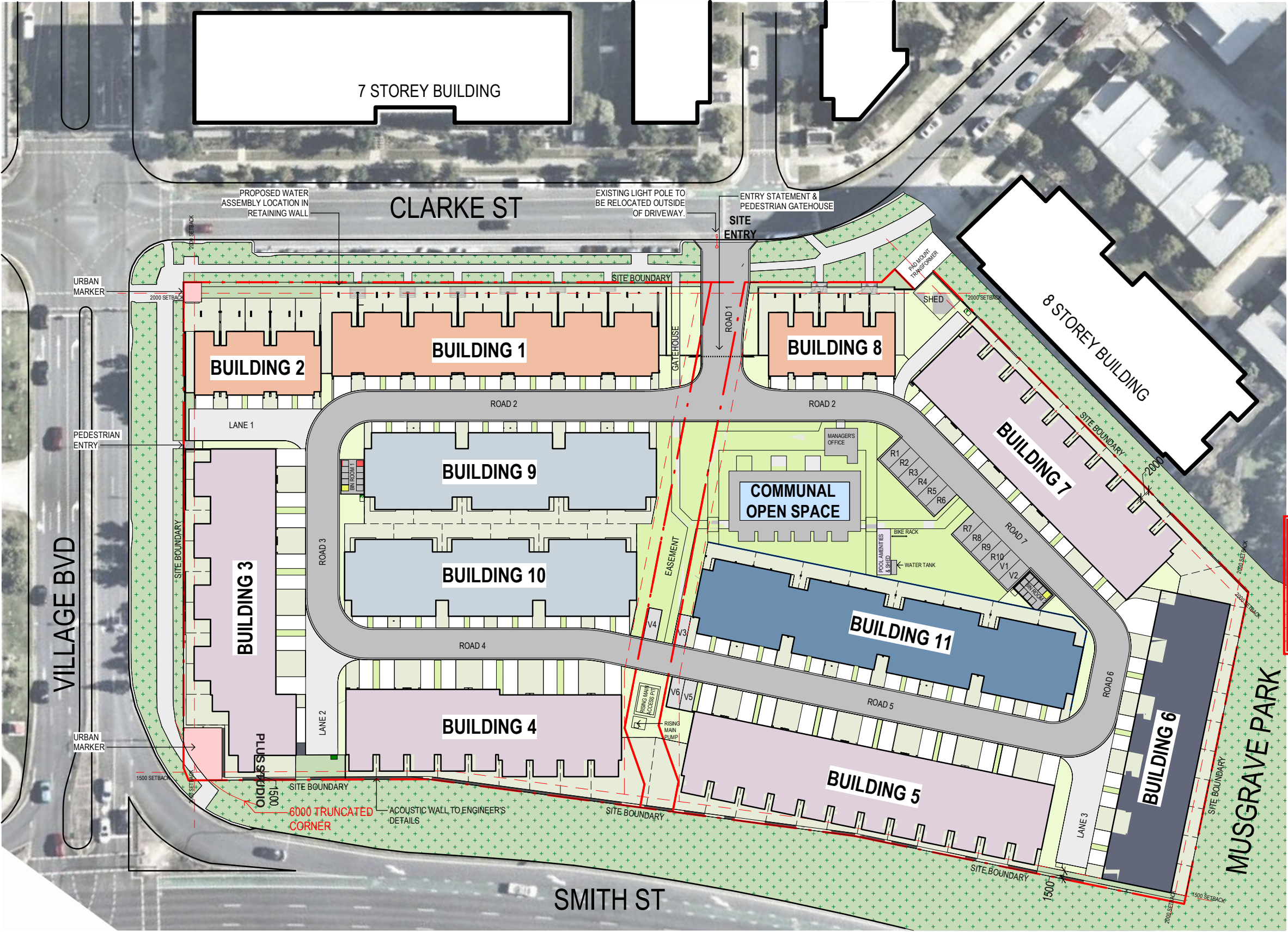


Our Solution

MASTERPLAN



TOWNHOUSE TYPES

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

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

PLANS AND DOCUMENTS
referred to in the PDA
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Our Solution

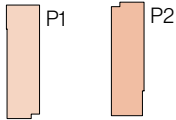
MASTERPLAN UNIT TYPES

PLANS AND DOCUMENTS
referred to in the PDA
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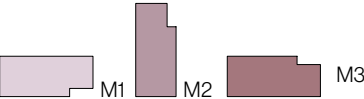
PORTAVILLA



GOSHAWK



MASON



EMBER



Our Solution

SITE PLAN - PROPOSED

PLANS AND DOCUMENTS
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Our Solution

STAGING PLAN

PLANS AND DOCUMENTS
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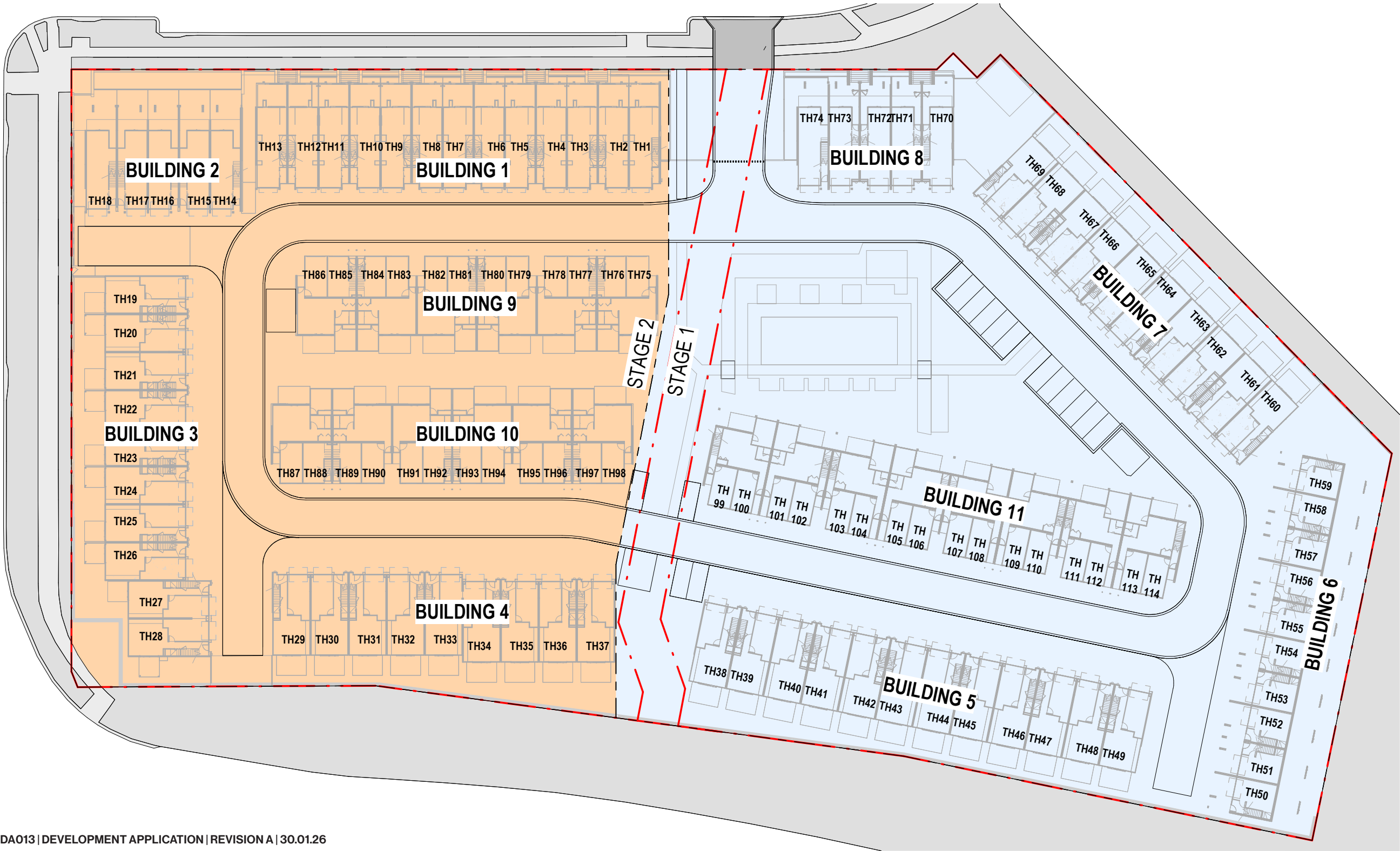


STAGING PLAN LEGEND

STAGE 1



STAGE 2



PROPOSED PLAN - GROUND FLOOR

[illegible]

Our Solution

PROPOSED PLAN - LEVEL 1

PLANS AND DOCUMENTS
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OVERALL

VILLAGE BVD

PLUS STUDIO



Our Solution

PROPOSED PLAN - LEVEL 2

PLANS AND DOCUMENTS
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Our Solution

PROPOSED PLAN - ROOF

PLANS AND DOCUMENTS
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7 STOREY BUILDING

CLARKE ST

SITE ENTRY

8 STOREY BUILDING

BUILDING 2

BUILDING 1

BUILDING 8

BUILDING 9

BUILDING 10

BUILDING 7

BUILDING 3

BUILDING 11

BUILDING 4

BUILDING 5

BUILDING 6

MUSGRAVE PARK

SMITH ST

VILLAGE BVD

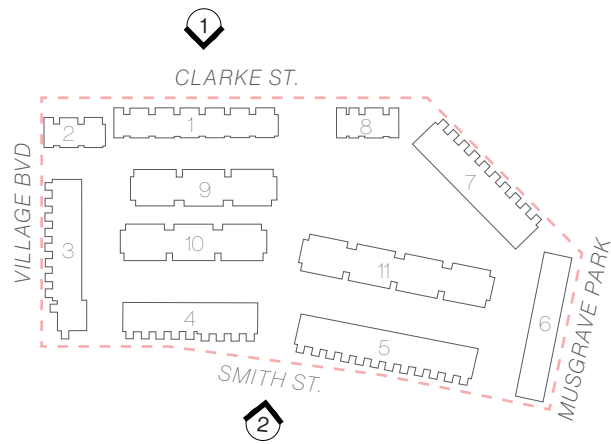
38

OVERALL

PLUS STUDIO

Our Solution

SITE ELEVATIONS NORTH & SOUTH



PLANS AND DOCUMENTS
referred to in the PDA
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Approval no: DEV-2026-GCP-4381

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

39

OVERALL

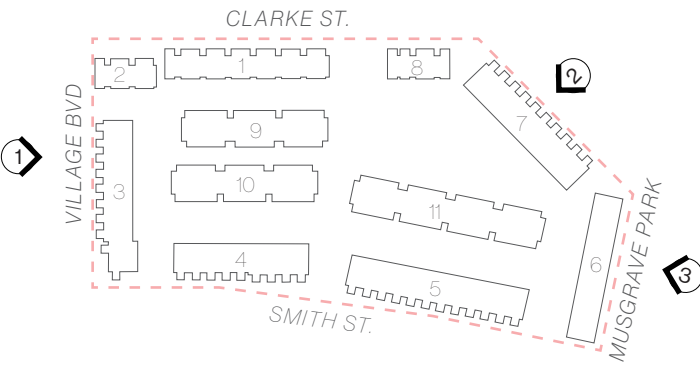
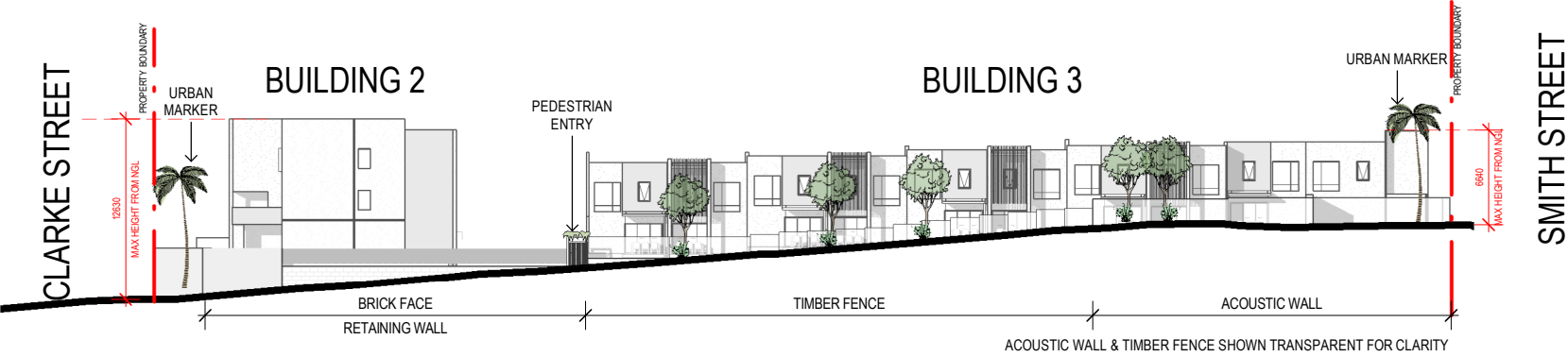


2 SITE ELEVATION - SMITH STREET (SOUTH)
SCALE 1 : 500 @ A3

PLUS STUDIO

Our Solution

SITE ELEVATIONS WEST & EAST



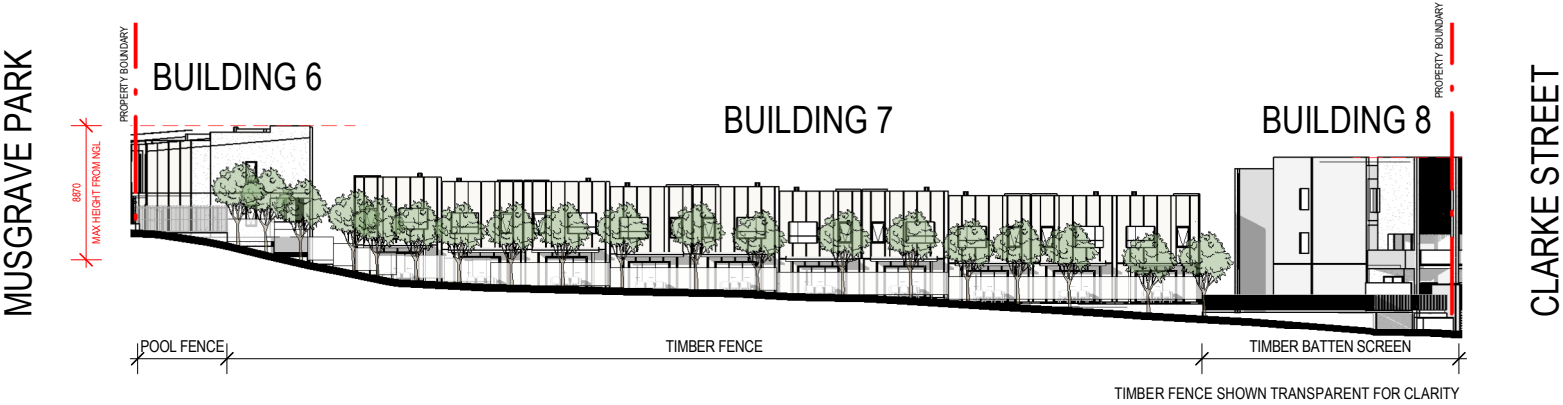
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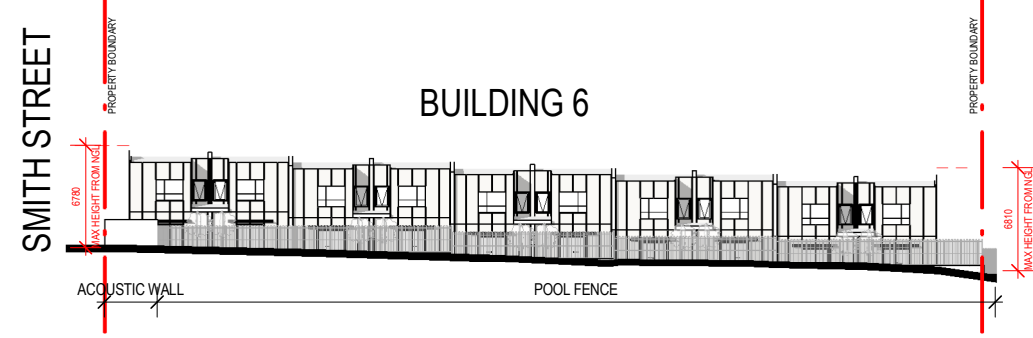
Date: 25 March 2026



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

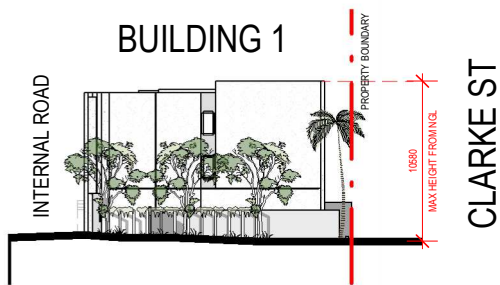
40

OVERALL

PLUS STUDIO

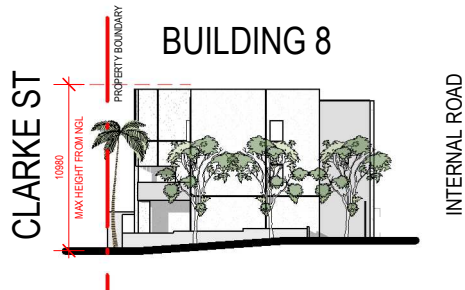
Our Solution

INTERNAL ROAD ELEVATIONS - ROAD 01-03



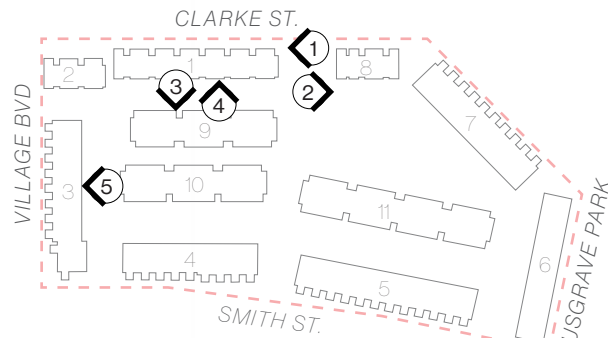
1 ROAD 01 EAST ELEVATION

SCALE 1 : 500 @ A3



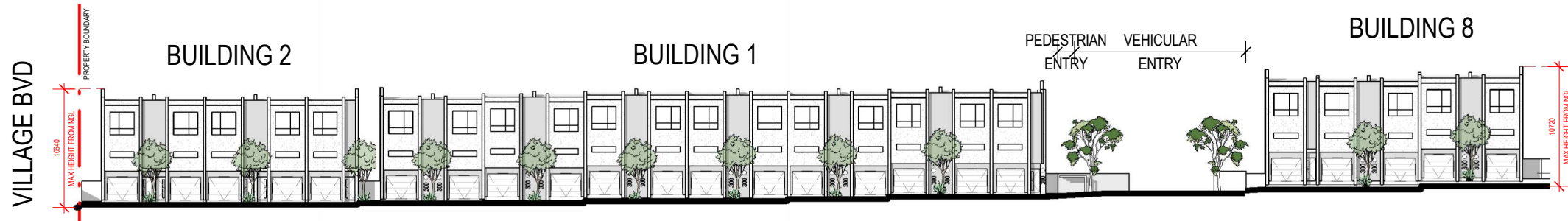
2 ROAD 01 WEST ELEVATION

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

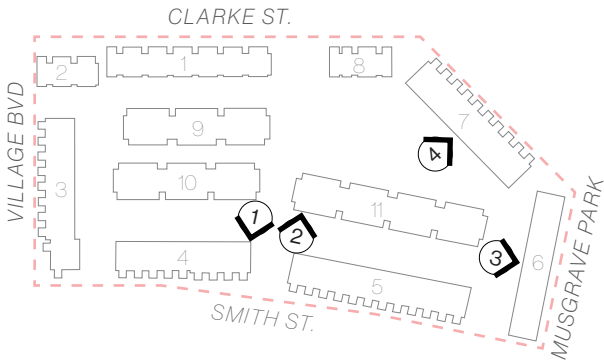
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Our Solution

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

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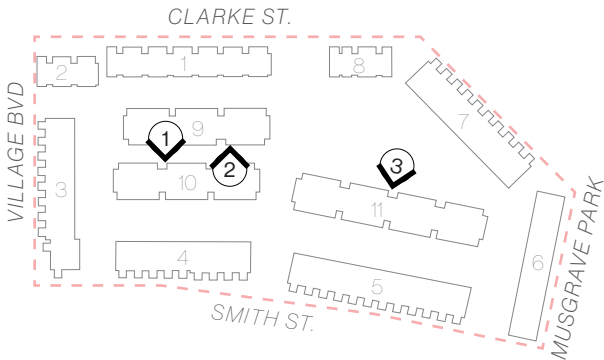
42

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

PLANS AND DOCUMENTS
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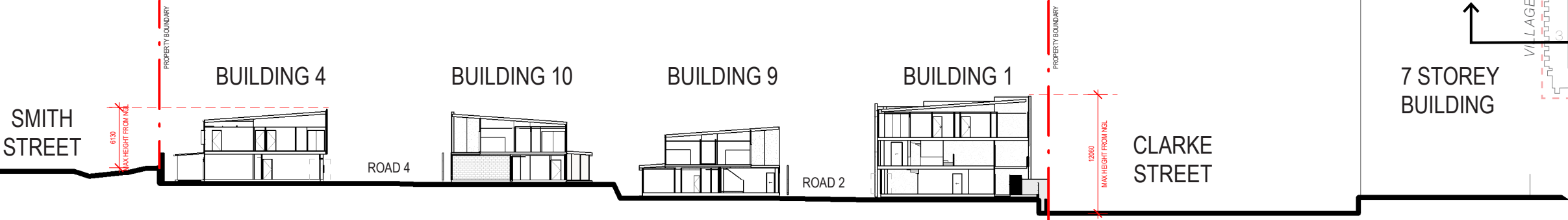
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OVERALL

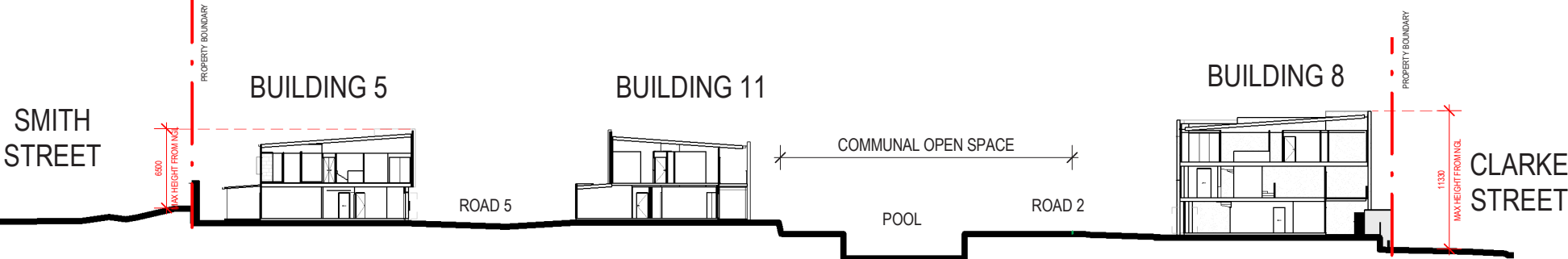
PLUS STUDIO

Our Solution

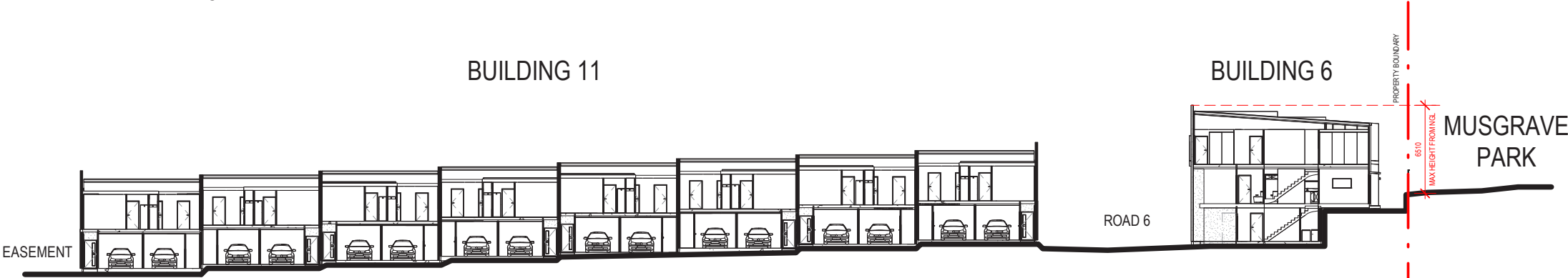
SITE SECTIONS



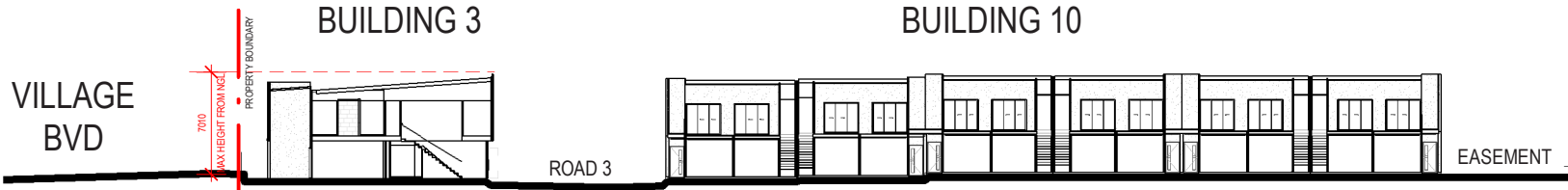
1 Section A
SCALE 1 : 500 @ A3



2 Section B
SCALE 1 : 500 @ A3



3 Section C1
SCALE 1 : 400 @ A3



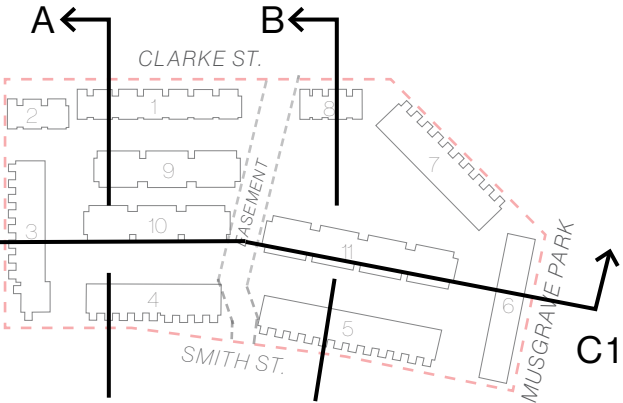
4 Section C2
SCALE 1 : 500 @ A3

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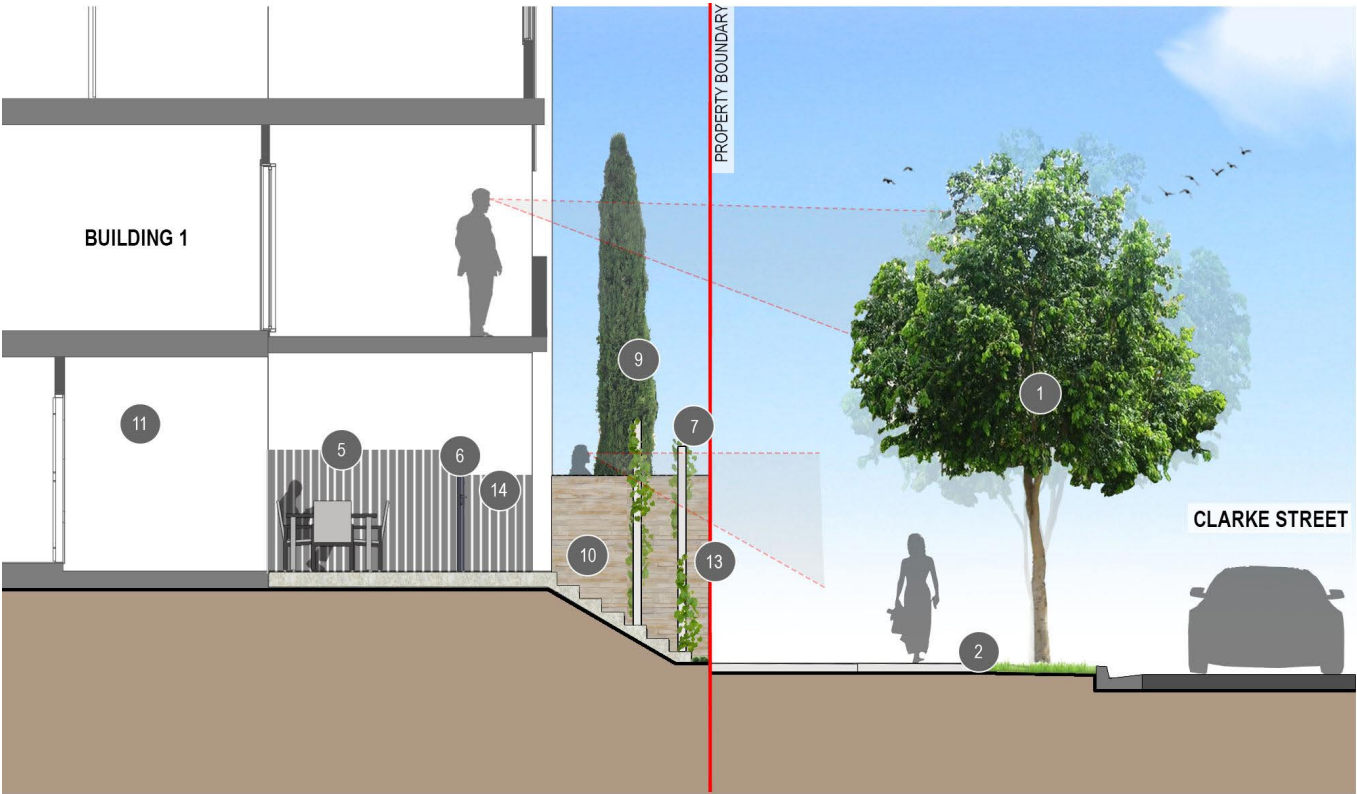
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OVERALL

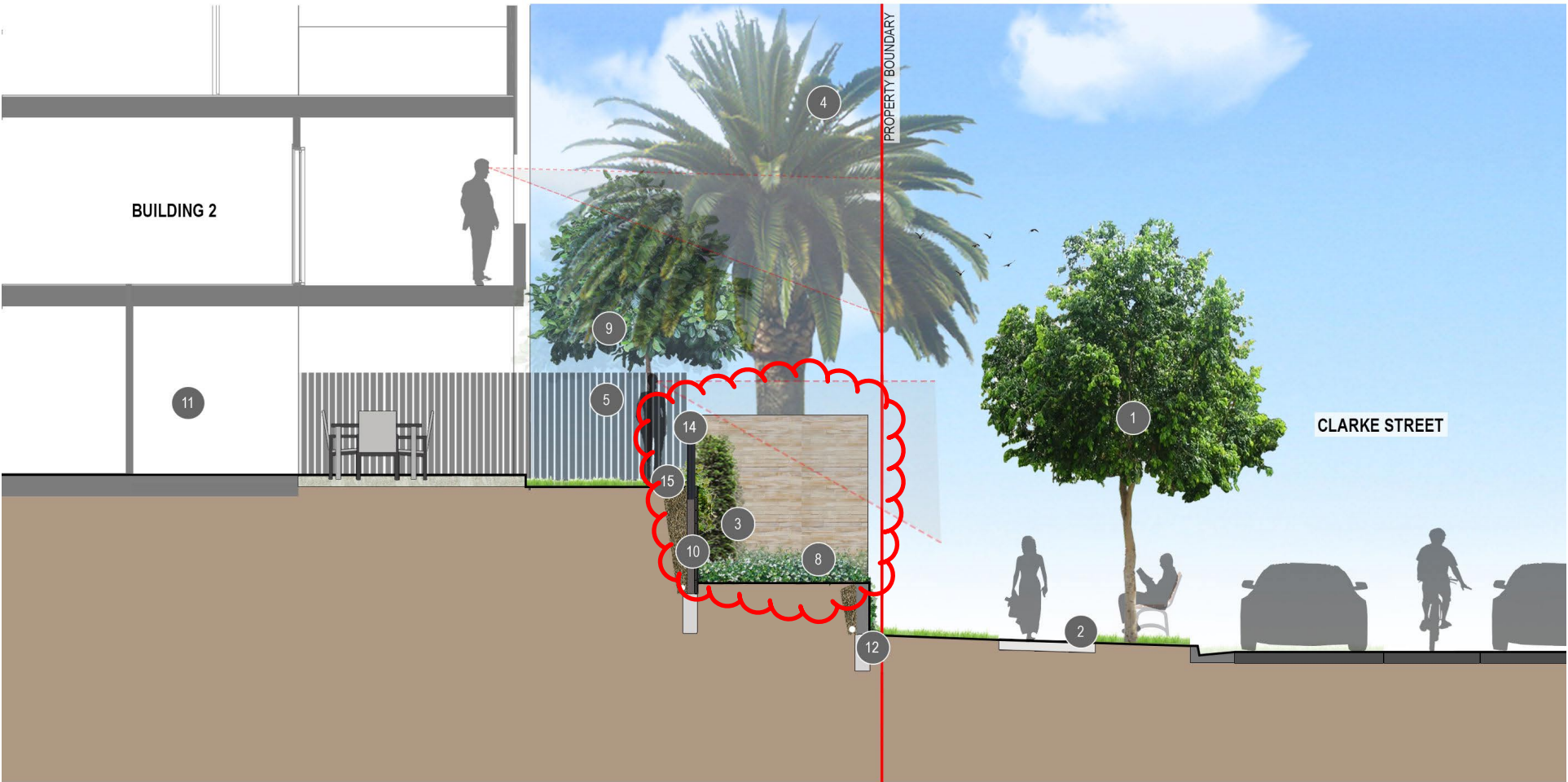
PLUS STUDIO

Our Vision

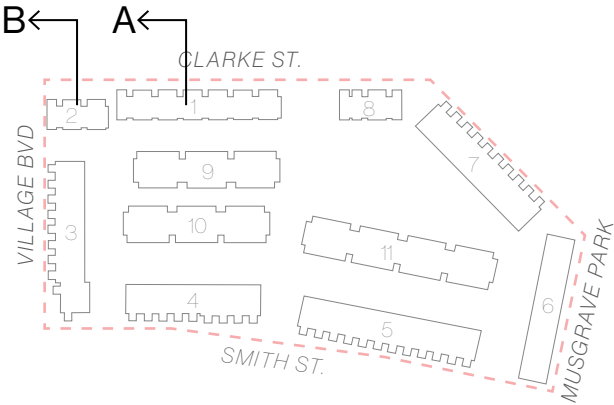
THRESHOLD SECTIONS



SECTION A
SCALE 1:50



SECTION B
SCALE 1:50



PLANS AND DOCUMENTS
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DEVELOPMENT APPROVAL

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AMENDED IN RED

By: Elizabeth Piper
Date: 24 March 2026



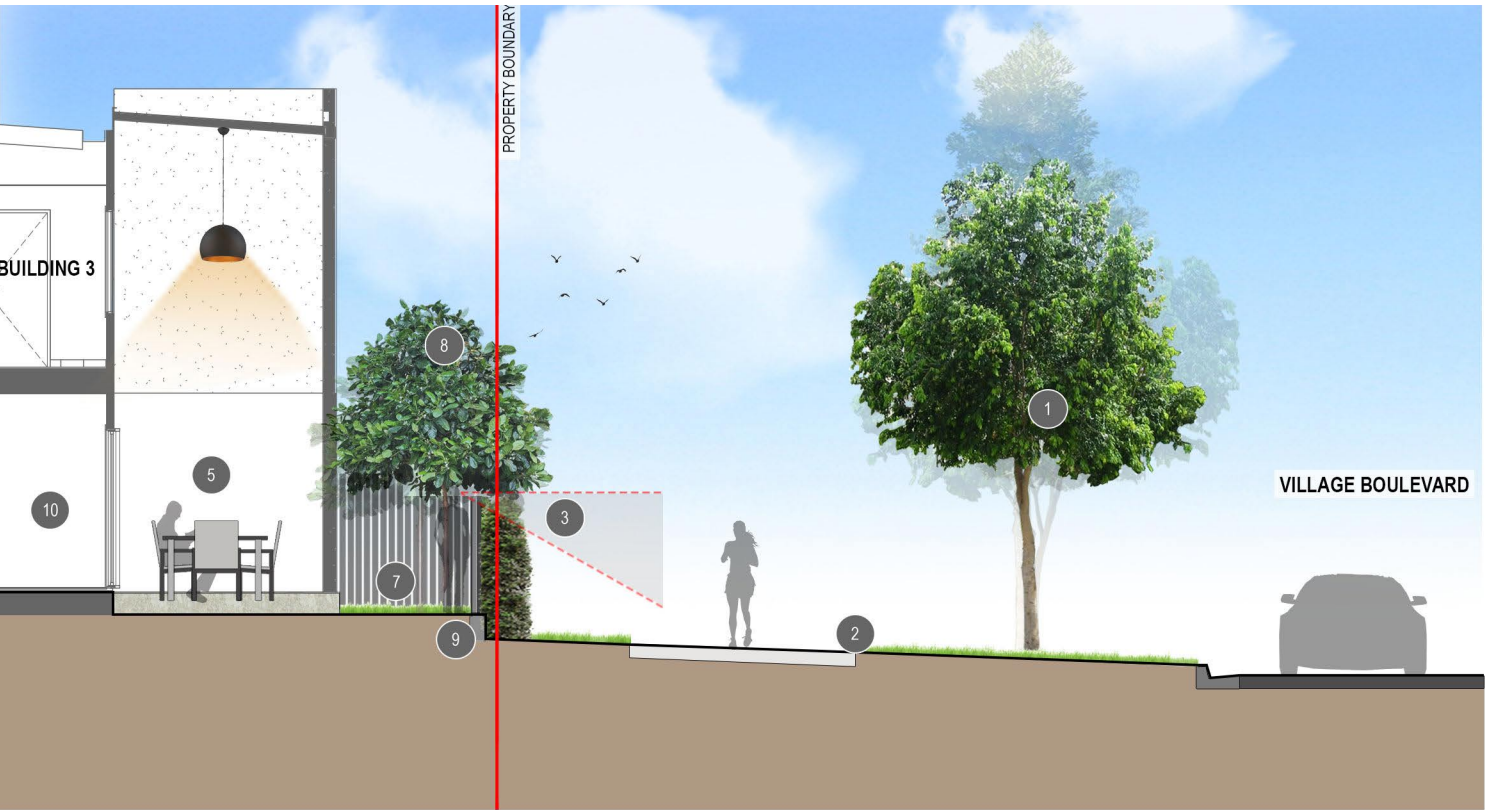
THE DETAILED DESIGN OF THE FEATURE BRICK
WALL SHOWN CLOUDED IS SUBJECT TO
COMPLIANCE ASSESSMENT UNDER CONDITION 3
OF THE APPROVAL

ANNOTATION NOTES

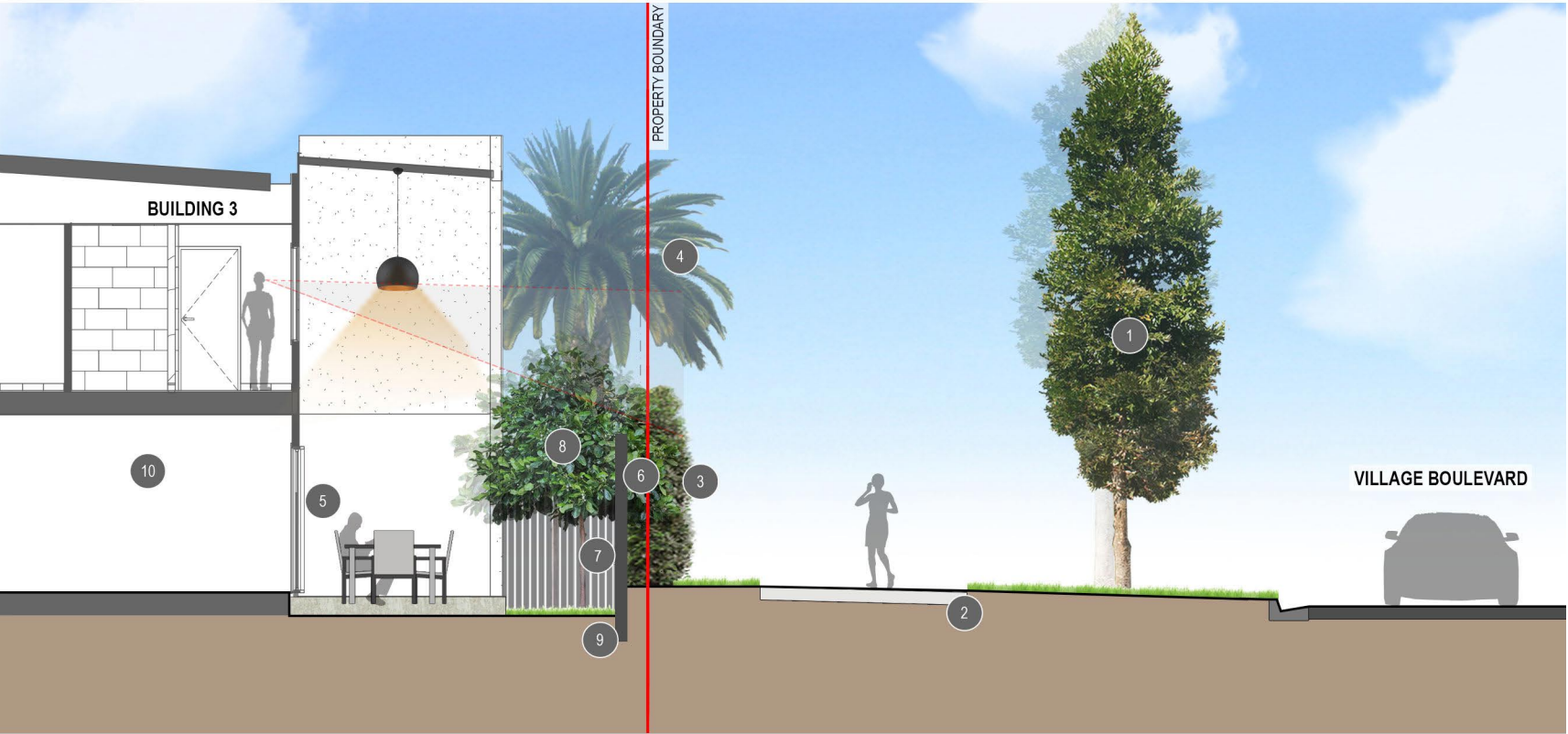
- 1 EXISTING STREET TREES *WATERHOUSEA floribunda* TO BE RETAINED AND UNDERPLANTED WITH *TRA jas*
- 2 EXISTING FOOTPATH, VERGE AND KERB TO BE RETAINED. MAKE GOOD IF DAMAGED DURING CONSTRUCTION
- 3 BUFFERING SHRUB *SYZ RES* TO SCREEN BOUNDARY RETAINING WALLS / FENCE AND PROVIDE AMENITY TO STREETScape
- 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

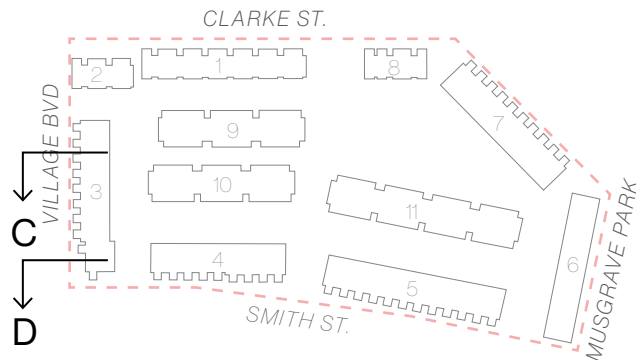
THRESHOLD SECTIONS



SECTION C
SCALE 1:50



SECTION D
SCALE 1:50



PLANS AND DOCUMENTS
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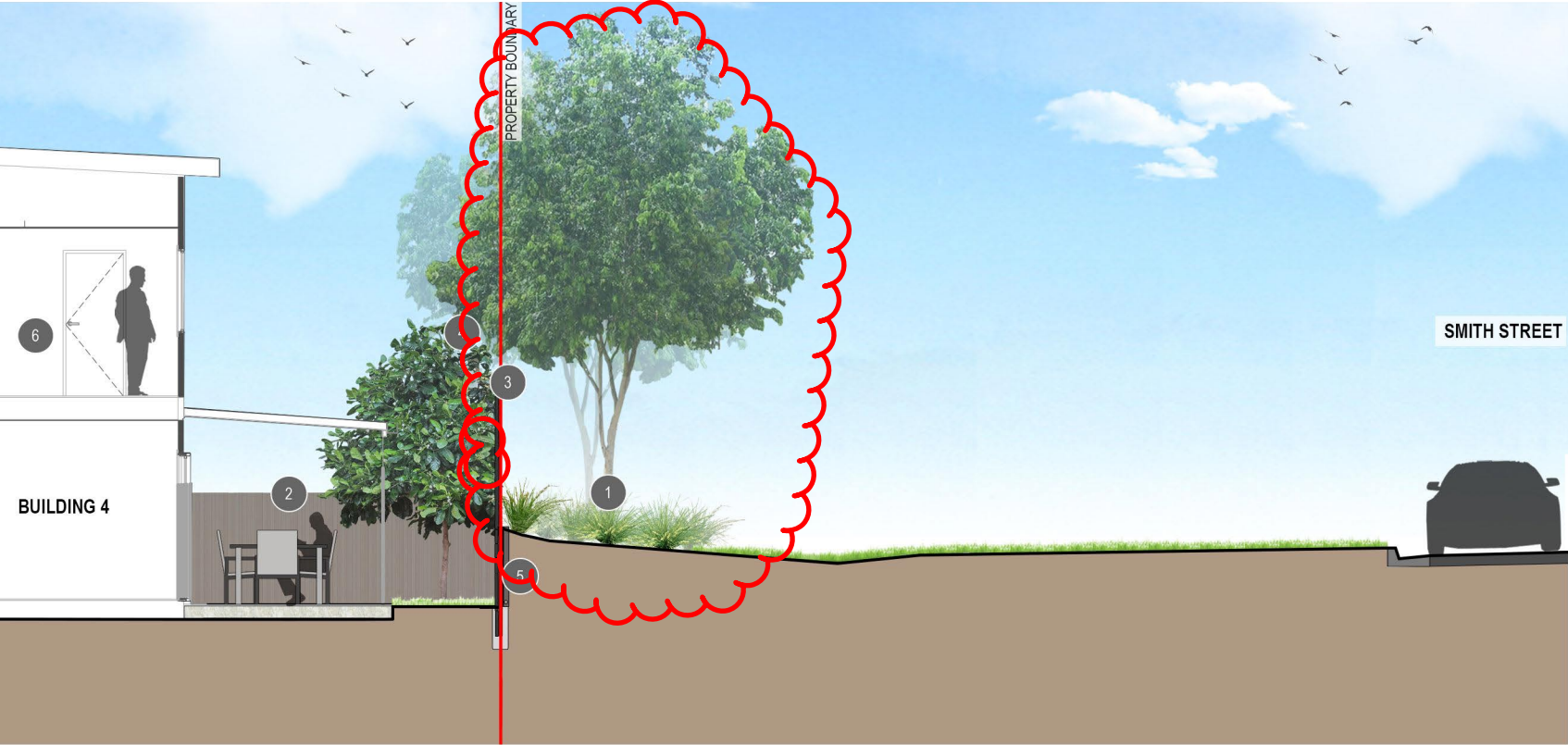
Date: 25 March 2026

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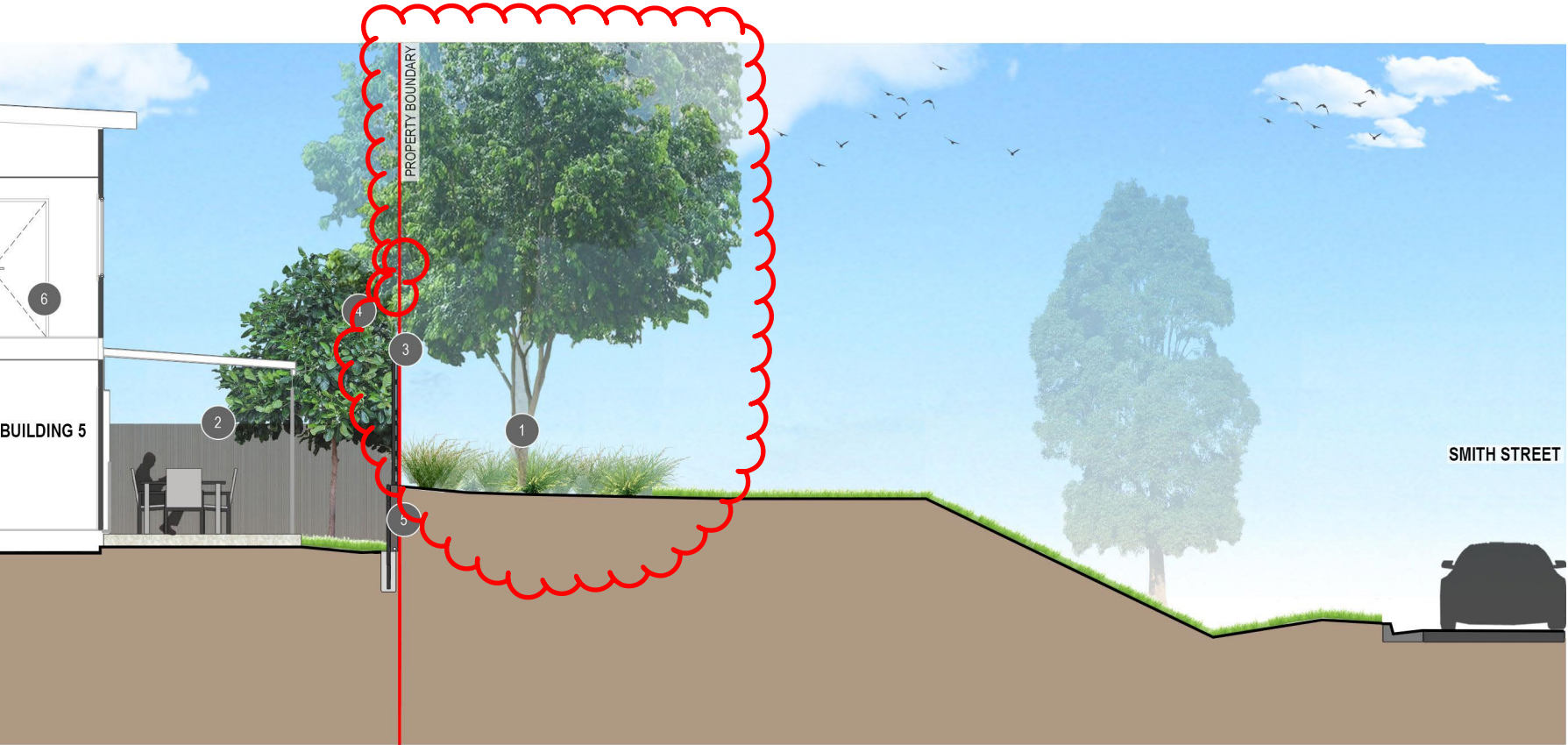
- ANNOTATION NOTES
- 1 EXISTING STREET TREES *AGATHIS robusta* TO BE RETAINED AND UNDERPLANTED WITH TRAjas
 - 2 EXISTING FOOTPATH, VERGE AND KERB TO BE RETAINED . MAKE GOOD IF DAMAGED DURING CONSTRUCTION
 - 3 BUFFERING SHRUB SYZ RES TO SCREEN BOUNDARY RETAINING WALLS / FENCE AND PROVIDE AMENITY TO STREETScape
 - 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

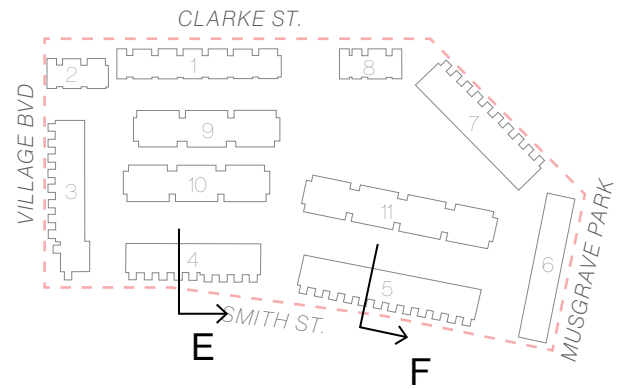
THRESHOLD SECTIONS



SECTION E
SCALE 1:50



SECTION F
SCALE 1:50



PLANS AND DOCUMENTS
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AMENDED IN RED

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Date: 24 March 2026



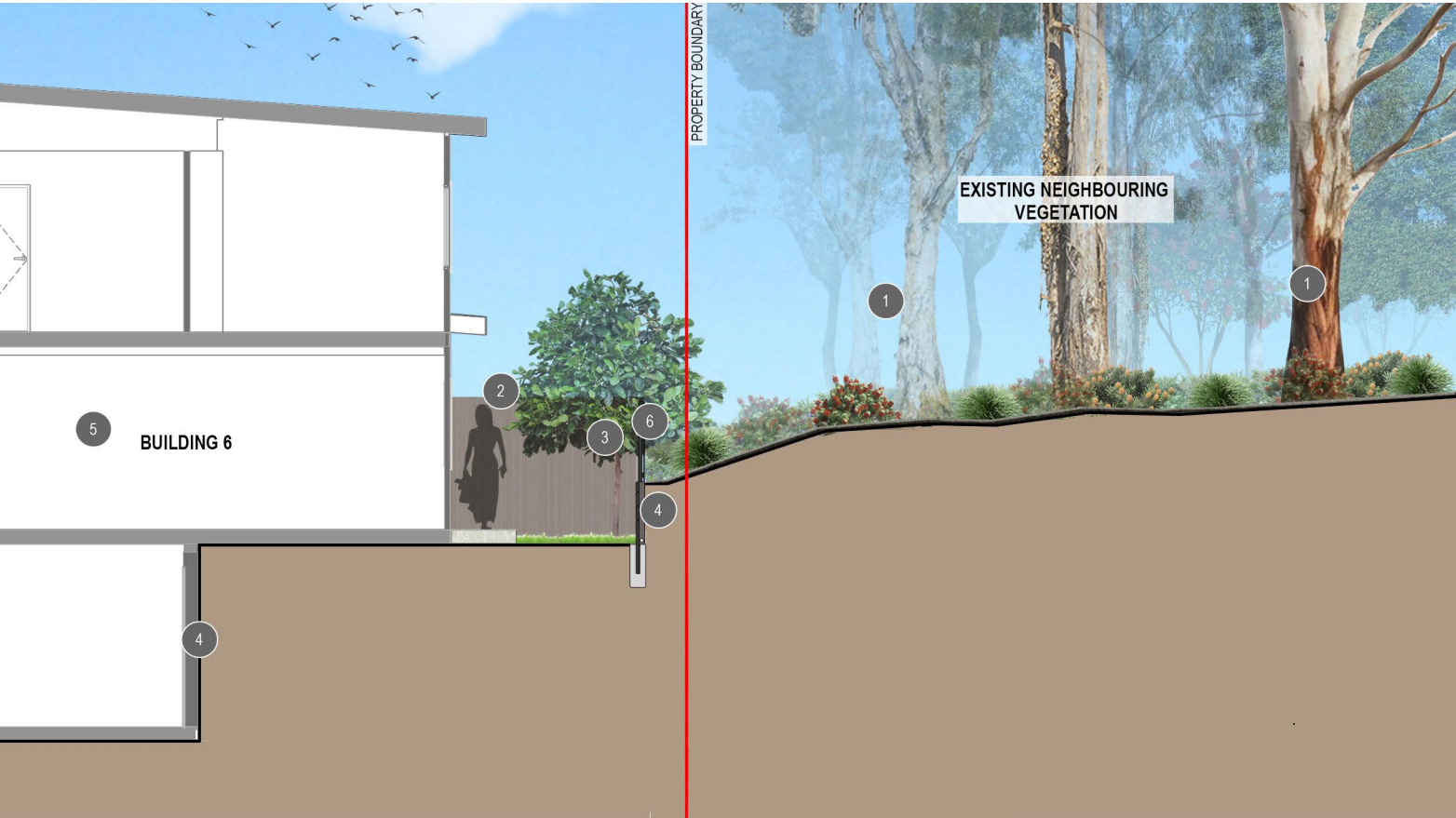
THIS APPROVAL SHOULD NOT BE TAKEN TO
CONSTITUTE PERMISSION TO UNDERTAKE
ANY WORKS WITHIN THE BOUNDARIES OF A
STATE CONTROLLED ROAD.

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

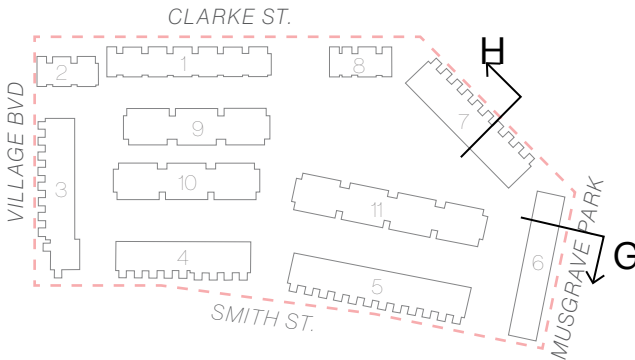
THRESHOLD SECTIONS



SECTION G
SCALE 1:50



SECTION H
SCALE 1:50



PLANS AND DOCUMENTS
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ANNOTATION NOTES

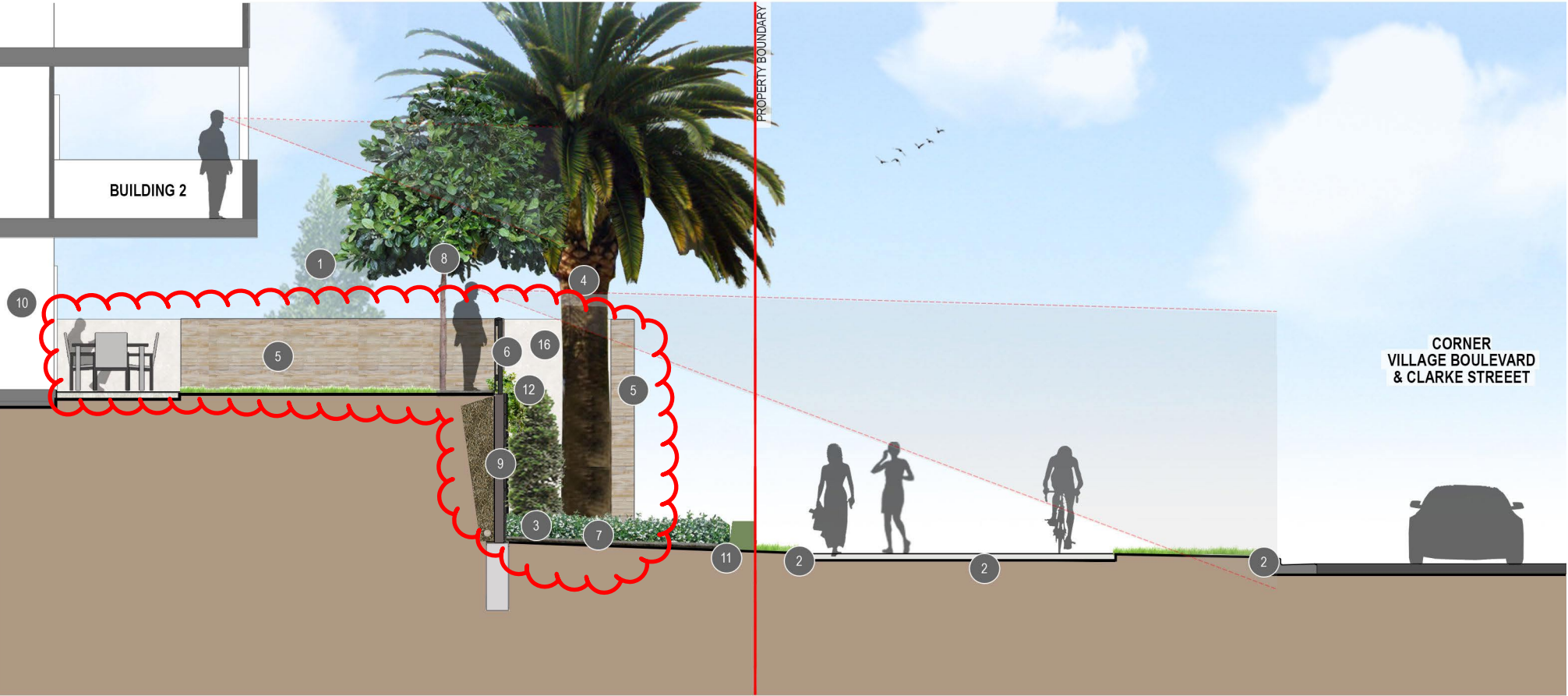
- 1 INDICATIVE EXISTING VEGETATION ADJACENT TO PROPOSED DEVELOPMENT
- 2 PROPOSED 1800mm HIGH PRIVACY DIVIDING FENCING
- 3 COLUMNAR TREE SHADE TREE ELA eum AND SHADE TREE RAN fit TO PROVIDE AMENITY TO POS
- 4 REFER TO CIVIL ENGINEERS DRAWINGS FOR RETAINING WALL DETAILS
- 5 REFER TO ARCHITECTS DRAWINGS 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

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

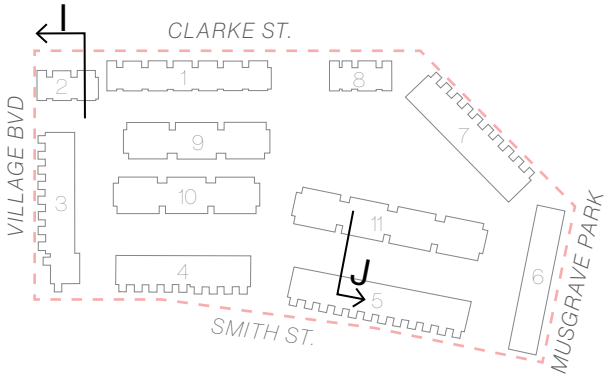
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SECTION I
SCALE 1:50



SECTION J
SCALE 1:50



AMENDED IN RED

By: Elizabeth Piper
Date: 24 March 2026



THE DETAILED DESIGN OF THE FEATURE BRICK WALL SHOWN CLOUDED IS SUBJECT TO COMPLIANCE ASSESSMENT UNDER CONDITION 3 OF THE APPROVAL

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

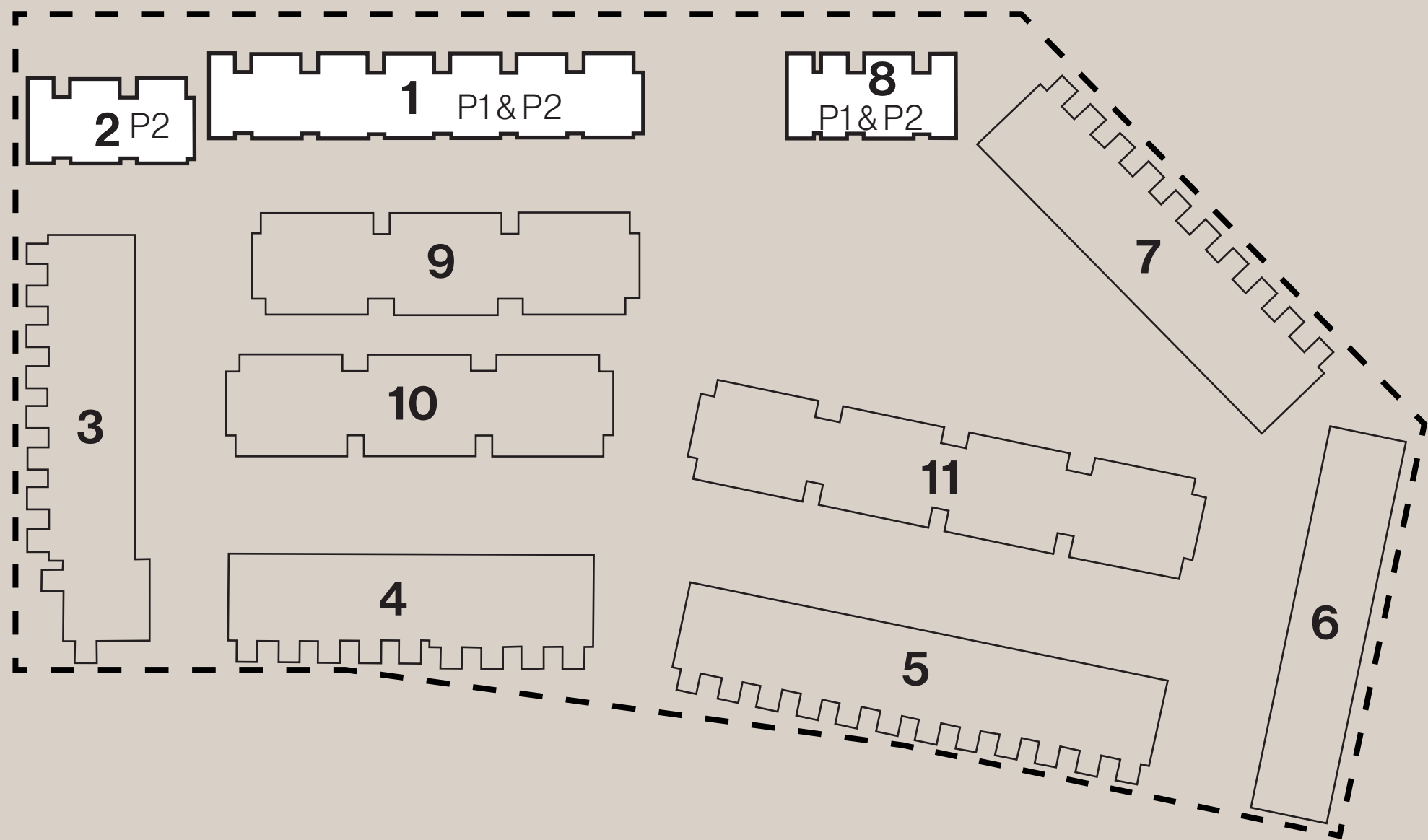
PORTAVILLA

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

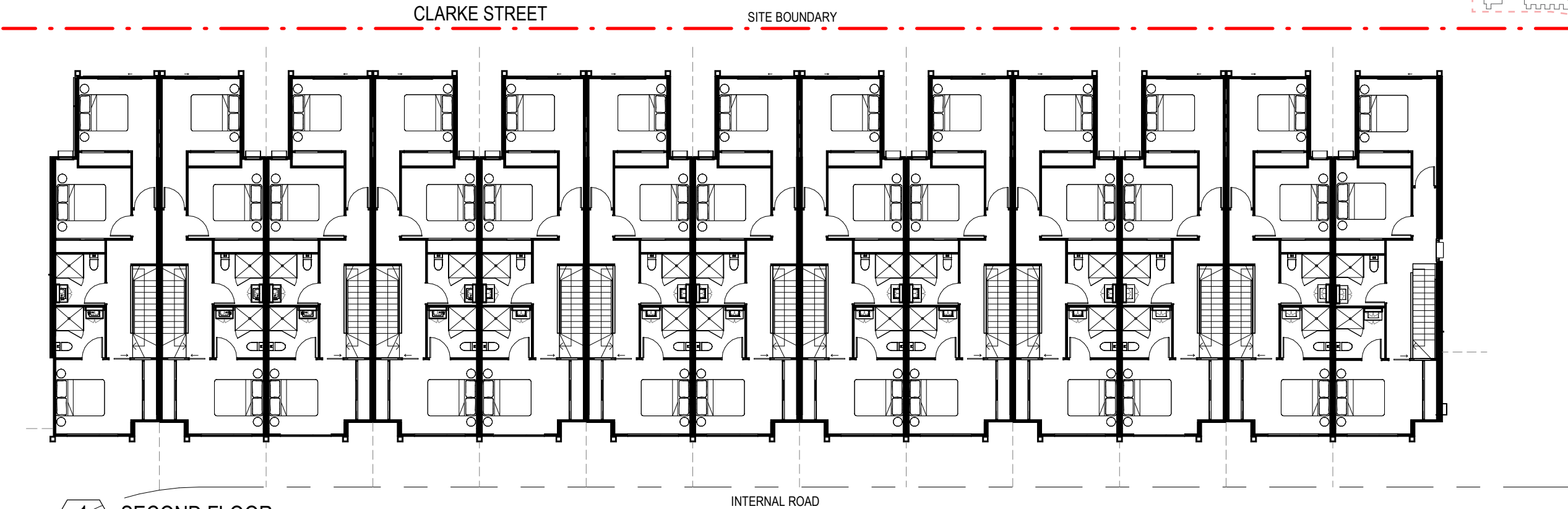
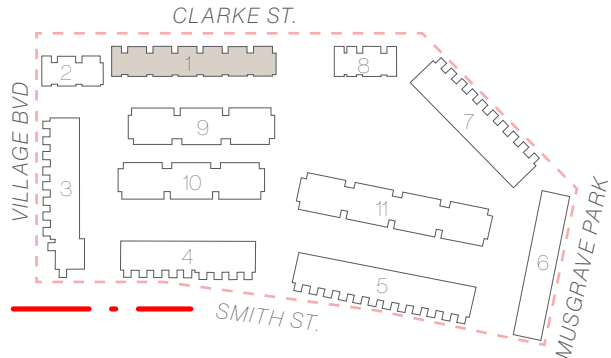
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BUILDING 1 - PORTAVILLA FLOOR PLANS SHEET 2



1 SECOND FLOOR
SCALE 1 : 200 @ A3

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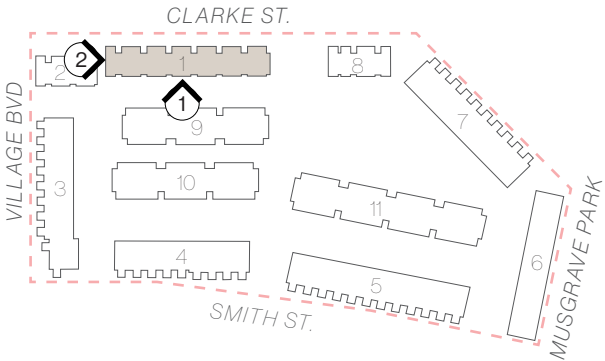
54

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



1 DA ELEVATION - FRONT
SCALE 1 : 200 @ A3



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

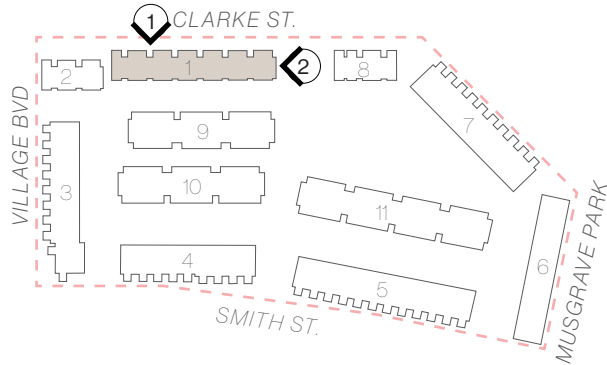
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Our Solution

BUILDING 1 - PORTAVILLA ELEVATIONS SHEET 2

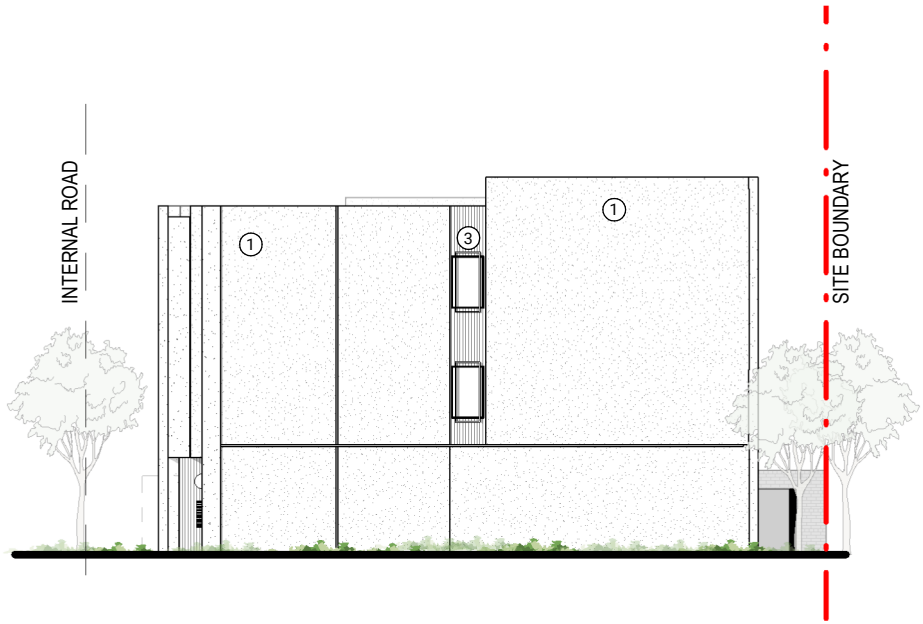


- MATERIAL LEGEND
- 1. APPLIED FINISH - RENDER & PAINT
 - 2. SOLID BALUSTRADE - RENDER & PAINT
 - 3. VERTICAL WEATHERBOARD CLADDING
 - 4. BOARD & BATTEN
 - 5. BOARD & BATTEN
 - 6. BATTEN SCREEN
 - 7. WINDOW HOOD
 - 8. ROOF SHEETING
 - 9. ARBOURED ENTRY
 - 10. CLEAR GLASS

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PORTAVILLA

1 DA ELEVATION - REAR
SCALE 1 : 200 @ A3



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



PLANS AND DOCUMENTS
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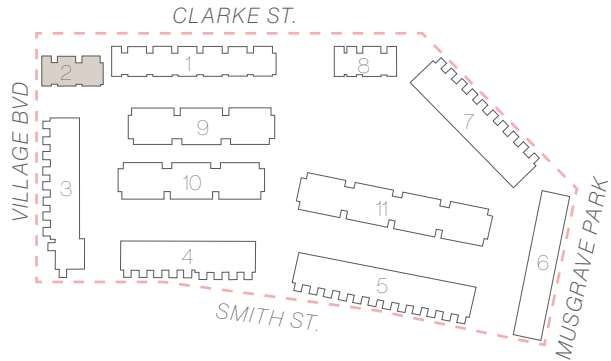
Approval no: DEV-2026-GCP-4381
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PLUS STUDIO

Our Solution

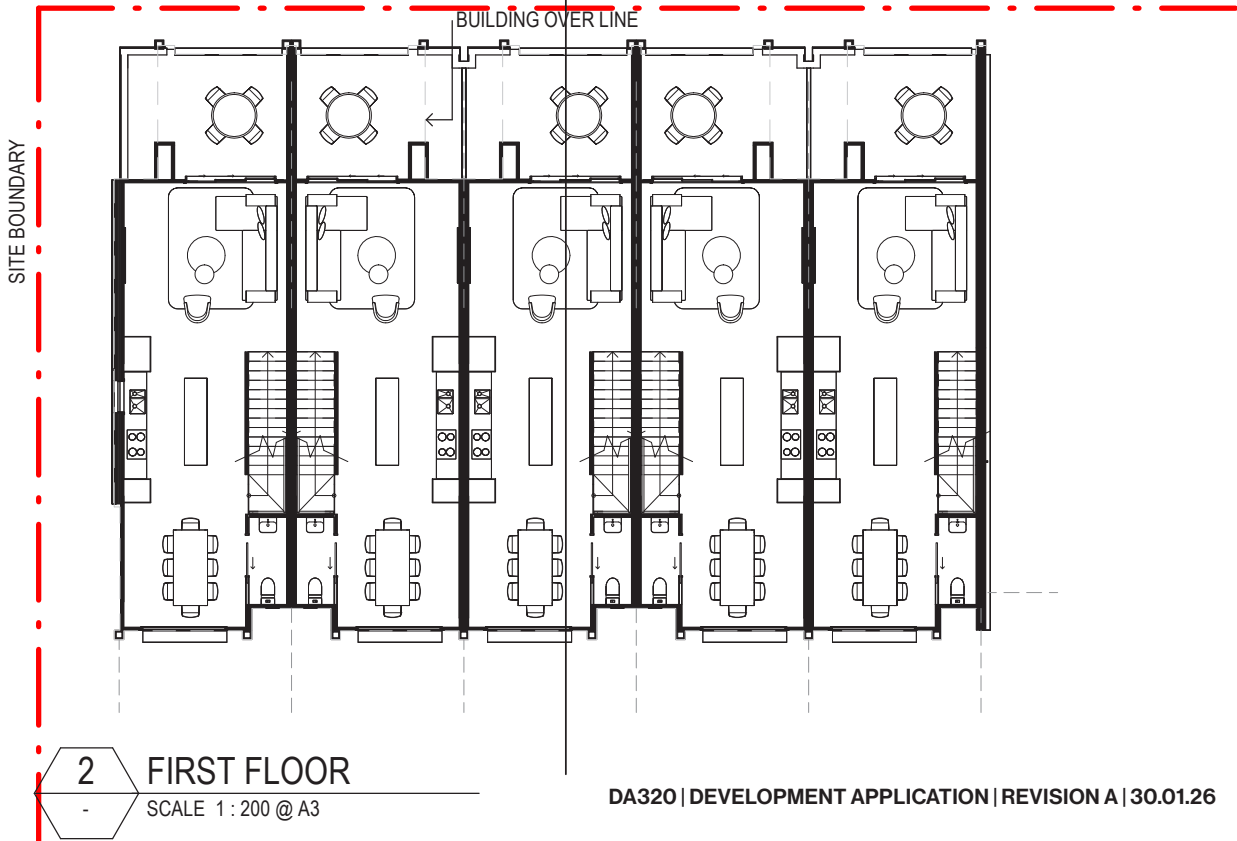
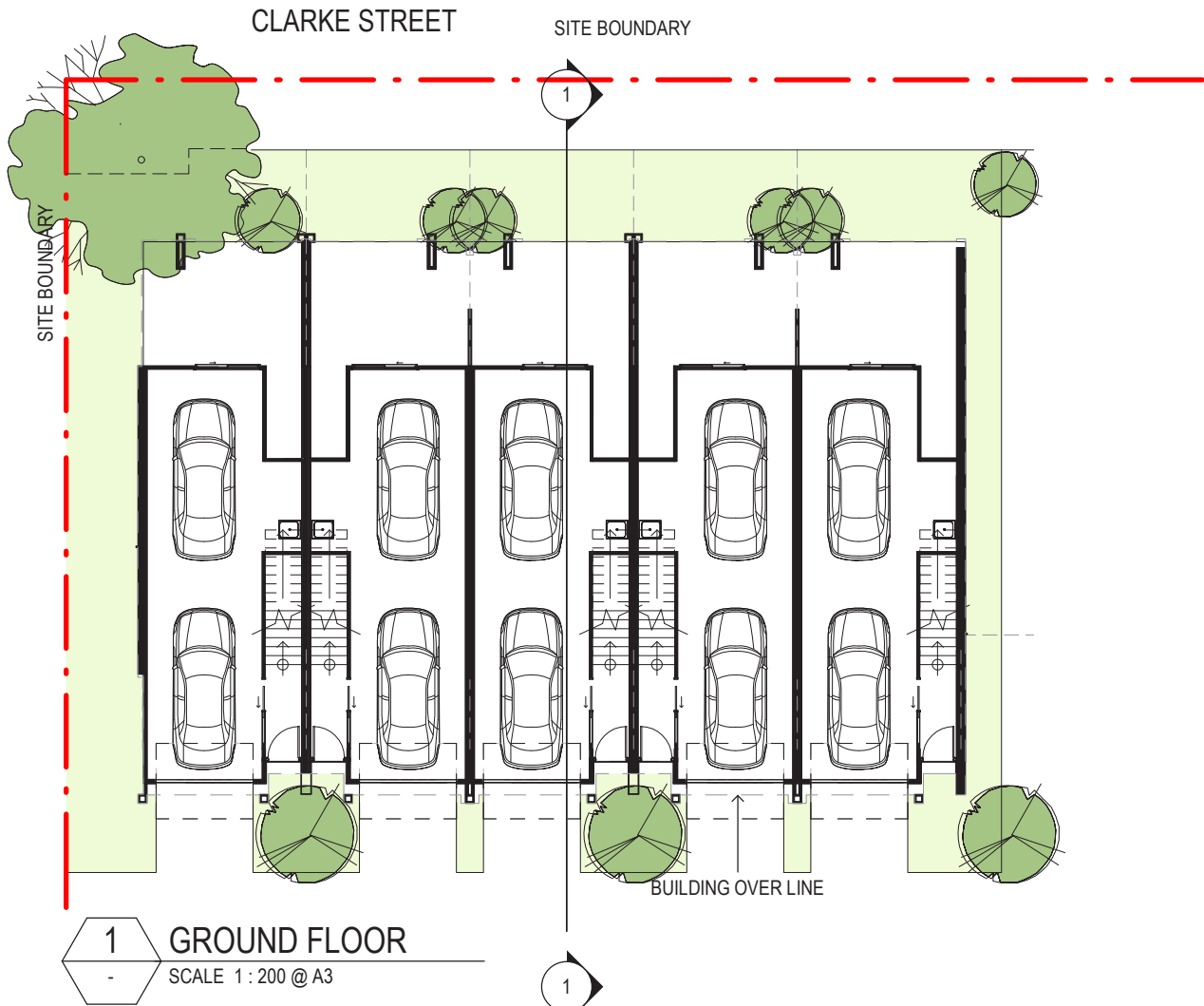
BUILDING 2 - PORTAVILLA FLOOR PLANS SHEET 1



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

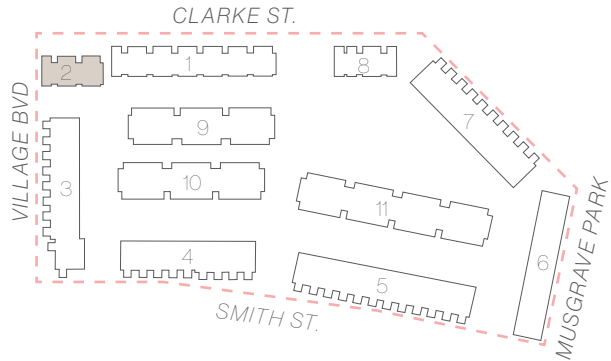
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Our Solution

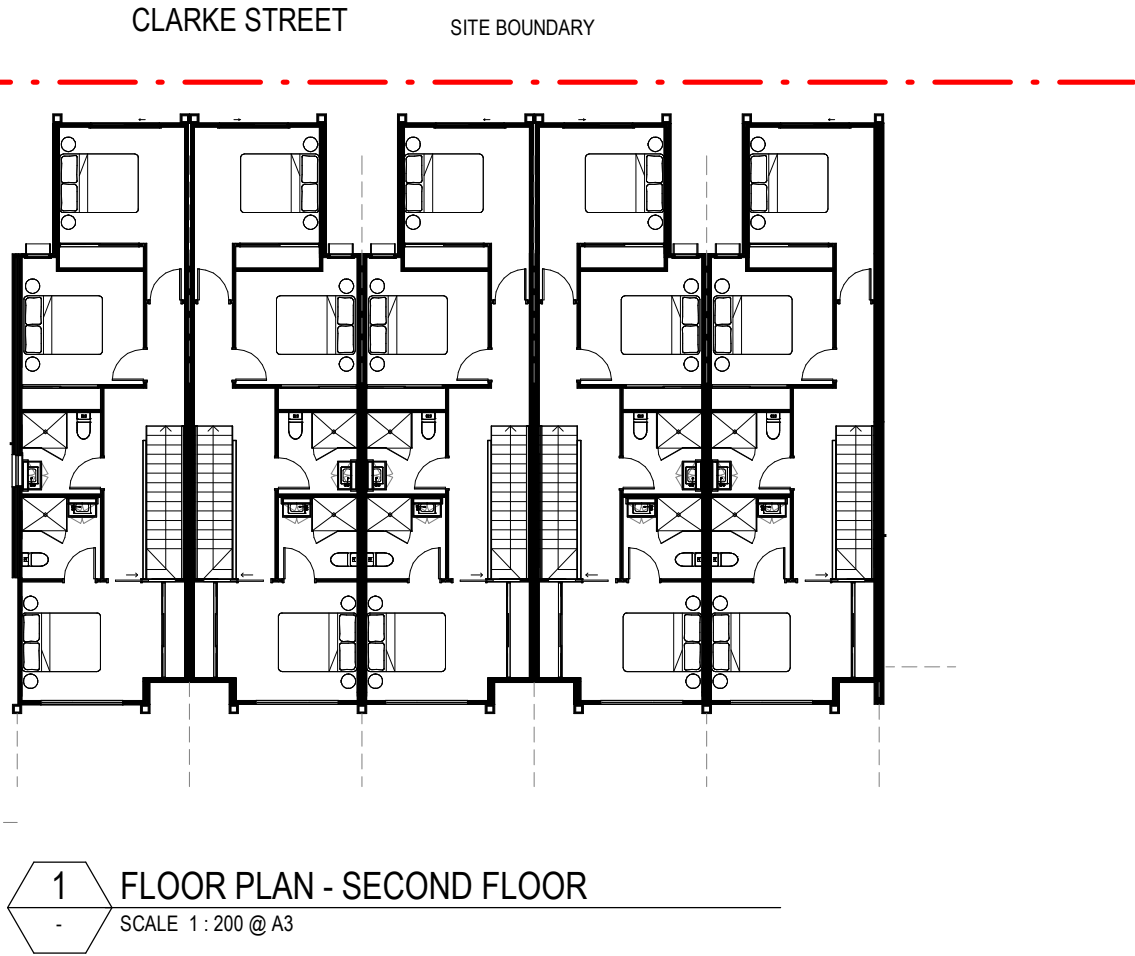
BUILDING 2 - PORTAVILLA FLOOR PLANS SHEET 2



PLANS AND DOCUMENTS
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1

FLOOR PLAN - SECOND FLOOR

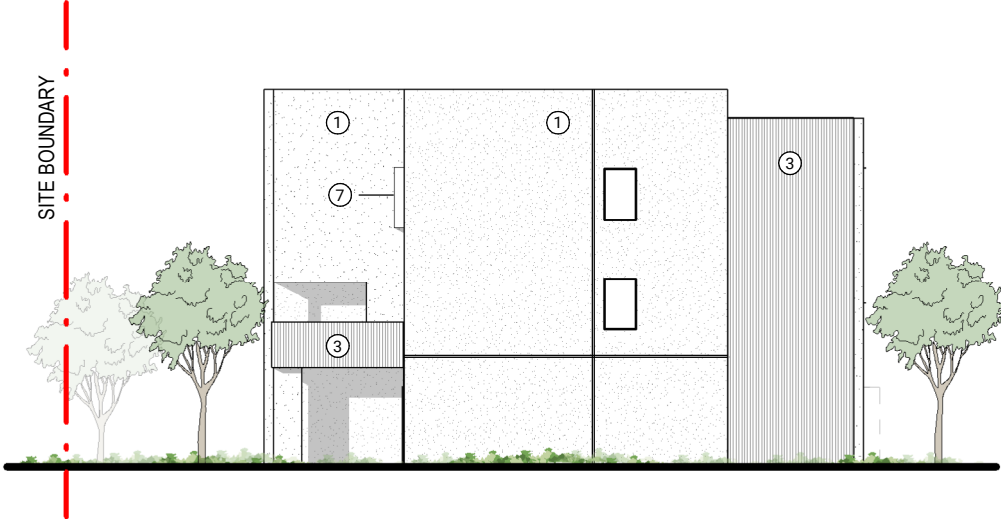
SCALE 1 : 200 @ A3

Our Solution

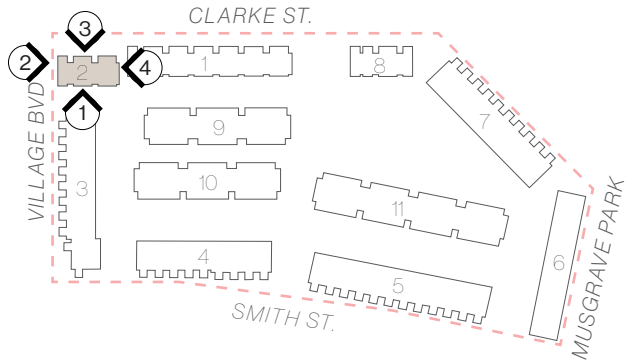
BUILDING 2 - PORTAVILLA ELEVATIONS SHEET



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

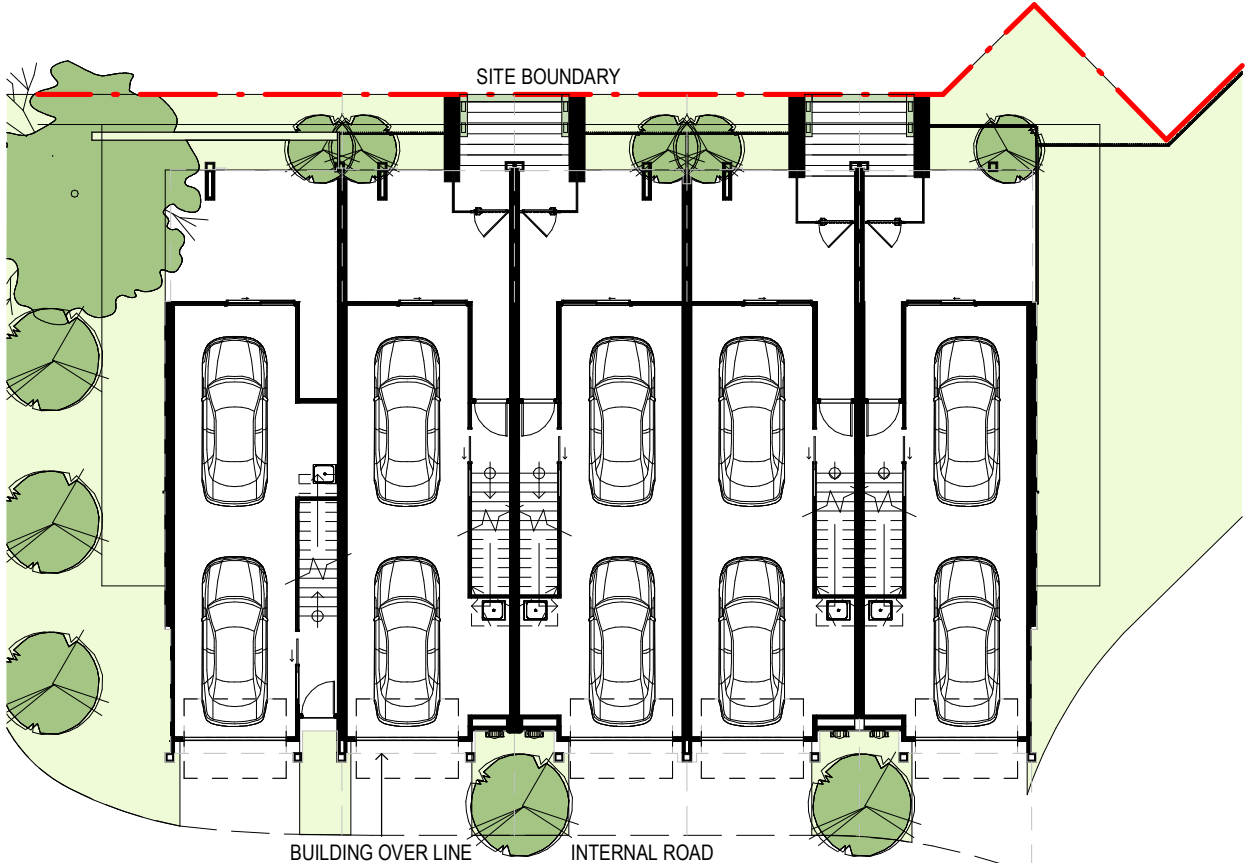
PLANS AND DOCUMENTS
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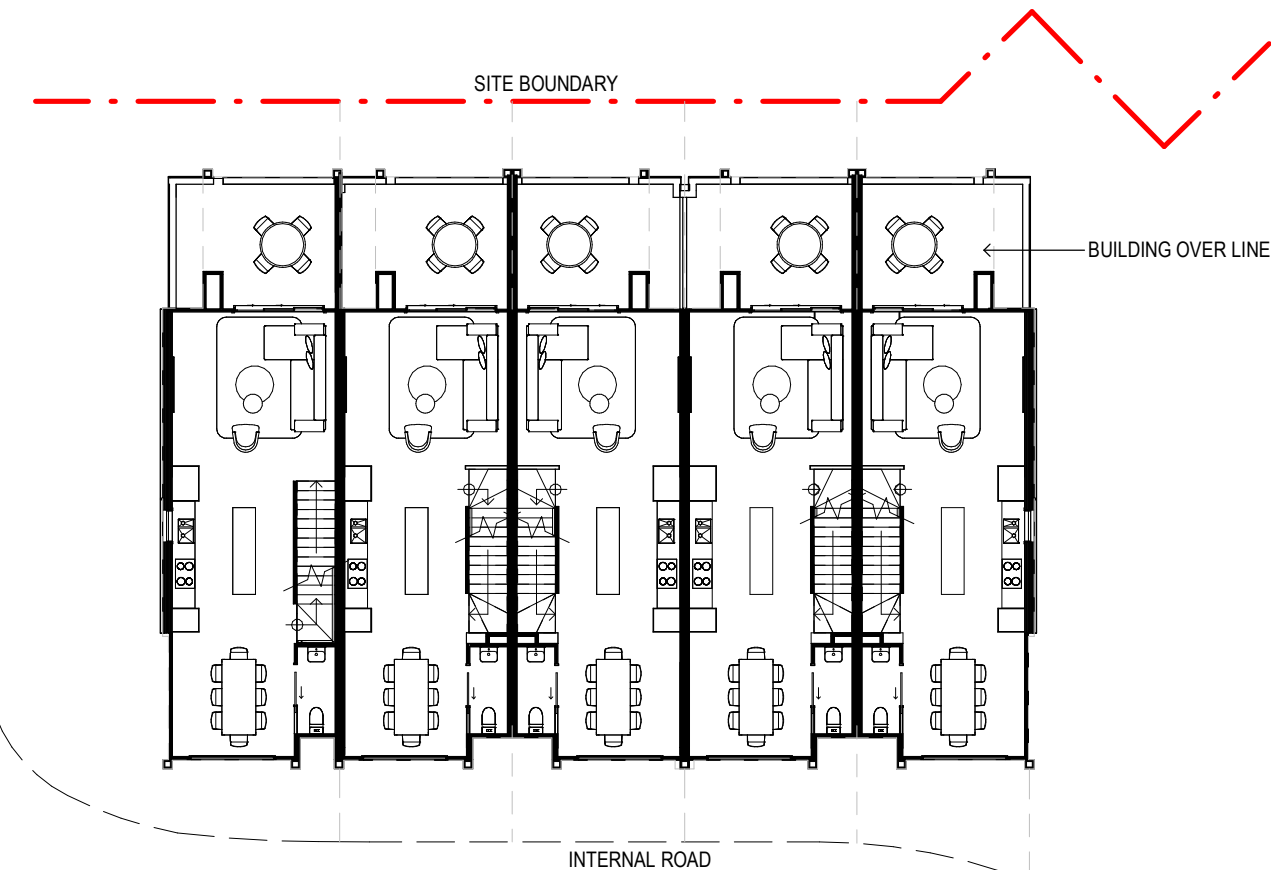
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BUILDING 8 - PORTAVILLA FLOOR PLANS



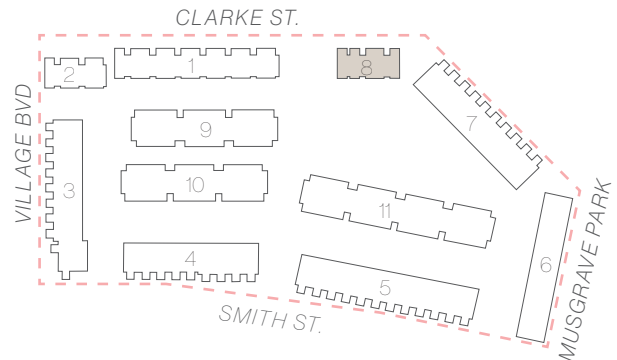
1 FLOOR PLAN - GROUND FLOOR
SCALE 1 : 200 @ A3



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



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



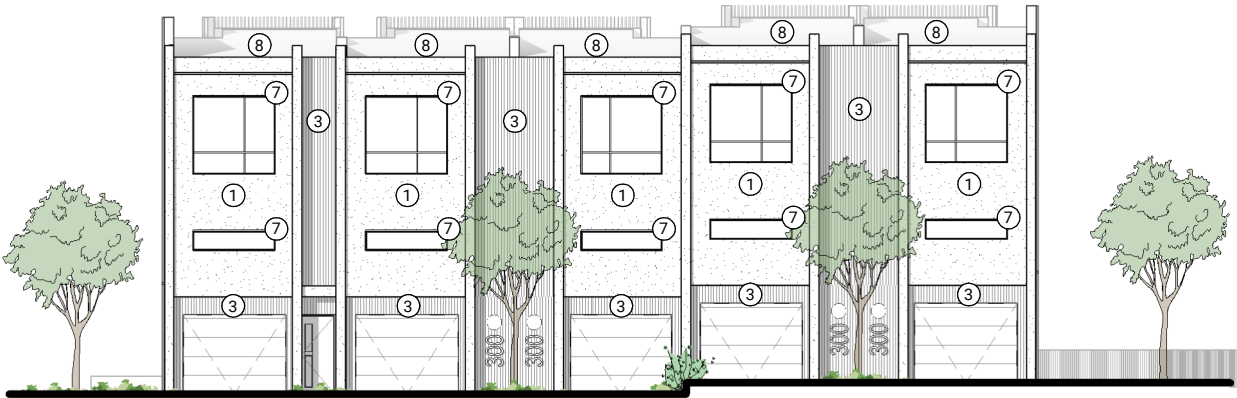
PLANS AND DOCUMENTS
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DEVELOPMENT APPROVAL

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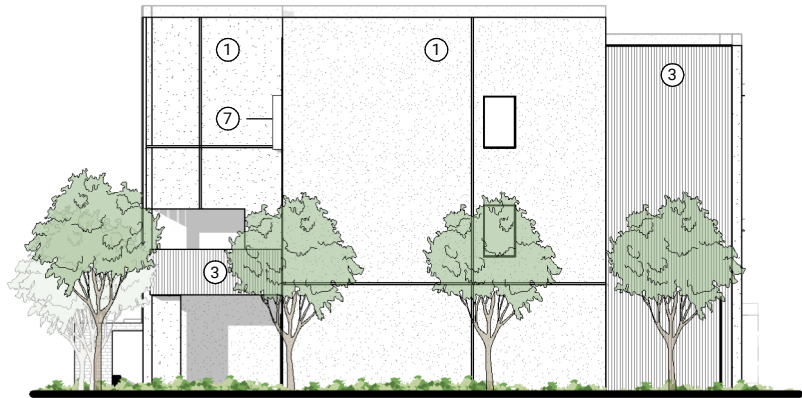


Our Solution

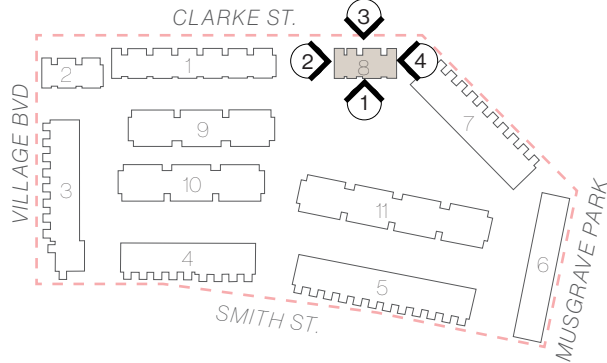
BUILDING 8 - PORTAVILLA ELEVATIONS SHEET



1 DA ELEVATION - FRONT
SCALE 1 : 200 @ A3



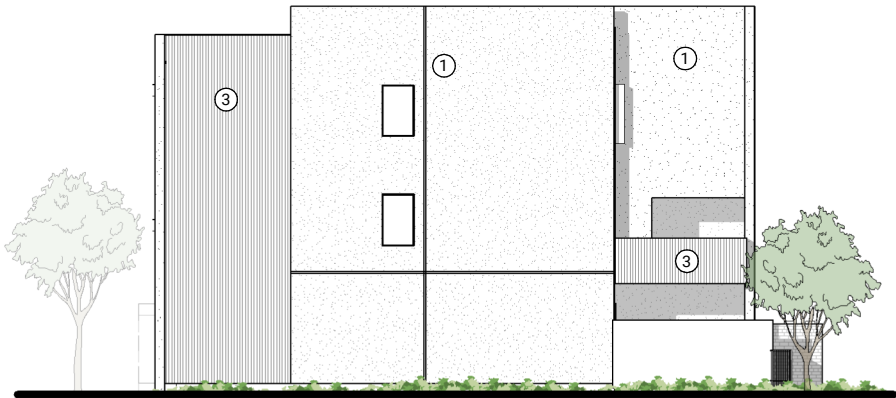
2 DA ELEVATION - LH END CONDITION
SCALE 1 : 200 @ A3



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

PLANS AND DOCUMENTS
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DEVELOPMENT APPROVAL

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MASON

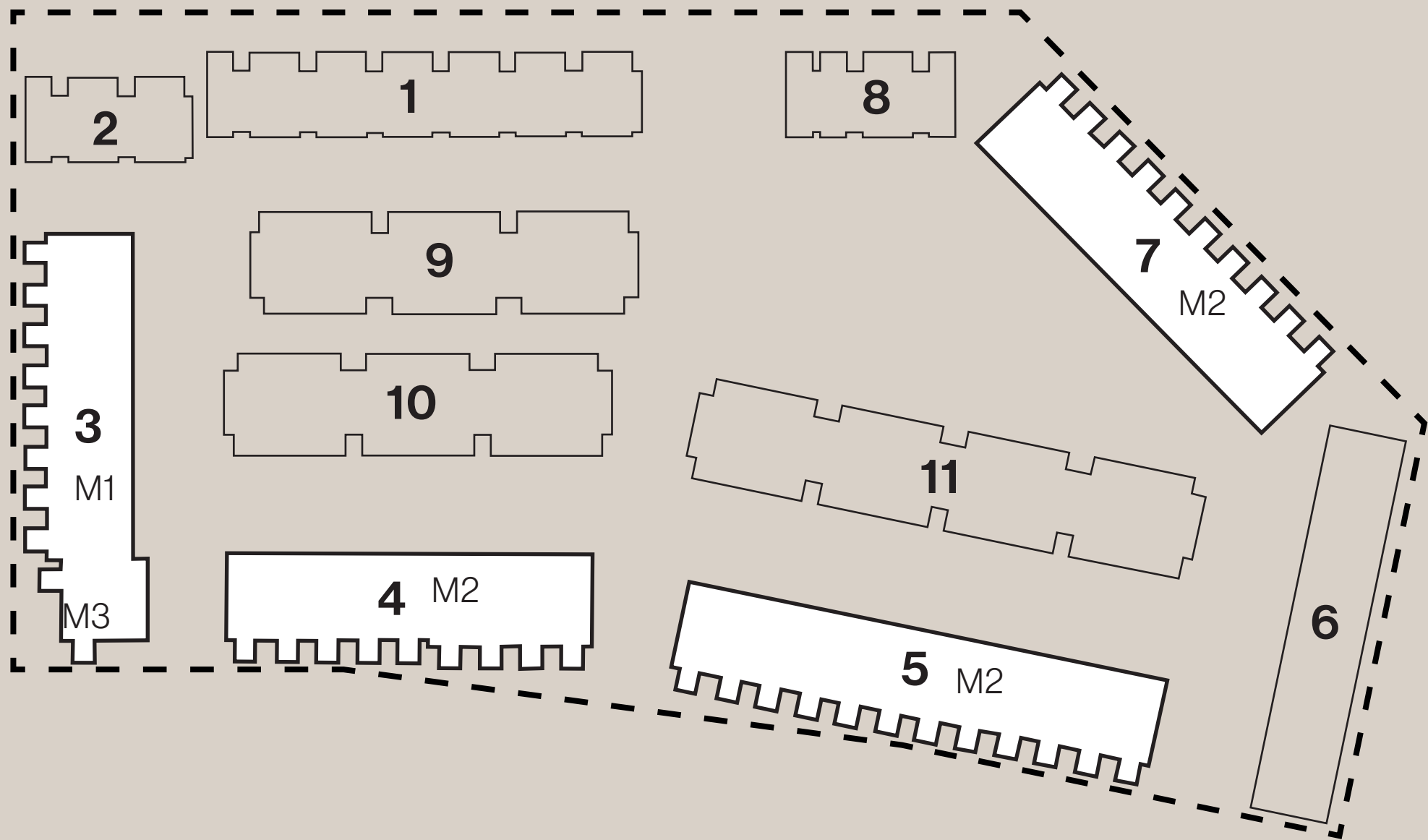
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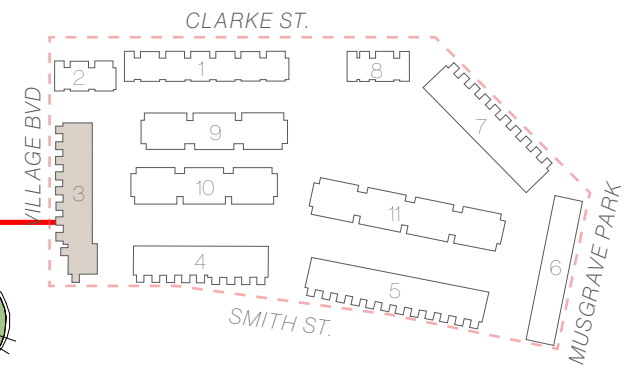
Date: 25 March 2026



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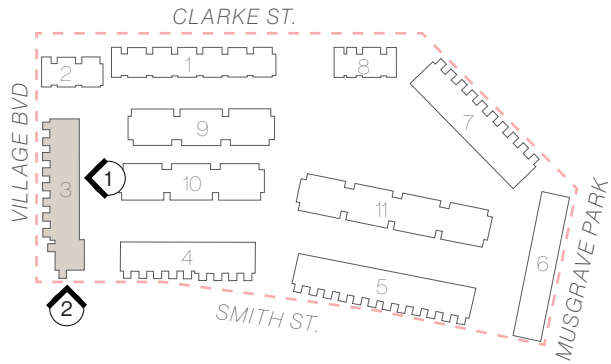
BUILDING 3 - MASON FLOOR PLAN



SCALE 1:200 @ A3 SIZE

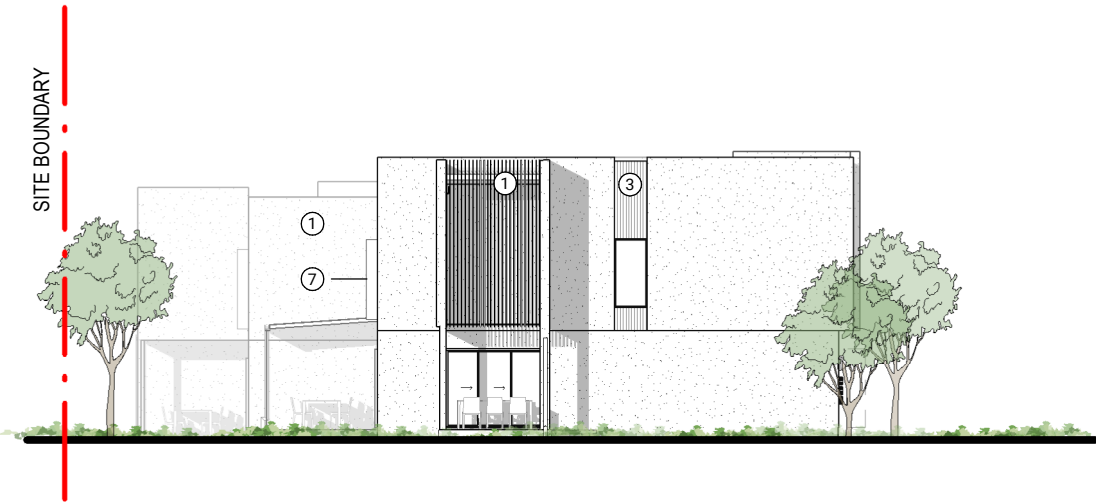
Our Solution

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

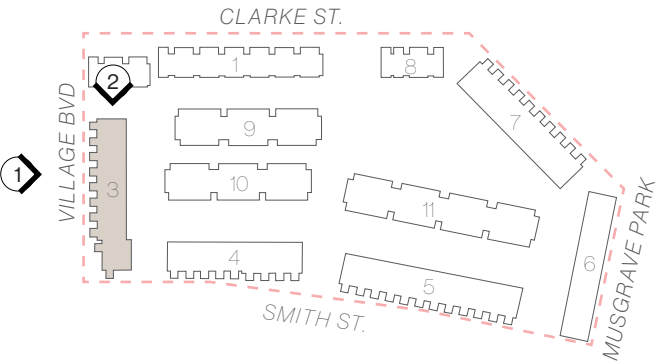
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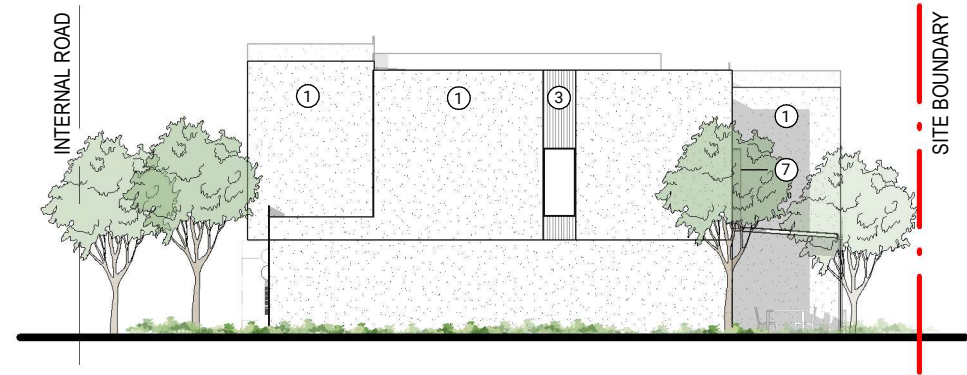
Our Solution

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

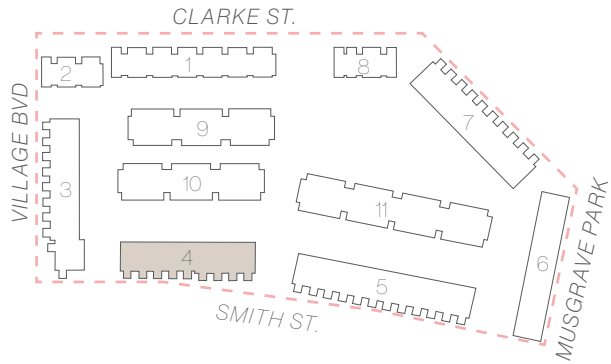
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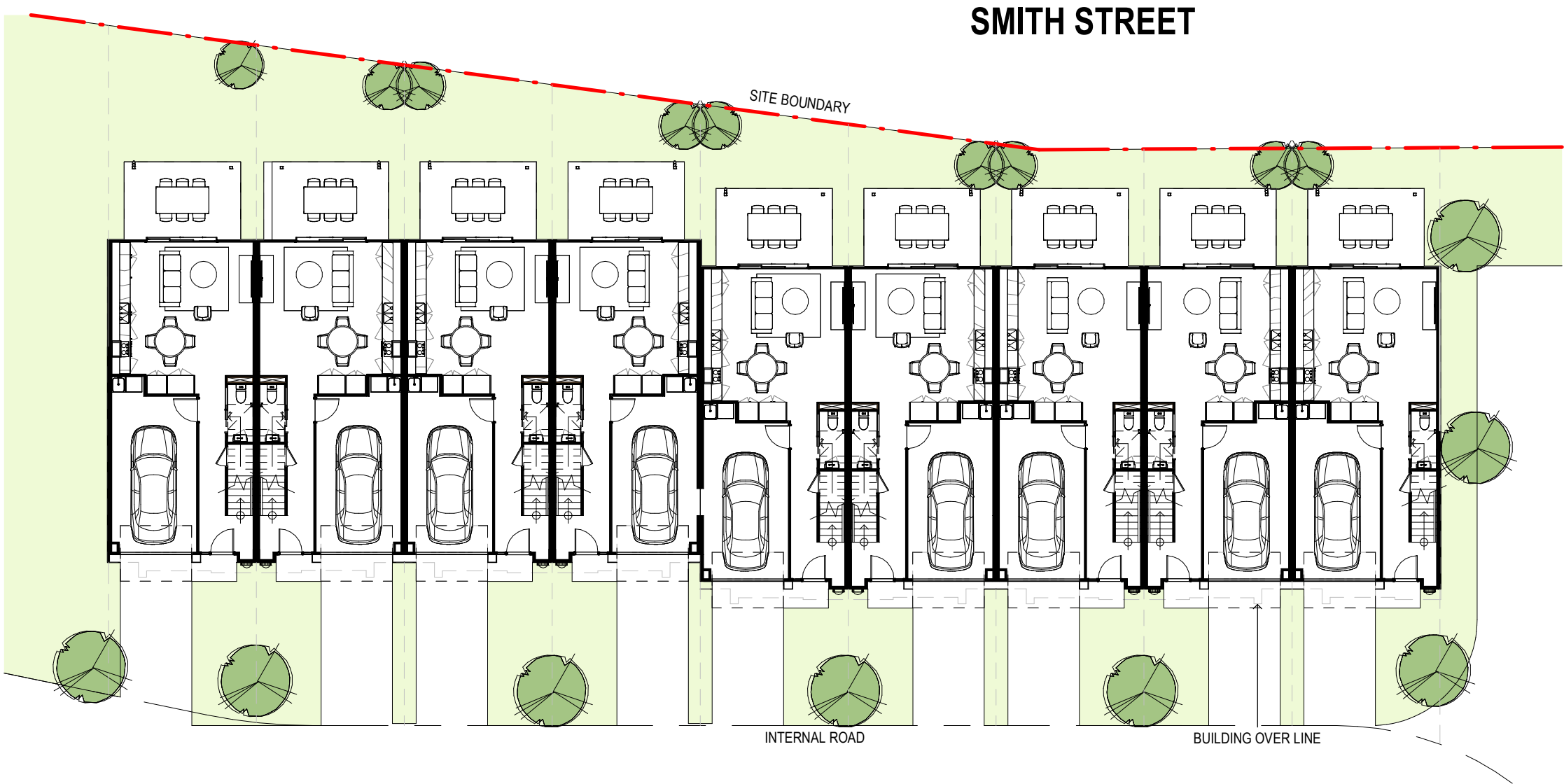


Our Solution

BUILDING 4 - MASON FLOOR PLAN SHEET 1



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MASON



PLANS AND DOCUMENTS
referred to in the PDA
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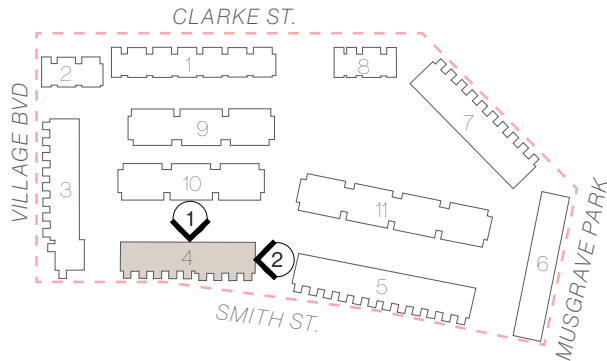
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1 GROUND FLOOR
SCALE 1 : 200 @ A3

Our Solution

BUILDING 4 - MASON ELEVATIONS SHEET 1

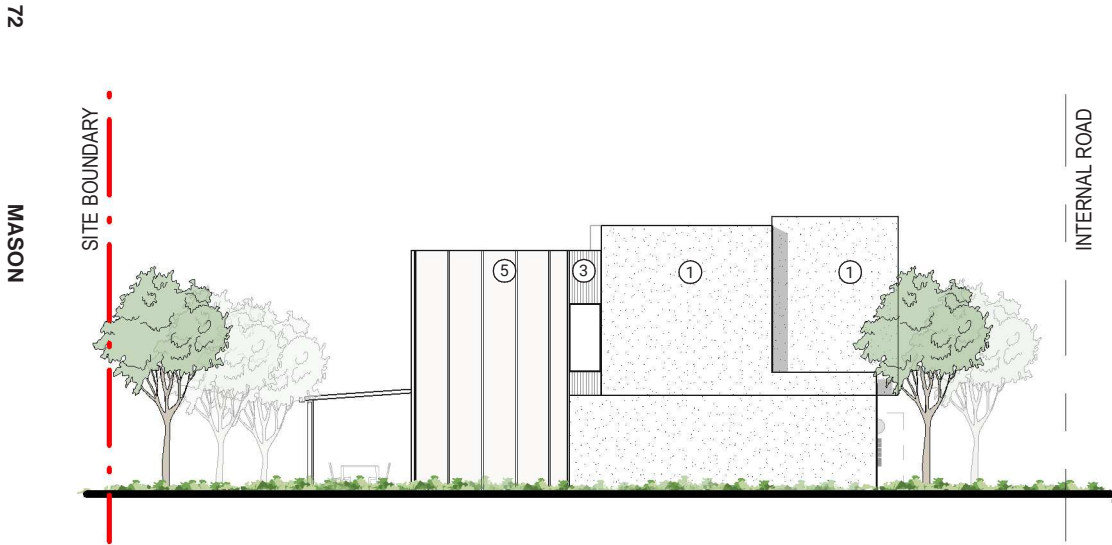


MATERIAL LEGEND

- 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



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



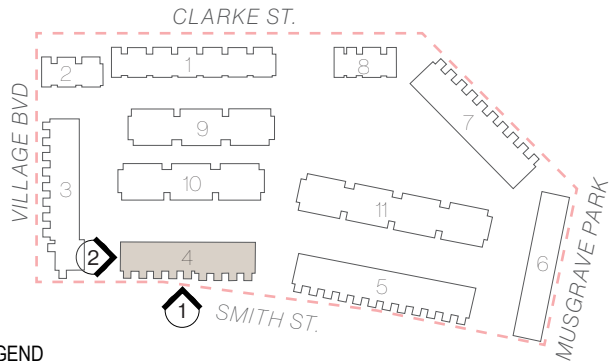
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Our Solution

BUILDING 4 - MASON ELEVATIONS SHEET 2

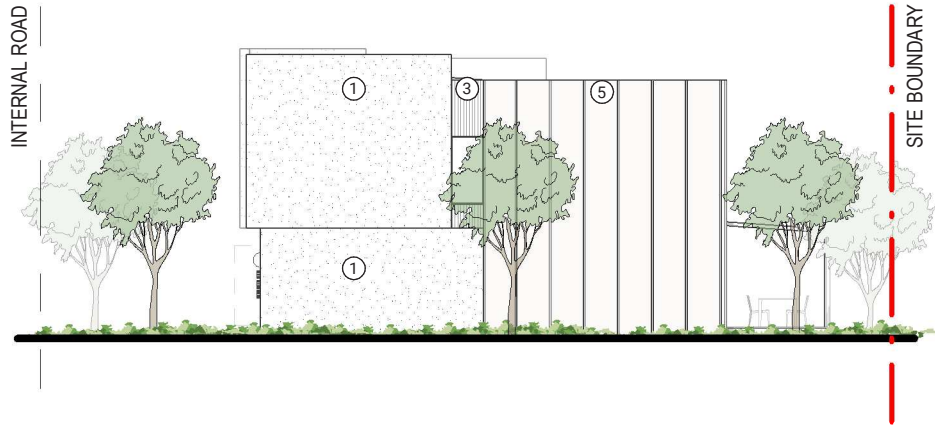


MATERIAL LEGEND

- 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



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Our Solution

BUILDING 5 - MASON FLOOR PLANS

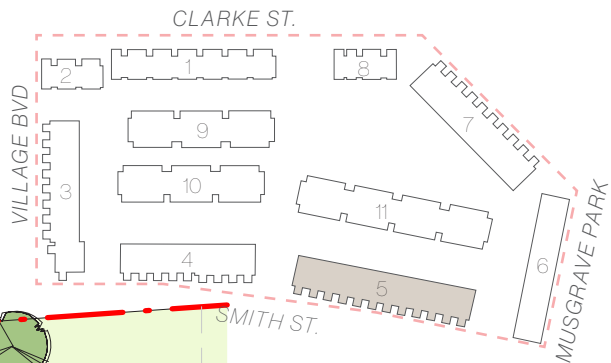
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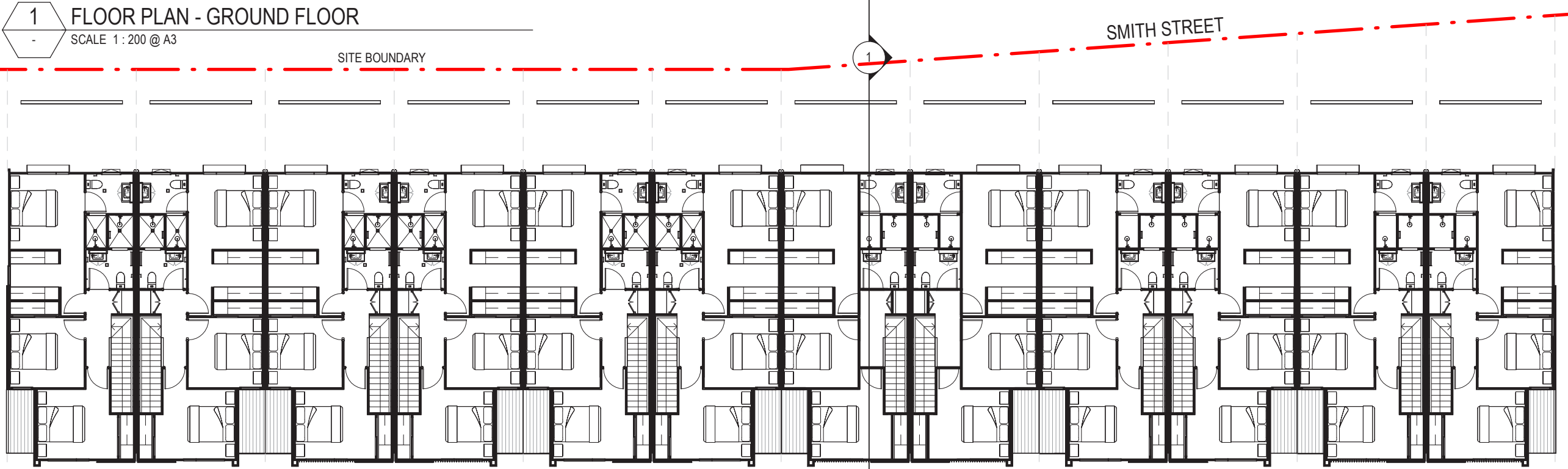
Date: 25 March 2026



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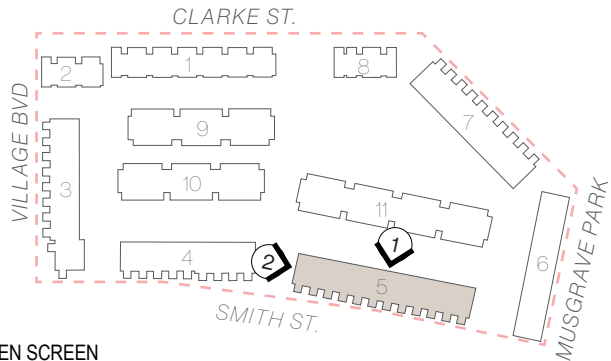
1 FLOOR PLAN - GROUND FLOOR
SCALE 1 : 200 @ A3



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

Our Solution

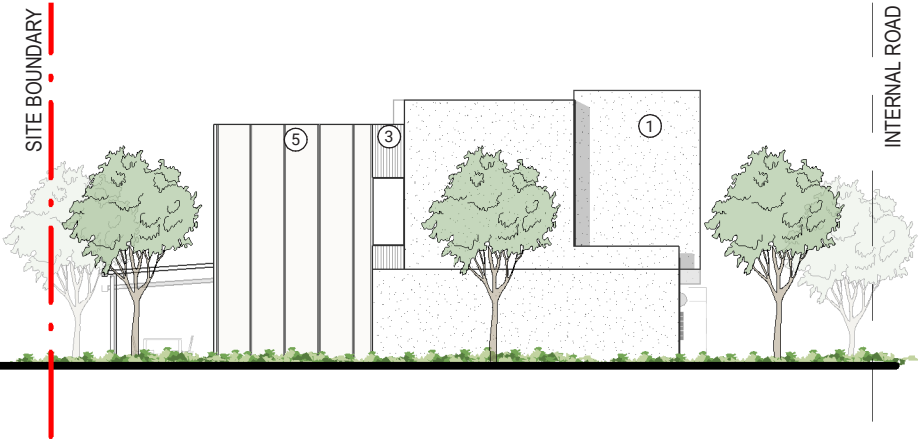
BUILDING 5 - MASON ELEVATIONS SHEET 1



- 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

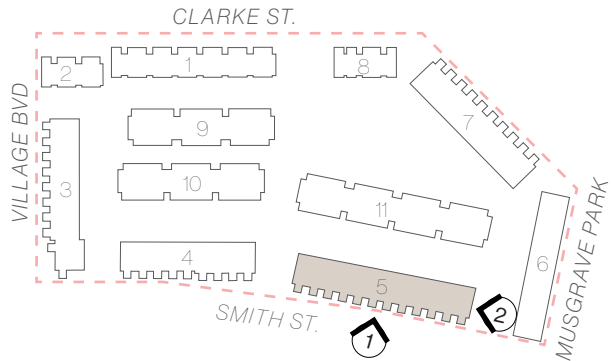
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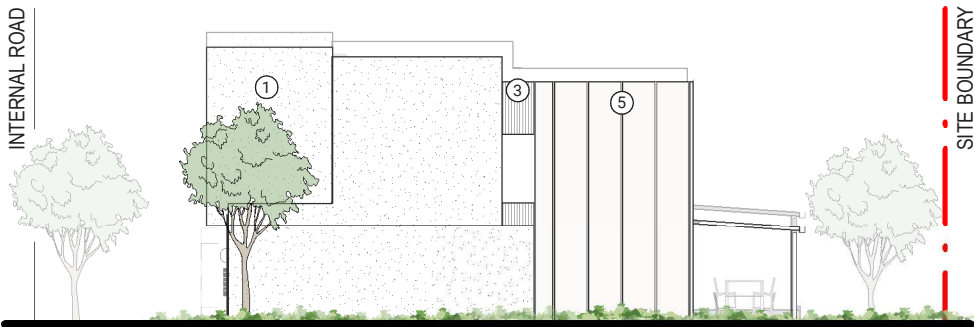
Our Solution

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



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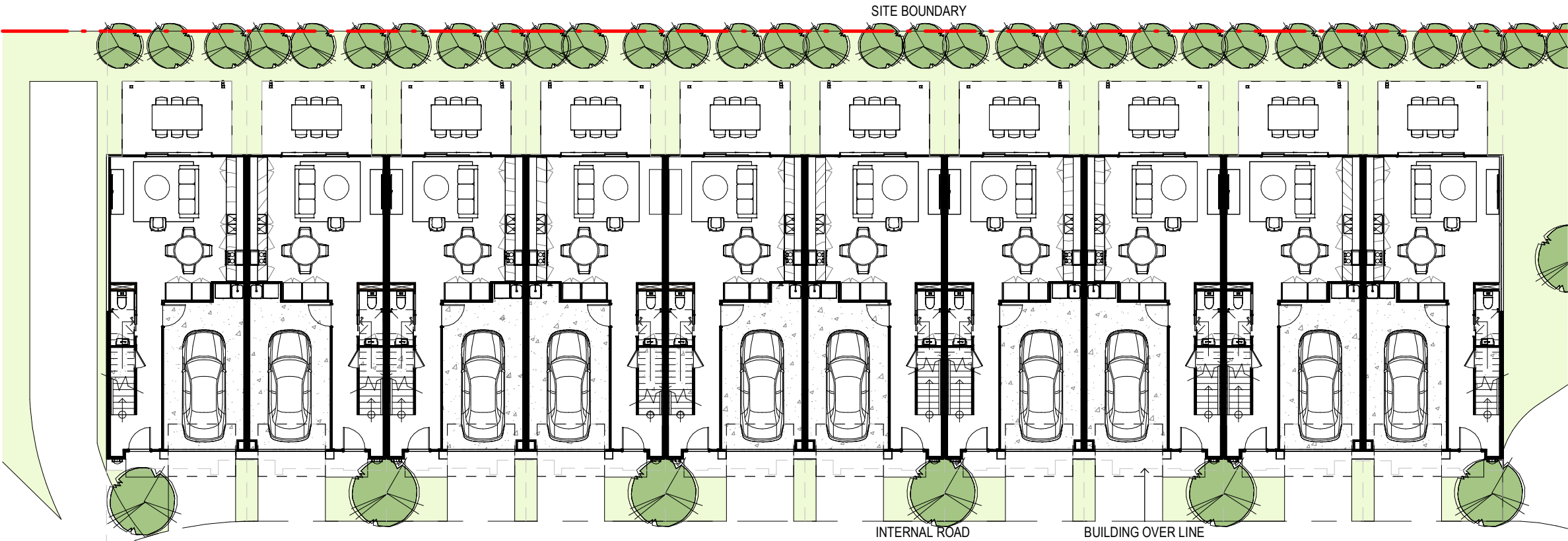
Date: 25 March 2026



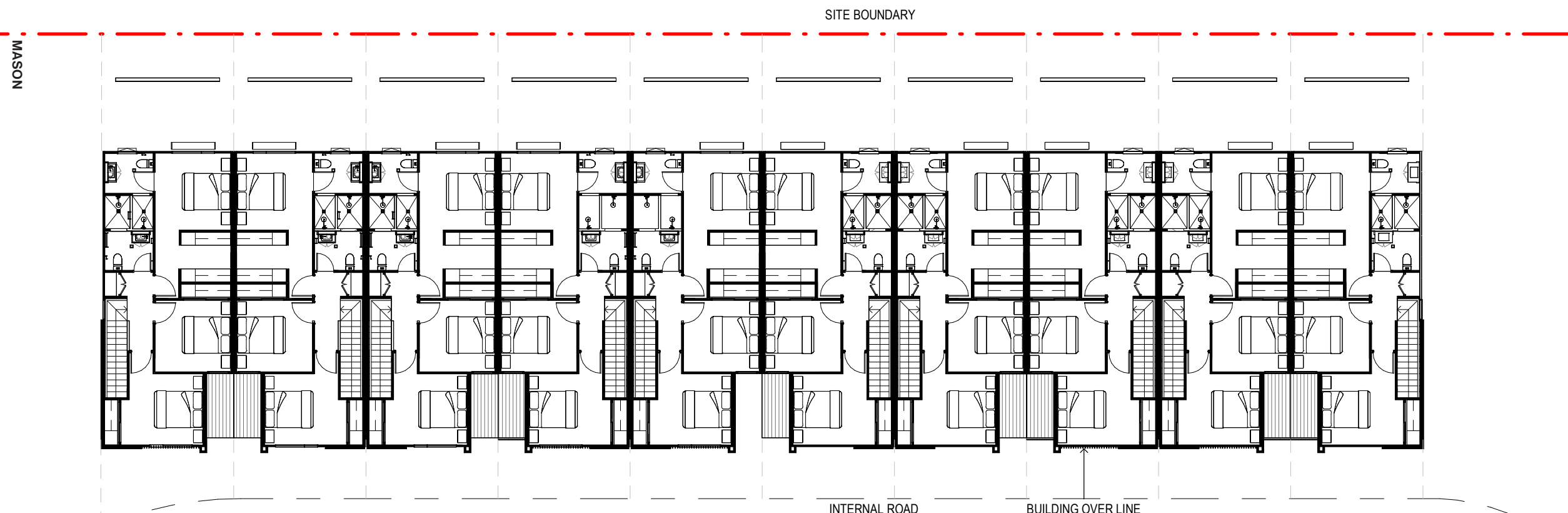
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Our Solution

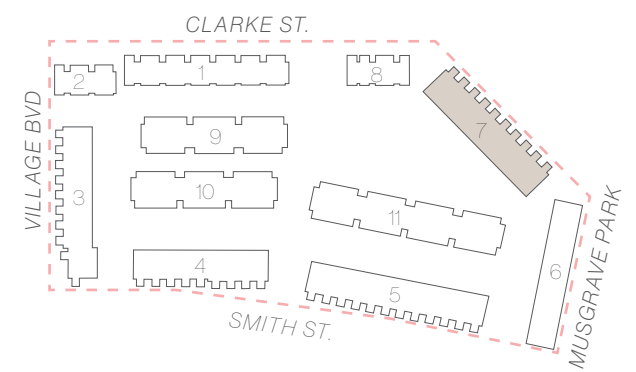
BUILDING 7 - MASON FLOOR PLANS



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



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



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

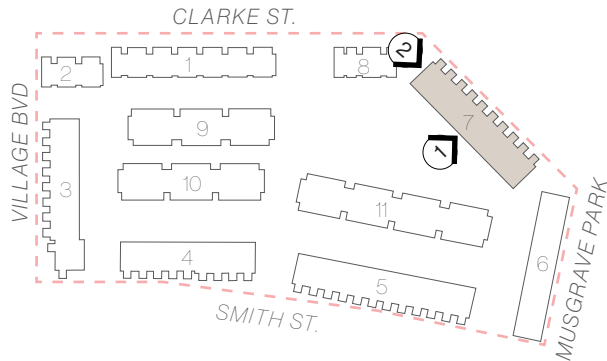
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Our Solution

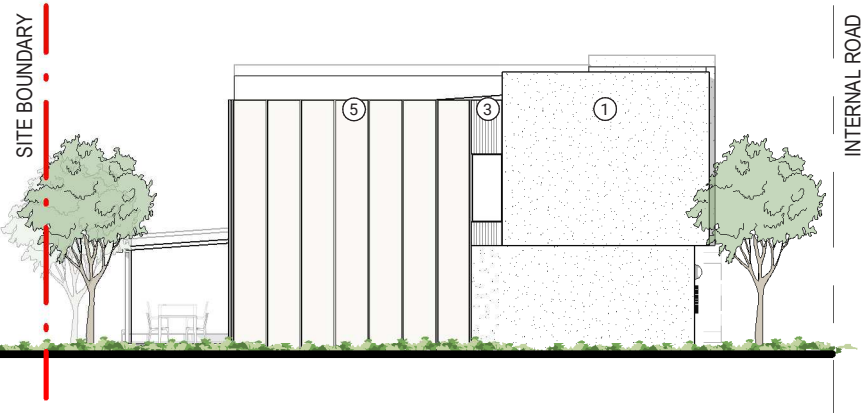
BUILDING 7 - MASON ELEVATIONS SHEET 1



- 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

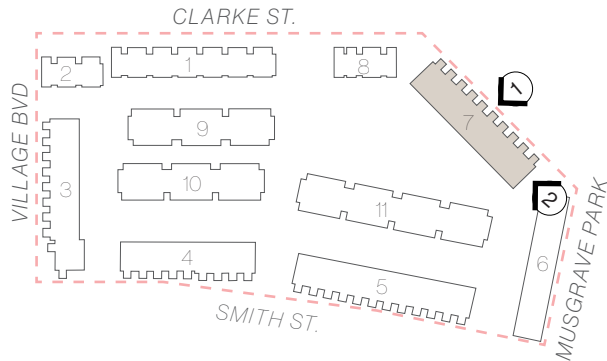
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Our Solution

BUILDING 7 - MASON ELEVATIONS SHEET 2



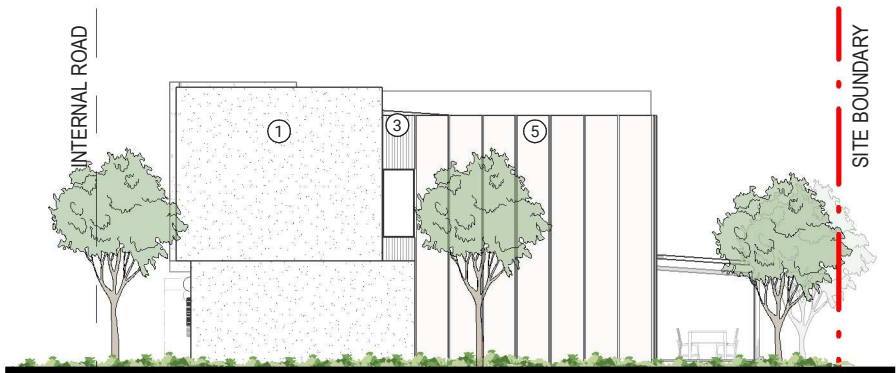
- MATERIAL LEGEND
- 1. APPLIED FINISH - RENDER & PAINT
 - 2. SOLID BALUSTRADE - RENDER & PAINT
 - 3. VERTICAL WEATHERBOARD CLADDING
 - 4. BOARD & BATTEN
 - 5. BOARD & BATTEN
 - 6. BATTEN SCREEN
 - 7. CLEAR GLASS
 - 8. ROOF SHEETING
 - 9. ARBOURED ENTRY



1 DA ELEVATION - REAR
SCALE 1 : 200 @ A3

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MASON



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



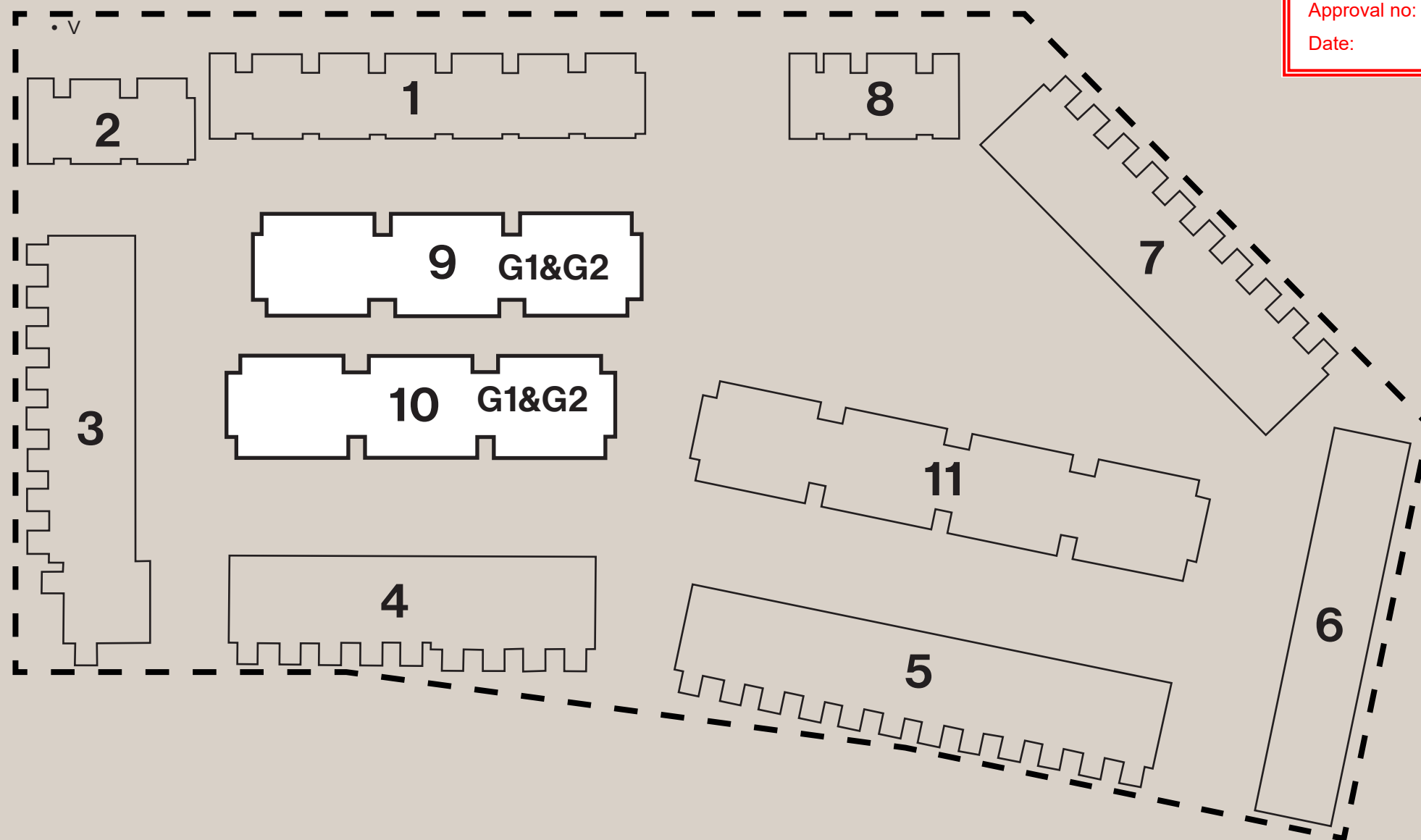
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PLUS STUDIO

GOSHAWK (G1 & G2)



PLANS AND DOCUMENTS
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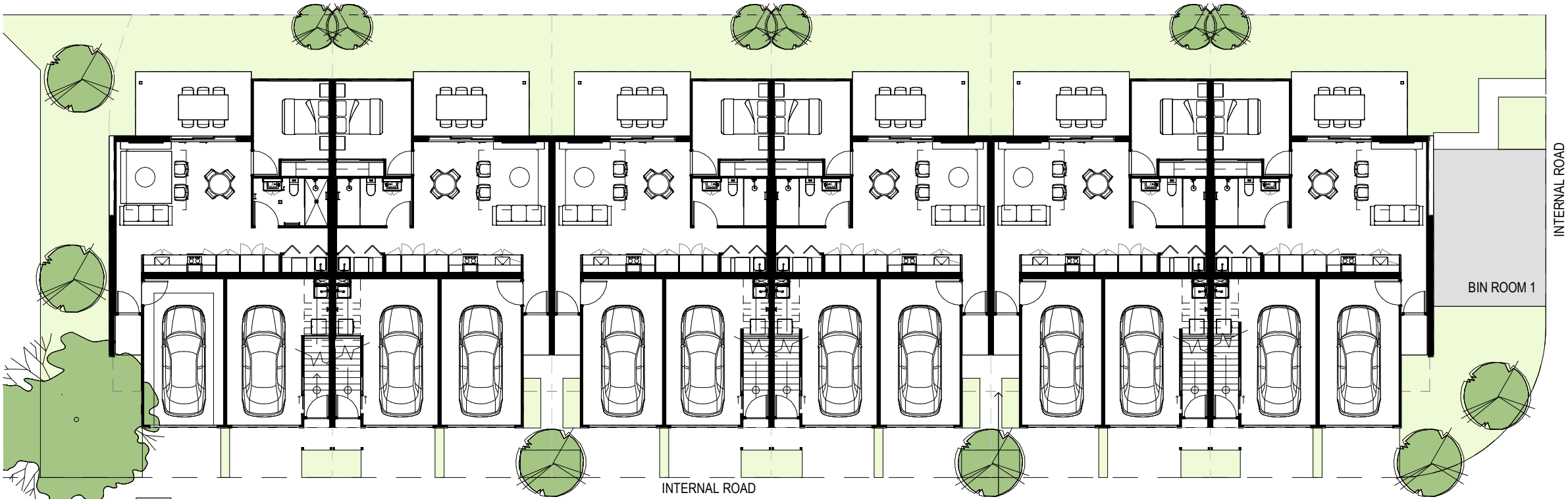
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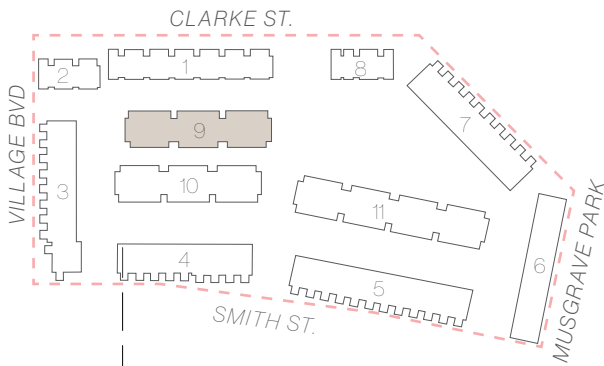
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Our Solution

BUILDING 9 - GOSHAWK FLOOR PLANS



1 GROUND FLOOR (G1)
SCALE 1 : 200 @ A3



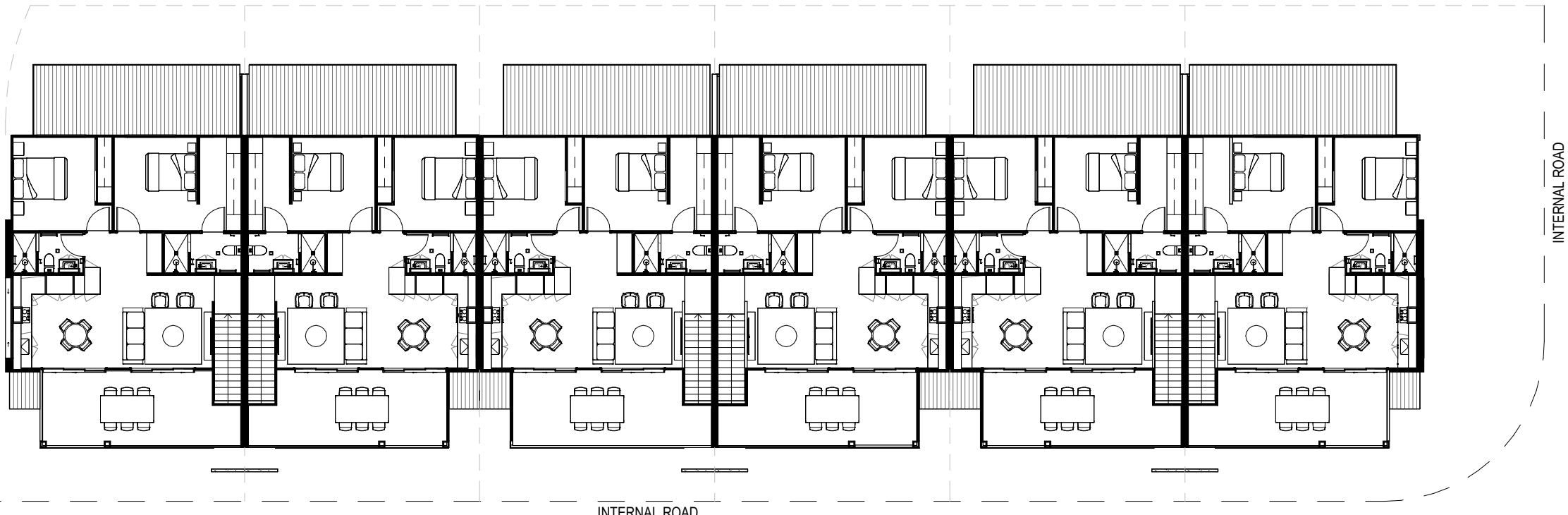
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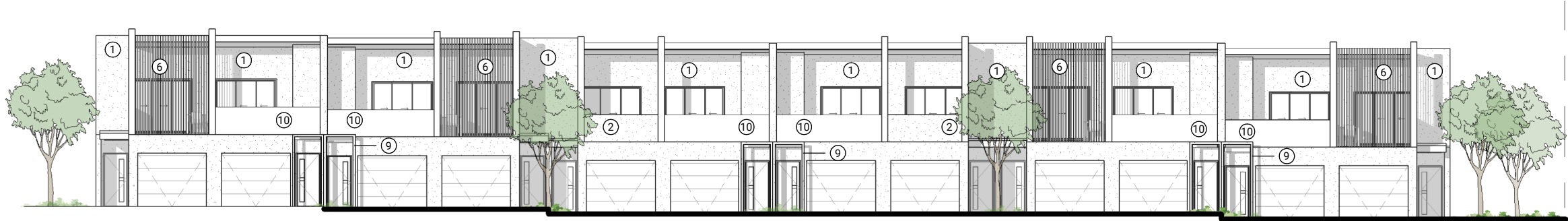
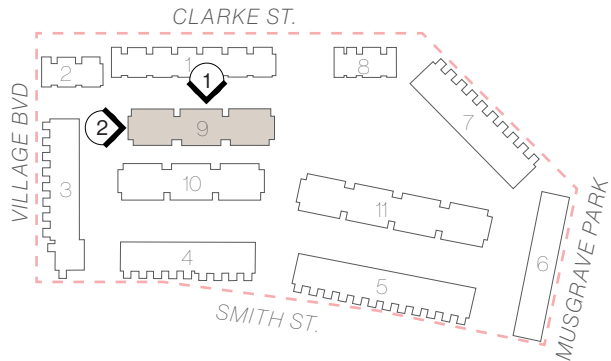
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2 FIRST FLOOR (G2)
SCALE 1 : 200 @ A3

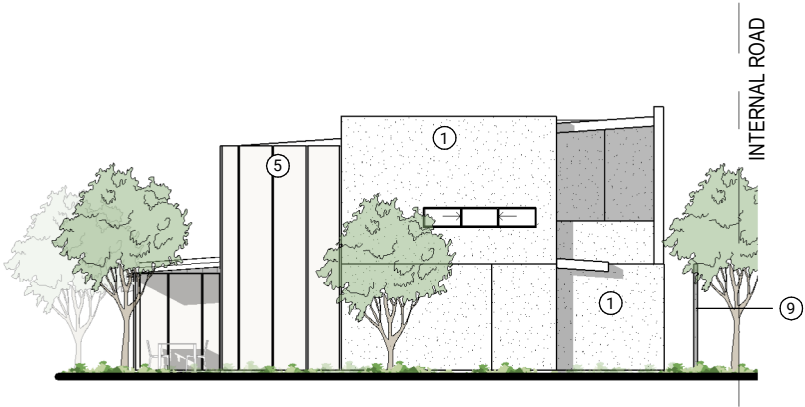
Our Solution

BUILDING 9 - GOSHAWK ELEVATIONS SHEET 1



1 DA ELEVATION - FRONT
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



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

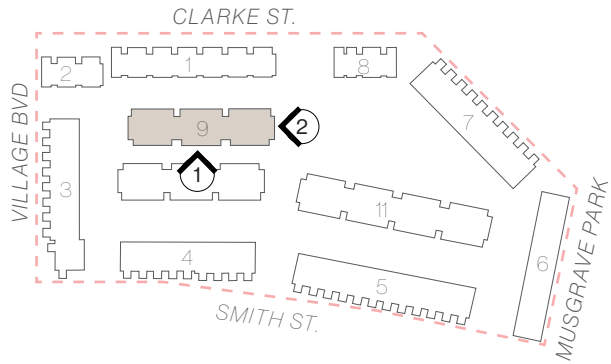
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Our Solution

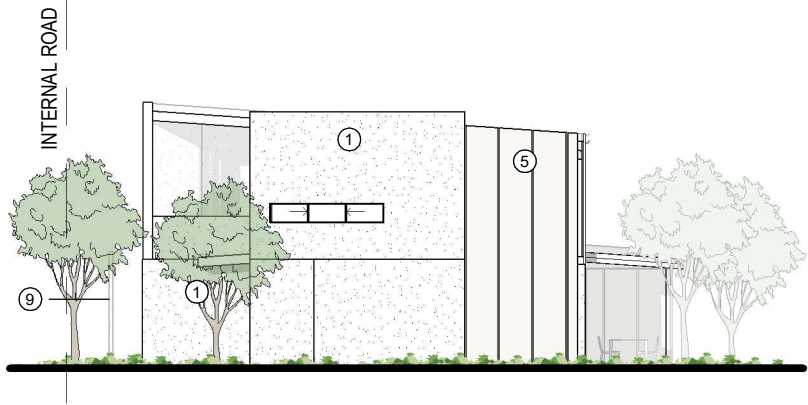
BUILDING 9 - GOSHAWK ELEVATIONS SHEET 2



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

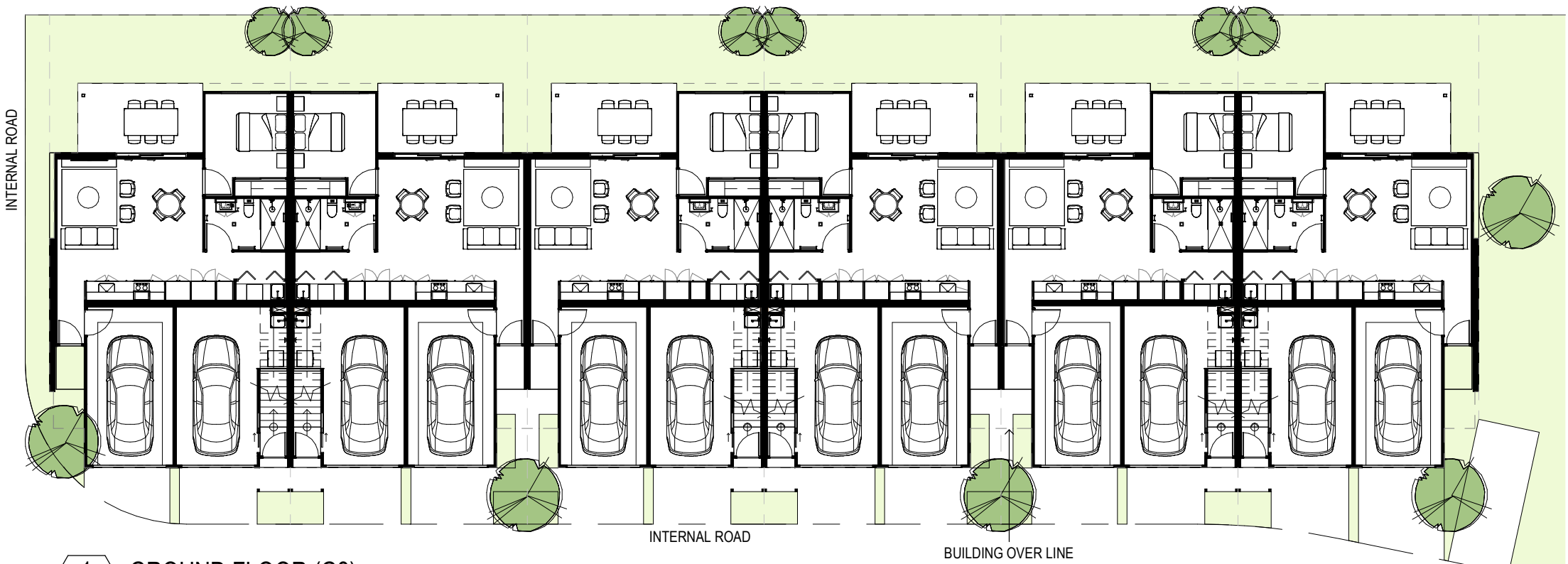
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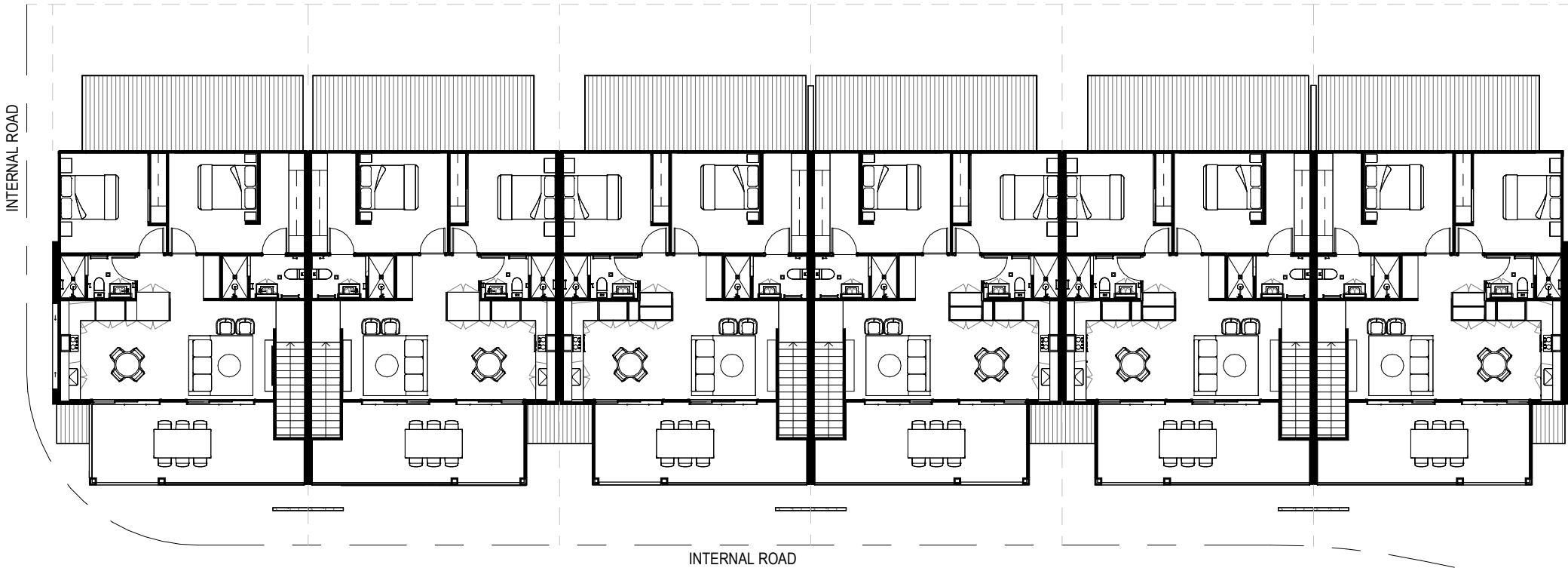
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Our Solution

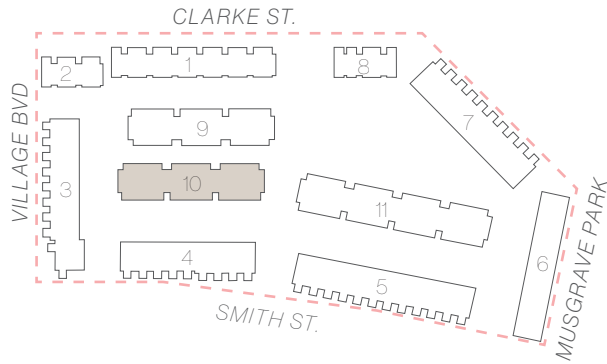
BUILDING 10 - GOSHAWK FLOOR PLANS



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



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



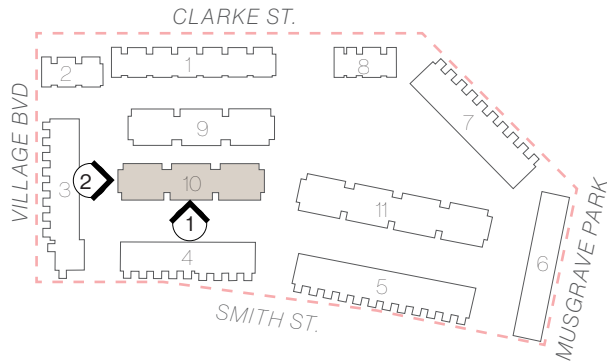
PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV-2026-GCP-4381
Date: 25 March 2026



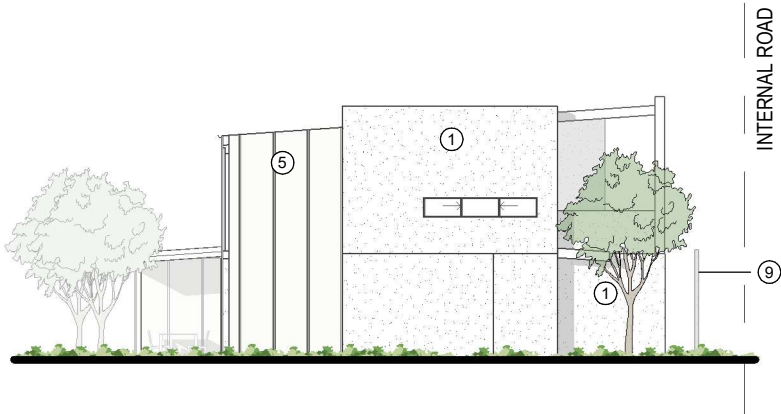
Our Solution

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

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

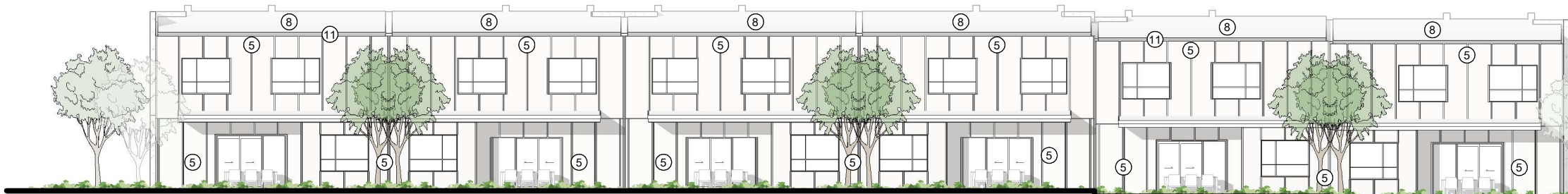
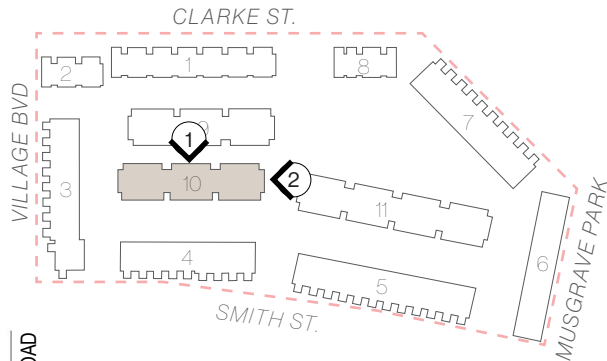
Approval no: DEV-2026-GCP-4381
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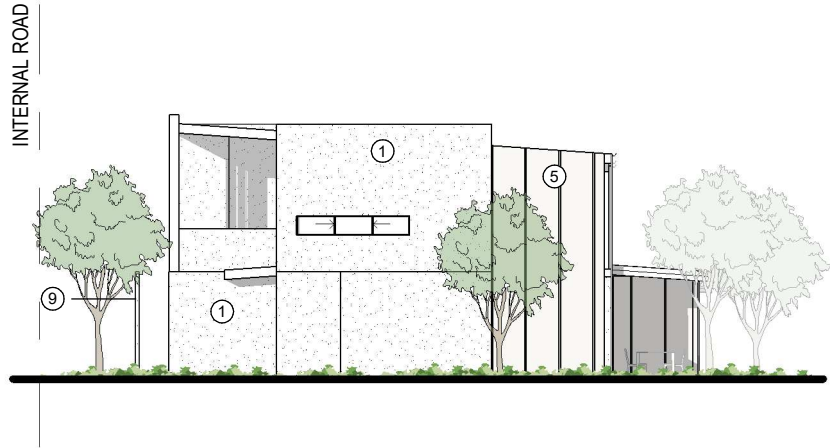
Our Solution

BUILDING 10 - GOSHAWK 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

PLANS AND DOCUMENTS
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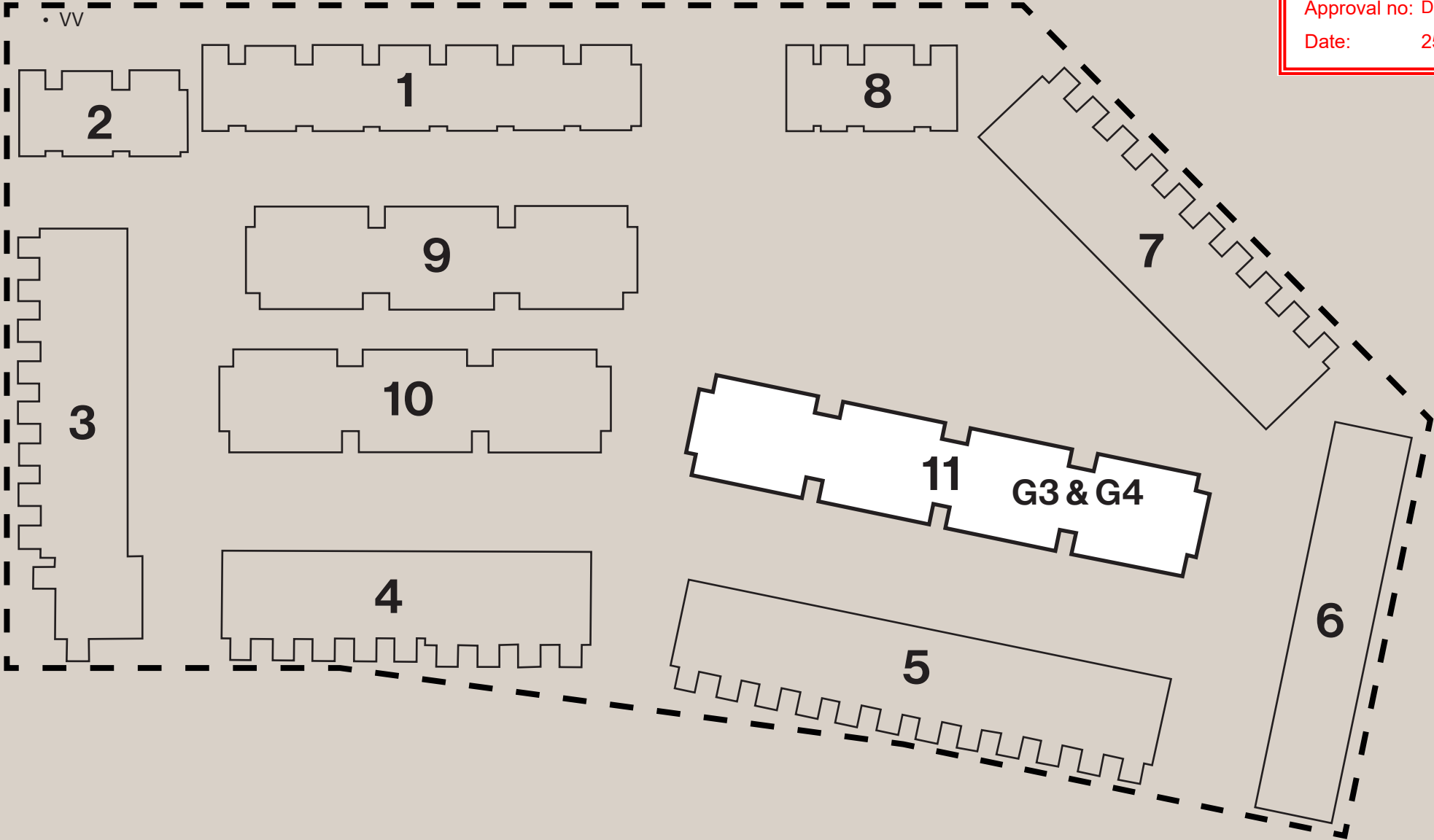
GOSHAWK (G3 & G4)

PLANS AND DOCUMENTS
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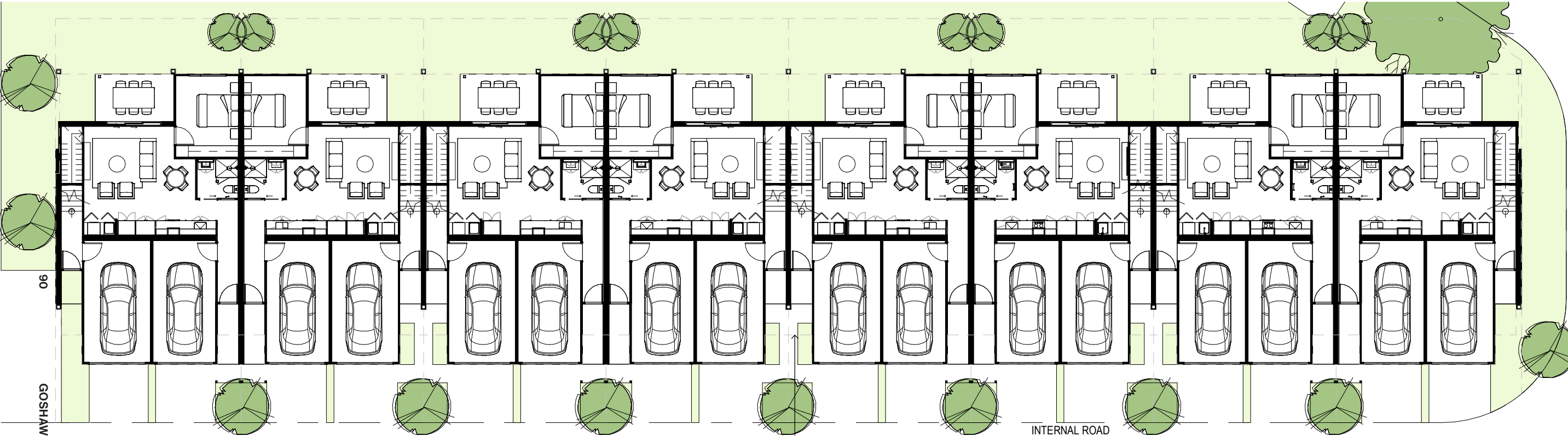
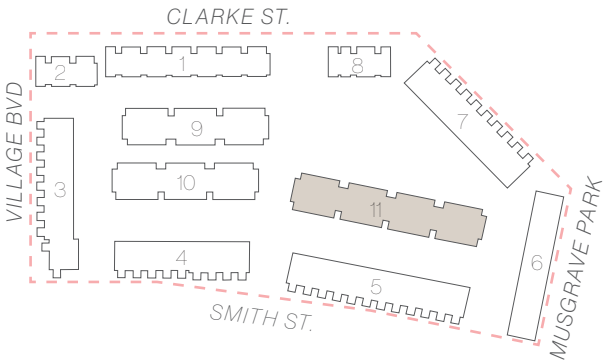


Our Solution

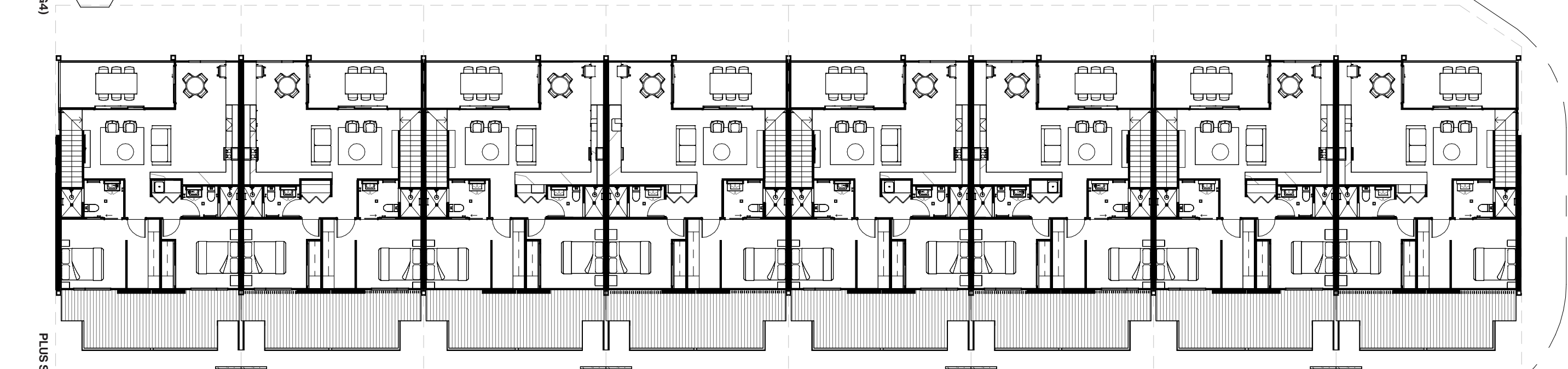
BUILDING 11 - GOSHAWK FLOOR PLANS

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV-2026-GCP-4381
Date: 25 March 2026



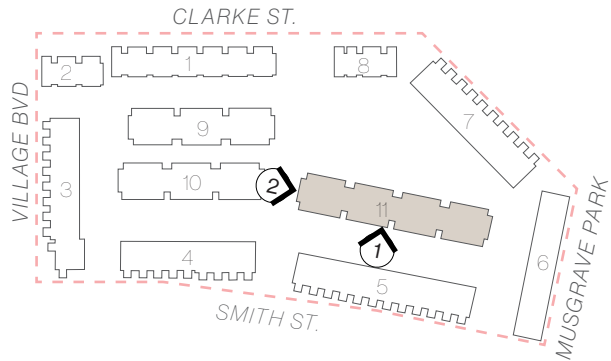
1 GROUND FLOOR (G3)
SCALE 1:200 @ A3



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

Our Solution

BUILDING 11 - GOSHAWK ELEVATIONS SHEET 1



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV-2026-GCP-4381
Date: 25 March 2026

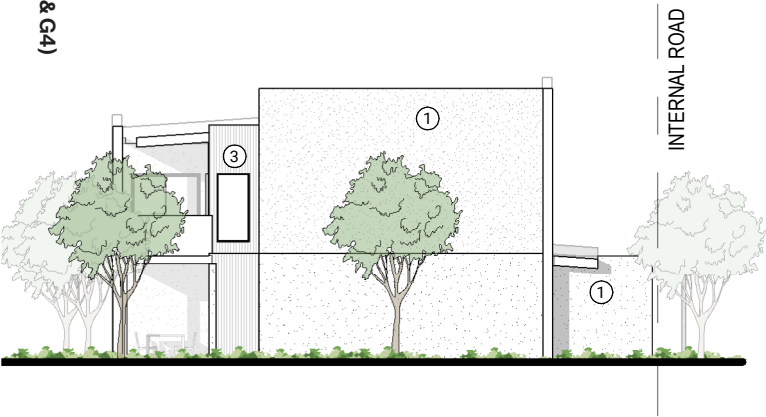


MATERIAL LEGEND

- 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

GOSHAWK (G3 & G4)



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

PLUSSTUDIO



Our Solution

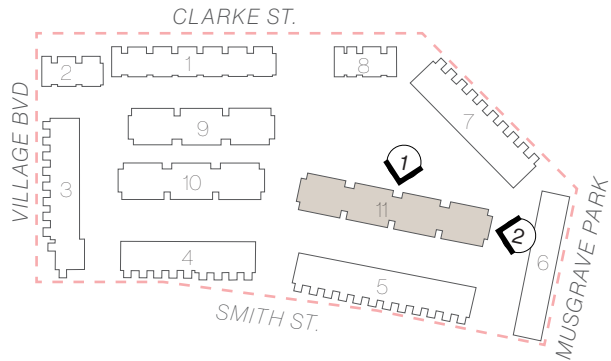
BUILDING 11 - GOSHAWK ELEVATIONS SHEET 2

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV-2026-GCP-4381
Date: 25 March 2026



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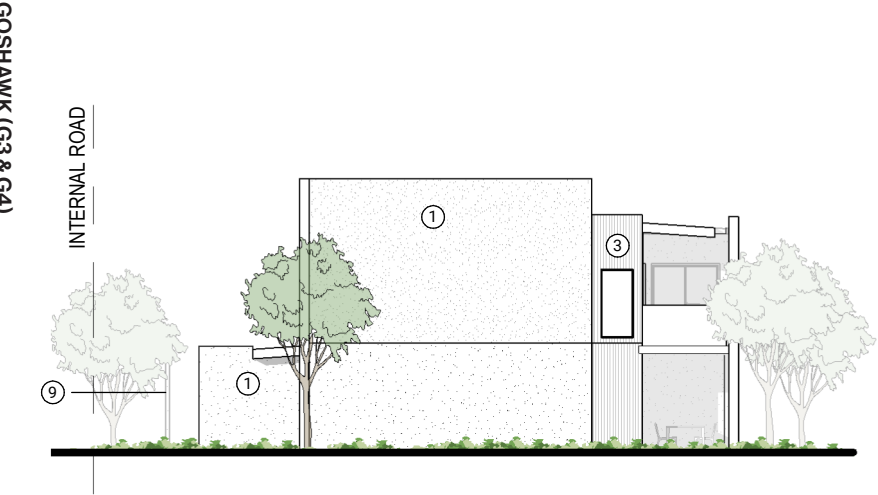


92

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

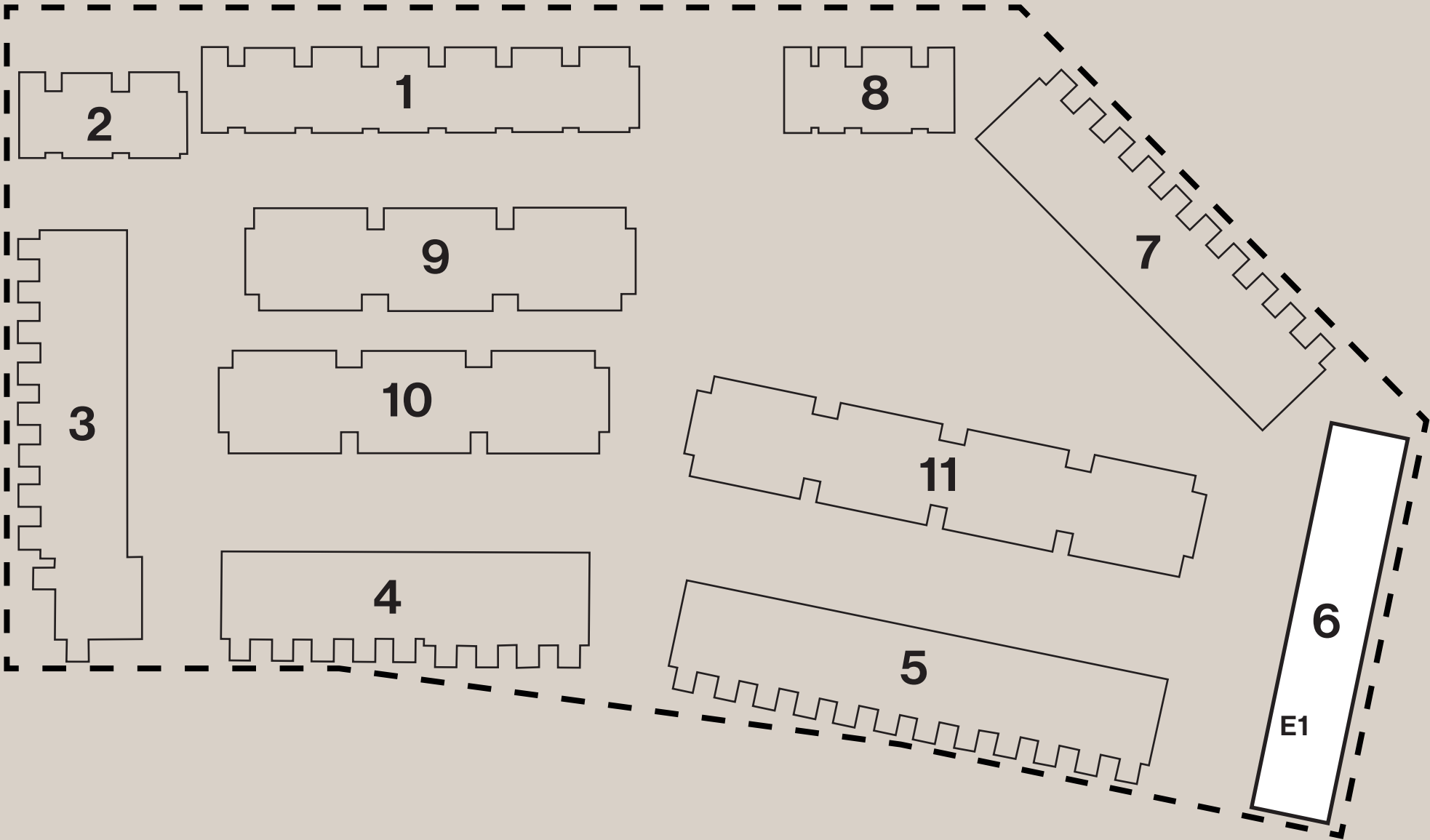


EMBER

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL


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Approval no: DEV-2026-GCP-4381
Date: 25 March 2026

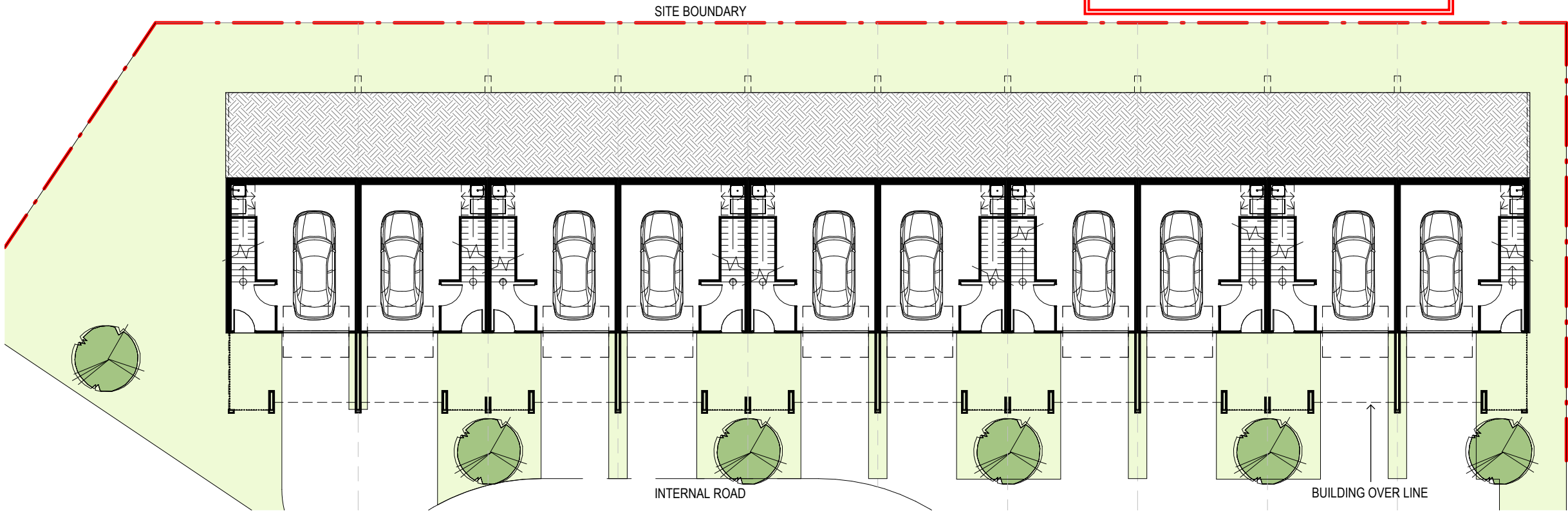
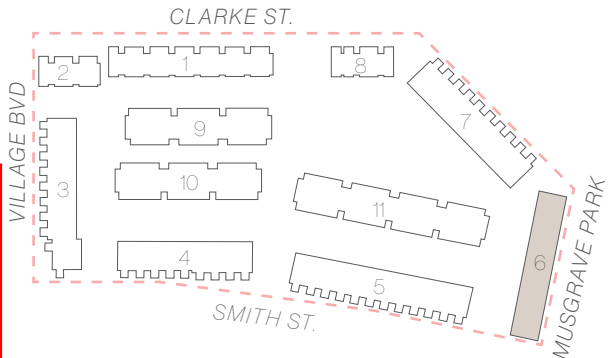


BUILDING 6 - EMBER FLOOR PLAN - GF&LVL1

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV-2026-GCP-4381
Date: 25 March 2026

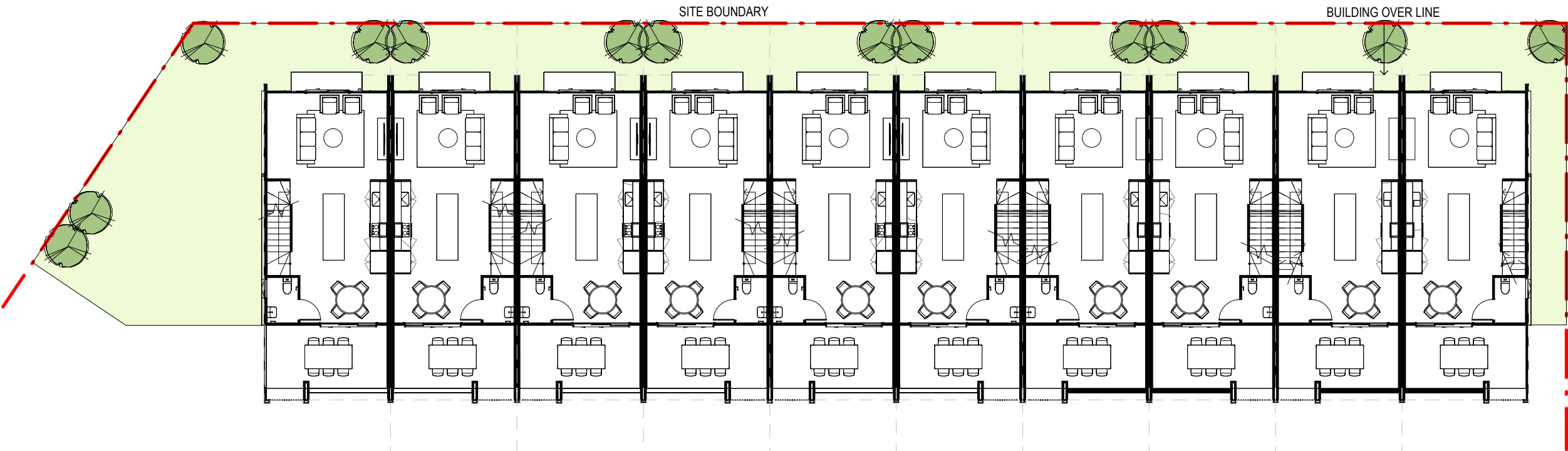

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1

GROUND FLOOR

SCALE 1 : 200 @ A3

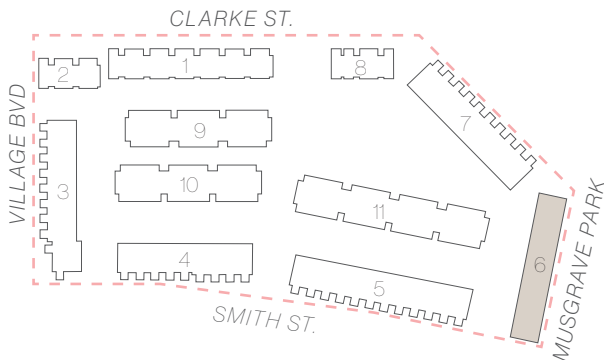
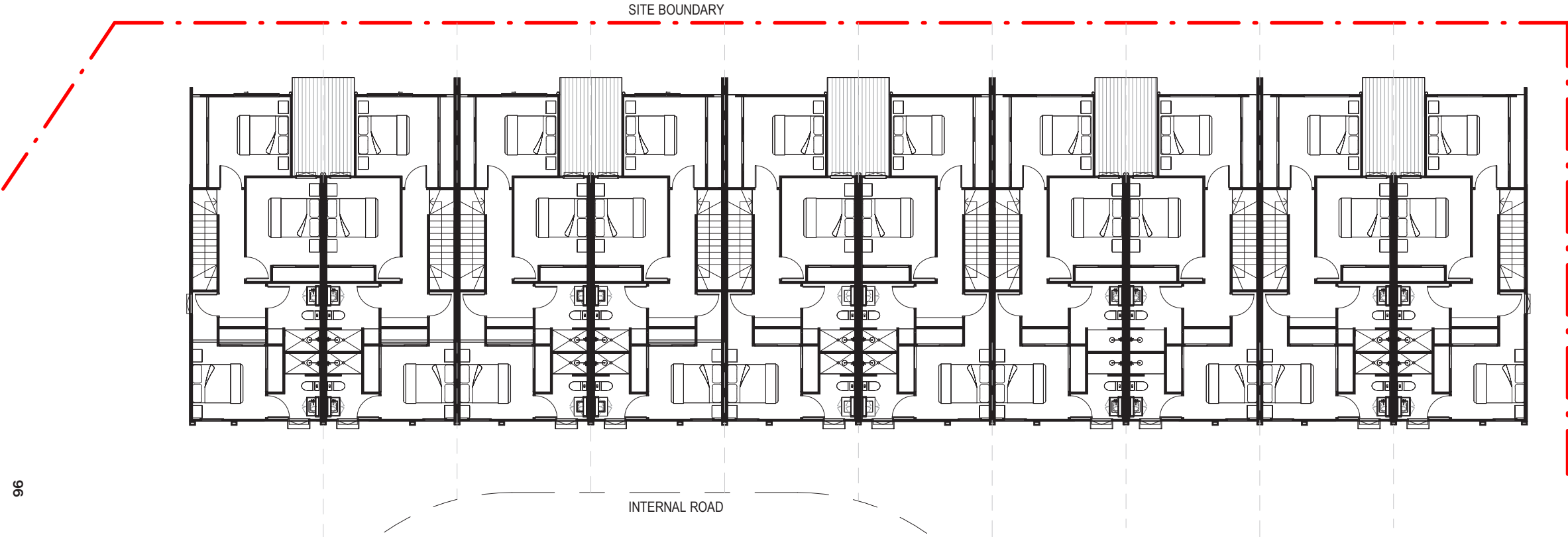


2

FIRST FLOOR

SCALE 1 : 200 @ A3

BUILDING 6 - EMBER FLOOR PLAN - LVL2



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

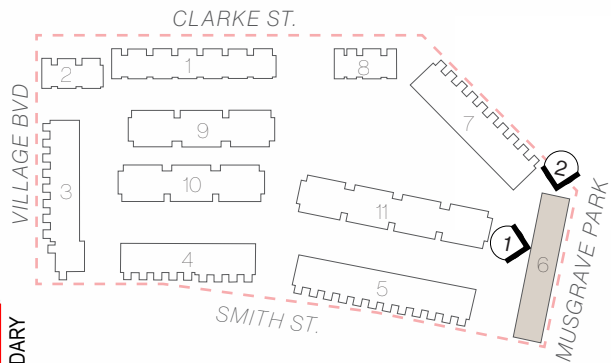
Approval no: DEV-2026-GCP-4381
Date: 25 March 2026



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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

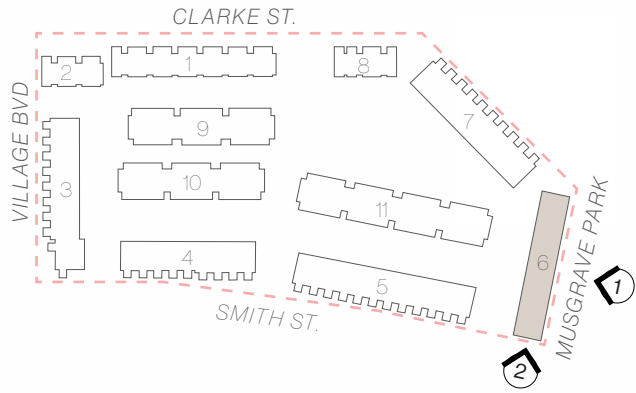
PLANS AND DOCUMENTS
referred to in the PDA
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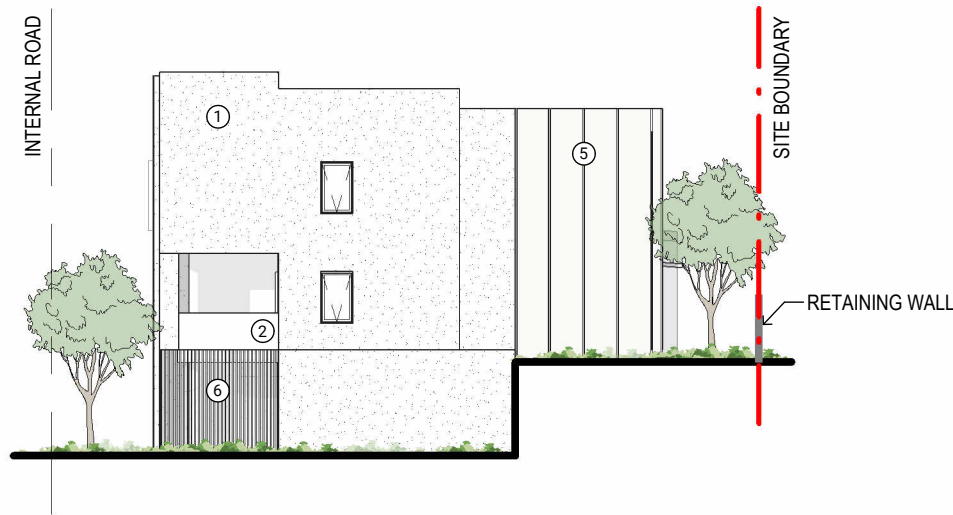
Our Solution

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

PLANS AND DOCUMENTS
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DEVELOPMENT APPROVAL

Approval no: DEV-2026-GCP-4381
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TOWNHOUSE PLANS

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV-2026-GCP-4381

Date: 25 March 2026



Our Solution

PORTAVILLA UNIT FLOOR PLANS - P1

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

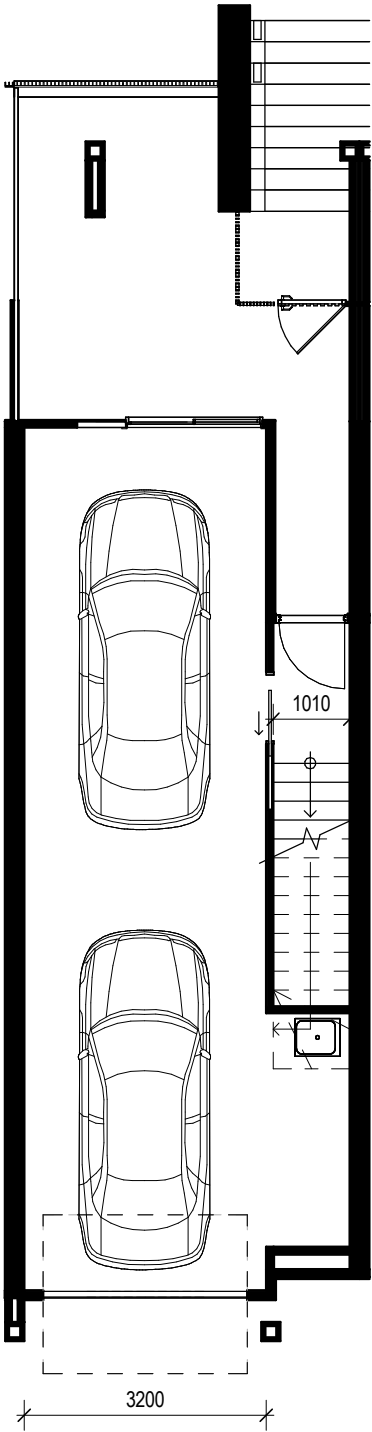
Approval no: DEV-2026-GCP-4381

Date: 25 March 2026



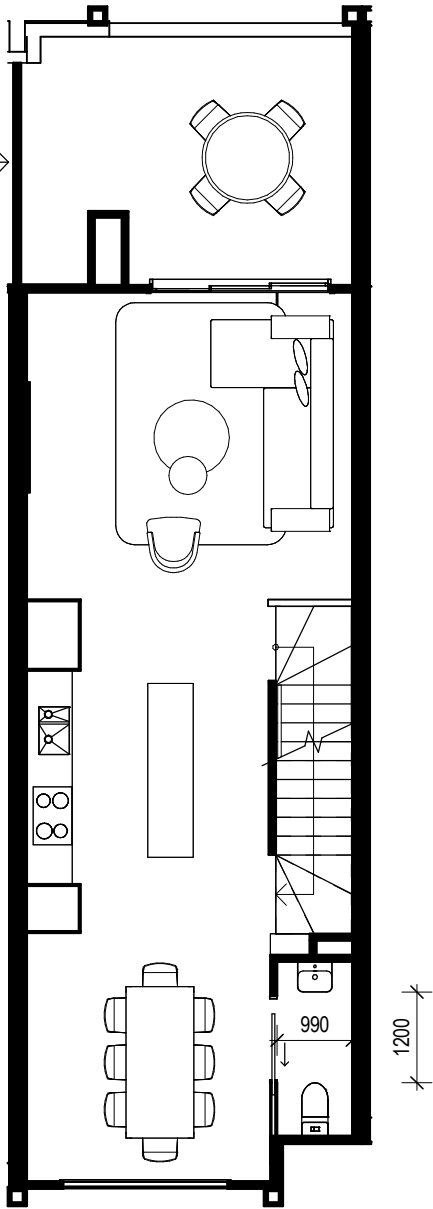
Queensland
Government

100
TOWNHOUSE PLANS

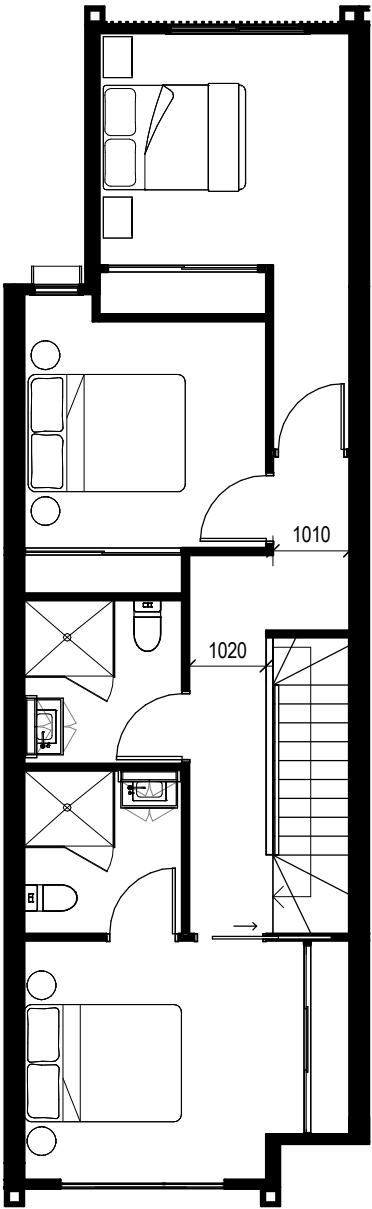


1 GROUND FLOOR
SCALE 1 : 100 @ A3

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

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV-2026-GCP-4381

Date: 25 March 2026

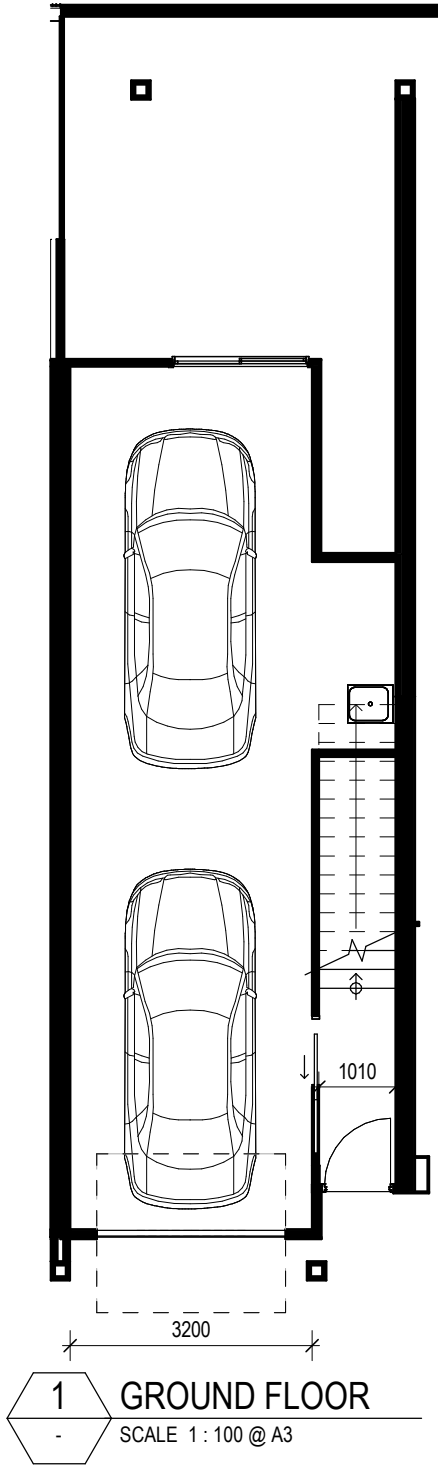


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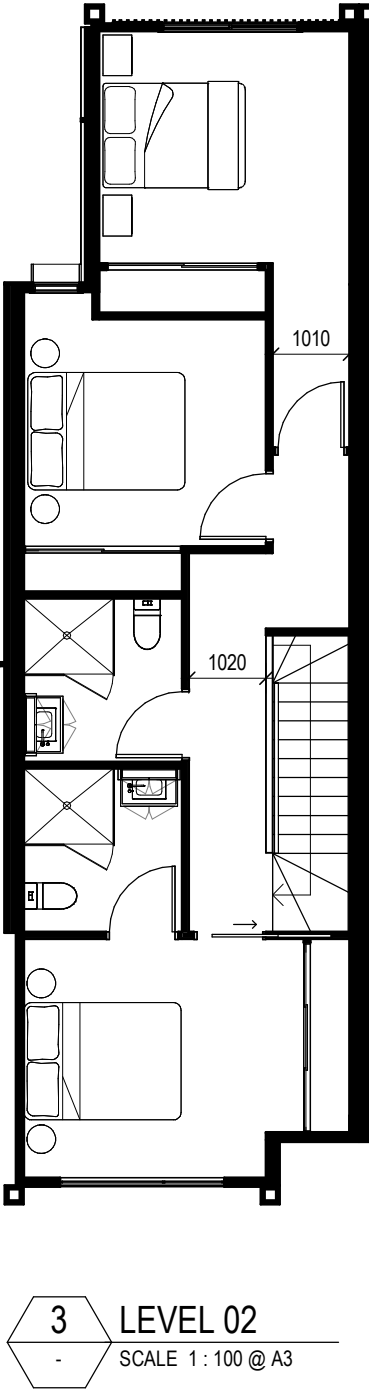
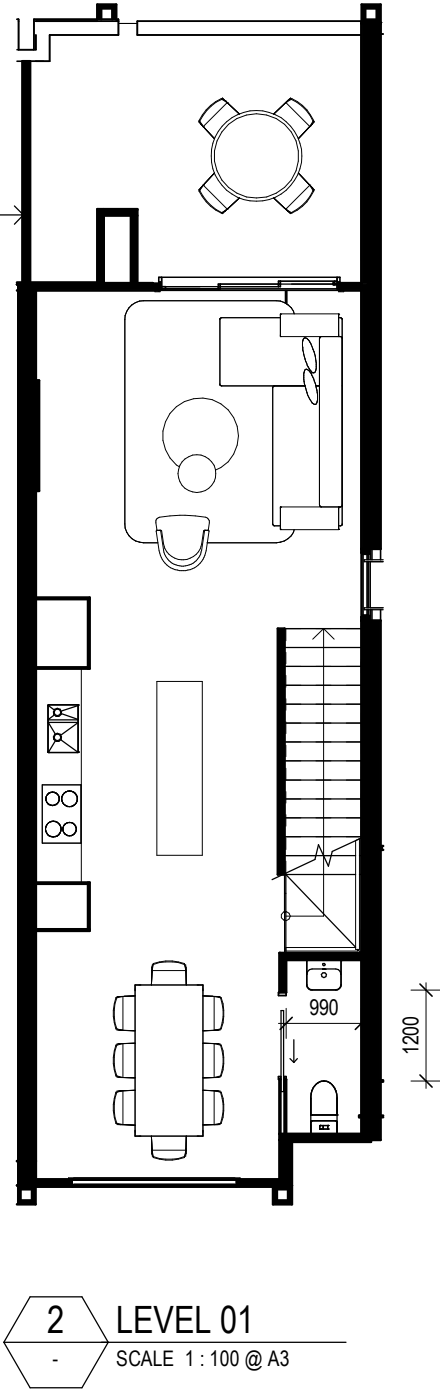
101

TOWNHOUSE PLANS

PLUS STUDIO



PRIVACY WALL
BETWEEN BALCONIES



Our Solution

MASON M1 UNIT FLOOR PLAN

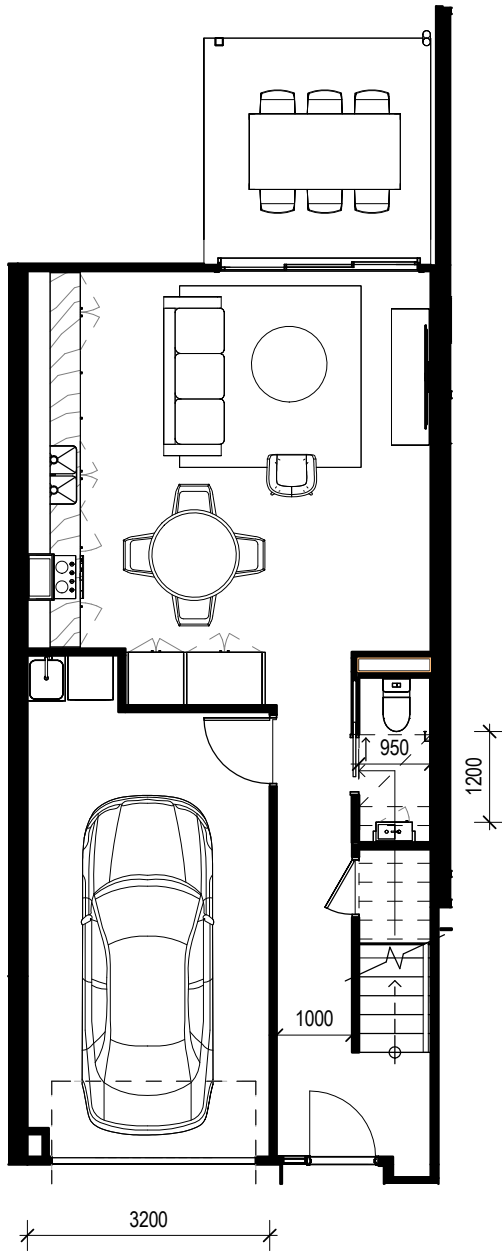
PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV-2026-GCP-4381

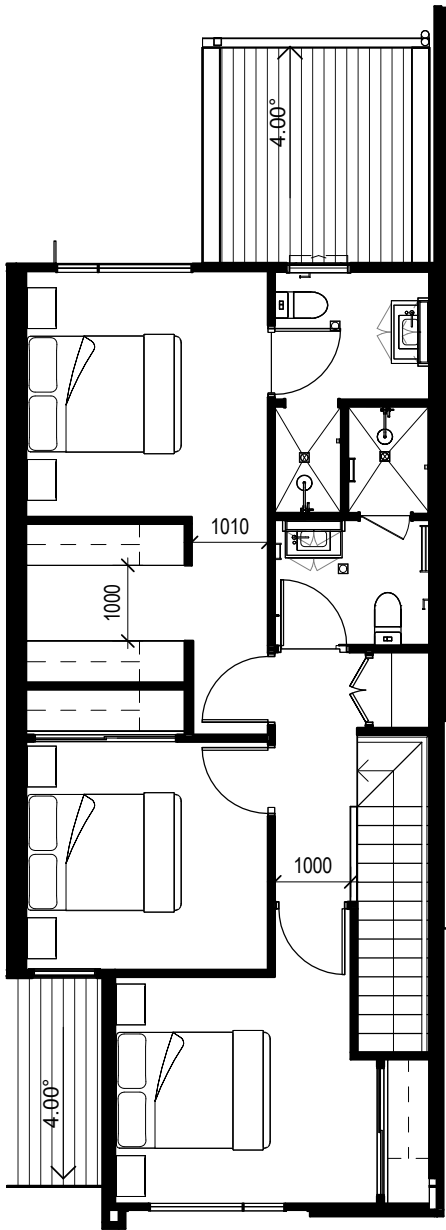
Date: 25 March 2026



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1 GROUND FLOOR
SCALE 1 : 100 @ A3



2 LEVEL 01
SCALE 1 : 100 @ A3

Our Solution

MASON M2 UNIT FLOOR PLAN

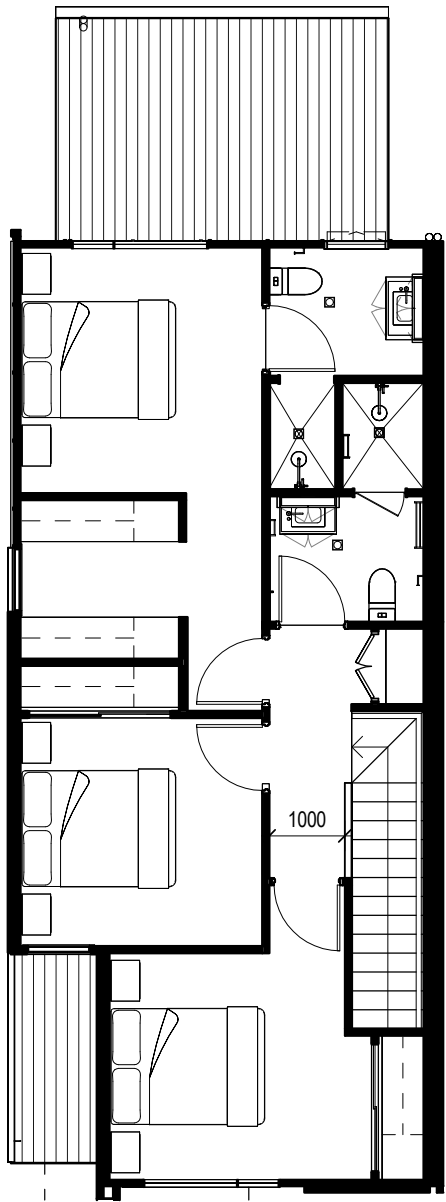
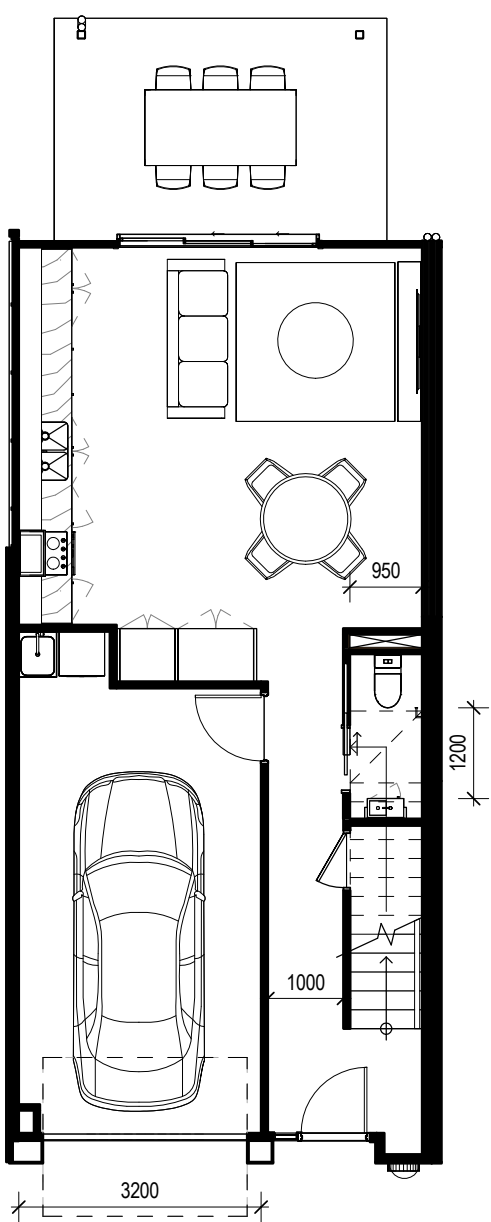
PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV-2026-GCP-4381

Date: 25 March 2026



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Our Solution

MASON M3 FLOOR PLAN

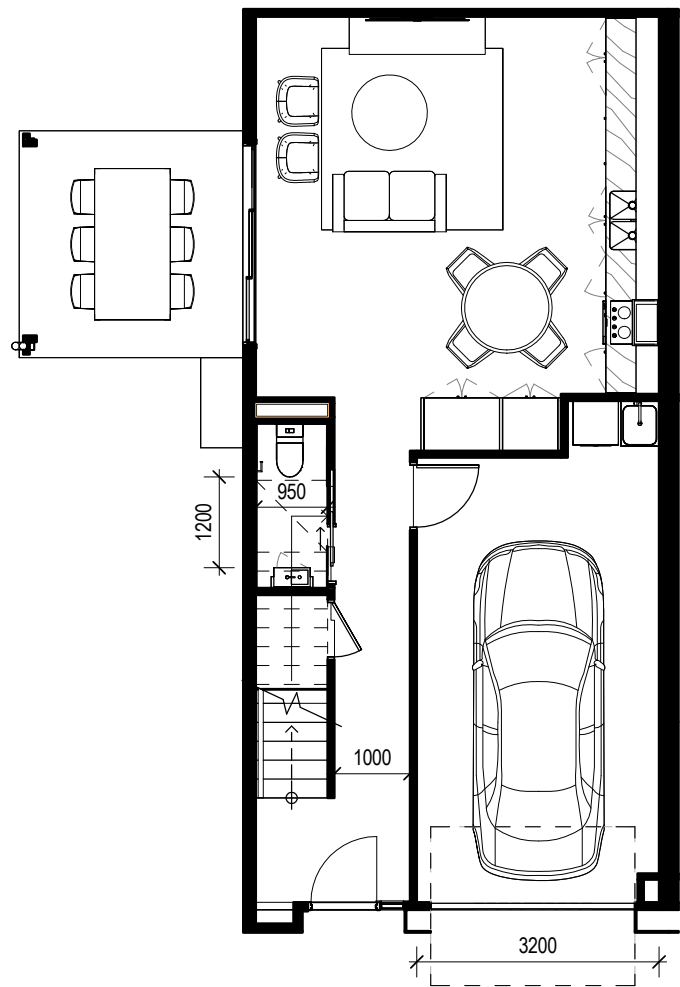
PLANS AND DOCUMENTS
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DEVELOPMENT APPROVAL

Approval no: DEV-2026-GCP-4381

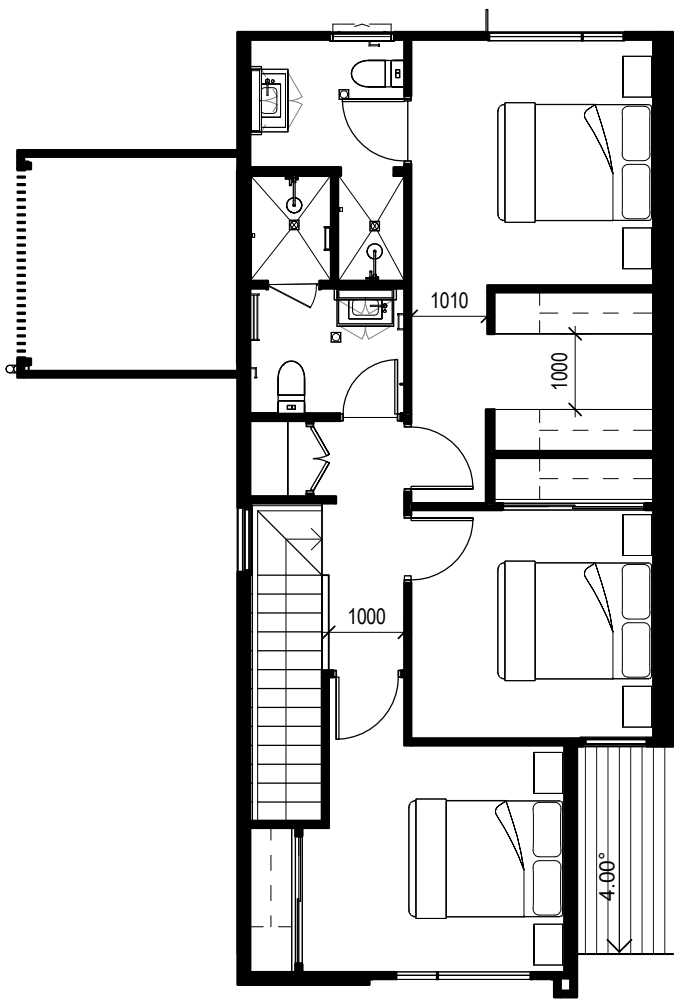
Date: 25 March 2026



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Government



1 GROUND FLOOR
SCALE 1 : 100 @ A3



2 LEVEL 01
SCALE 1 : 100 @ A3

Our Solution

GOSHAWK G1 & G2 UNIT FLOOR PLANS

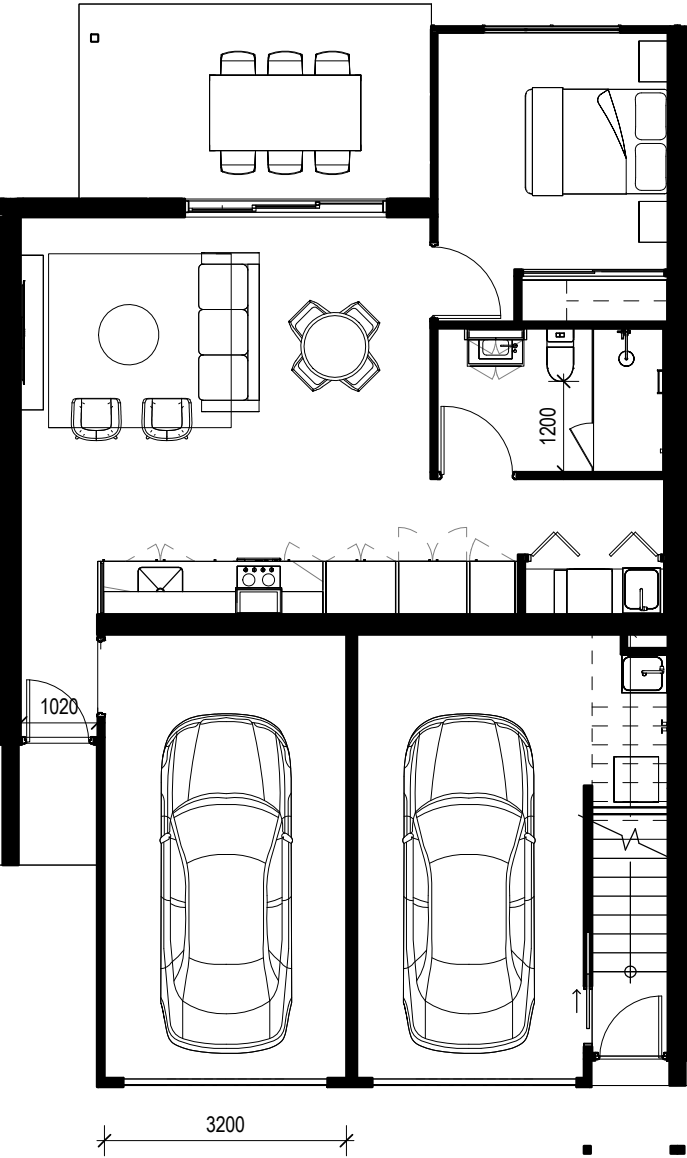
PLANS AND DOCUMENTS
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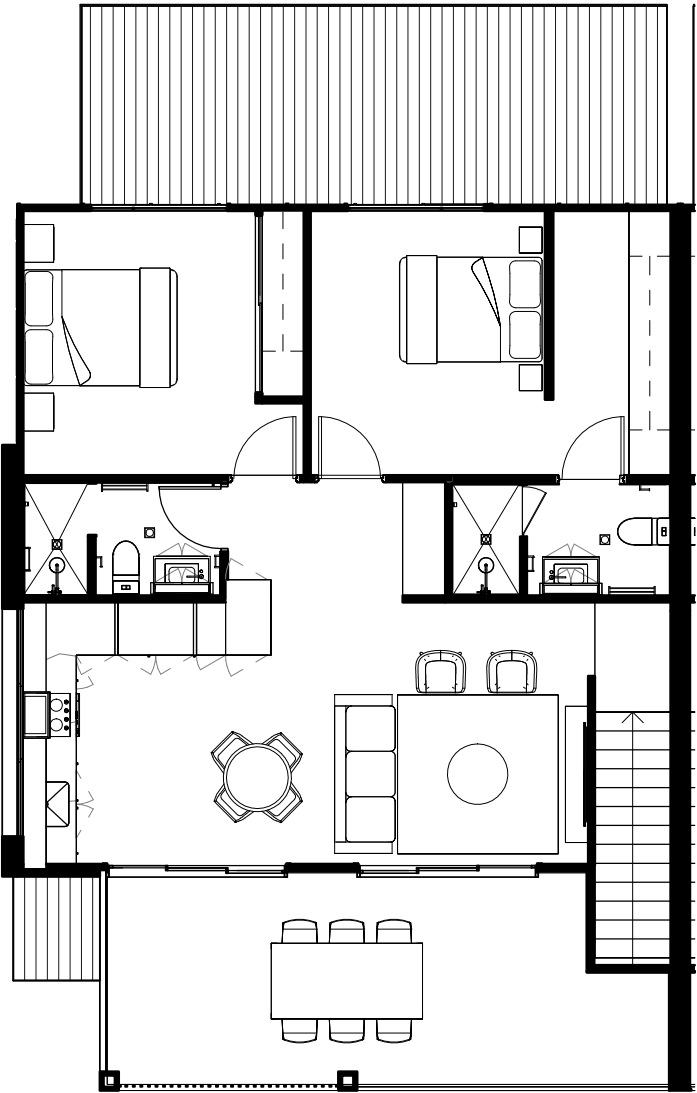
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1

GROUND FLOOR (G1)

SCALE 1 : 100 @ A3



2

LEVEL 01 (G2)

SCALE 1 : 100 @ A3

Our Solution

GOSHAWK G3 & G4 UNIT FLOOR PLANS

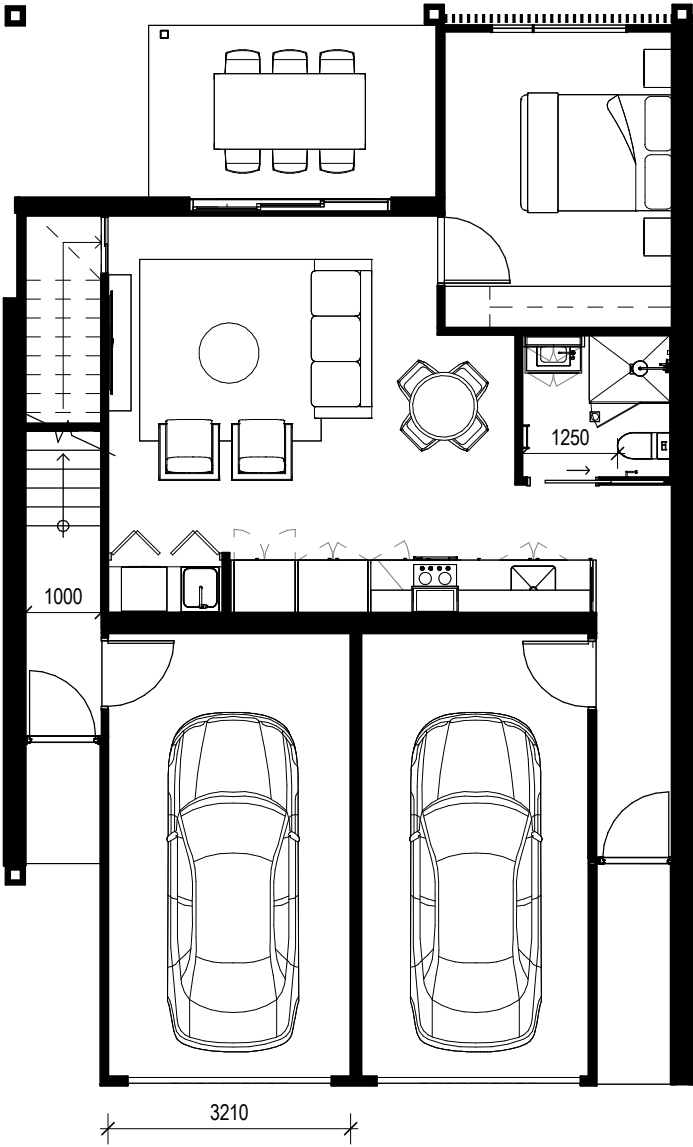
PLANS AND DOCUMENTS
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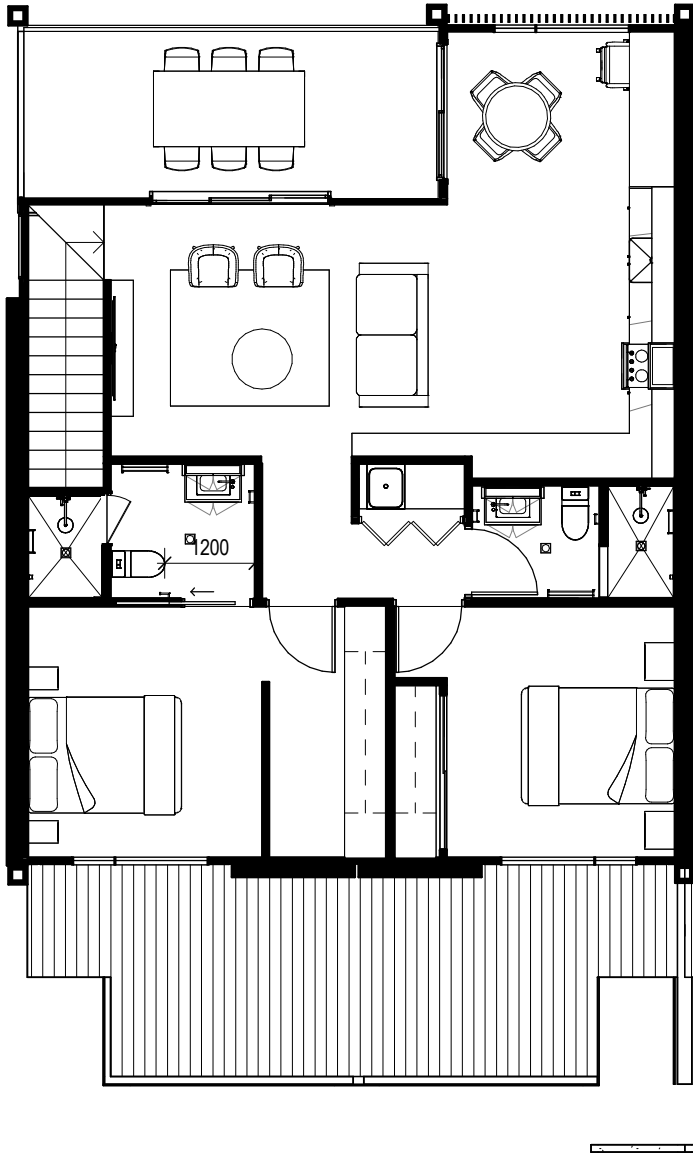
Date: 25 March 2026



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



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

Our Solution

EMBER UNIT FLOOR PLANS

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

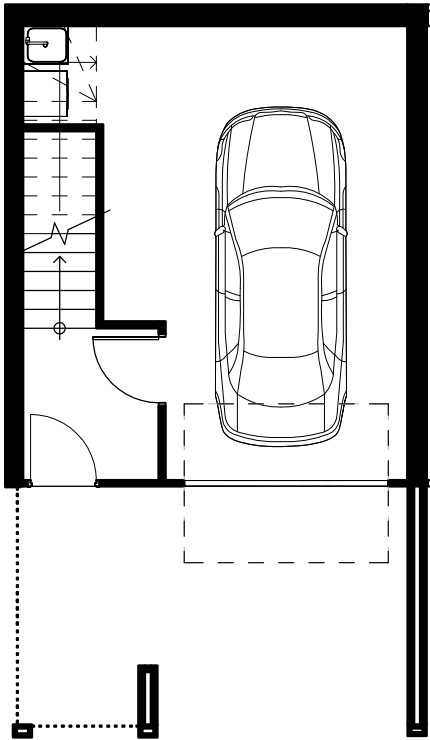
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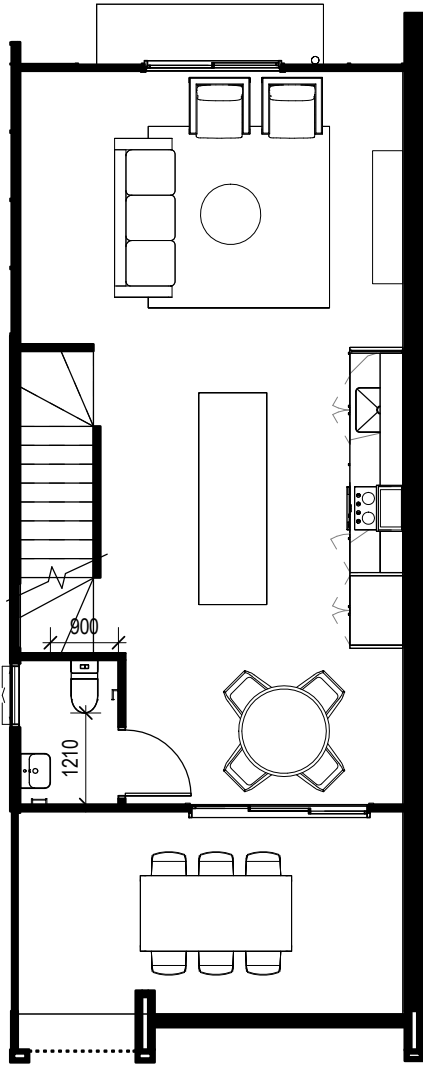


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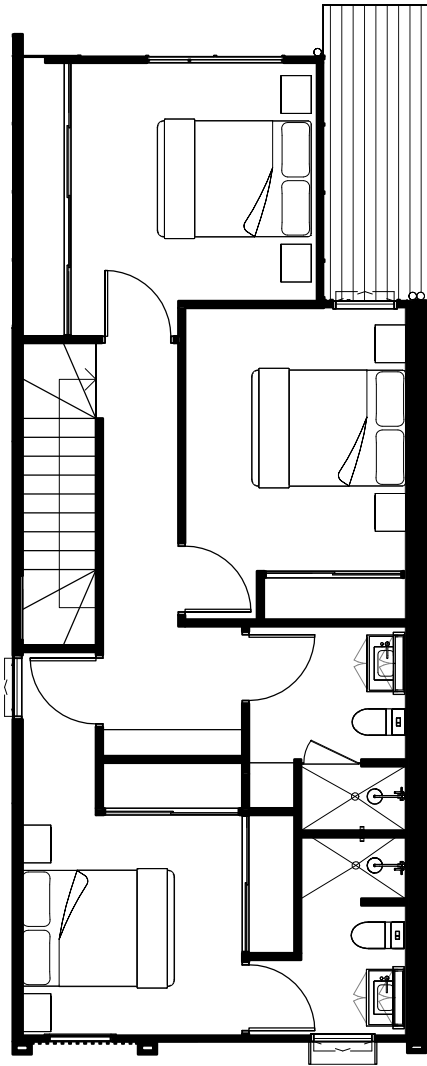
107
TOWNHOUSE PLANS



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

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV-2026-GCP-4381

Date: 25 March 2026



Our Solution

GOSHAWK G1/GROUND - ACCESSIBLE HOUSING GUIDELINES

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

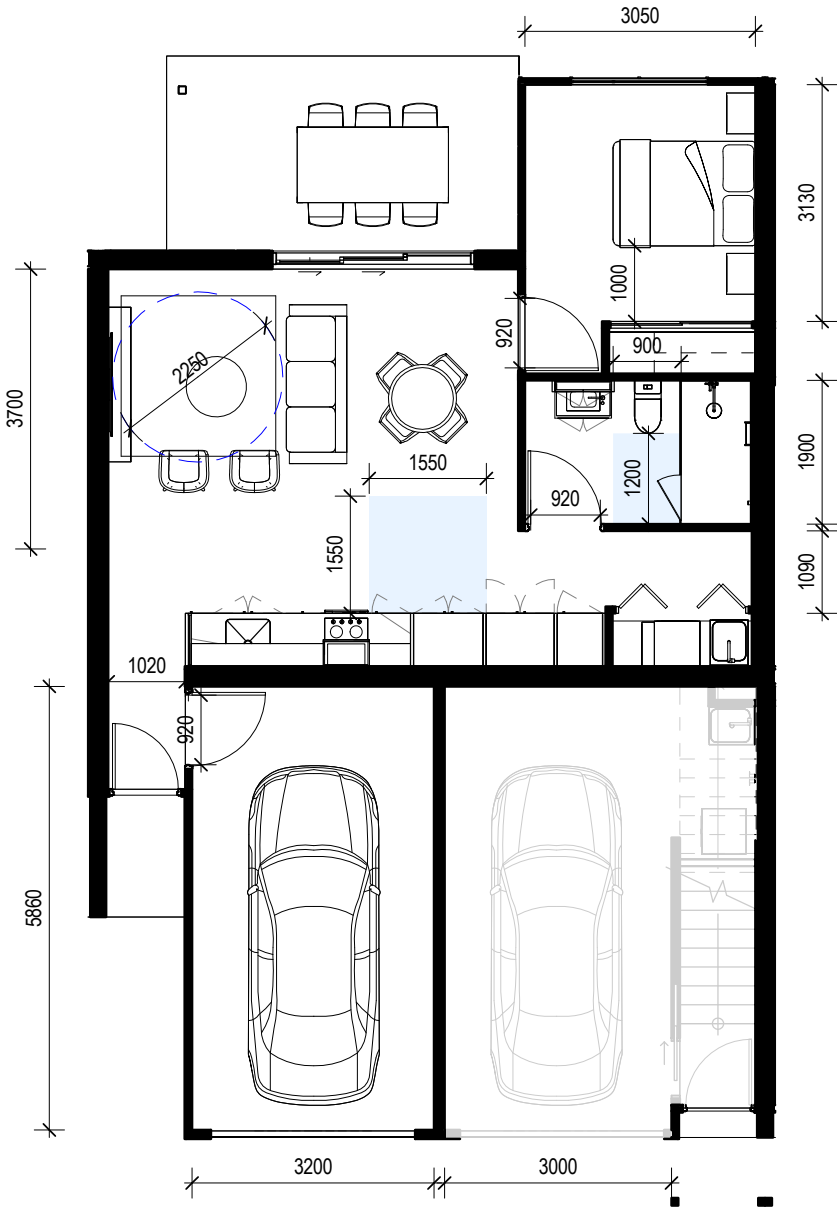
Approval no: DEV-2026-GCP-4381
Date: 25 March 2026


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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

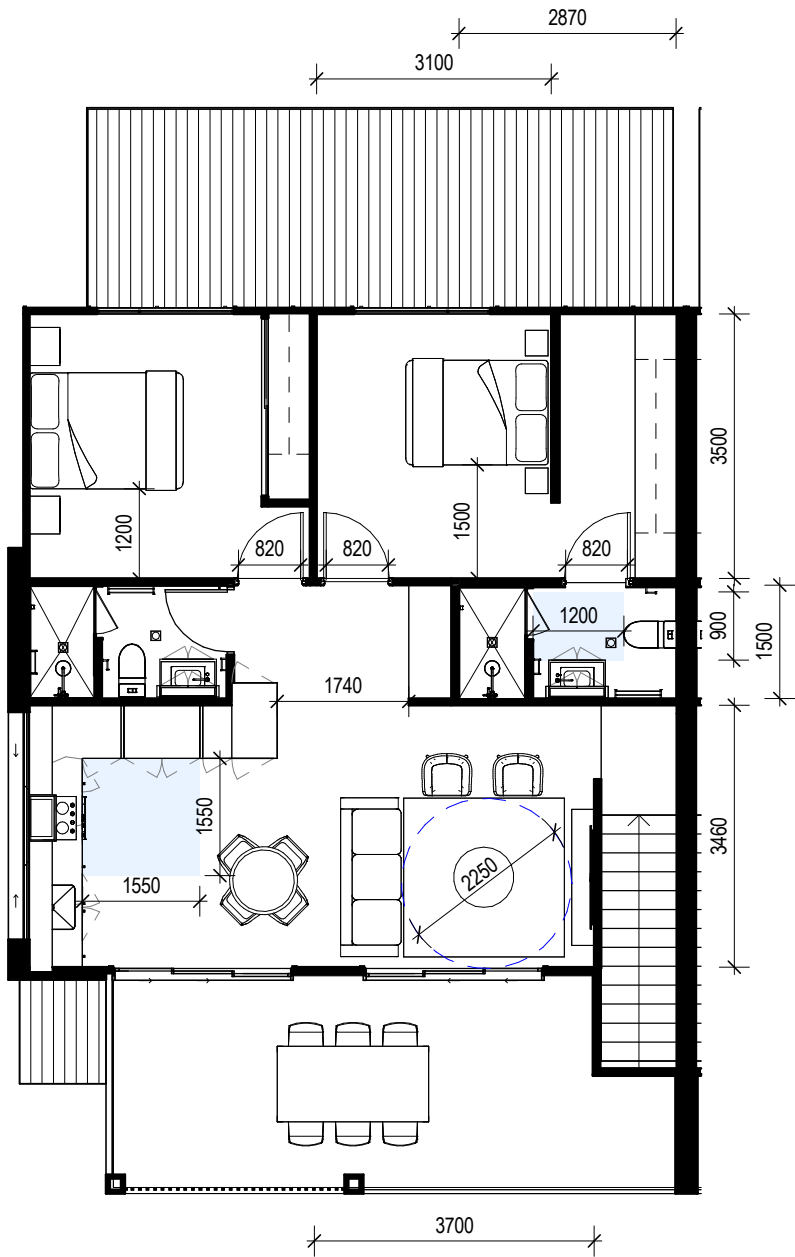
GOSHAWK G2/LVL1 - ACCESSIBLE HOUSING GUIDELINES

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV-2026-GCP-4381

Date: 25 March 2026





DESIGN GUIDELINES AND
STANDARDS

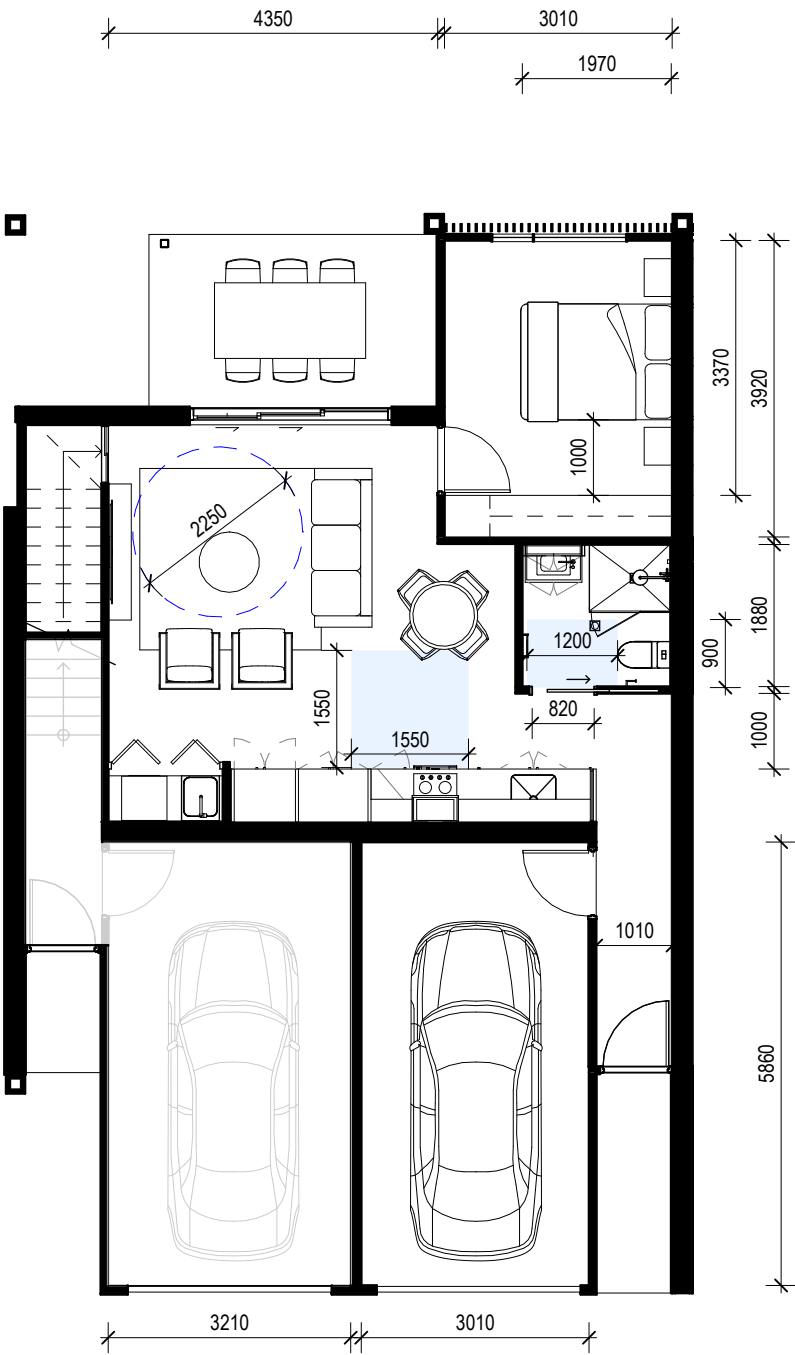
PDA GUIDELINES ACHIEVED: 50%

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



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV-2026-GCP-4381

Date: 25 March 2026

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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 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	✓		

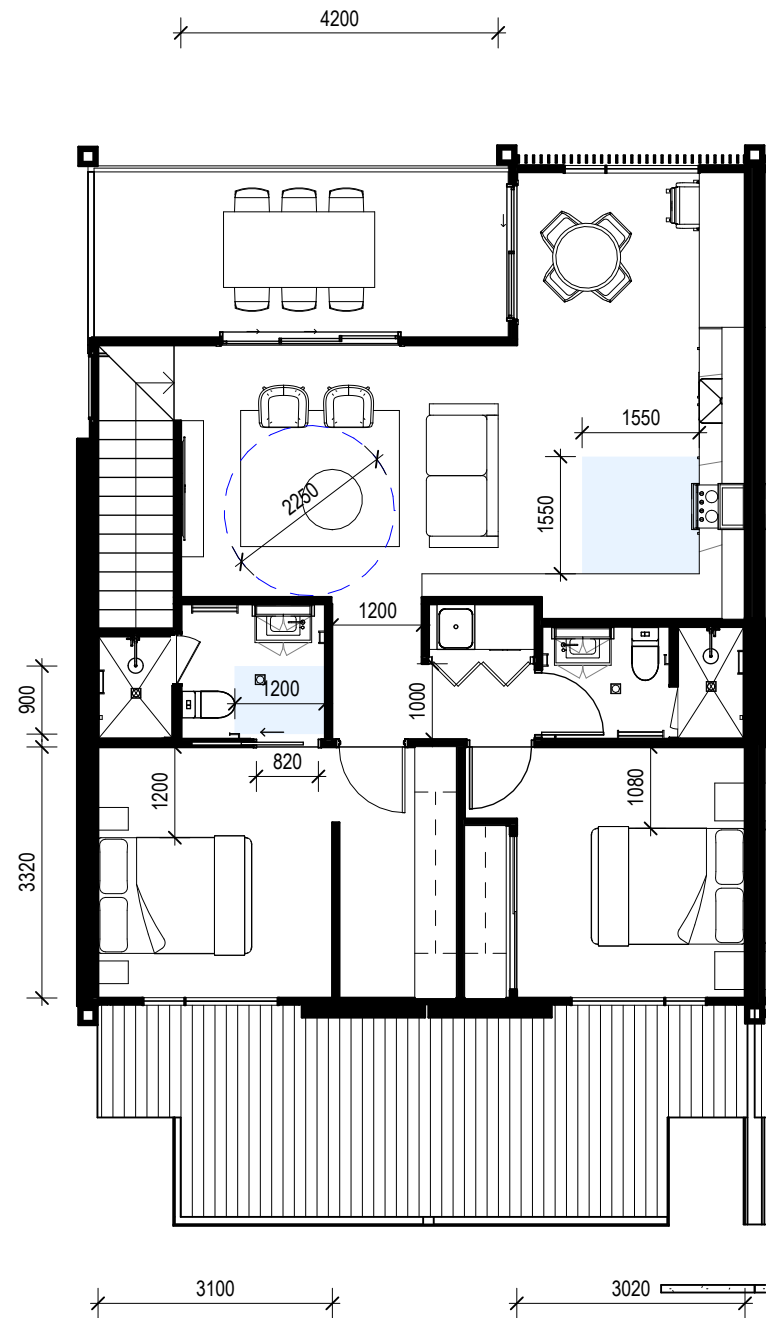
Our Solution

GOSHAWK G4/LVL1 - ACCESSIBLE HOUSING GUIDELINES

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV-2026-GCP-4381
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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 Additional noggins for retrofitting of future grab rails	✓
Additional noggins for retrofitting of future grab rails	✓		✓
Min. 1550mm horizontal dimension	✓		✓
			✓
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	✓		
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

PLANS AND DOCUMENTS
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DEVELOPMENT APPROVAL

Approval no: DEV-2026-GCP-4381

Date: 25 March 2026

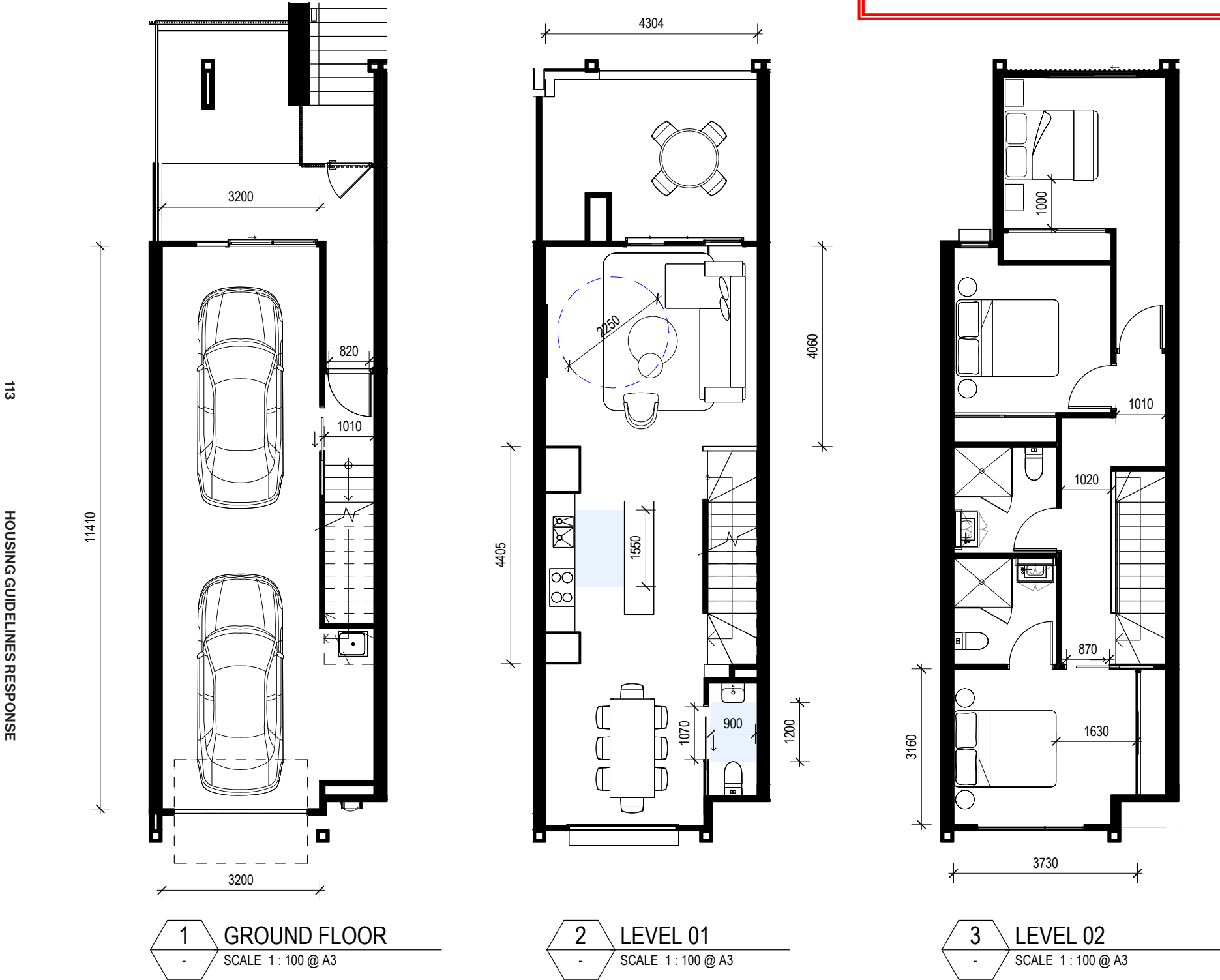

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Government

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

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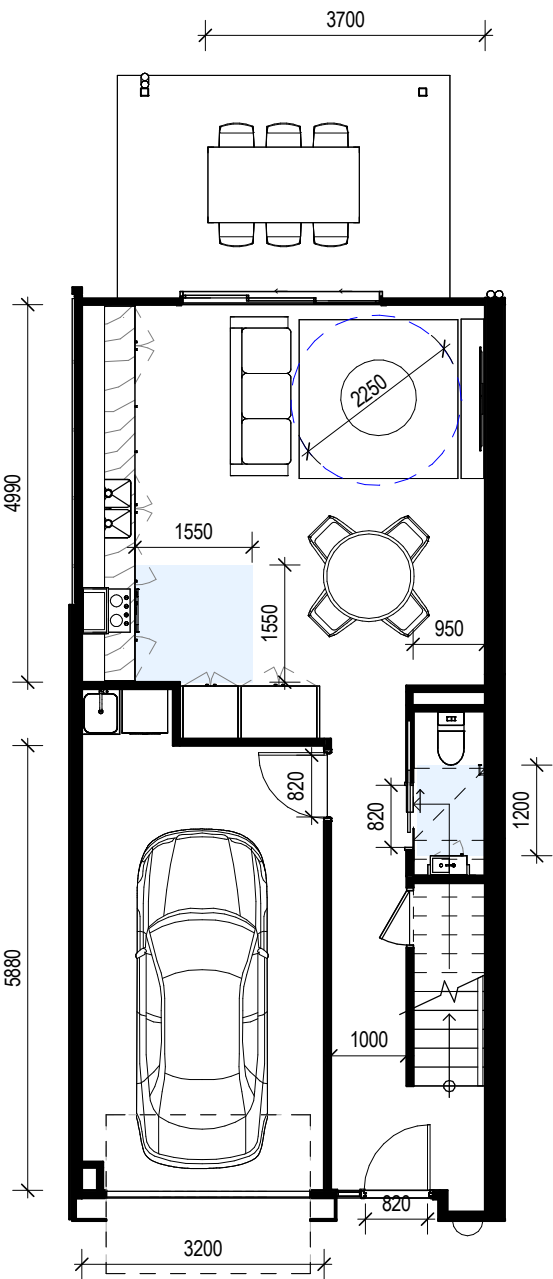
Date: 25 March 2026



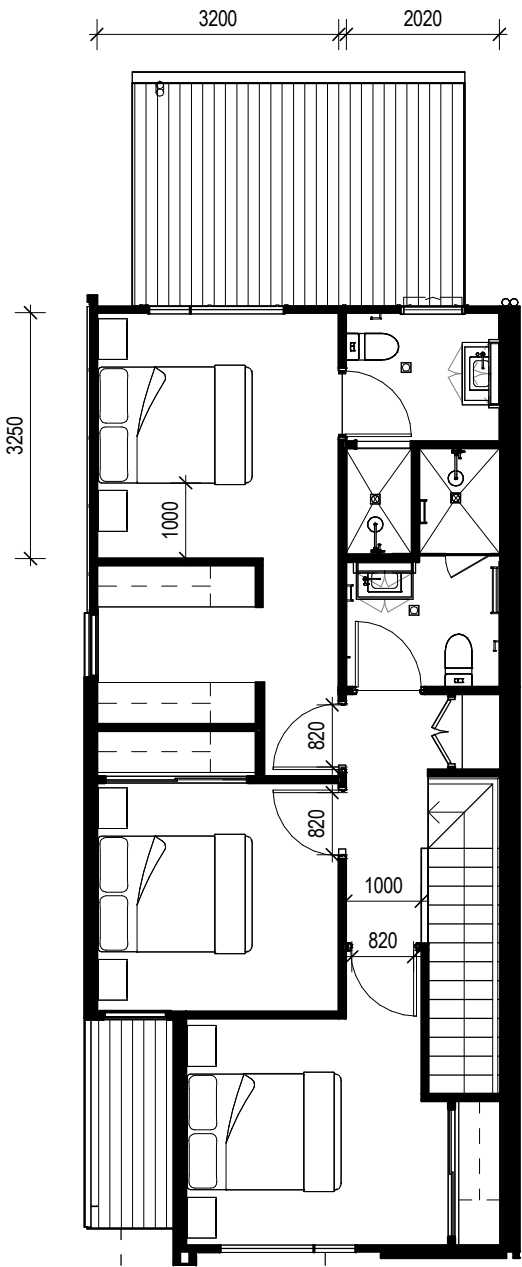
DESIGN GUIDELINES AND STANDARDS

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

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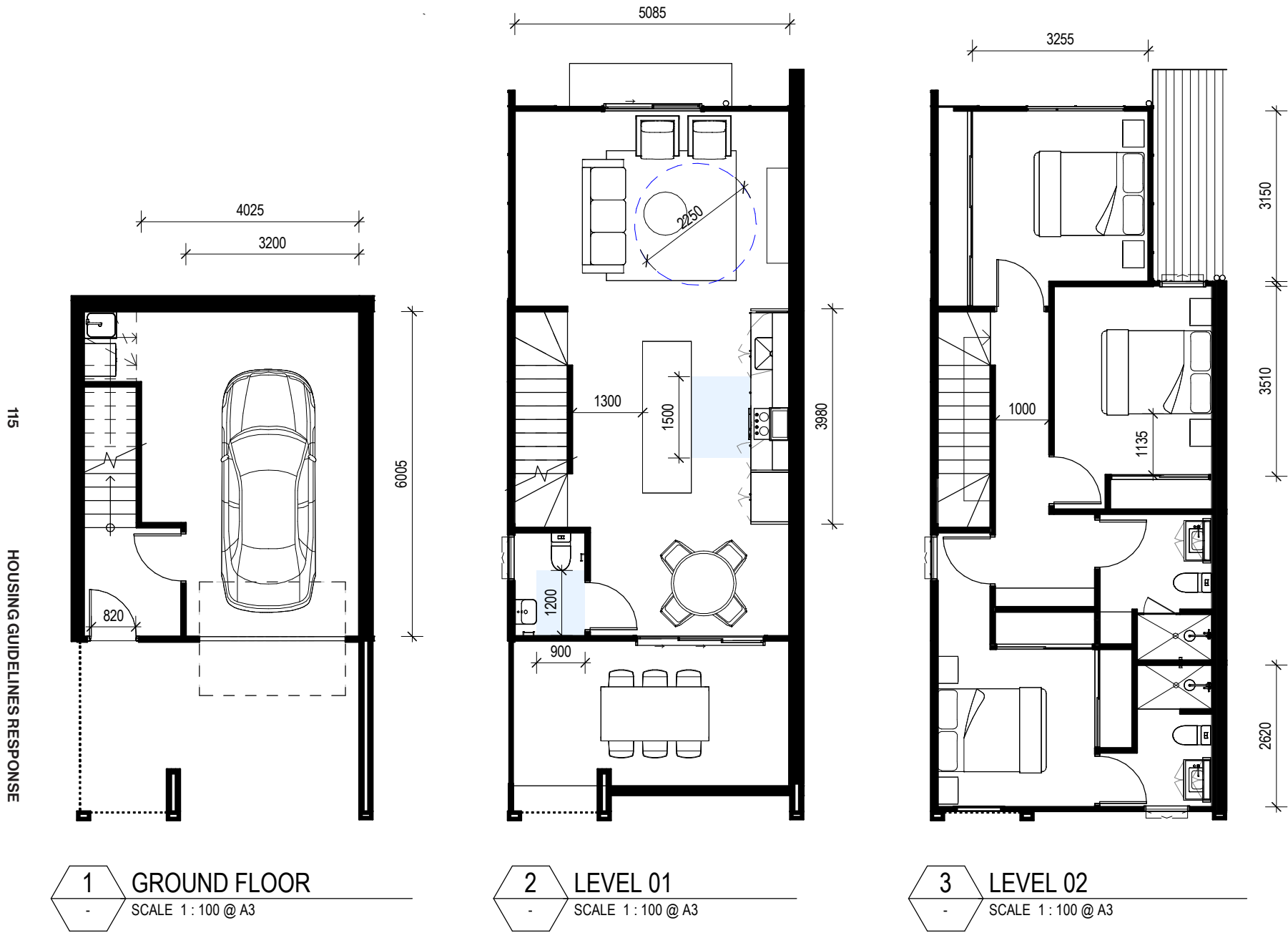
Date: 25 March 2026



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	✓		



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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%

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

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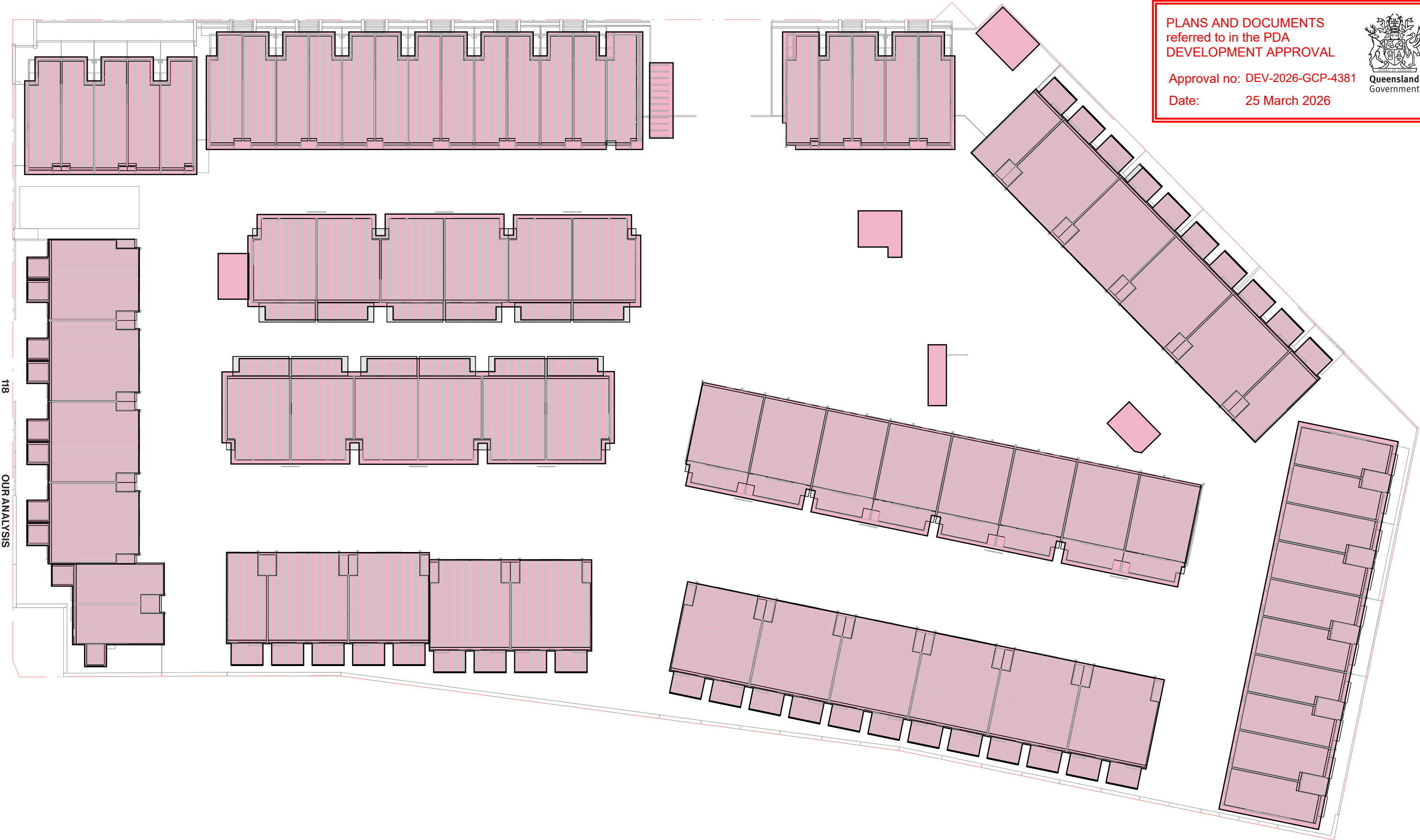
Our Solution

SITE COVER - DIAGRAM

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

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Our Solution

GROUND LEVEL GFA - DIAGRAM

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OPEN SPACE SCHEDULE:

PORTAVILLA	MASONS	EMBER	GOSHAWK	COMMUNAL
GROUND FLOOR GFA	GROUND FLOOR GFA	GROUND FLOOR GFA	GROUND FLOOR GFA	GROUND FLOOR GFA
248.418 m ²	1906.933 m ²	129.383 m ²	1327.170 m ²	177.470 m ²
FIRST FLOOR GFA	FIRST FLOOR GFA	FIRST FLOOR GFA	FIRST FLOOR GFA	
1242.932 m ²	2705.147 m ²	526.762 m ²	1640.665 m ²	
SECOND FLOOR GFA		SECOND FLOOR GFA		
1489.640 m ²		654.890 m ²		
TOTAL GFA	TOTAL GFA	TOTAL GFA	TOTAL GFA	TOTAL GFA
2980.99 m ²	4612.08 m ²	1311.035 m ²	2967.835 m ²	177.470 m ²

Our Solution

LEVEL 1 GFA - DIAGRAM



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LEVEL 2 GFA - DIAGRAM



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Our Solution

SHADOW STUDY - AUTUMN EQUINOX

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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

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OUR ANALYSIS



SPRING EQUINOX | 9 am
23 SEPTEMBER 2026



SPRING EQUINOX | 12 pm
23 SEPTEMBER 2026



SPRING EQUINOX | 3 pm
23 SEPTEMBER 2026

PLUS STUDIO



Our Solution

SHADOW STUDY - SUMMER SOLSTICE

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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

PLANS AND DOCUMENTS
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WINTER SOLSTICE | 9 am
21 JUNE 2026



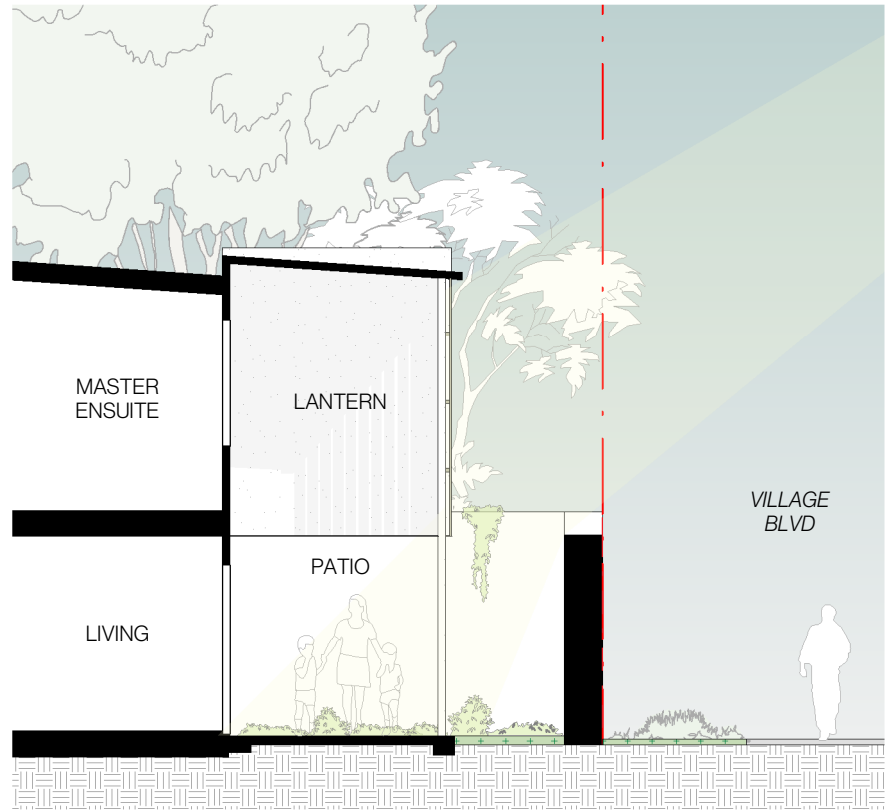
WINTER SOLSTICE | 12 pm
21 JUNE 2026



WINTER SOLSTICE | 3 pm
21 JUNE 2026

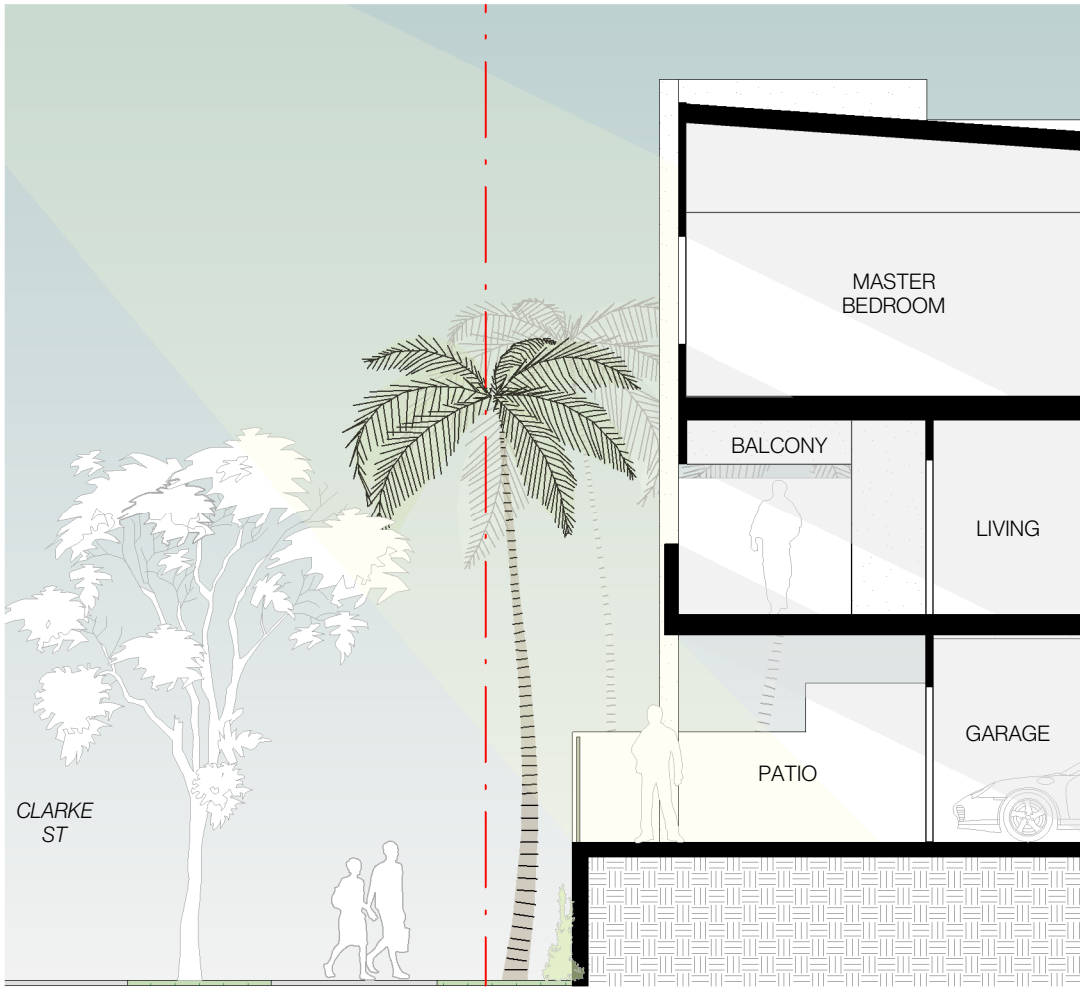
Our Solution

SOLAR SHADING



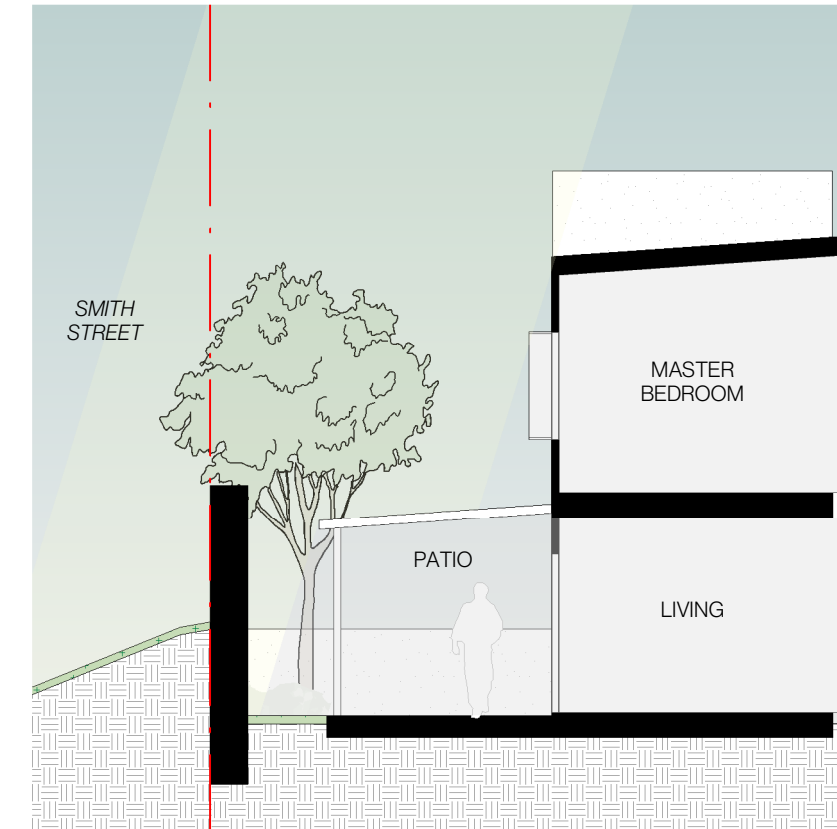
1 MASON SHADING STRATEGY

SCALE 1:100 @ A1



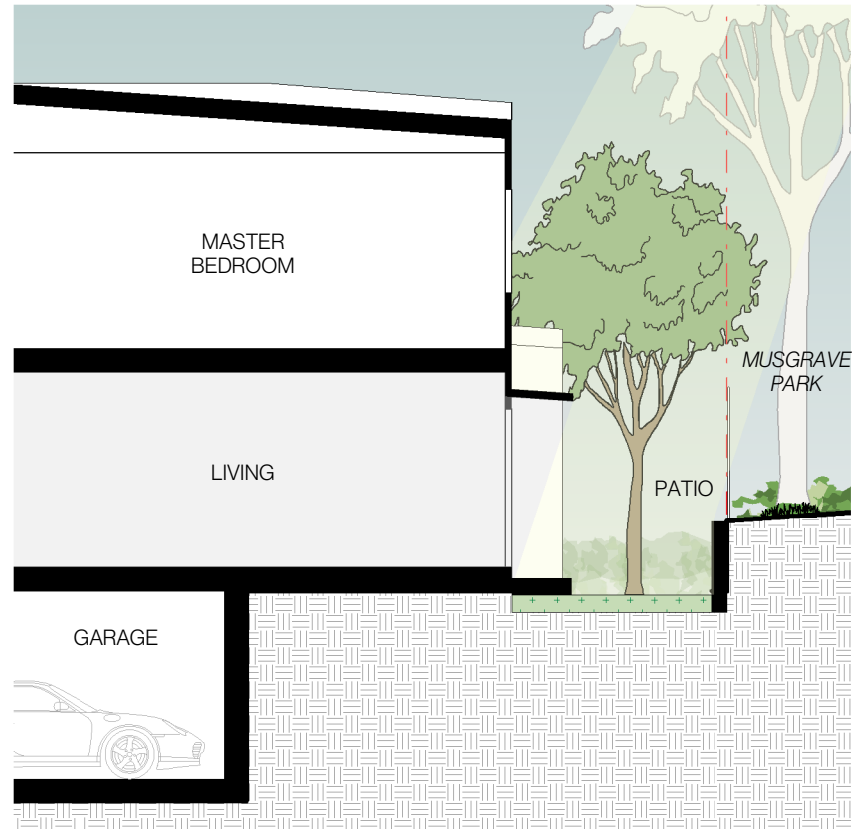
2 PORTAVILLA SHADING STRATEGY

SCALE 1:100 @ A1



3 MASON A2 SHADING STRATEGY

DA600 SCALE 1:100 @ A1



4 EMBER SHADING STRATEGY

SCALE 1:100 @ A1

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NOTE: SUN INDICATIVE, FROM NORTH/
NORTH EAST ANGLE

SCALE 1:100 @ A3SIZE

Our Solution

SOLAR SHADING

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1 GOSHAWK SHADING STRATEGY

SCALE 1 : 100 @ A1

NOTE: SUN INDICATIVE, F
NORTH EAST ANGLE

SCALE 1:100 @ A3 SIZE

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THE DEVELOPMENT SUMMARY

DEVELOPMENT SUMMARY

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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%