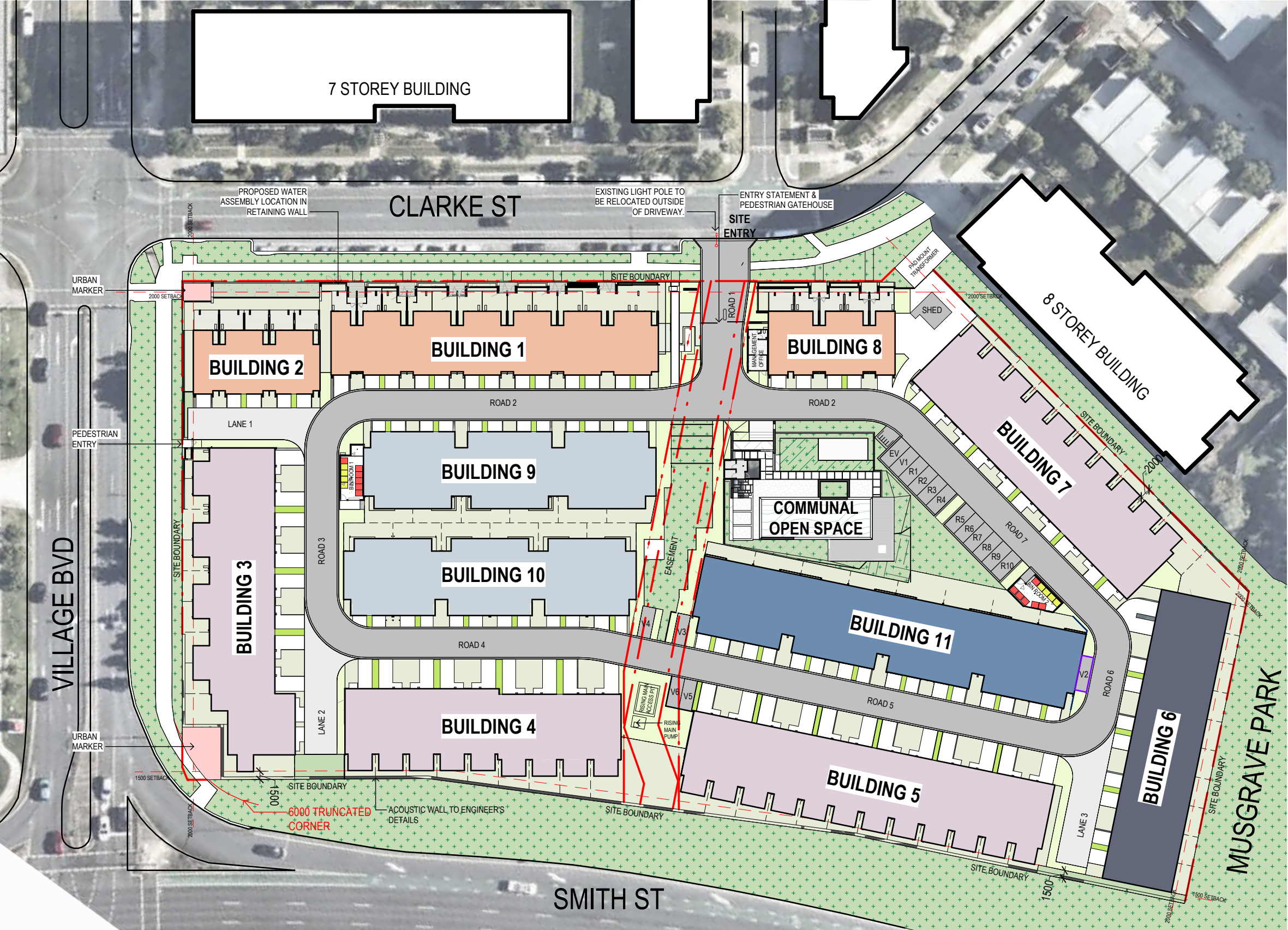


Our Solution

MASTERPLAN



TOWNHOUSE TYPES

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

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

1
OVERALL

PLUS STUDIO

Our Solution

MASTERPLAN UNIT TYPES



2

OVERALL

PLUS STUDIO

Our Solution

SITE PLAN - PROPOSED



Our Solution

STAGING PLAN

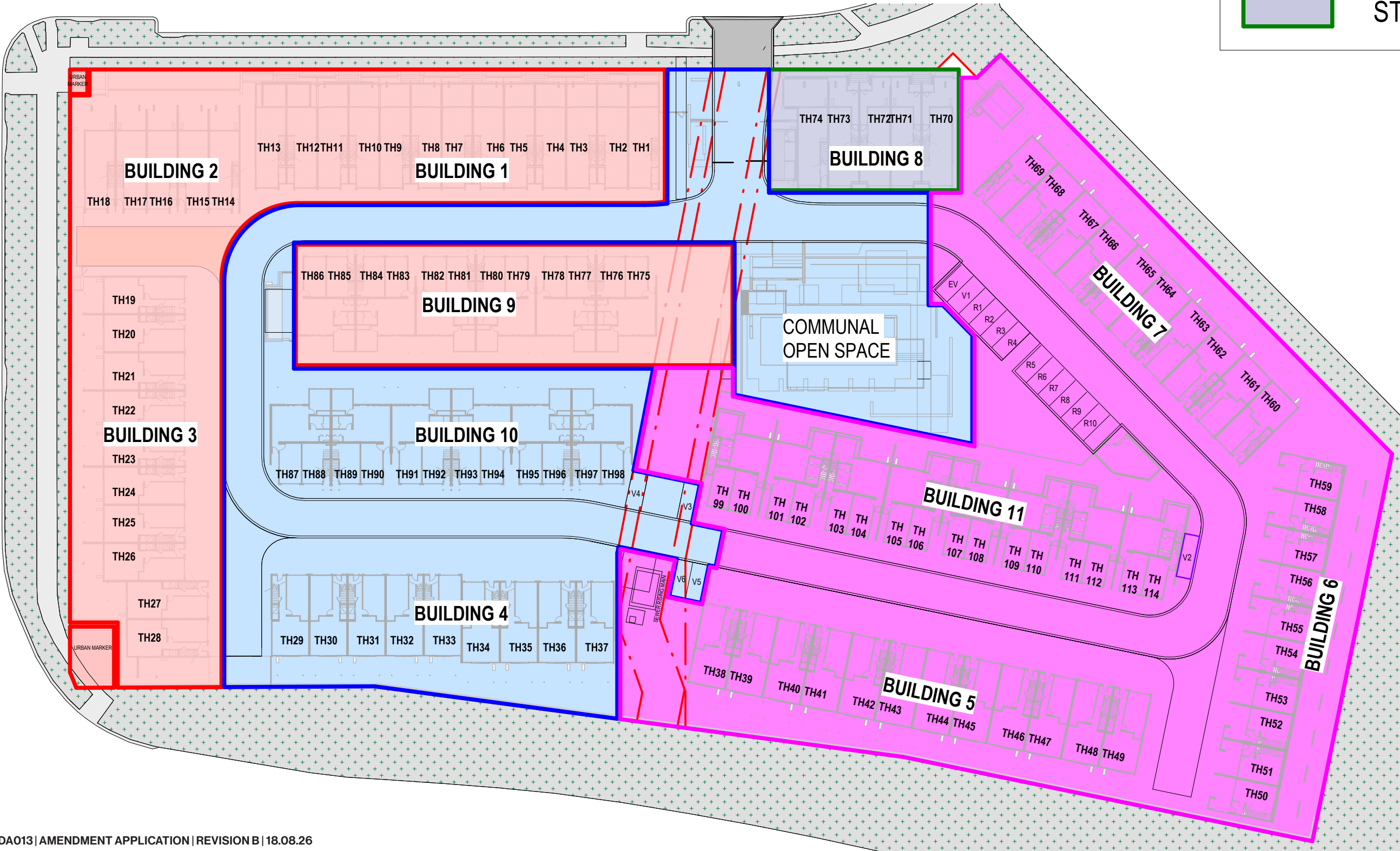
LEGEND:

STAGE 1A

STAGE 1B

STAGE 2

STAGE 3



Our Solution

PROPOSED PLAN - GROUND FLOOR



Our Solution

PROPOSED PLAN - LEVEL 1

6

OVERALL

PLUS STUDIO



Our Solution

PROPOSED PLAN - LEVEL 2

7 STOREY BUILDING

CLARKE ST

SITE ENTRY

8 STOREY BUILDING

BUILDING 2

BUILDING 1

BUILDING 8

BUILDING 9

COMMUNAL OPEN SPACE

BUILDING 7

BUILDING 3

BUILDING 10

BUILDING 11

BUILDING 4

BUILDING 5

BUILDING 6

MUSGRAVE PARK

SMITH ST

7

OVERALL

PLUS STUDIO

Our Solution

PROPOSED PLAN - ROOF

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

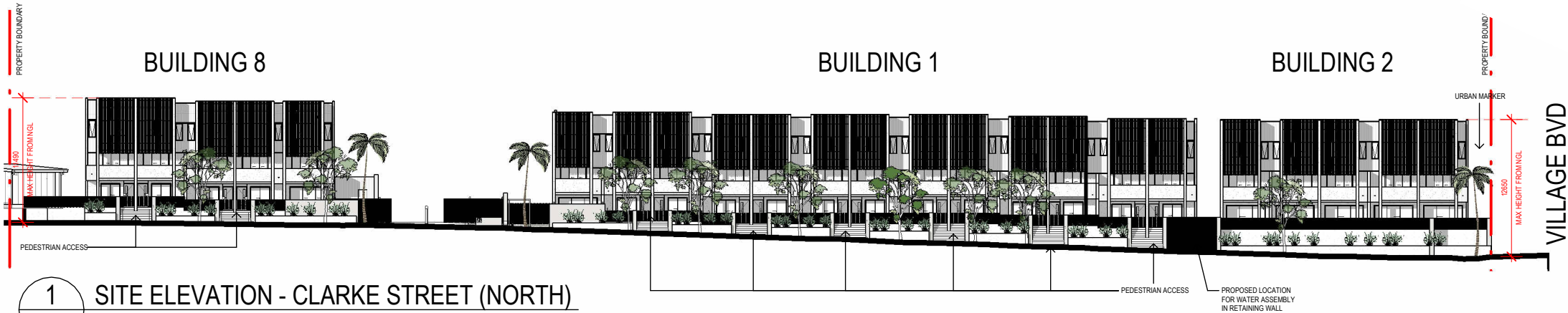
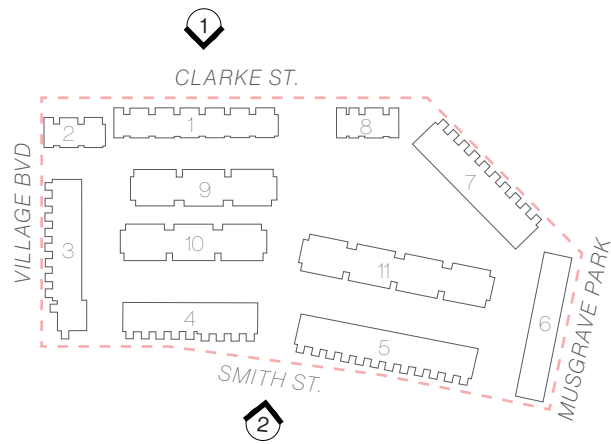
BUILDING 6

SMITH ST

MUSGRAVE PARK

Our Solution

SITE ELEVATIONS NORTH & SOUTH



OVERALL



2

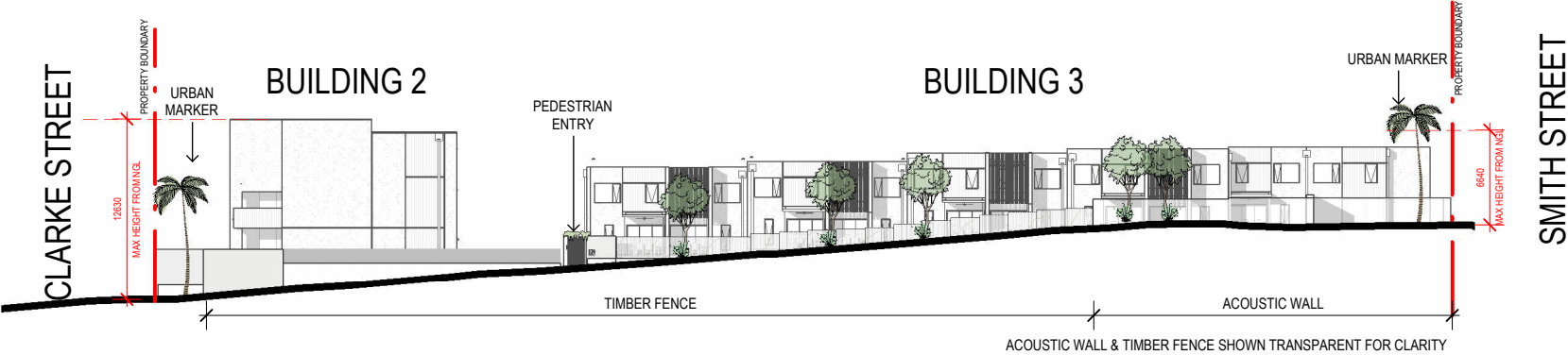
SITE ELEVATION - SMITH STREET (SOUTH)

SCALE 1 : 500 @ A3

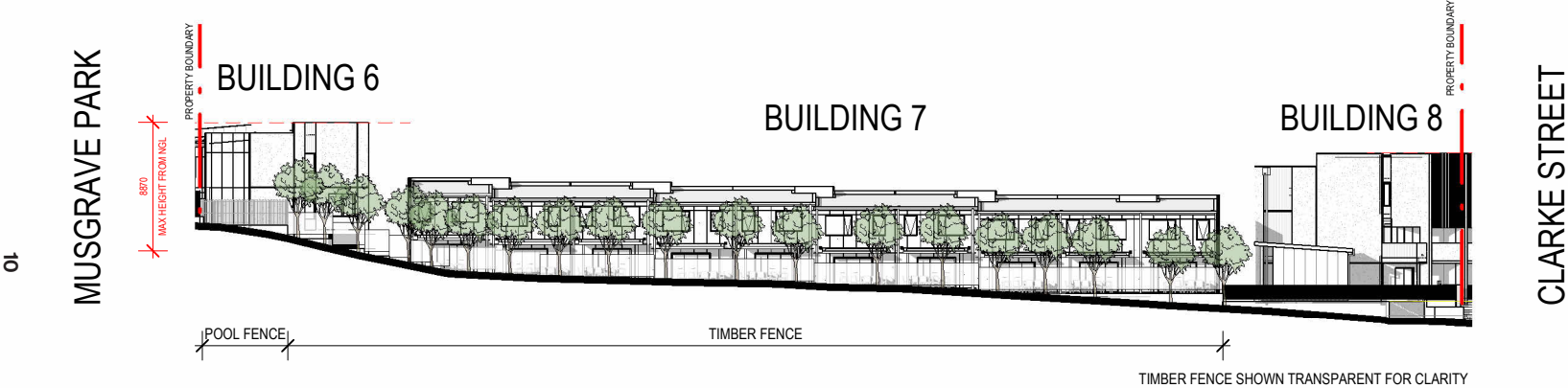
PLUS STUDIO

Our Solution

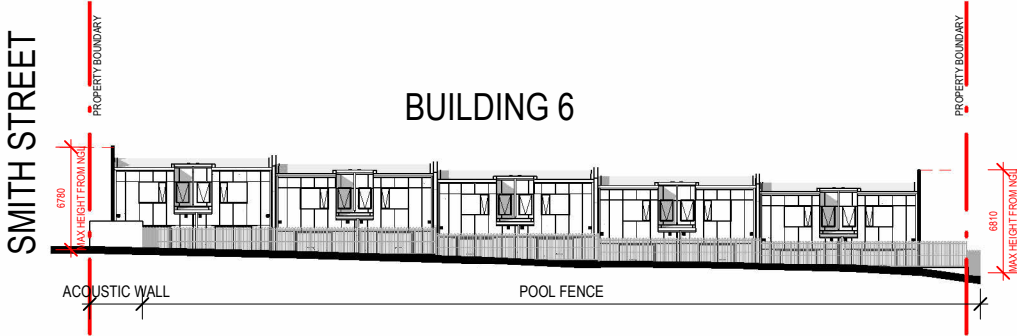
SITE ELEVATIONS WEST & EAST



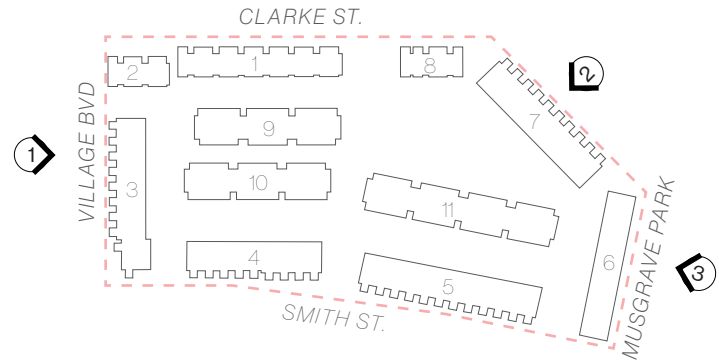
1 SITE ELEVATION - VILLAGE BOULEVARD (WEST)
SCALE 1 : 500 @ A3



2 SITE ELEVATION - NORTHEAST
SCALE 1 : 500 @ A3



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



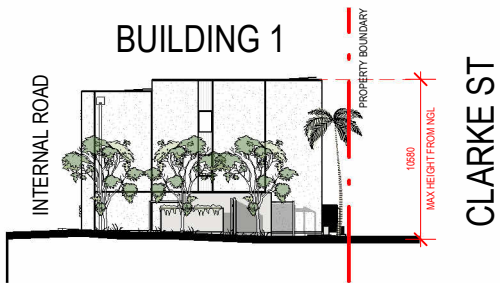
10

OVERALL

PLUS STUDIO

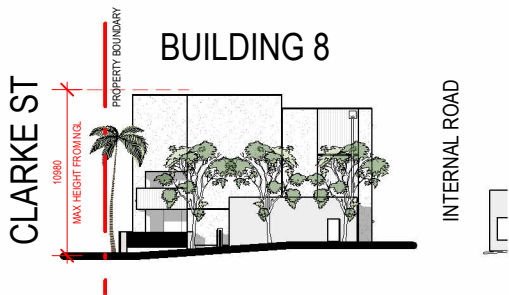
Our Solution

INTERNAL ROAD ELEVATIONS - ROAD 01-03



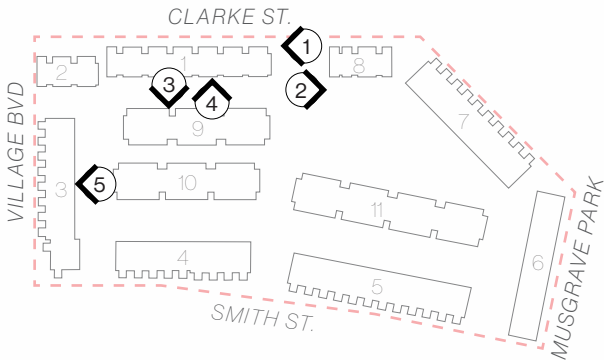
1 ROAD 01 EAST ELEVATION

SCALE 1 : 500 @ A3



2 ROAD 01 WEST ELEVATION

SCALE 1 : 500 @ A3



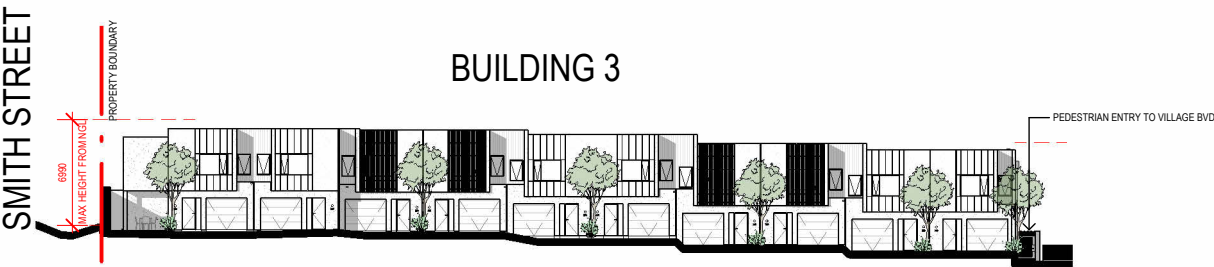
3 ROAD 02 NORTH ELEVATION

SCALE 1 : 500 @ A3



4 ROAD 02 SOUTH ELEVATION

SCALE 1 : 500 @ A3

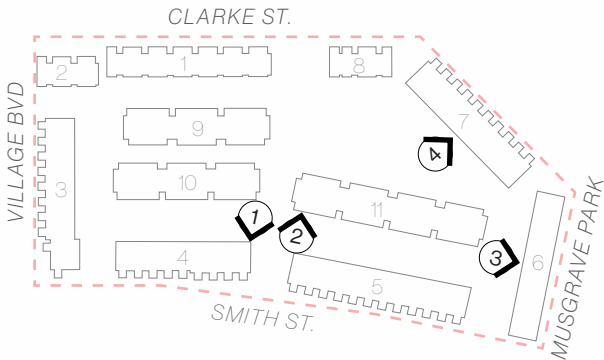


5 ROAD 03 EAST ELEVATION

SCALE 1 : 500 @ A3

Our Solution

INTERNAL ROAD ELEVATIONS - ROAD 04-07



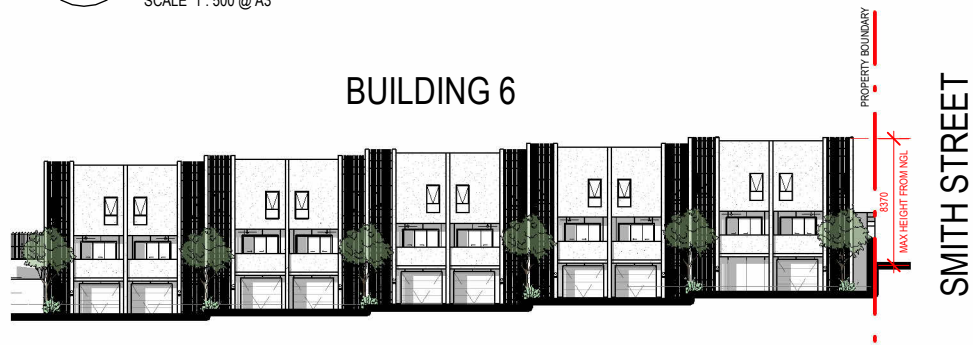
1 ROAD 04&05 NORTH ELEVATION

SCALE 1 : 500 @ A3



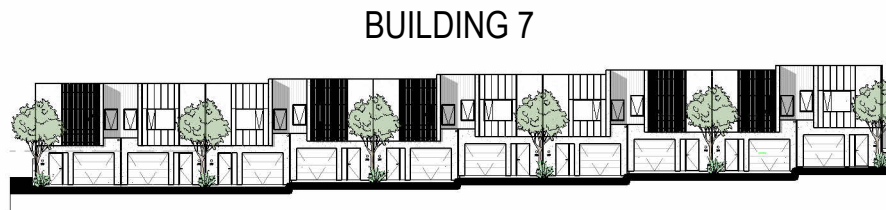
2 ROAD 04&05 SOUTH ELEVATION

SCALE 1 : 500 @ A3



3 ROAD 06 NORTHWEST ELEVATION

SCALE 1 : 500 @ A3



4 ROAD 07 SOUTHWEST ELEVATION

SCALE 1 : 500 @ A3

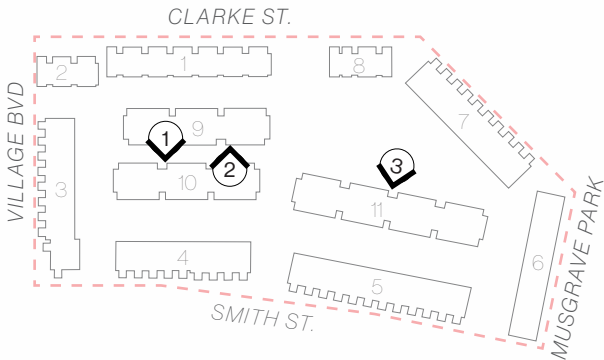
12

OVERALL

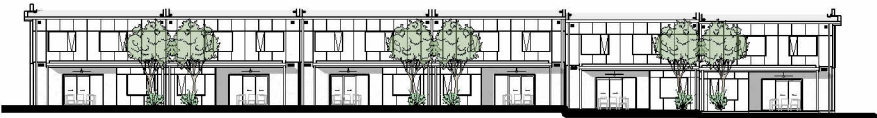
PLUS STUDIO

Our Solution

INTERNAL ROAD ELEVATIONS - BACKYARD



BUILDING 10



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

SCALE 1 : 500 @ A3

BUILDING 9



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

SCALE 1 : 500 @ A3

BUILDING 11



3 BUILDING ELEVATION - BUILDING 11 REAR

SCALE 1 : 500 @ A3

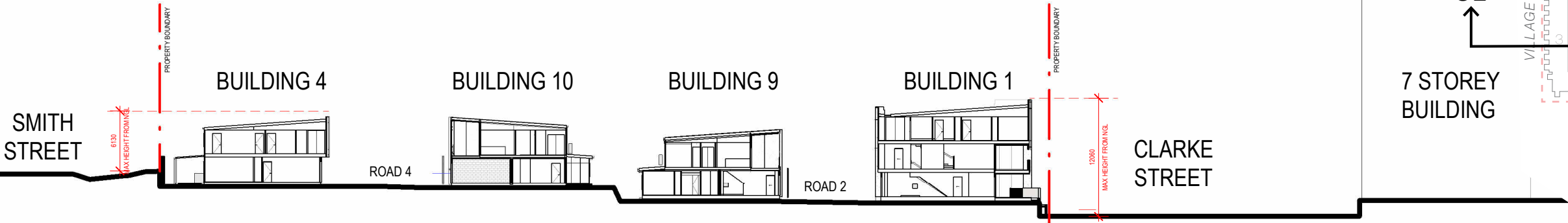
13

OVERALL

PLUS STUDIO

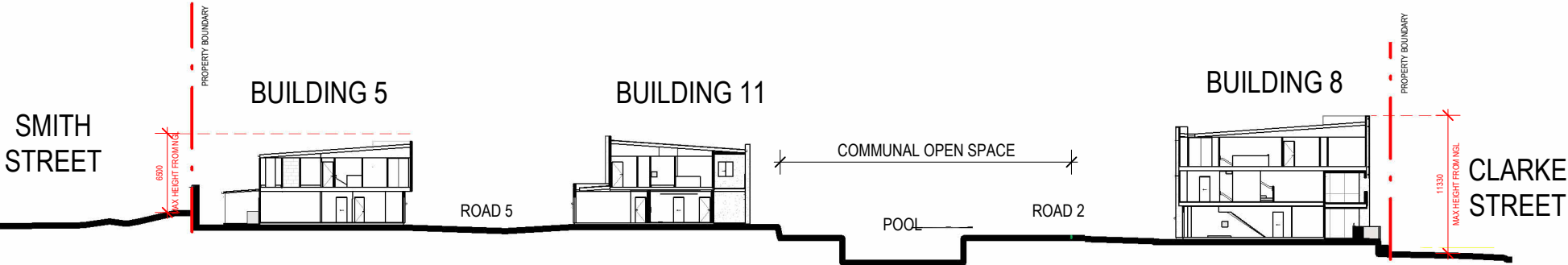
Our Solution

SITE SECTIONS



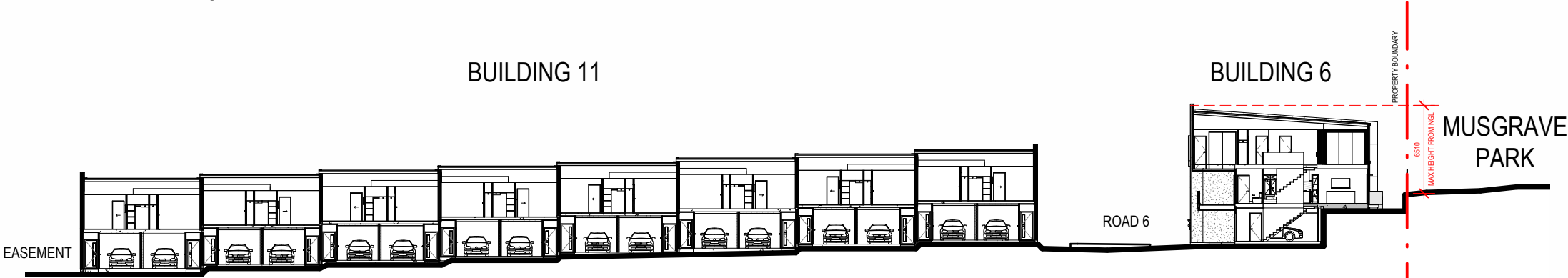
1 Section A

SCALE 1 : 500 @ A3



2 Section B

SCALE 1 : 500 @ A3



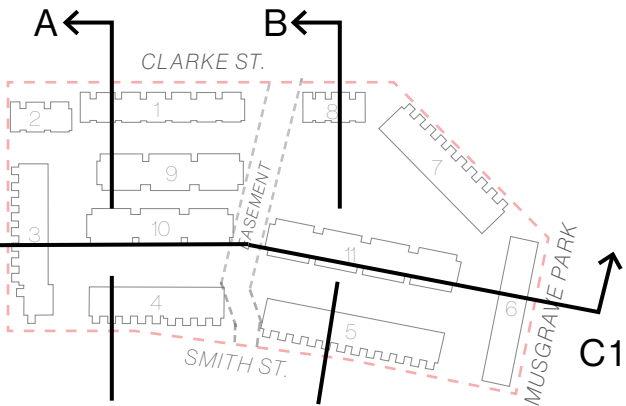
3 Section C1

SCALE 1 : 400 @ A3



4 Section C2

SCALE 1 : 500 @ A3



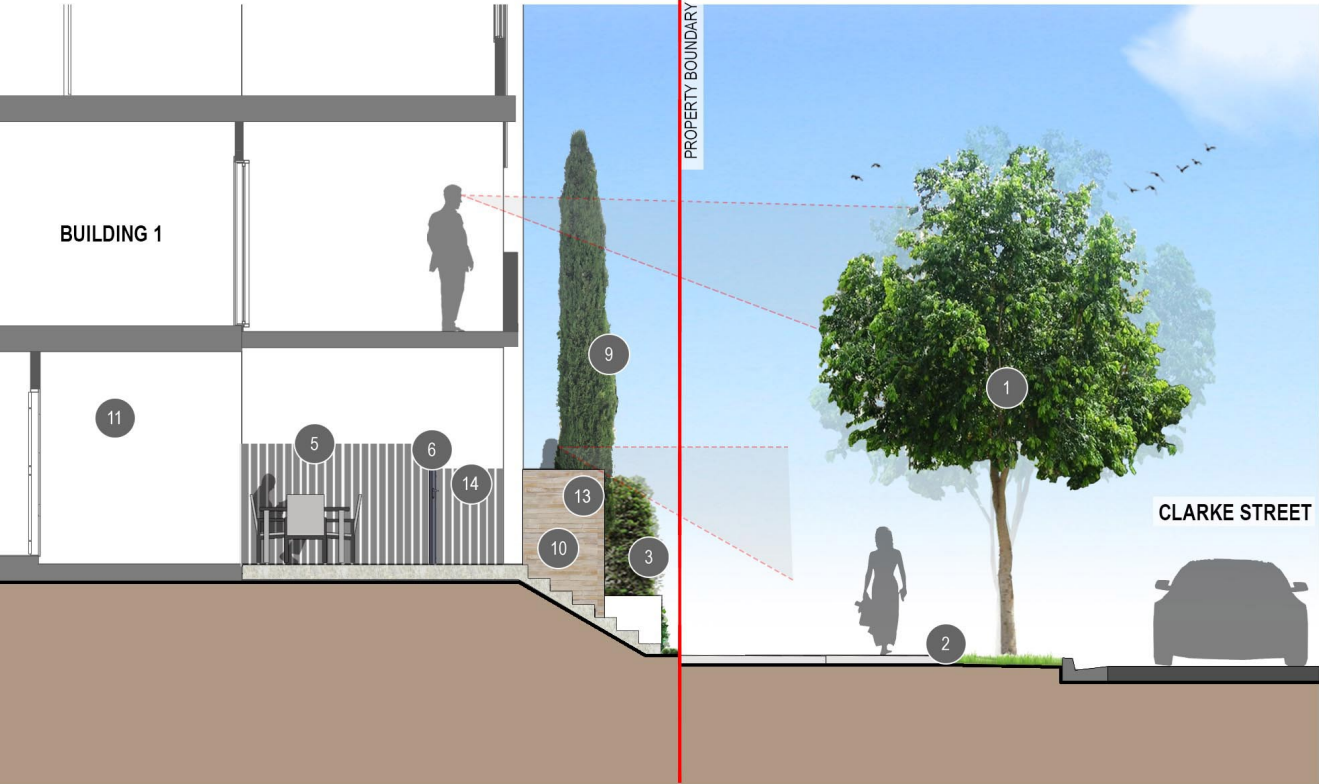
14

OVERALL

PLUS STUDIO

Our Vision

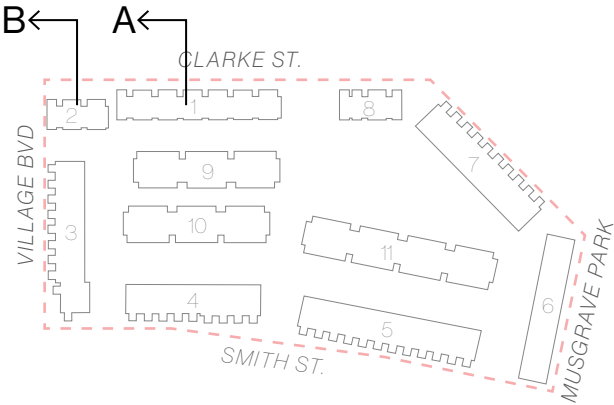
THRESHOLD SECTIONS



SECTION A
SCALE 1:50



SECTION B
SCALE 1:50

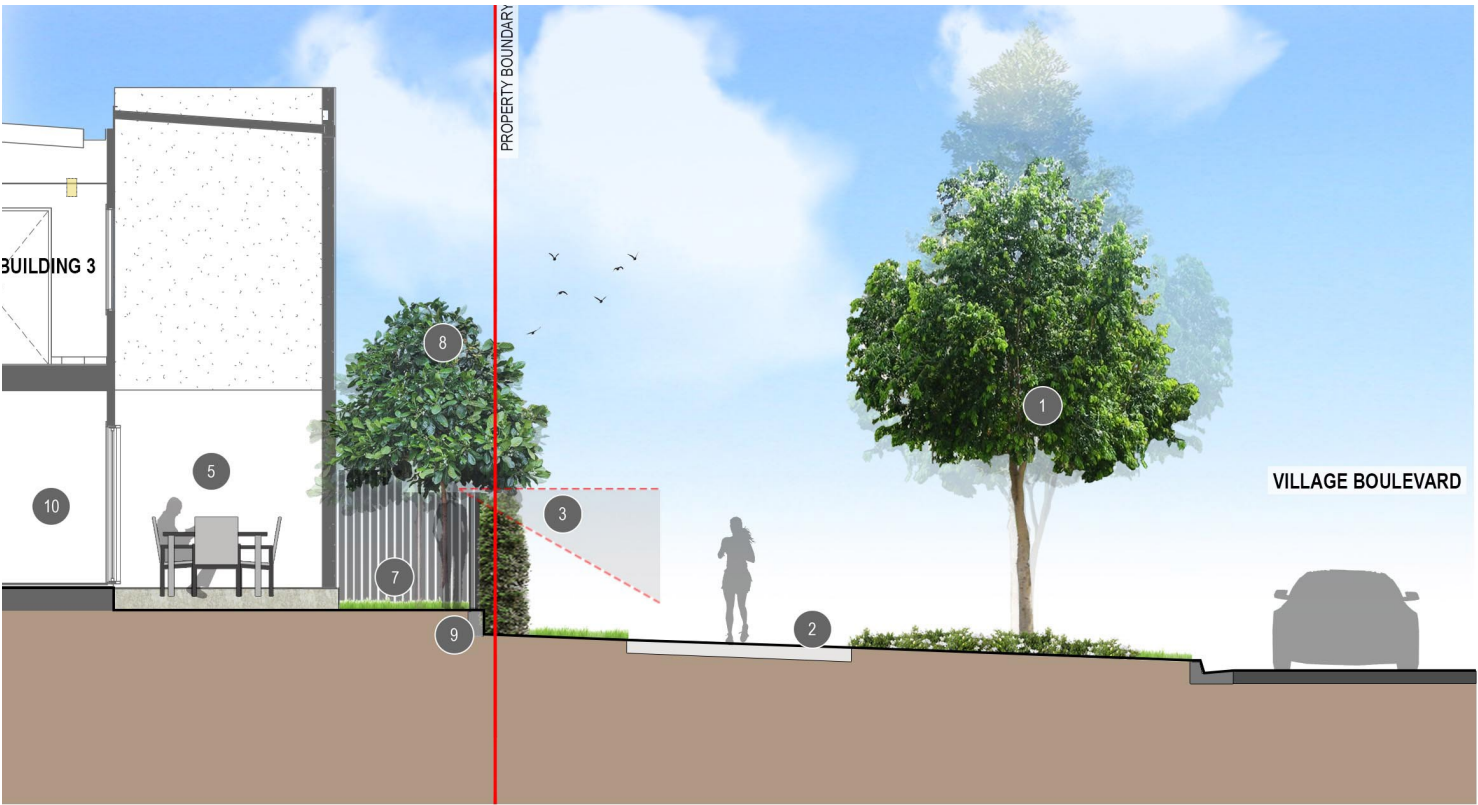


ANNOTATION NOTES

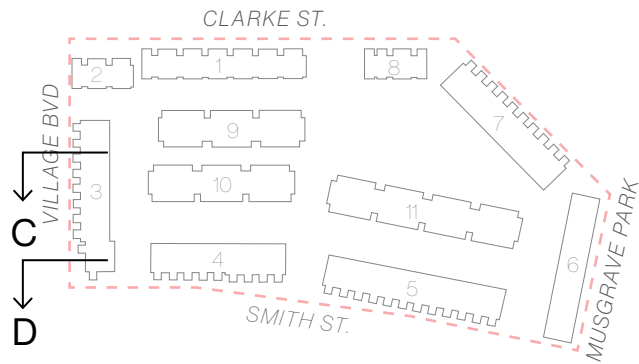
- 1 EXISTING STREET TREES *WATERHOUSEA floribunda* TO BE RETAINED AND UNDERPLANTED WITH *TRA jas*
- 2 EXISTING FOOTPATH, VERGE AND KERB TO BE RETAINED. MAKE GOOD IF DAMAGED DURING CONSTRUCTION
- 3 BUFFERING SHRUB *SYZ RES* TO SCREEN BOUNDARY RETAINING WALLS / FENCE AND PROVIDE AMENITY TO STREETScape
- 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 PROPOSED CASCADING SPECIES *CIS ant* TO BE TRAINED TO EDGE OF FENCE TO CASCADE DOWN RETAINING WALL
- 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 FENCE TO TIE NEATLY ON TOP OF RETAINING WALL - REFER TO DRG DA-L-9002 FOR DETAILS

Our Vision

THRESHOLD SECTIONS



SECTION C
SCALE 1:50

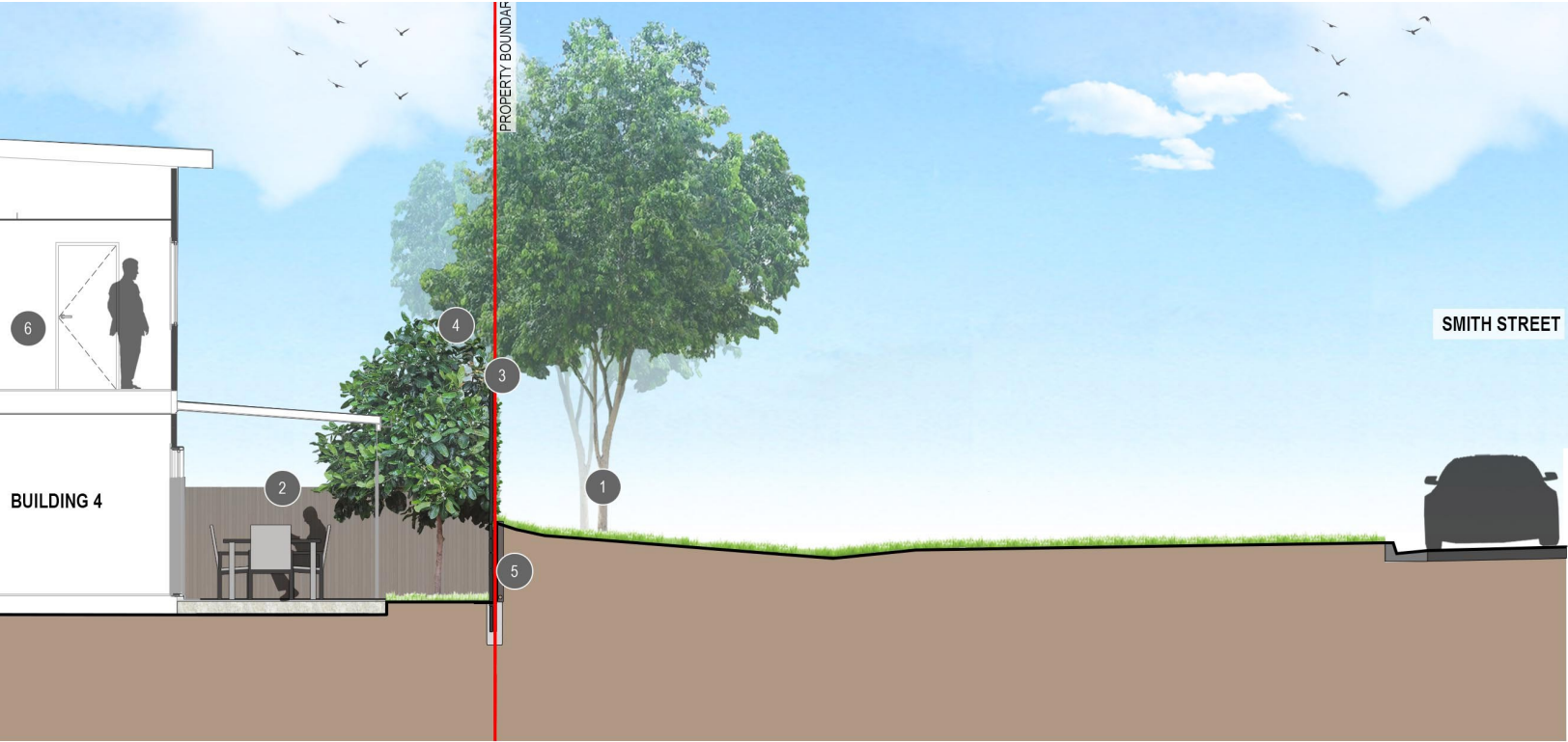


ANNOTATION NOTES

- 1 EXISTING STREET TREES *AGATHIS robusta* 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 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

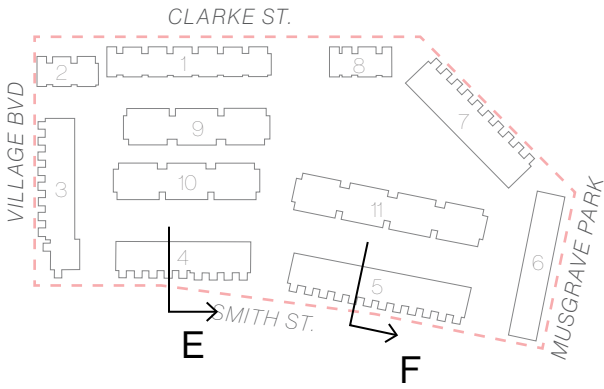
THRESHOLD SECTIONS



SECTION E
SCALE 1:50



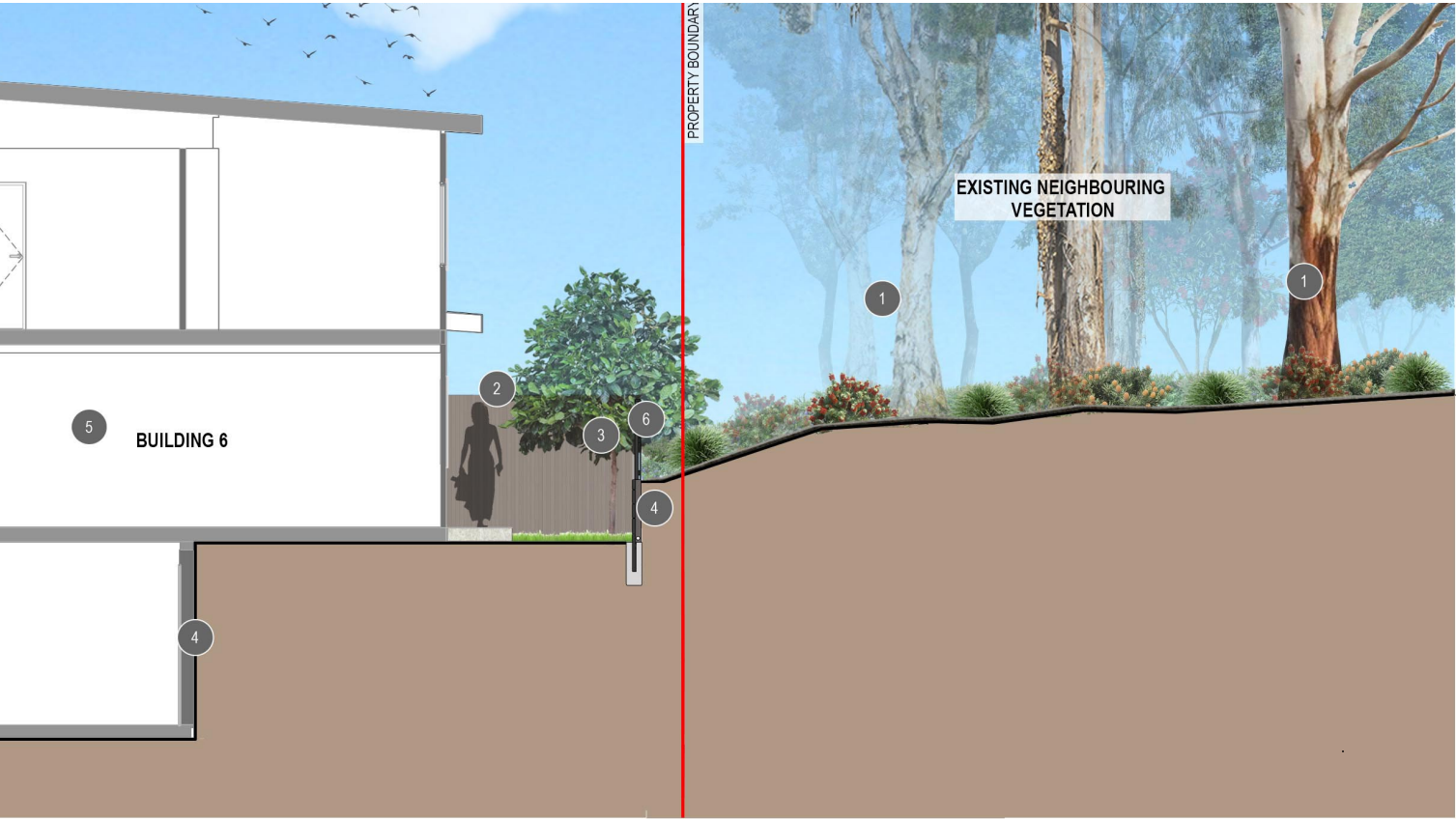
SECTION F
SCALE 1:50



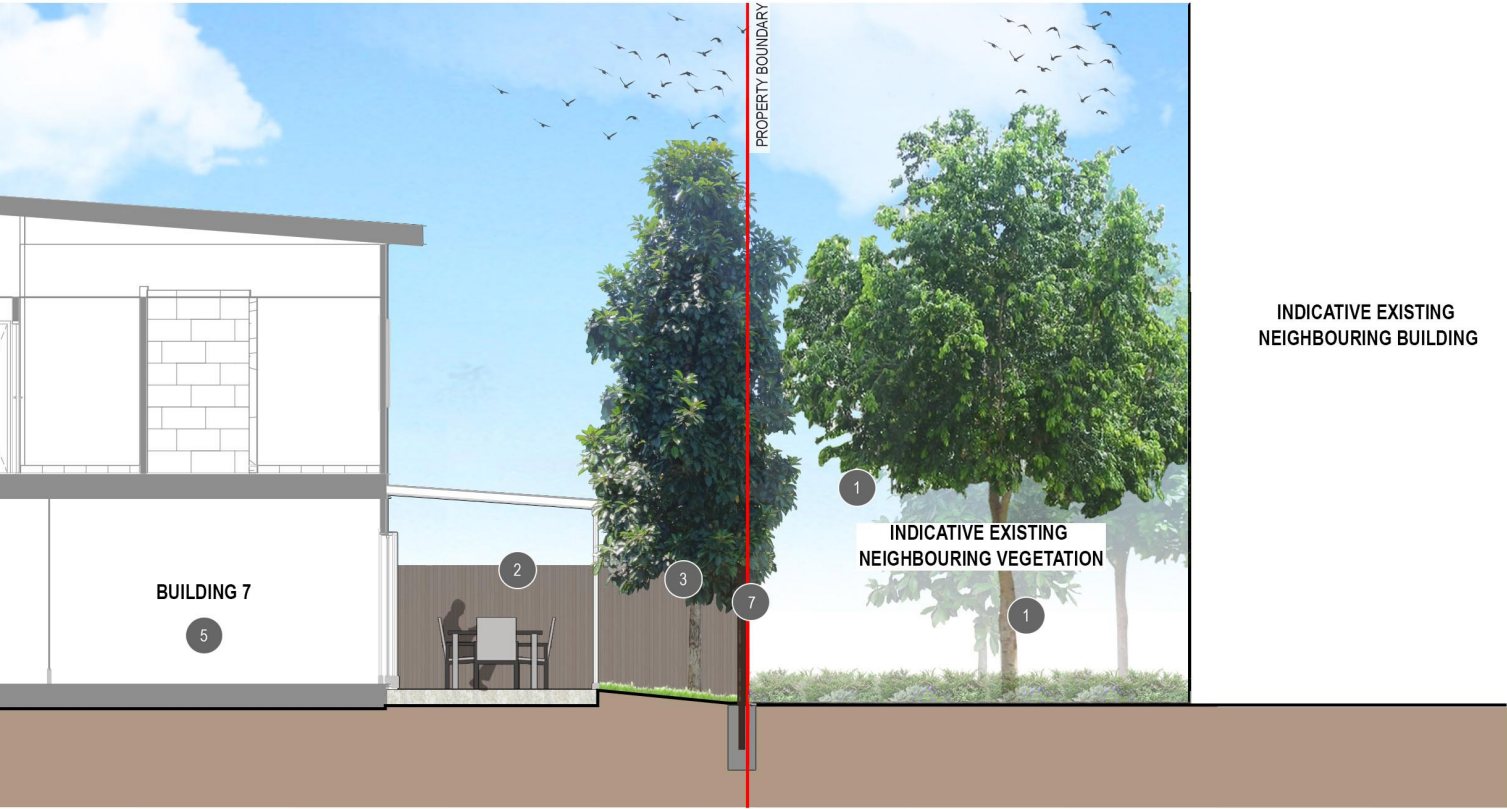
- ANNOTATION NOTES
- 1 LARGE CANOPY SHADE TREE WAT fto TO BE INSTALLED IN FRONT OF ACOUSTIC BARRIER TO LANDSCAPE BUFFER AREA ALONG SMITH STREET. TREES UNDERPLANTED WITH SHRUBS AND GROUNDCOVERS
 - 2 PROPOSED 1.8m HIGH PRIVACY DIVIDING FENCING
 - 3 TMR ACOUSTIC BARRIER 2800mm HIGH ABOVE RELATIVE FINISHED 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

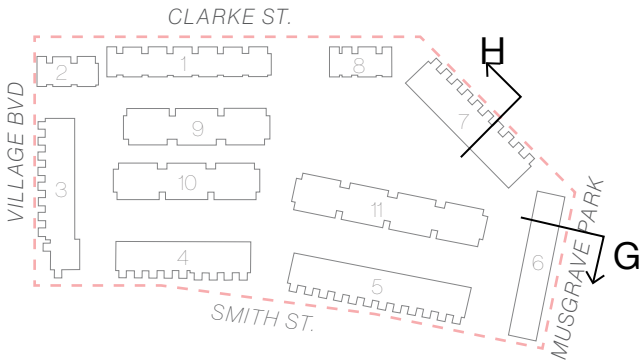
THRESHOLD SECTIONS



SECTION G
SCALE 1:50



SECTION H
SCALE 1:50

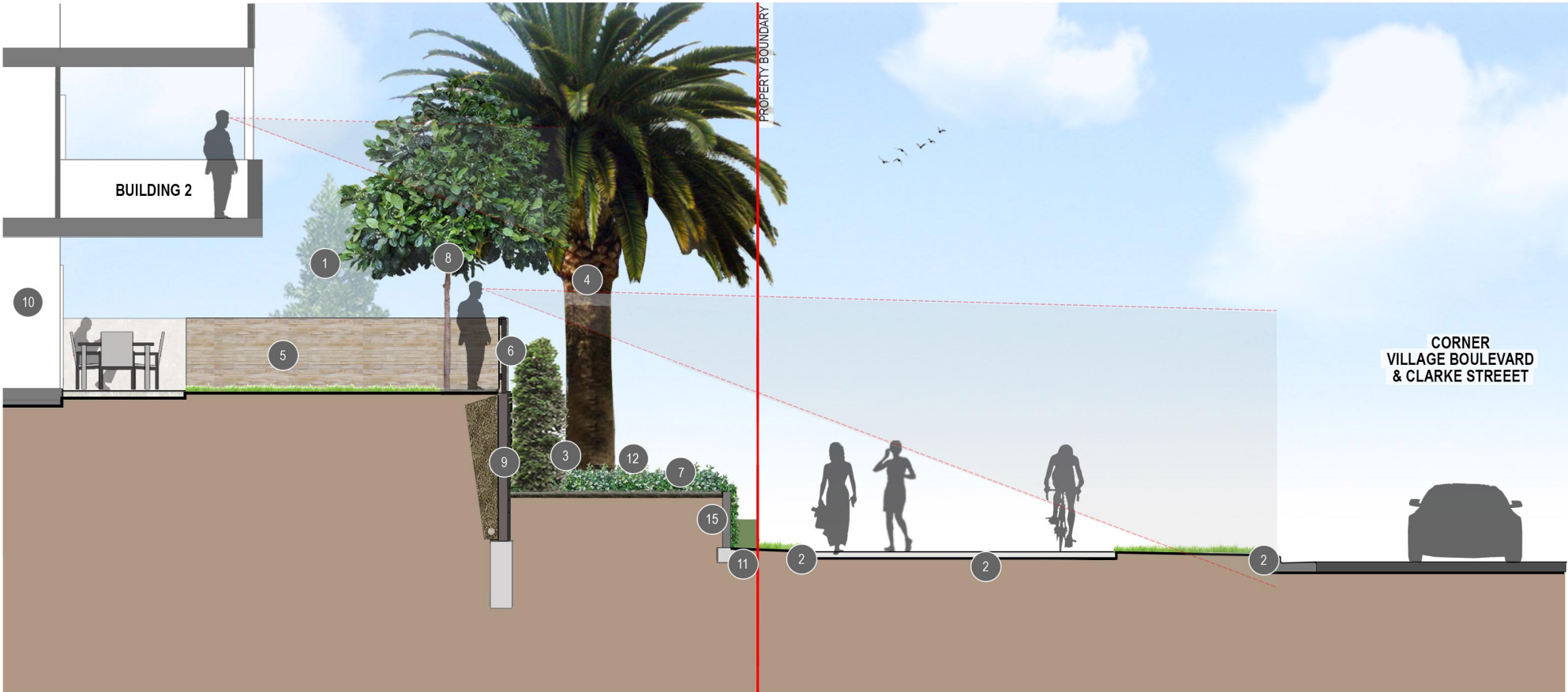


ANNOTATION NOTES

- 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

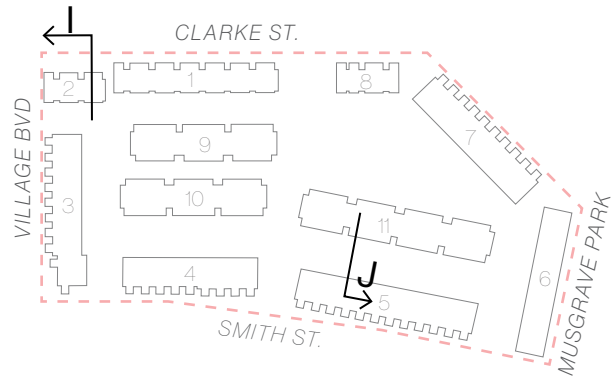
THRESHOLD SECTIONS



SECTION I
SCALE 1:50



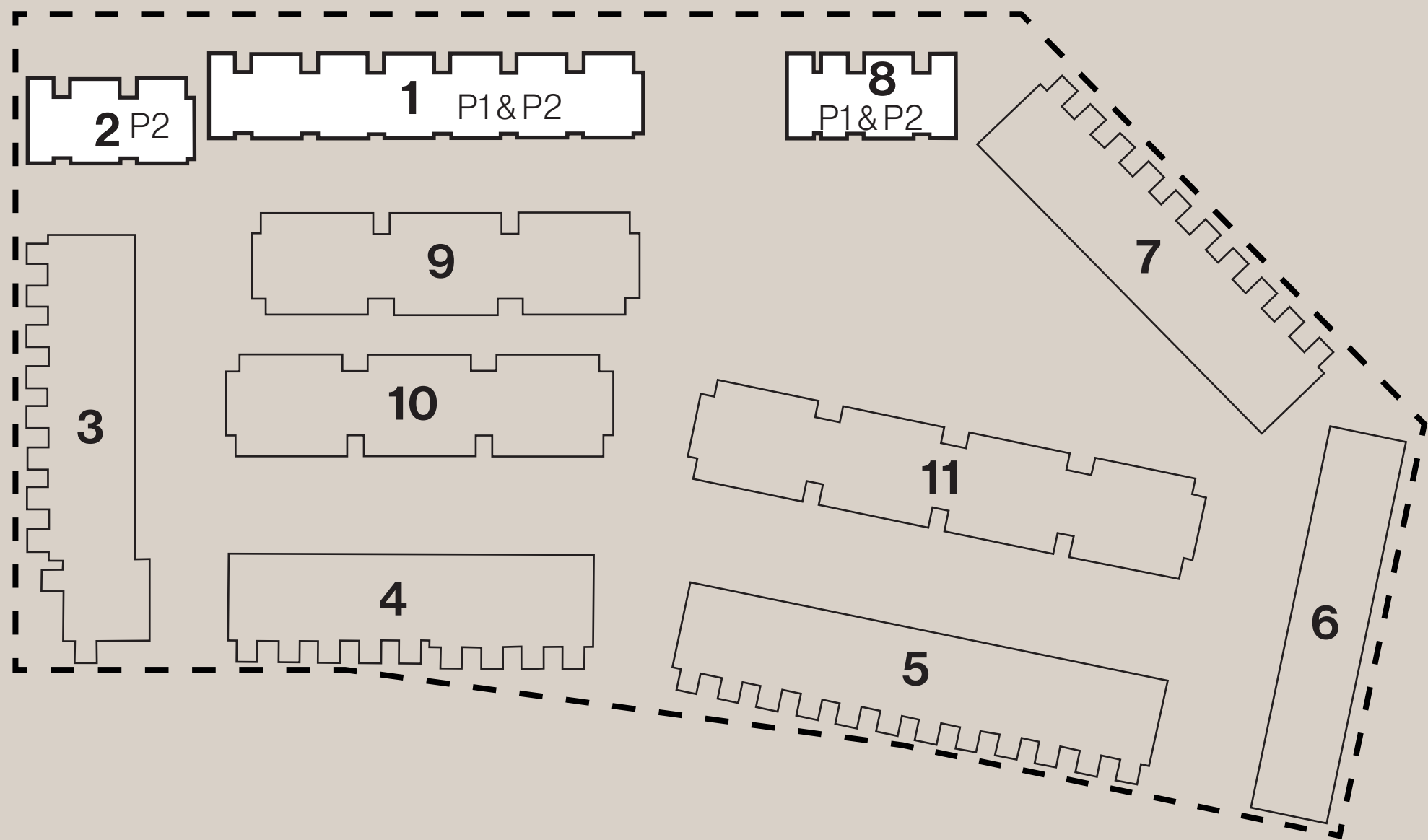
SECTION J
SCALE 1:50



ANNOTATION NOTES

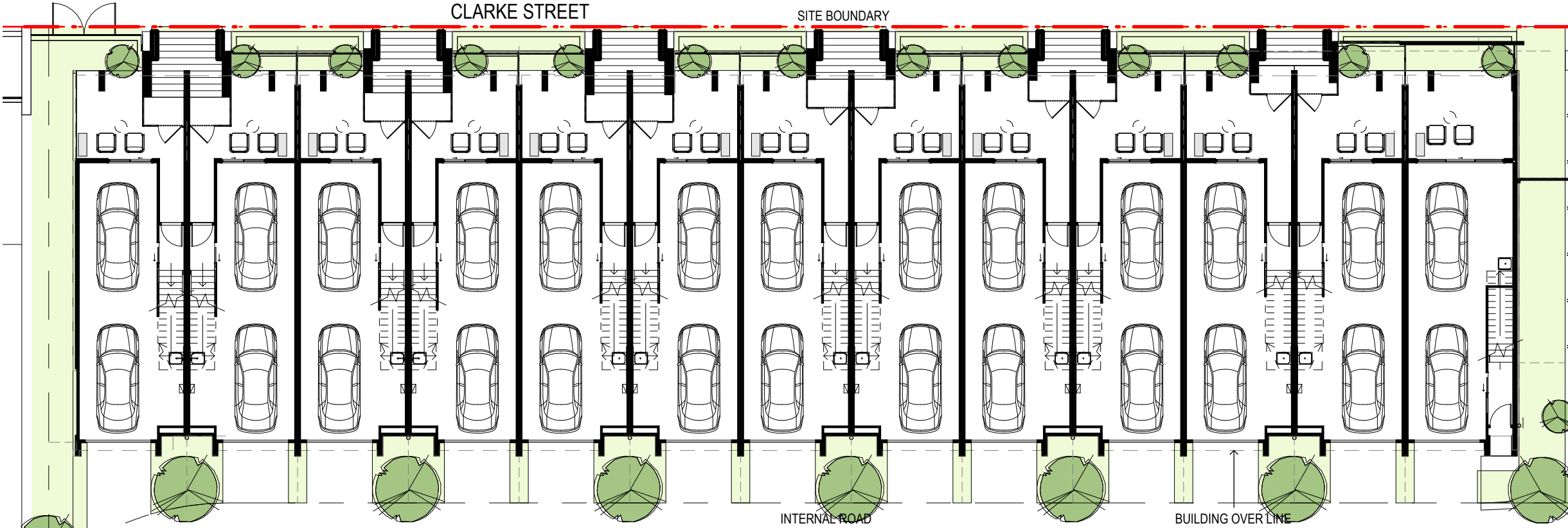
- EXISTING STREET TREE *AGATHIS robusta* TO BE RETAINED
- EXISTING FOOTPATH, VERGE AND KERB TO BE RETAINED. MAKE GOOD IF DAMAGED DURING CONSTRUCTION
- BUFFERING SHRUB SYZ RES TO SCREEN BOUNDARY RETAINING WALLS / FENCE AND PROVIDE AMENITY TO STREETScape
- FEATURE PALM PHO can TO BE INSTALLED IN CORNER GARDENBED OF RETAINING WALLS. TREES TO BE UNDERPLANTED WITH SHRUBS AND GROUNDCOVERS AS PER PLANT SPECIES SCHEDULE ON DRG DA-L-9020
- PROPOSED FEATURE BRICK BLADE WALL
- PROPOSED 1200mm HIGH DRESSED TIMBER BATTEN FENCE - REFER TO DRG DA-L-9002 FOR DETAILS
- 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 INTREFACE
- SHADE TREE RAN fit TO PROVIDE AMENITY TO POS
- REFER TO CIVIL ENGINEERS DRAWINGS FOR RETAINING WALL DETAILS
- REFER TO ARCHITECTS DRAWINGS FOR TOWNHOUSE INTERNAL DETAILS
- INDICATIVE EXISTING PILLAR BOX AND TO BE RETAINED. MAKE GOOD IF DAMAGED DURING CONSTRUCTION
- TREE SPECIES LIR tul AND RAN fit TO SHADE INTERNAL DRIVE UNDERPLANTED WITH SMALL SHRUBS, GROUNDCOVERS AND GRASSES
- GARDENBED TO FULLY PLANTED WITH GROUNDCOVERS TRA jas
- PEDESTRIAN ENTRY TO BE DEFINED BY ARBOUR. CLIMBING SPECIES VIT vin TO BE TRAINED TO TRELLIS
- 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

PORTAVILLA

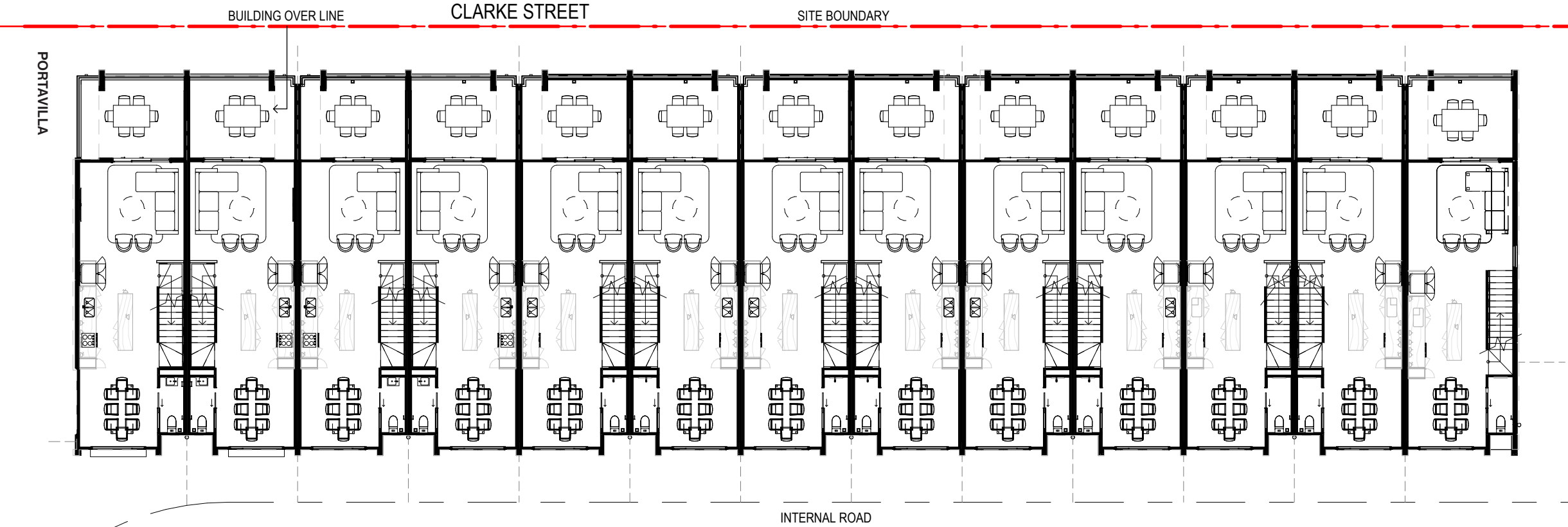
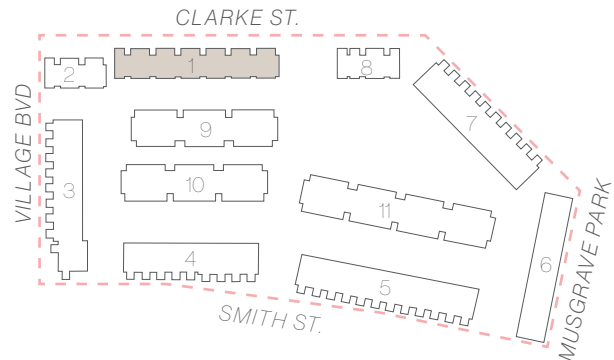


Our Solution

BUILDING 1 - PORTAVILLA FLOOR PLANS SHEET 1



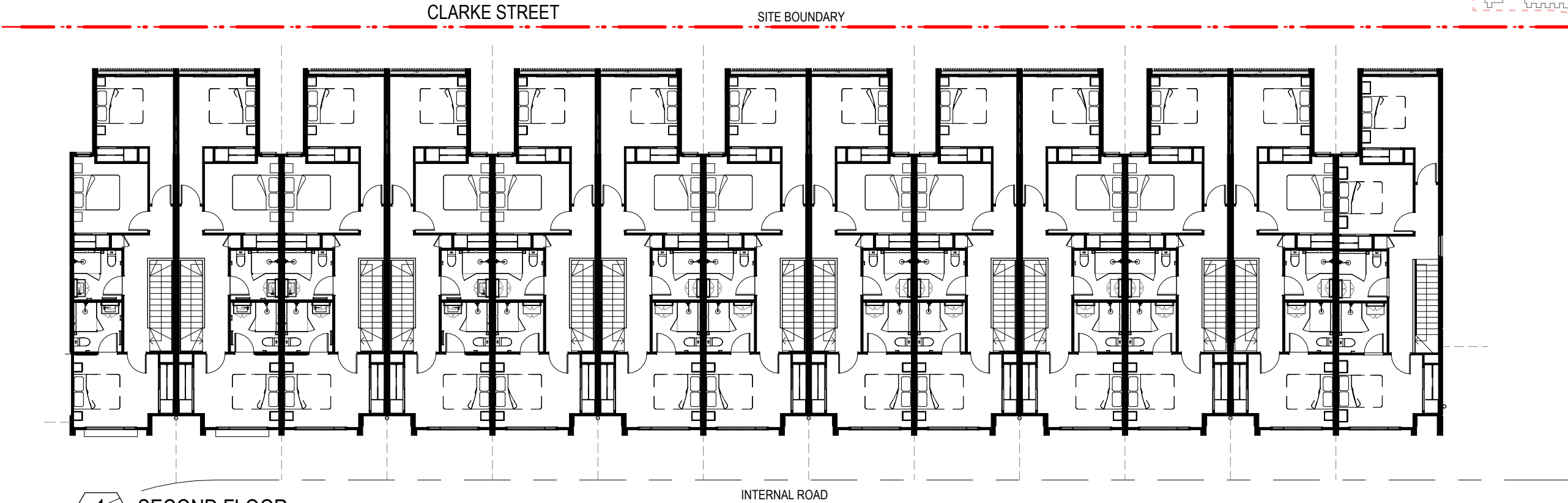
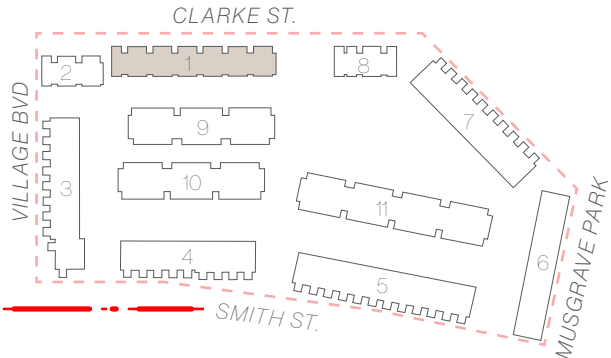
1 GROUND FLOOR
SCALE 1 : 200 @ A3



2 FIRST FLOOR
SCALE 1 : 200 @ A3

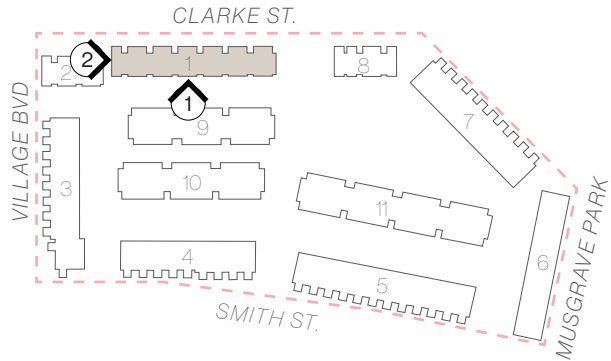
PLUSSTUDIO

BUILDING 1 - PORTAVILLA FLOOR PLANS SHEET 2



1 SECOND FLOOR
SCALE 1:200 @ A3

BUILDING 1 - PORTAVILLA ELEVATIONS SHEET 1

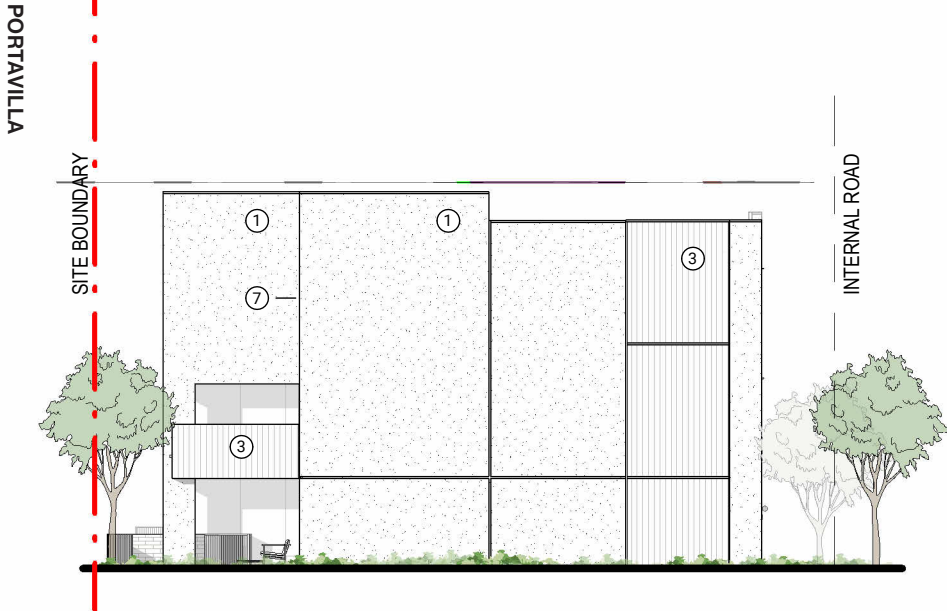


- MATERIAL LEGEND
- 1. APPLIED FINISH - RENDER & PAINT
 - 2. SOLID BALUSTRADE - RENDER & PAINT
 - 3. VERTICAL WEATHERBOARD CLADDING
 - 4. BOARD & BATTEN
 - 5. BOARD & BATTEN
 - 6. BATTEN SCREEN
 - 7. WINDOW HOOD
 - 8. ROOF SHEETING
 - 9. ARBOURED ENTRY
 - 10. CLEAR GLASS



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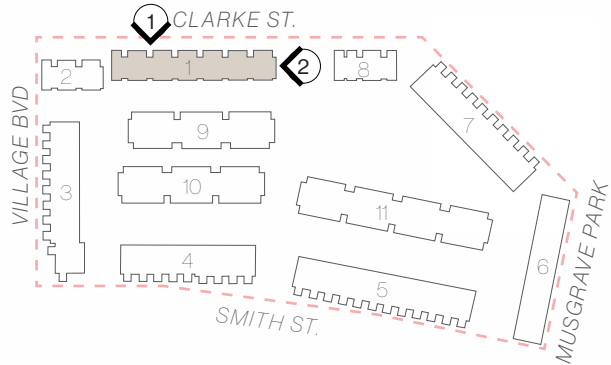
1 DA ELEVATION - FRONT
SCALE 1 : 200 @ A3



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

PLUS STUDIO

BUILDING 1 - PORTAVILLA ELEVATIONS SHEET 2

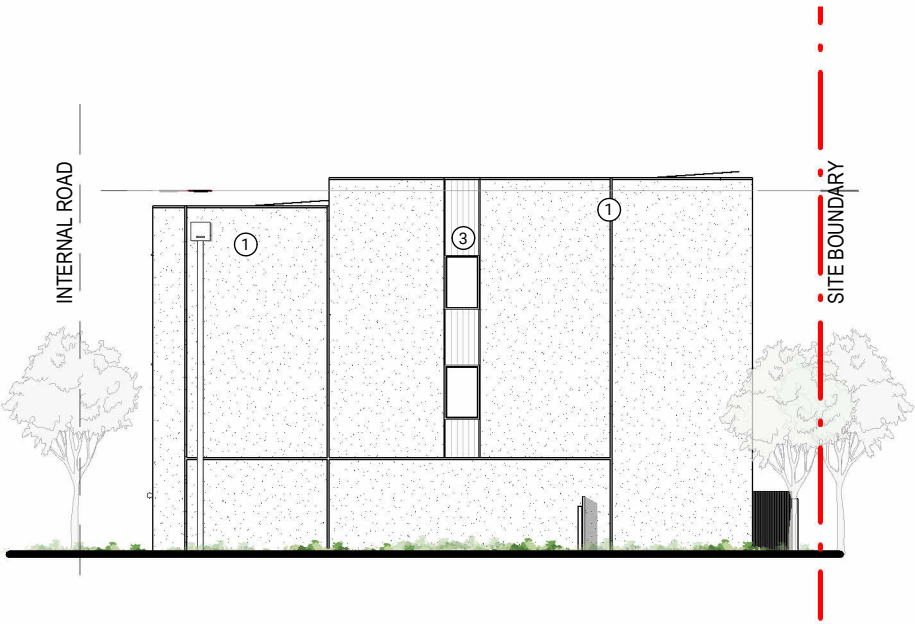


- MATERIAL LEGEND
- 1. APPLIED FINISH - RENDER & PAINT
 - 2. SOLID BALUSTRADE - RENDER & PAINT
 - 3. VERTICAL WEATHERBOARD CLADDING
 - 4. BOARD & BATTEN
 - 5. BOARD & BATTEN
 - 6. BATTEN SCREEN
 - 7. WINDOW HOOD
 - 8. ROOF SHEETING
 - 9. ARBOURED ENTRY
 - 10. CLEAR GLASS

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PORTAVILLA

1 DA ELEVATION - REAR
SCALE 1 : 200 @ A3



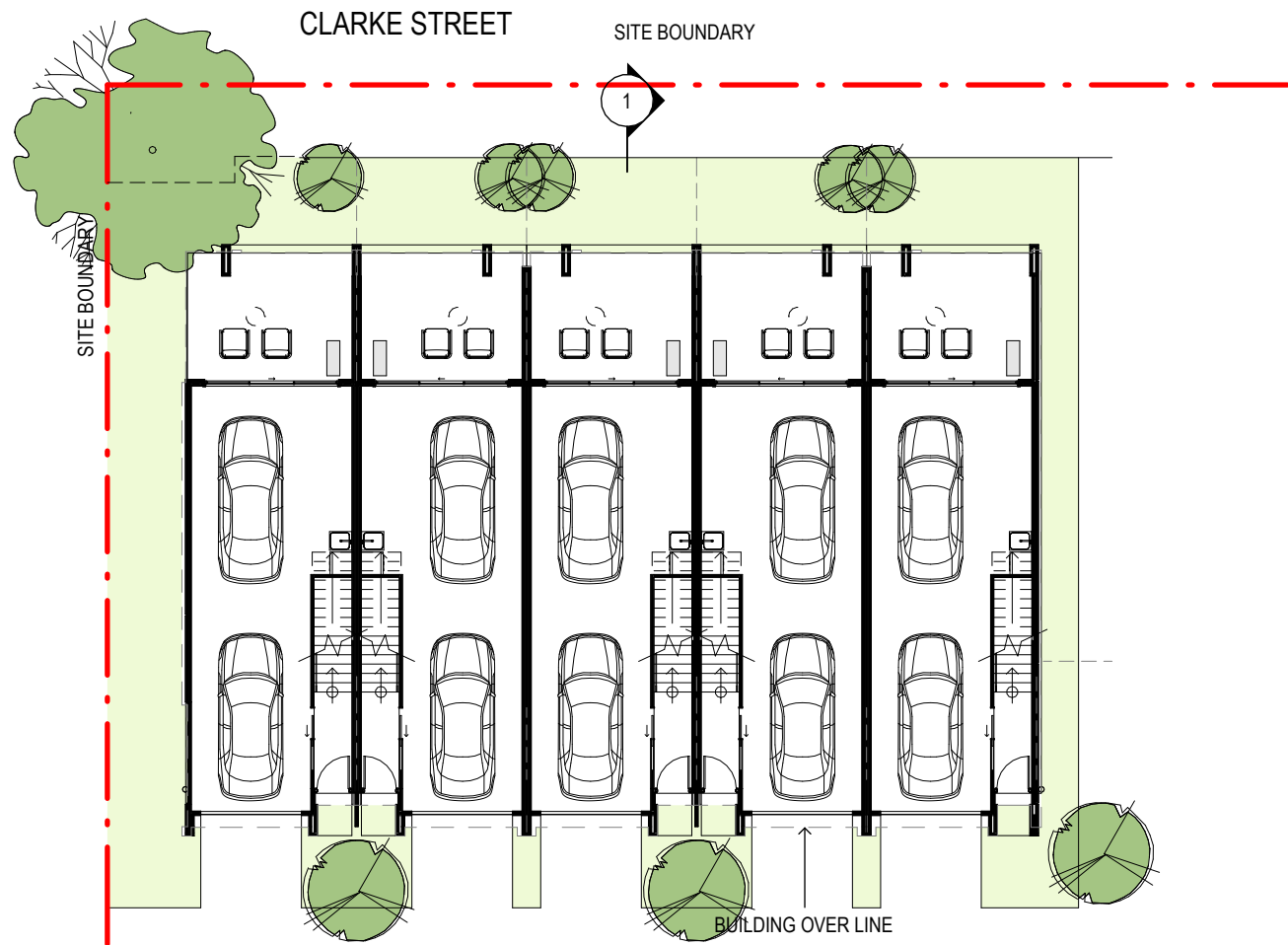
2 DA ELEVATION - RH END CONDITION
SCALE 1 : 200 @ A3



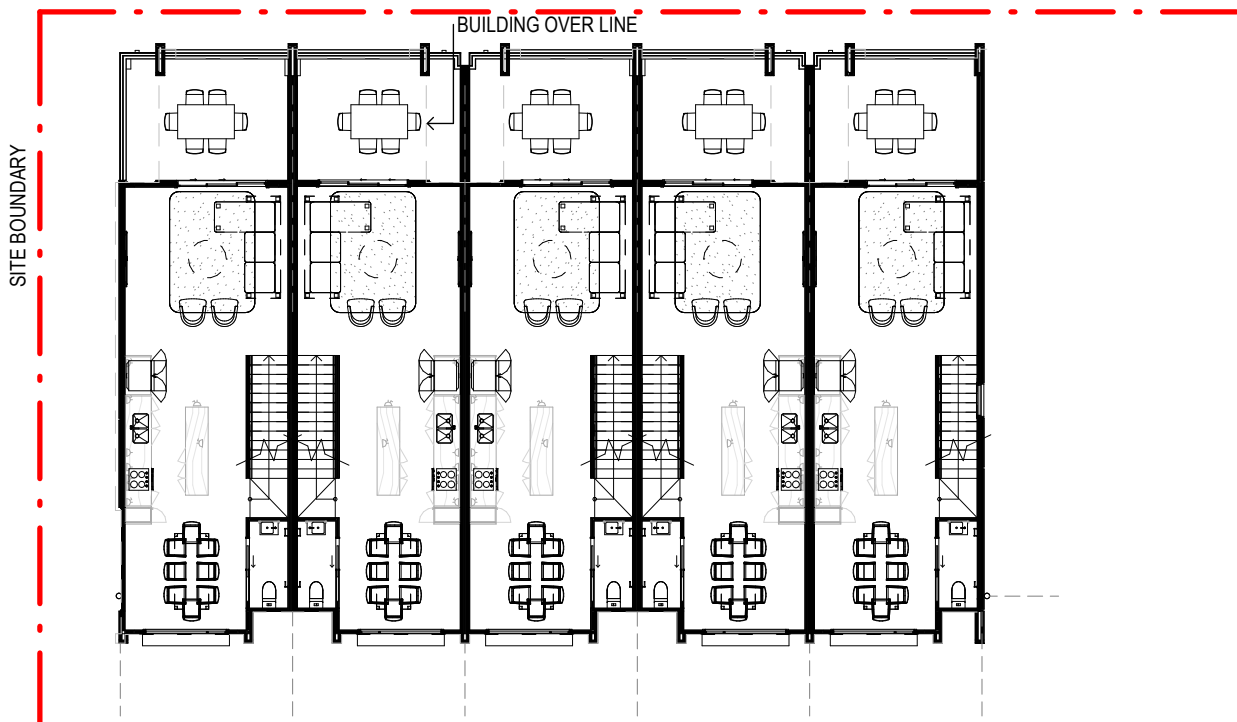
PLUS STUDIO

Our Solution

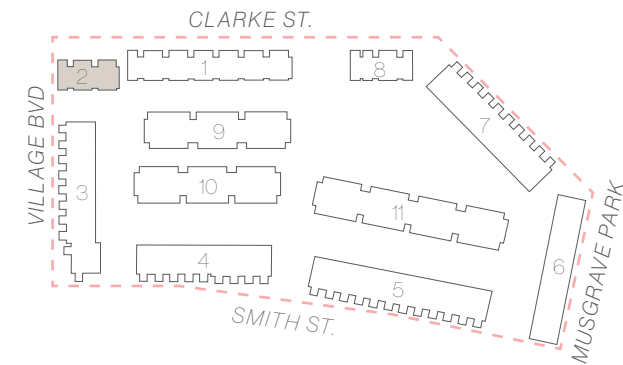
BUILDING 2 - PORTAVILLA FLOOR PLANS SHEET 1



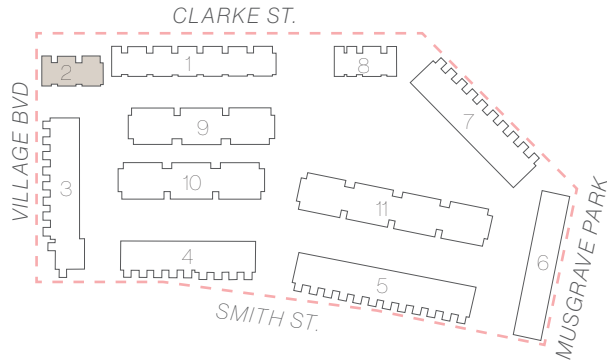
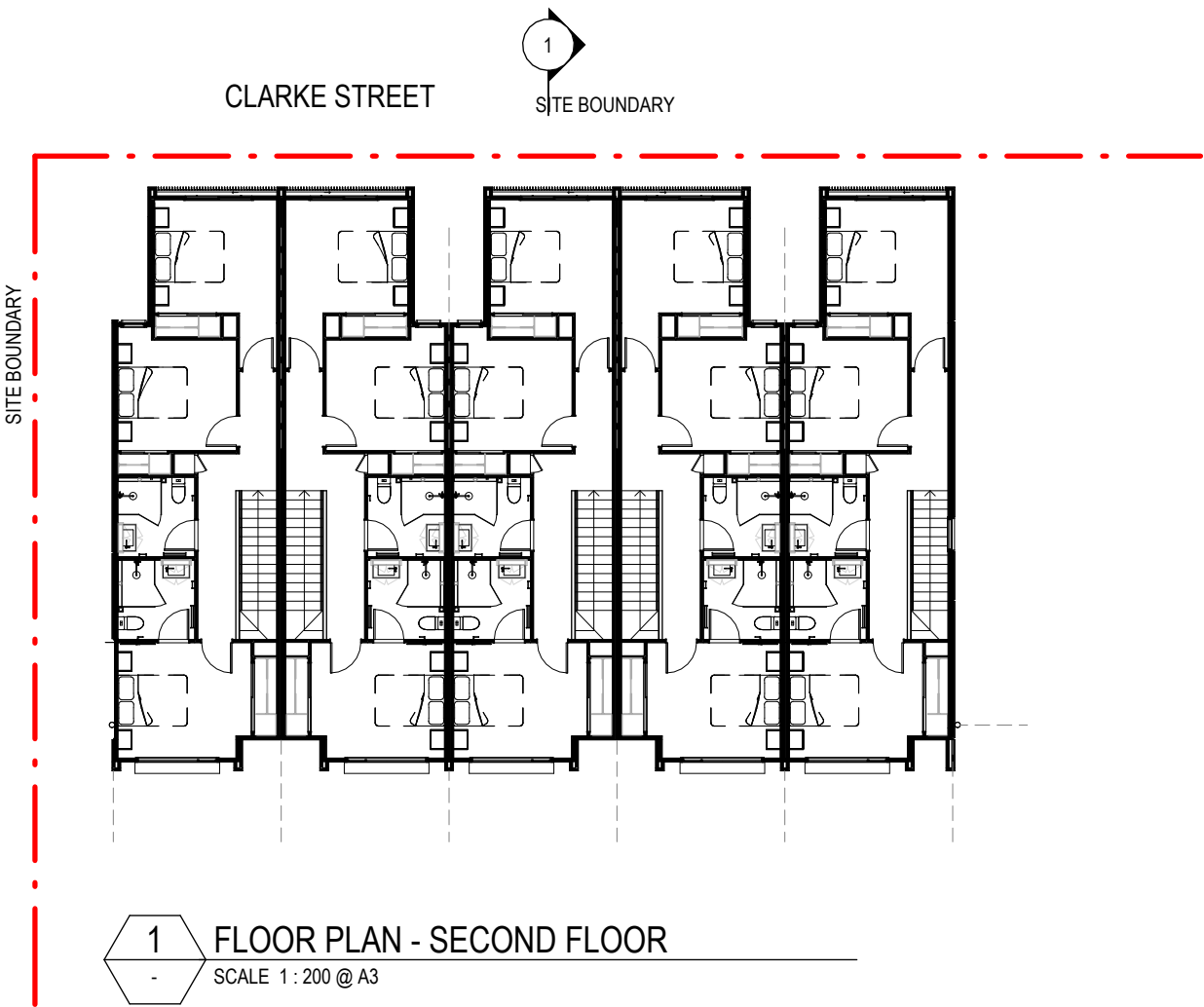
1 GROUND FLOOR
SCALE 1 : 200 @ A3



2 FIRST FLOOR
SCALE 1 : 200 @ A3



BUILDING 2 - PORTAVILLA FLOOR PLANS SHEET 2

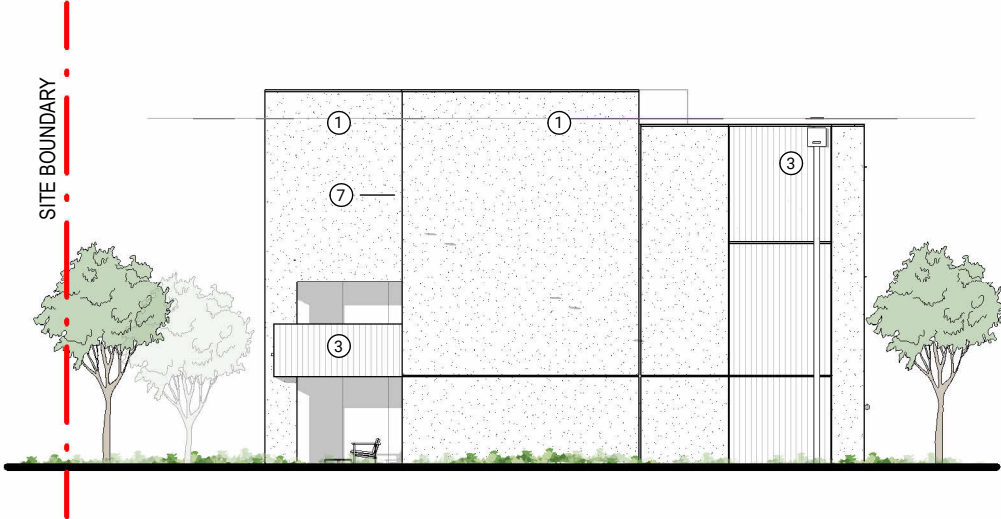


Our Solution

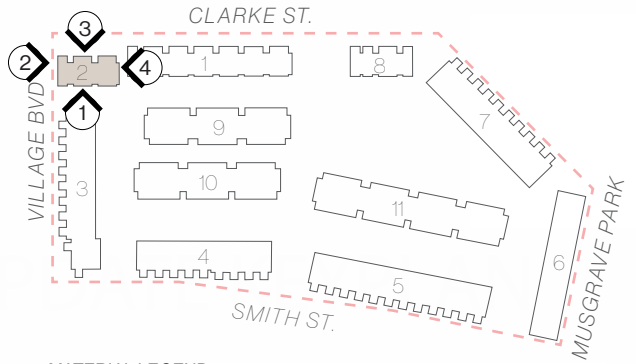
BUILDING 2 - PORTAVILLA ELEVATIONS SHEET



1 DA ELEVATION - FRONT
SCALE 1:200 @ A3



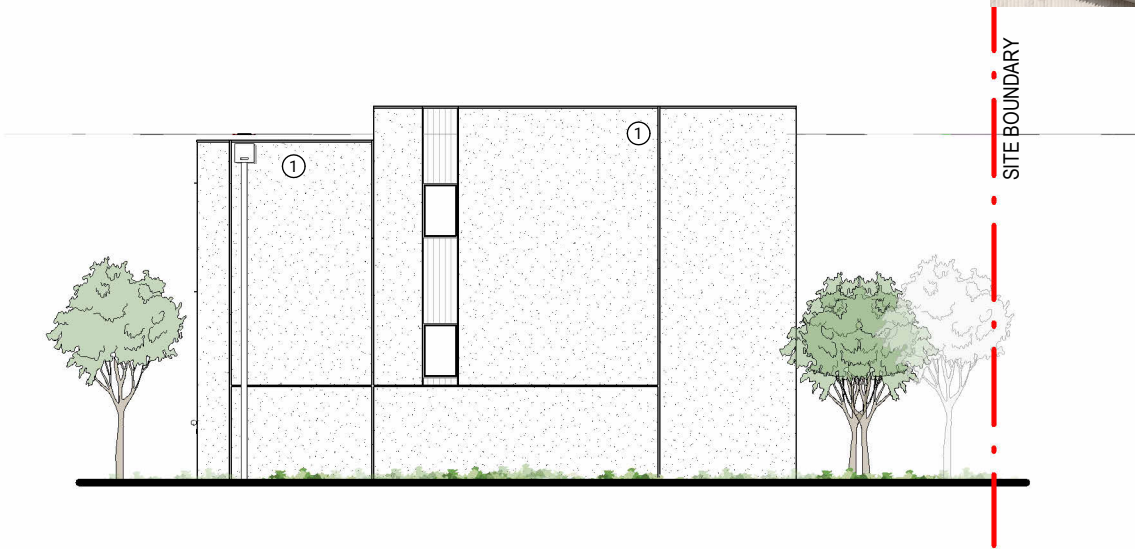
2 DA ELEVATION - LH END CONDITION
SCALE 1:200 @ A3



- 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

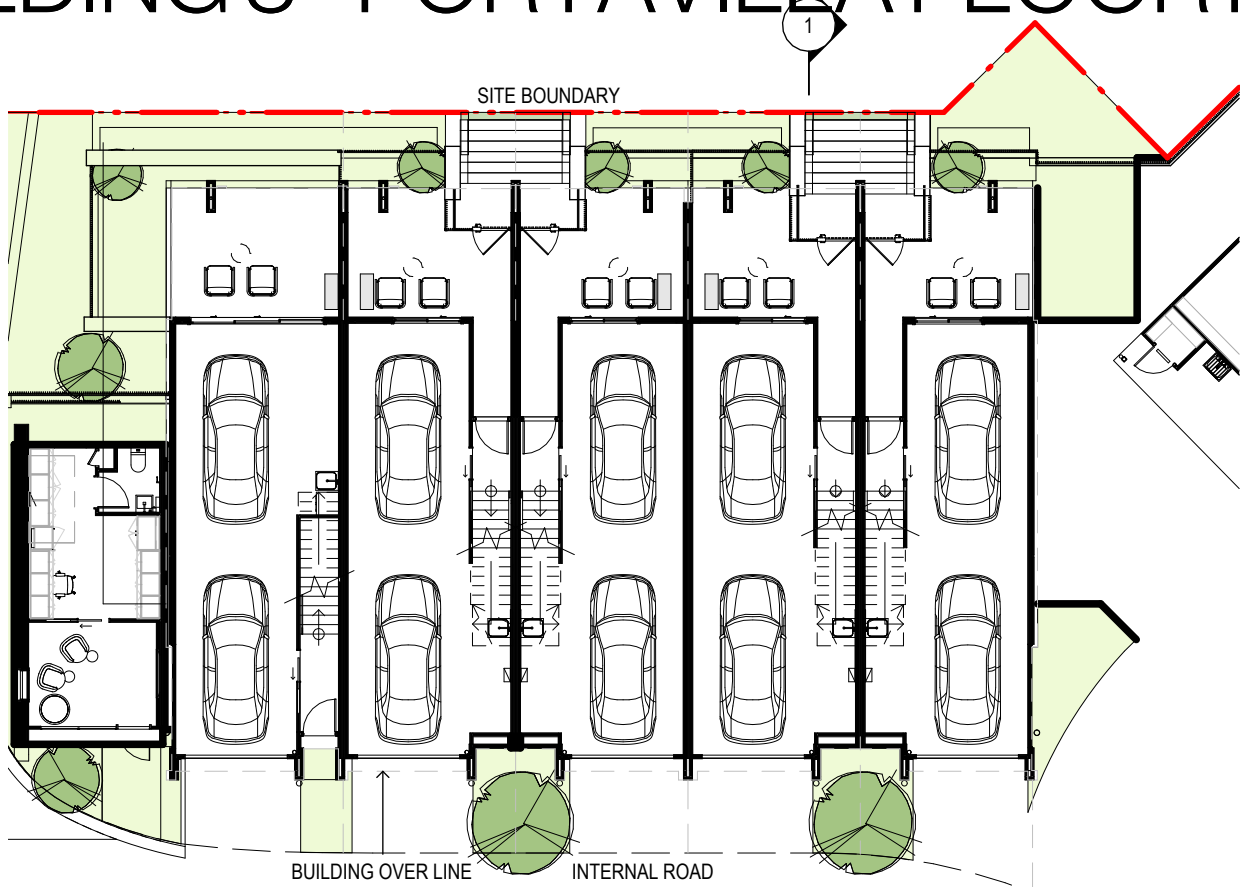
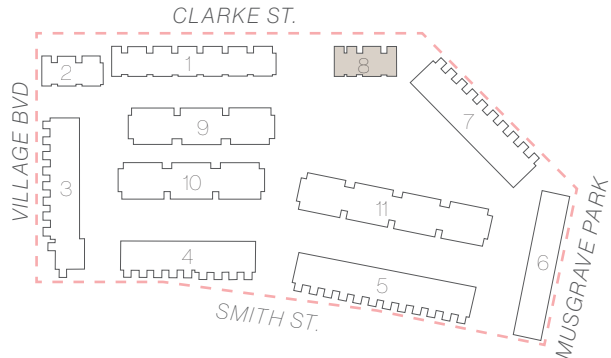


3 DA ELEVATION - REAR
SCALE 1:200 @ A3

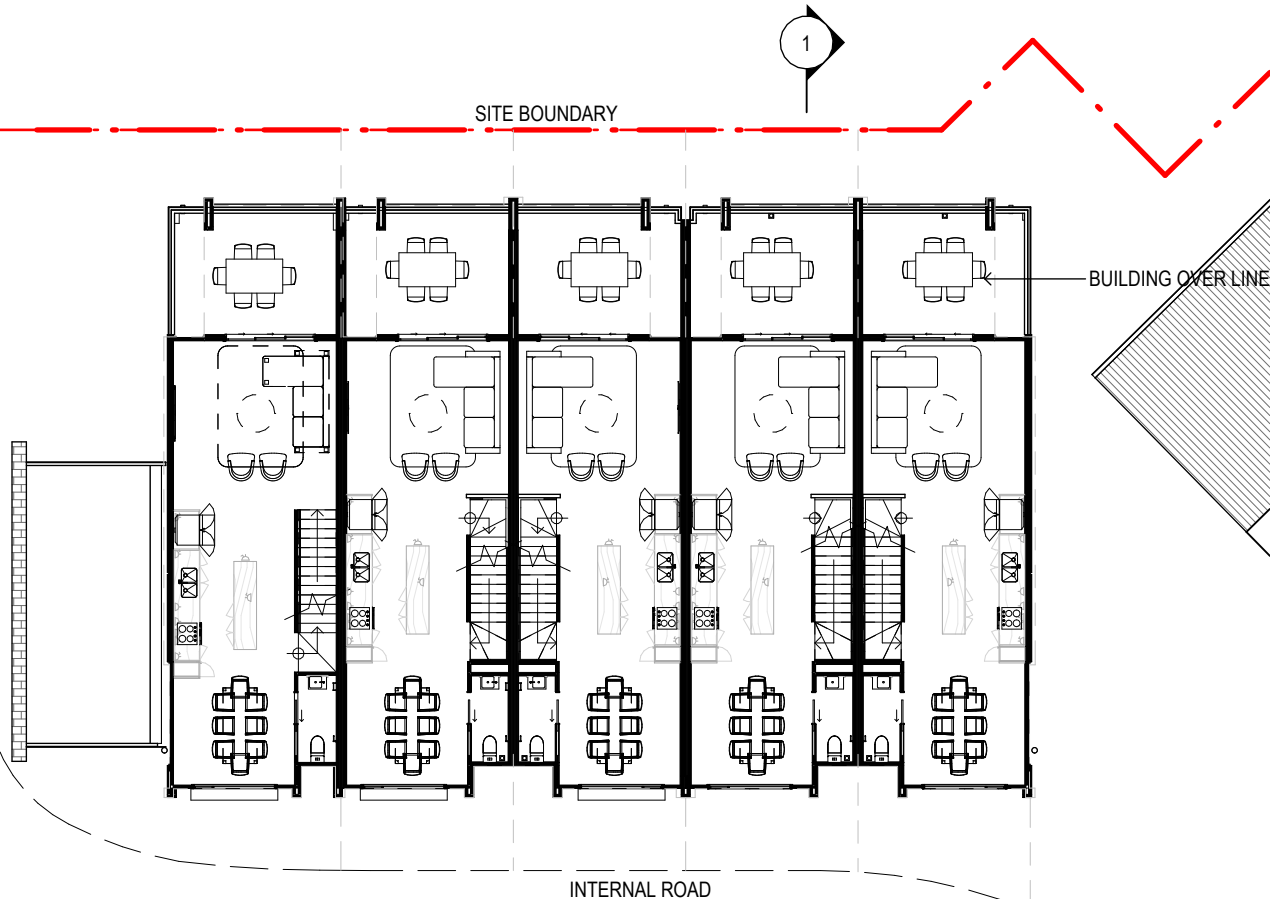


4 DA ELEVATION - RH END CONDITION
SCALE 1:200 @ A3

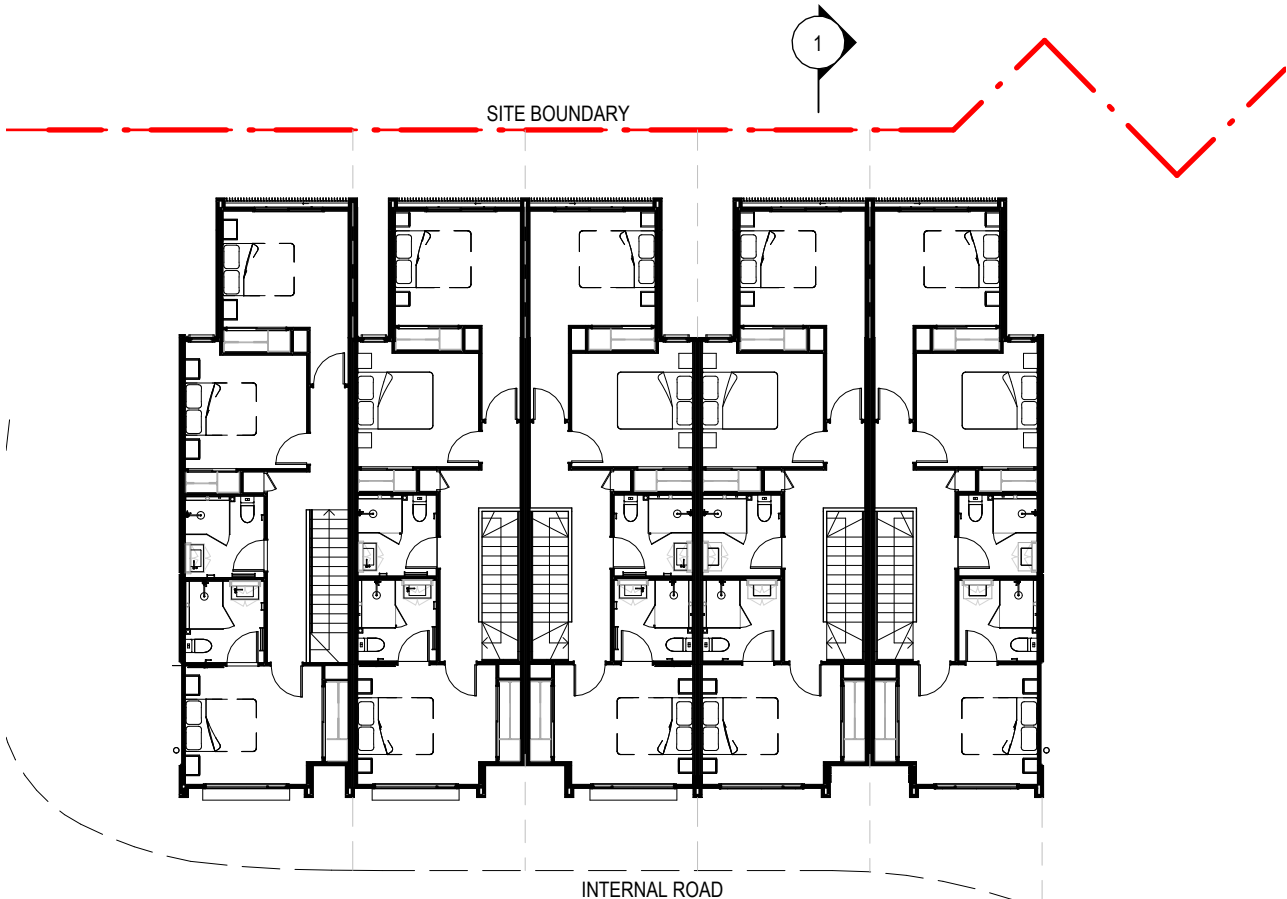
BUILDING 8 - PORTAVILLA FLOOR PLANS



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



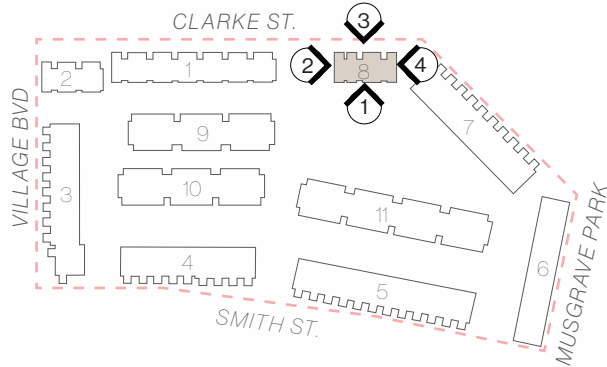
2 FLOOR PLAN - FIRST FLOOR
SCALE 1 : 200 @ A3



3 FLOOR PLAN - SECOND FLOOR
08.0070 SCALE 1 : 200 @ A3

Our Solution

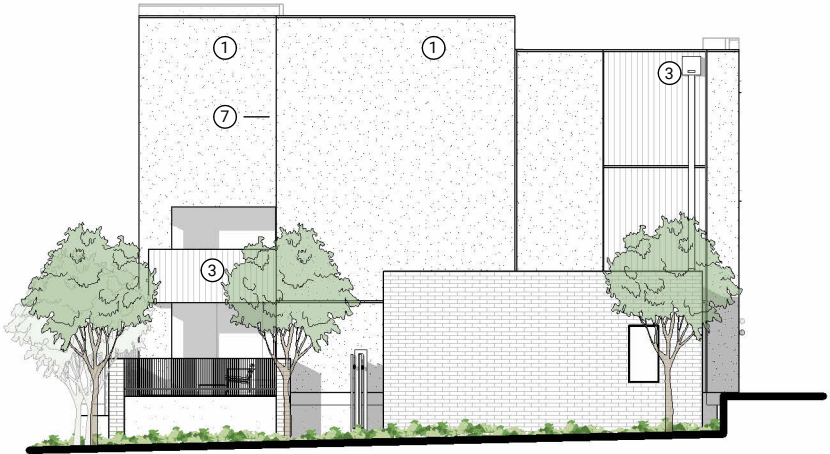
BUILDING 8 - PORTAVILLA ELEVATIONS SHEET



- 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



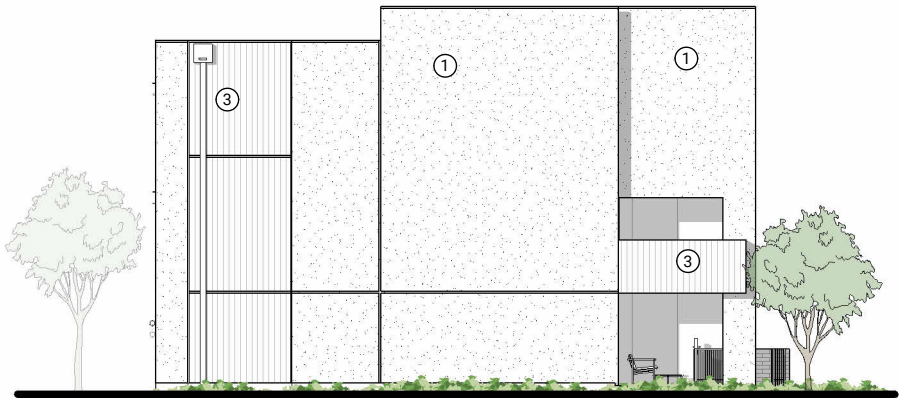
1 DA ELEVATION - FRONT
SCALE 1 : 200 @ A3



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

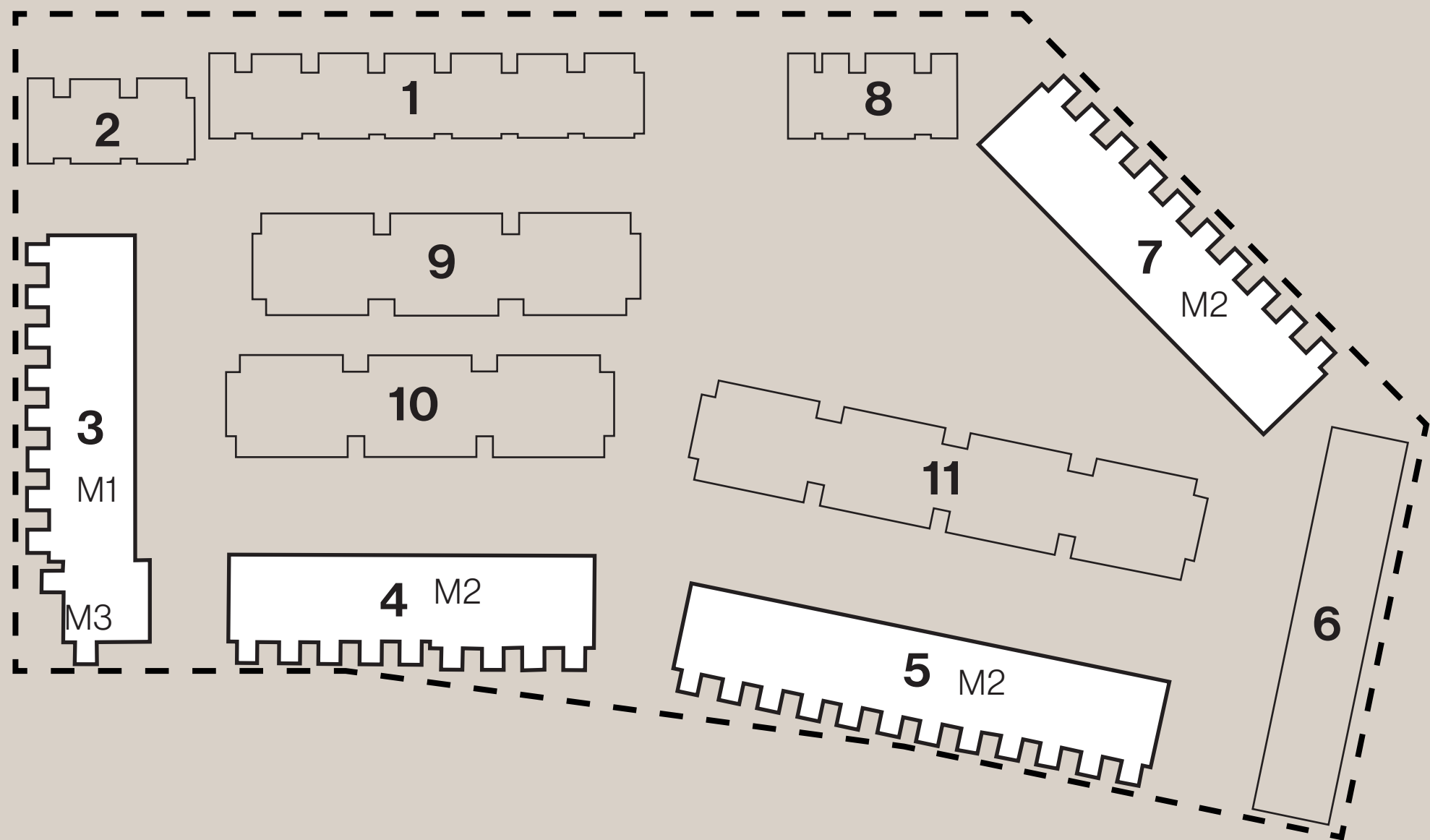


3 DA ELEVATION - REAR
SCALE 1 : 200 @ A3
DA381 || AMENDMENT APPLICATION | REVISION B | 18.08.26

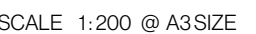
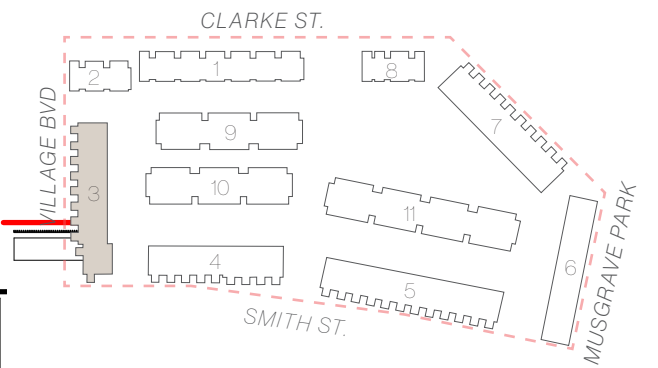


4 DA ELEVATION - RH END CONDITION
SCALE 1 : 200 @ A3

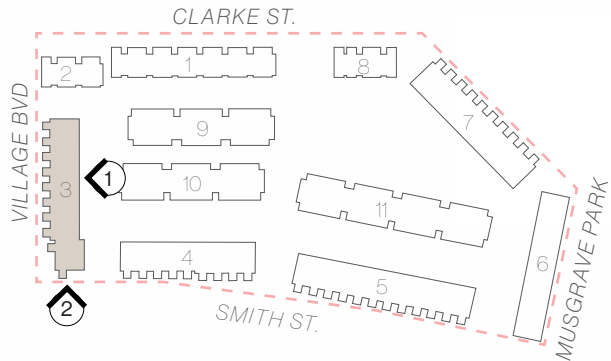
MASON



BUILDING 3 - MASON FLOOR PLAN



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

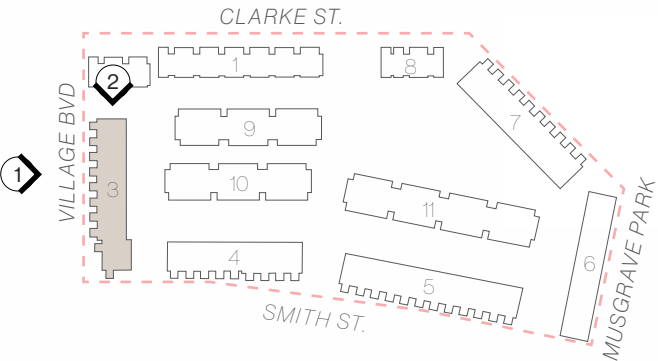
1 DA ELEVATION - FRONT
SCALE 1 : 200 @ A3



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

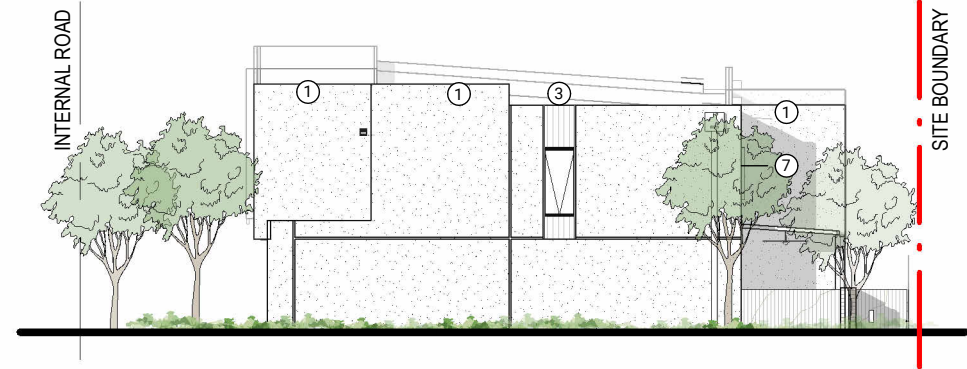
Our Solution

BUILDING 3 - MASON ELEVATIONS SHEET 2



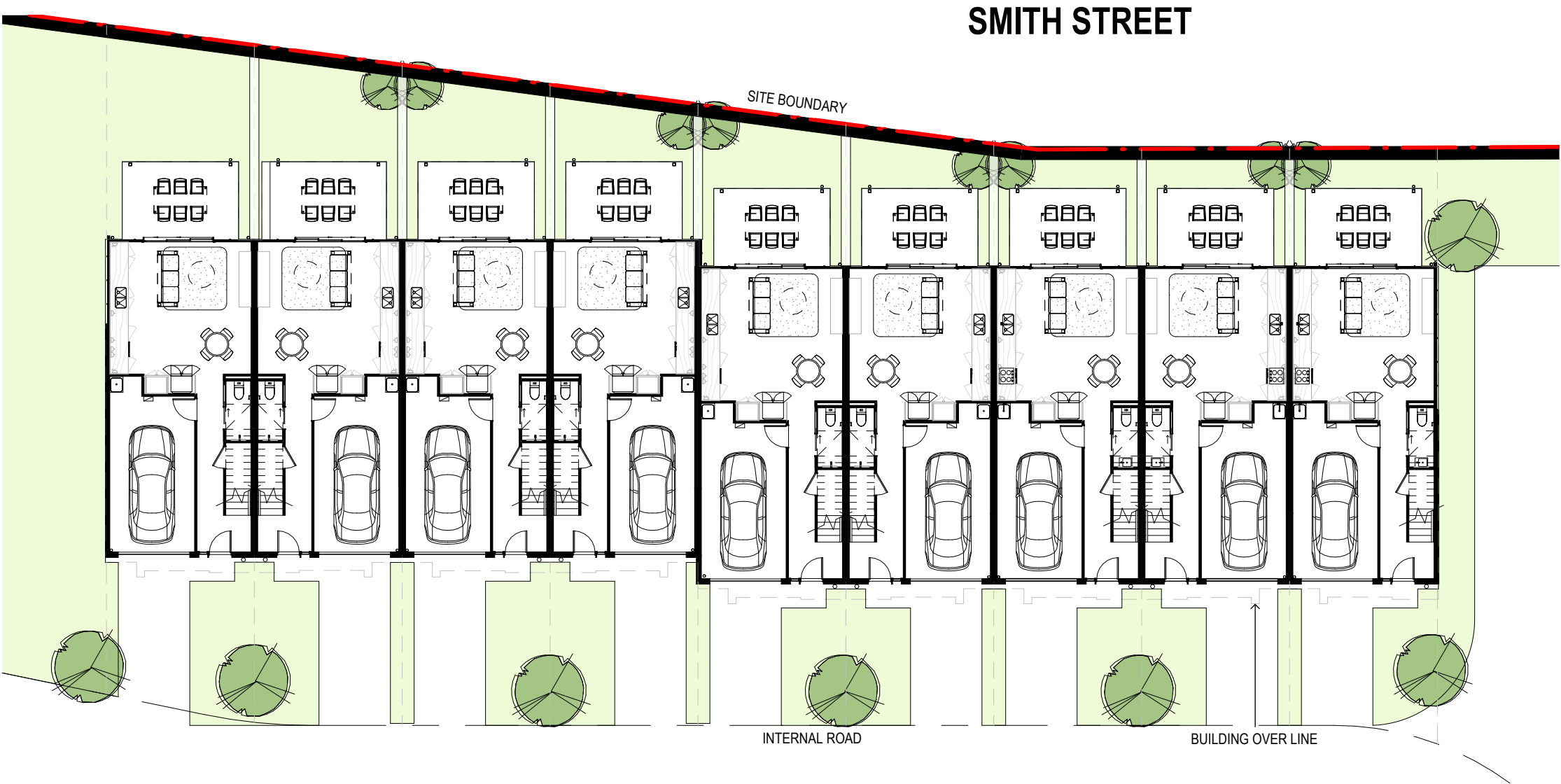
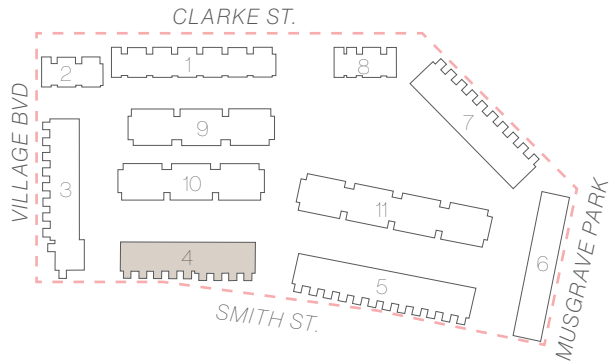
- MATERIAL LEGEND**
- 1. APPLIED FINISH - RENDER & PAINT
 - 2. SOLID BALUSTRADE - RENDER & PAINT
 - 3. VERTICAL WEATHERBOARD CLADDING
 - 4. BOARD & BATTEN
 - 5. BOARD & BATTEN
 - 6. BATTEN SCREEN
 - 7. WINDOW HOOD
 - 8. ROOF SHEETING
 - 9. ARBOURED ENTRY
 - 10. CLEAR GLASS

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

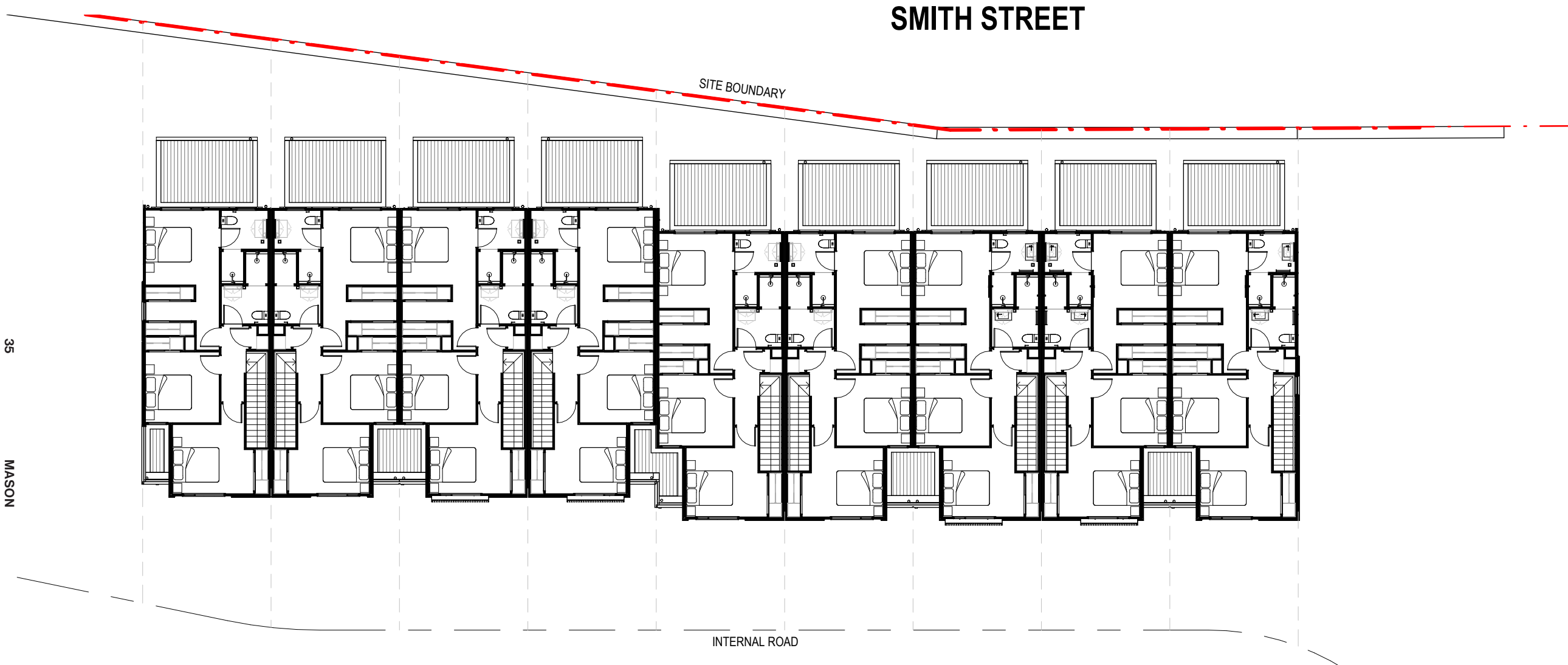
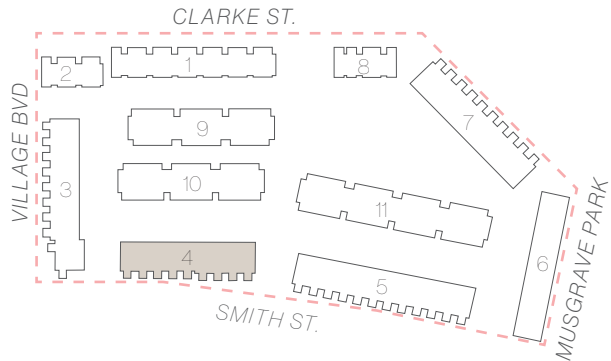


1 GROUND FLOOR
- SCALE 1 : 200 @ A3

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MASON

PLUS STUDIO

BUILDING 4 - MASON FLOOR PLAN SHEET 2

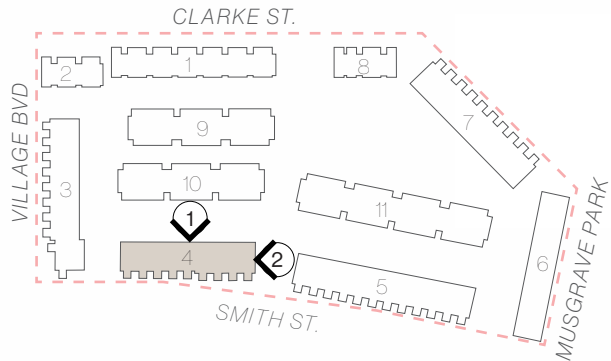


35
MASON

1 FIRST FLOOR
- SCALE 1 : 200 @ A3

Our Solution

BUILDING 4 - MASON ELEVATIONS SHEET 1



MATERIAL LEGEND

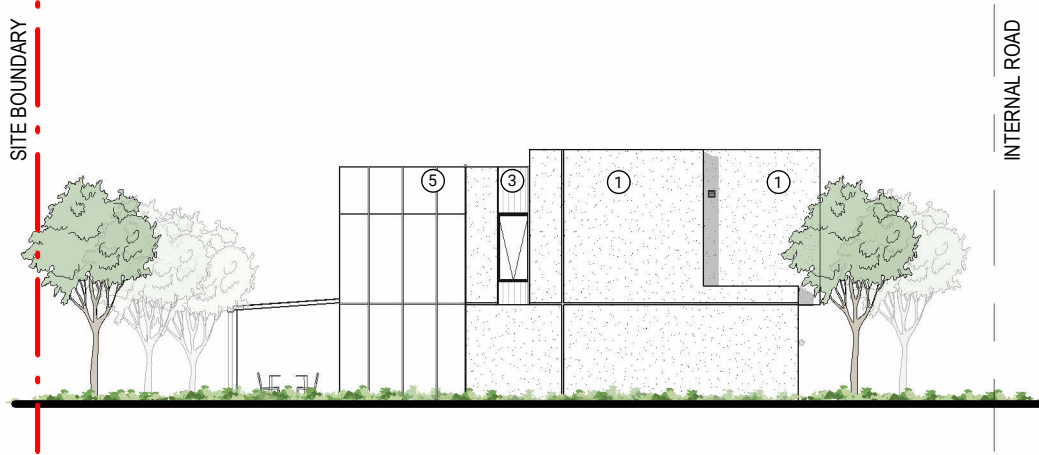
- 1. APPLIED FINISH - RENDER & PAINT
- 2. SOLID BALUSTRADE - RENDER & PAINT
- 3. VERTICAL WEATHERBOARD CLADDING
- 4. BOARD & BATTEN
- 5. BOARD & BATTEN
- 6. BATTEN SCREEN
- 7. CLEAR GLASS
- 8. ROOF SHEETING
- 9. ARBOURED ENTRY



1 DA ELEVATION - FRONT
SCALE 1 : 200 @ A3

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MASON



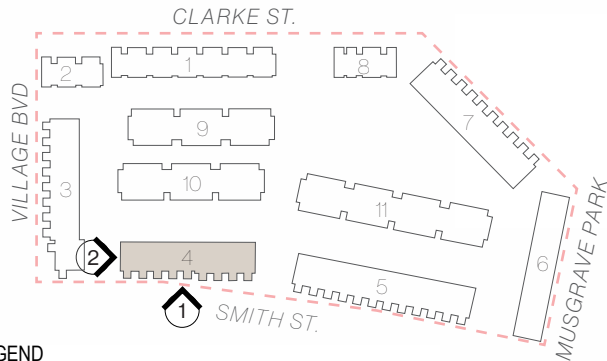
2 DA ELEVATION - LH END CONDITION
SCALE 1 : 200 @ A3



PLUS STUDIO

Our Solution

BUILDING 4 - MASON ELEVATIONS SHEET 2

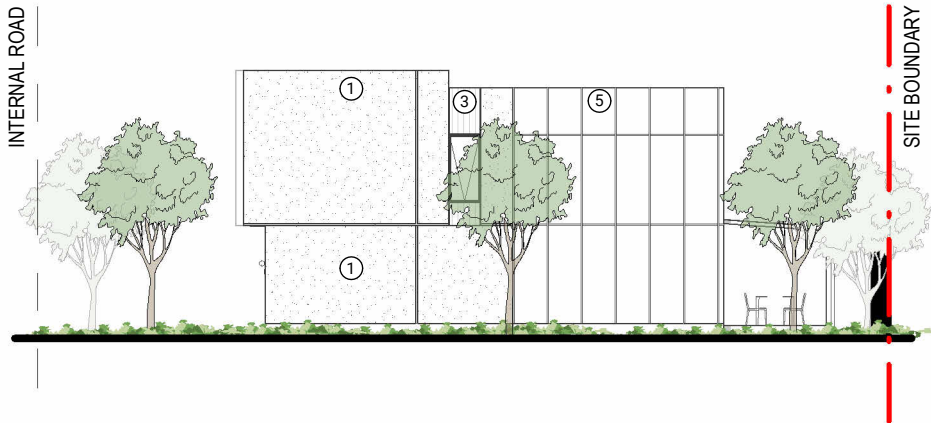


MATERIAL LEGEND

- 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

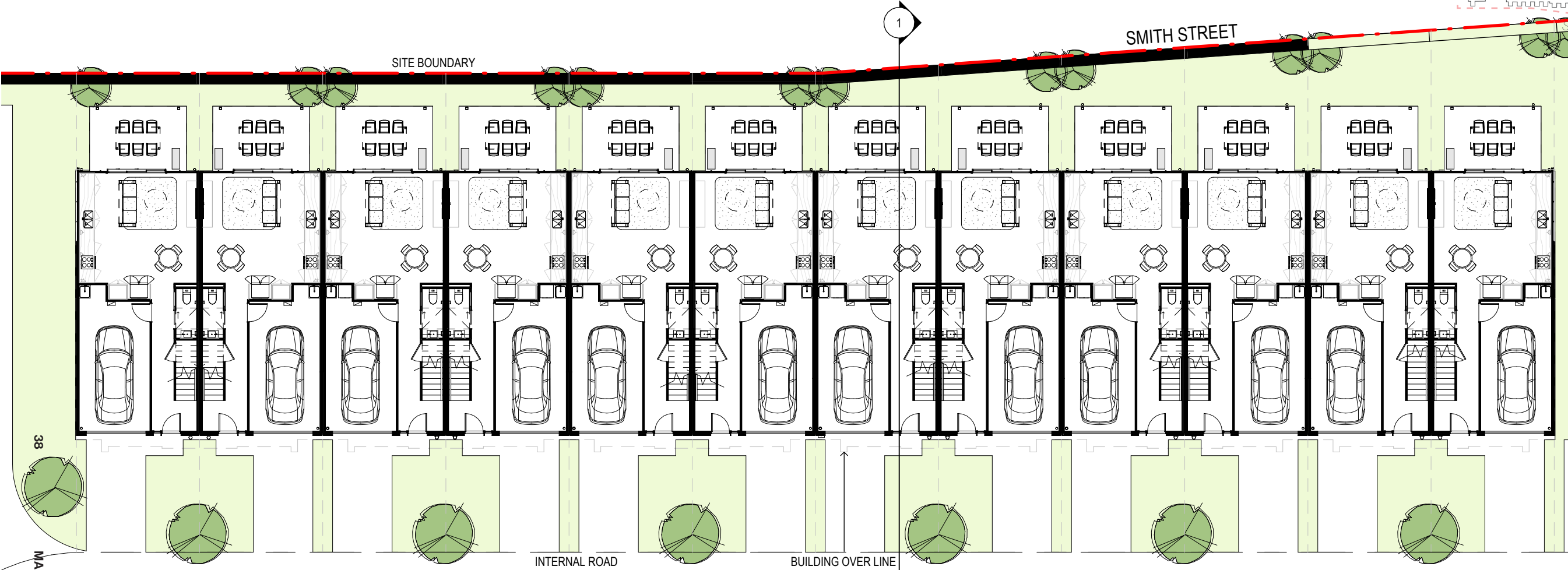
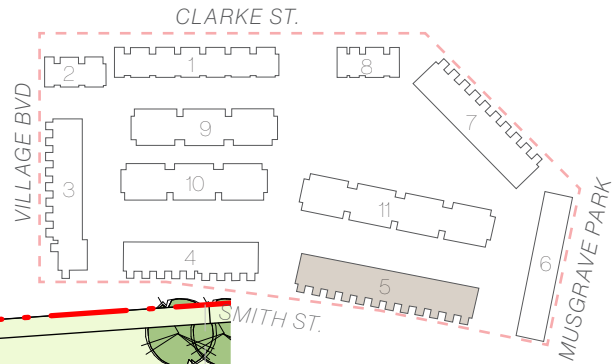


2 DA ELEVATION - RH END CONDITION
SCALE 1 : 200 @ A3

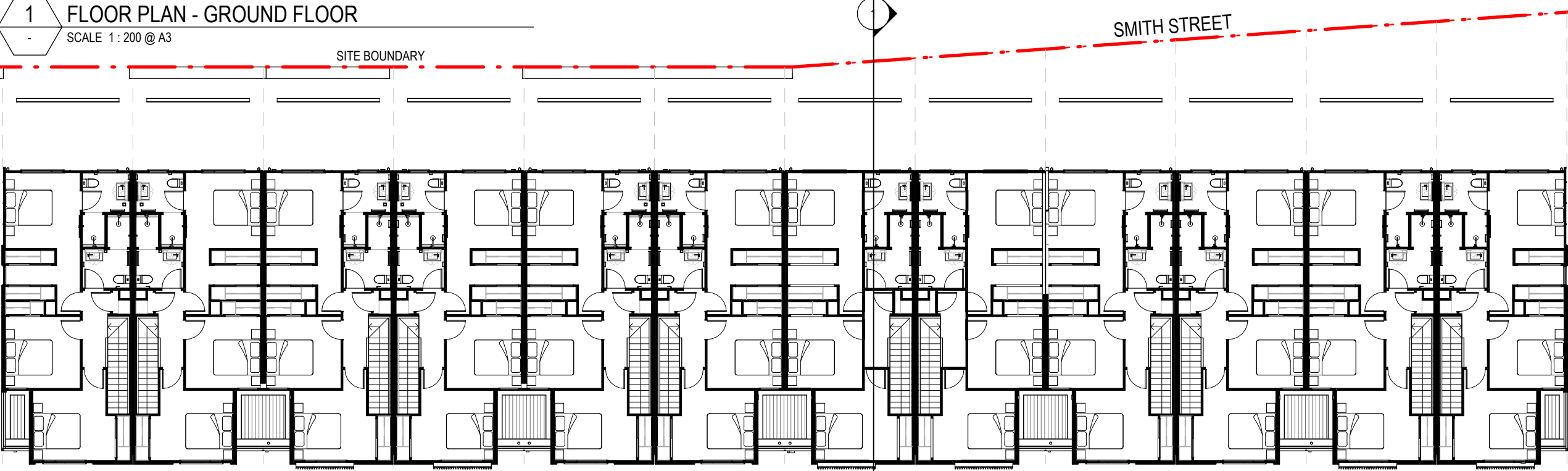


Our Solution

BUILDING 5 - MASON FLOOR PLANS



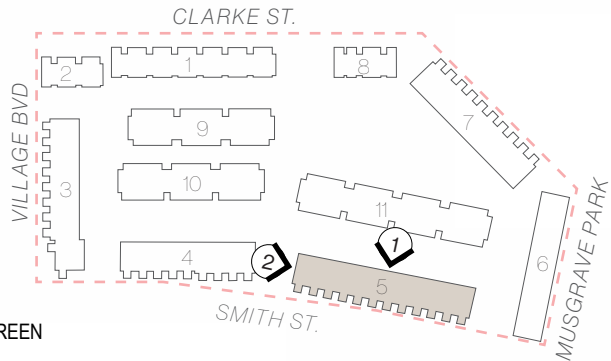
1 FLOOR PLAN - GROUND FLOOR
SCALE 1 : 200 @ A3



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

Our Solution

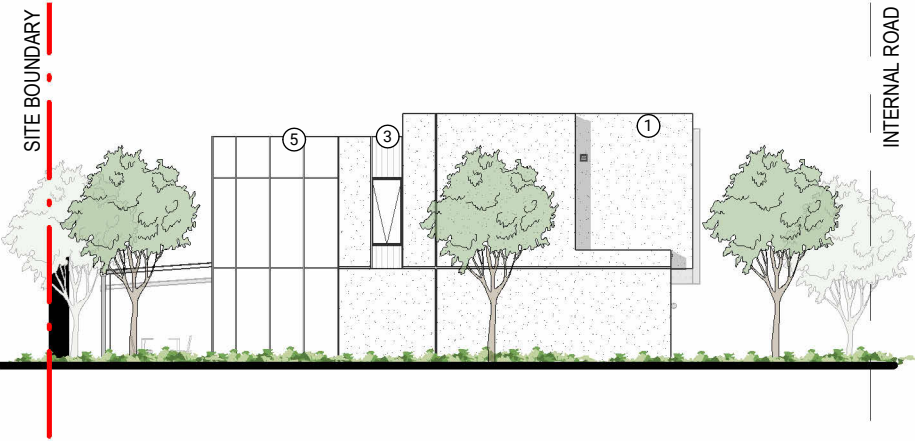
BUILDING 5 - MASON ELEVATIONS SHEET 1



- 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

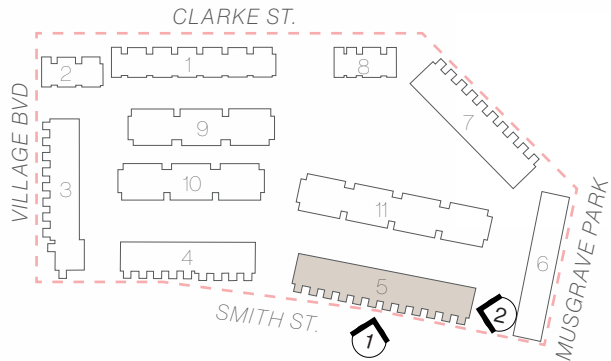


1 DA ELEVATION - FRONT
SCALE 1 : 200 @ A3

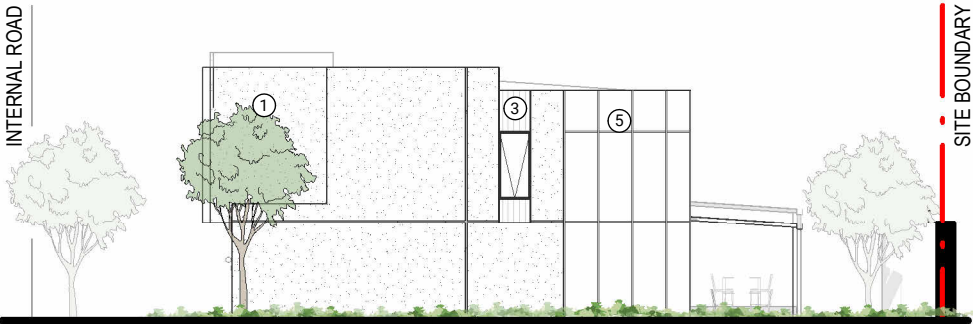


2 DA ELEVATION - LH END CONDITION
SCALE 1 : 200 @ A3

BUILDING 5 - MASON ELEVATIONS SHEET 2



1 DA ELEVATION - REAR
SCALE 1 : 200 @ A3



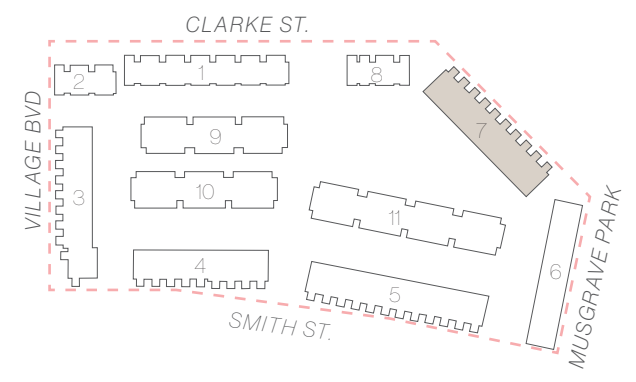
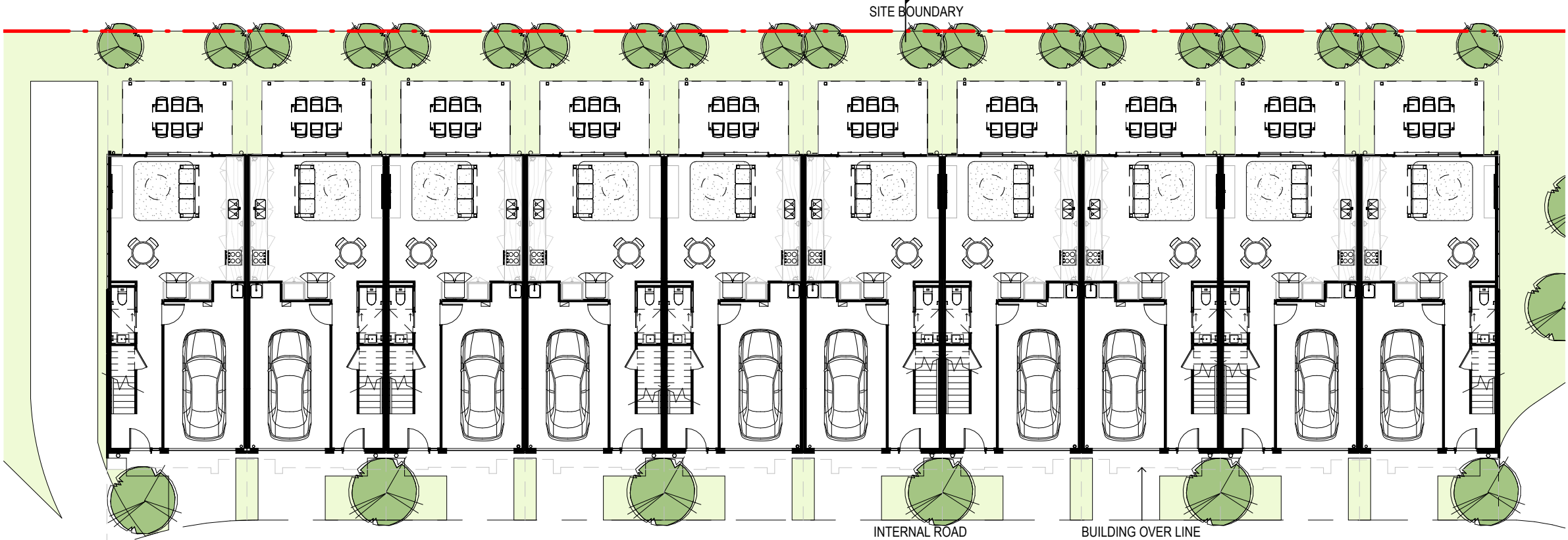
2 DA ELEVATION - RH END CONDITION
SCALE 1 : 200 @ A3

- 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. CLEAR GLASS
 - 8. ROOF SHEETING
 - 9. ARBOURED ENTRY



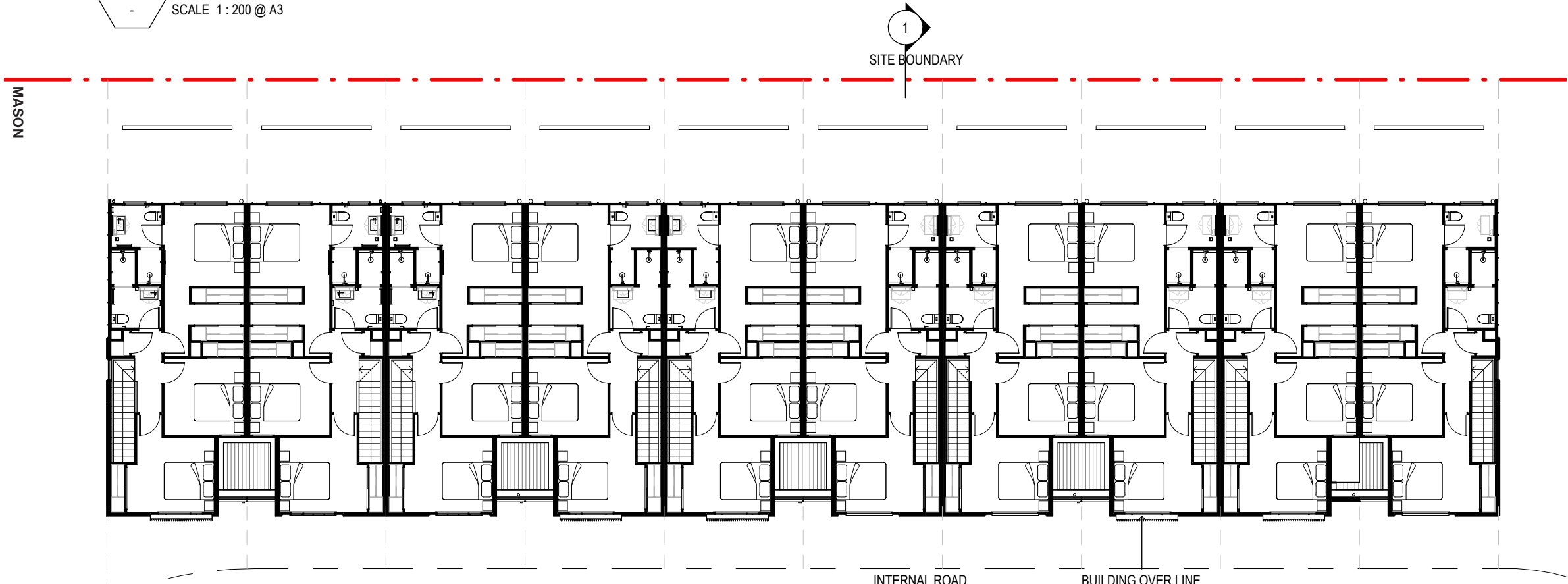
Our Solution

BUILDING 7 - MASON FLOOR PLANS



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

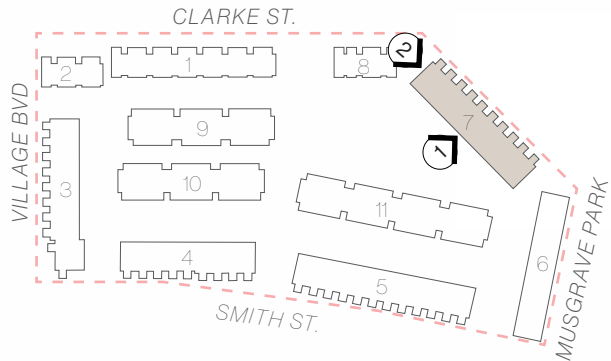


PLUSSTUDIO

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

Our Solution

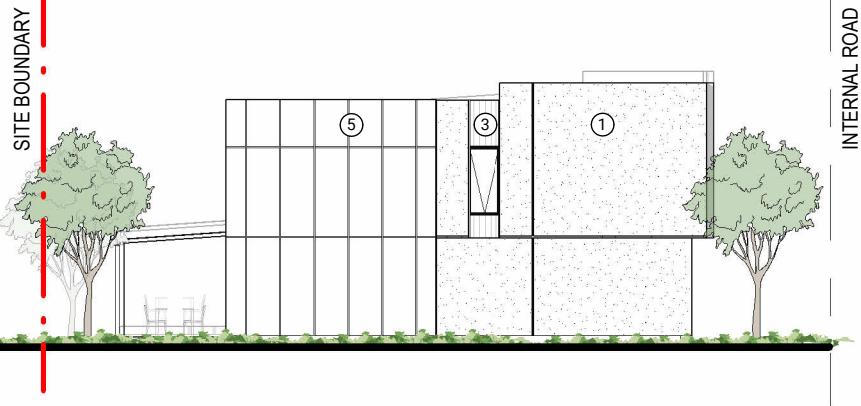
BUILDING 7 - MASON ELEVATIONS SHEET 1



- 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



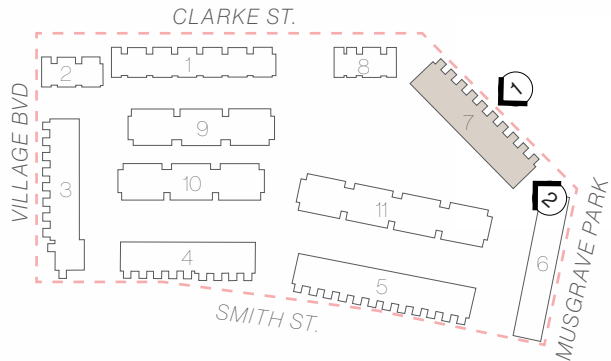
1 DA ELEVATION - FRONT
SCALE 1 : 200 @ A3



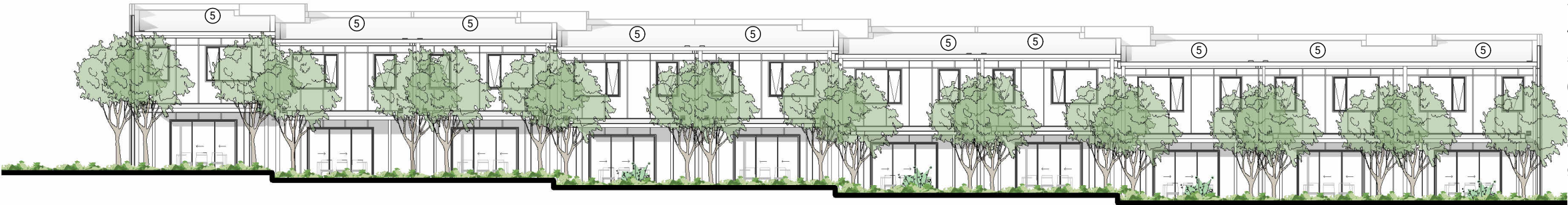
2 DA ELEVATION - LH END CONDITION
SCALE 1 : 200 @ A3

Our Solution

BUILDING 7 - MASON ELEVATIONS SHEET 2



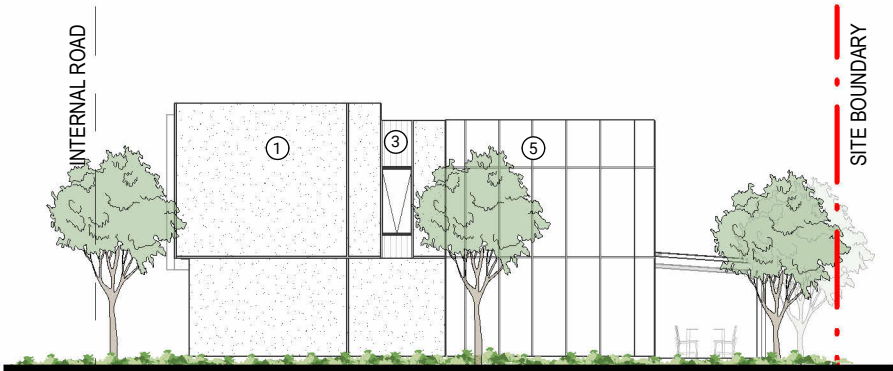
- MATERIAL LEGEND
- 1. APPLIED FINISH - RENDER & PAINT
 - 2. SOLID BALUSTRADE - RENDER & PAINT
 - 3. VERTICAL WEATHERBOARD CLADDING
 - 4. BOARD & BATTEN
 - 5. BOARD & BATTEN
 - 6. BATTEN SCREEN
 - 7. CLEAR GLASS
 - 8. ROOF SHEETING
 - 9. ARBOURED ENTRY



1 DA ELEVATION - REAR
SCALE 1 : 200 @ A3

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MASON

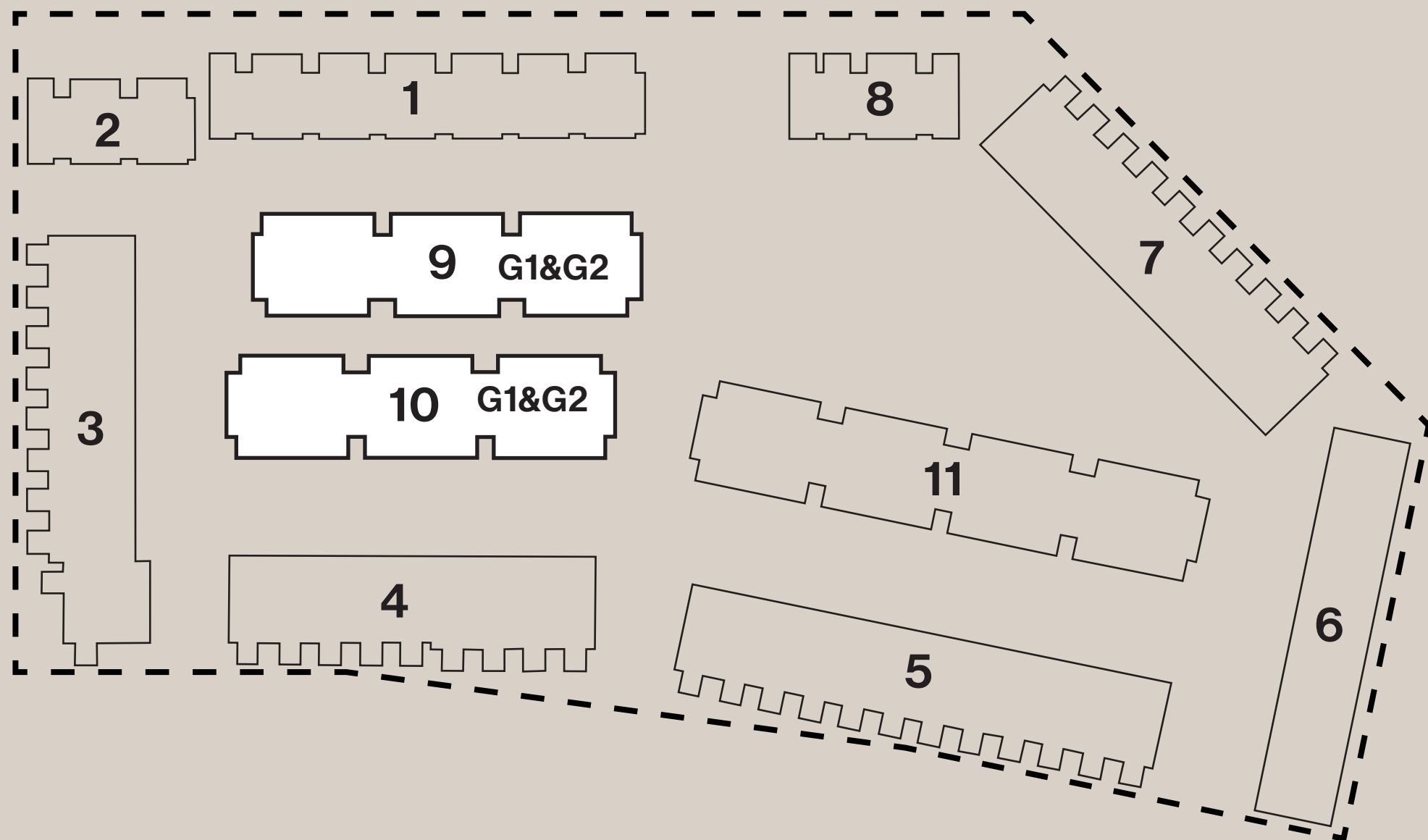


2 DA ELEVATION - RH END CONDITION
SCALE 1 : 200 @ A3



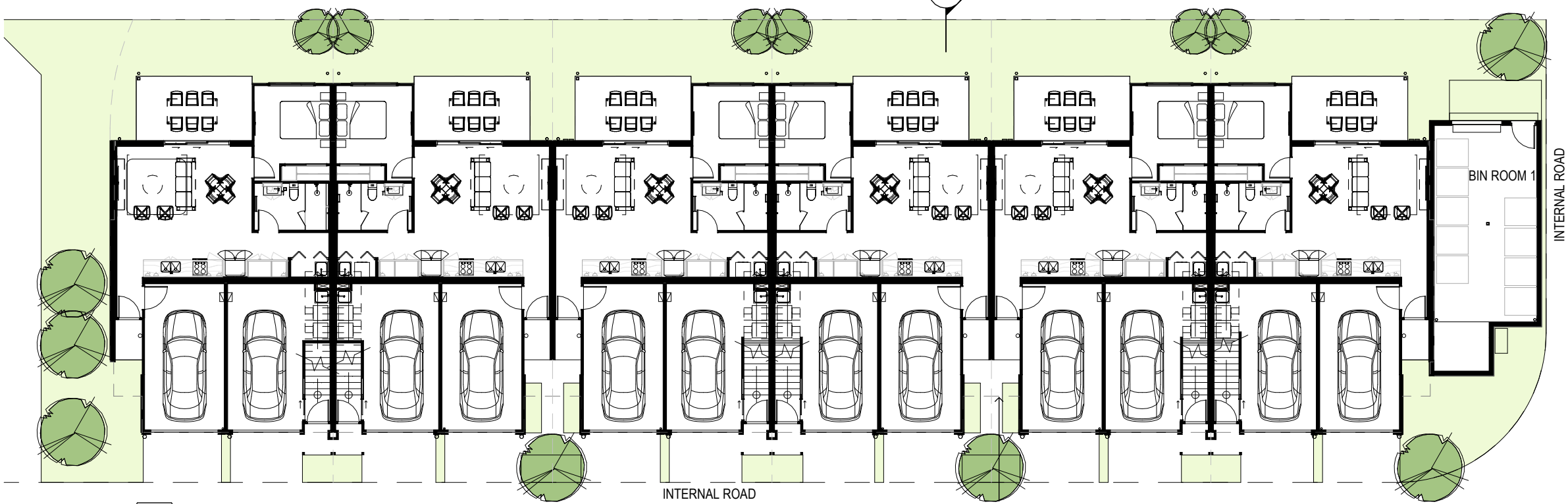
PLUS STUDIO

GOSHAWK (G1 & G2)

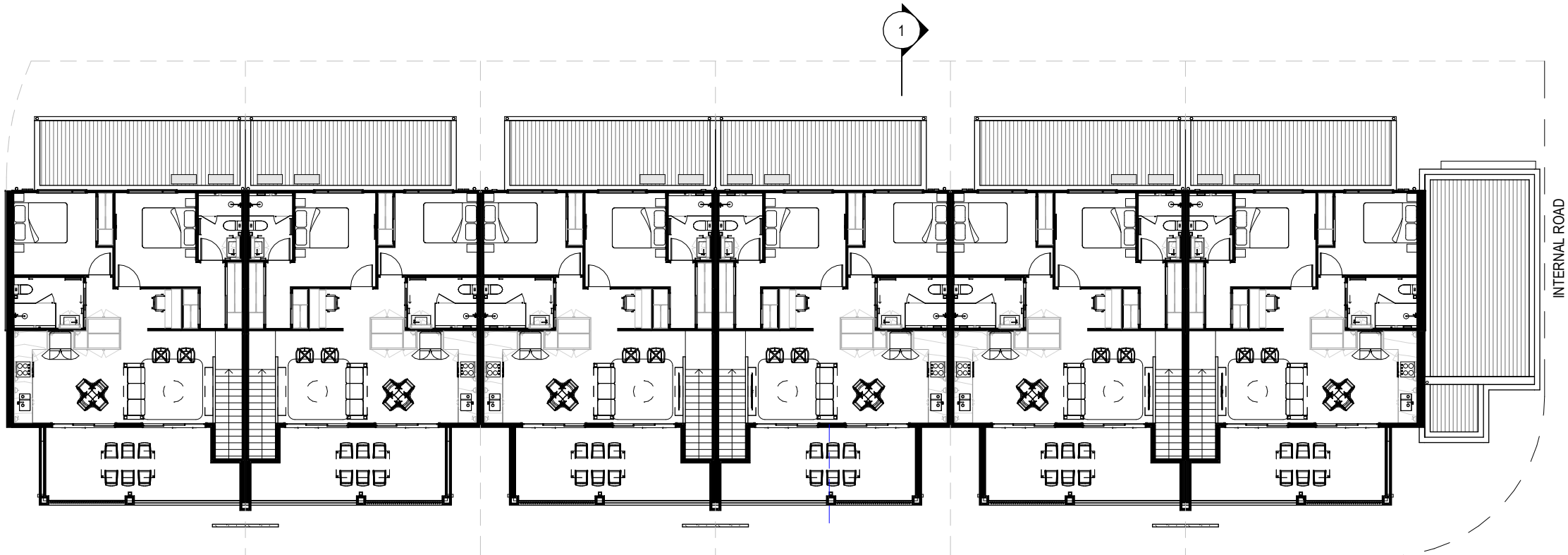
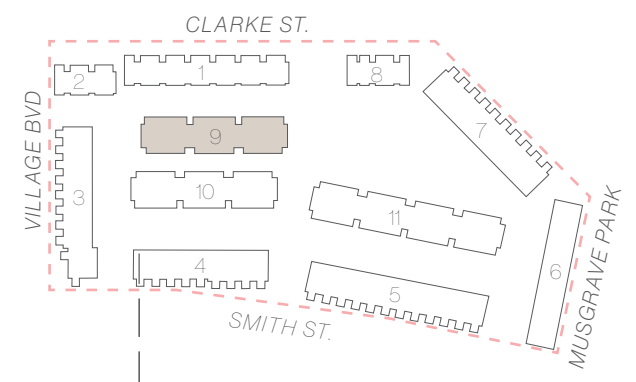


Our Solution

BUILDING 9 - GOSHAWK FLOOR PLANS



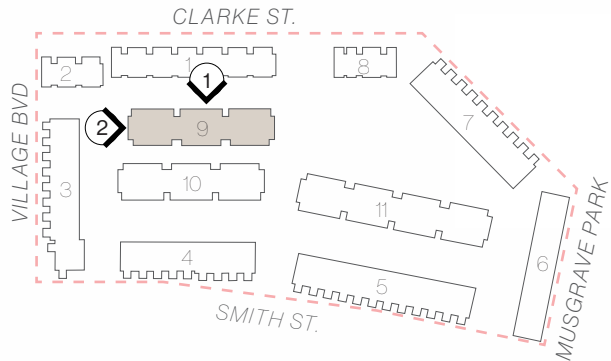
1 GROUND FLOOR (G1)
SCALE 1:200 @ A3



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

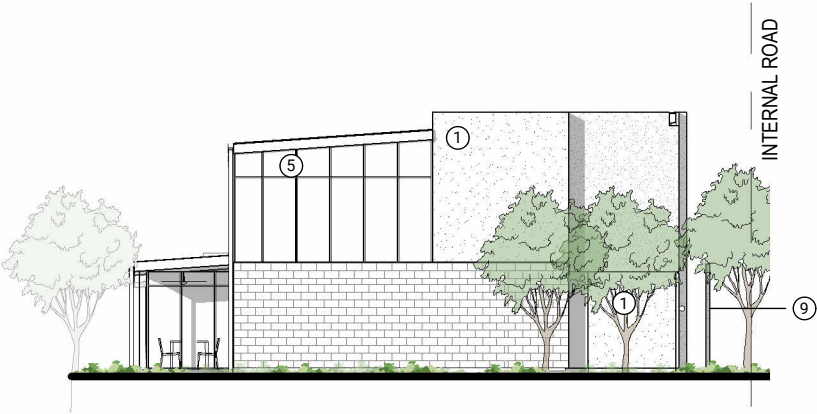
Our Solution

BUILDING 9 - GOSHAWK ELEVATIONS SHEET 1



1 DA ELEVATION - FRONT
SCALE 1 : 200 @ A3

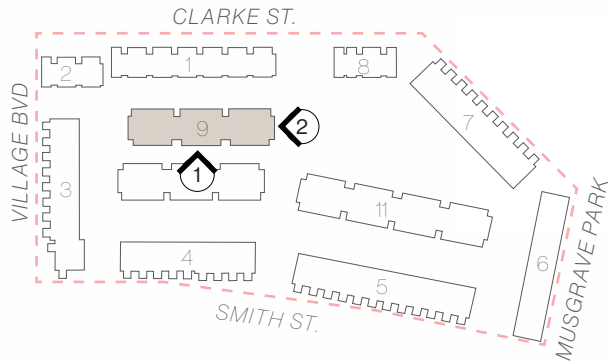
- MATERIAL LEGEND
- 1. APPLIED FINISH - RENDER & PAINT
 - 2. SOLID BALUSTRADE - RENDER & PAINT
 - 3. VERTICAL WEATHERBOARD CLADDING
 - 4. BOARD & BATTEN
 - 5. BOARD & BATTEN
 - 6. BATTEN SCREEN
 - 7. WINDOW HOOD
 - 8. ROOF SHEETING
 - 9. ARBOURED ENTRY
 - 10. CLEAR GLASS



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

Our Solution

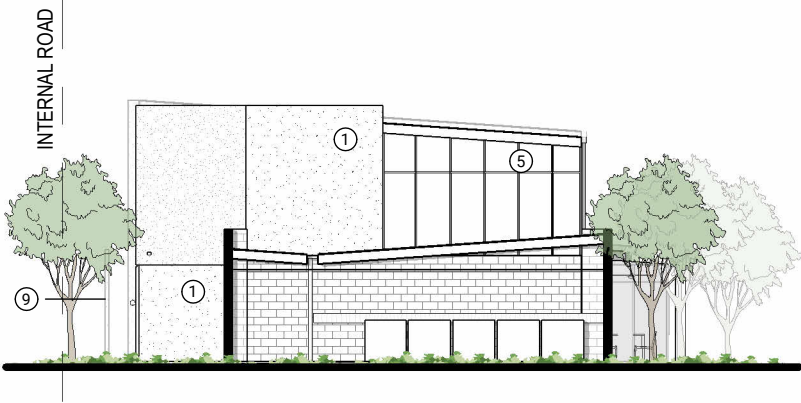
BUILDING 9 - GOSHAWK ELEVATIONS SHEET 2



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

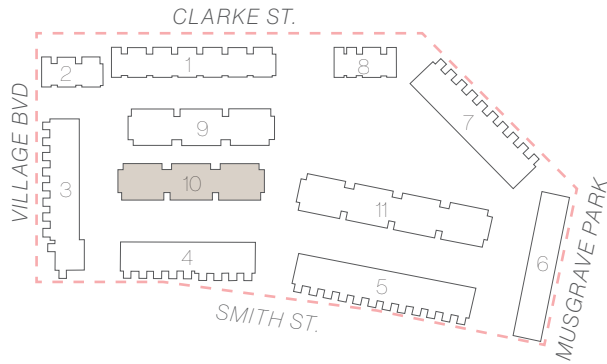
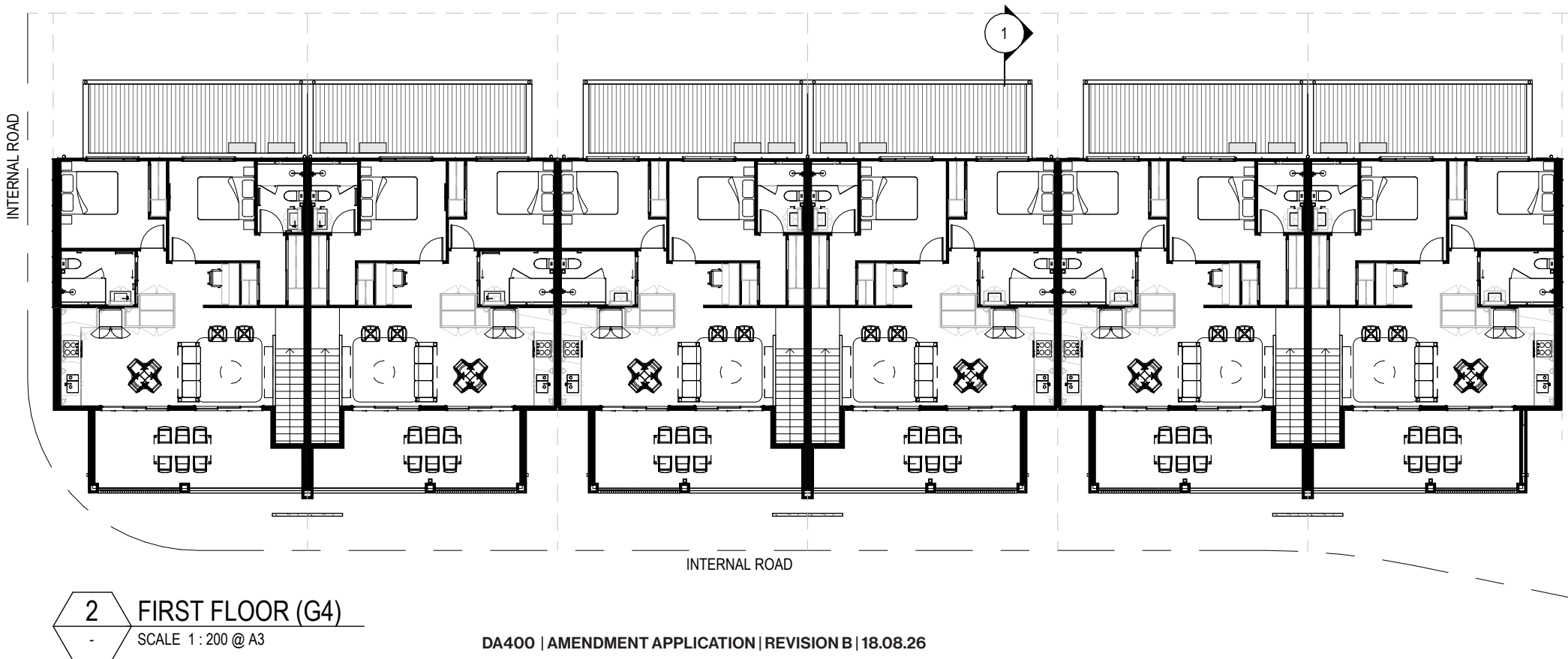
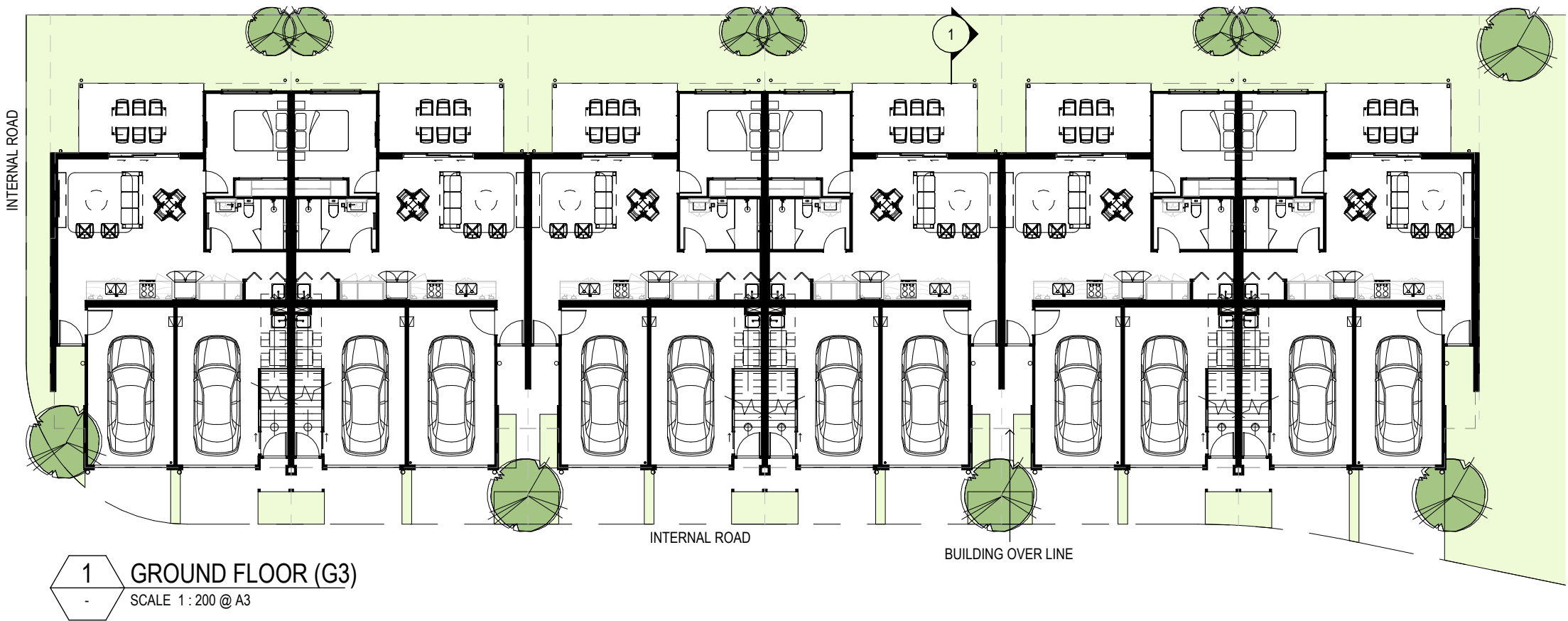
1 DA ELEVATION - REAR
SCALE 1 : 200 @ A3



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

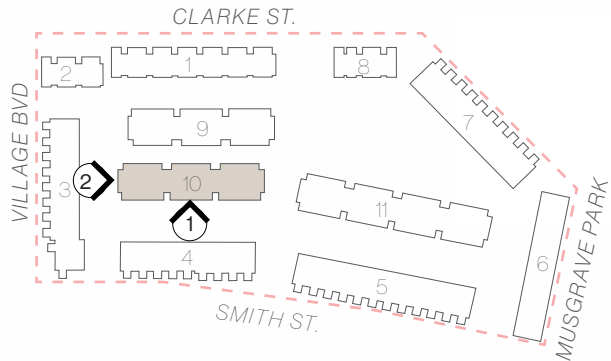
Our Solution

BUILDING 10 - GOSHAWK FLOOR PLANS



Our Solution

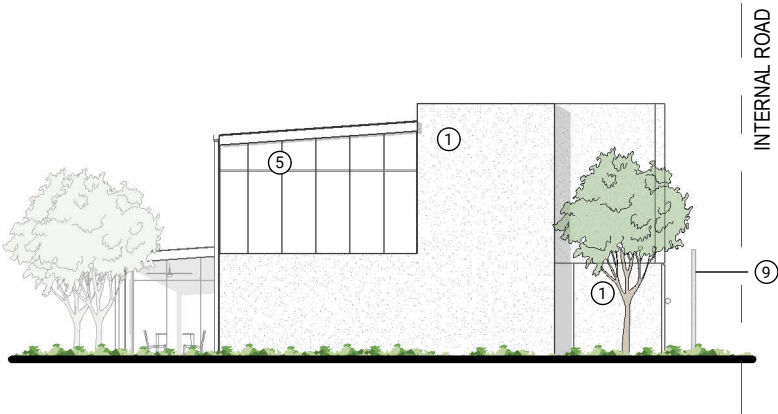
BUILDING 10 - GOSHAWK ELEVATIONS SHEET 1



- 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

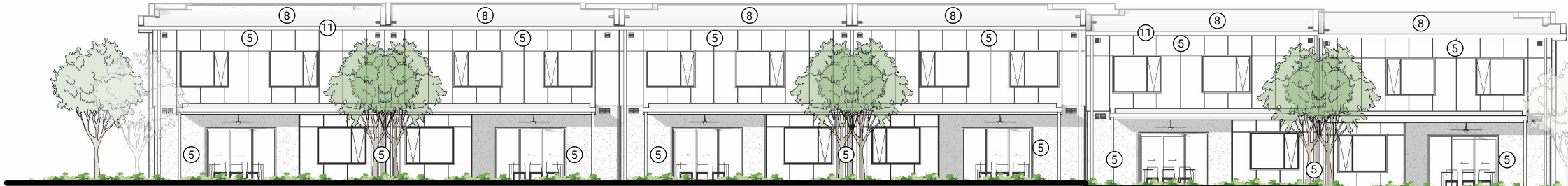
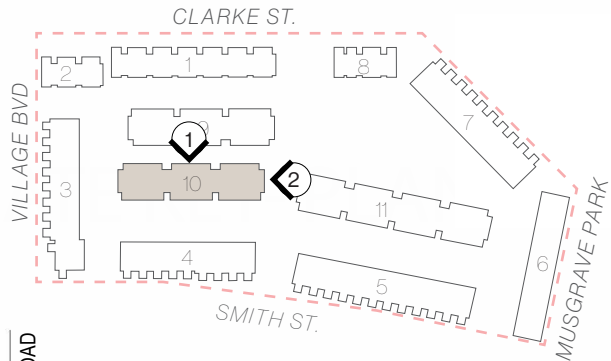


1 DA ELEVATION - FRONT
SCALE 1 : 200 @ A3



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

BUILDING 10 - GOSHAWK ELEVATIONS SHEET 2



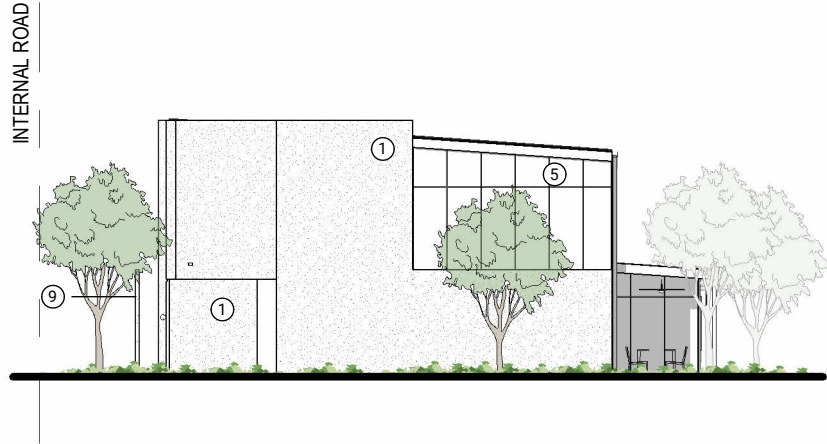
INTERNAL ROAD

- 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

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GOSHAWK (G1 & G2)

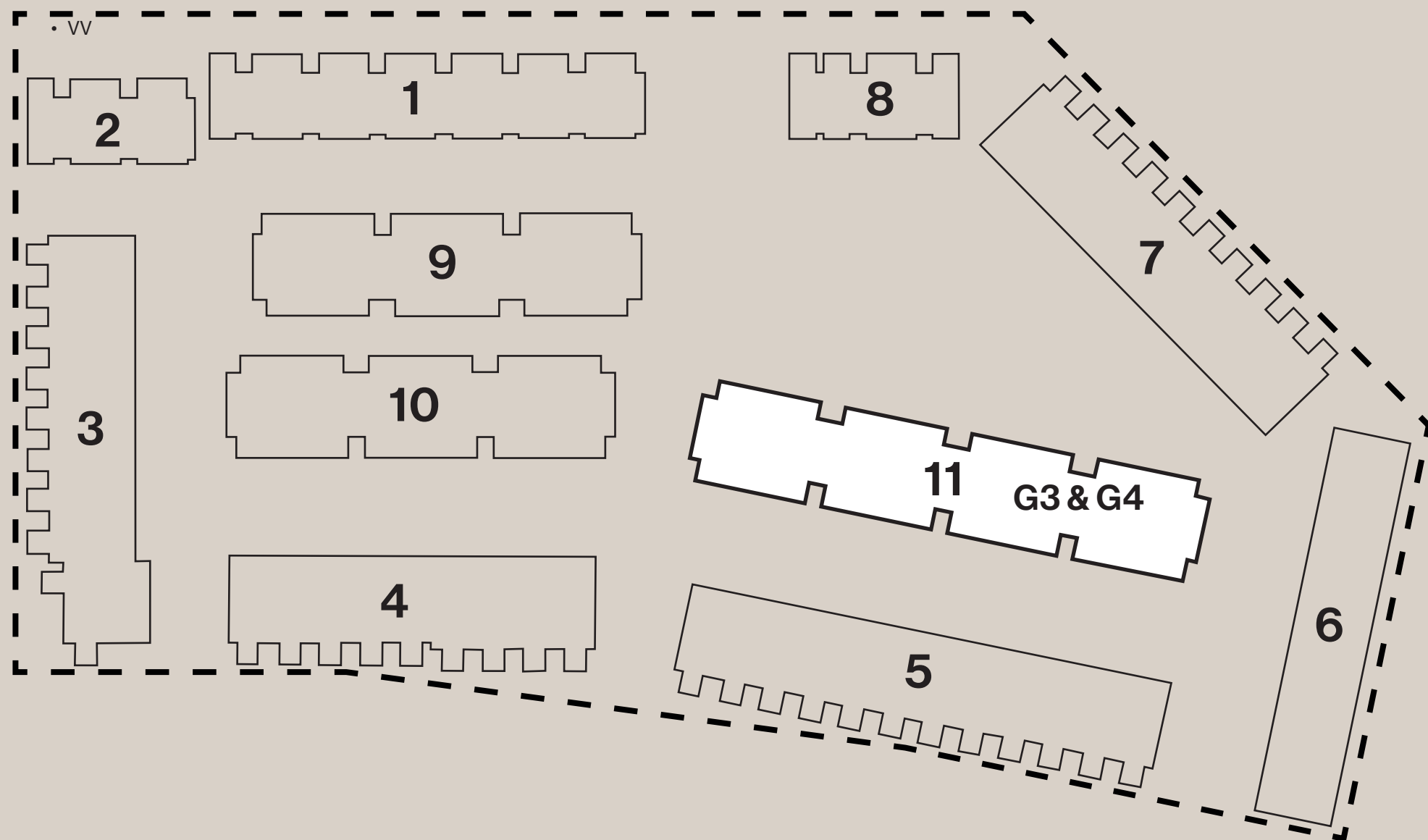


2 DA ELEVATION - RH END CONDITION
SCALE 1 : 200 @ A3

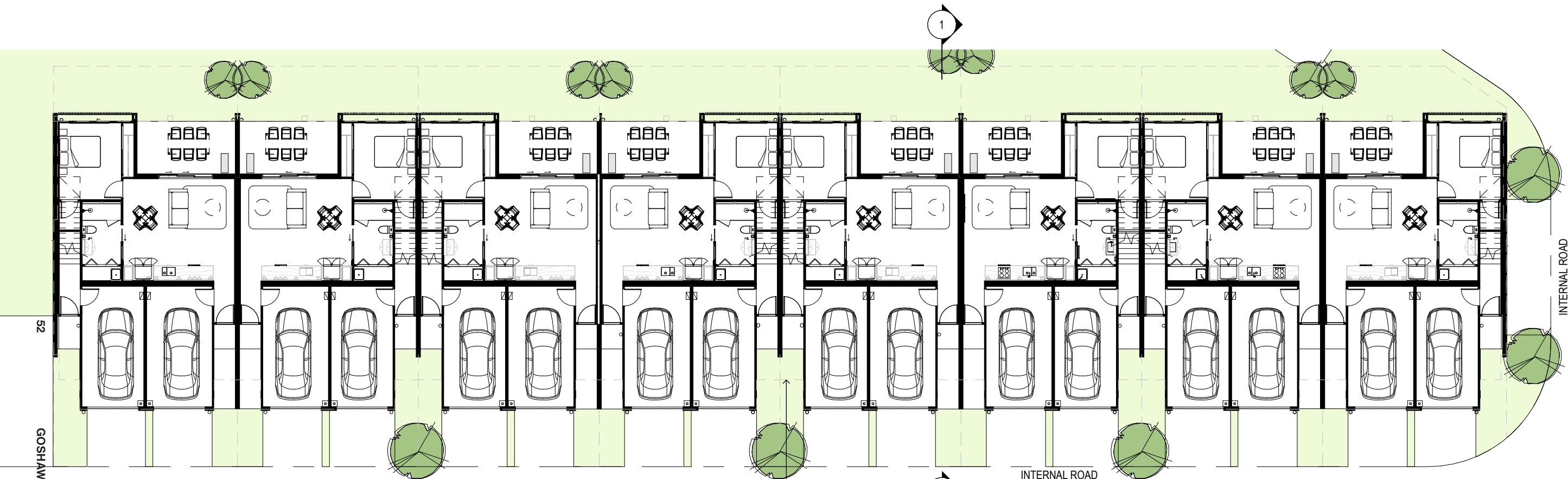
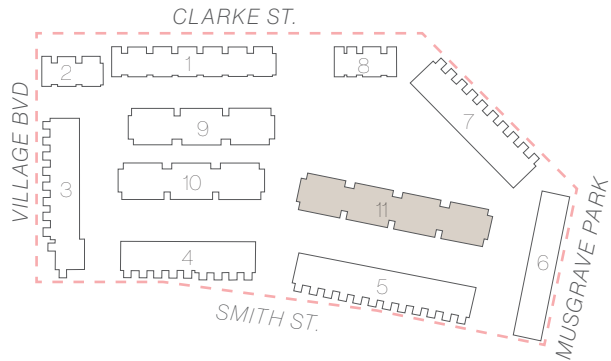


PLUS STUDIO

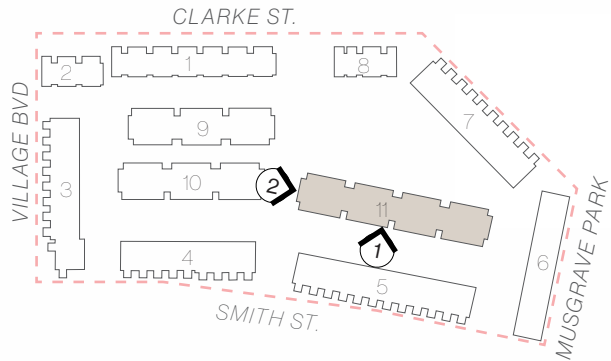
GOSHAWK (G3 & G4)



BUILDING 11 - GOSHAWK FLOOR PLANS



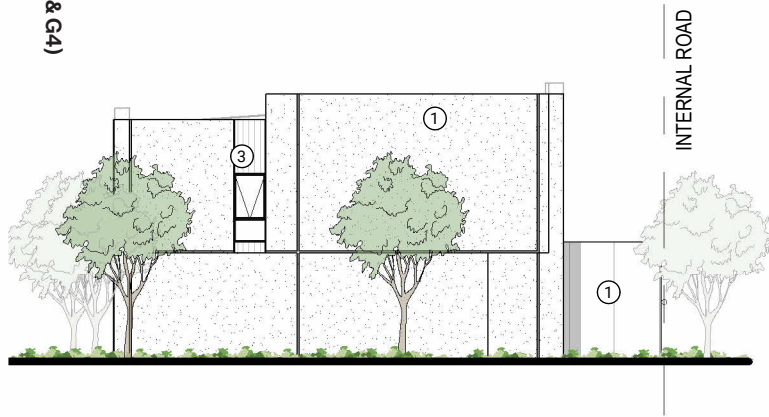
BUILDING 11 - GOSHAWK ELEVATIONS SHEET 1



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1 DA ELEVATION - FRONT
SCALE 1 : 200 @ A3

GOSHAWK (G3 & G4)



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

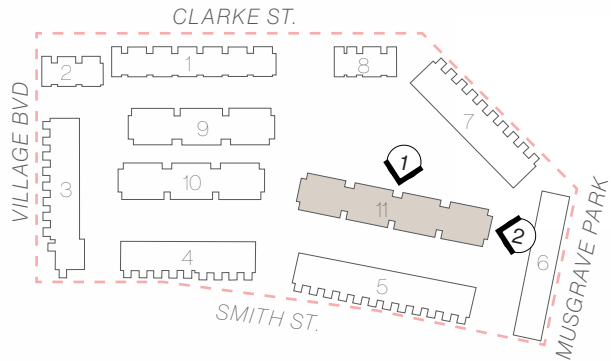
PLUS STUDIO

MATERIAL LEGEND

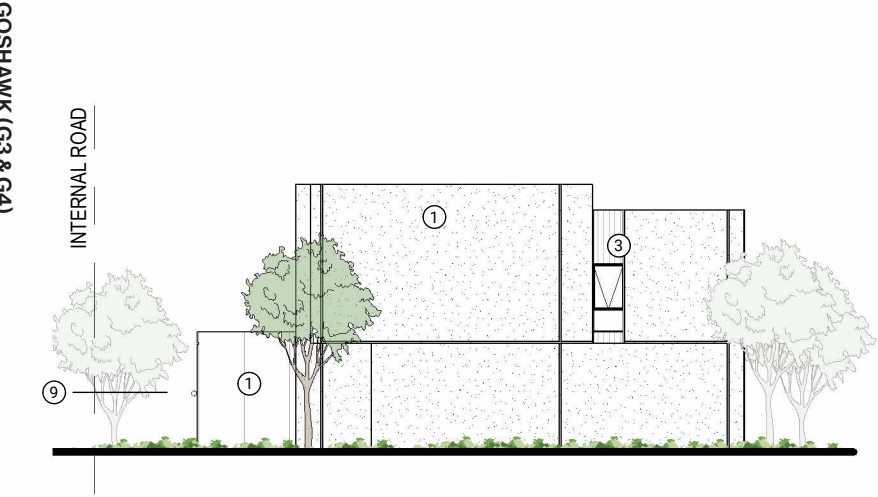
- 1. APPLIED FINISH - RENDER & PAINT
- 2. SOLID BALUSTRADE - RENDER & PAINT
- 3. VERTICAL WEATHERBOARD CLADDING
- 4. BOARD & BATTEN
- 5. BOARD & BATTEN
- 6. BATTEN SCREEN
- 7. WINDOW HOOD
- 8. ROOF SHEETING
- 9. ARBOURED ENTRY
- 10. CLEAR GLASS



BUILDING 11 - GOSHAWK ELEVATIONS SHEET 2

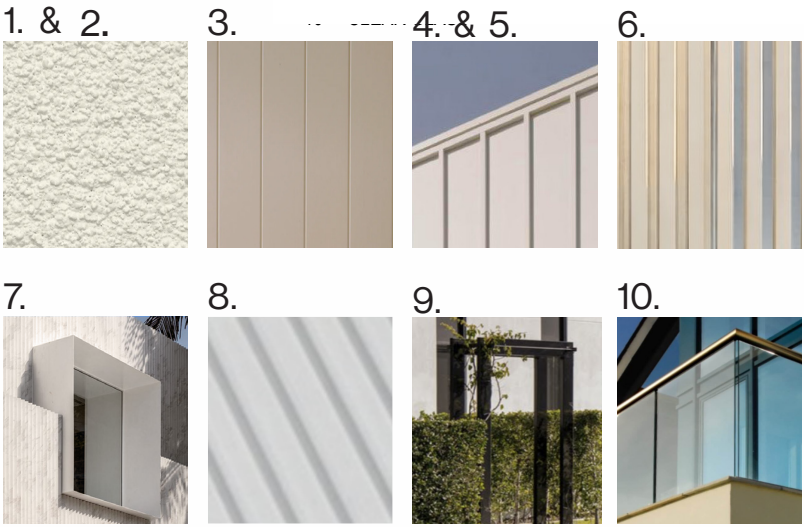


54 1 DA ELEVATION - REAR
SCALE 1 : 200 @ A3

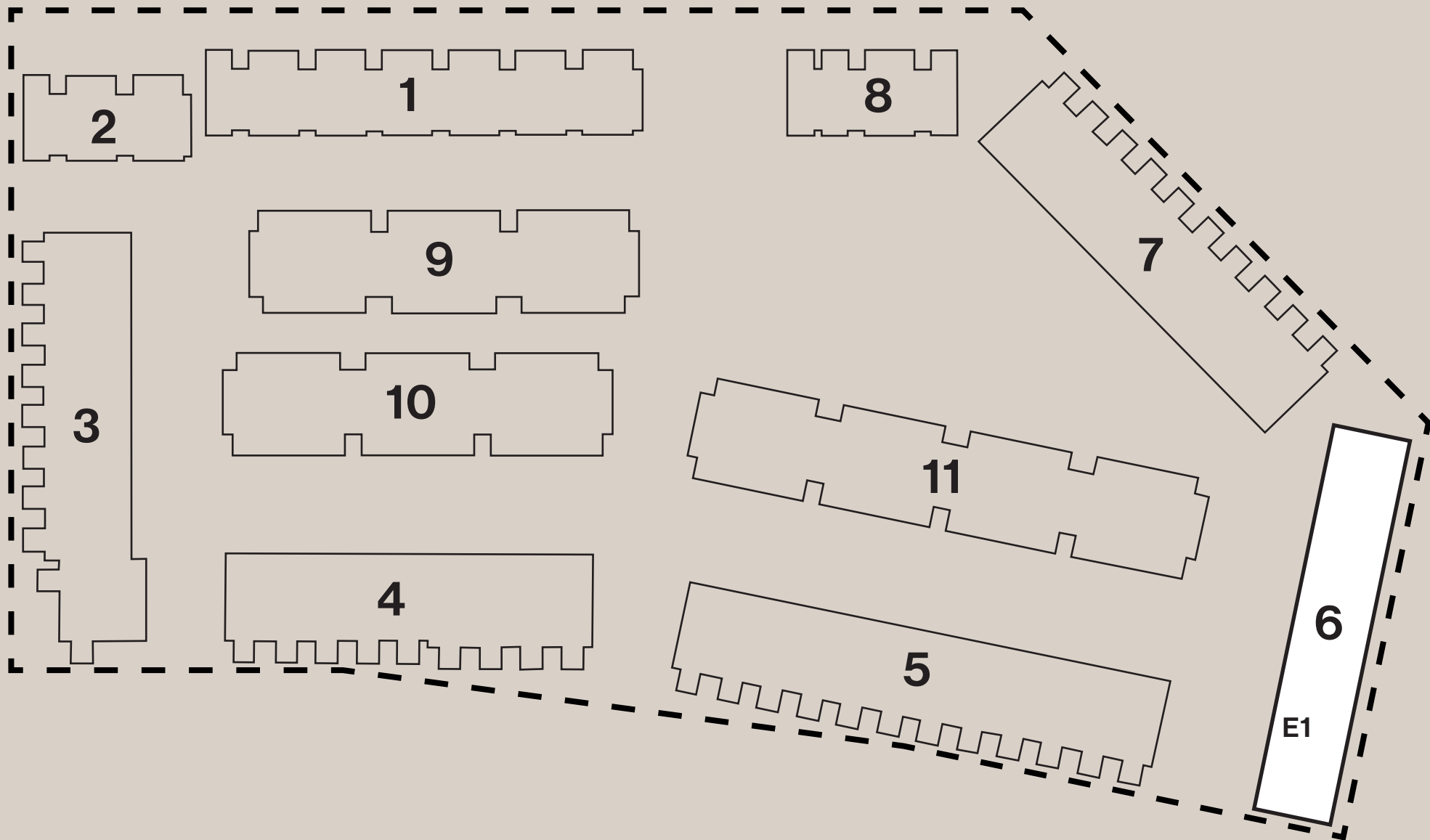


2 DA ELEVATION - RH END CONDITION
SCALE 1 : 200 @ A3

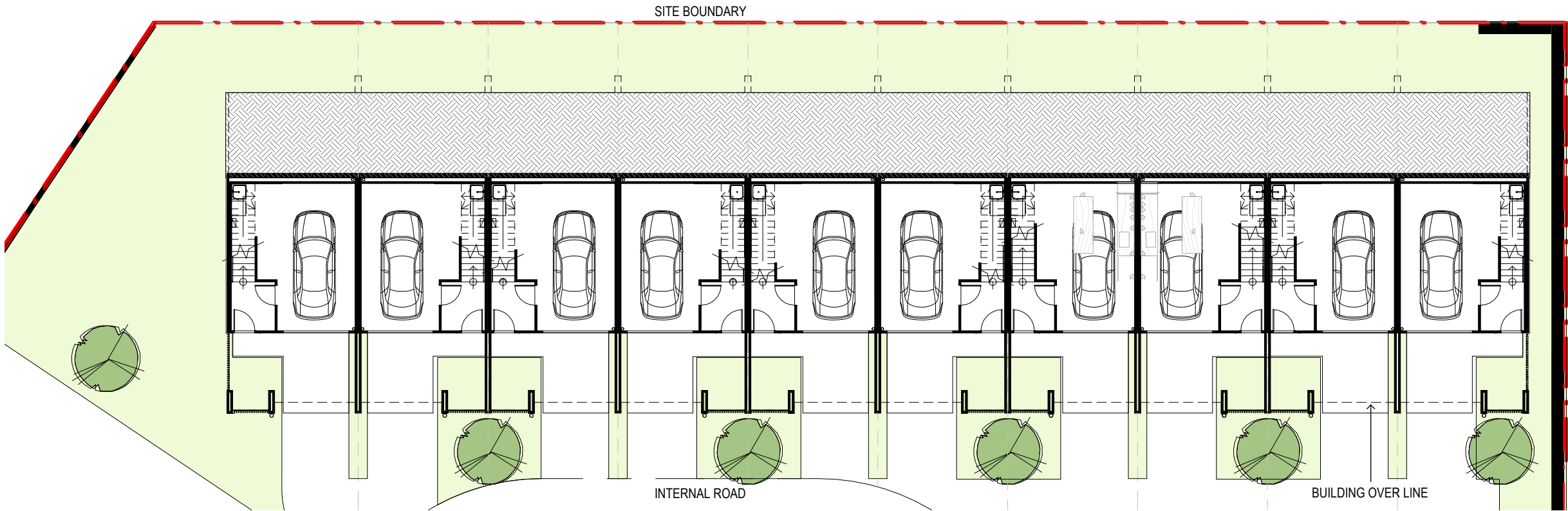
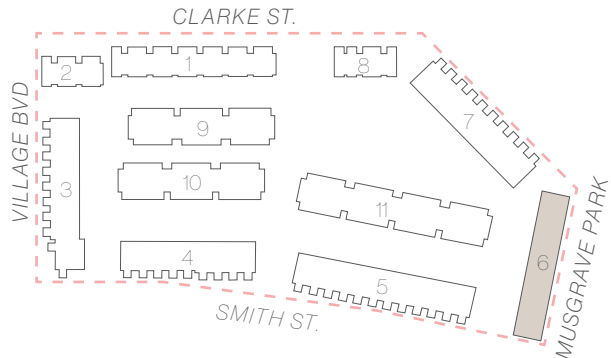
- MATERIAL LEGEND
- 1. APPLIED FINISH - RENDER & PAINT
 - 2. SOLID BALUSTRADE - RENDER & PAINT
 - 3. VERTICAL WEATHERBOARD CLADDING
 - 4. BOARD & BATTEN
 - 5. BOARD & BATTEN
 - 6. BATTEN SCREEN
 - 7. WINDOW HOOD
 - 8. ROOF SHEETING
 - 9. ARBOURED ENTRY
 - 10. CLEAR GLASS



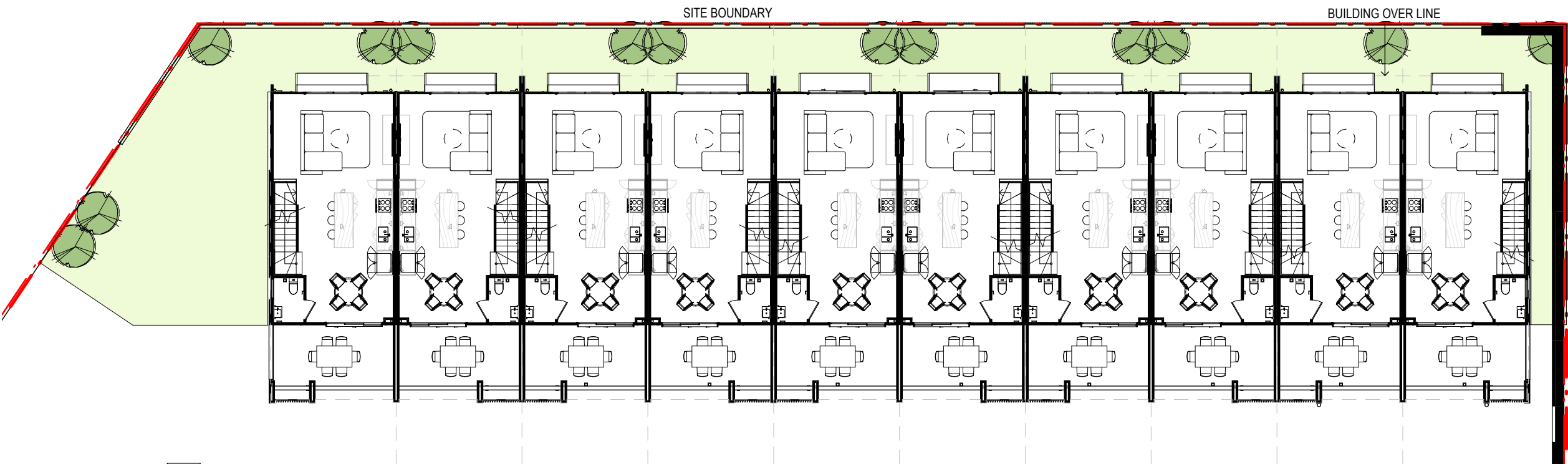
EMBER



BUILDING 6 - EMBER FLOOR PLAN - GF&LVL1

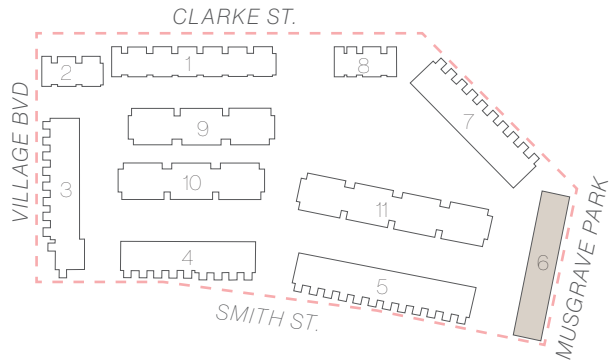
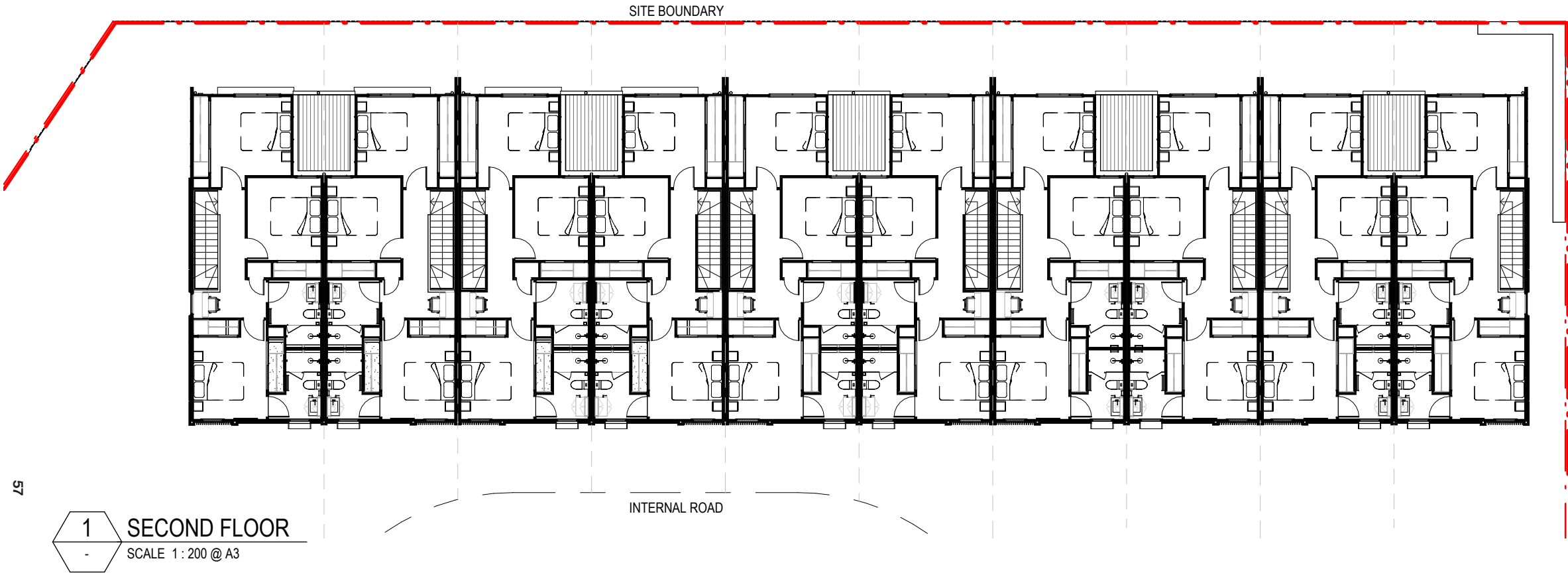


1 GROUND FLOOR
SCALE 1 : 200 @ A3



2 FIRST FLOOR
SCALE 1 : 200 @ A3

BUILDING 6 - EMBER FLOOR PLAN - LVL2



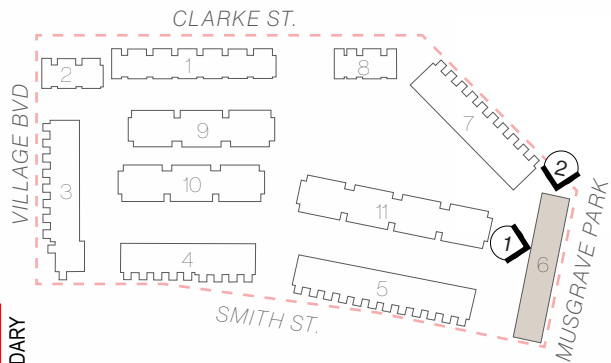
57

EMBER

PLUS STUDIO

Our Solution

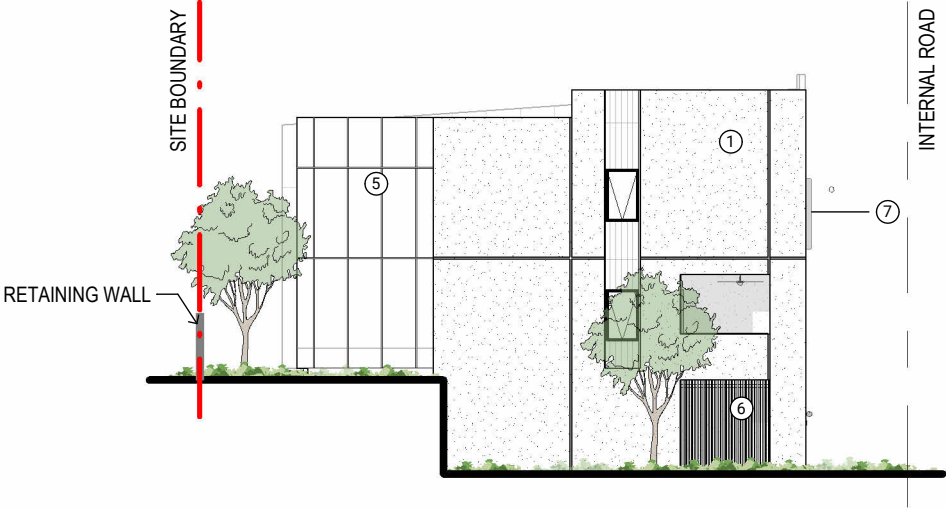
BUILDING 6 - EMBER ELEVATIONS SHEET 1



- 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



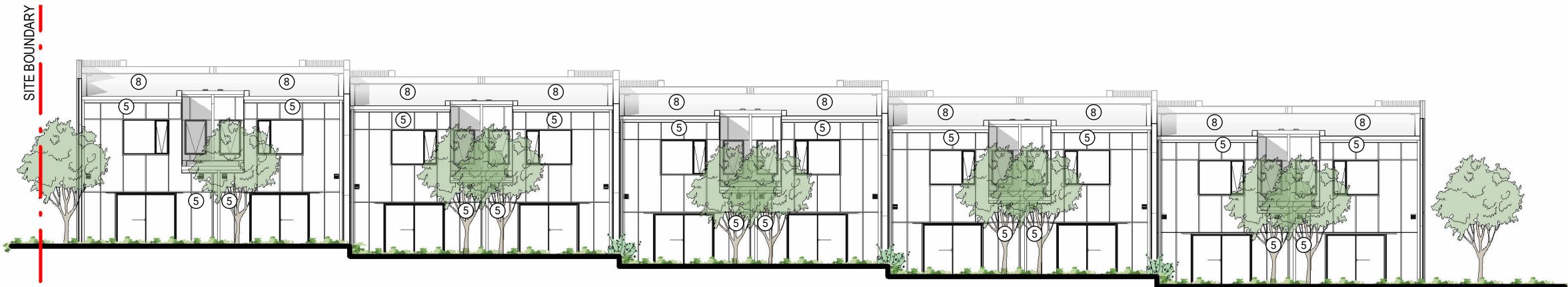
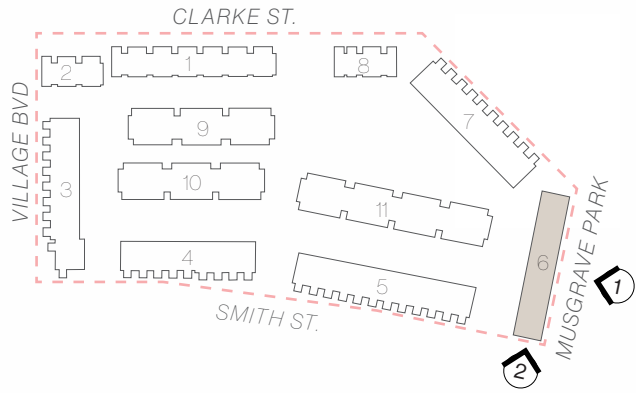
1 DA ELEVATION - FRONT
SCALE 1 : 200 @ A3



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

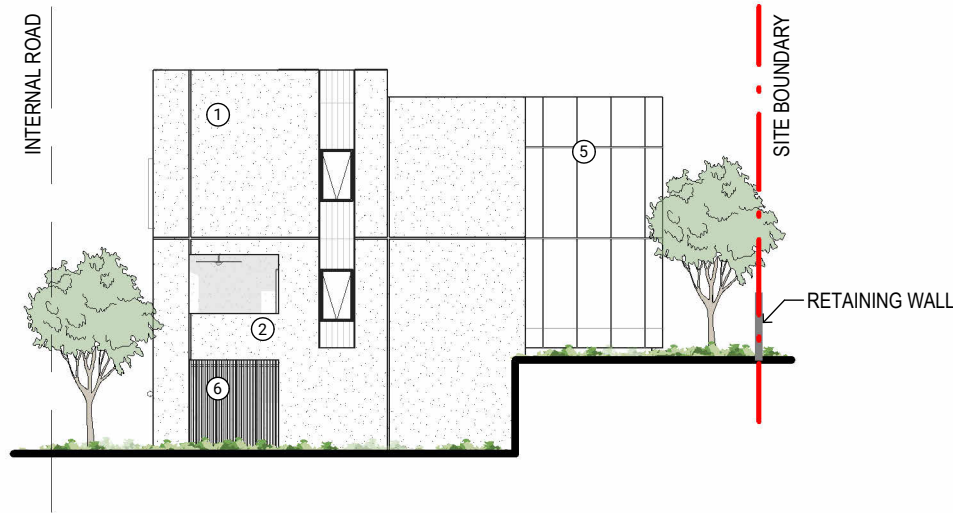
Our Solution

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



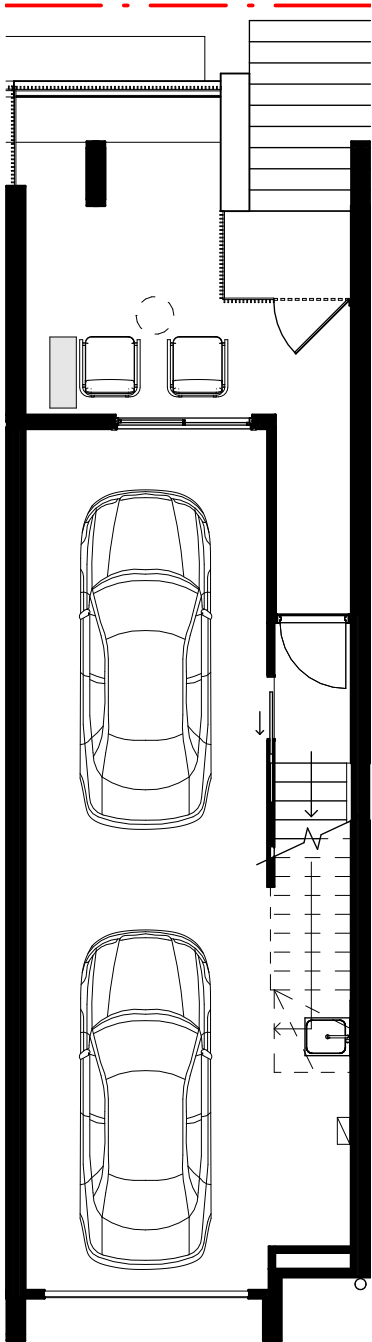
2 DA ELEVATION - RH END CONDITION
SCALE 1 : 200 @ A3

TOWNHOUSE PLANS

Our Solution

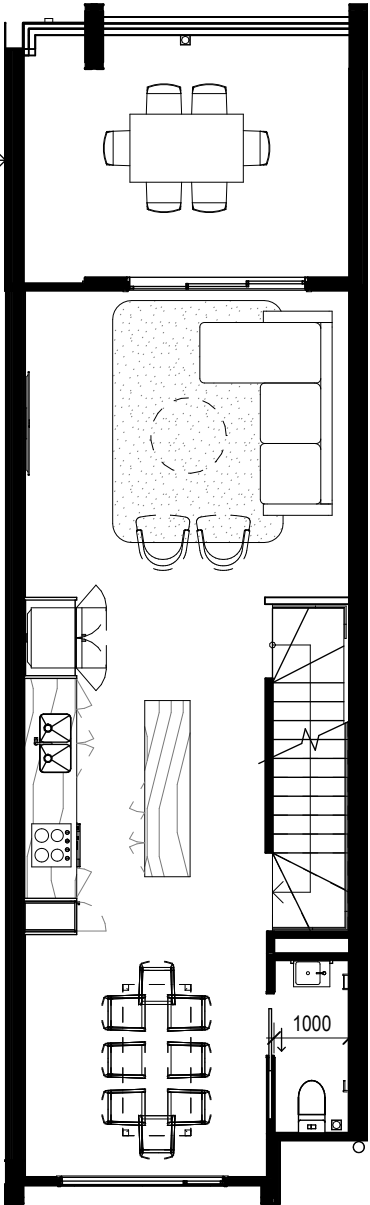
PORTAVILLA UNIT FLOOR PLANS - P1

61 TOWNHOUSE PLANS

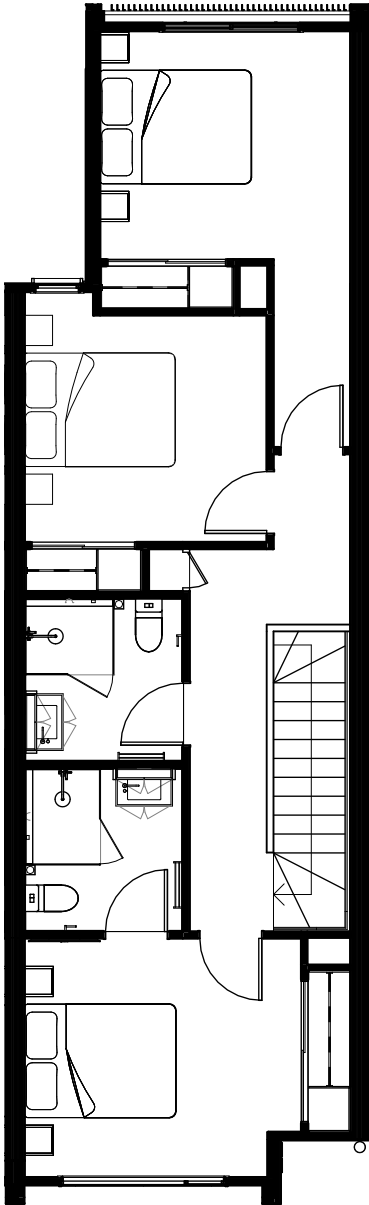


1 GROUND FLOOR
SCALE 1 : 100 @ A3

PRIVACY WALL
BETWEEN BLCONIES



2 LEVEL 01
SCALE 1 : 100 @ A3



3 LEVEL 02
SCALE 1 : 100 @ A3

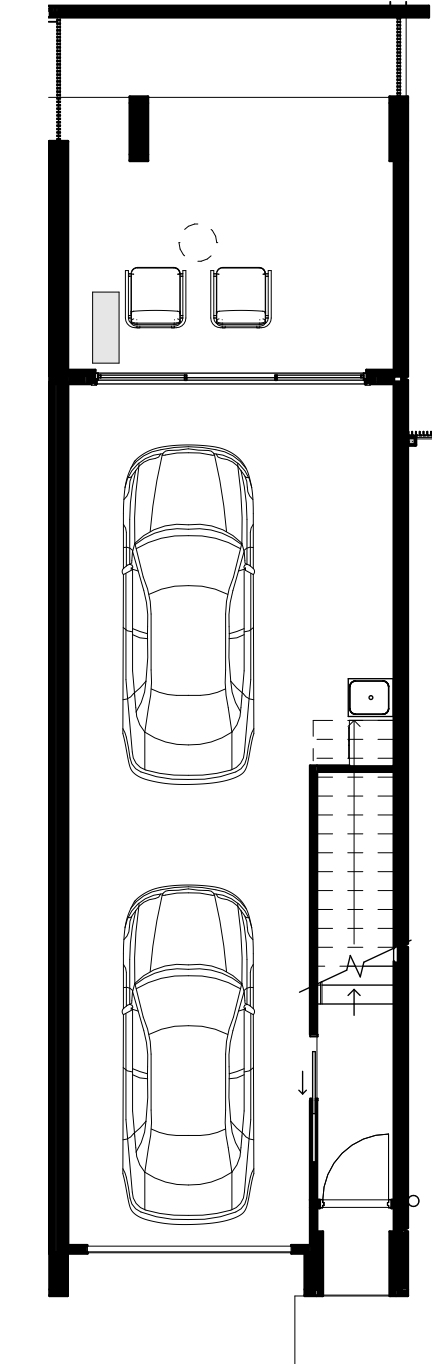
PLUS STUDIO

Our Solution

PORTAVILLA UNIT FLOOR PLANS - P2

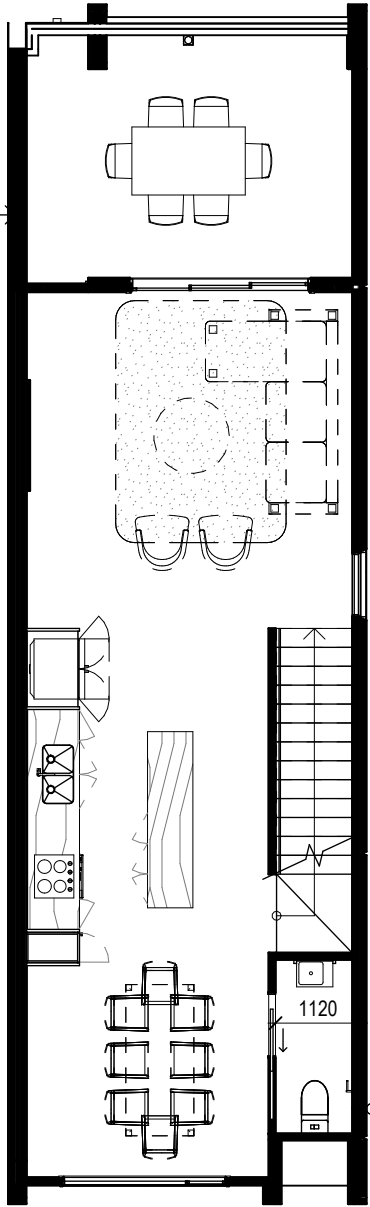
62

TOWNHOUSE PLANS

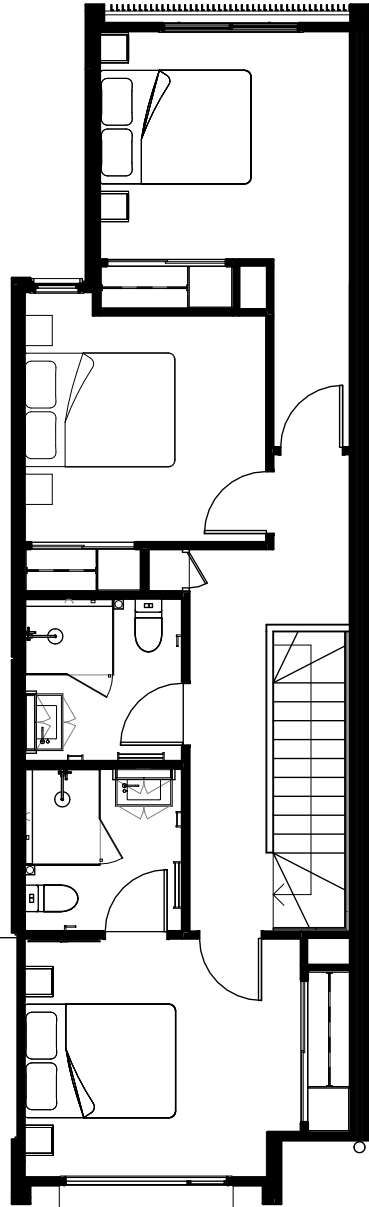


1 GROUND FLOOR
SCALE 1 : 100 @ A3

PRIVACY WALL
BETWEEN BALCONIES



2 LEVEL 01
SCALE 1 : 100 @ A3



3 LEVEL 02
SCALE 1 : 100 @ A3

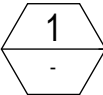
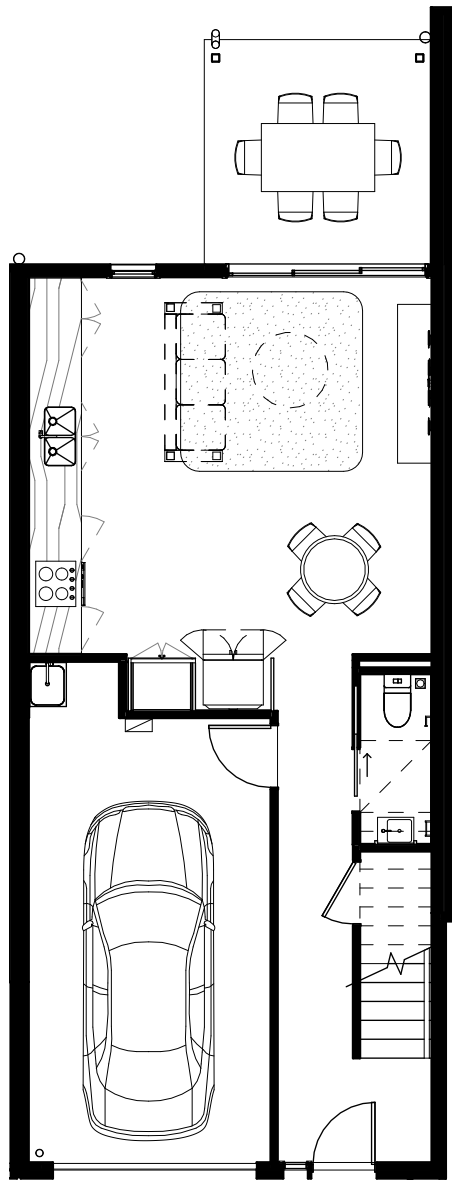
PLUS STUDIO

Our Solution

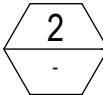
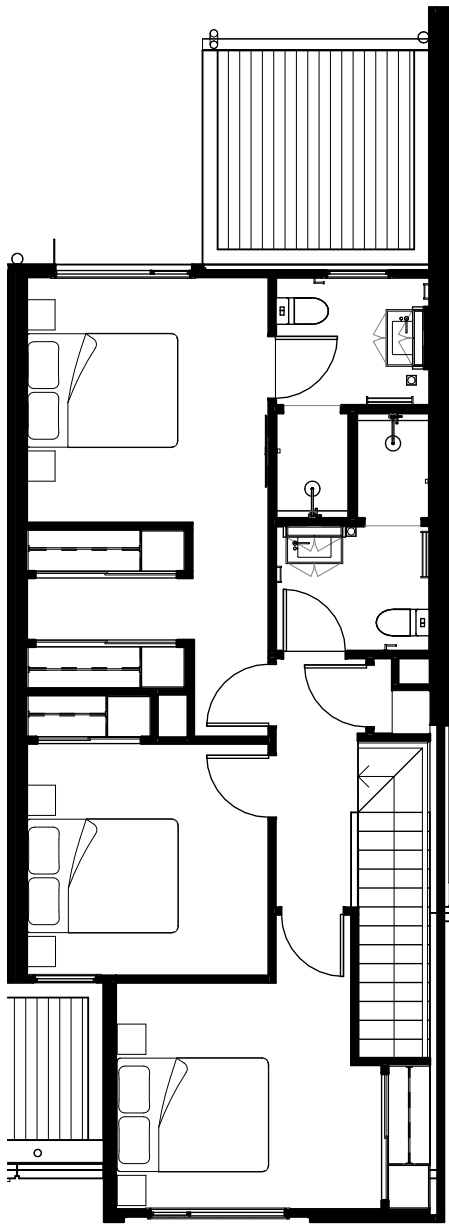
MASON M1 UNIT FLOOR PLAN

63 TOWNHOUSE PLANS

PLUS STUDIO



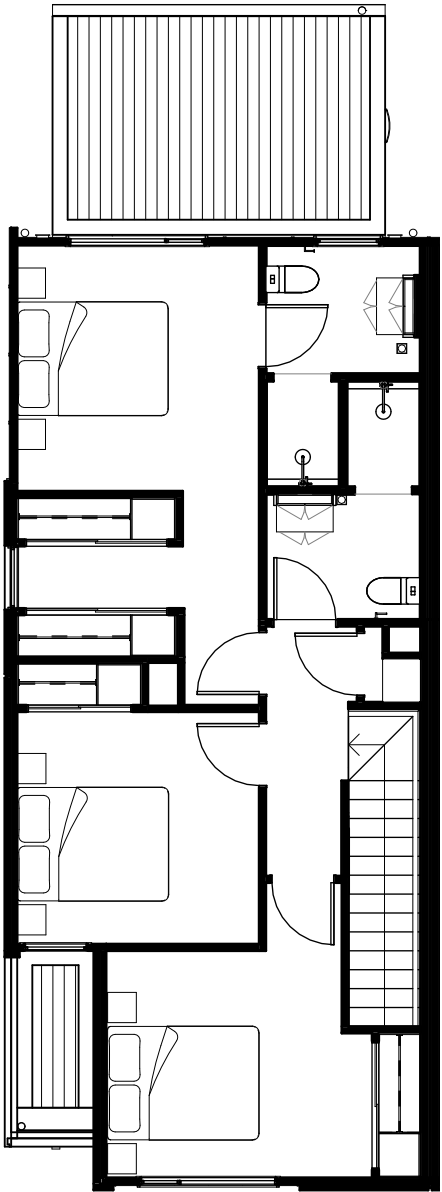
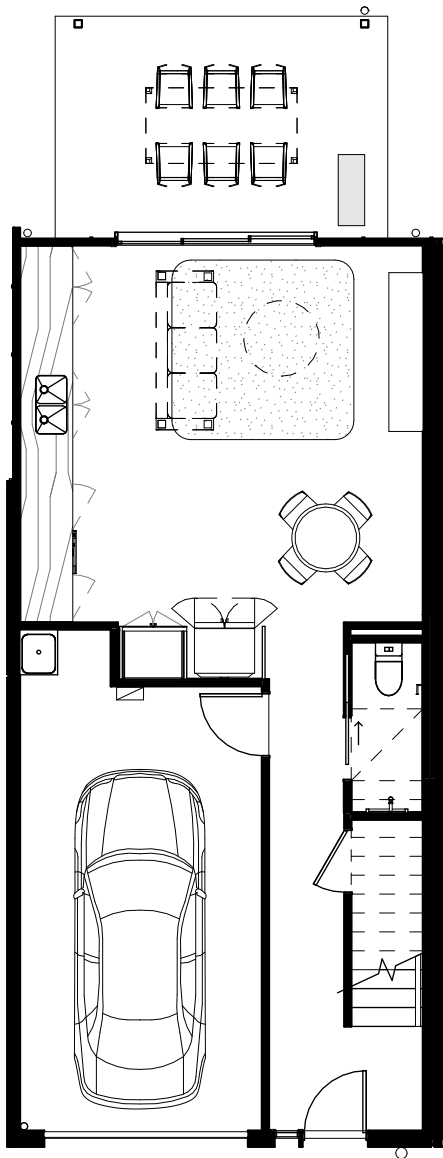
GROUND FLOOR
SCALE 1 : 100 @ A3



LEVEL 01
SCALE 1 : 100 @ A3

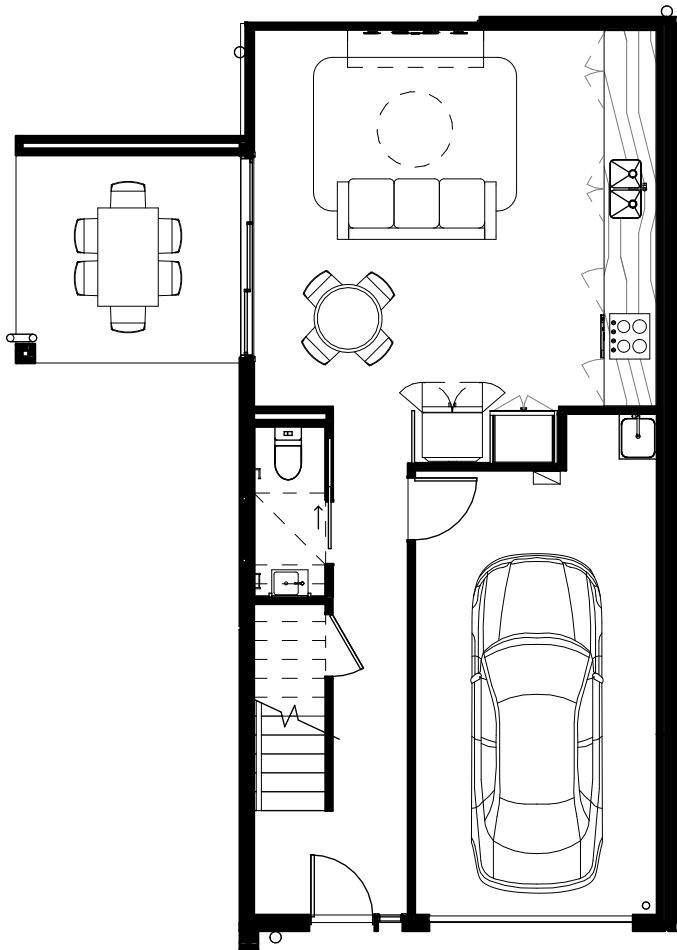
Our Solution

MASON M2 UNIT FLOOR PLAN

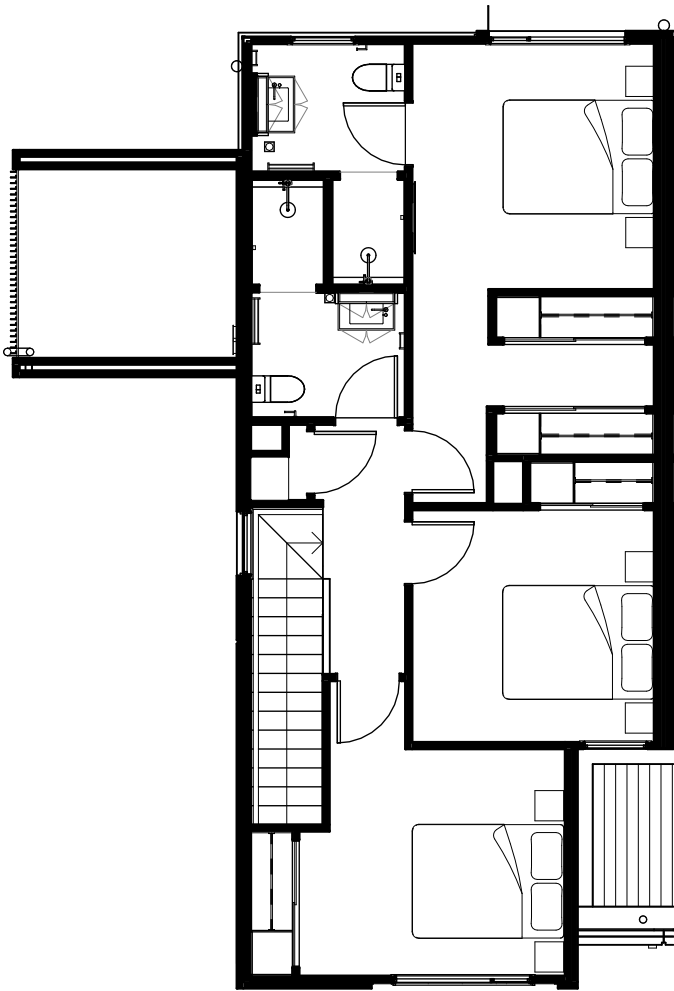


Our Solution

MASON M3 UNIT FLOOR PLAN



1 GROUND FLOOR
- SCALE 1 : 100 @ A3



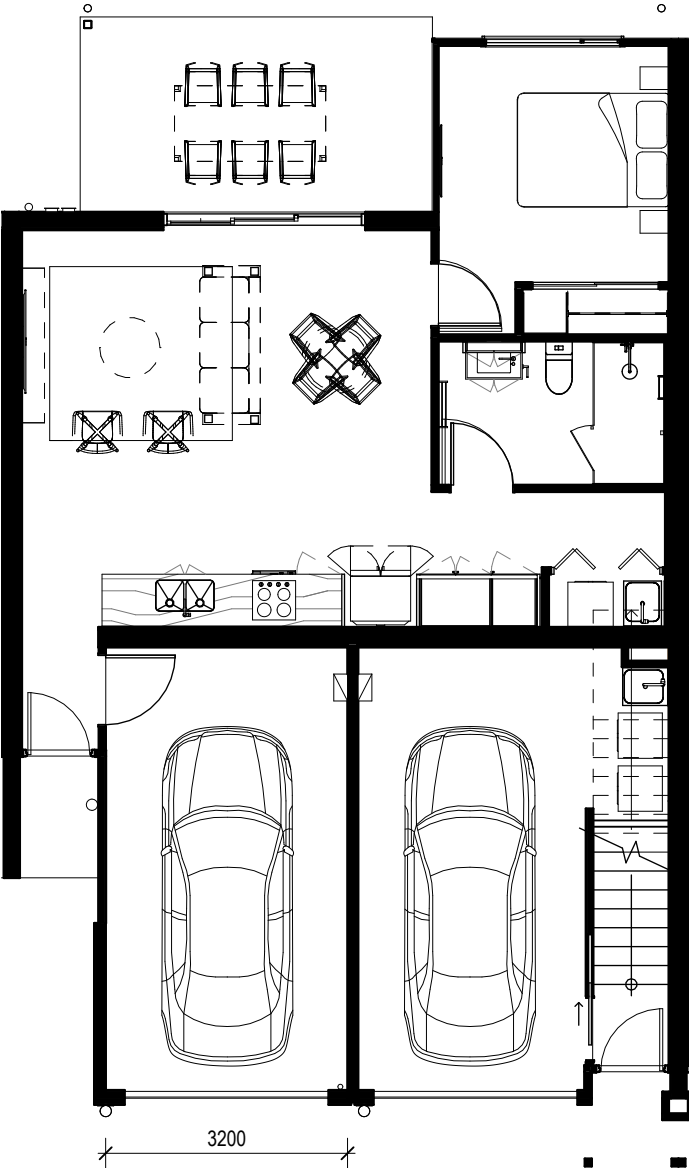
2 LEVEL 01
- SCALE 1 : 100 @ A3

Our Solution

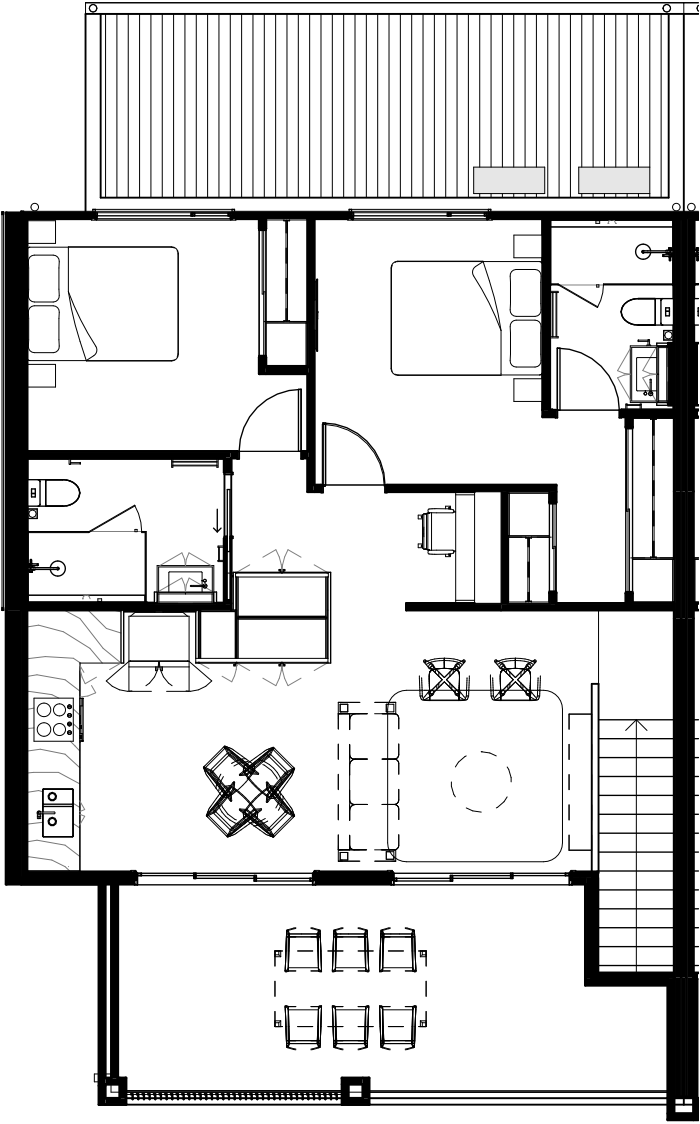
GOSHAWK G & E UNIT FLOOR PLANS

66

TOWNHOUSE PLANS



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



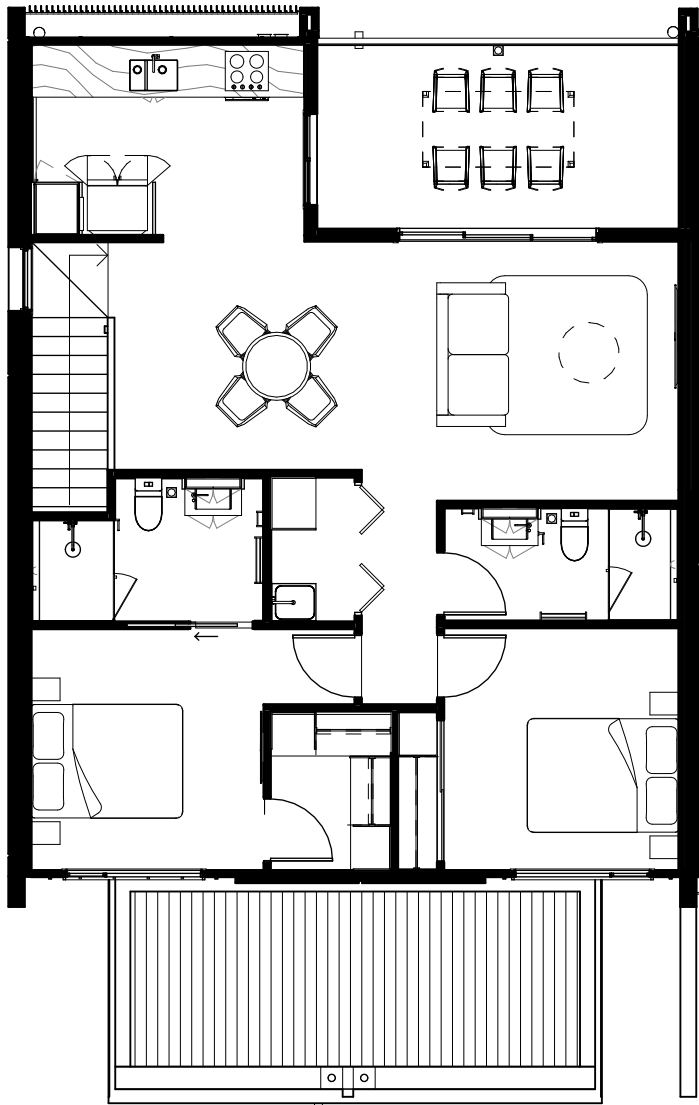
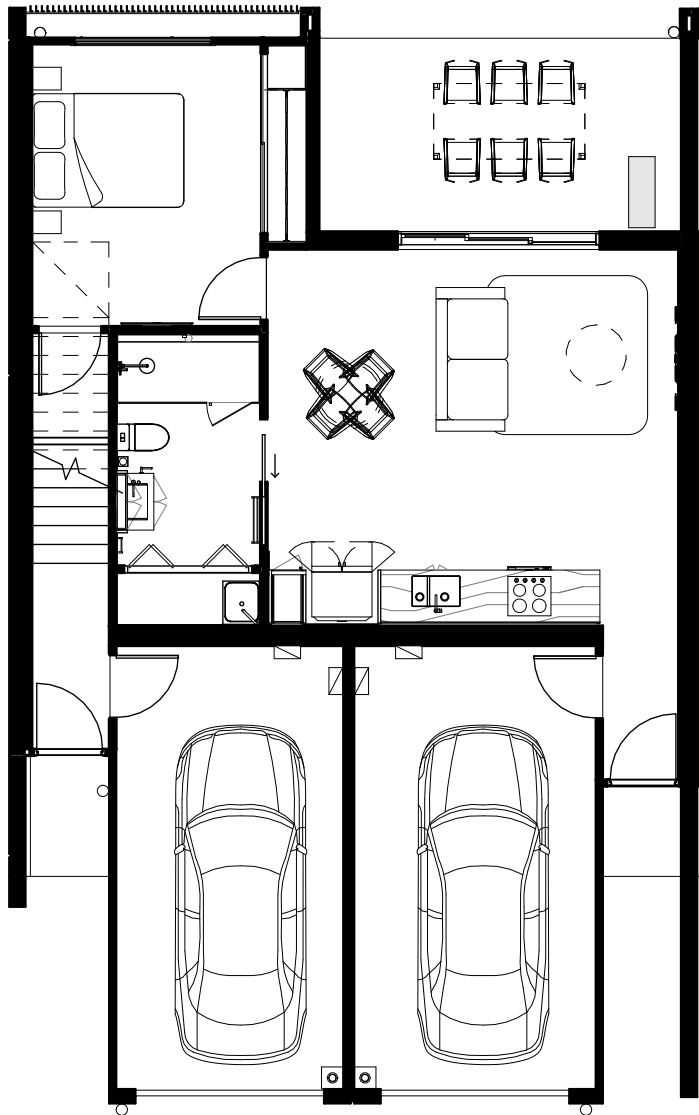
2 LEVEL 01 (E)
SCALE 1 : 100 @ A3

PLUS STUDIO

Our Solution

GOSHAWK D & F UNIT FLOOR PLANS

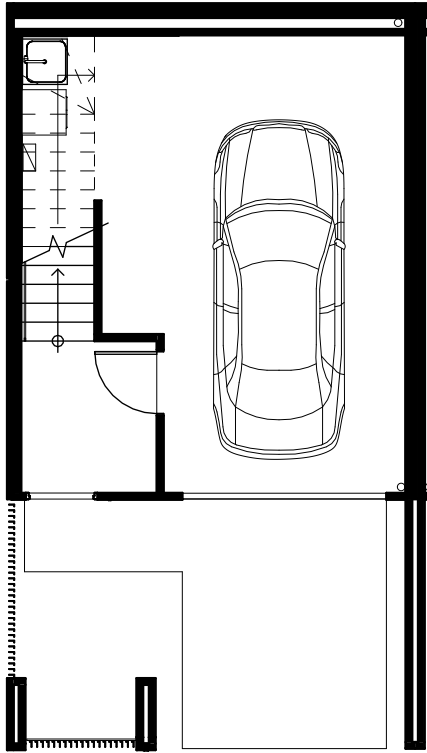
67 TOWNHOUSE PLANS



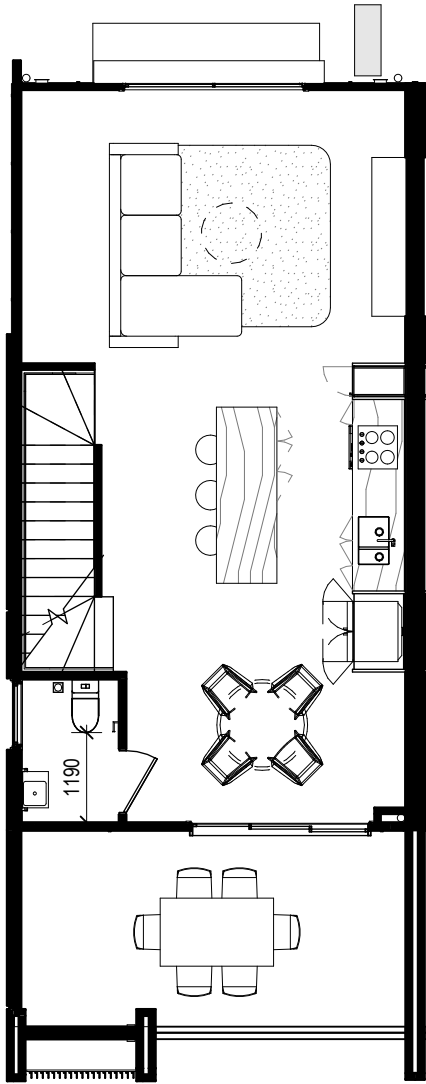
Our Solution

EMBER UNIT FLOOR PLANS

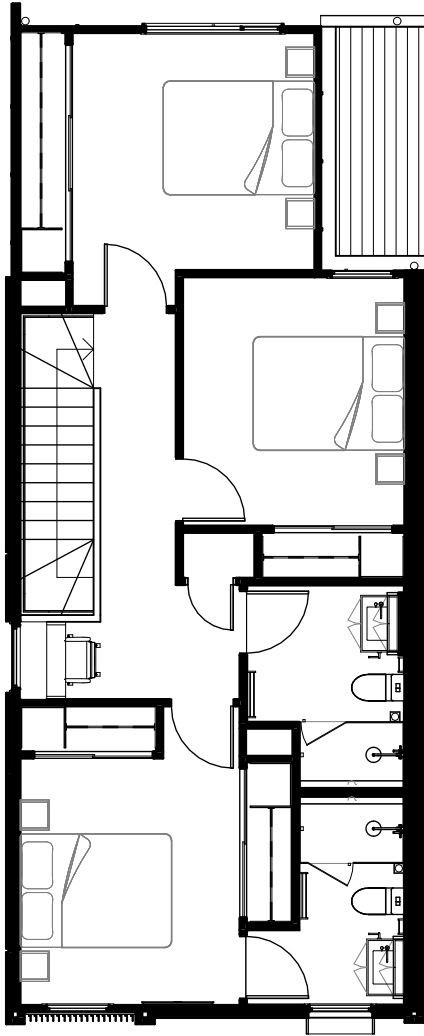
68 TOWNHOUSE PLANS



1 GROUND FLOOR
- SCALE 1 : 100 @ A3



2 LEVEL 01
- SCALE 1 : 100 @ A3



3 LEVEL 02
- SCALE 1 : 100 @ A3

PLUS STUDIO

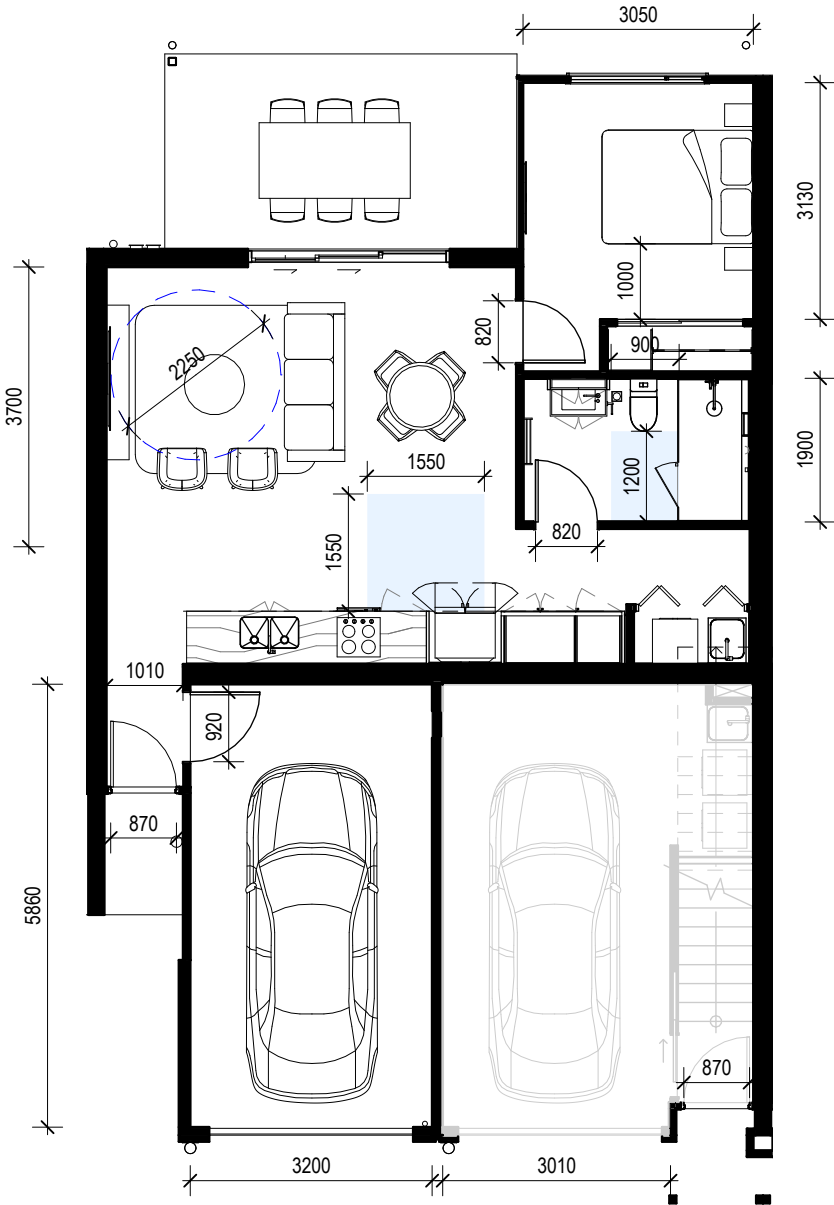
HOUSING GUIDELINES RESPONSE

Our Solution

GOSHAWK G/GROUND - ACCESSIBLE HOUSING GUIDELINES

DESIGN GUIDELINES AND STANDARDS

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



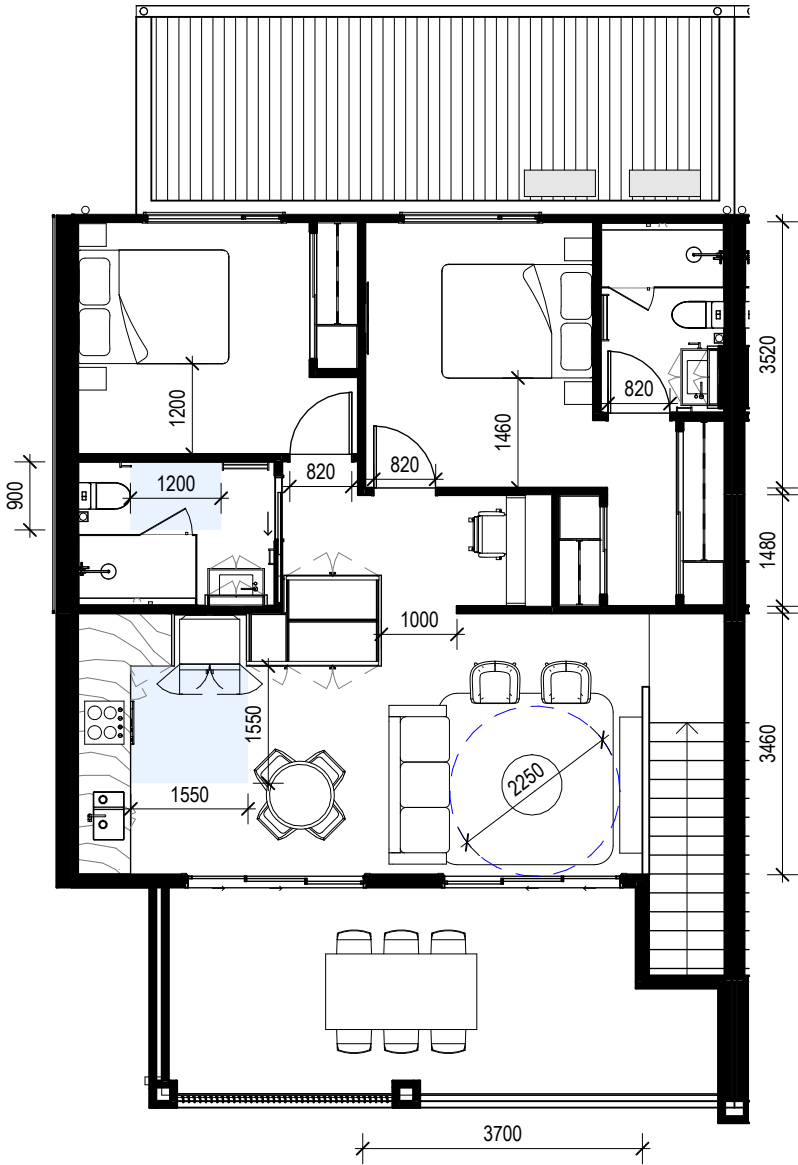
PDA ACCESSIBLE HOUSING GUIDELINES 2015		NCC LIVEABLE HOUSING DESIGN STANDARD 2020	
THRESHOLDS AND ENTRIES			
920mm doorways	✓	At least one entrance door to be 820mm clear	✓
Flush thresholds	✓	Flush thresholds	✓
		820mm clear opening to habitable rooms and bathrooms	✓
		Minimum 1000mm corridor widths	✓
PARKING			
5500mm min. garage length	✓	3200mm x 5400mm vehicle parking provided	✓
BATHROOM			
<i>Internal dimension of 2300 x 2250mm</i> 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 E/LVL1 - ACCESSIBLE HOUSING GUIDELINES

DESIGN GUIDELINES AND STANDARDS

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



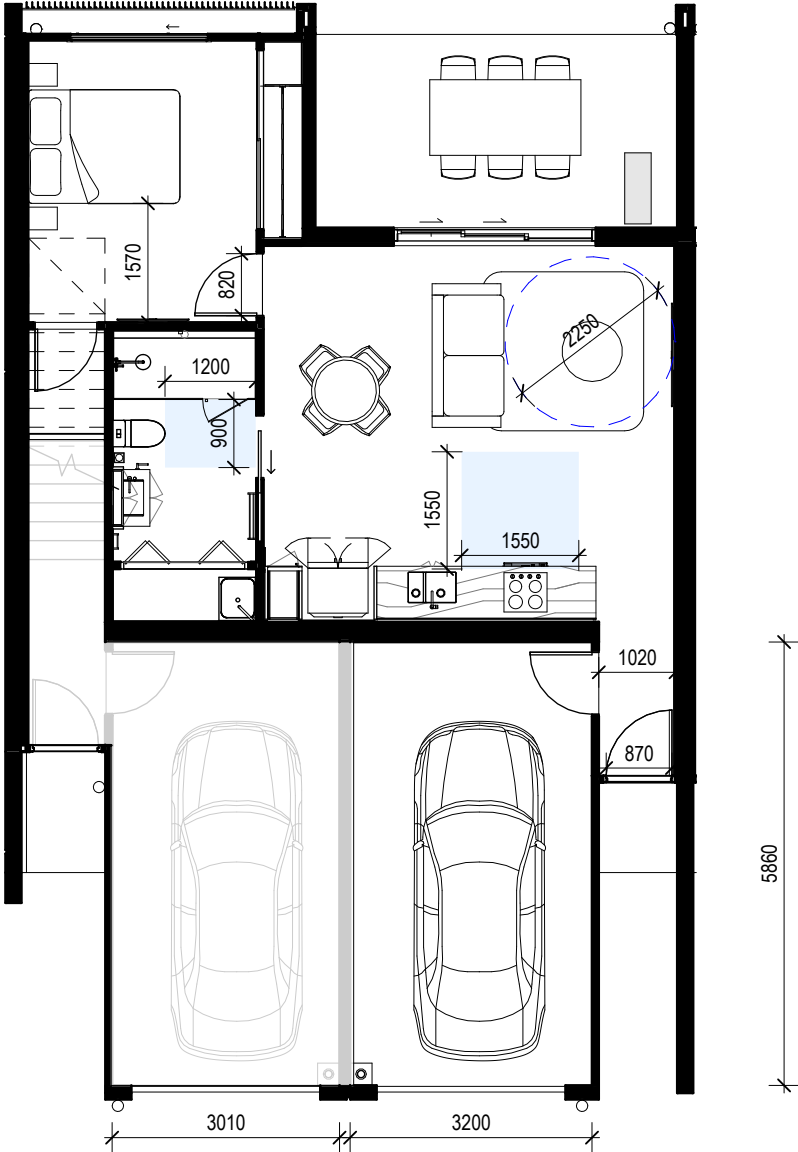
PDA ACCESSIBLE HOUSING GUIDELINES 2015		NCC LIVEABLE HOUSING DESIGN STANDARD 2020	
THRESHOLDS AND ENTRIES			
Flush thresholds	✓	At least one entrance door to be 820mm clear	✓
		Flush thresholds	✓
		820mm clear opening to habitable rooms and bathrooms	✓
		Minimum 1000mm corridor widths	✓
PARKING			
5500mm 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 F/GROUND - ACCESSIBLE HOUSING GUIDELINES

DESIGN GUIDELINES AND STANDARDS

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



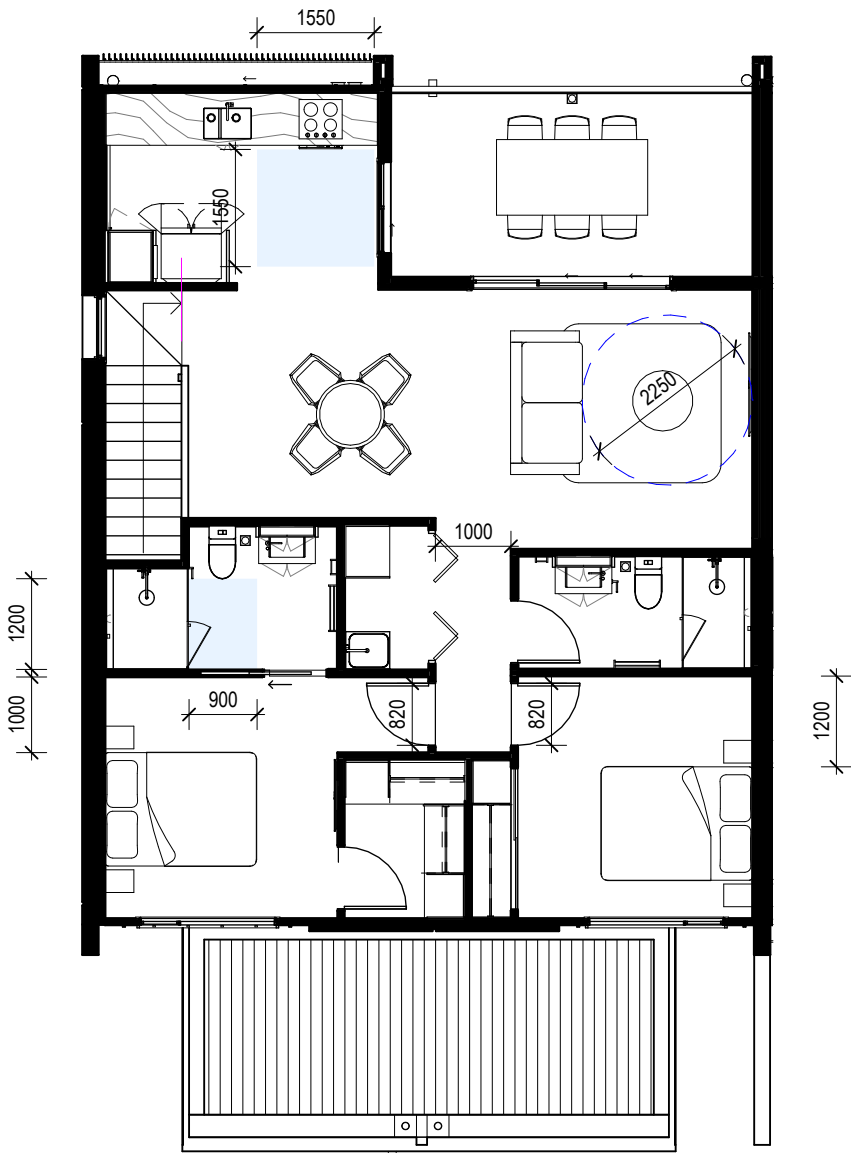
PDA ACCESSIBLE HOUSING GUIDELINES 2015		NCC LIVEABLE HOUSING DESIGN STANDARD 2020	
THRESHOLDS AND ENTRIES			
Flush thresholds	✓	At least one entrance door to be 820mm clear	✓
		Flush thresholds	✓
		820mm clear opening to habitable rooms and bathrooms	✓
		Minimum 1000mm corridor widths	✓
PARKING			
5500mm 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	✓
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)	✓		
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 D/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 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	✓		✓
Min. 1550mm horizontal dimension	✓		✓
			✓
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 A - 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	✓
Additional noggins for retrofitting of future grab rails	✓		✓
			✓
			✓
KITCHEN		Additional noggins for retrofitting of future grab rails	✓
Central area with min horizontal dimension of 1550mm	✓		
BEDROOM			
<i>Internal dimension of 3700 x 3550mm</i> 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	✓		

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HOUSING GUIDELINES RESPONSE

PLUS STUDIO



Our Solution

MASON - ACCESSIBLE HOUSING GUIDELINES

DESIGN GUIDELINES AND STANDARDS

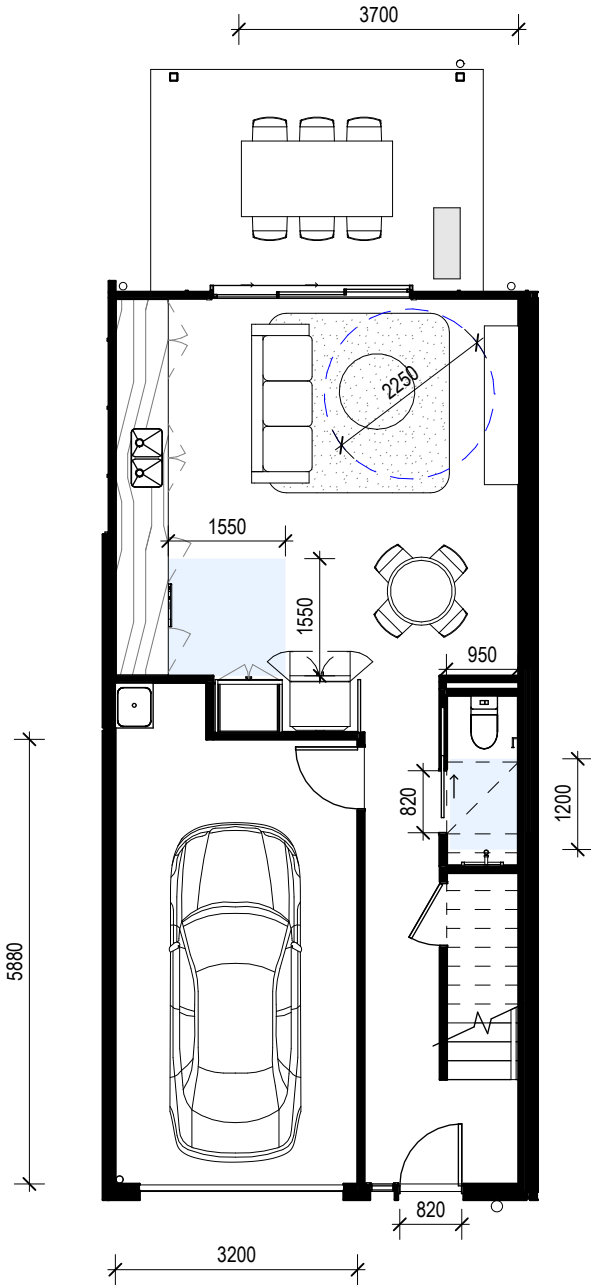
PDA GUIDELINES ACHIEVED: 50%
NCC LIVEABLE HOUSING STANDARD ACHIEVED: 100%

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	✓		

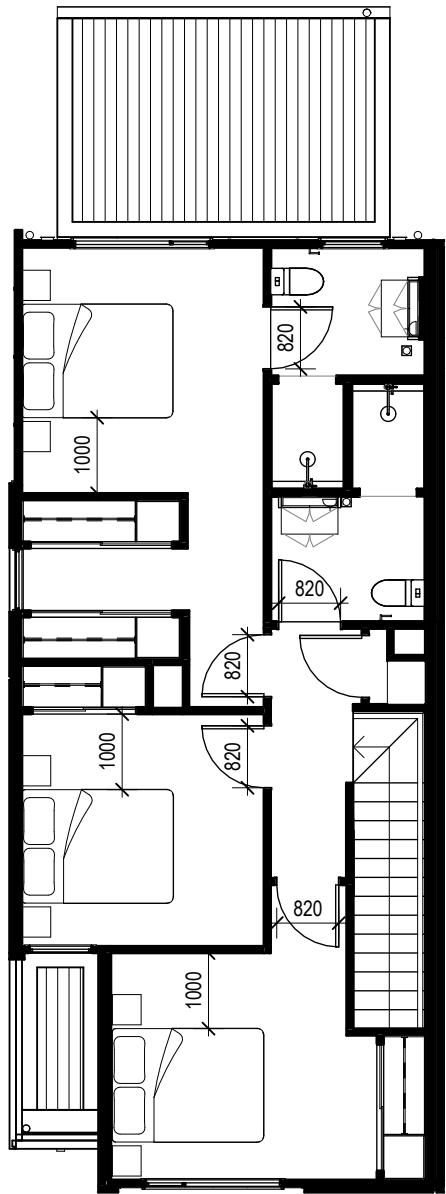
75

HOUSING GUIDELINES RESPONSE

PLUS STUDIO



1 GROUND FLOOR UNIT
SCALE 1 : 100 @ A3



2 LEVEL 01 UNIT
SCALE 1 : 100 @ A3

Our Solution

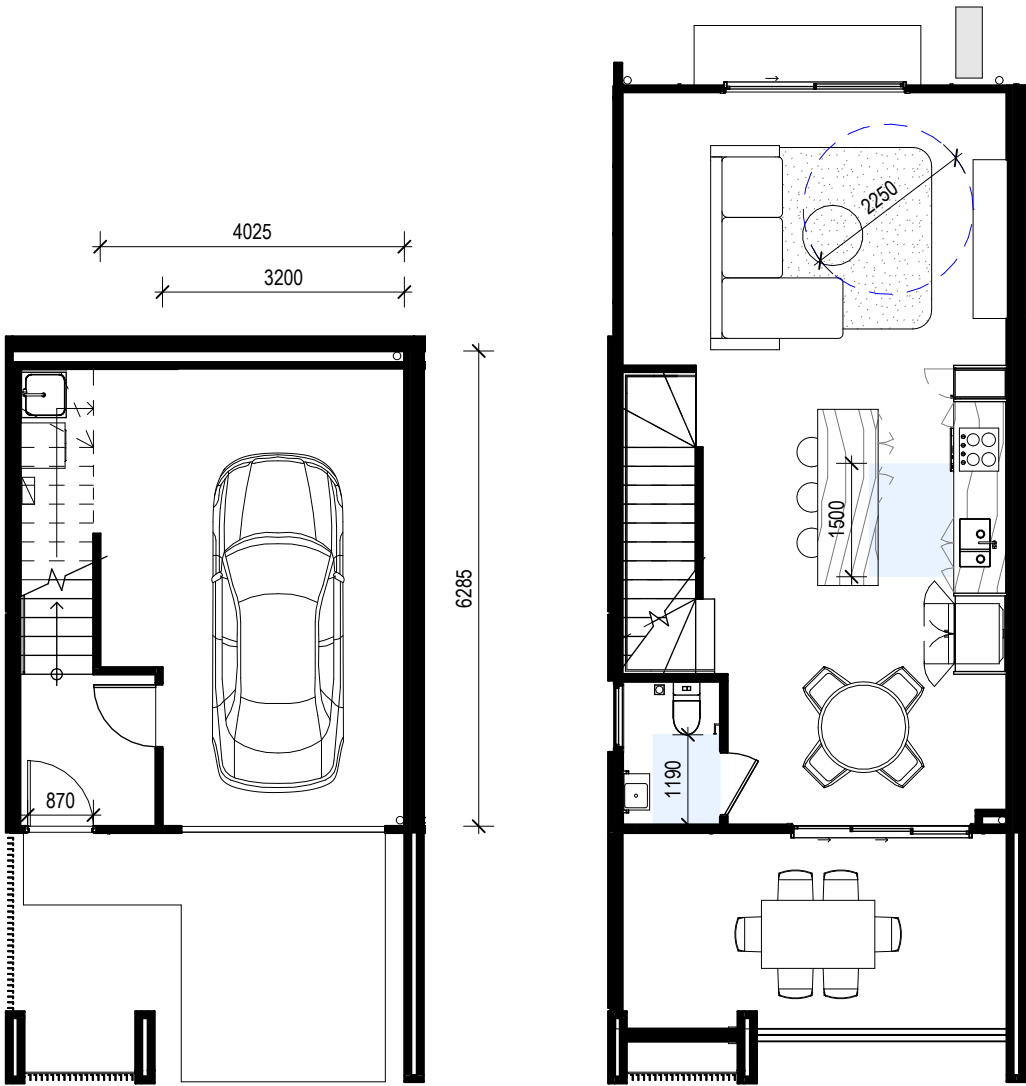
EMBER - ACCESSIBLE HOUSING GUIDELINES

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	✓
		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	✓		

76 HOUSING GUIDELINES RESPONSE



1 GROUND FLOOR
SCALE 1 : 100 @ A3

2 LEVEL 01
SCALE 1 : 100 @ A3

3 LEVEL 02
SCALE 1 : 100 @ A3

PLUS STUDIO

OUR ANALYSIS

Our Solution

OPEN SPACE DIAGRAM

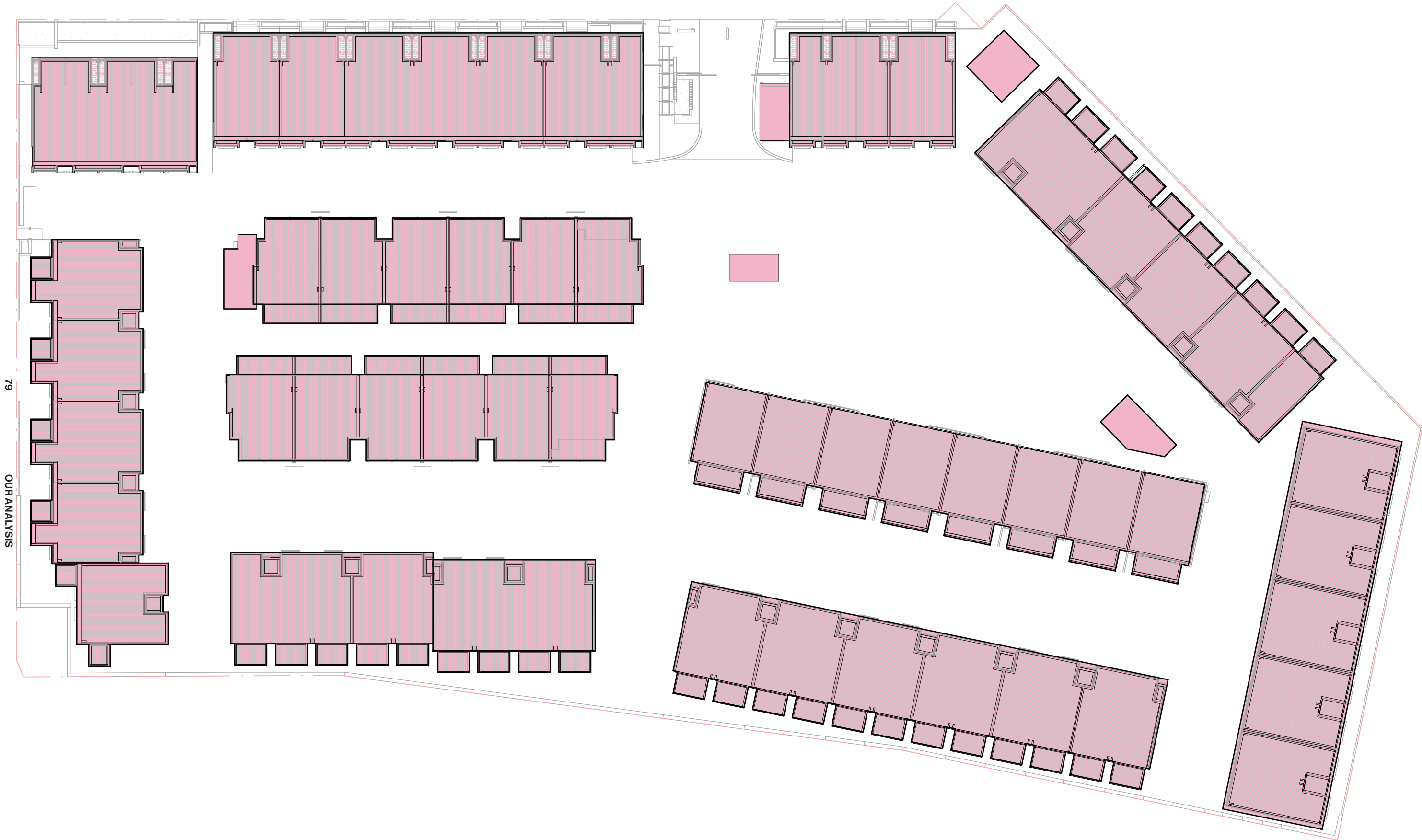
OPEN SPACE SCHEDULE:		
	LANDSCAPE BUFFERS	350 m ² 2%
	CENTRAL FACILITIES	1394 m ² 8.0%
	SECONDARY COMMUNAL SPACES / GARDENS	1317 m ² 7.6%
TOTAL COMMUNAL OPEN SPACE		3061 m ² 17.7%
	PRIVATE OPEN SPACE ON GROUND LEVEL	2953 m ² 17.0%
	PRIVATE OPEN SPACE ON LEVEL 01	846 m ² 4.9%
TOTAL PRIVATE OPEN SPACE		3799 m ² 21.9%



Our Solution

SITE COVER - DIAGRAM

SITE COVER SCHEDULE:	
SITE COVER TOTAL	8382 m ²
SITE COVER PERCENTAGE	48%



Our Solution

GROUND LEVEL GFA - DIAGRAM



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	1325.453 m ²	193.137 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	1640.746 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	2966.199 m ²	193.137 m ²
				TOTAL GFA
				12063.441 m ²

Our Solution

LEVEL 1 GFA - DIAGRAM



Our Solution

LEVEL 2 GFA - DIAGRAM



Our Solution

SHADOW STUDY - AUTUMN EQUINOX

83
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

84
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

85
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

86
OUR ANALYSIS



WINTER SOLSTICE | 9 am
21 JUNE 2026



WINTER SOLSTICE | 12 pm
21 JUNE 2026

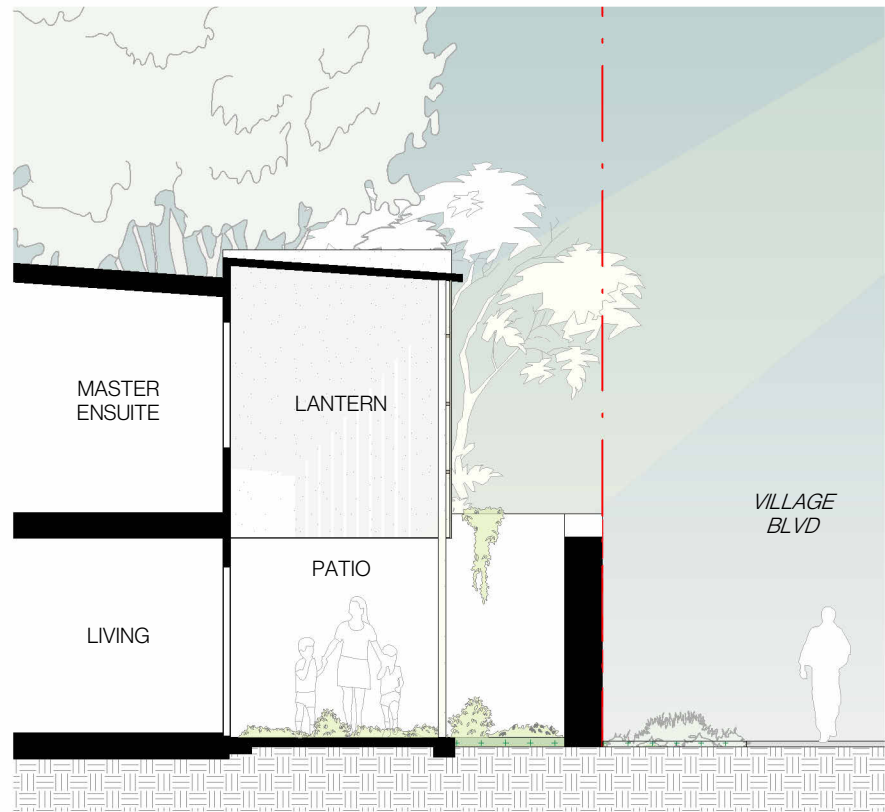


WINTER SOLSTICE | 3 pm
21 JUNE 2026



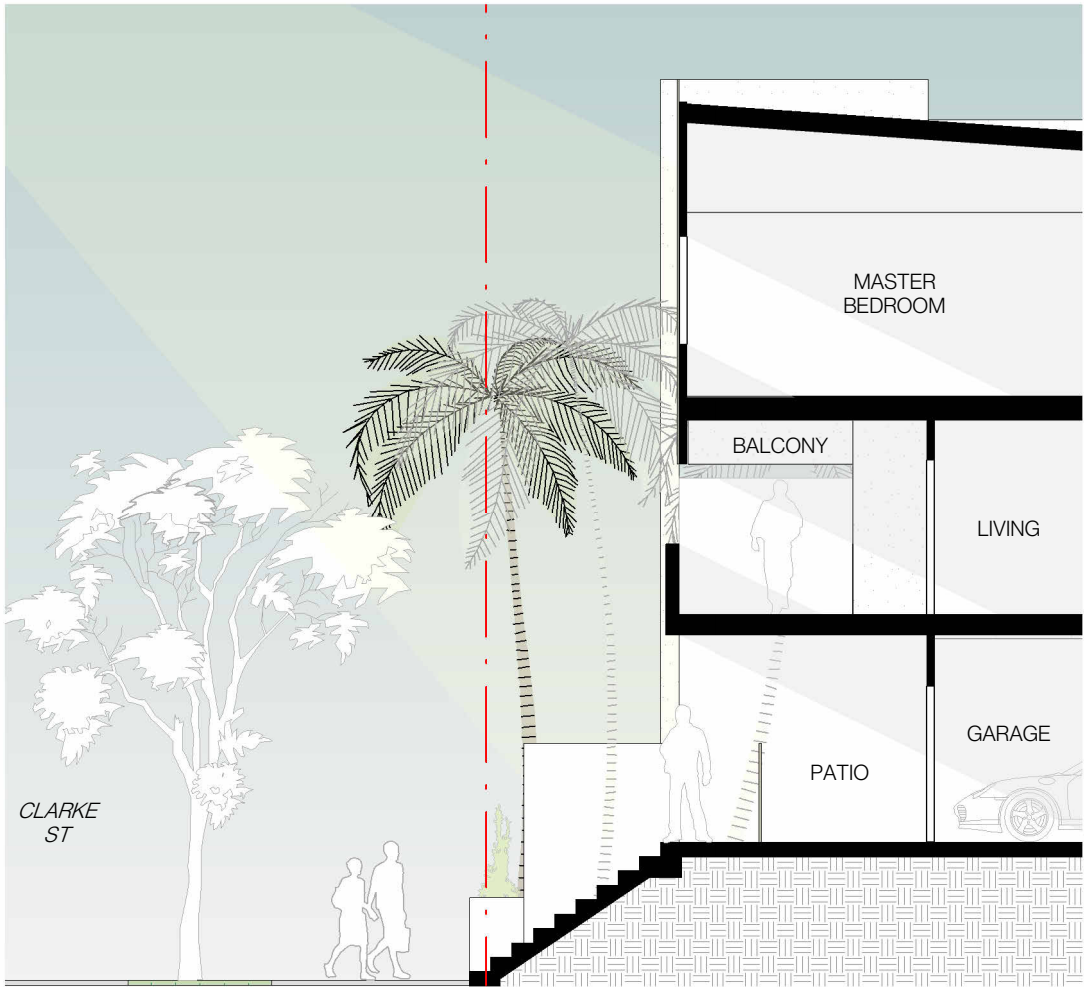
Our Solution

SOLAR SHADING



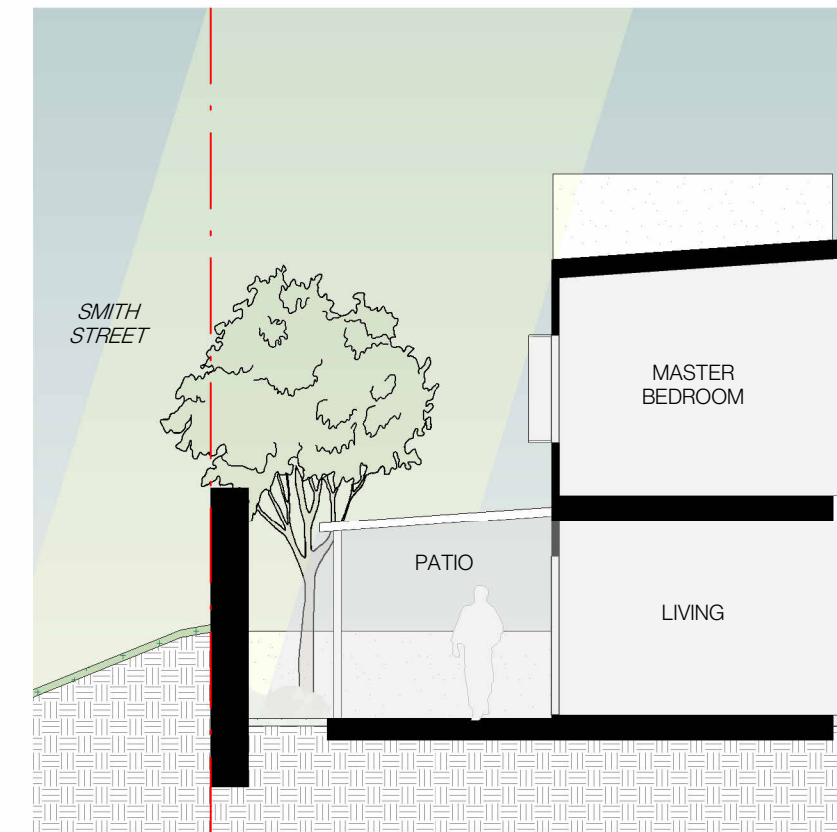
1 MASON SHADING STRATEGY

SCALE 1:100 @ A1

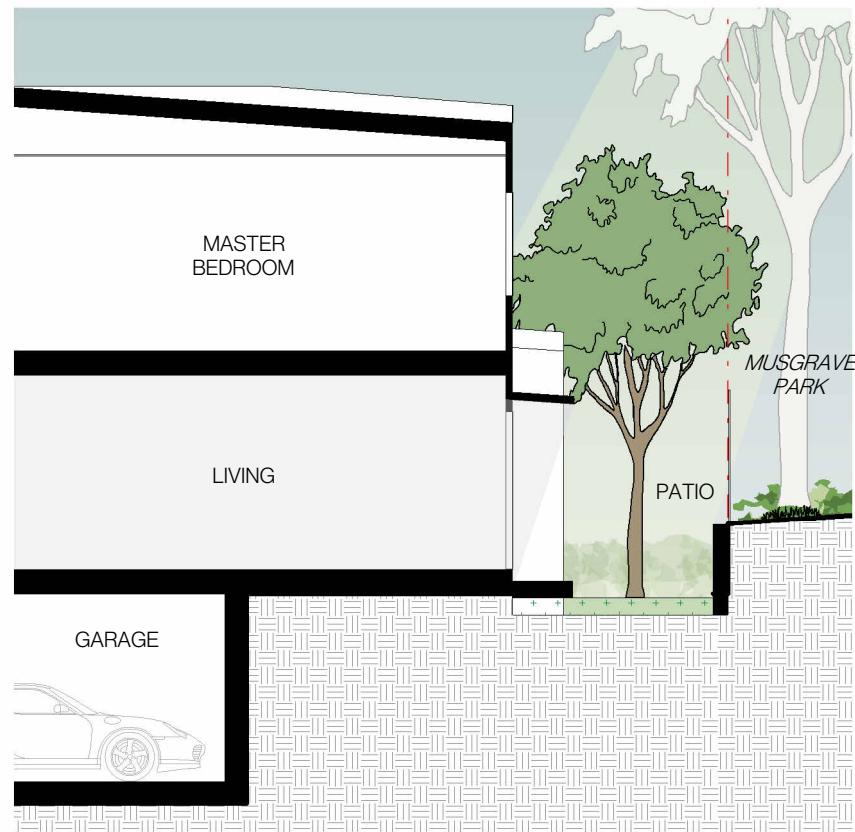


2 PORTAVILLA SHADING STRATEGY

SCALE 1:100 @ A1



3 MASON A2 SHADING STRATEGY



4 EMBER SHADING STRATEGY

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						
TOWNHOUSE TYPE	PAX	NO. OF STOREYS	NO. OF BEDROOMS PER TYPE	NO. OF RESIDENT CAR PARKS PER TYPE		REQUIRED VISITOR PARKS	COMMUNAL OPEN SPACE (COS) M²	% COMMUNAL OPEN SPACE (COS)
				GARAGE PARKS				
GOSHAWK G	12	2	1	1		6	6860	40%
GOSHAWK E	12		2	1				
GOSHAWK F	8		1	1				
GOSHAWK D	8		2	1				
MASONS	41	2	3	1				
EMBER	10	2.5	3	1				
PORTAVILLA	23	3	3	2				
TOTAL	114			137		6	6860	

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 G	37	38	2.7	440	12%	1488	9%	11%
GOSHAWK E	20	20	2.8	256	7%			11%
GOSHAWK F	35	37	2.7	337	9%	935	5%	7%
GOSHAWK D	12	12	2.2	100	3%			7%
MASONS	25	105	4.4	1373	36%	3244	19%	36%
EMBER	29	86	3.5	388	10%	765	4%	9%
PORTAVILLA	25	65	4.5	905	24%	1629	9%	20%
TOTAL				3799		8061	47%	100%

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