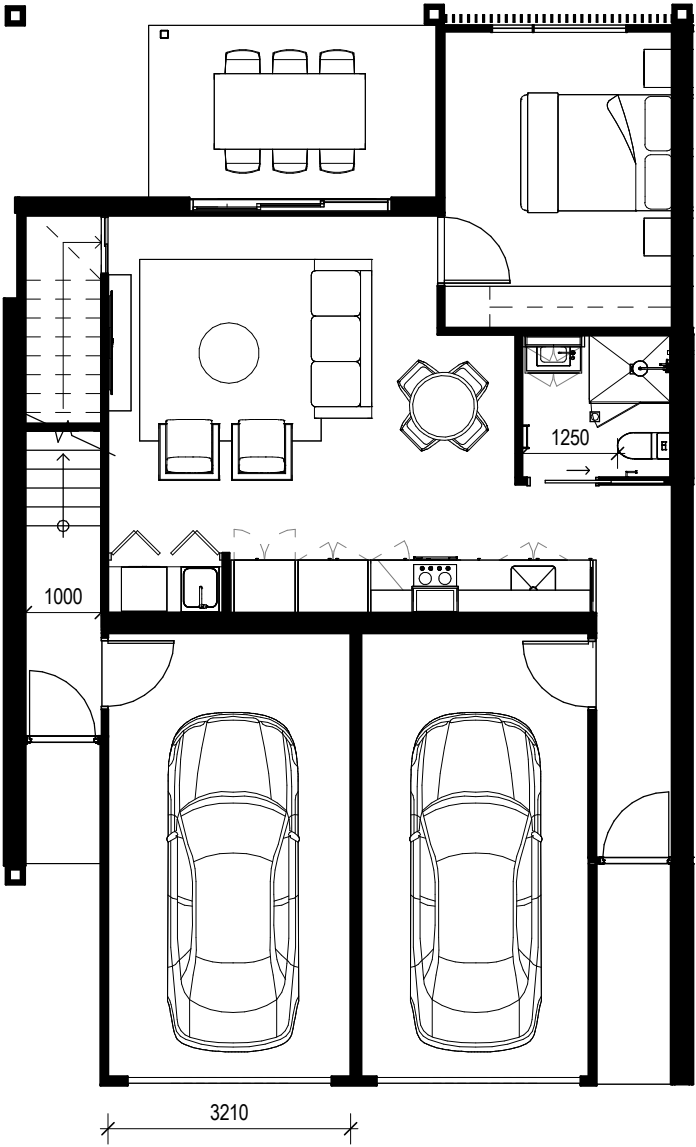


2 LEVEL 01 (G2)
SCALE 1 : 100 @ A3

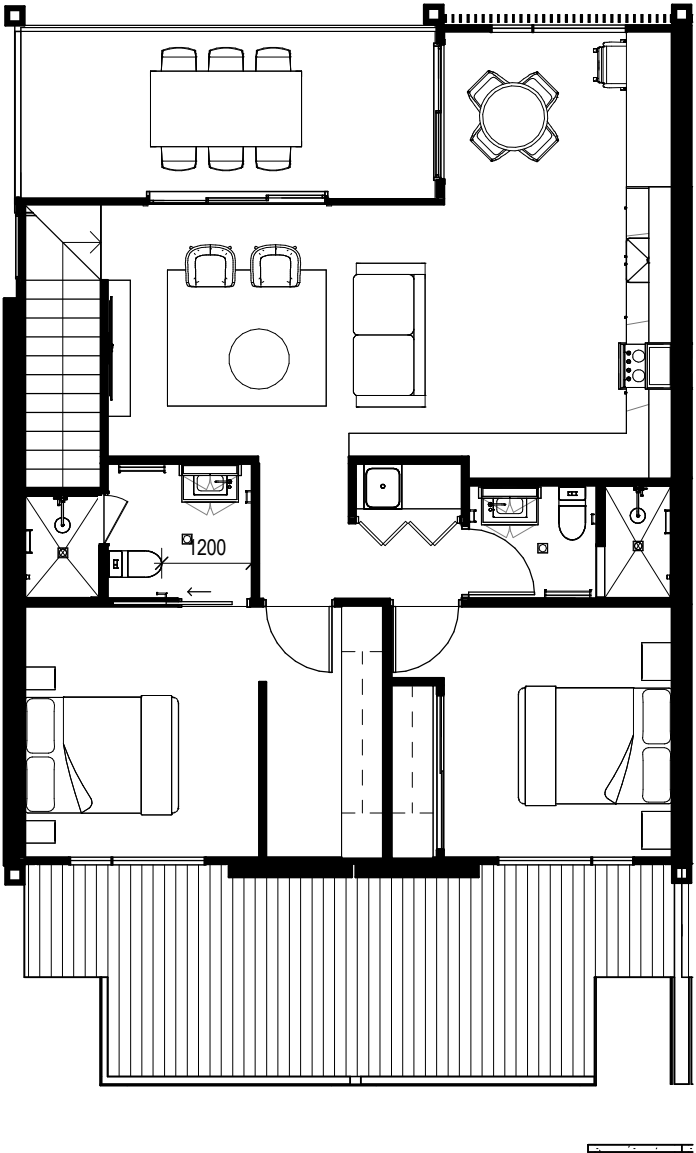
Our Solution

GOSHAWK G3 & G4 UNIT FLOOR PLANS

106
TOWNHOUSE PLANS



2 GROUND FLOOR (G3)
SCALE 1 : 100 @ A3

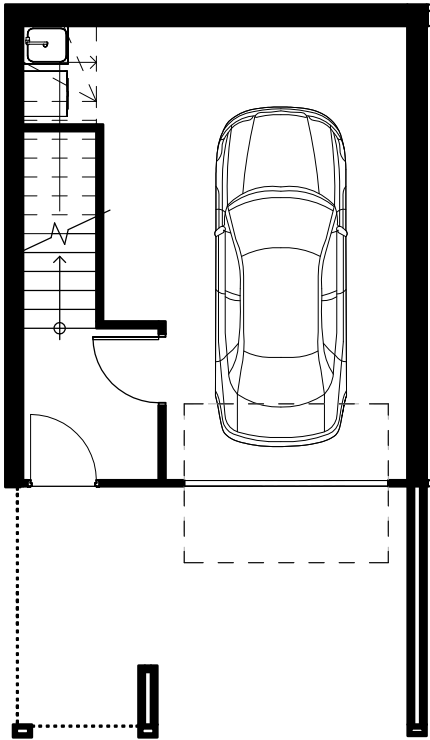


1 LEVEL 01 (G4)
SCALE 1 : 100 @ A3

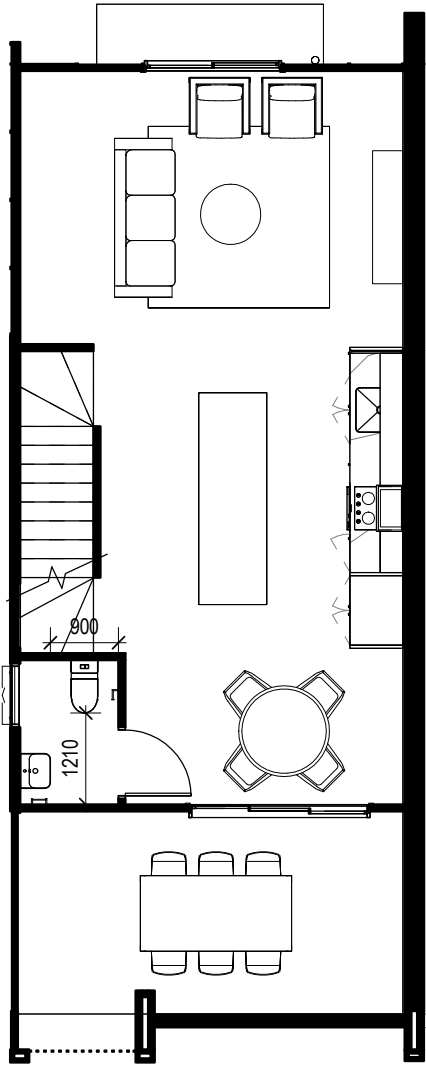
Our Solution

EMBER UNIT FLOOR PLANS

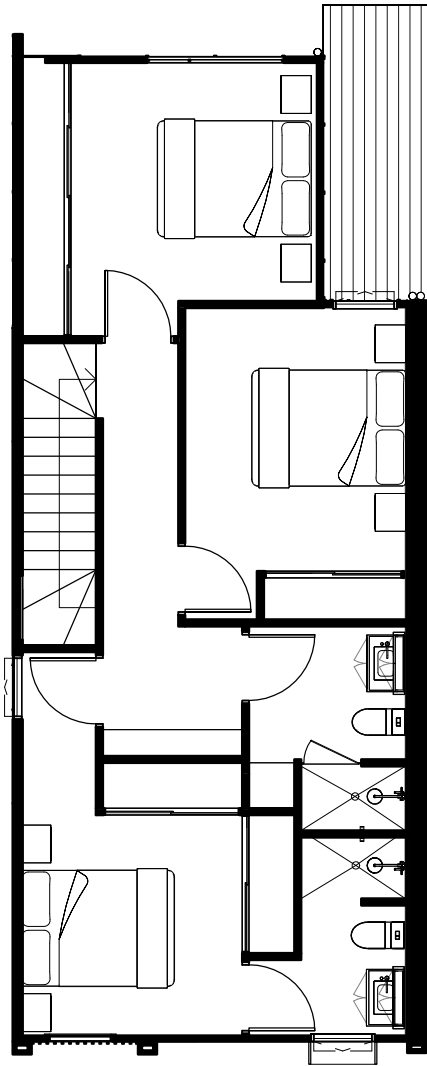
107 TOWNHOUSE PLANS



1 GROUND FLOOR
- SCALE 1 : 100 @ A3



2 LEVEL 01
- SCALE 1 : 100 @ A3



3 LEVEL 02
- SCALE 1 : 100 @ A3

PLUS STUDIO

HOUSING GUIDELINES RESPONSE

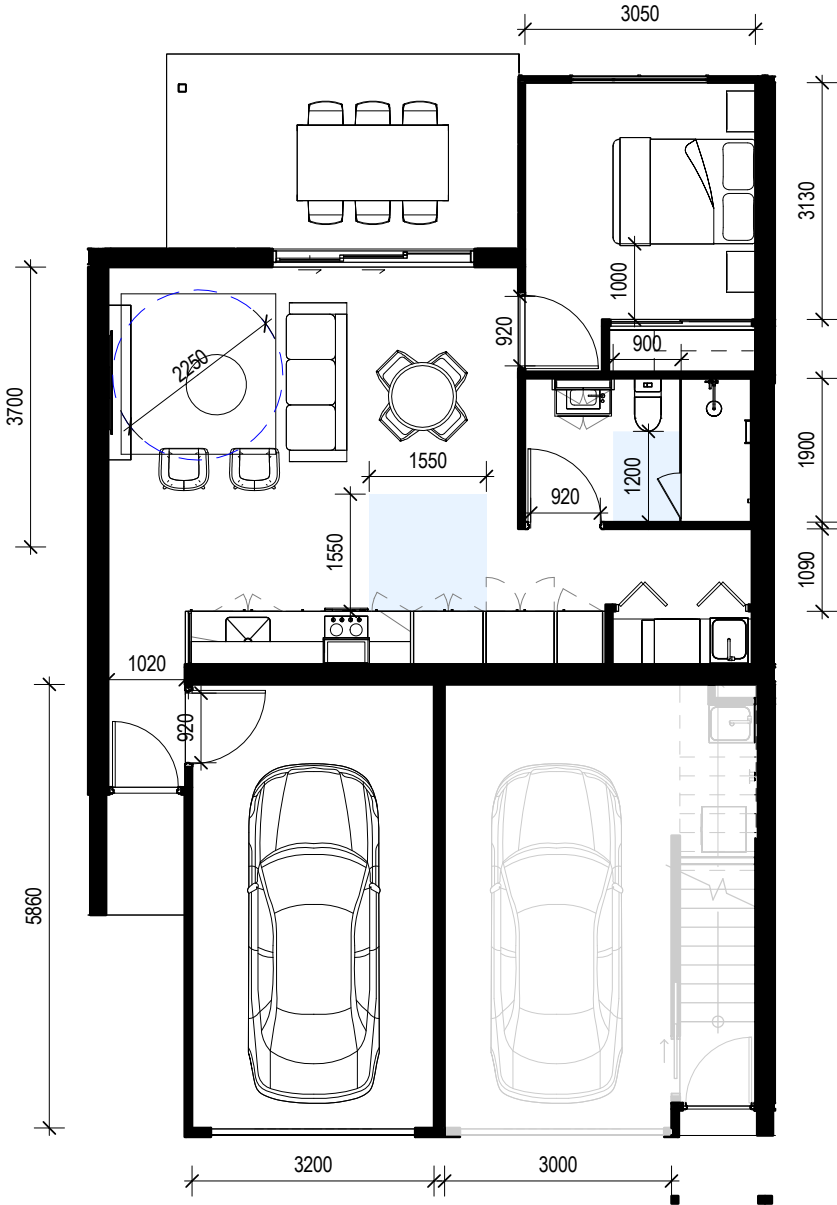
Our Solution

GOSHAWK G1/GROUND - ACCESSIBLE HOUSING GUIDELINES

DESIGN GUIDELINES AND STANDARDS

PDA GUIDELINES ACHIEVED:55%
NCC LIVEABLE HOUSING STANDARD ACHIEVED:100%

PDA ACCESSIBLE HOUSING GUIDELINES 2015		NCC LIVEABLE HOUSING DESIGN STANDARD 2020	
THRESHOLDS AND ENTRIES			
920mm doorways	✓	At least one entrance door to be 820mm clear	✓
Flush thresholds	✓	Flush thresholds	✓
		820mm clear opening to habitable rooms and bathrooms	✓
		Minimum 1000mm corridor widths	✓
PARKING			
5500mm min. garage length	✓	3200mm x 5400mm vehicle parking provided	✓
BATHROOM			
Internal dimension of 2300 x 2250mm Min. 2300mm horizontal or vertical dim.	✓	One sanitary compartment contained on ground	✓
Hobless shower with screen or curtain	✓	1200mm x 900mm circulation space in front of toilet pan	✓
Additional noggins for retrofitting of future grab rails	✓	450mm clear between center of pan and adjacent obstructions	✓
		Hobless and step-free entry	✓
KITCHEN		Additional noggins for retrofitting of future grab rails	✓
Central area with min horizontal dimension of 1550mm	✓		
BEDROOM			
One bedroom on ground floor	✓		
One bedroom with double bed (1500mm by 2000mm)	✓		
1000mm clear space to one side of bed	✓		
LIVING			
Min horizontal dimension of 2250mm clear of furnishings	✓		
Overall horizontal dimension in one direction of min 3700mm	✓		

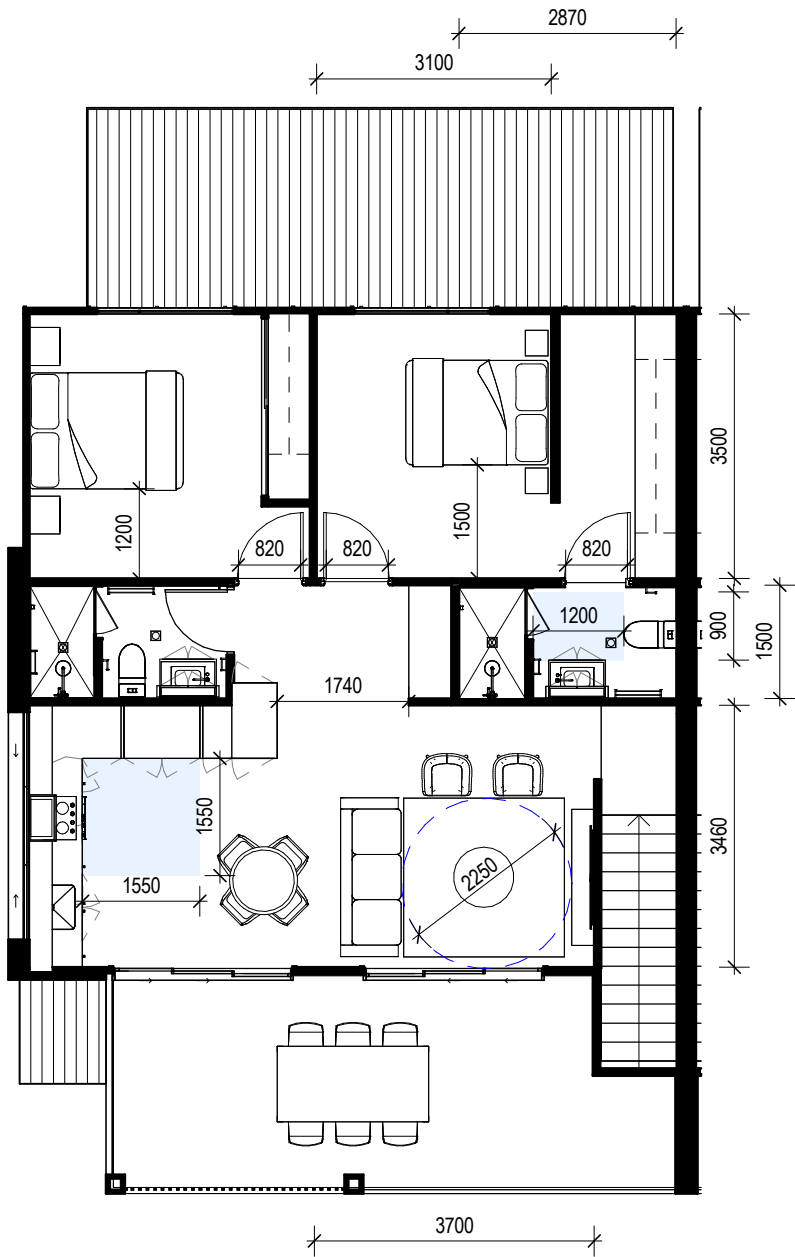


Our Solution

GOSHAWK G2/LVL1 - ACCESSIBLE HOUSING GUIDELINES

DESIGN GUIDELINES AND STANDARDS

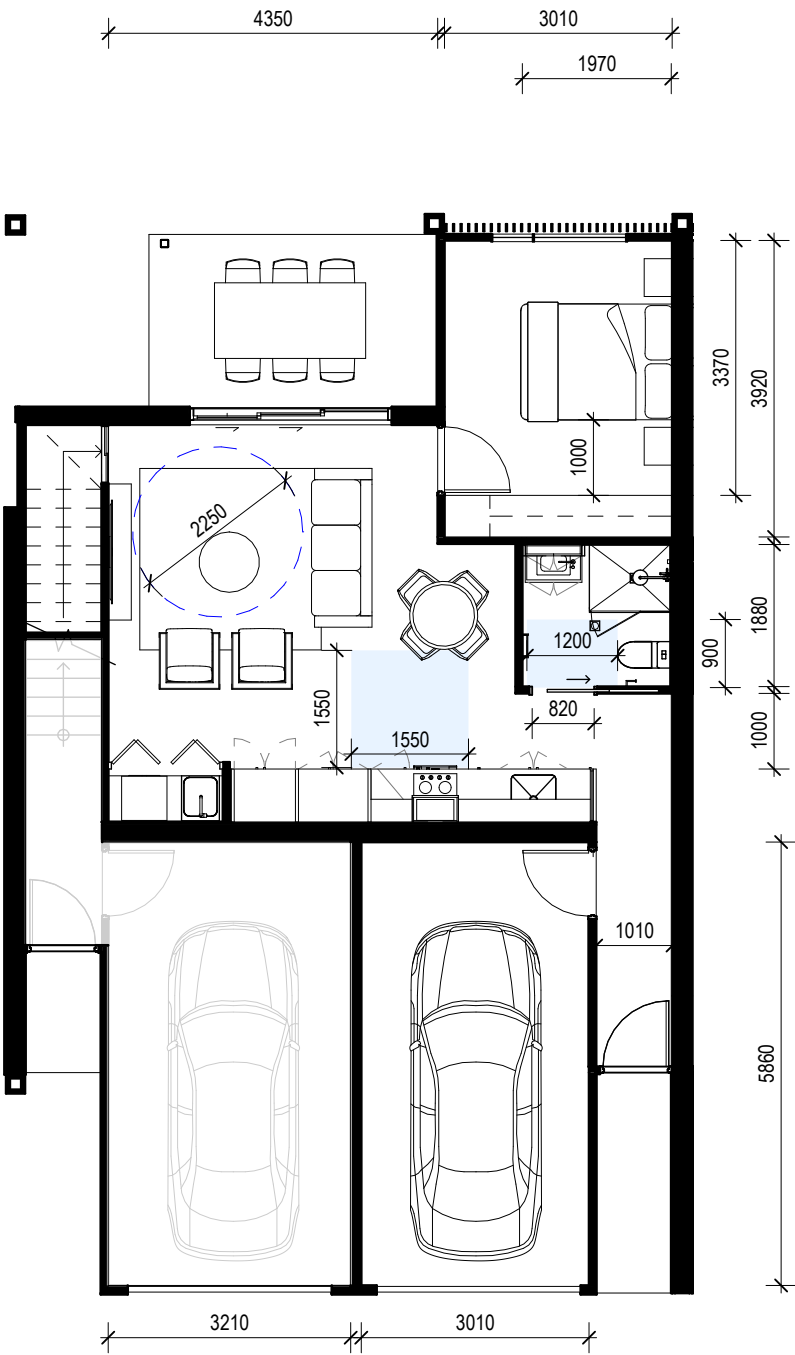
PDA GUIDELINES ACHIEVED: 50%
NCC LIVEABLE HOUSING STANDARD ACHIEVED: 100%



PDA ACCESSIBLE HOUSING GUIDELINES 2015		NCC LIVEABLE HOUSING DESIGN STANDARD 2020	
THRESHOLDS AND ENTRIES			
Flush thresholds	✓	At least one entrance door to be 820mm clear	✓
		Flush thresholds	✓
		820mm clear opening to habitable rooms and bathrooms	✓
		Minimum 1000mm corridor widths	✓
PARKING			
5500mm min. garage length	✓	3200mm x 5400mm vehicle parking provided	✓
BATHROOM			
<i>Internal dimension of 2300 x 2250mm</i> Min. 2300mm horizontal or vertical dim.	✓	One sanitary compartment contained on ground through performance solution	✓
Hobless shower with screen or curtain	✓	1200mm x 900mm circulation space in front of toilet pan	✓
Additional noggins for retrofitting of future grab rails	✓	450mm clear between center of pan and adjacent obstructions	✓
		Hobless and step-free entry	✓
		Additional noggins for retrofitting of future grab rails	✓
KITCHEN			
Central area with min horizontal dimension of 1550mm	✓		
BEDROOM			
One bedroom with double bed (1500mm by 2000mm)	✓		
1200mm clear space to one side of bed	✓		
LIVING			
Min horizontal dimension of 2250mm clear of furnishings	✓		
Overall horizontal dimension in one direction of min 3700mm	✓		

Our Solution

GOSHAWK G3/GROUND - ACCESSIBLE HOUSING GUIDELINES



DESIGN GUIDELINES AND STANDARDS

PDA GUIDELINES ACHIEVED:
NCC LIVEABLE HOUSING STANDARD ACHIEVED:

55%
100%

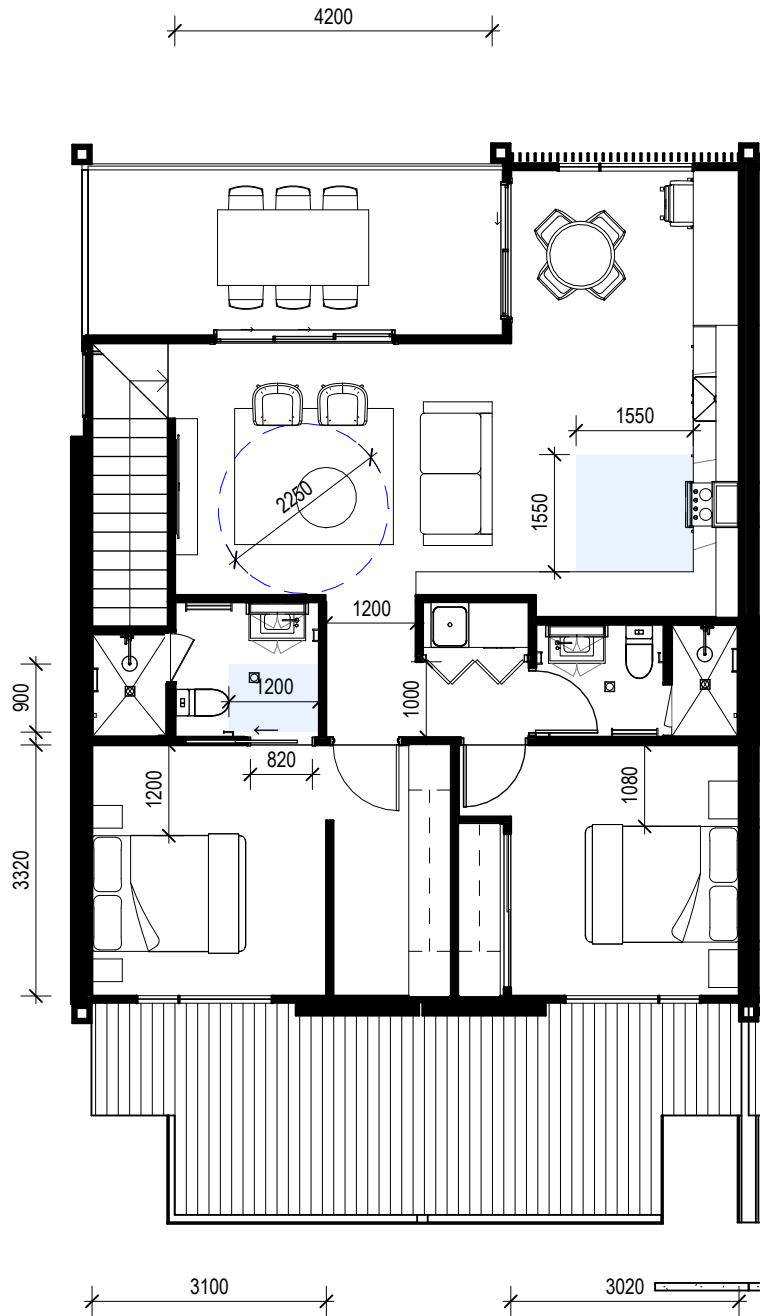
PDA ACCESSIBLE HOUSING GUIDELINES 2015		NCC LIVEABLE HOUSING DESIGN STANDARD 2020	
THRESHOLDS AND ENTRIES			
Flush thresholds	✓	At least one entrance door to be 820mm clear	✓
		Flush thresholds	✓
		820mm clear opening to habitable rooms and bathrooms	✓
		Minimum 1000mm corridor widths	✓
PARKING			
5500mm min. garage length	✓	3200mm x 5400mm vehicle parking provided achieved through performance	✓
BATHROOM			
Hobless shower with screen or curtain	✓	One sanitary compartment contained on ground	✓
Additional noggins for retrofitting of future grab rails	✓	1200mm x 900mm circulation space in front of toilet pan	✓
Min. 1550mm horizontal dimension	✓	450mm clear between center of pan and adjacent obstructions	✓
		Hobless and step-free entry	✓
		Additional noggins for retrofitting of future grab rails	✓
KITCHEN			
Central area with min horizontal dimension of 1550mm	✓		
BEDROOM			
One bedroom on ground floor	✓		
One bedroom with double bed (1500mm by 2000mm)	✓		
1200mm clear space to one side of bed	✓		
LIVING			
Min horizontal dimension of 2250mm clear of furnishings	✓		
Overall horizontal dimension in one direction of min 3700mm	✓		

Our Solution

GOSHAWK G4/LVL1 - ACCESSIBLE HOUSING GUIDELINES

DESIGN GUIDELINES AND STANDARDS

PDA GUIDELINES ACHIEVED:55%
NCC LIVEABLE HOUSING STANDARD ACHIEVED:100%



PDA ACCESSIBLE HOUSING GUIDELINES 2015		NCC LIVEABLE HOUSING DESIGN STANDARD 2020	
THRESHOLDS AND ENTRIES			
Flush thresholds	✓	At least one entrance door to be 820mm clear	✓
		Flush thresholds	✓
		820mm clear opening to habitable rooms and bathrooms	✓
		Minimum 1000mm corridor widths	✓
PARKING			
5500mm min. garage length	✓	3200mm x 5400mm vehicle parking provided	✓
BATHROOM			
Hobless shower with screen or curtain	✓	One sanitary compartment contained on ground achieved through performance	✓
Additional noggins for retrofitting of future grab rails	✓		1200mm x 900mm circulation space in front of toilet pan
Min. 1550mm horizontal dimension	✓	450mm clear between center of pan and adjacent obstructions	✓
		Hobless and step-free entry	✓
KITCHEN		Additional noggins for retrofitting of future grab rails	✓
Central area with min horizontal dimension of 1550mm	✓		
BEDROOM			
One bedroom with double bed (1500mm by 2000mm)	✓		
1200mm clear space to one side of bed	✓		
1000mm clear space to one side of bed	✓		
LIVING			
Min horizontal dimension of 2250mm clear of furnishings	✓		
Overall horizontal dimension in one direction of min 3700mm	✓		

Our Solution

PORTAVILLA P1/P2 - ACCESSIBLE HOUSING GUIDELINES

DESIGN GUIDELINES AND STANDARDS

PDA GUIDELINES ACHIEVED: 55%
NCC LIVEABLE HOUSING STANDARD ACHIEVED: 100%

PDA ACCESSIBLE HOUSING GUIDELINES 2015	NCC LIVEABLE HOUSING DESIGN STANDARD 2020
THRESHOLDS AND ENTRIES	
Flush thresholds	At least one entrance door to be 820mm clear Flush thresholds 820mm clear opening to habitable rooms and bathrooms Minimum 1000mm corridor widths
PARKING	
5500mm min. garage length	3200mm x 5400mm vehicle parking provided
BATHROOM	
Hobless shower with screen or curtain	One sanitary compartment contained on ground achieved through performance 1200mm x 900mm circulation space in front of toilet pan 450mm clear between center of pan and adjacent obstructions Hobless and step-free entry
KITCHEN	
Central area with min horizontal dimension of 1550mm	Additional noggins for retrofitting of future grab rails
BEDROOM	
Internal dimension of 3700 x 3550mm	
Min. 3700mm horizontal or vertical dim.	
Area (typically at foot of bed) with min 1550mm clearance	
One bedroom with double bed (1500mm by 2000mm)	
1000mm clear space to one side of bed	
LIVING	
Min horizontal dimension of 2250mm clear of furnishings	
Overall horizontal dimension in one direction of min 3700mm	



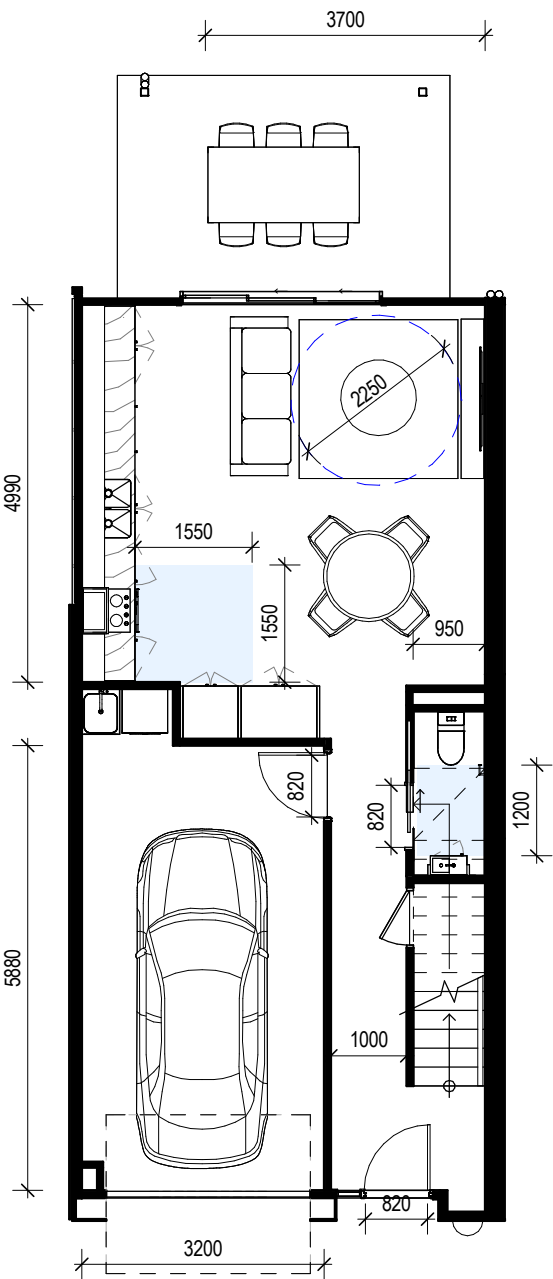
Our Solution

MASON - ACCESSIBLE HOUSING GUIDELINES

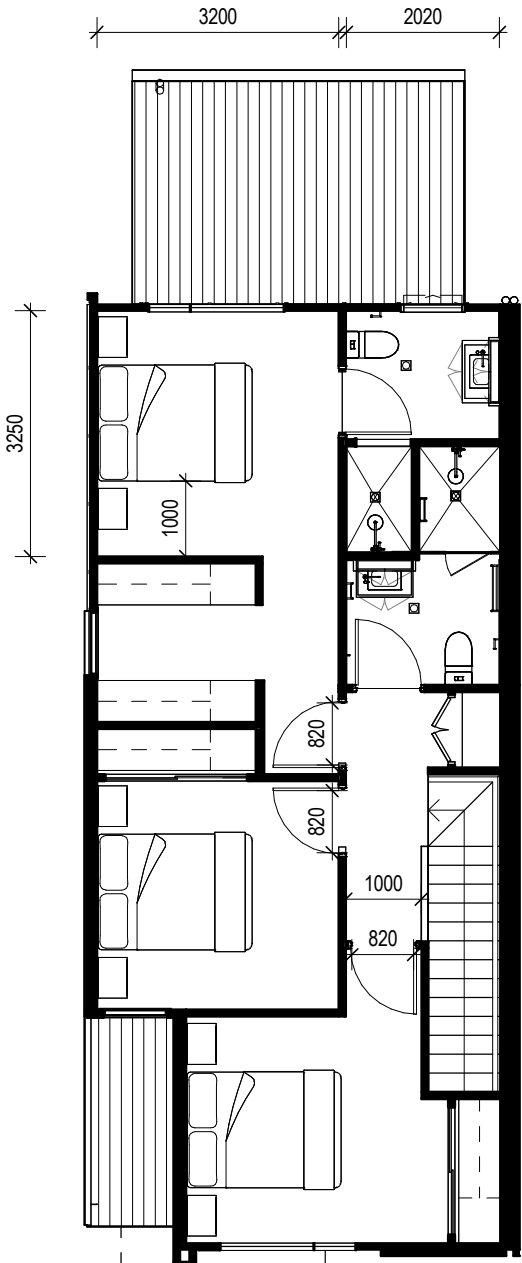
DESIGN GUIDELINES AND STANDARDS

PDA GUIDELINES ACHIEVED: 50%
NCC LIVEABLE HOUSING STANDARD ACHIEVED: 100%

PDA ACCESSIBLE HOUSING GUIDELINES 2015		NCC LIVEABLE HOUSING DESIGN STANDARD 2020	
THRESHOLDS AND ENTRIES			
Flush thresholds	✓	At least one entrance door to be 820mm clear	✓
		Flush thresholds	✓
		820mm clear opening to habitable rooms and bathrooms	✓
		Minimum 1000mm corridor widths	✓
PARKING			
5500mm min. garage length	✓	3200mm x 5400mm vehicle parking provided	✓
BATHROOM			
Hobless shower with screen or curtain	✓	One sanitary compartment contained on ground	✓
Additional noggins for retrofitting of future grab rails	✓	1200mm x 900mm circulation space in front of toilet pan	✓
Min. 1550mm horizontal dimension	✓	450mm clear between center of pan and adjacent obstructions	✓
		Hobless and step-free entry	✓
		Additional noggins for retrofitting of future grab rails	✓
KITCHEN			
Central area with min horizontal dimension of 1550mm	✓		
BEDROOM			
One bedroom with double bed (1500mm by 2000mm)	✓		
1000mm clear space to one side of bed	✓		
LIVING			
Min horizontal dimension of 2250mm clear of furnishings	✓		
Overall horizontal dimension in one direction of min 3700mm	✓		



1 GROUND FLOOR UNIT
SCALE 1 : 100 @ A3



2 LEVEL 01 UNIT
SCALE 1 : 100 @ A3

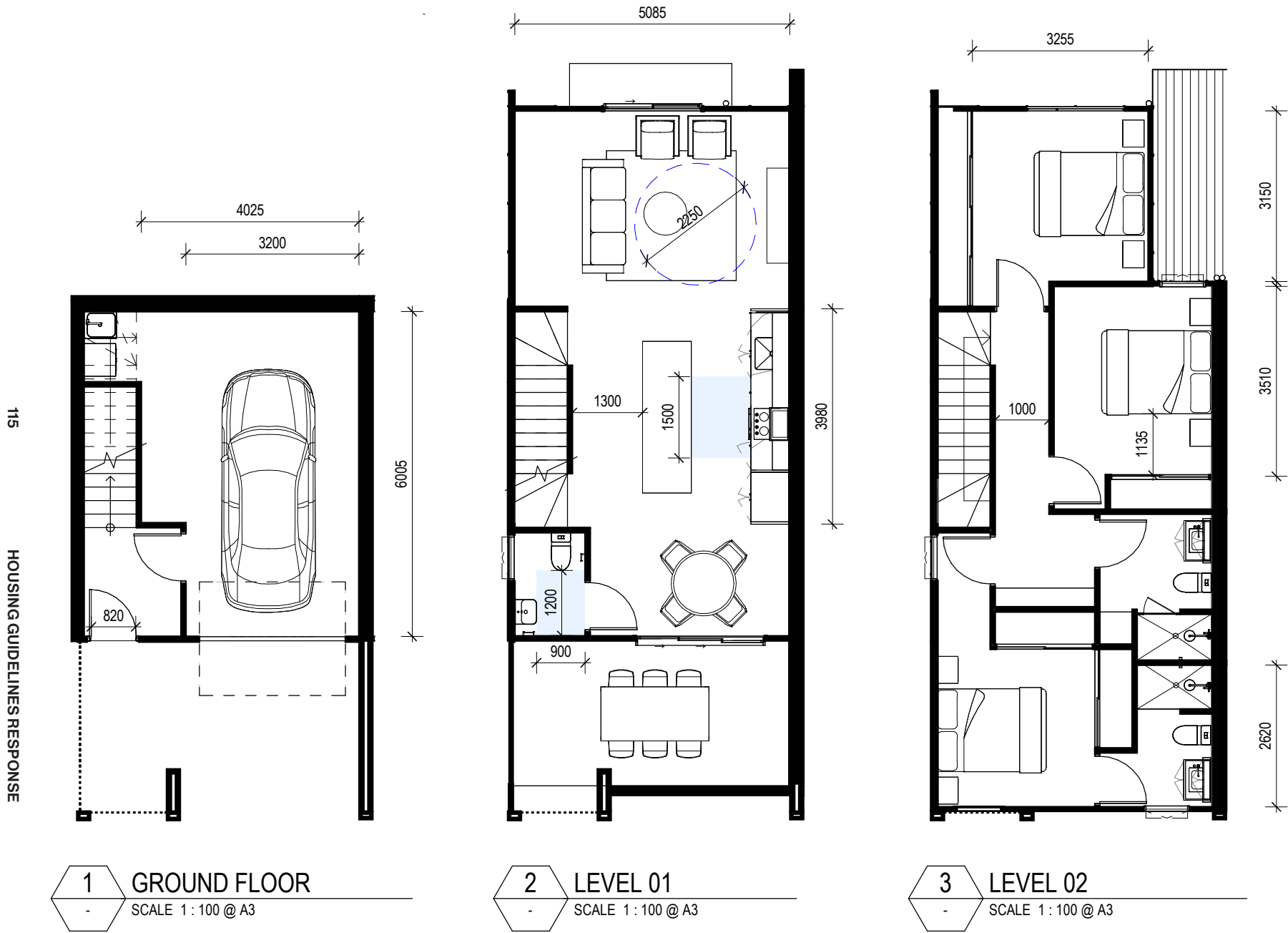
Our Solution

EMBER - ACCESSIBLE HOUSING GUIDELINES

DESIGN GUIDELINES AND STANDARDS

PDA GUIDELINES ACHIEVED: 50%
NCC LIVEABLE HOUSING STANDARD ACHIEVED: 100%

PDA ACCESSIBLE HOUSING GUIDELINES 2015		NCC LIVEABLE HOUSING DESIGN STANDARD 2020	
THRESHOLDS AND ENTRIES			
Flush thresholds	✓	At least one entrance door to be 820mm clear	✓
		Flush thresholds	✓
		820mm clear opening to habitable rooms and bathrooms	✓
		Minimum 1000mm corridor widths	✓
PARKING			
5500mm min. garage length	✓	3200mm x 5400mm vehicle parking provided	✓
BATHROOM			
Hobless shower with screen or curtain	✓	One sanitary compartment contained on ground achieved through performance	✓
Additional noggins for retrofitting of future grab rails	✓	1200mm x 900mm circulation space in front of toilet pan	✓
Min. 1550mm horizontal dimension	✓	450mm clear between center of pan and adjacent obstructions	✓
		Hobless and step-free entry	✓
KITCHEN		Additional noggins for retrofitting of future grab rails	✓
Central area with min horizontal dimension of 1550mm	✓		
BEDROOM			
One bedroom with double bed (1500mm by 2000mm)	✓		
1000mm clear space to one side of bed	✓		
LIVING			
Min horizontal dimension of 2250mm clear of furnishings	✓		
Overall horizontal dimension in one direction of min 3700mm	✓		



OUR ANALYSIS

Our Solution

OPEN SPACE DIAGRAM

OPEN SPACE SCHEDULE:		
	LANDSCAPE BUFFERS	355 m ² 2%
	CENTRAL FACILITIES	1502 m ² 8.7%
	SECONDARY COMMUNAL SPACES / GARDENS	578 m ² 3.4%
TOTAL COMMUNAL OPEN SPACE		2435 m ² 14.1%

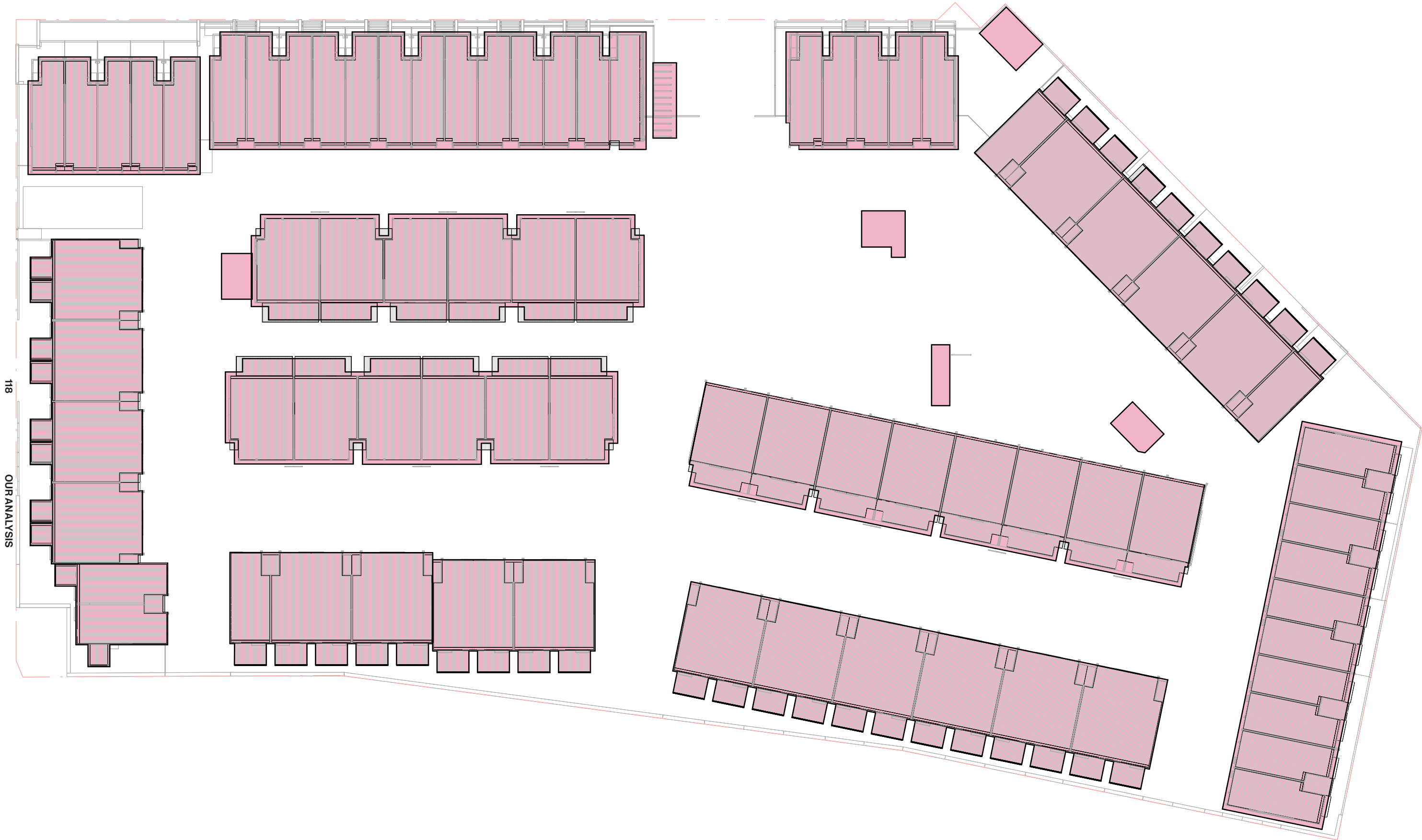
	PRIVATE OPEN SPACE ON GROUND LEVEL	3250 m ² 18.8%
	PRIVATE OPEN SPACE ON LEVEL 01	852 m ² 4.9%
TOTAL PRIVATE OPEN SPACE		4102 m ² 23.7%



Our Solution

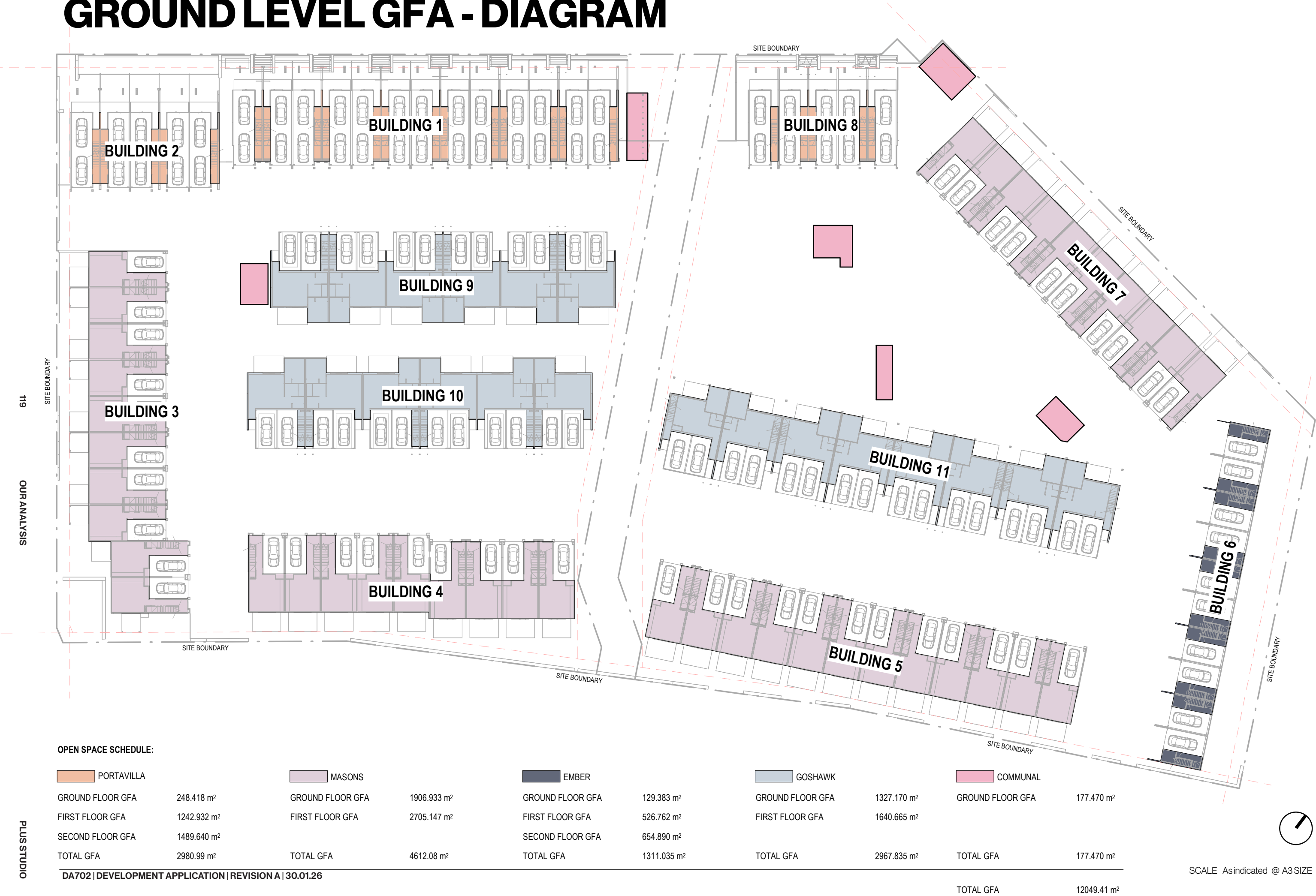
SITE COVER - DIAGRAM

SITE COVER SCHEDULE:	
SITE COVER TOTAL	8490 m ²
SITE COVER PERCENTAGE	49%



Our Solution

GROUND LEVEL GFA - DIAGRAM



Our Solution

LEVEL 1 GFA - DIAGRAM



LEVEL 2 GFA - DIAGRAM



Our Solution

SHADOW STUDY - AUTUMN EQUINOX

122
OUR ANALYSIS



AUTUMN EQUINOX | 9 am
21 MARCH 2026



AUTUMN EQUINOX | 12 pm
21 MARCH 2026



AUTUMN EQUINOX | 3 pm
21 MARCH 2026



Our Solution

SHADOW STUDY - SPRING EQUINOX

123
OUR ANALYSIS



SPRING EQUINOX | 9 am
23 SEPTEMBER 2026



SPRING EQUINOX | 12 pm
23 SEPTEMBER 2026



SPRING EQUINOX | 3 pm
23 SEPTEMBER 2026



Our Solution

SHADOW STUDY - SUMMER SOLSTICE

124
OUR ANALYSIS



SUMMER SOLSTICE | 9 am
22 DECEMBER 2026



SUMMER SOLSTICE | 12 pm
22 DECEMBER 2026



SUMMER SOLSTICE | 3 pm
22 DECEMBER 2026



Our Solution

SHADOW STUDY - WINTER SOLSTICE

125
OUR ANALYSIS



WINTER SOLSTICE | 9 am
21 JUNE 2026



WINTER SOLSTICE | 12 pm
21 JUNE 2026

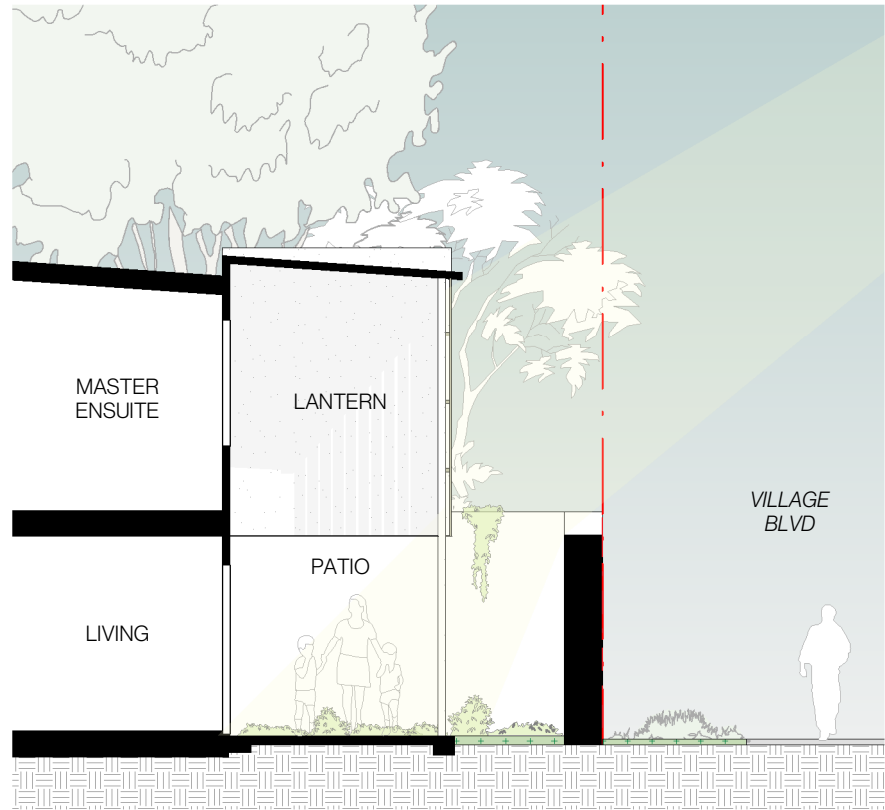


WINTER SOLSTICE | 3 pm
21 JUNE 2026



Our Solution

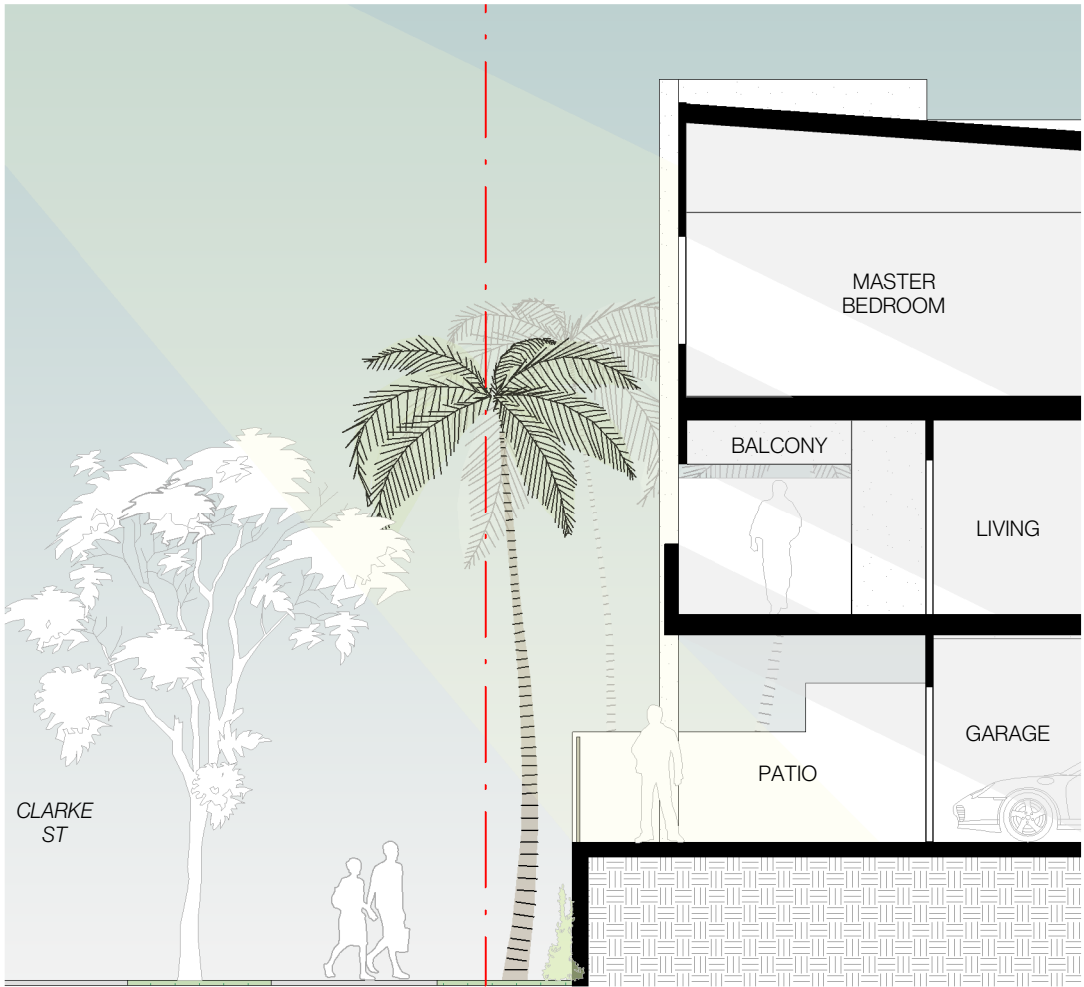
SOLAR SHADING



1

MASON SHADING STRATEGY

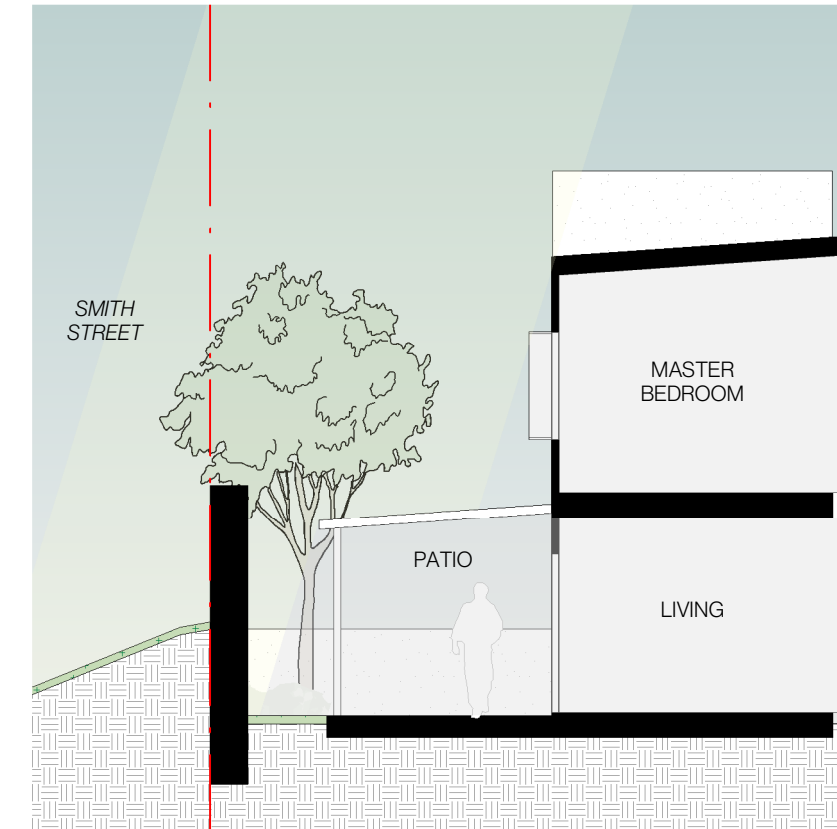
SCALE 1:100 @ A1



2

PORTAVILLA SHADING STRATEGY

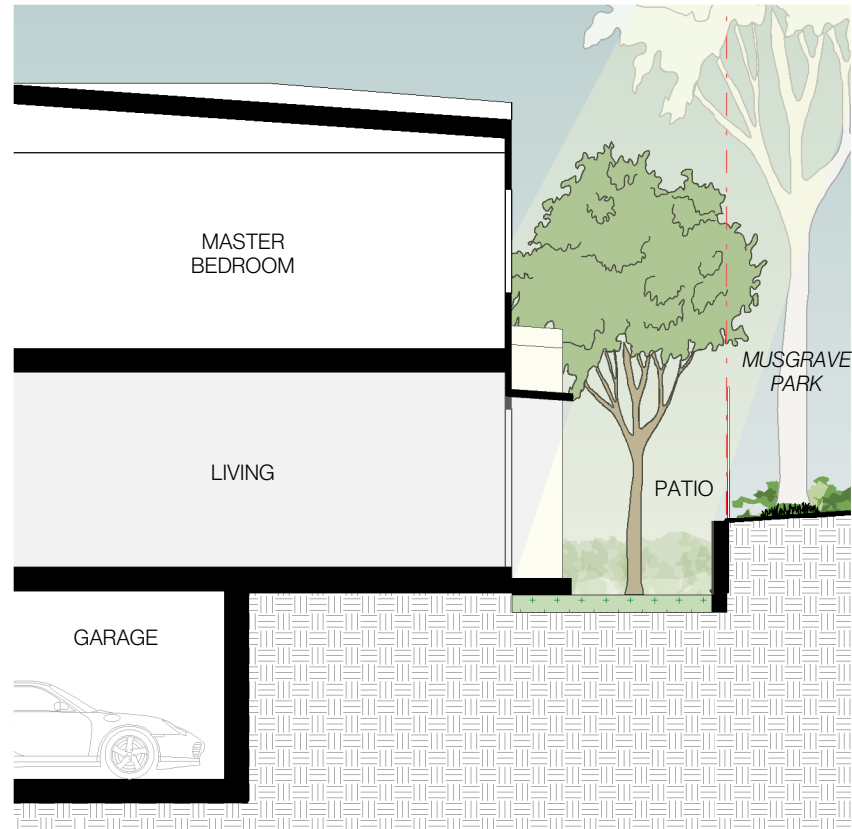
SCALE 1:100 @ A1



3

MASON A2 SHADING STRATEGY

DA600 SCALE 1:100 @ A1



4

EMBER SHADING STRATEGY

SCALE 1:100 @ A1

NOTE: SUN INDICATIVE, FROM NORTH/
NORTH EAST ANGLE

SCALE 1:100 @ A3SIZE

Our Solution

SOLAR SHADING



1 GOSHAWK SHADING STRATEGY

SCALE 1:100 @ A1

NOTE: SUN INDICATIVE, F
NORTH EAST ANGLE

SCALE 1:100 @ A3 SIZE

THE DEVELOPMENT SUMMARY

DEVELOPMENT SUMMARY

SITE AREA M2: 17330		1 CLARKE STREET SOUTHPORT						
TOWNHOUSE TYPE	PAX	NO. OF STOREYS	NO. OF BEDROOMS PER TYPE	NO. OF RESIDENT CAR PARKS PER TYPE	REQUIRED VISITOR PARKS	TOTAL OPEN SPACE M²	% TOTAL OPEN SPACE	
				GARAGE PARKS				
GOSHAWK G1 (1 bed)	12	2	1	1	6	6537	38%	
GOSHAWK G2 (2 bed)	12		2	1				
GOSHAWK G3 (1 bed R)	8		1	1				
GOSHAWK G4 (2 bed R)	8		2	1				
MASONS	41	2	3	1				
EMBER	10	2.5	3	1				
PORTAVILLA	23	3	3	2				
TOTAL	114			137	6	6537	38%	
TOWNHOUSE TYPE	PRIVATE OPEN SPACE (POS) PER TYPE M²		MIN POS DIMENSION (M)	TOTAL PRIVATE OPEN SPACE (POS) M²	% PRIVATE OPEN SPACE (POS)	SITE COVER PER TYPE M²	% SITE COVER	% TYPE
	MIN.	MAX.						
GOSHAWK G1 (1 bed)	37	38	2.7	440	11%	1504	9%	11%
GOSHAWK G2 (2 bed)	20	20	2.8	256	6%			11%
GOSHAWK G3 (1 bed R)	35	37	2.7	290	7%	998	6%	7%
GOSHAWK G4 (2 bed R)	12	12	2.2	106	3%			7%
MASONS	25	105	4.4	1400	34%	3244	19%	36%
EMBER	29	86	3.5	555	14%	765	4%	9%
PORTAVILLA	25	65	4.5	1054	26%	1670	10%	20%
TOTAL				4101		8181	47%	100%

MEANJIN / BRISBANE

Turrbal + Yuggera Country
Australia
+61 7 3067 3599

brisbane@plusstudio.co

GOLD COAST

Yugambeh Country
Australia
+61 7 3067 3599

goldcoast@plusstudio.co

plusstudio.co

2025 © Plus Architecture International Pty Ltd. All Rights Reserved.
Plus Studio[®] is a trade mark of Plus Architecture International Pty Ltd.

Nominated Architects NSW:
Gabriel Duque 11622, Amit Julka 10002, Danilo Juric 10397, Candice Ng 13091,
Rido Pin 11286