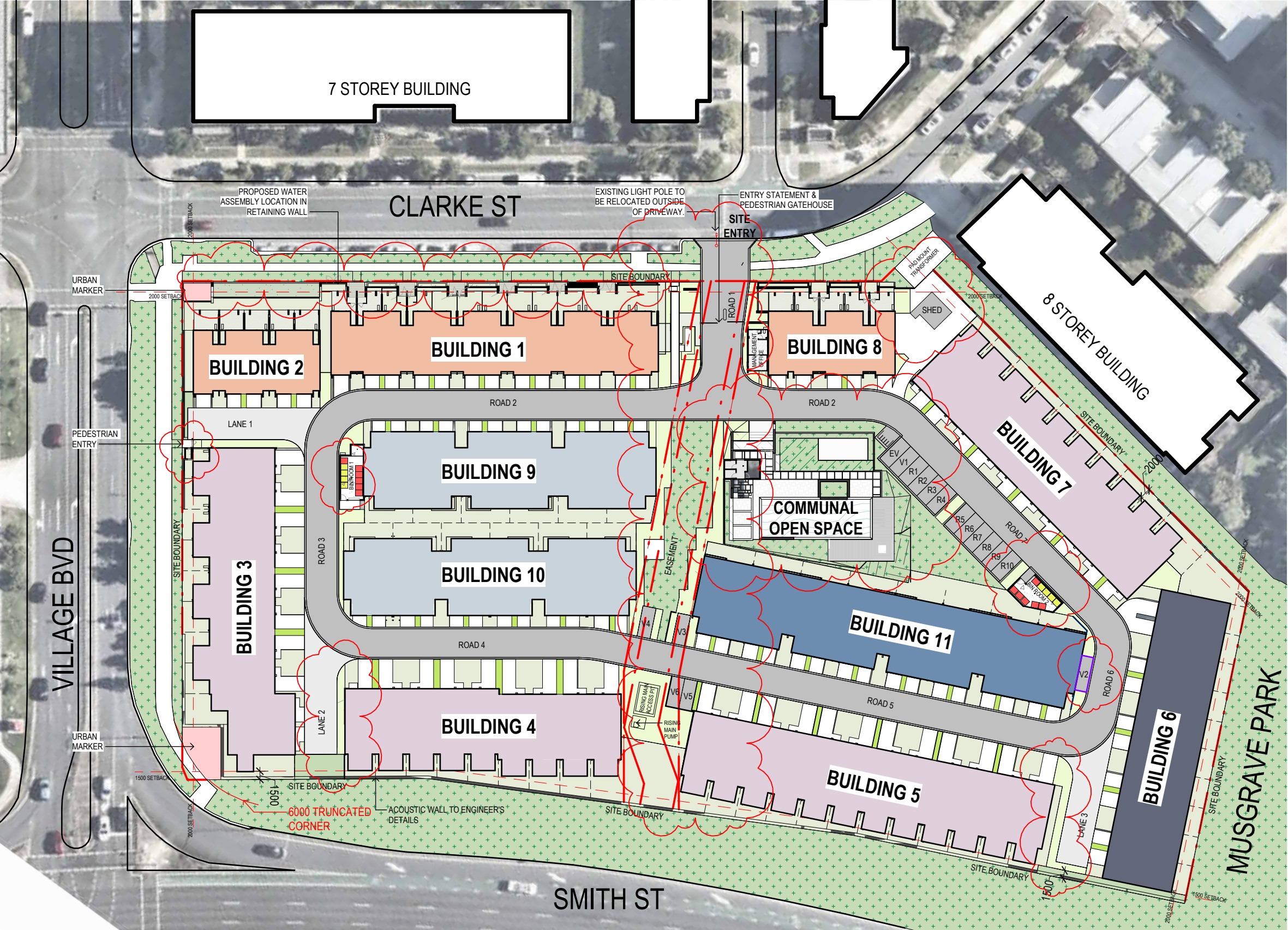


Our Solution

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

PORTAVILLA

A1
16

A2
07

GOSHAWK

G 12
& E 12

F 08
& D 08

MASON

C1
09

C2
31

C3
01

EMBER

B
10



The site plan illustrates a residential development layout. It features 11 buildings, each with a unique footprint and internal structure. The buildings are arranged around a central network of roads and a communal open space. The site is bounded by Clarke St to the north, Smith St to the south, and Musgrave Park to the east. A 7-storey building is located to the north of Clarke St, and an 8-storey building is to the east of Musgrave Park. The plan includes various setbacks (1500m, 2000m), easements, and specific areas like a communal open space, a shed, and a gatehouse. The site boundary is clearly marked with a red dashed line.

CLARKE ST

SMITH ST

MUSGRAVE PARK

BUILDING 1

BUILDING 2

BUILDING 3

BUILDING 4

BUILDING 5

BUILDING 6

BUILDING 7

BUILDING 8

BUILDING 9

BUILDING 10

BUILDING 11

COMMUNAL OPEN SPACE

SHED

GATEHOUSE

MANAGER'S OFFICE

ROAD 1

ROAD 2

ROAD 3

ROAD 4

ROAD 5

ROAD 6

LANE 1

LANE 2

LANE 3

LANE 4

LANE 5

LANE 6

LANE 7

LANE 8

LANE 9

LANE 10

LANE 11

LANE 12

LANE 13

LANE 14

LANE 15

LANE 16

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LANE 220

LANE 221

LANE 222

LANE 223

LANE 224

LANE 225

LANE 226

LANE 227

LANE 228

LANE 229

LANE 230

LANE 231



Our Solution

STAGING PLAN

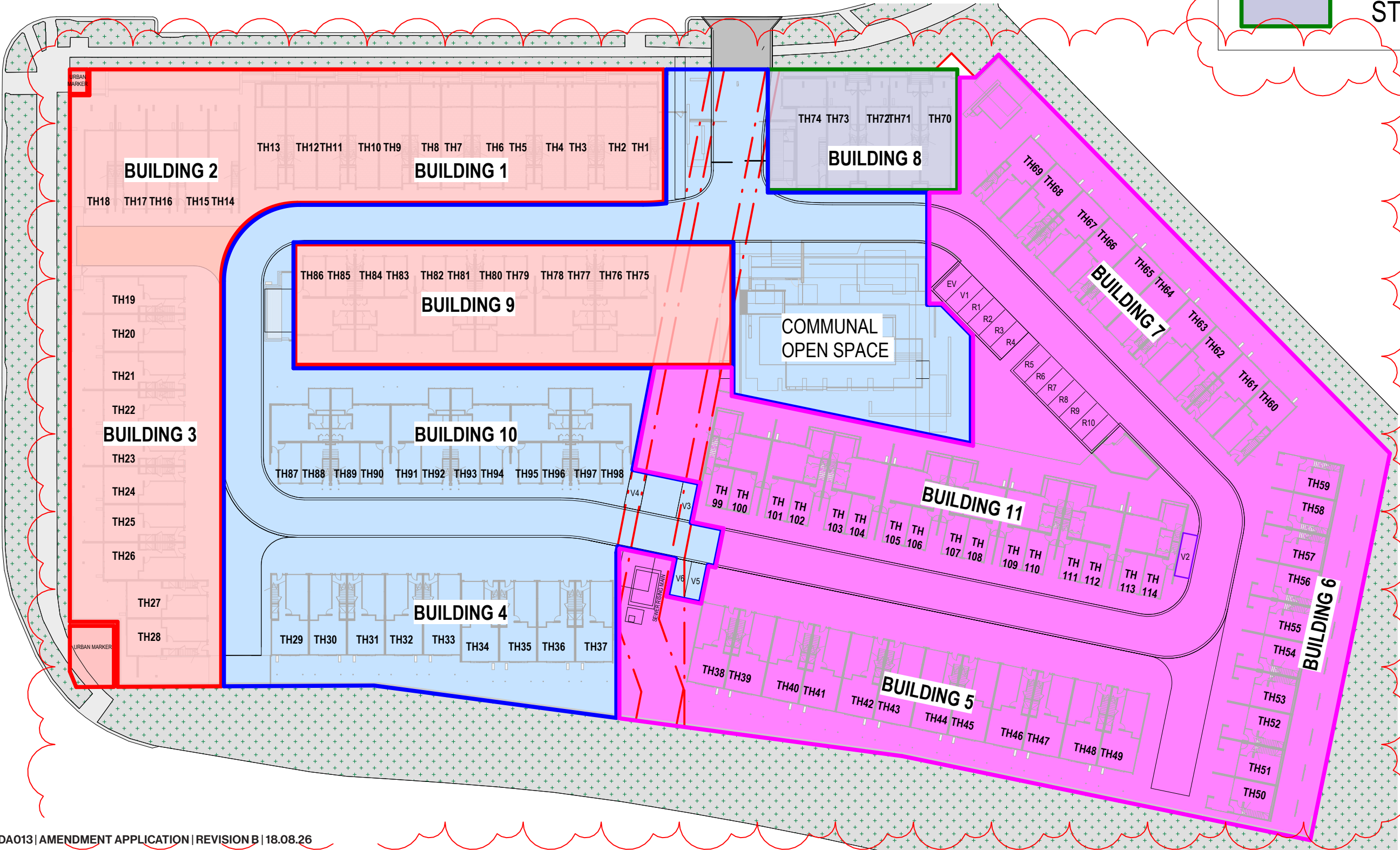
LEGEND:

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

Our Solution

PROPOSED PLAN - ROOF

7 STOREY BUILDING

CLARKE ST

SITE ENTRY

8 STOREY BUILDING

BUILDING 2

BUILDING 1

BUILDING 8

BUILDING 9

BUILDING 7

BUILDING 3

BUILDING 10

BUILDING 11

BUILDING 4

BUILDING 6

BUILDING 5

MUSGRAVE PARK

SMITH ST

VILLAGE BVD

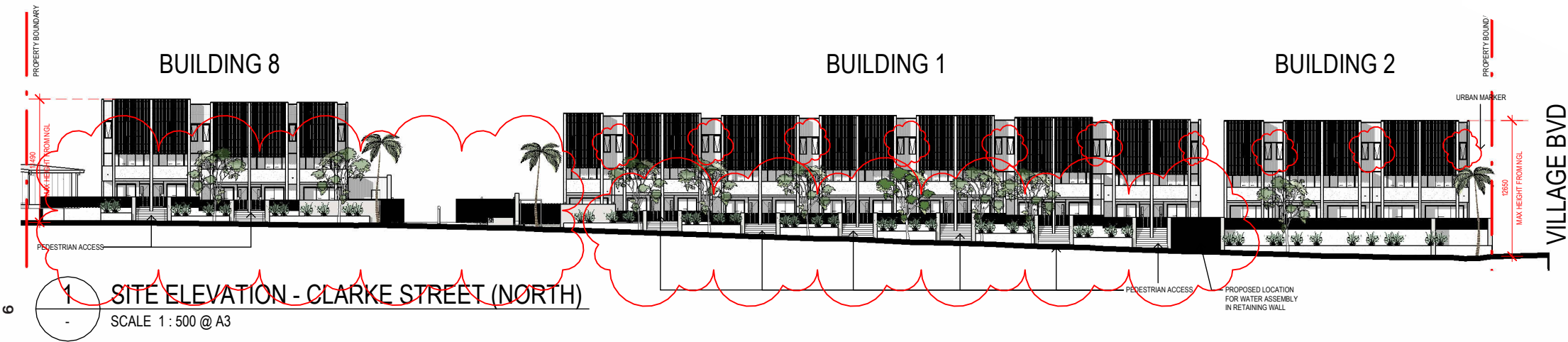
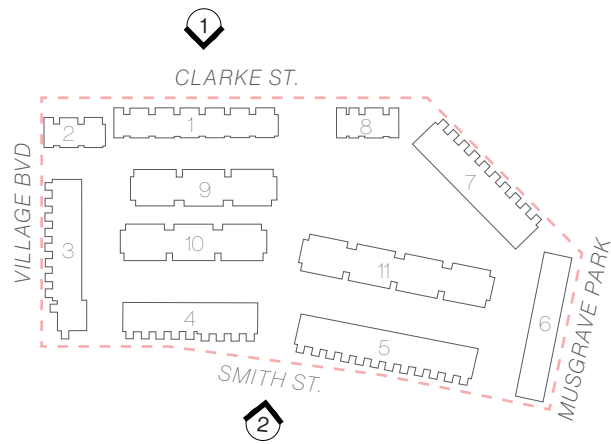
8

OVERALL

PLUS STUDIO

Our Solution

SITE ELEVATIONS NORTH & SOUTH



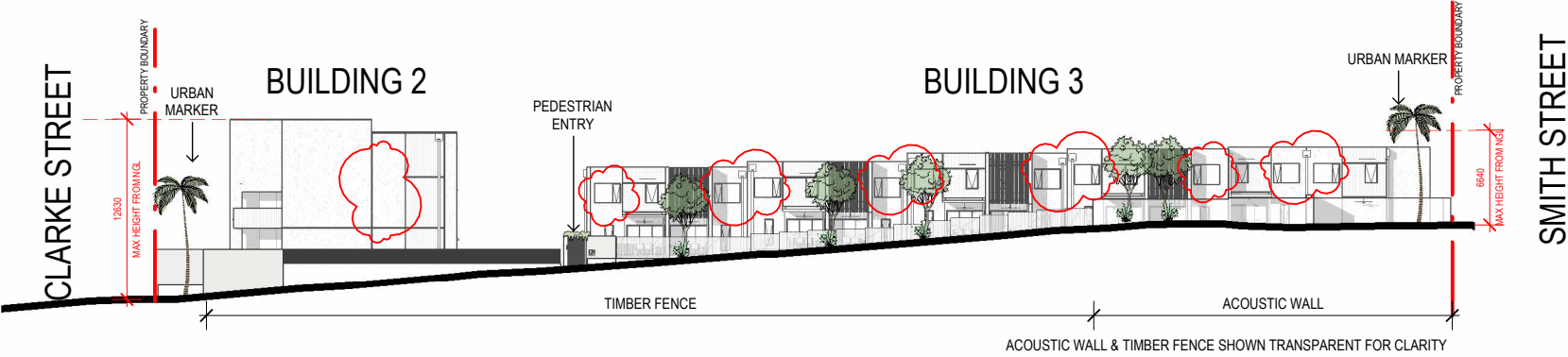
OVERALL



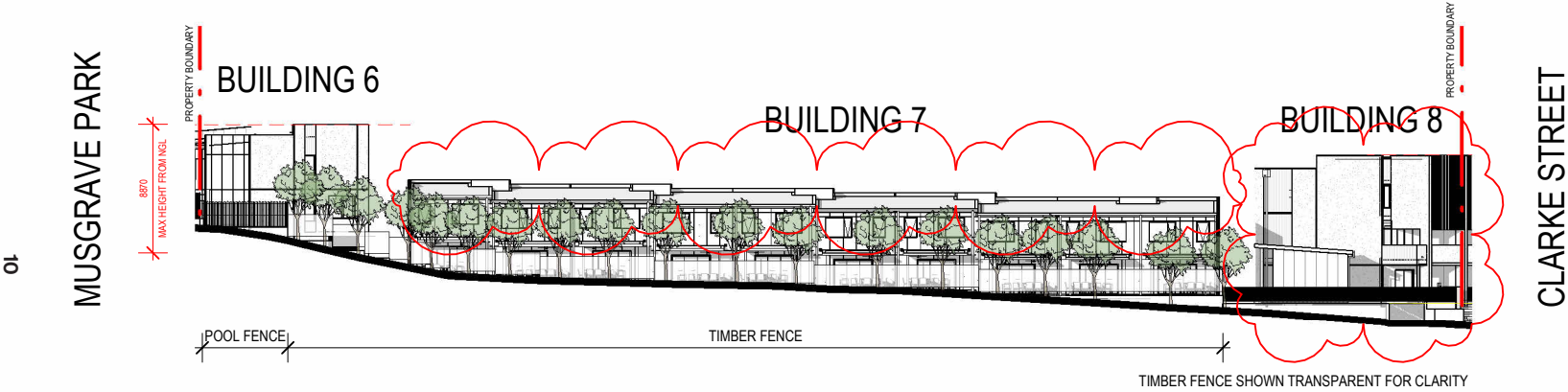
PLUS STUDIO

Our Solution

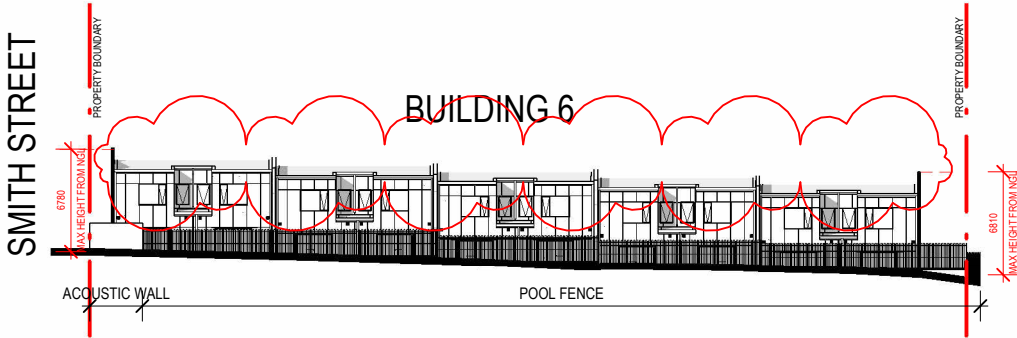
SITE ELEVATIONS WEST & EAST



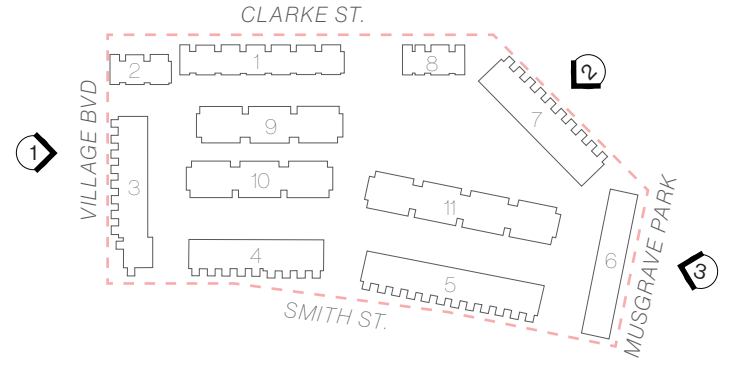
1 SITE ELEVATION - VILLAGE BOULEVARD (WEST)
SCALE 1 : 500 @ A3



2 SITE ELEVATION - NORTHEAST
SCALE 1 : 500 @ A3



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



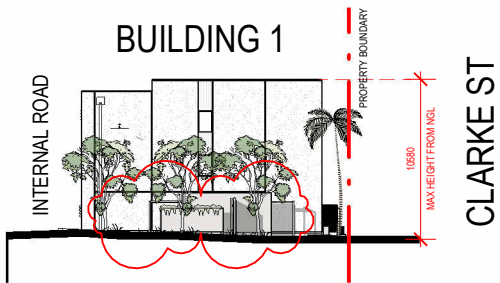
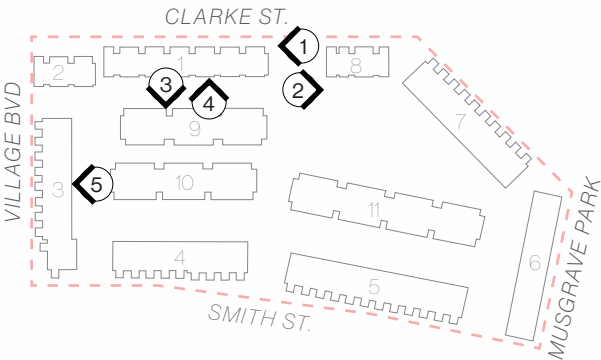
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OVERALL

PLUS STUDIO

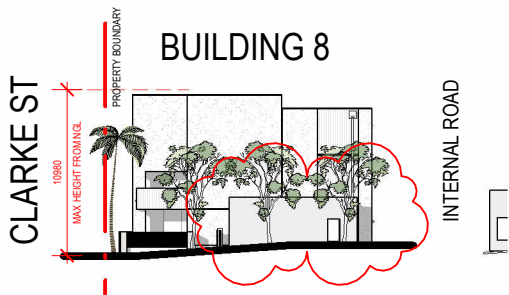
Our Solution

INTERNAL ROAD ELEVATIONS - ROAD 01-03



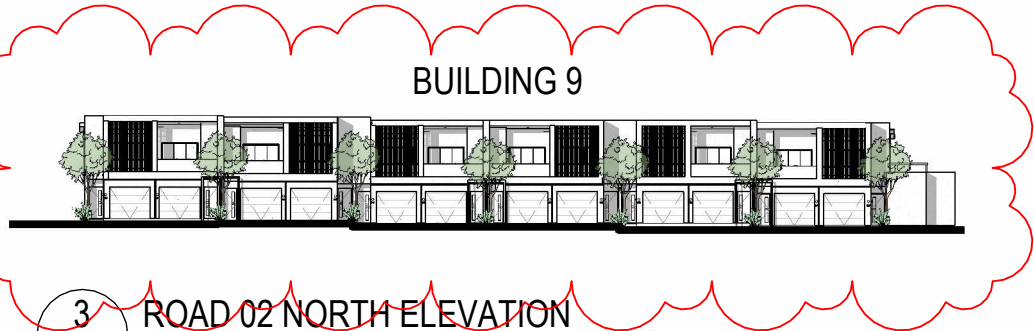
1 ROAD 01 EAST ELEVATION

SCALE 1:500 @ A3



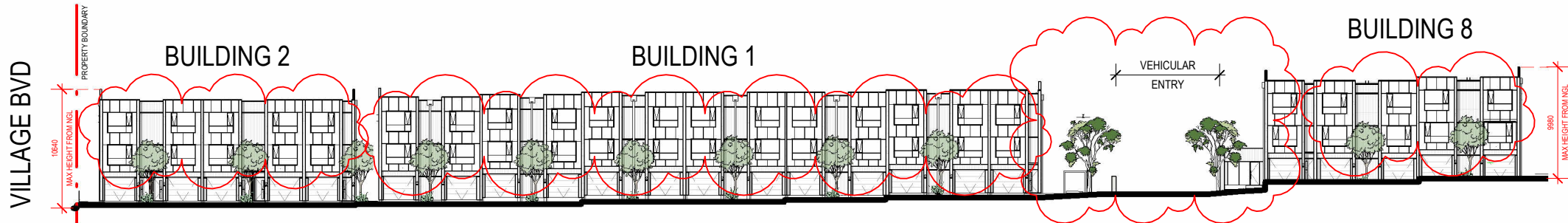
2 ROAD 01 WEST ELEVATION

SCALE 1:500 @ A3



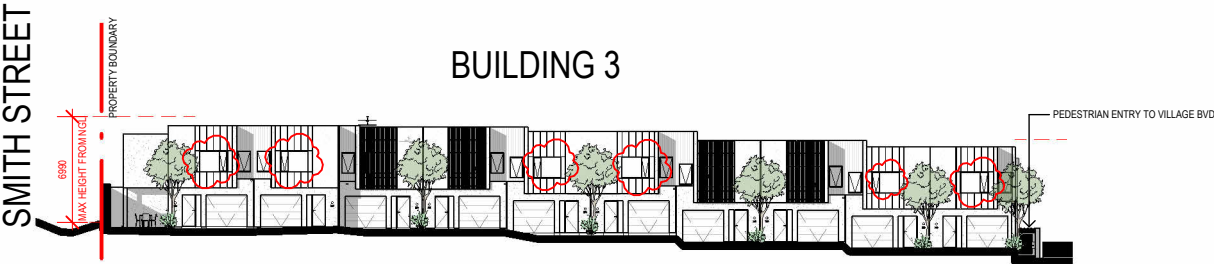
3 ROAD 02 NORTH ELEVATION

SCALE 1:500 @ A3



4 ROAD 02 SOUTH ELEVATION

SCALE 1:500 @ A3



5 ROAD 03 EAST ELEVATION

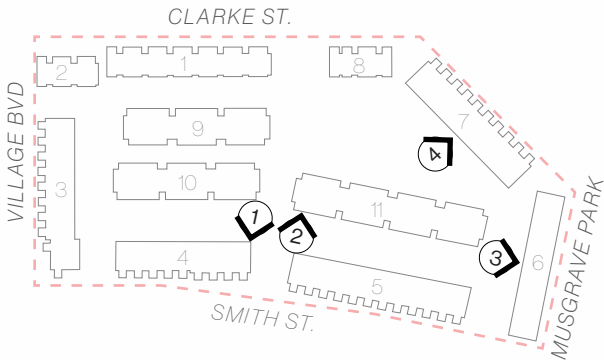
SCALE 1:500 @ A3

11

OVERALL

PLUS STUDIO

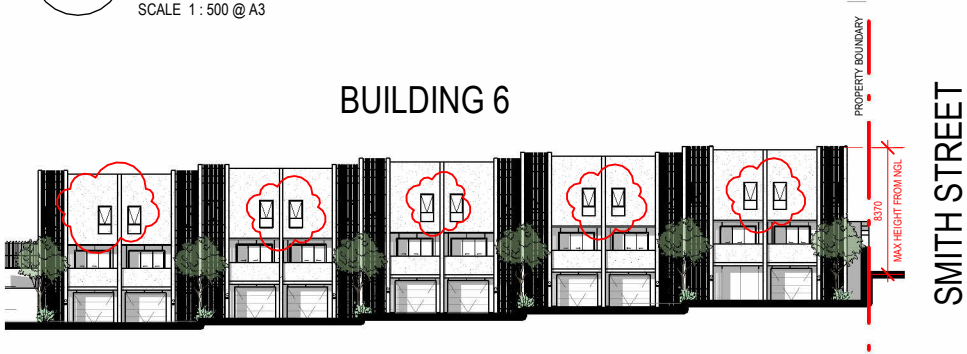
INTERNAL ROAD ELEVATIONS - ROAD 04-07



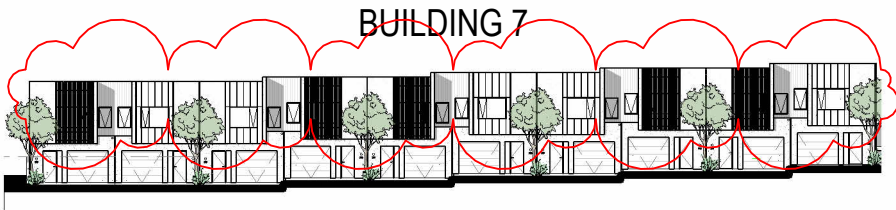
1 ROAD 04&05 NORTH ELEVATION
SCALE 1 : 500 @ A3



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

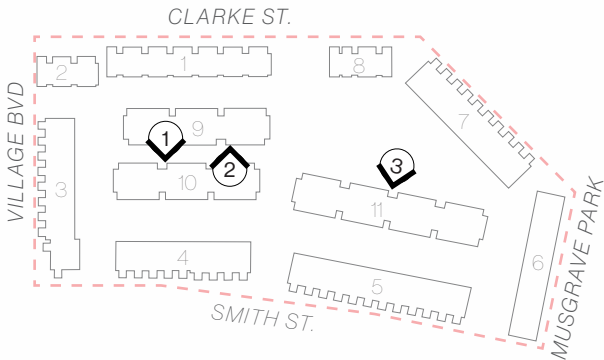
12

OVERALL

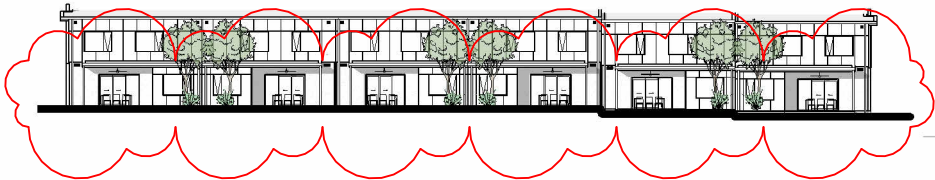
PLUS STUDIO

Our Solution

INTERNAL ROAD ELEVATIONS - BACKYARD



BUILDING 10



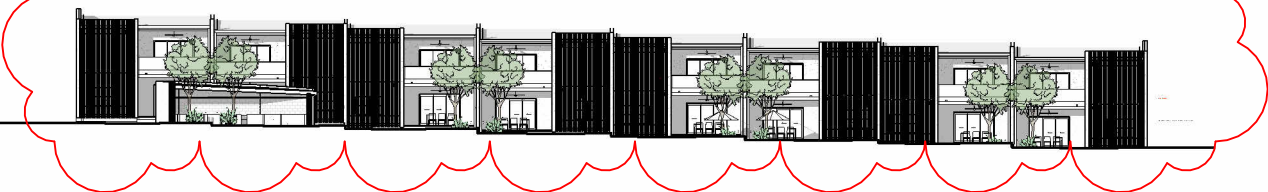
1 BUILDING ELEVATION - BUILDING 9&10 BACK TO BACK - NORTH
SCALE 1:500 @ A3

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

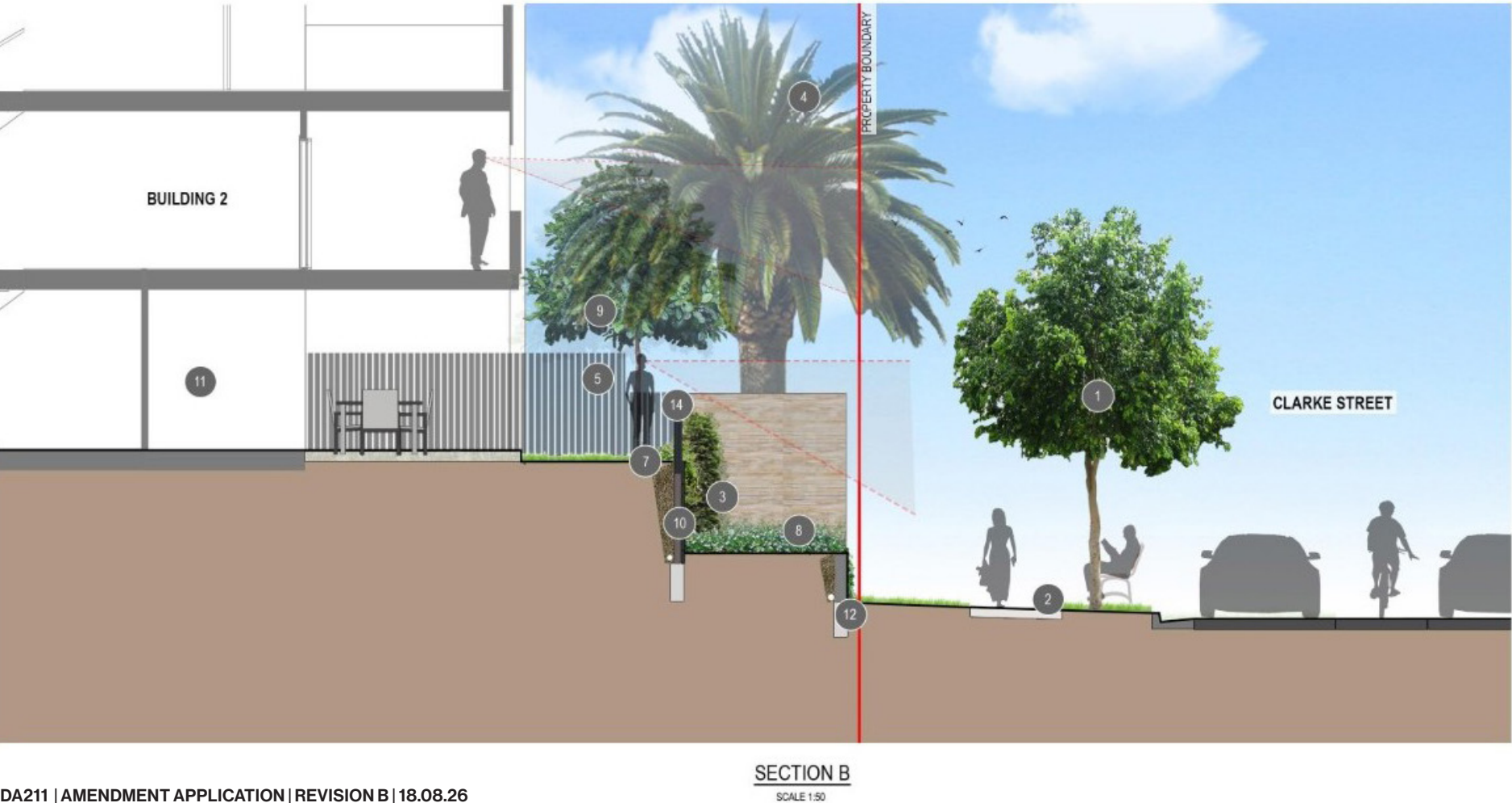
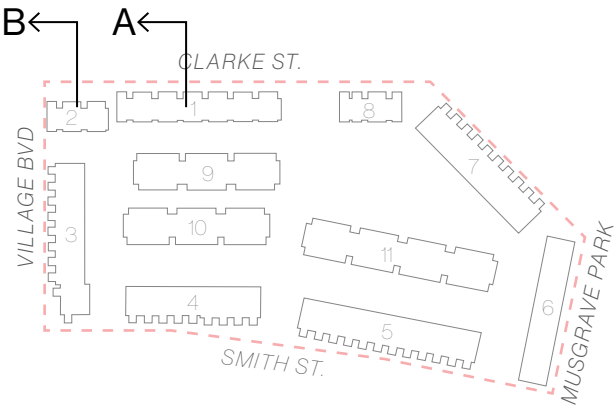
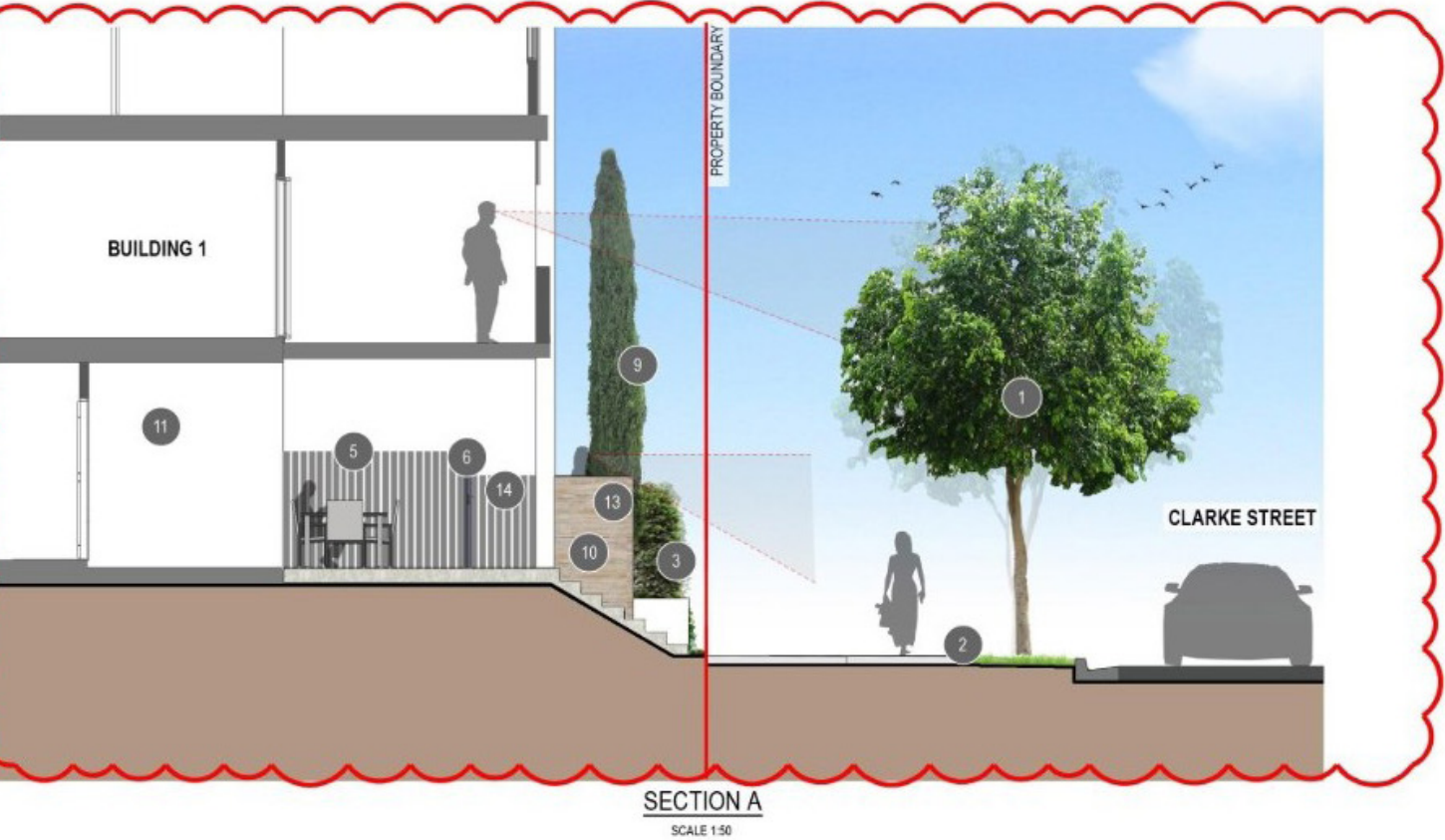
13

OVERALL

PLUS STUDIO

Our Vision

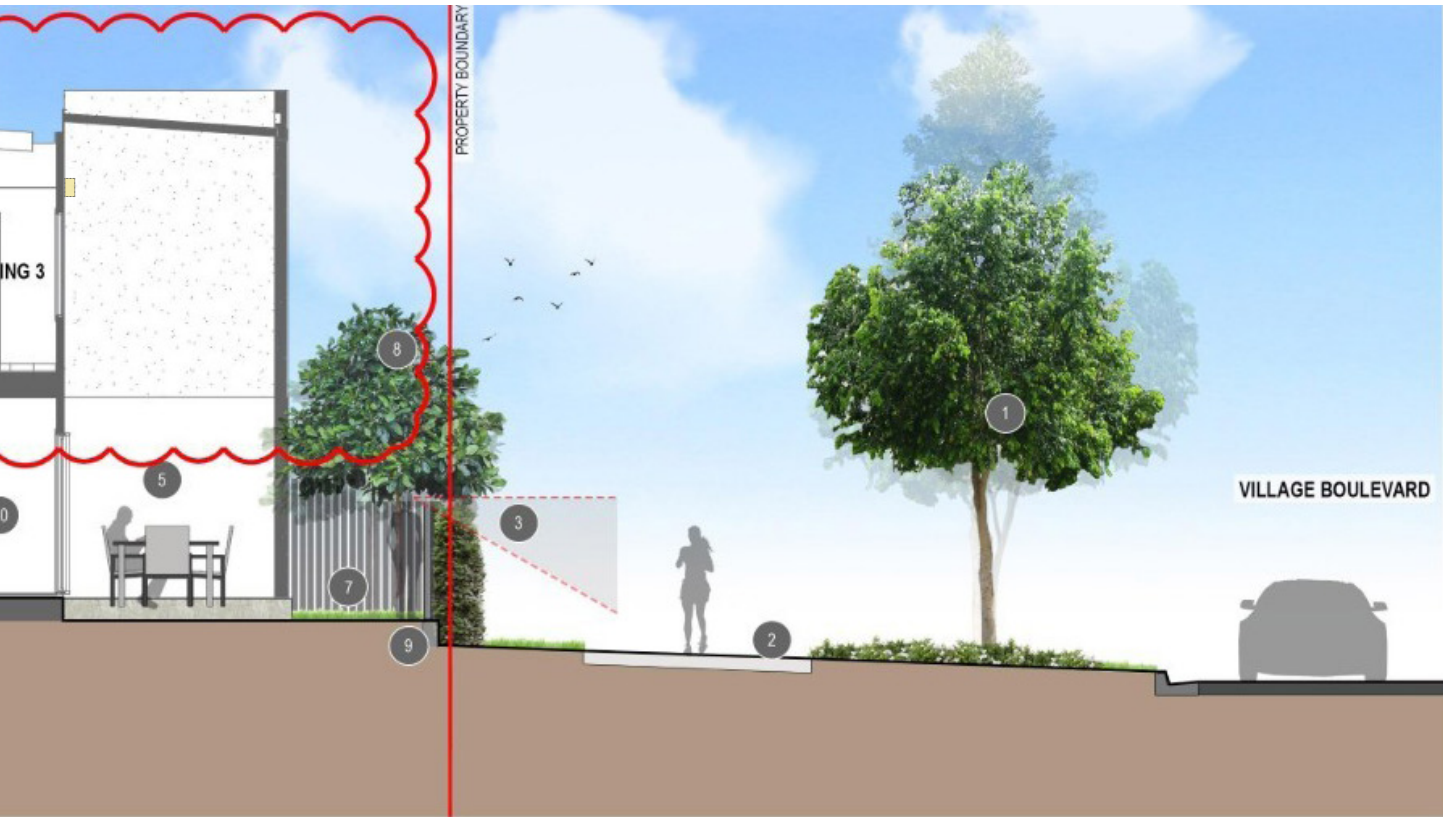
THRESHOLD SECTIONS



- ### 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

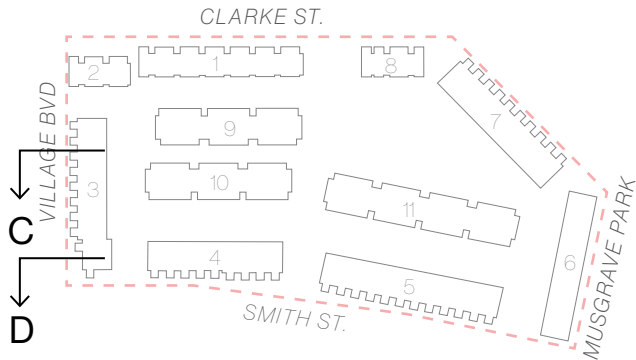


SECTION C
SCALE 1:50



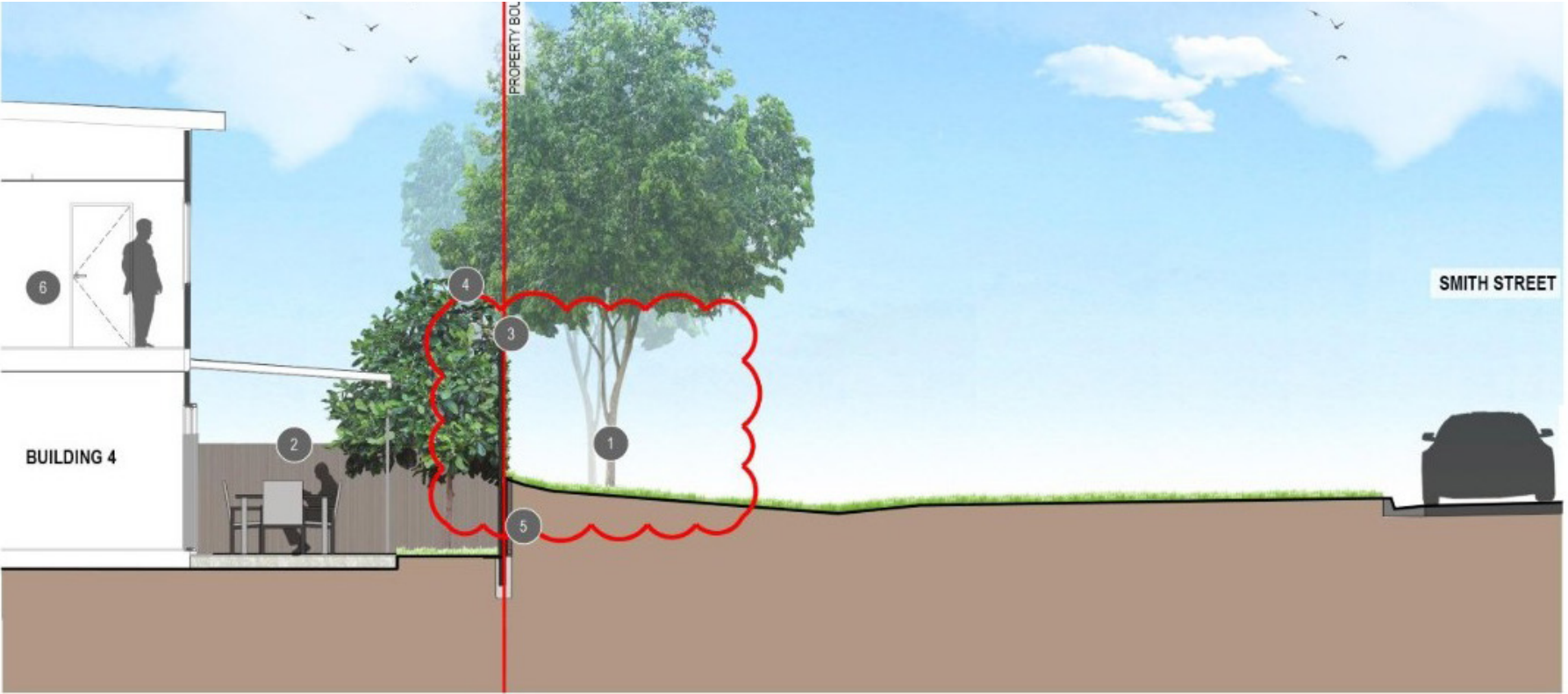
ANNOTATION NOTES

- 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

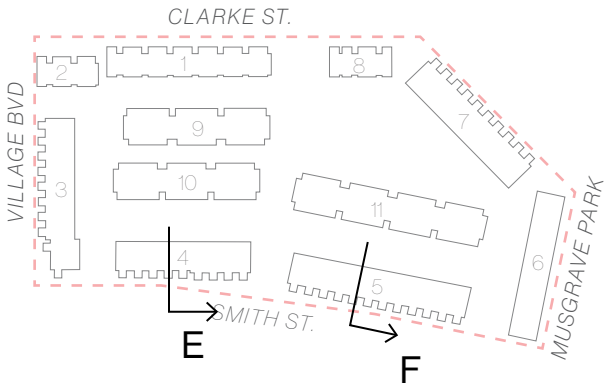


Our Vision

THRESHOLD SECTIONS

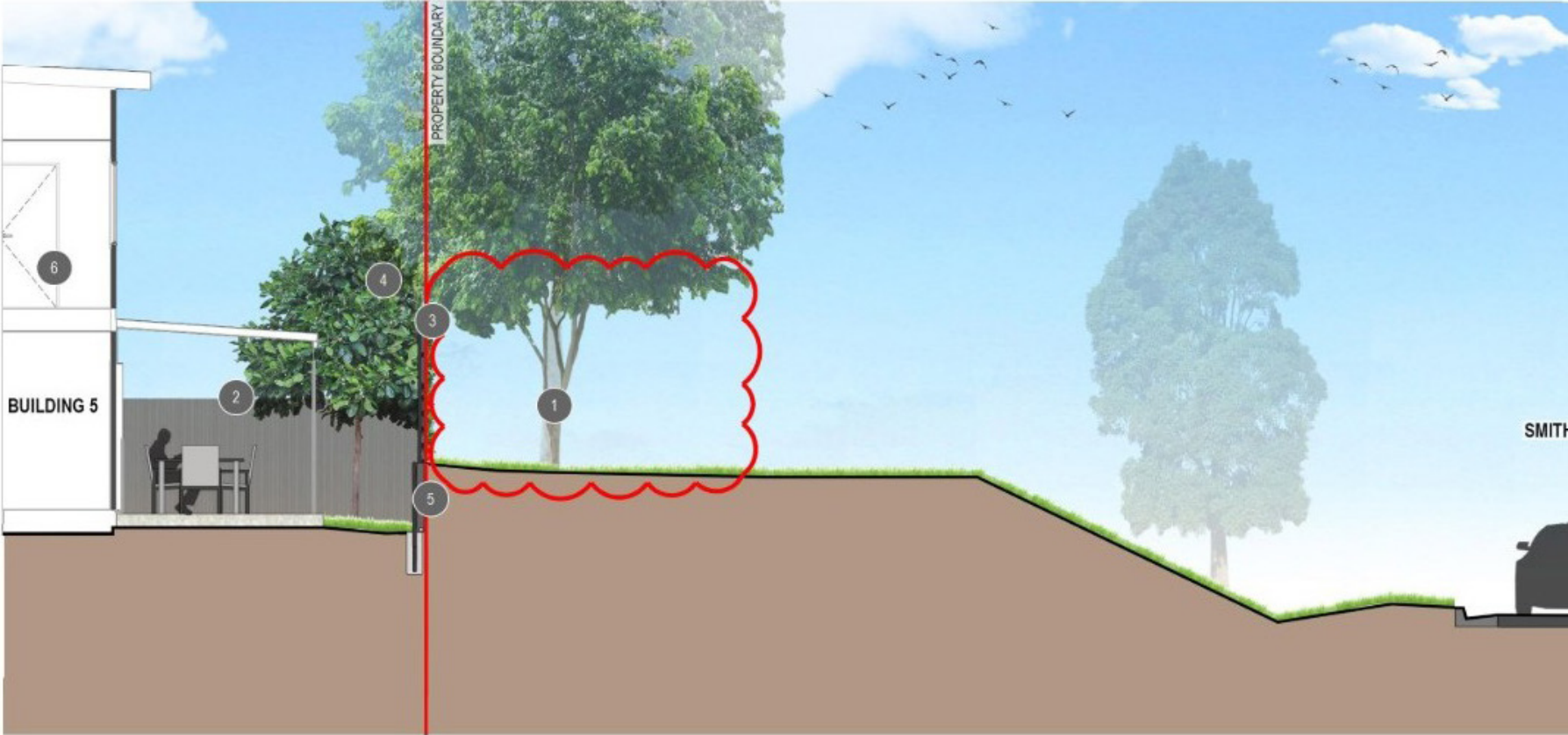


SECTION E
SCALE 1:50



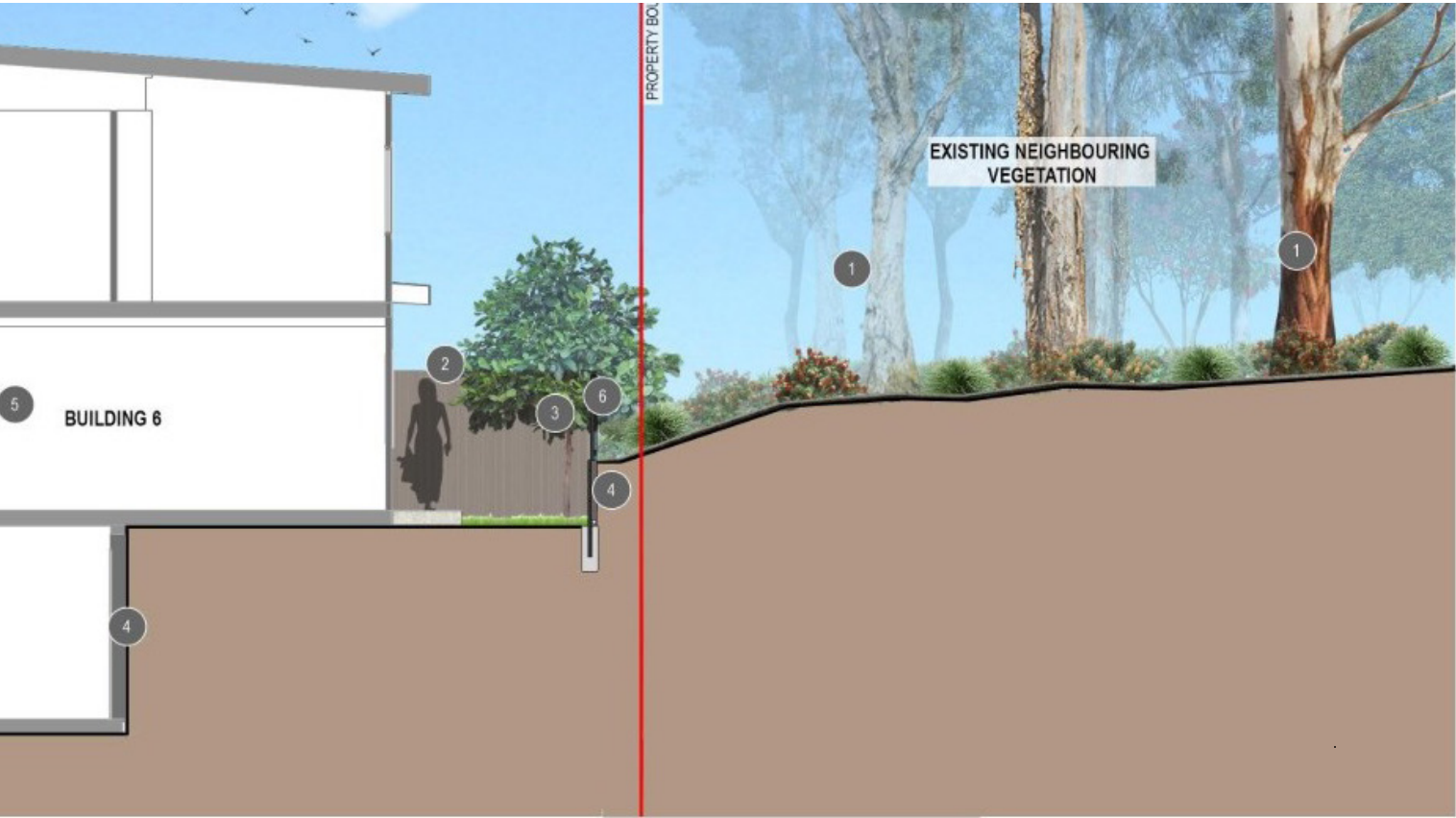
ANNOTATION NOTES

- 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

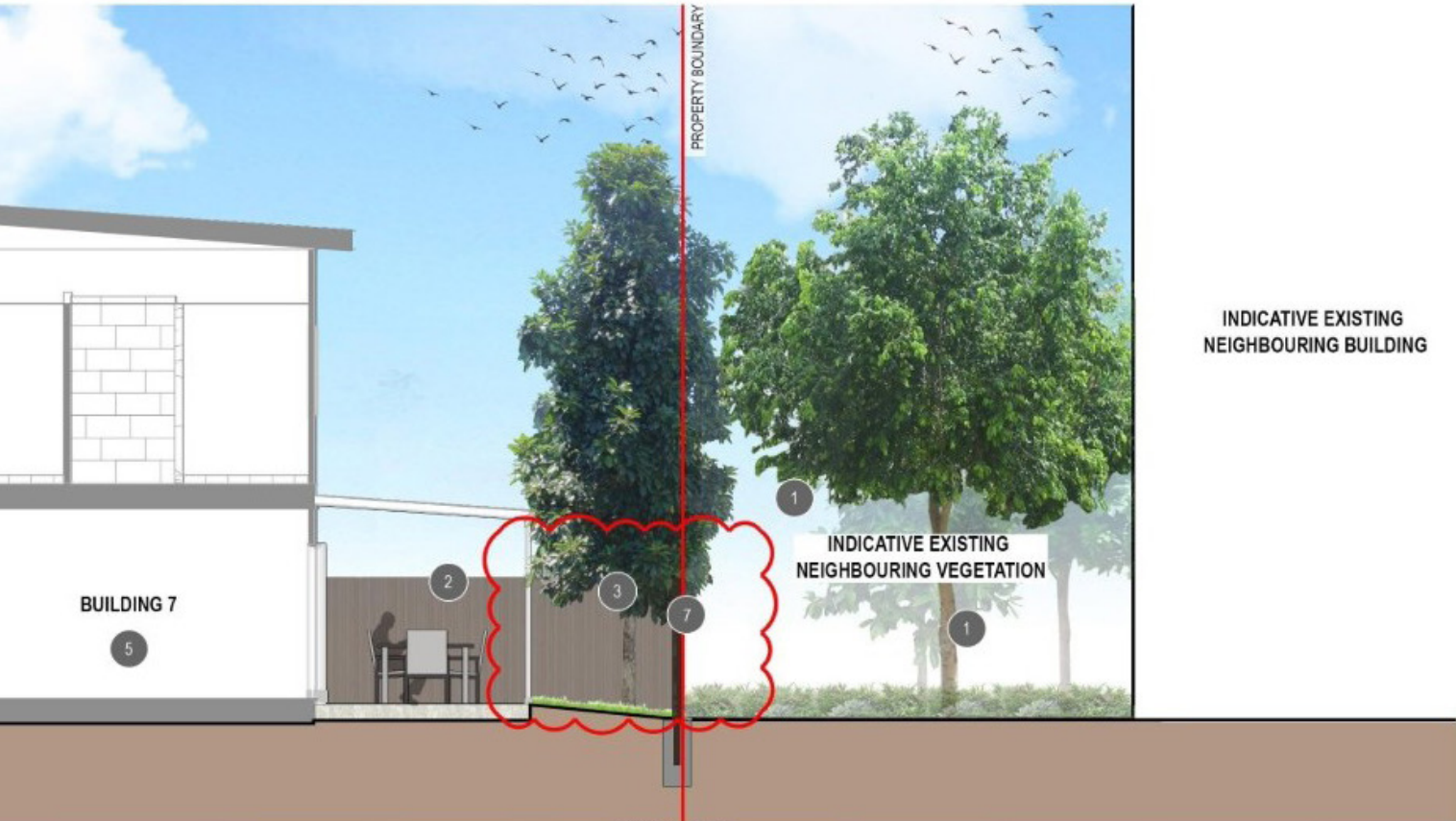


Our Vision

THRESHOLD SECTIONS

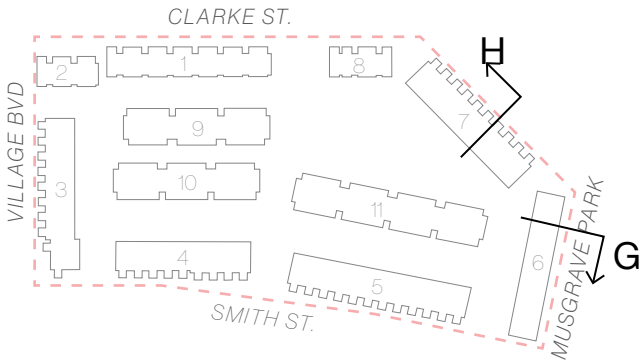


SECTION G
SCALE 1:50



INDICATIVE EXISTING
NEIGHBOURING BUILDING

INDICATIVE EXISTING
NEIGHBOURING VEGETATION

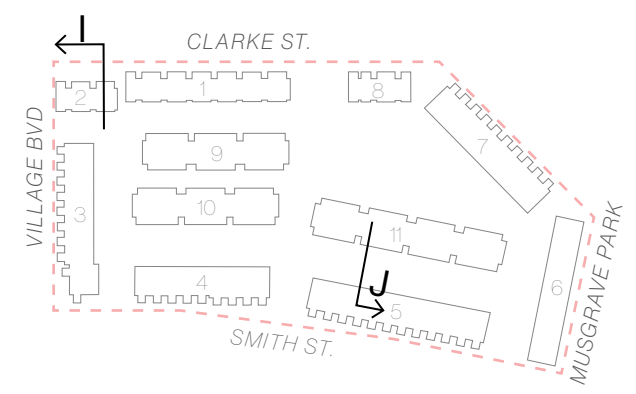
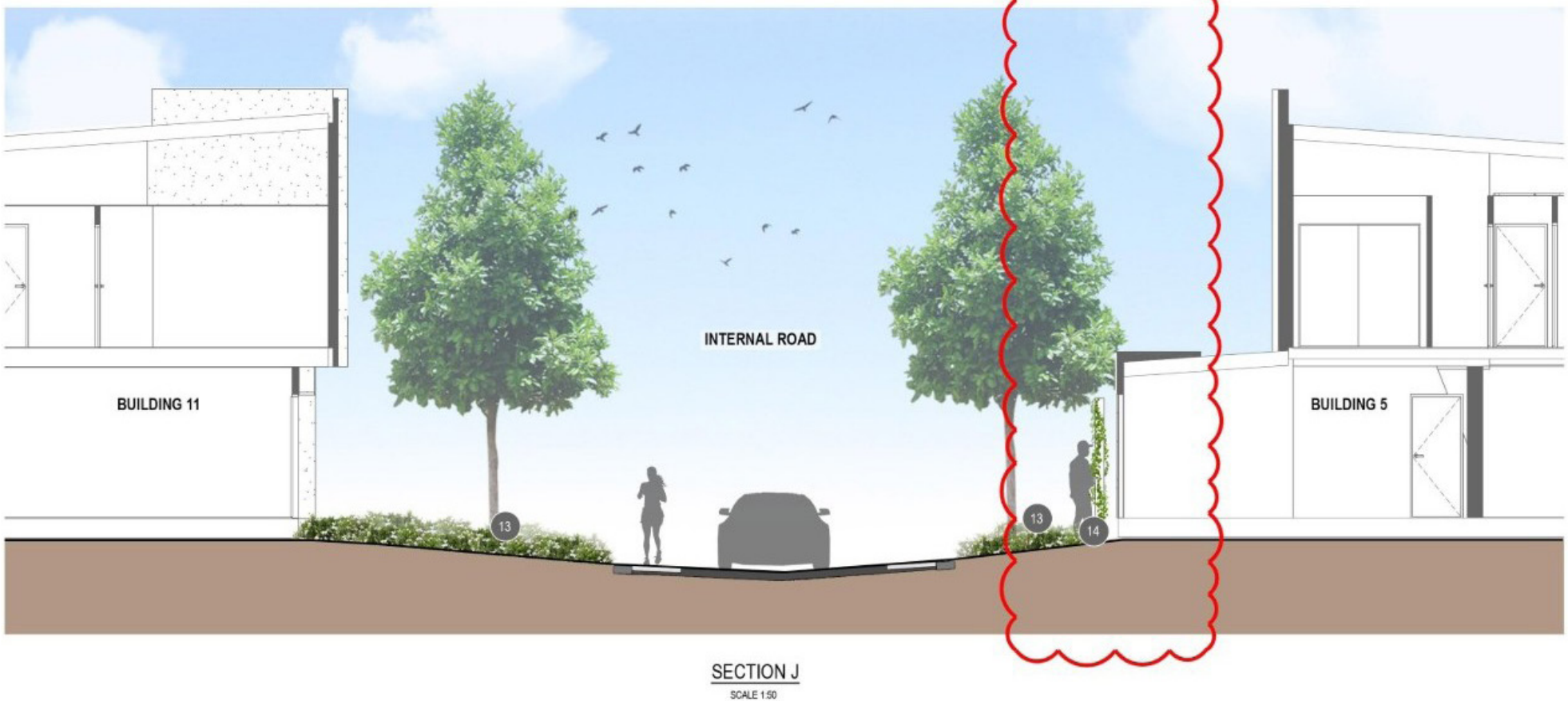
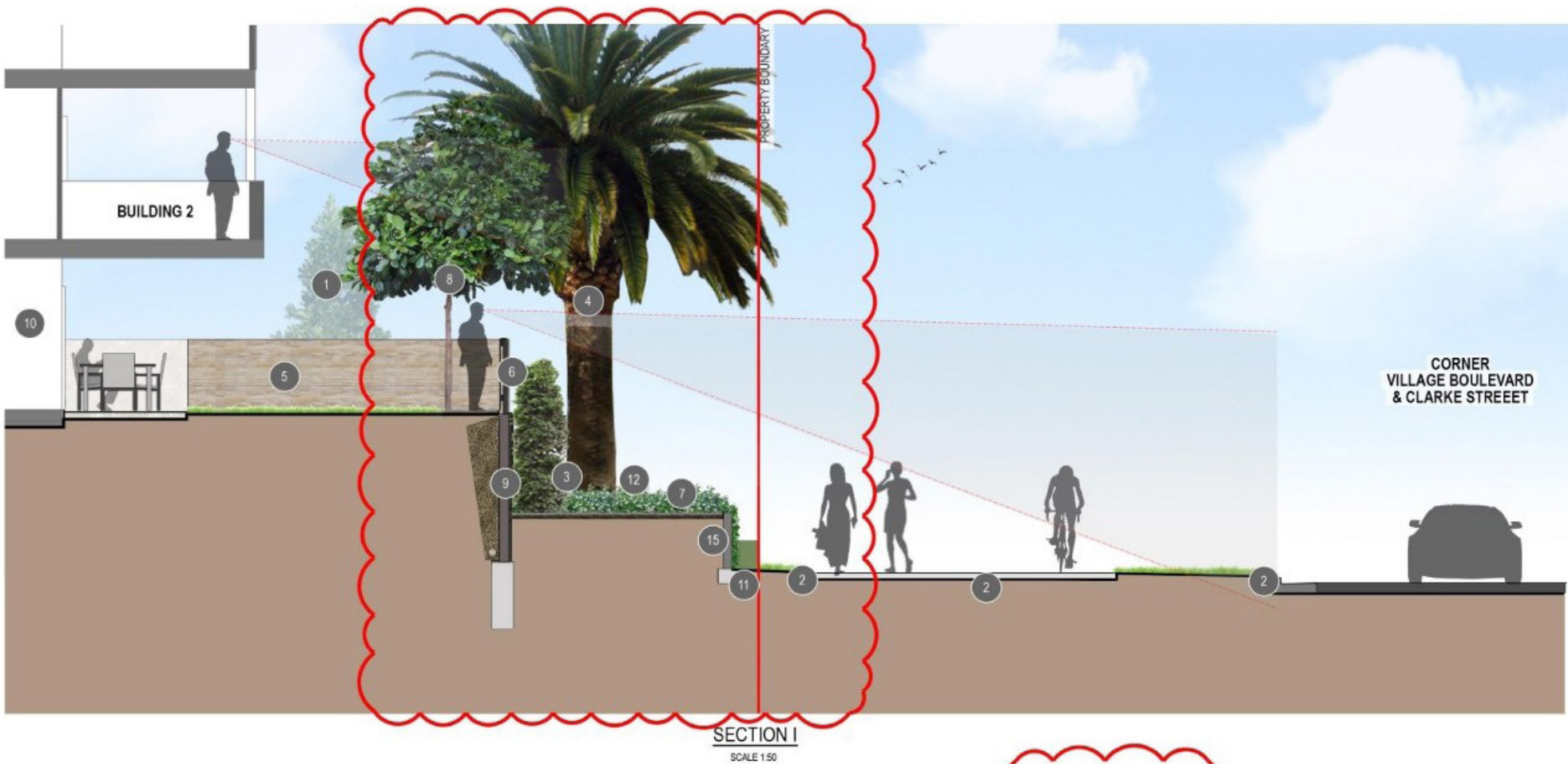


ANNOTATION NOTES

- 1 INDICATIVE EXISTING VEGETATION ADJACENT TO PROPOSED DEVELOPMENT
- 2 PROPOSED 1800mm HIGH PRIVACY DIVIDING FENCING
- 3 COLUMNAR TREE SHADE TREE ELEMENT 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

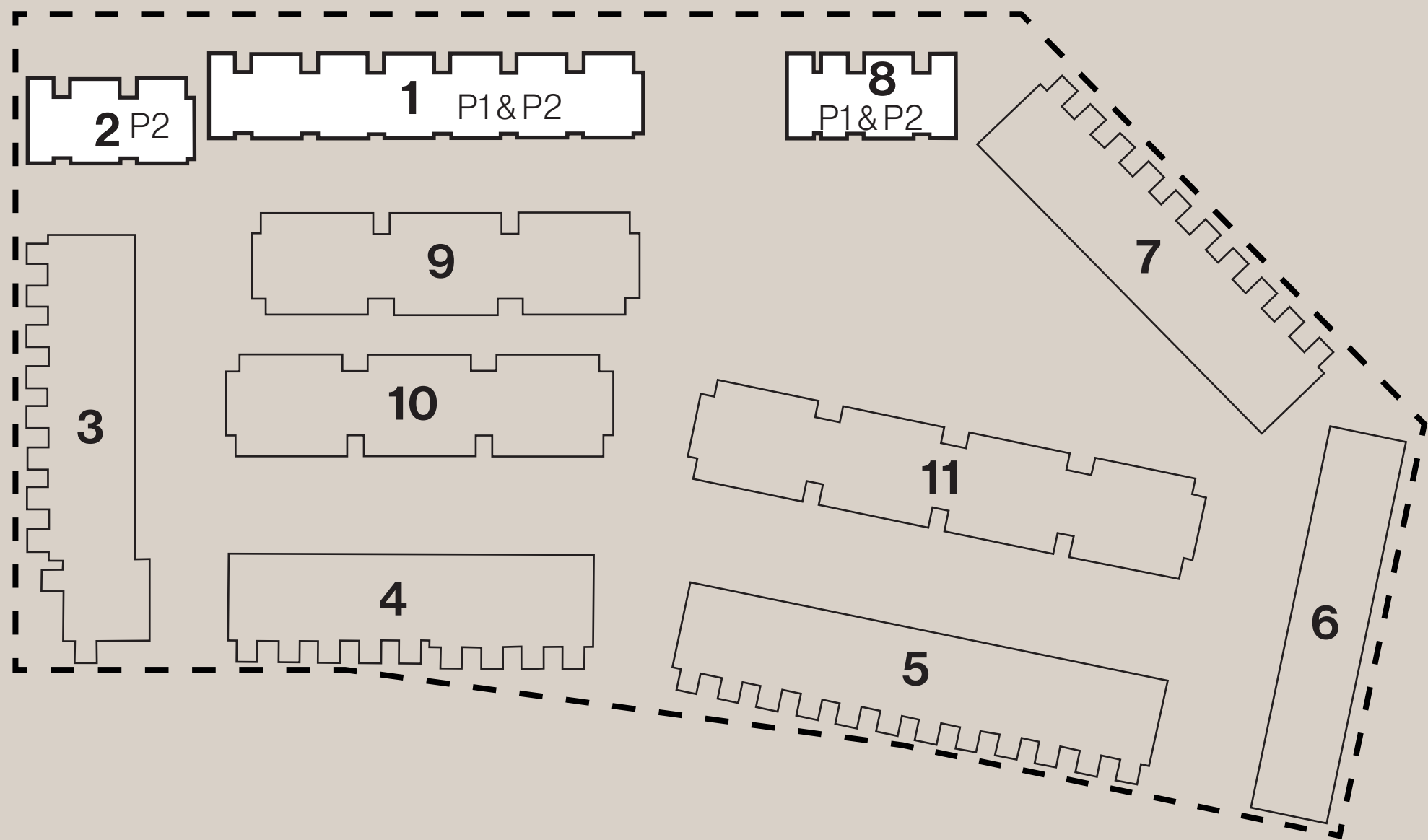
THRESHOLD SECTIONS



ANNOTATION NOTES

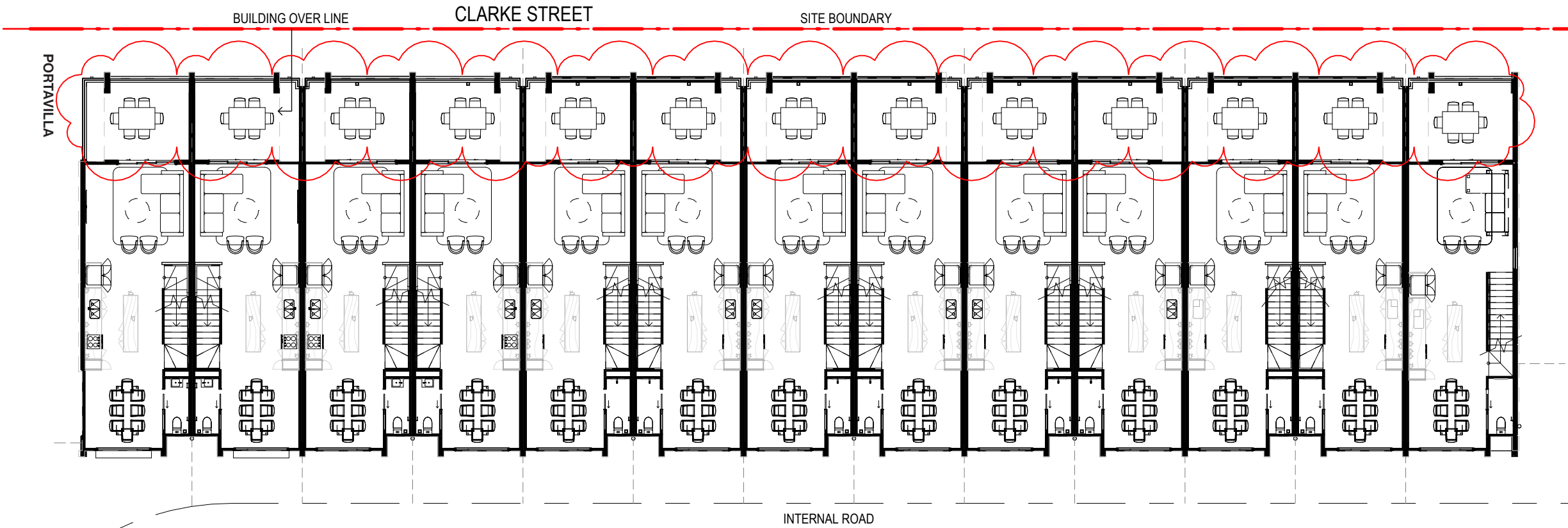
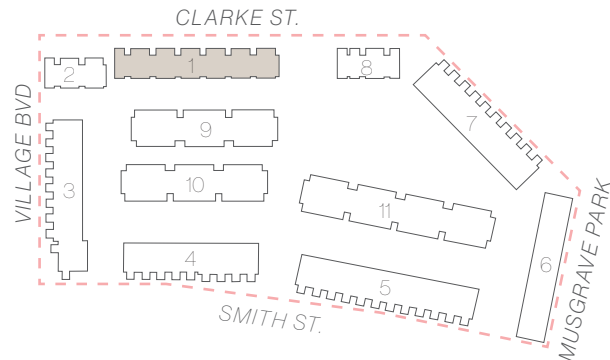
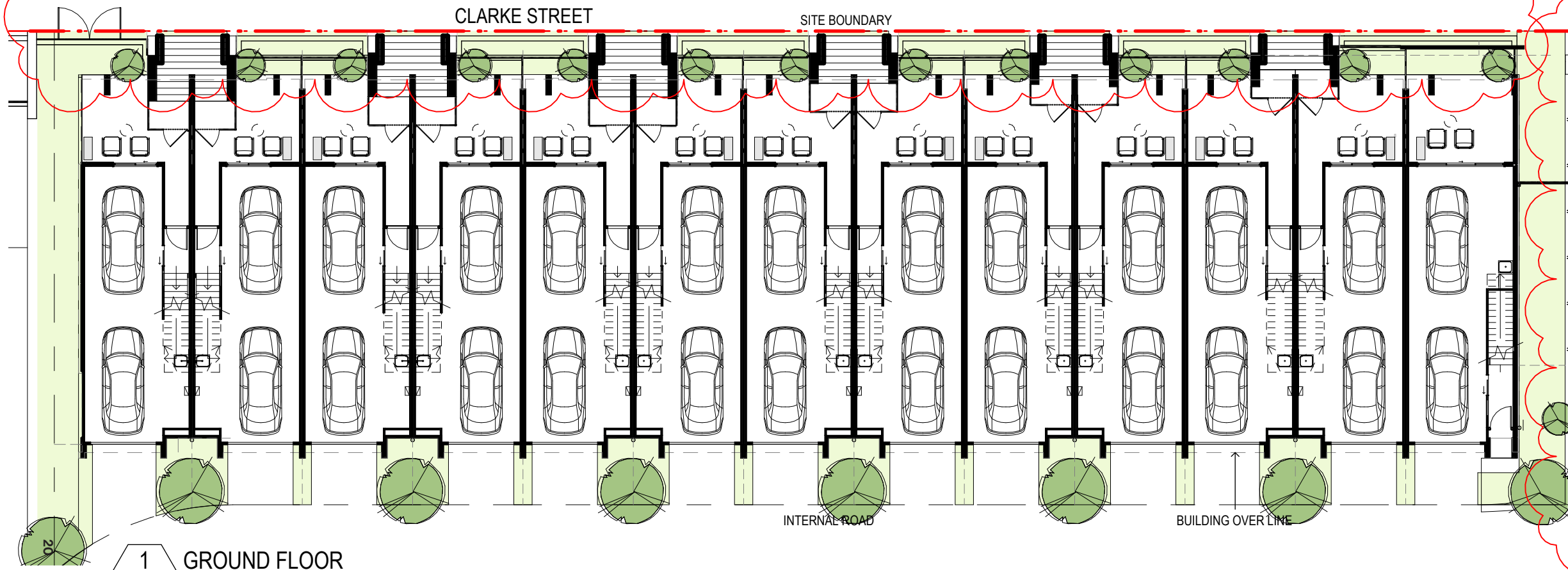
- 1 EXISTING STREET TREE *AGATHIS robusta* TO BE RETAINED
- 2 EXISTING FOOTPATH, VERGE AND KERB TO BE RETAINED. MAKE GOOD IF DAMAGED DURING CONSTRUCTION
- 3 BUFFERING SHRUB *SYZ RES* TO SCREEN BOUNDARY RETAINING WALLS / FENCE AND PROVIDE AMENITY TO STREETScape
- 4 FEATURE PALM *PHO can* TO BE INSTALLED 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 TREE SPECIES *LIR tul* AND *RAN fit* TO SHADE INTERNAL DRIVE UNDERPLANTED WITH SMALL SHRUBS, GROUNDCOVERS AND GRASSES
- 13 GARDENBED TO FULLY PLANTED WITH GROUNDCOVERS *TRA jas*
- 14 PEDESTRIAN ENTRY TO BE DEFINED BY ARBOUR. CLIMBING SPECIES *VIT vin* TO BE TRAINED TO TRELLIS
- 15 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

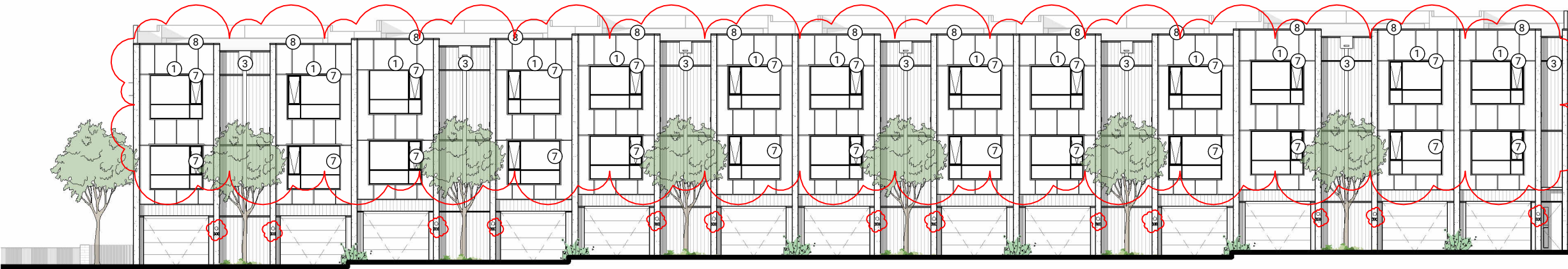
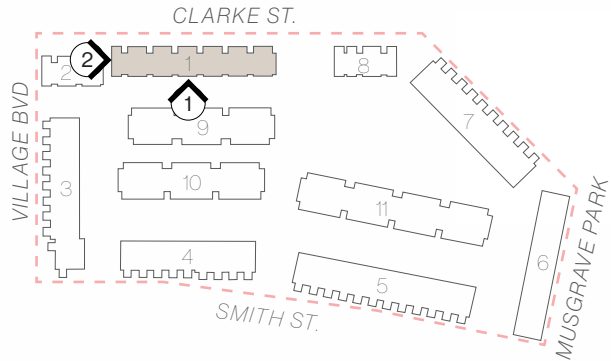
BUILDING 1- PORTAVILLA FLOOR PLANS SHEET 1



PLUSSTUDIO

Our Solution

BUILDING 1 - PORTAVILLA ELEVATIONS SHEET 1

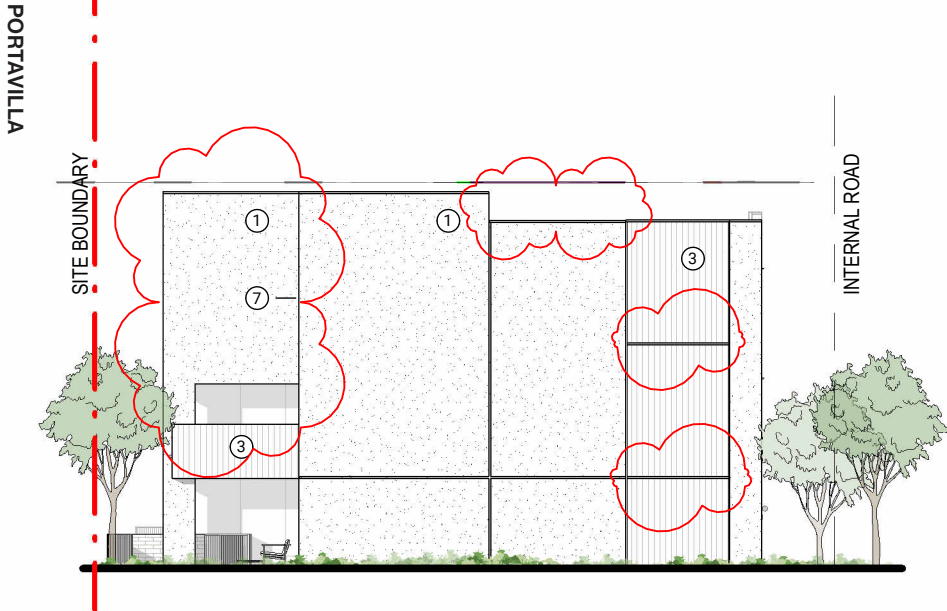


- MATERIAL LEGEND
- 1. APPLIED FINISH - RENDER & PAINT
 - 2. SOLID BALUSTRADE - RENDER & PAINT
 - 3. VERTICAL WEATHERBOARD CLADDING
 - 4. BOARD & BATTEN
 - 5. BOARD & BATTEN
 - 6. BATTEN SCREEN
 - 7. WINDOW HOOD
 - 8. ROOF SHEETING
 - 9. ARBOURED ENTRY
 - 10. CLEAR GLASS



21

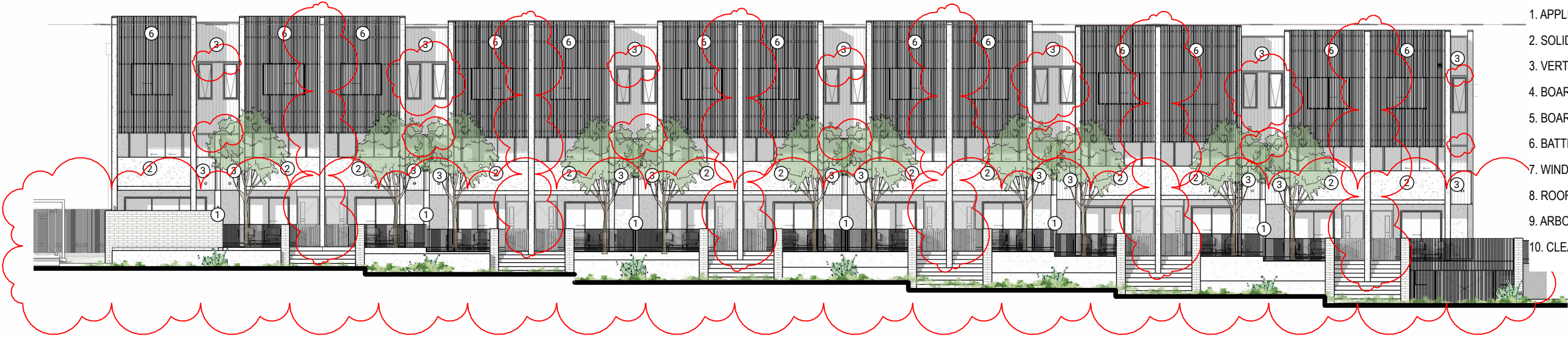
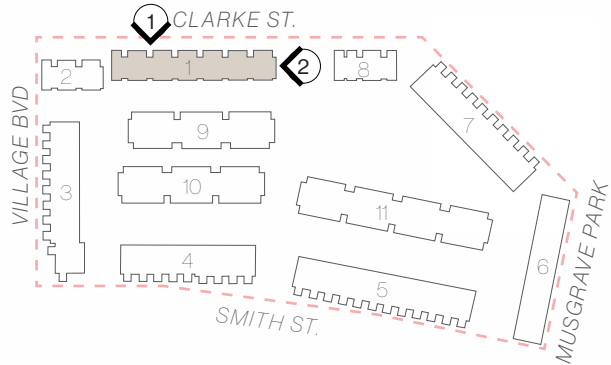
1 DA ELEVATION - FRONT
SCALE 1 : 200 @ A3



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

PLUS STUDIO

BUILDING 1 - PORTAVILLA ELEVATIONS SHEET 2

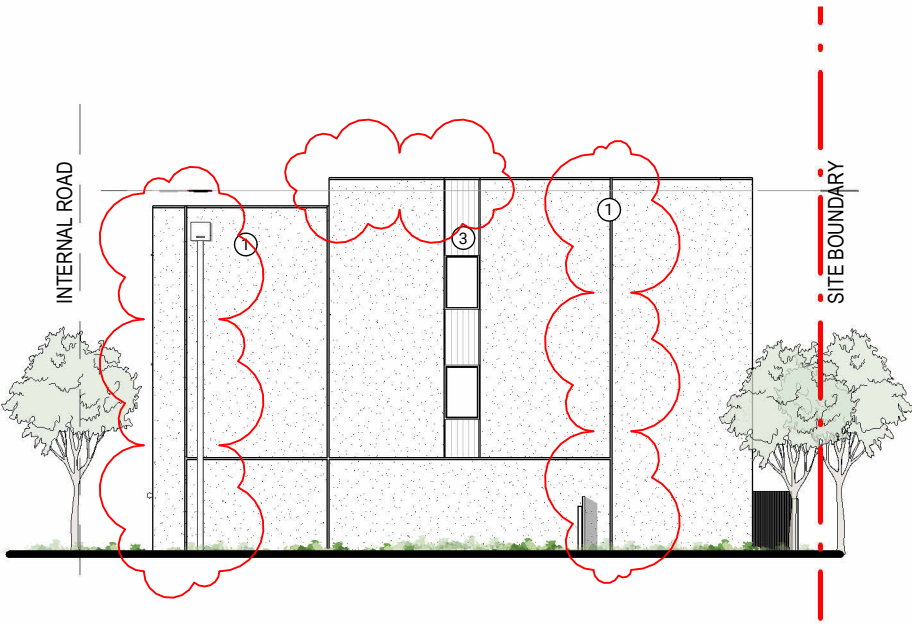


- MATERIAL LEGEND
- 1. APPLIED FINISH - RENDER & PAINT
 - 2. SOLID BALUSTRADE - RENDER & PAINT
 - 3. VERTICAL WEATHERBOARD CLADDING
 - 4. BOARD & BATTEN
 - 5. BOARD & BATTEN
 - 6. BATTEN SCREEN
 - 7. WINDOW HOOD
 - 8. ROOF SHEETING
 - 9. ARBOURED ENTRY
 - 10. CLEAR GLASS

22

1 DA ELEVATION - REAR
SCALE 1 : 200 @ A3

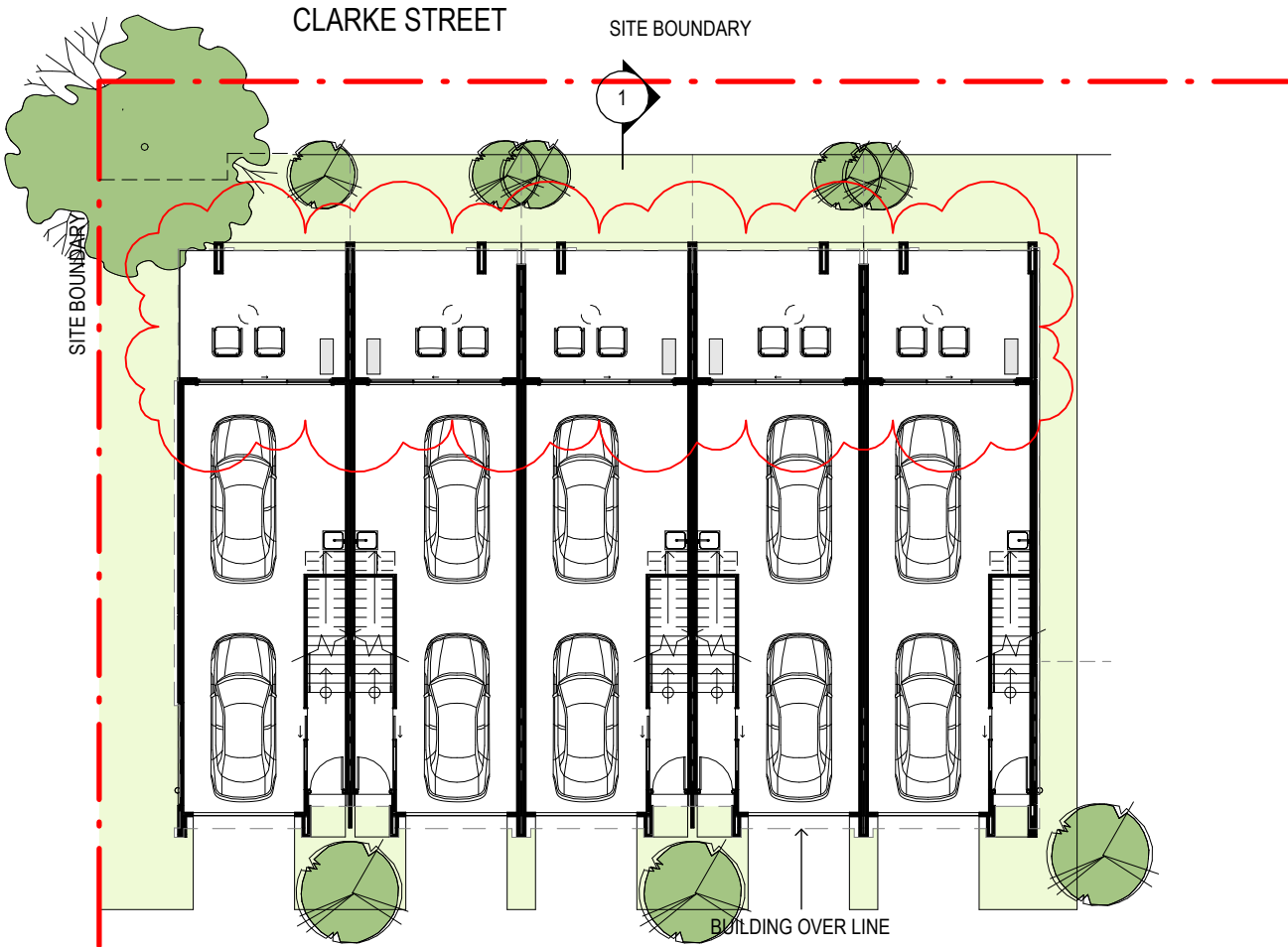
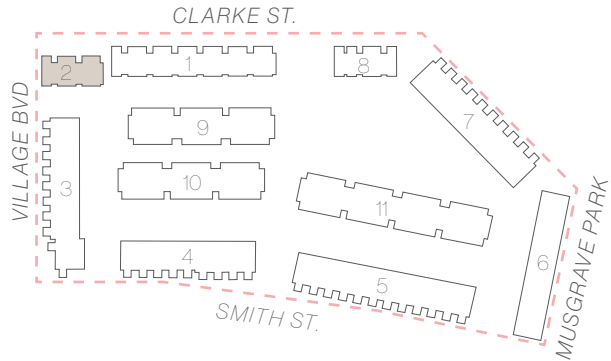
PORTAVILLA



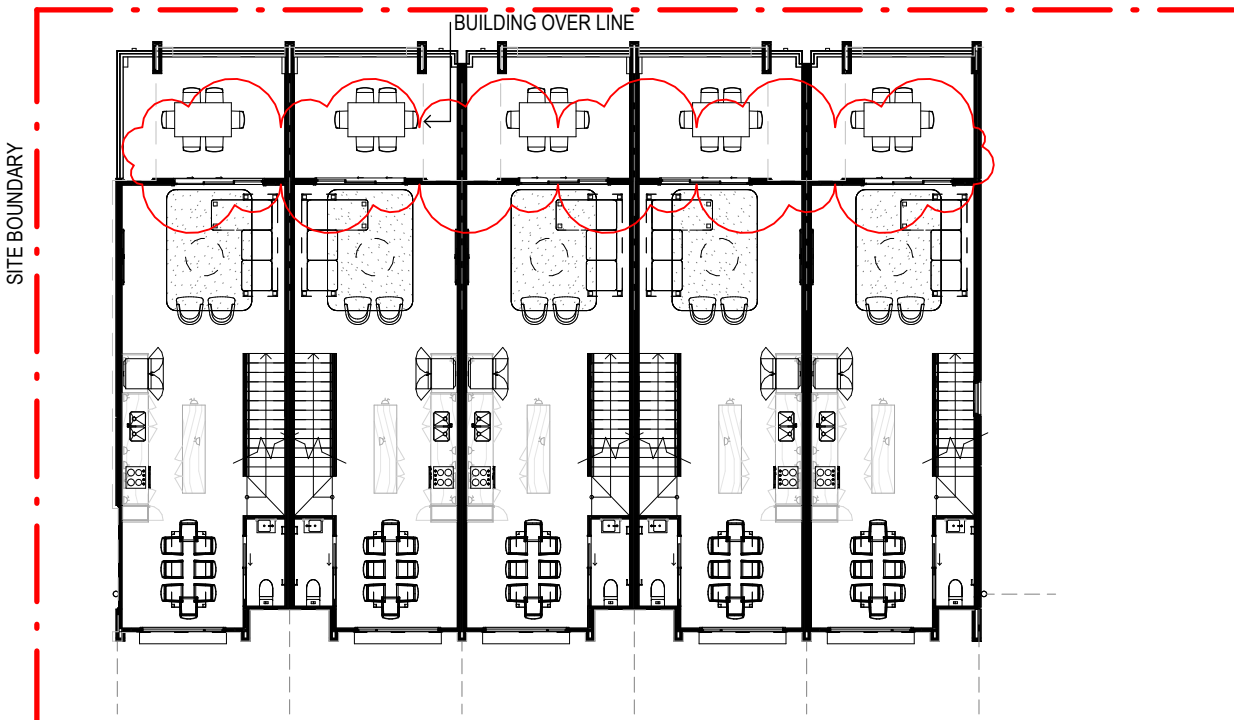
2 DA ELEVATION - RH END CONDITION
SCALE 1 : 200 @ A3



BUILDING 2 - PORTAVILLA FLOOR PLANS SHEET 1



1 GROUND FLOOR
SCALE 1 : 200 @ A3



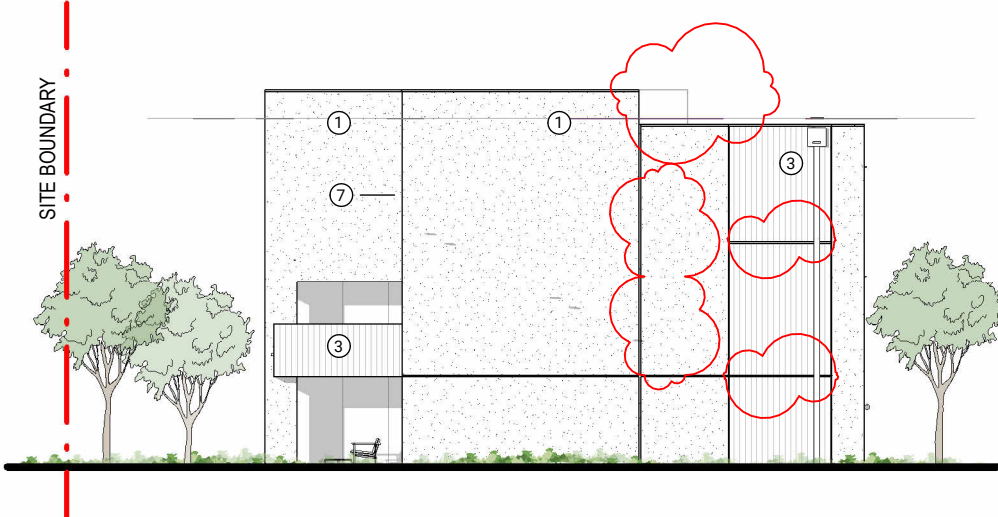
2 FIRST FLOOR
SCALE 1 : 200 @ A3

Our Solution

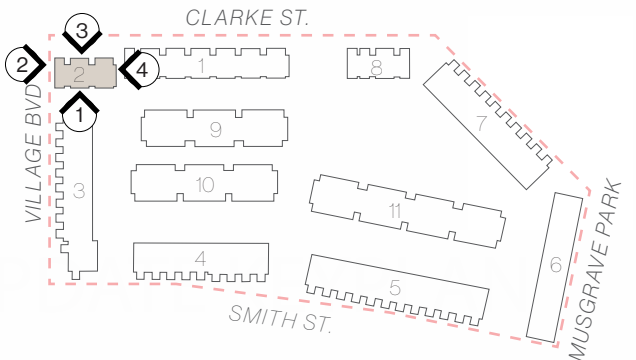
BUILDING 2 - PORTAVILLA ELEVATIONS SHEET



1 DA ELEVATION - FRONT
SCALE 1 : 200 @ A3



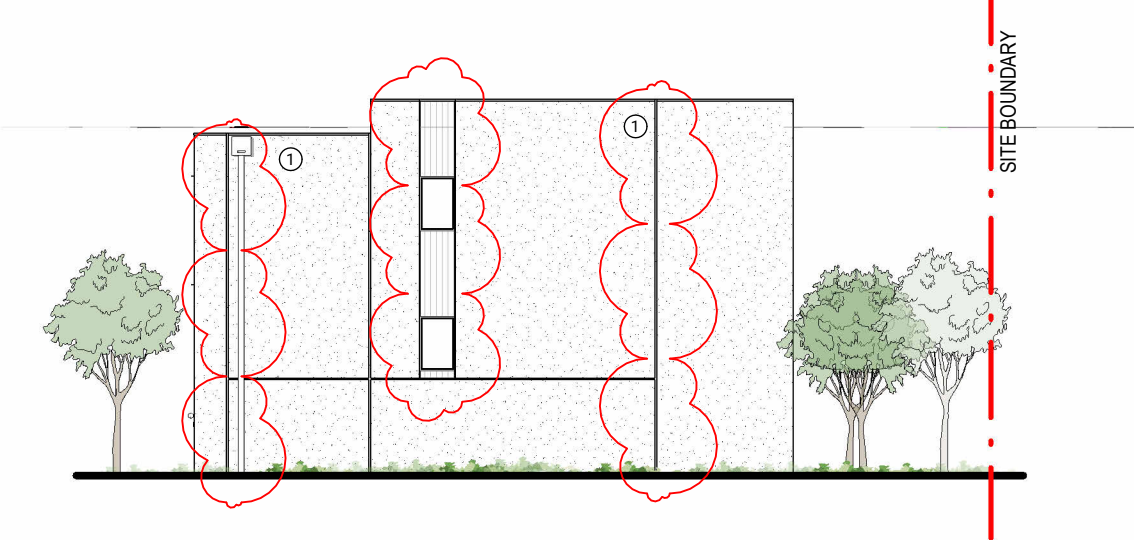
2 DA ELEVATION - LH END CONDITION
SCALE 1 : 200 @ A3



- 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

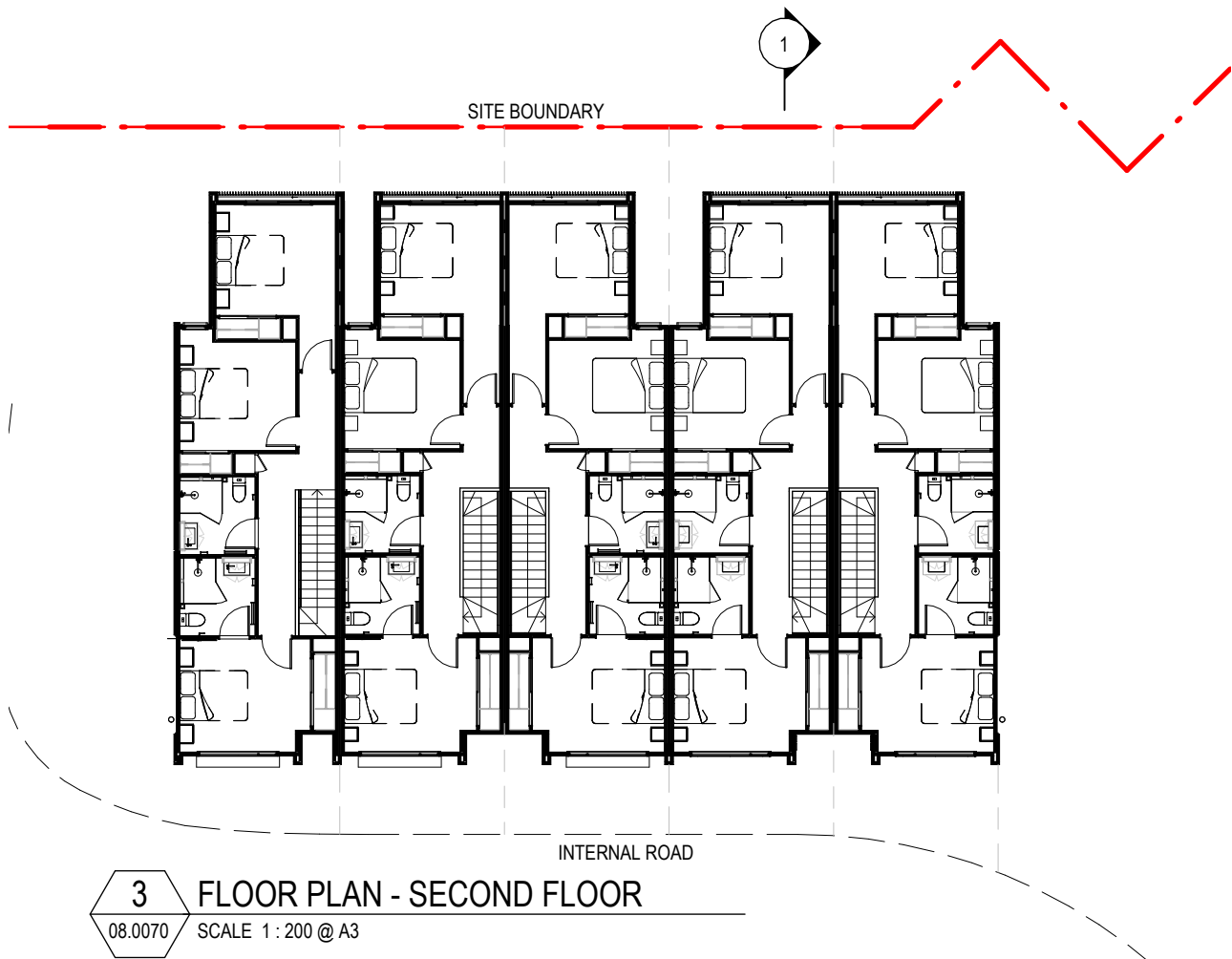
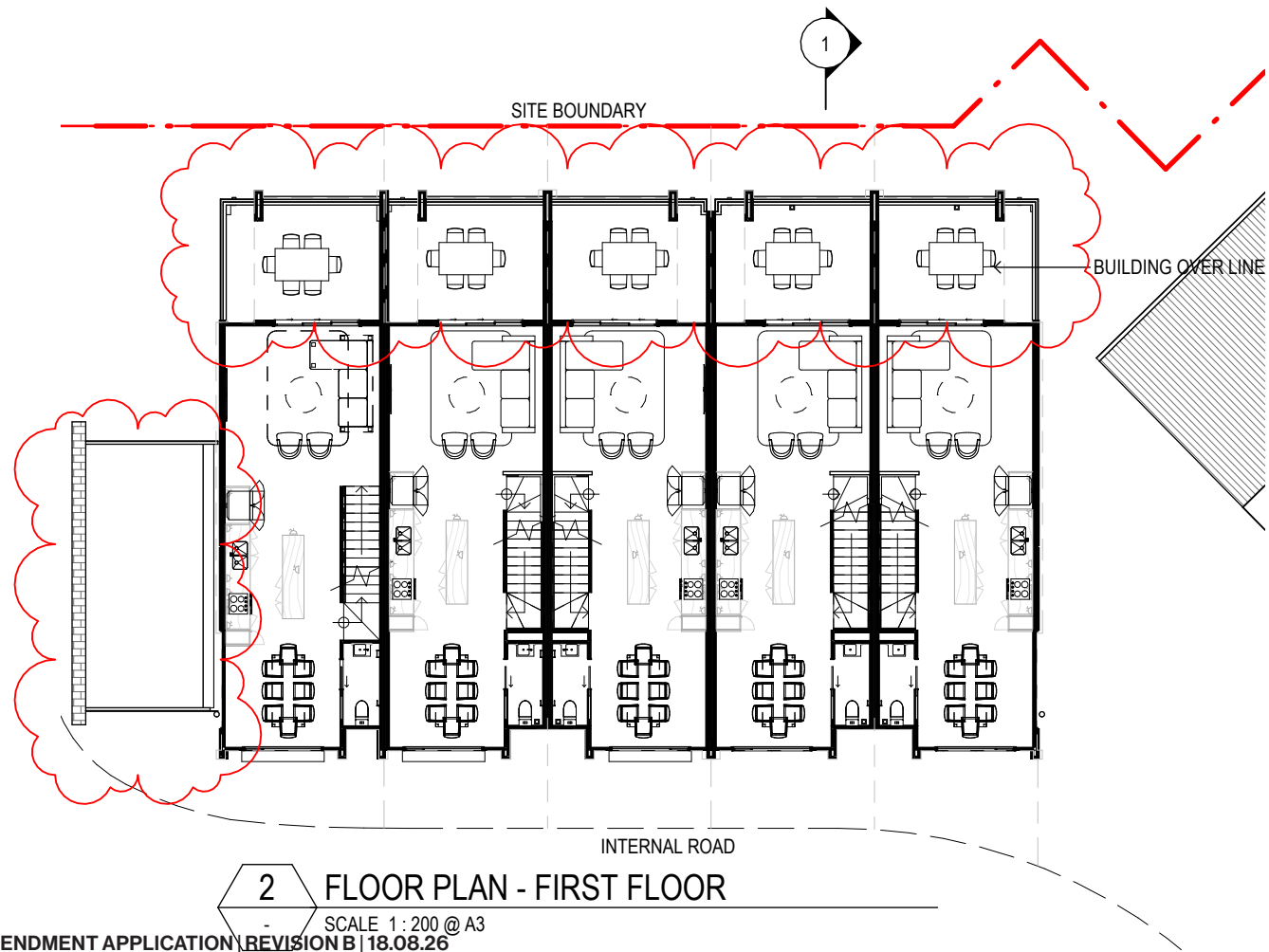
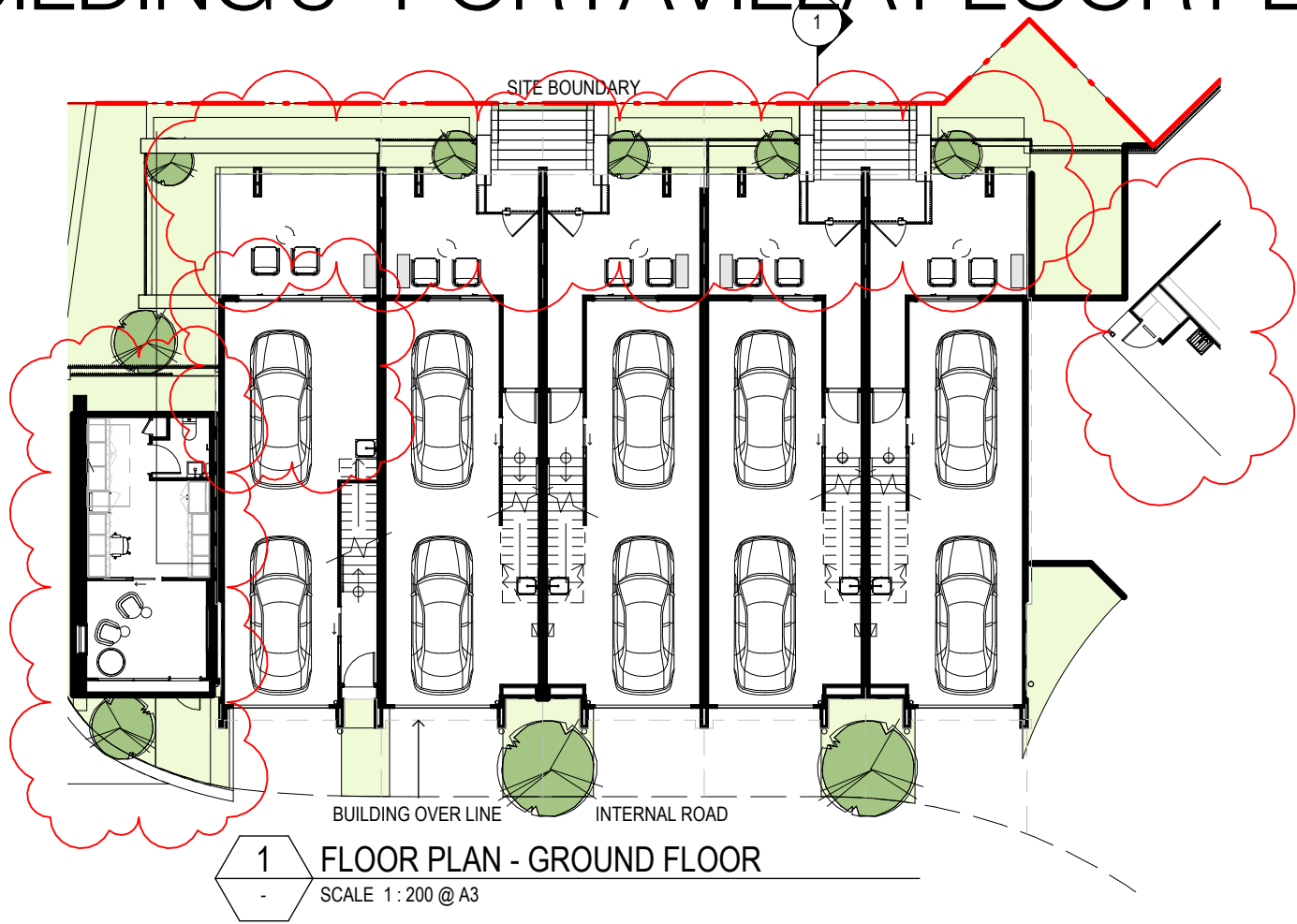
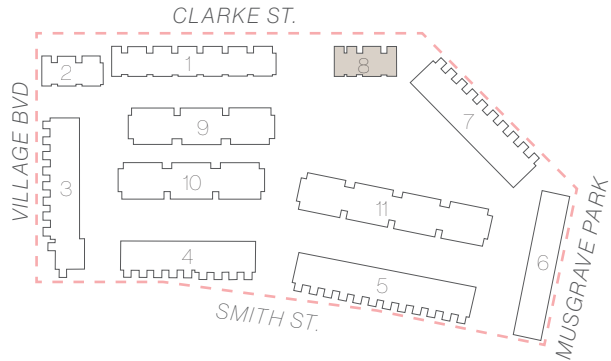
24

PORTAVILLA

PLUS STUDIO

Our Solution

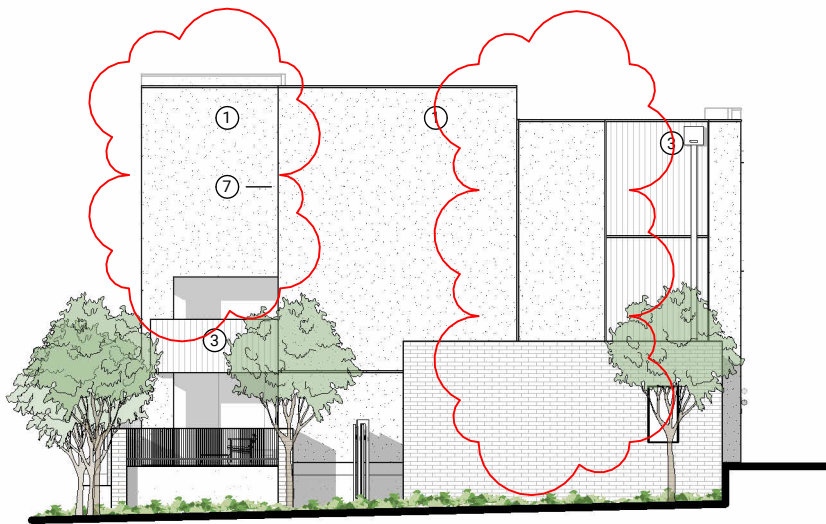
BUILDING 8 - PORTAVILLA FLOOR PLANS



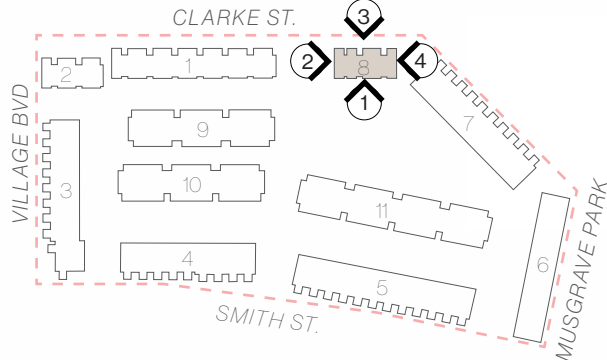
BUILDING 8 - PORTAVILLA ELEVATIONS SHEET



1 DA ELEVATION - FRONT
SCALE 1 : 200 @ A3



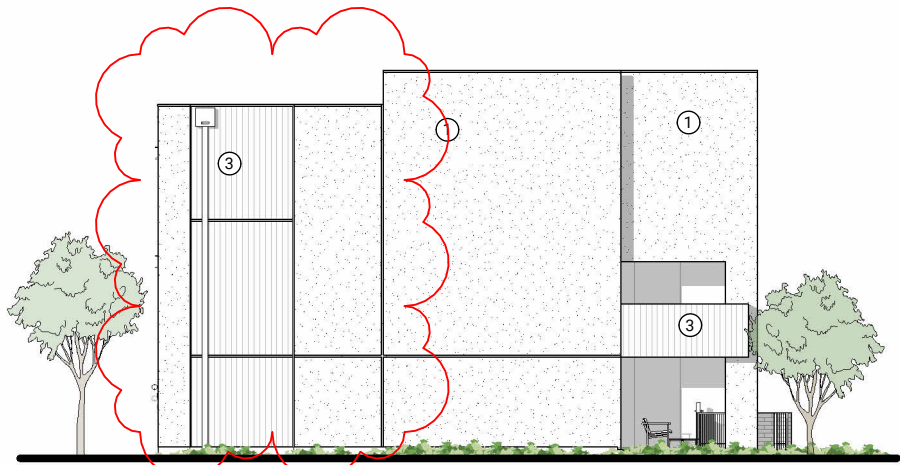
2 DA ELEVATION - LH END CONDITION
SCALE 1 : 200 @ A3



- 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

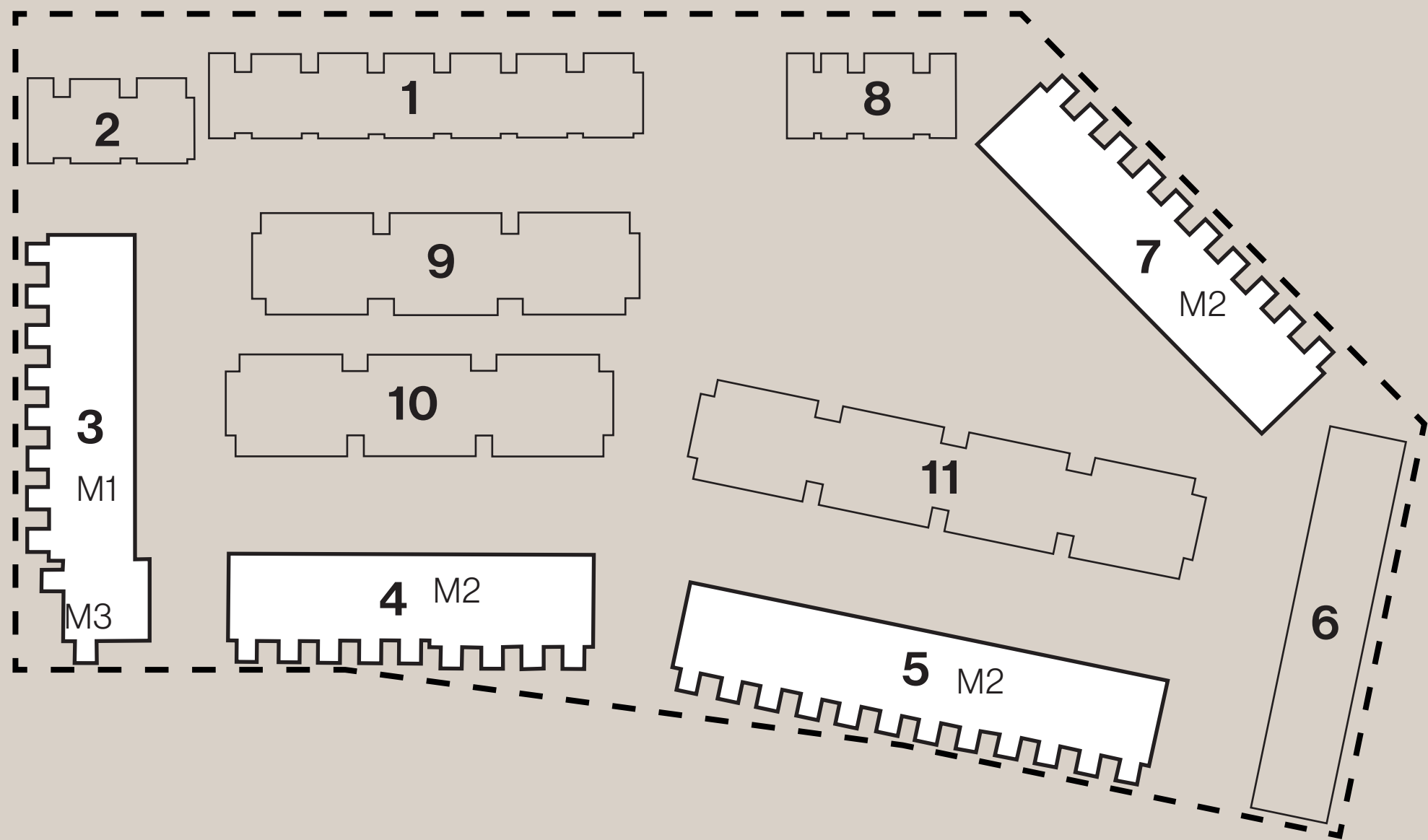


3 DA ELEVATION - REAR
SCALE 1 : 200 @ A3
DA381 || AMENDMENT APPLICATION | REVISION B | 18.08.26

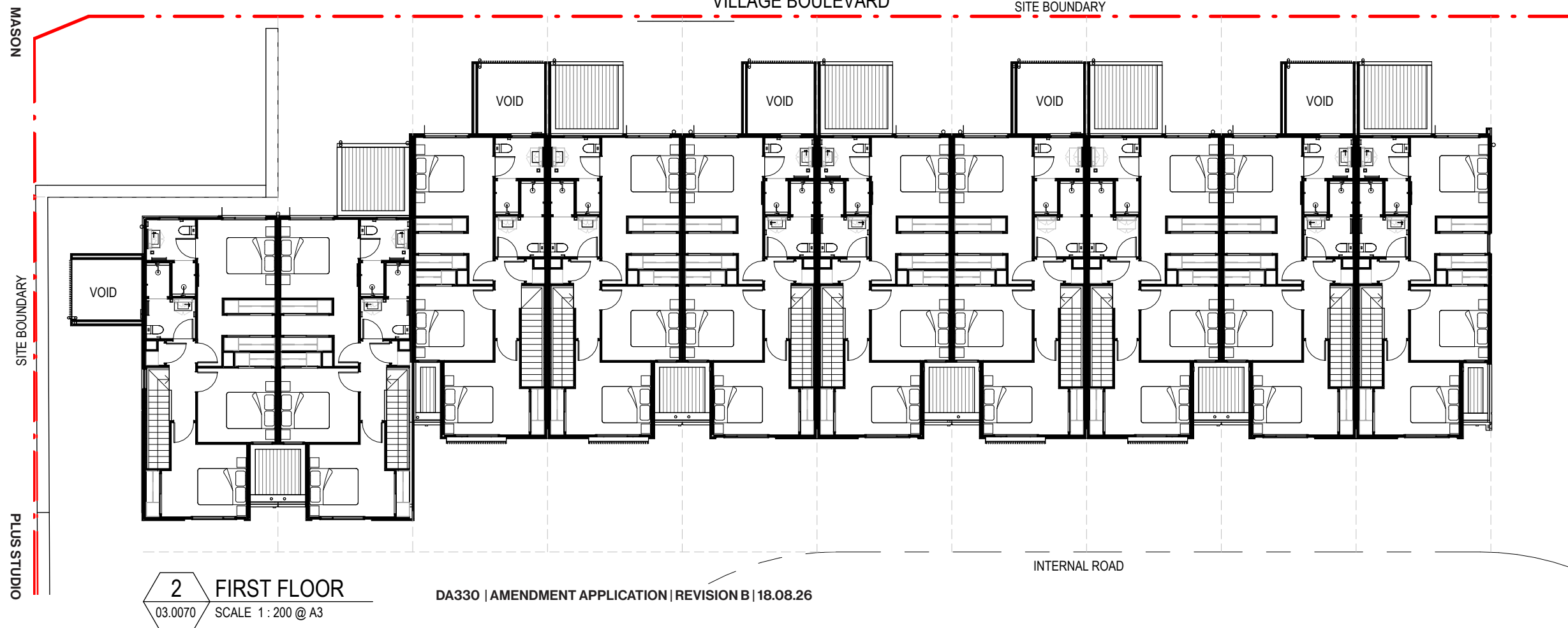


4 DA ELEVATION - RH END CONDITION
SCALE 1 : 200 @ A3

MASON

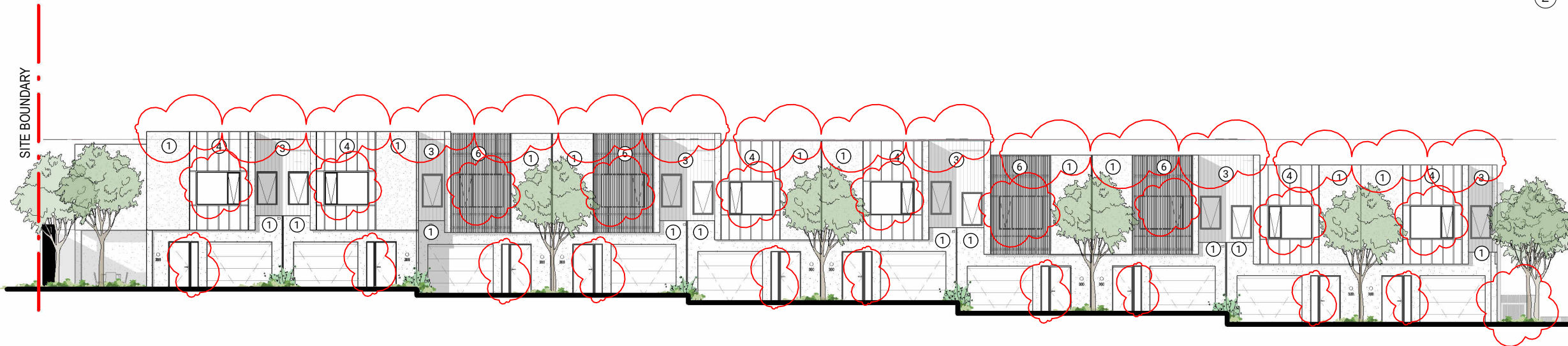
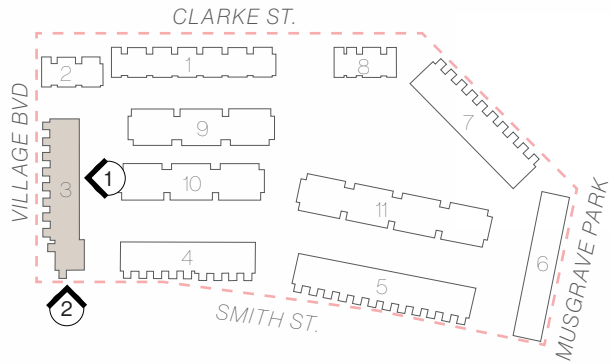


BUILDING 3 - MASON FLOOR PLAN



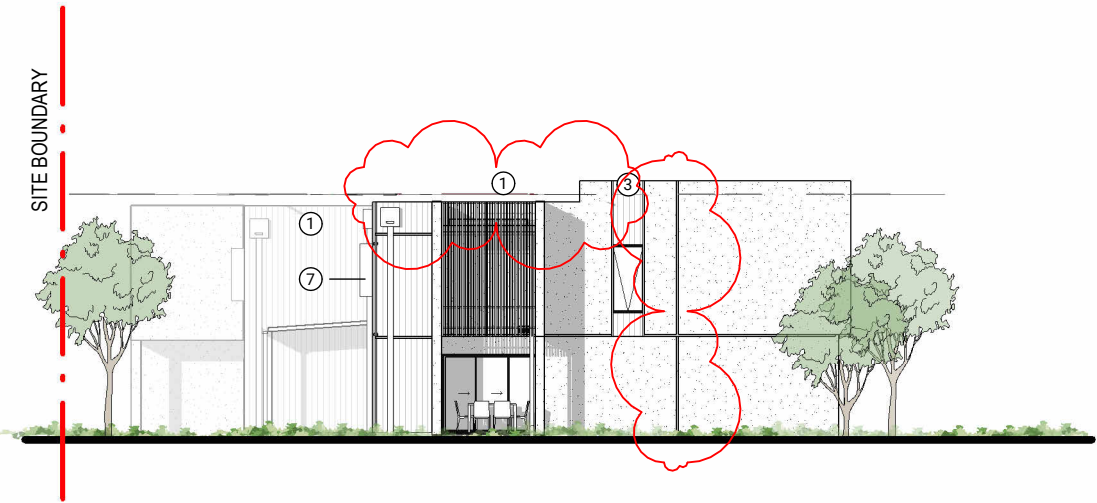
Our Solution

BUILDING 3 - MASON ELEVATIONS SHEET 1



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

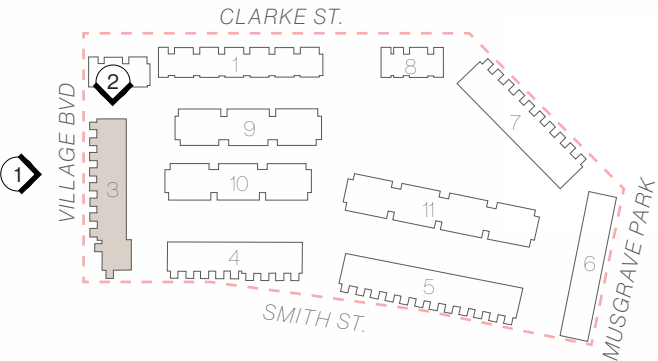
1 DA ELEVATION - FRONT
SCALE 1 : 200 @ A3



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

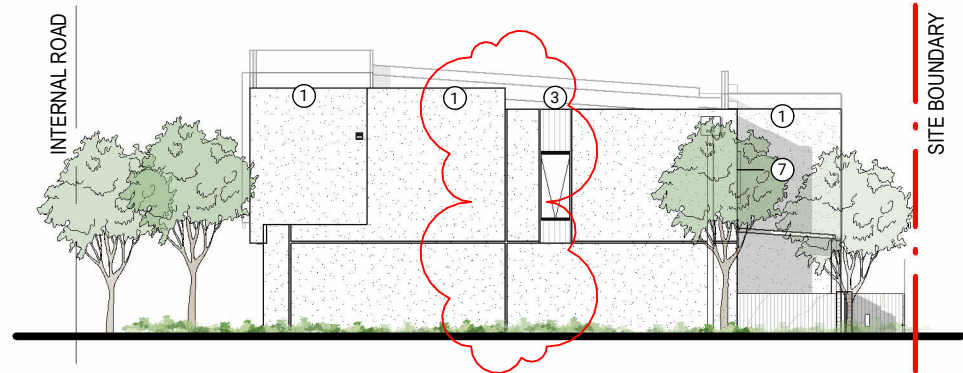
Our Solution

BUILDING 3 - MASON ELEVATIONS SHEET 2



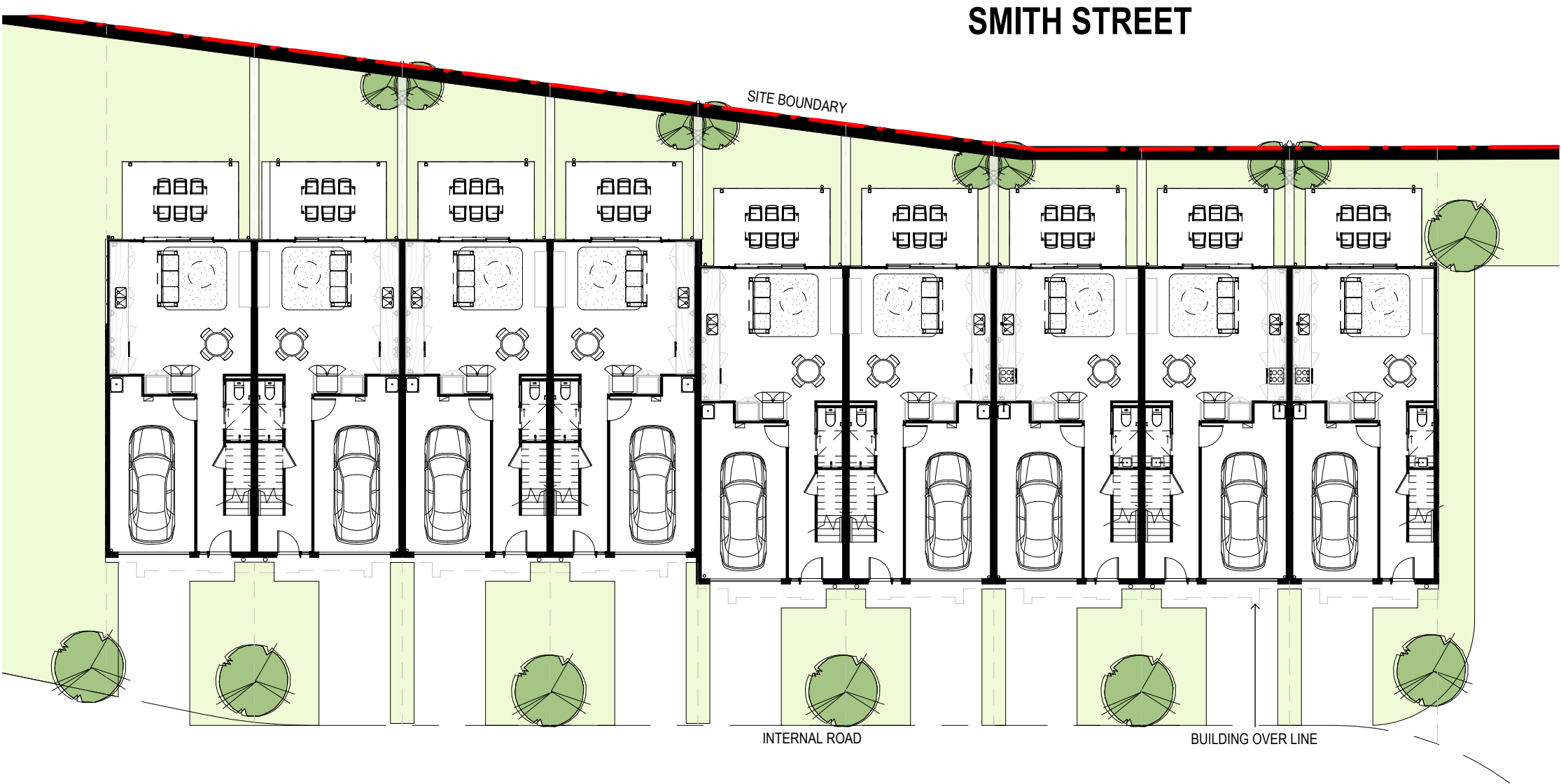
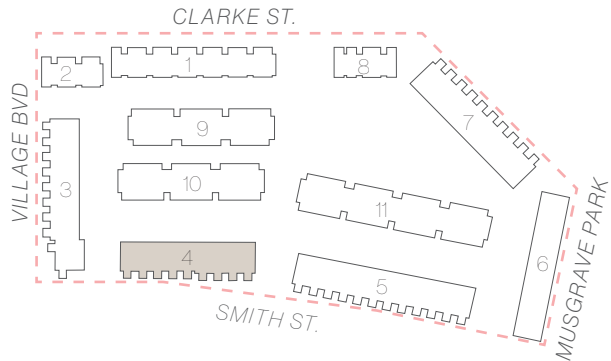
- MATERIAL LEGEND**
- 1. APPLIED FINISH - RENDER & PAINT
 - 2. SOLID BALUSTRADE - RENDER & PAINT
 - 3. VERTICAL WEATHERBOARD CLADDING
 - 4. BOARD & BATTEN
 - 5. BOARD & BATTEN
 - 6. BATTEN SCREEN
 - 7. WINDOW HOOD
 - 8. ROOF SHEETING
 - 9. ARBOURED ENTRY
 - 10. CLEAR GLASS

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



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

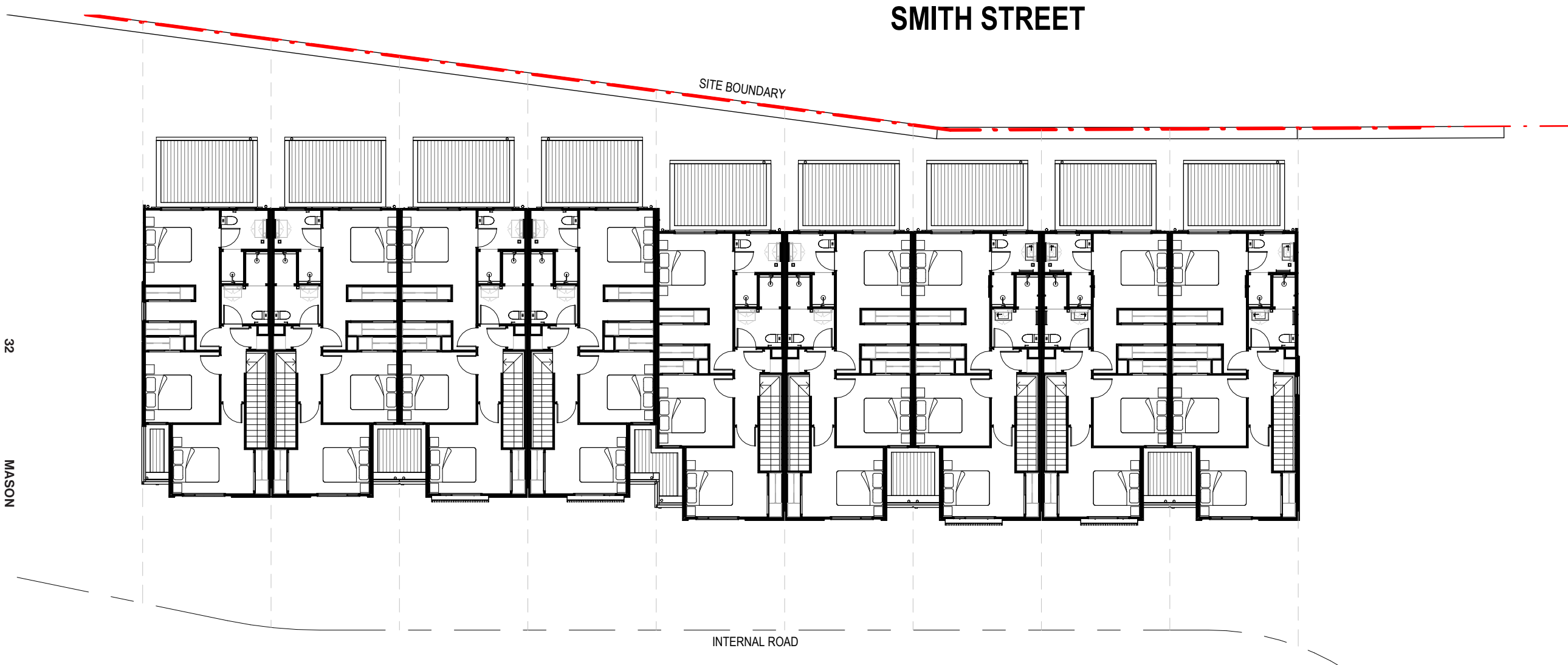
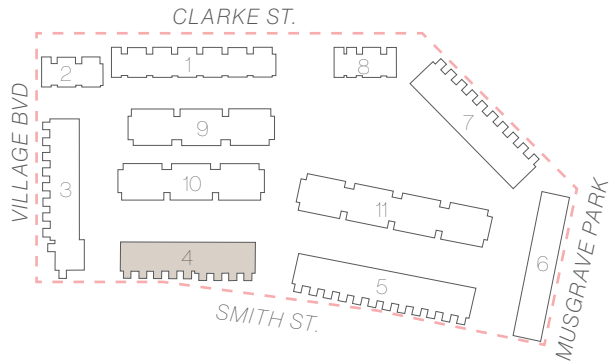
BUILDING 4 - MASON FLOOR PLAN SHEET 1



1 GROUND FLOOR
- SCALE 1 : 200 @ A3

31
MASON

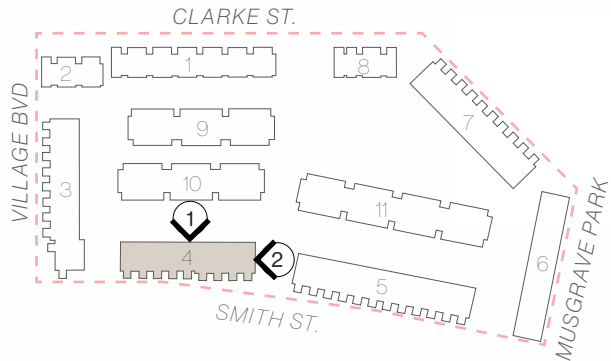
BUILDING 4 - MASON FLOOR PLAN SHEET 2



32
MASON

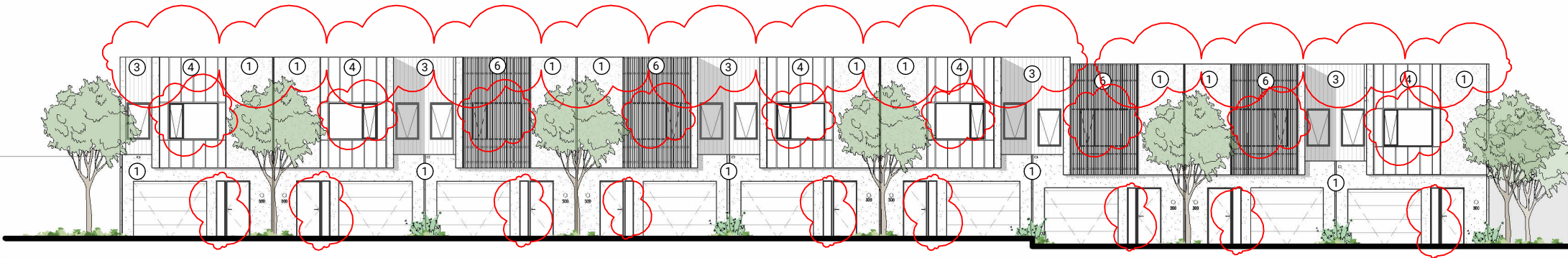
1 FIRST FLOOR
- SCALE 1 : 200 @ A3

BUILDING 4 - MASON ELEVATIONS SHEET 1

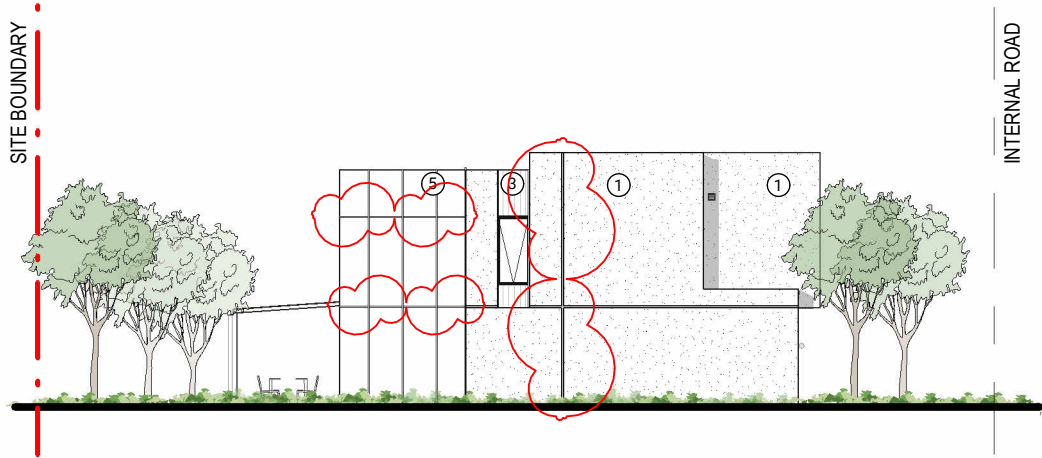


MATERIAL LEGEND

- 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

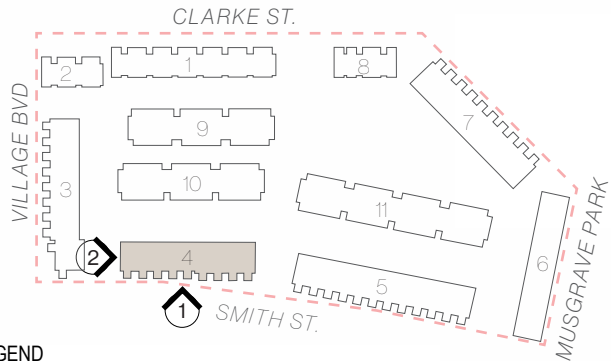


2 DA ELEVATION - LH END CONDITION
SCALE 1 : 200 @ A3



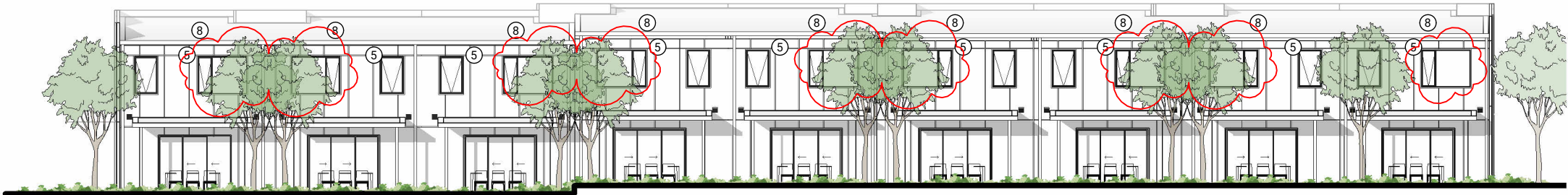
Our Solution

BUILDING 4 - MASON ELEVATIONS SHEET 2

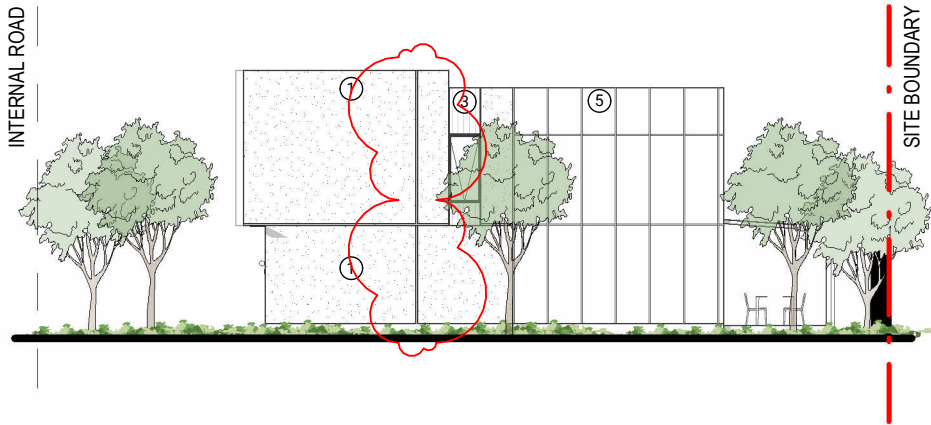


MATERIAL LEGEND

- 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

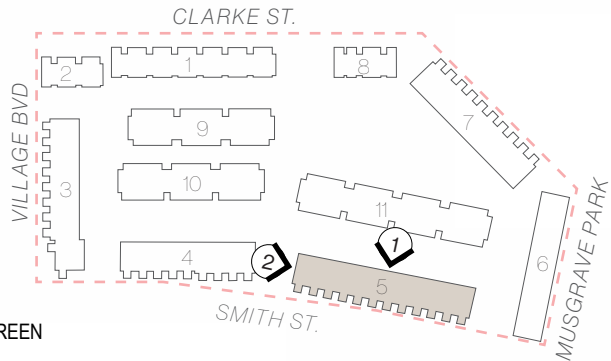


2 DA ELEVATION - RH END CONDITION
SCALE 1 : 200 @ A3

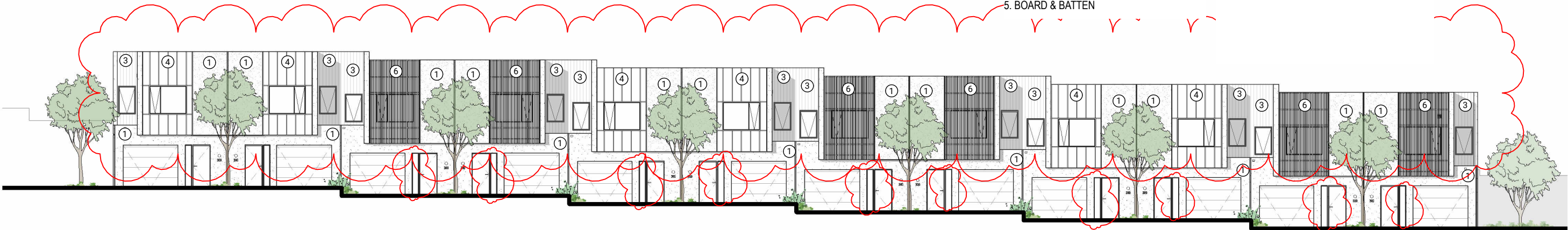


Our Solution

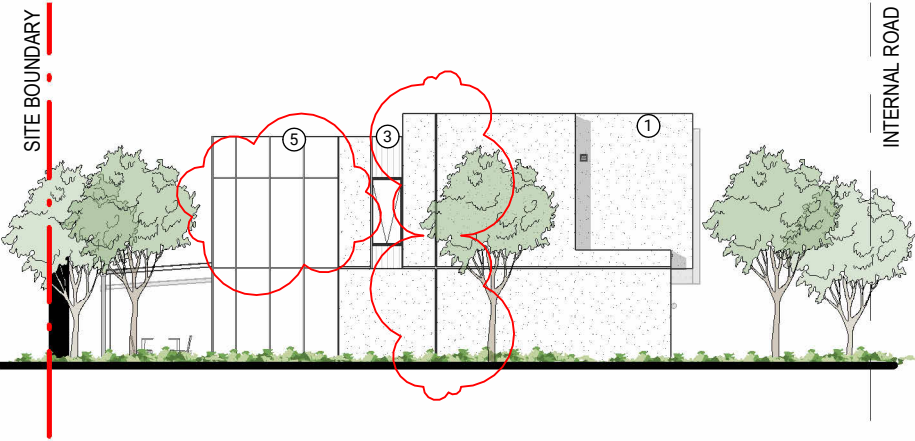
BUILDING 5 - MASON ELEVATIONS SHEET 1



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



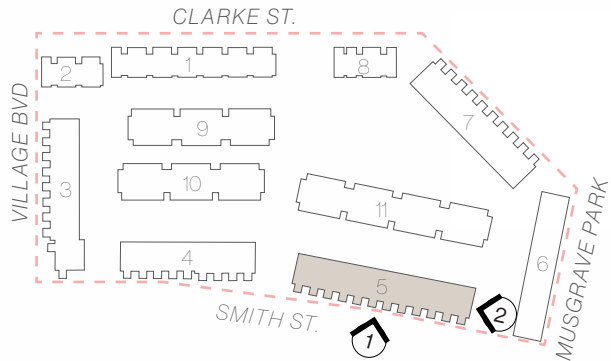
1 DA ELEVATION - FRONT
SCALE 1 : 200 @ A3



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

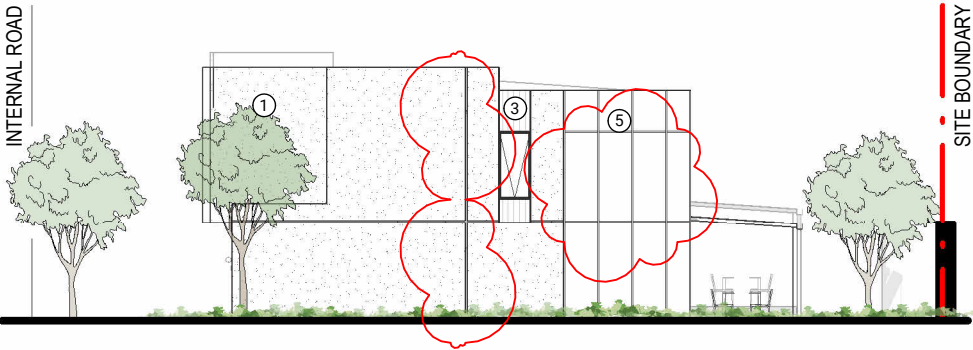
Our Solution

BUILDING 5 - MASON ELEVATIONS SHEET 2



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

1 DA ELEVATION - REAR
SCALE 1 : 200 @ A3

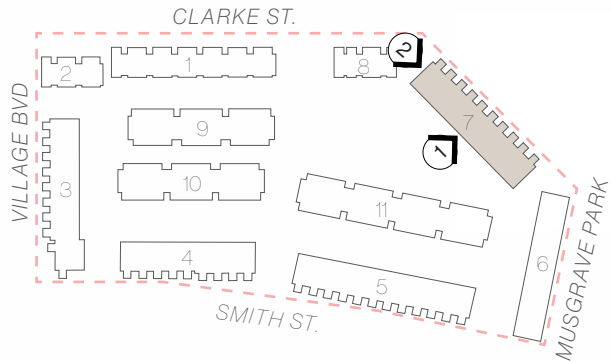


2 DA ELEVATION - RH END CONDITION
SCALE 1 : 200 @ A3

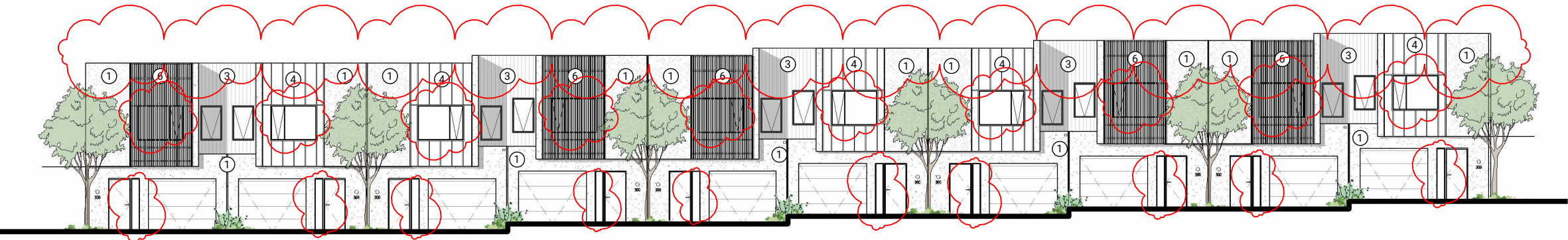


Our Solution

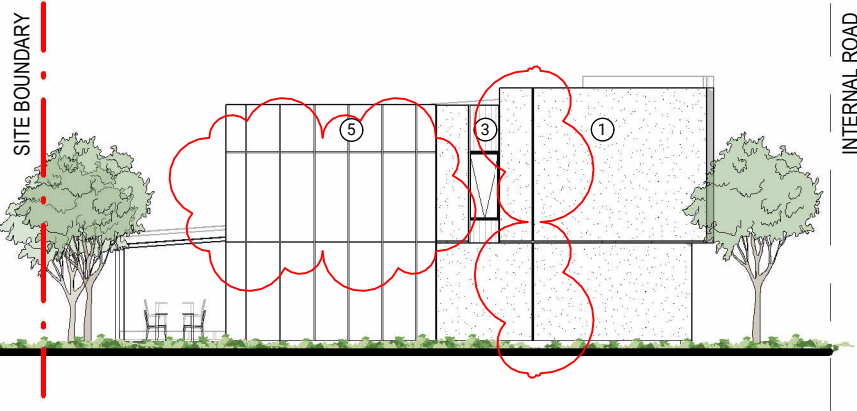
BUILDING 7 - MASON ELEVATIONS SHEET 1



- 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

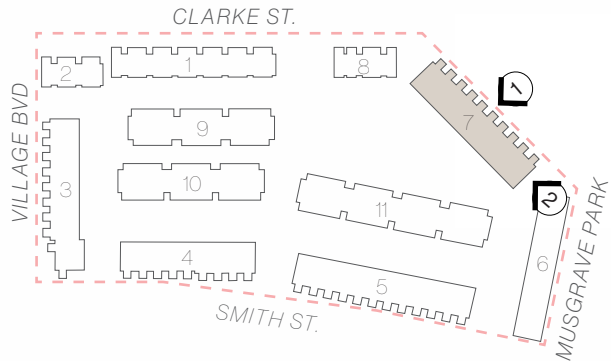
37

MASON

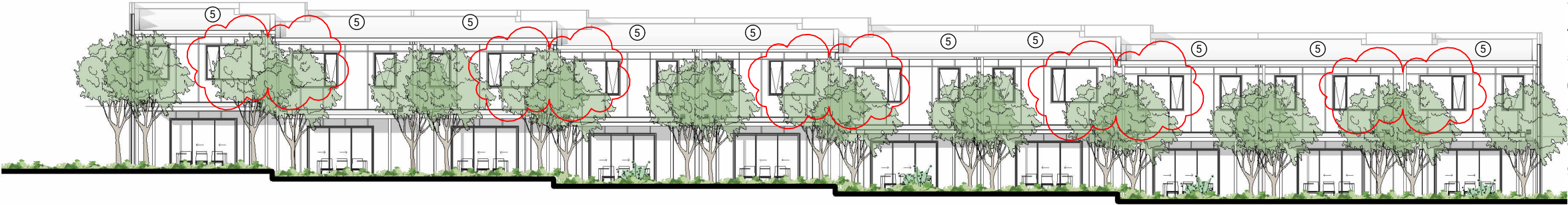
PLUS STUDIO

Our Solution

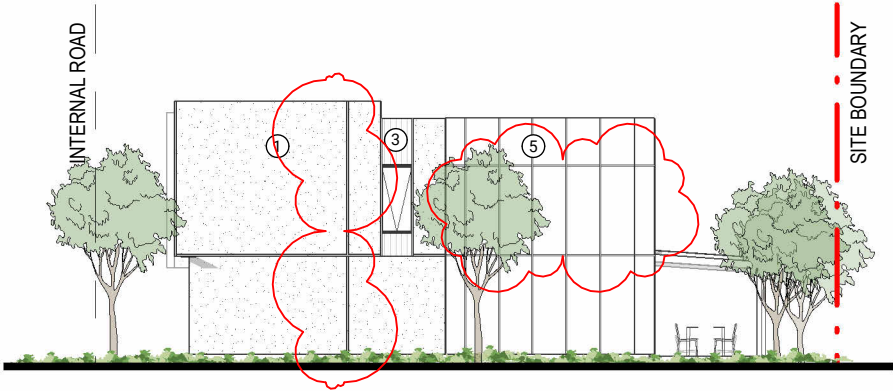
BUILDING 7 - MASON ELEVATIONS SHEET 2



- 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

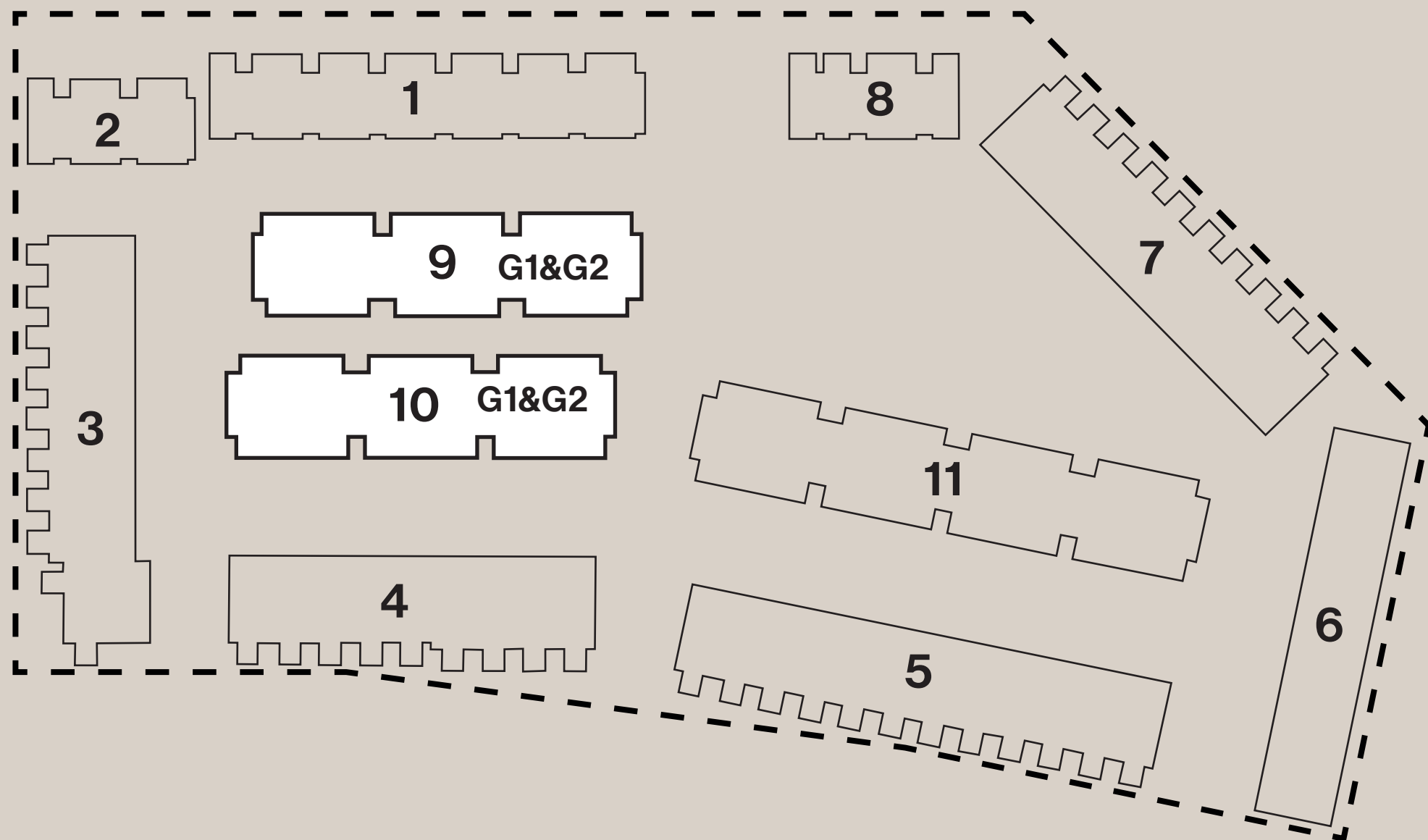


1 DA ELEVATION - REAR
SCALE 1 : 200 @ A3



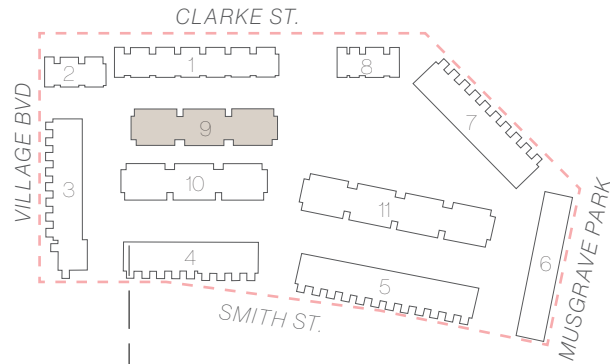
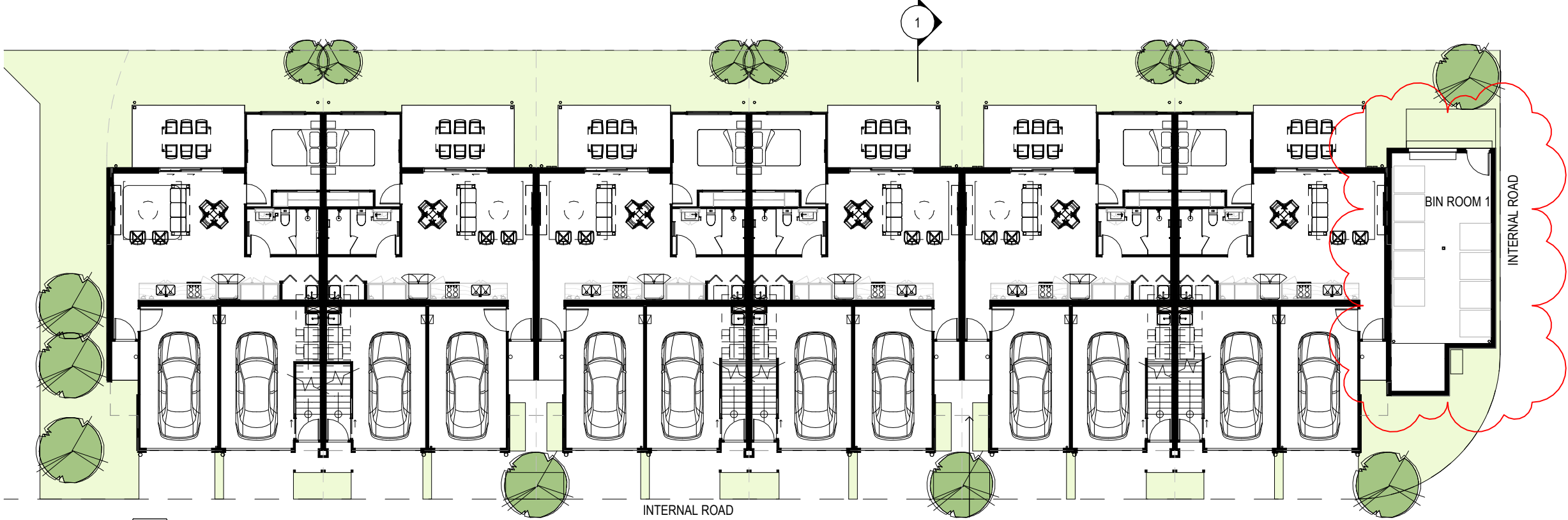
2 DA ELEVATION - RH END CONDITION
SCALE 1 : 200 @ A3

GOSHAWK (G1 & G2)

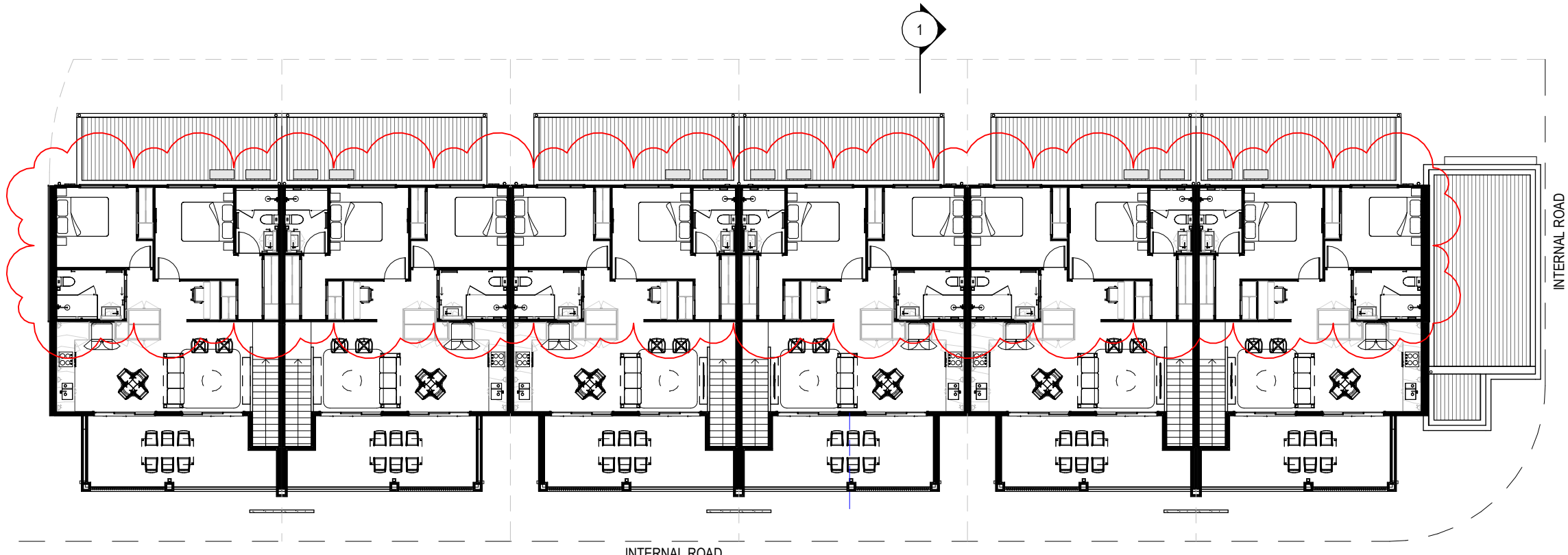


Our Solution

BUILDING 9 - GOSHAWK FLOOR PLANS



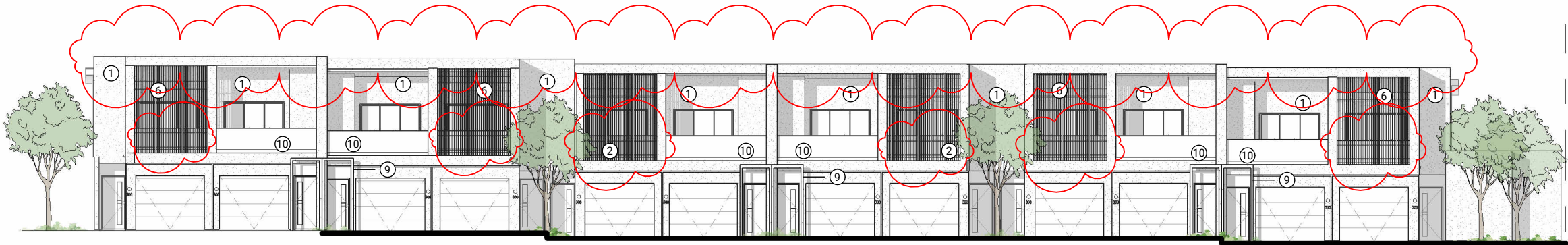
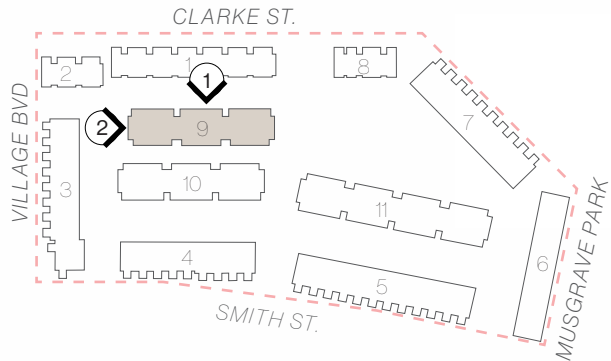
1 GROUND FLOOR (G1)
SCALE 1:200 @ A3



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

Our Solution

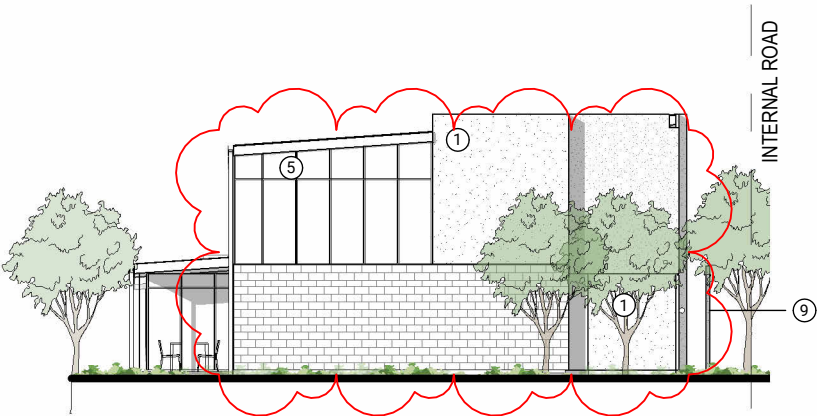
BUILDING 9 - GOSHAWK ELEVATIONS SHEET 1



INTERNAL ROAD

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

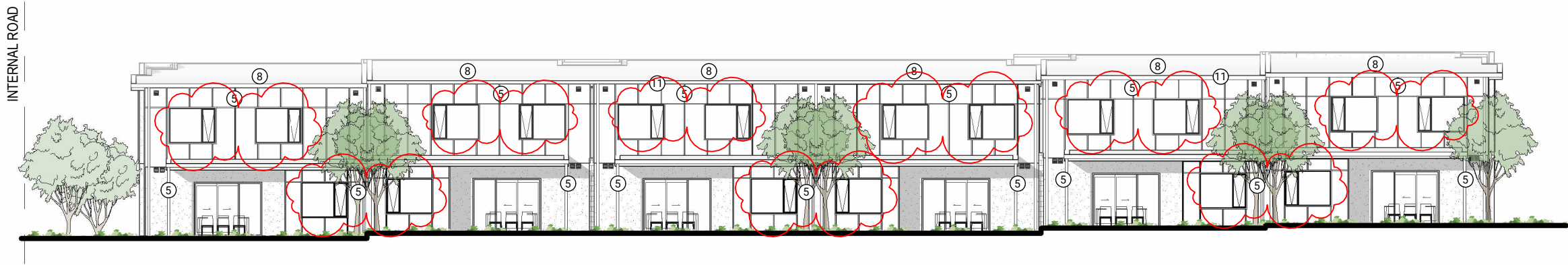
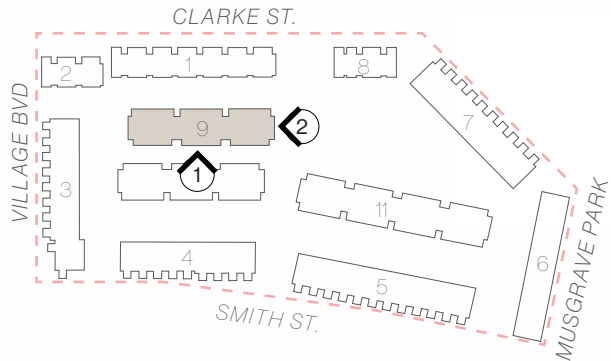
1 DA ELEVATION - FRONT
SCALE 1 : 200 @ A3



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

Our Solution

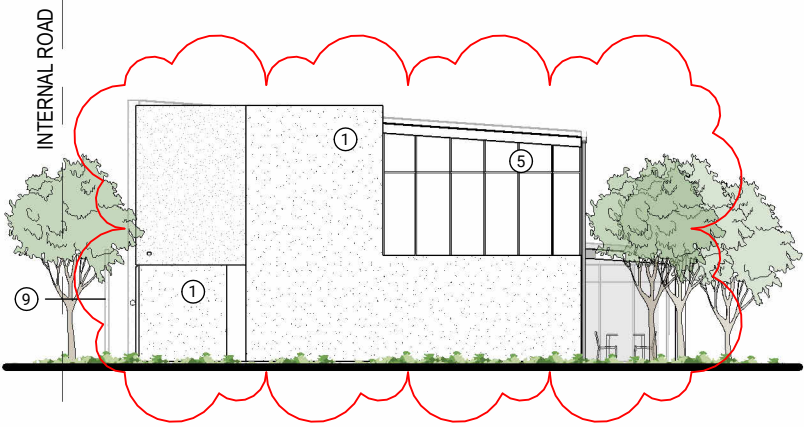
BUILDING 9 - GOSHAWK ELEVATIONS SHEET 2



MATERIAL LEGEND

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

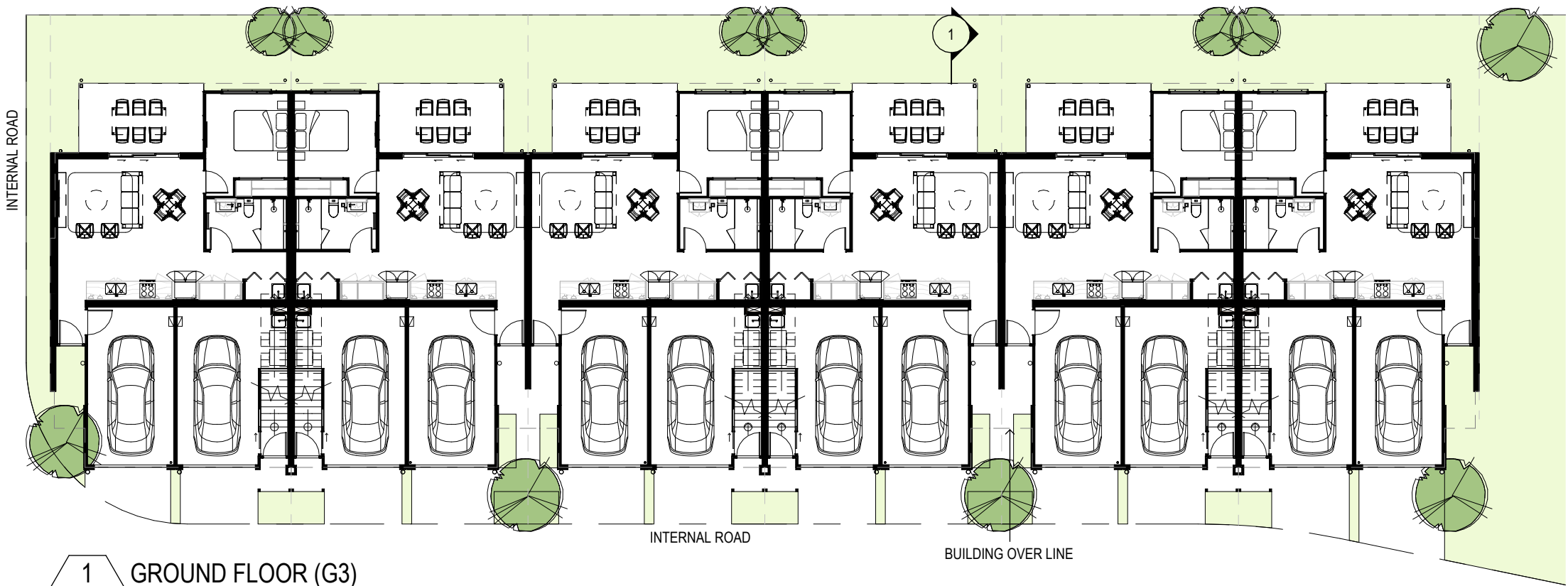
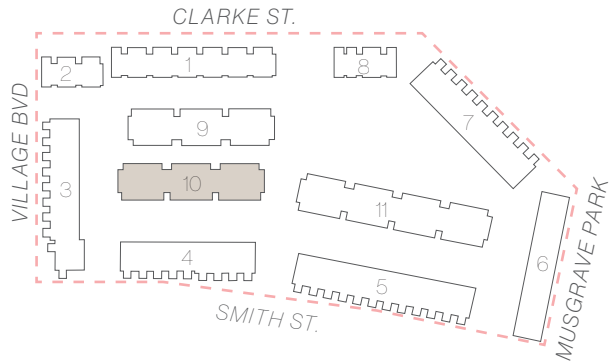
1 DA ELEVATION - REAR
SCALE 1 : 200 @ A3



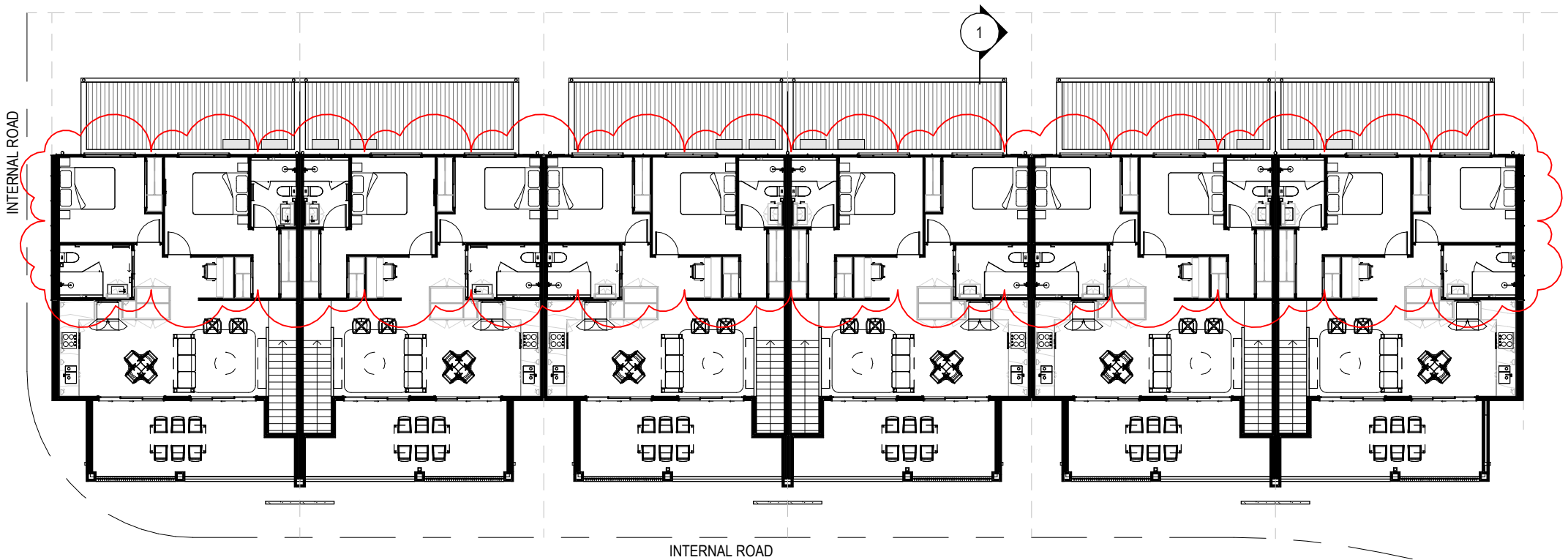
2 DA ELEVATION - RH END CONDITION
SCALE 1 : 200 @ A3

Our Solution

BUILDING 10 - GOSHAWK FLOOR PLANS



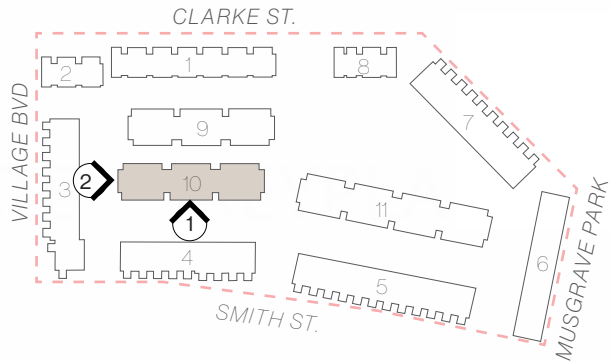
1 GROUND FLOOR (G3)
SCALE 1 : 200 @ A3



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

Our Solution

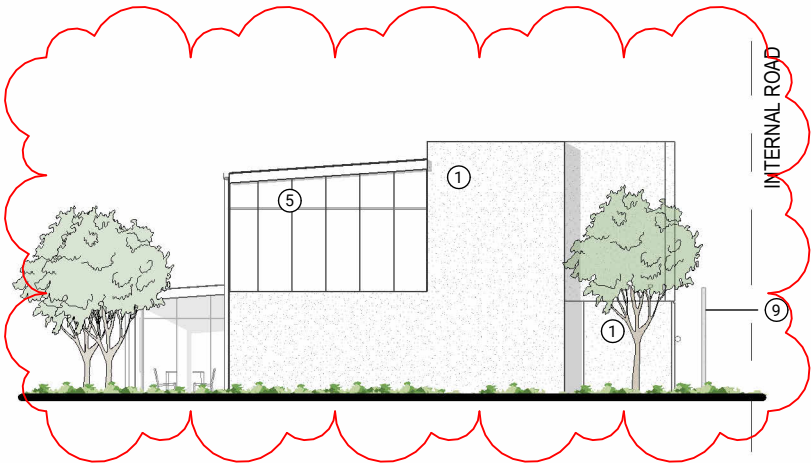
BUILDING 10 - GOSHAWK ELEVATIONS SHEET 1



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



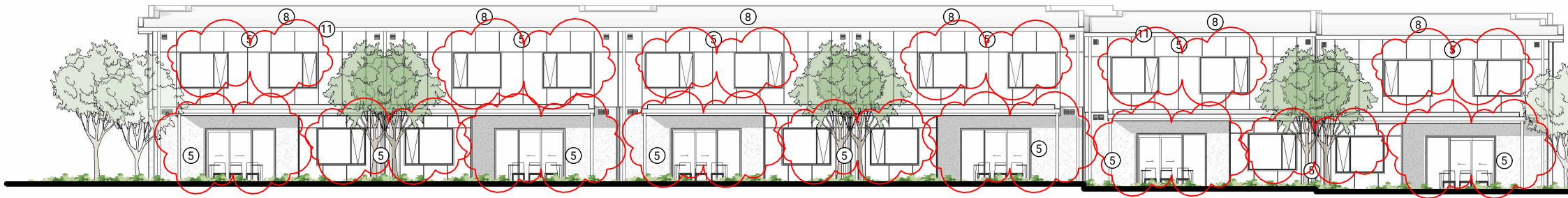
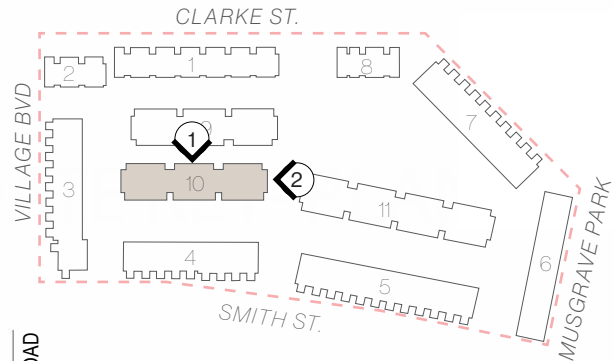
1 DA ELEVATION - FRONT
SCALE 1 : 200 @ A3



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

Our Solution

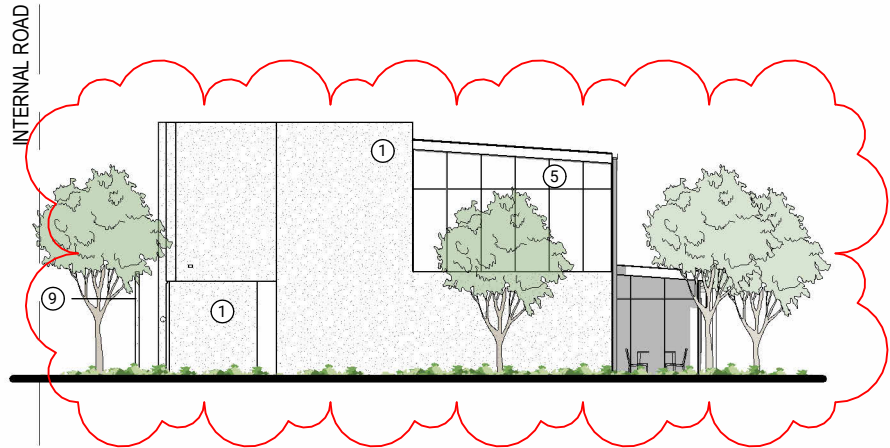
BUILDING 10 - GOSHAWK ELEVATIONS SHEET 2



INTERNAL ROAD

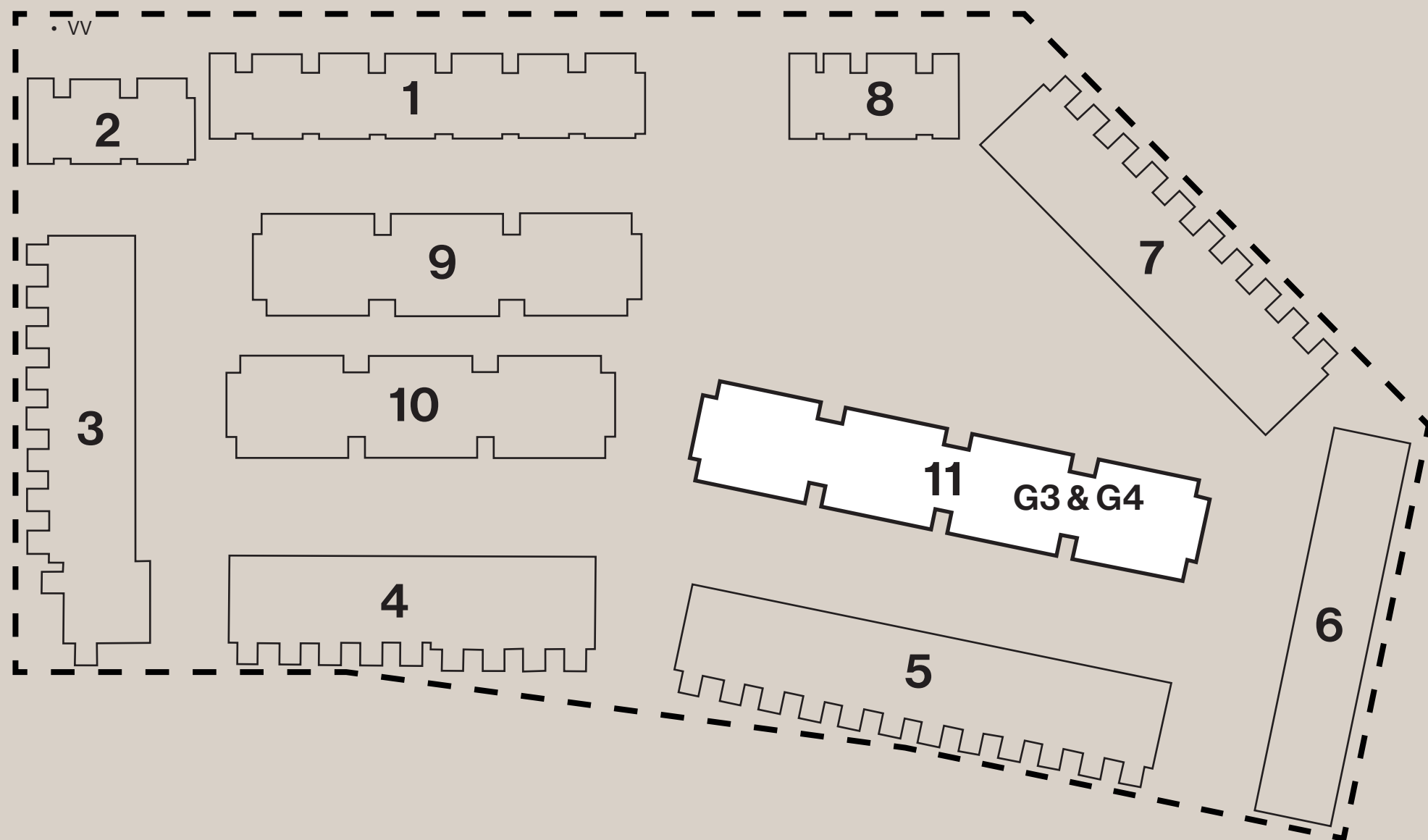
- MATERIAL LEGEND
- 1. APPLIED FINISH - RENDER & PAINT
 - 2. SOLID BALUSTRADE - RENDER & PAINT
 - 3. VERTICAL WEATHERBOARD CLADDING
 - 4. BOARD & BATTEN
 - 5. BOARD & BATTEN
 - 6. BATTEN SCREEN
 - 7. WINDOW HOOD
 - 8. ROOF SHEETING
 - 9. ARBOURED ENTRY
 - 10. CLEAR GLASS

1 DA ELEVATION - REAR
SCALE 1 : 200 @ A3

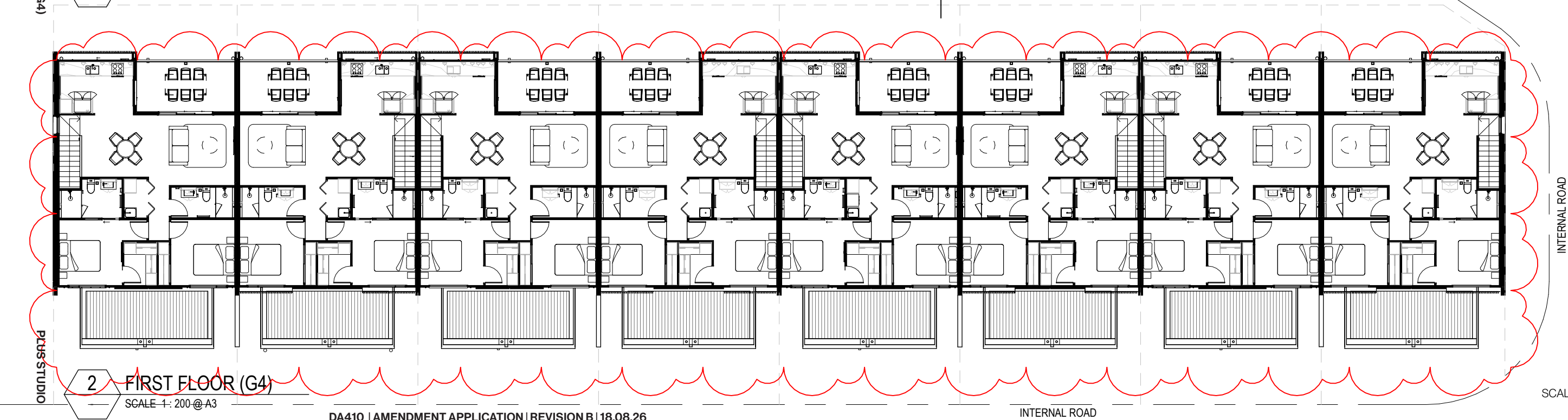
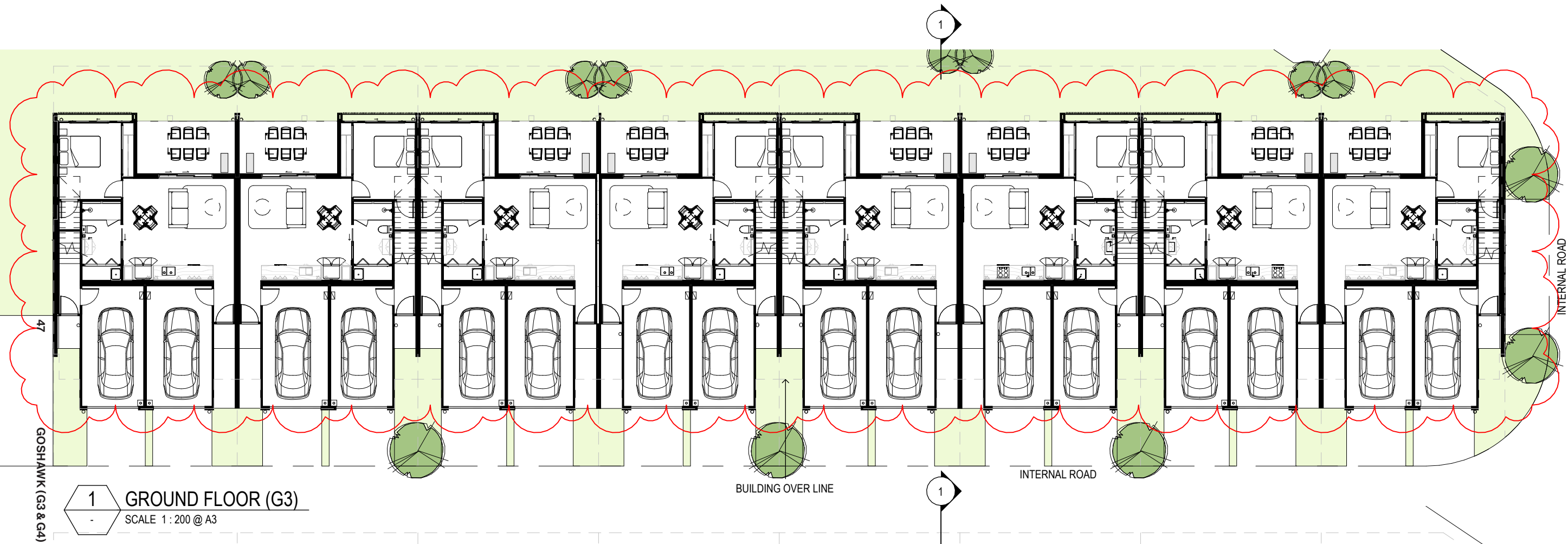
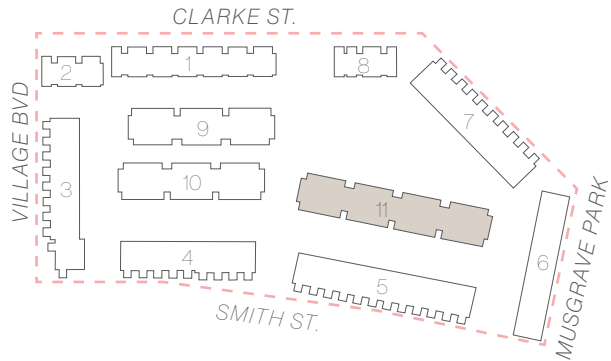


2 DA ELEVATION - RH END CONDITION
SCALE 1 : 200 @ A3

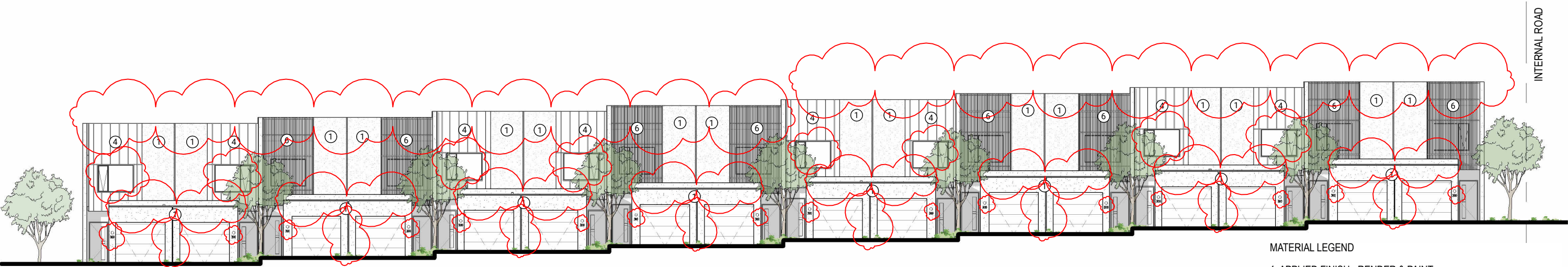
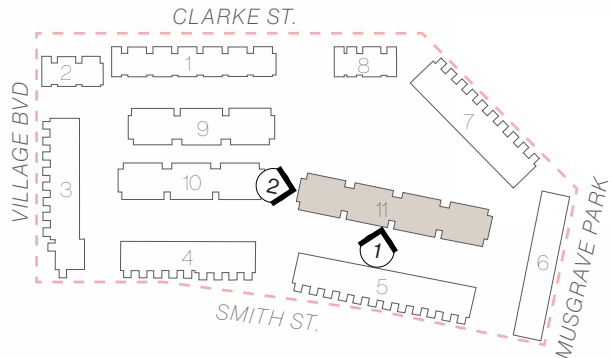
GOSHAWK (G3 & G4)



BUILDING 11 - GOSHAWK FLOOR PLANS



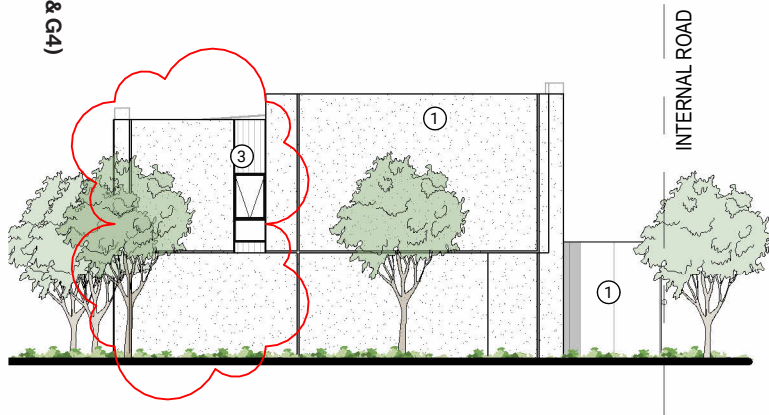
BUILDING 11 - GOSHAWK ELEVATIONS SHEET 1



48

1 DA ELEVATION - FRONT
SCALE 1 : 200 @ A3

GOSHAWK (G3 & G4)



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

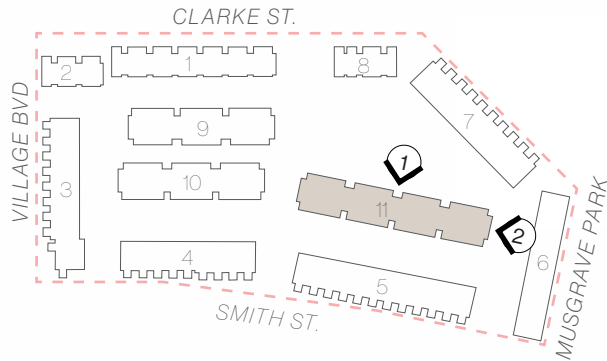
PLUS STUDIO

- 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



Our Solution

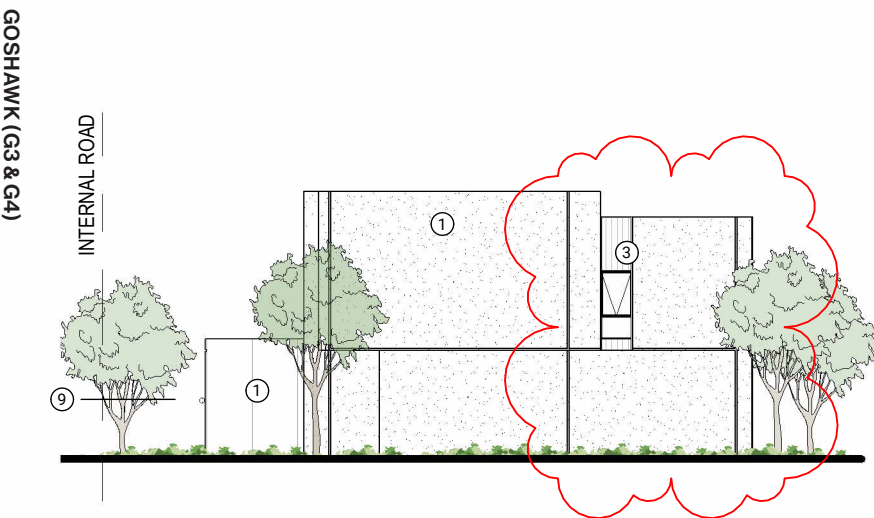
BUILDING 11 - GOSHAWK ELEVATIONS SHEET 2



49

1 DA ELEVATION - REAR
SCALE 1 : 200 @ A3

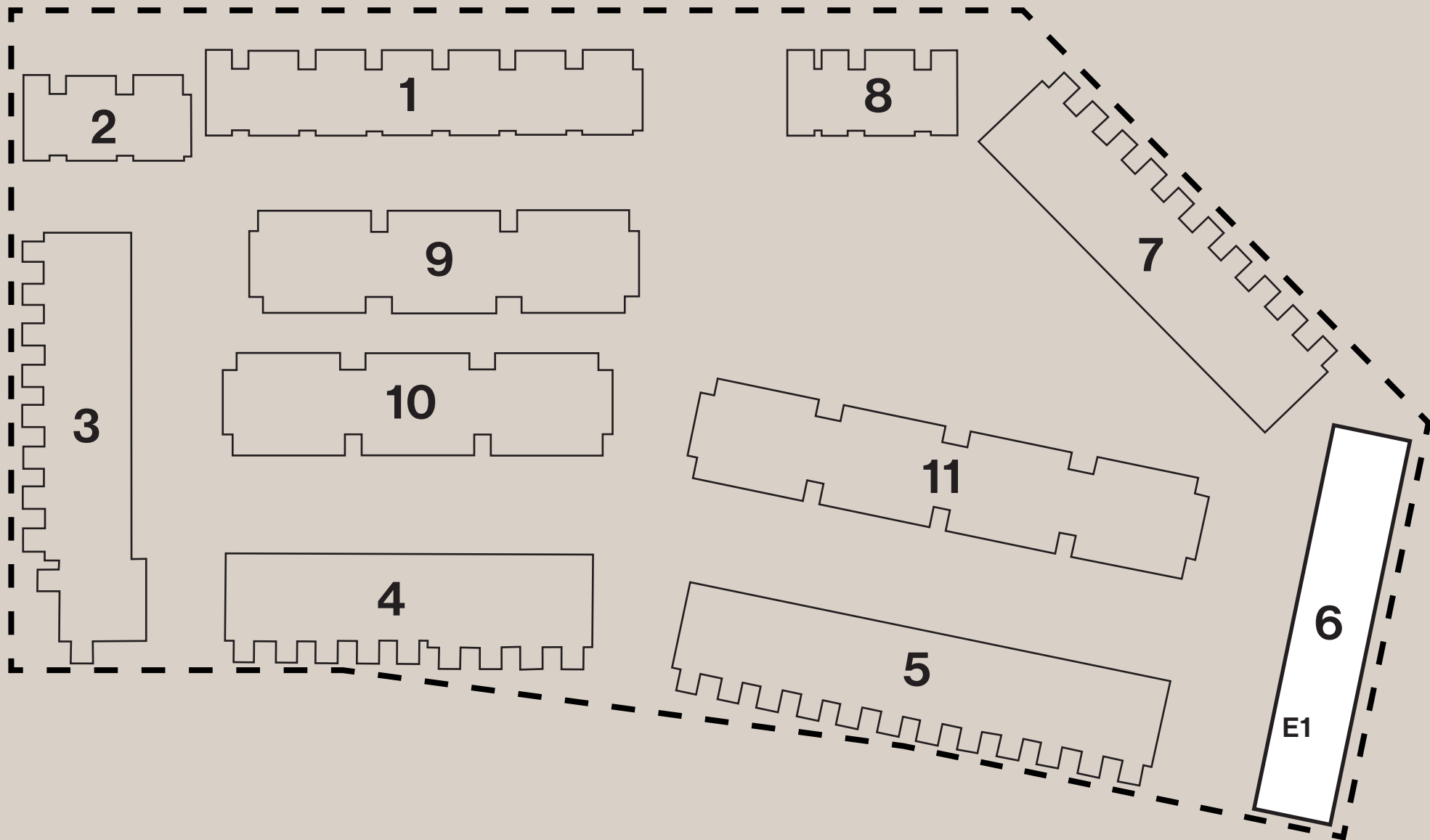
- MATERIAL LEGEND
- 1. APPLIED FINISH - RENDER & PAINT
 - 2. SOLID BALUSTRADE - RENDER & PAINT
 - 3. VERTICAL WEATHERBOARD CLADDING
 - 4. BOARD & BATTEN
 - 5. BOARD & BATTEN
 - 6. BATTEN SCREEN
 - 7. WINDOW HOOD
 - 8. ROOF SHEETING
 - 9. ARBOURED ENTRY
 - 10. CLEAR GLASS



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

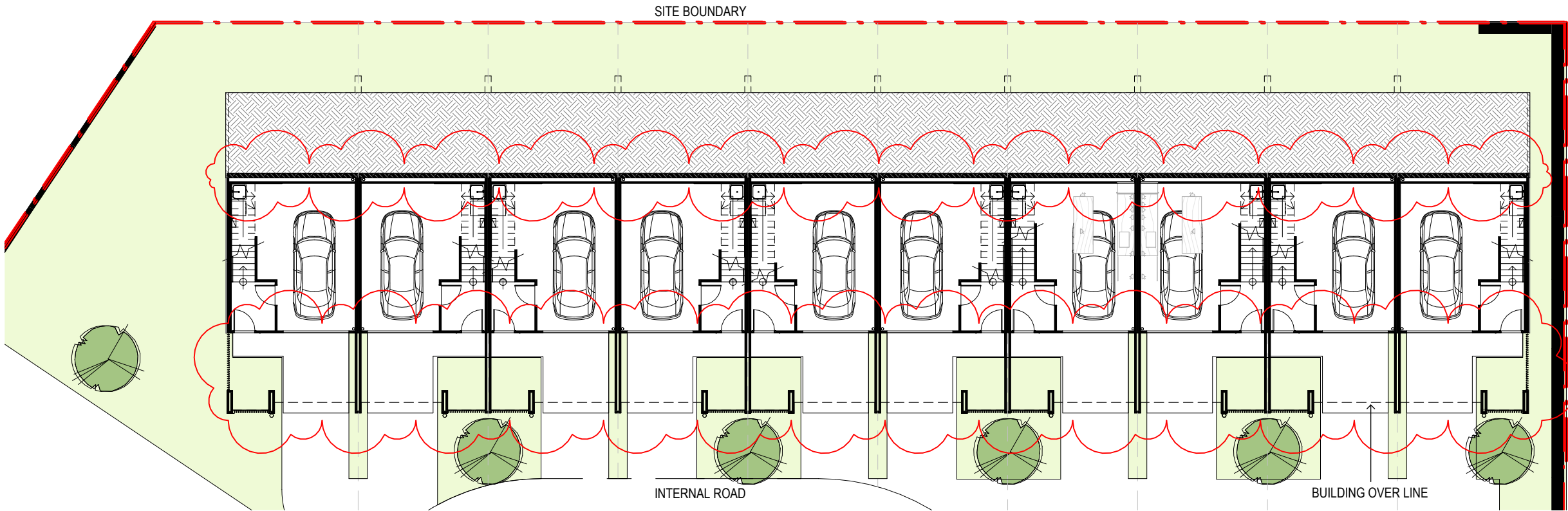
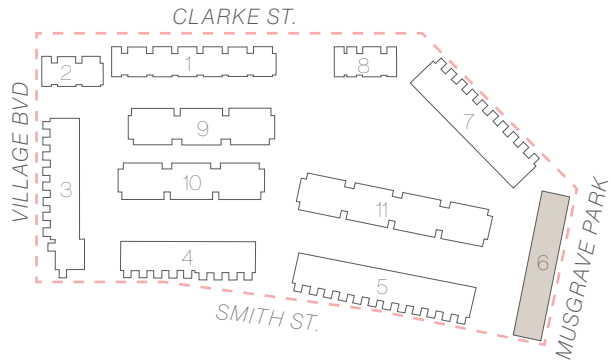


EMBER

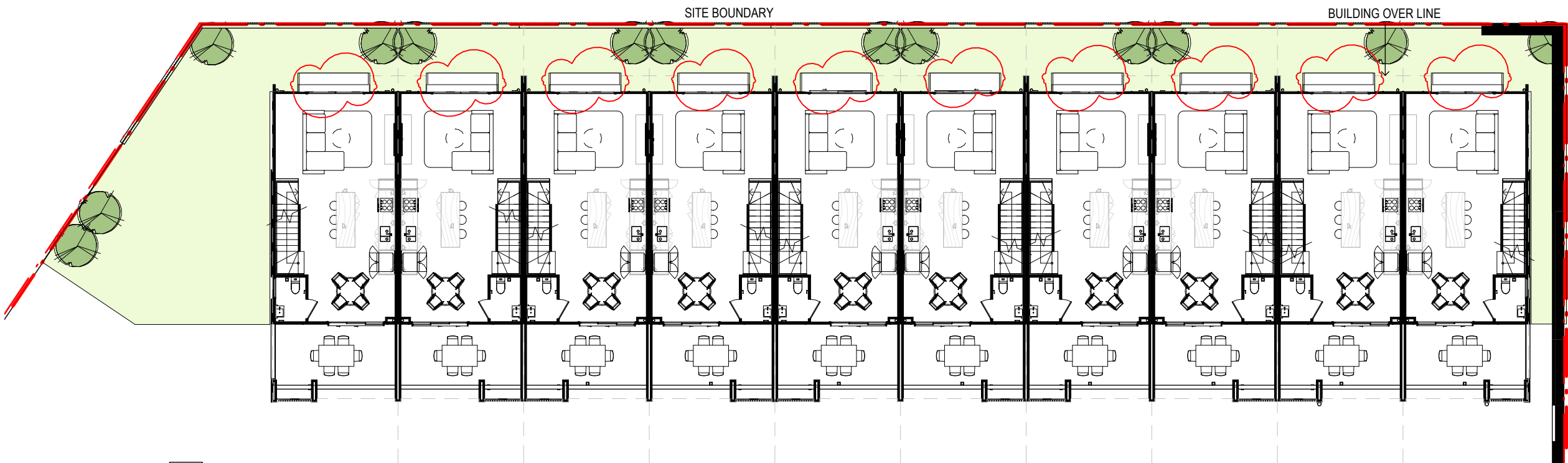


Our Solution

BUILDING 6 - EMBER FLOOR PLAN - GF&LVL1

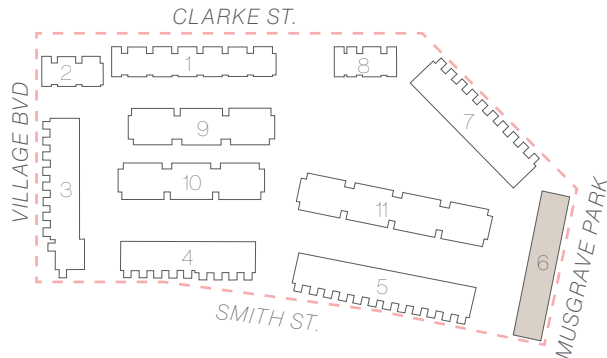
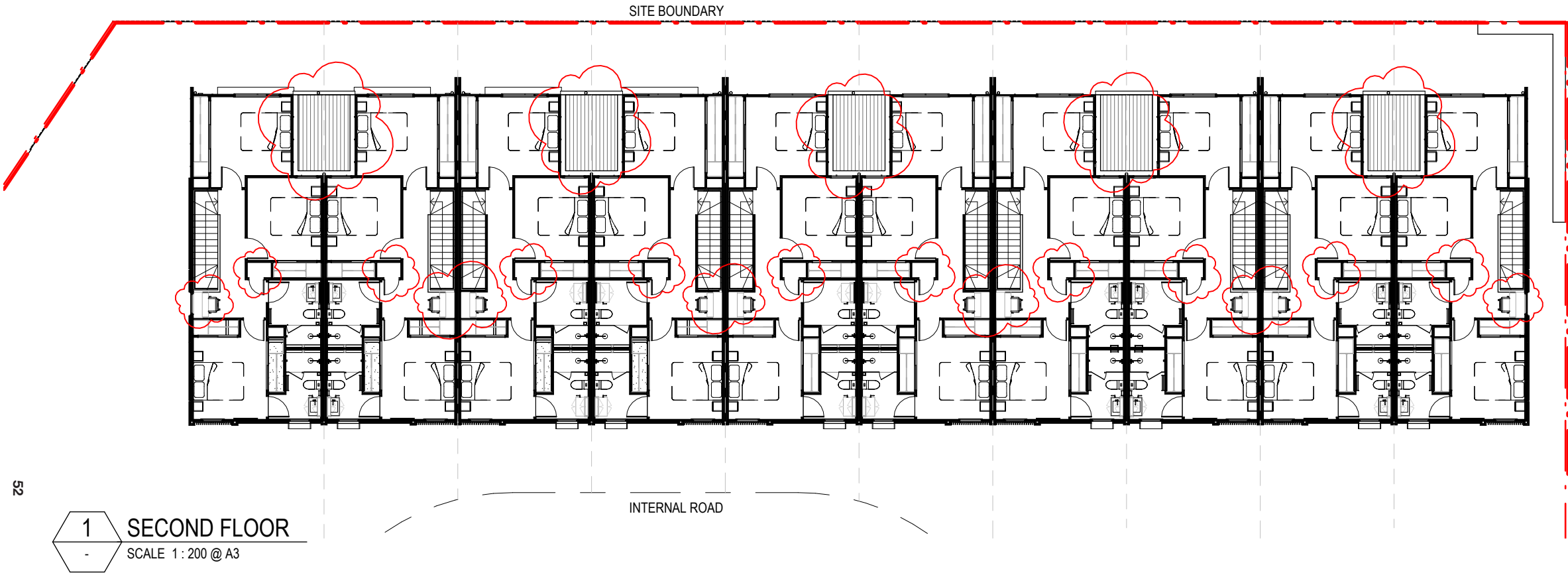


1 GROUND FLOOR
SCALE 1 : 200 @ A3



2 FIRST FLOOR
SCALE 1 : 200 @ A3

BUILDING 6 - EMBER FLOOR PLAN - LVL2



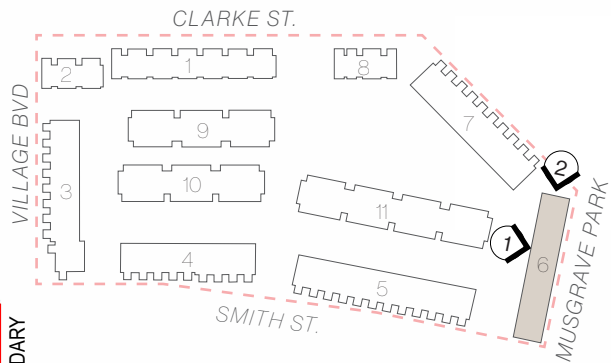
52

EMBER

PLUS STUDIO

Our Solution

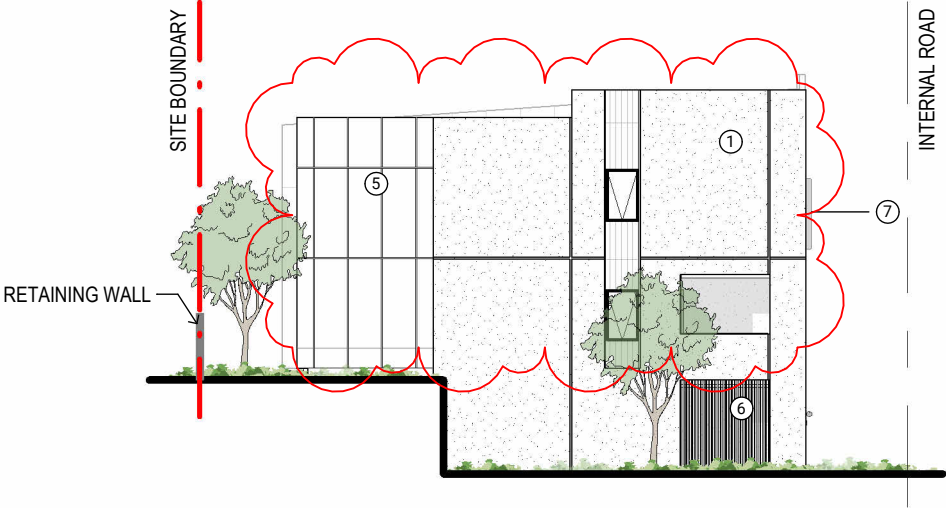
BUILDING 6 - EMBER ELEVATIONS SHEET 1



- 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

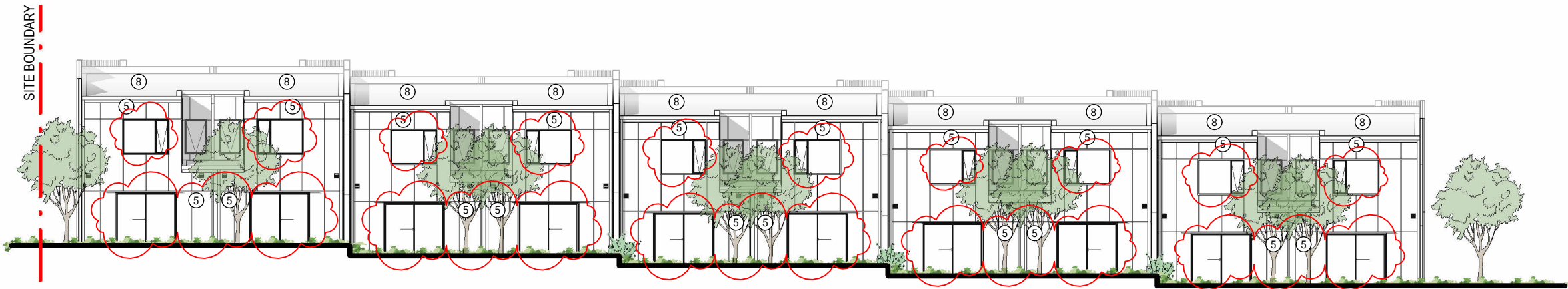
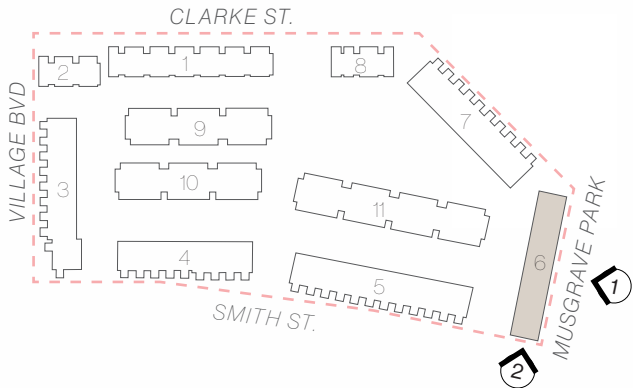


1 DA ELEVATION - FRONT
SCALE 1 : 200 @ A3



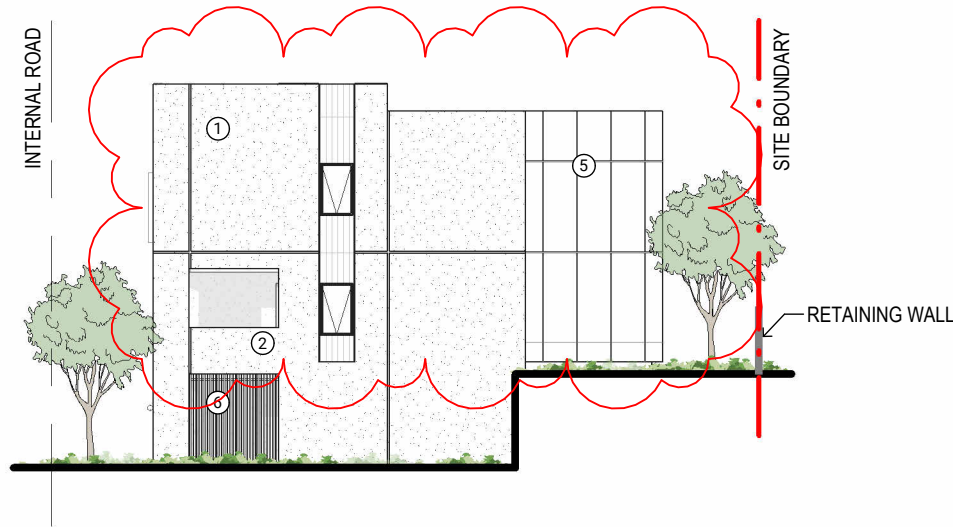
2 DA ELEVATION - LH END CONDITION
SCALE 1 : 200 @ A3

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

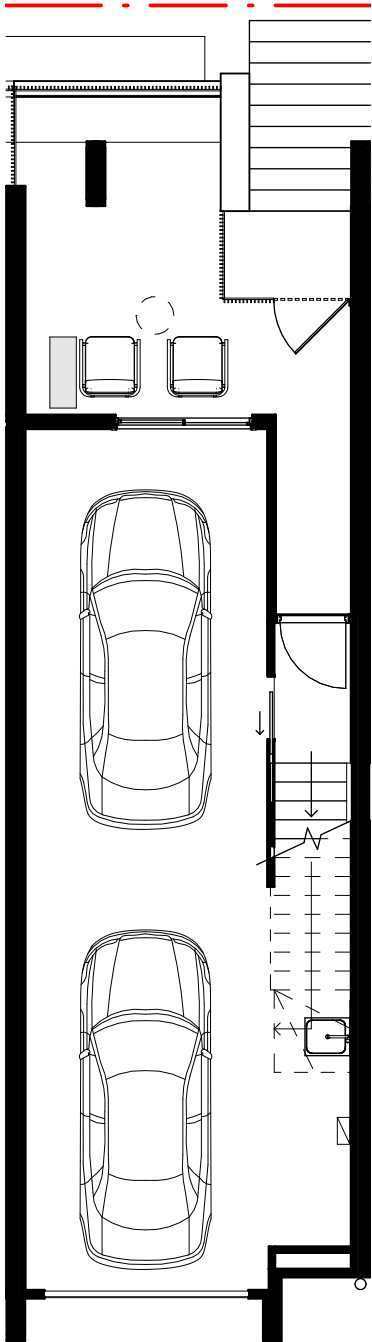
TOWNHOUSE PLANS

Our Solution

PORTAVILLA UNIT FLOOR PLANS - P1

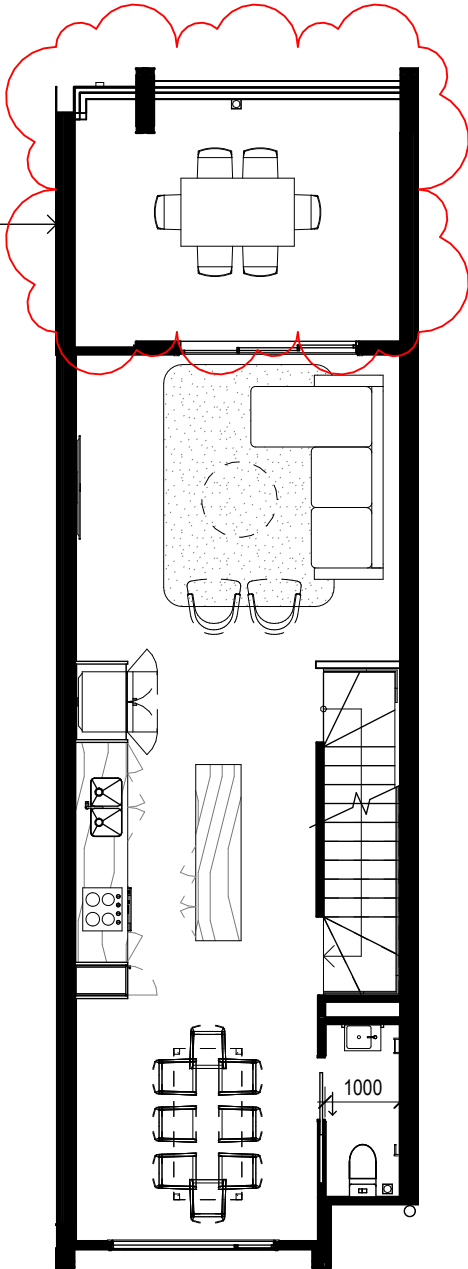
56

TOWNHOUSE PLANS

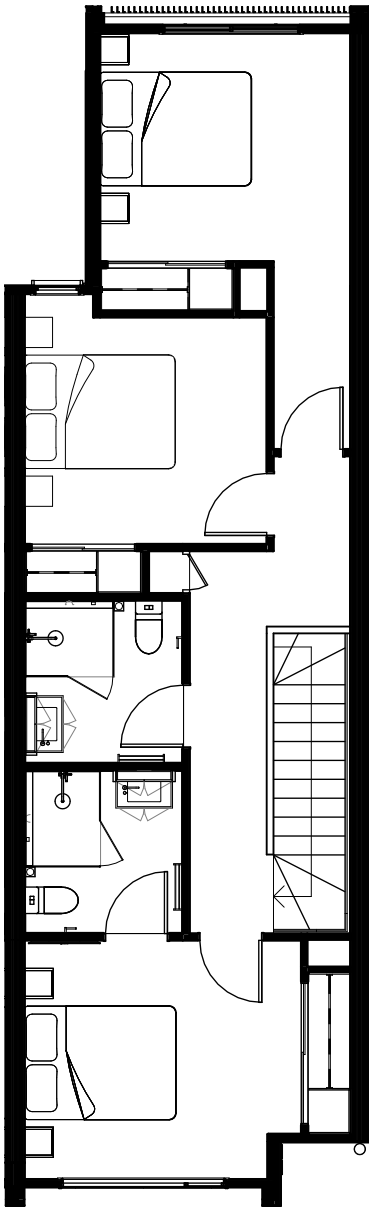


1 GROUND FLOOR
SCALE 1 : 100 @ A3

PRIVACY WALL
BETWEEN BLCONIES



2 LEVEL 01
SCALE 1 : 100 @ A3



3 LEVEL 02
SCALE 1 : 100 @ A3

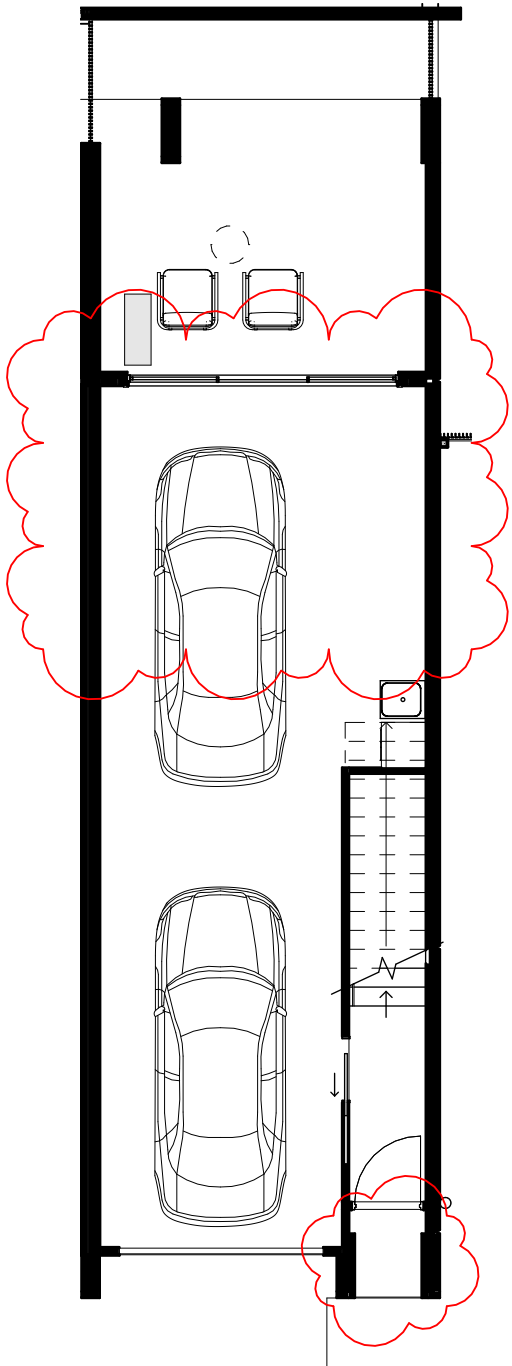
PLUS STUDIO

Our Solution

PORTAVILLA UNIT FLOOR PLANS - P2

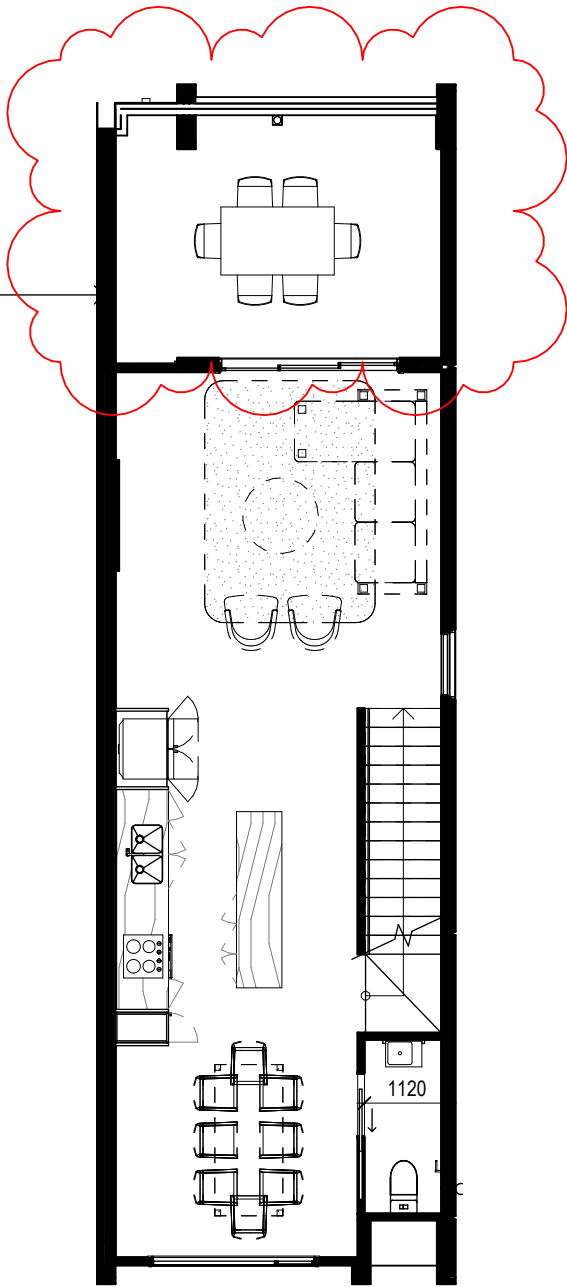
57

TOWNHOUSE PLANS

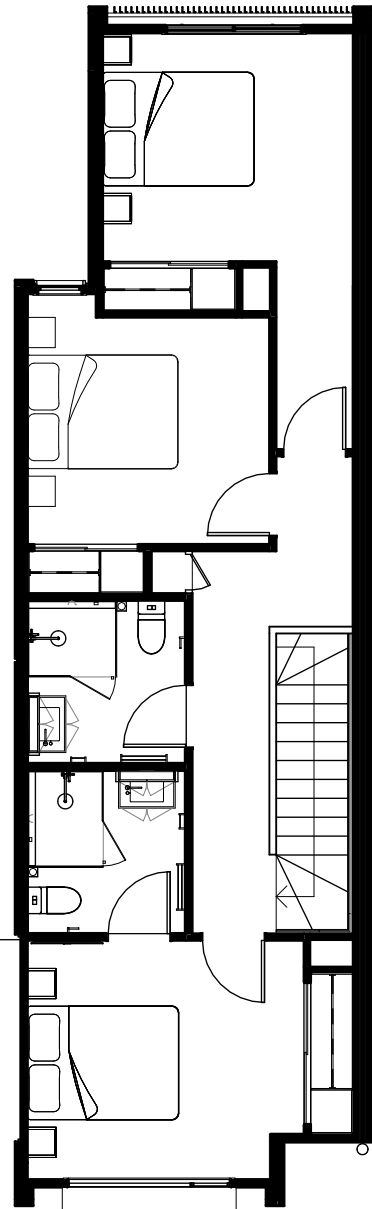


1 GROUND FLOOR
SCALE 1 : 100 @ A3

PRIVACY WALL
BETWEEN BALCONIES



2 LEVEL 01
SCALE 1 : 100 @ A3



3 LEVEL 02
SCALE 1 : 100 @ A3

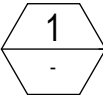
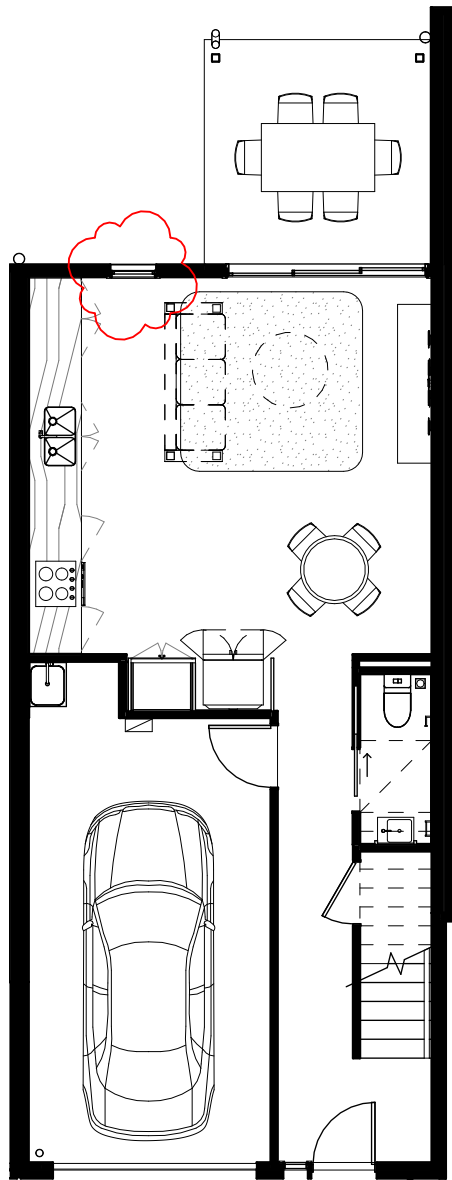
PLUS STUDIO

Our Solution

MASON M1 UNIT FLOOR PLAN

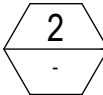
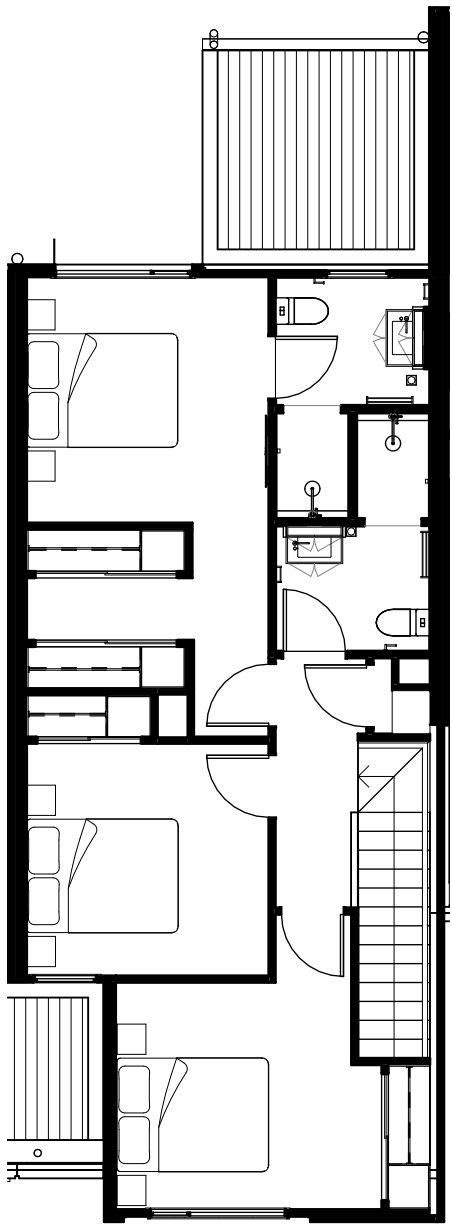
58 TOWNHOUSE PLANS

PLUS STUDIO



GROUND FLOOR

SCALE 1 : 100 @ A3



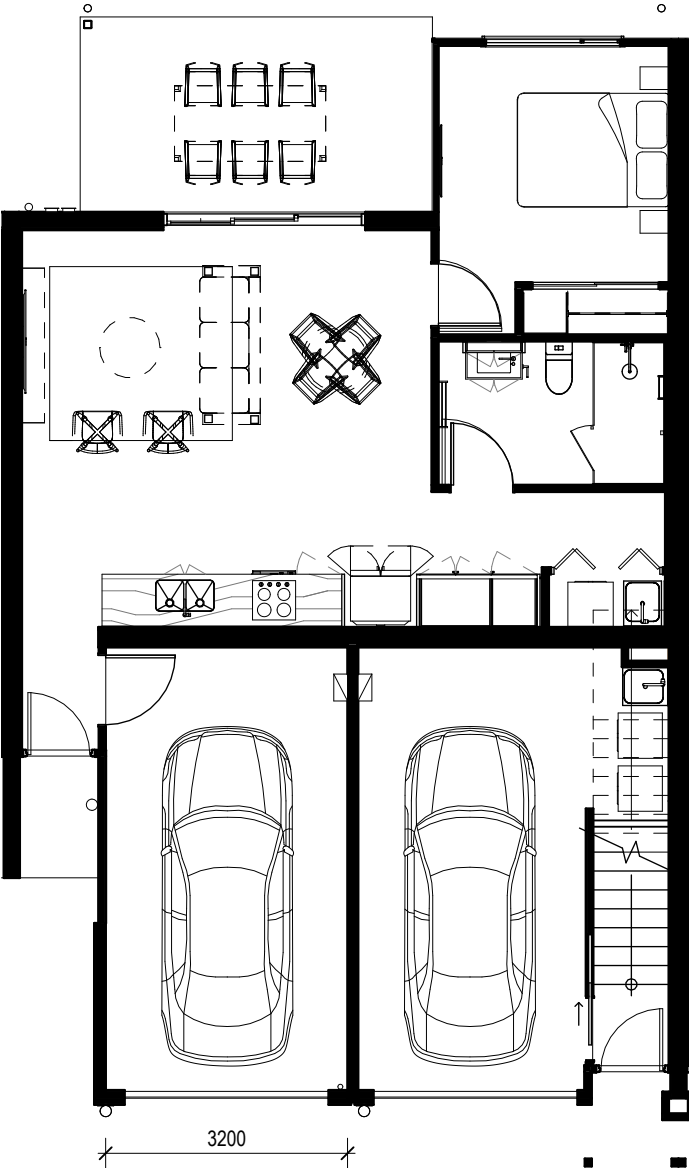
LEVEL 01

SCALE 1 : 100 @ A3

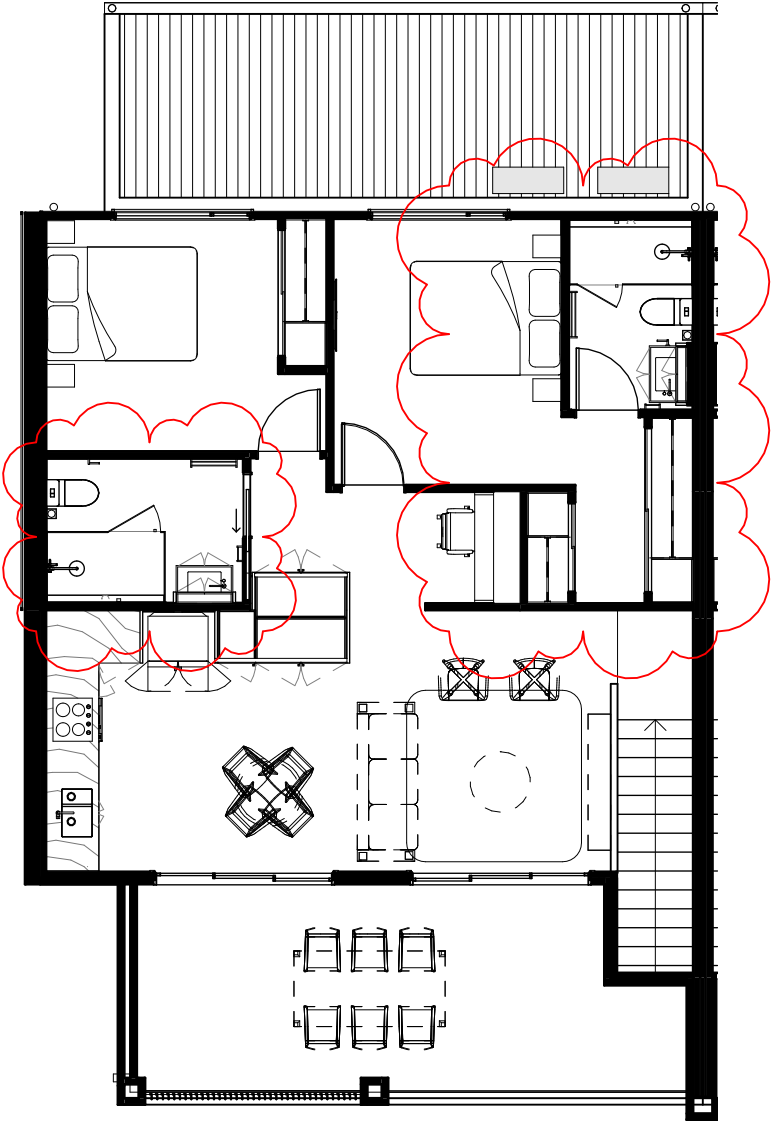
Our Solution

GOSHAWK G & E UNIT FLOOR PLANS

59 TOWNHOUSE PLANS



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

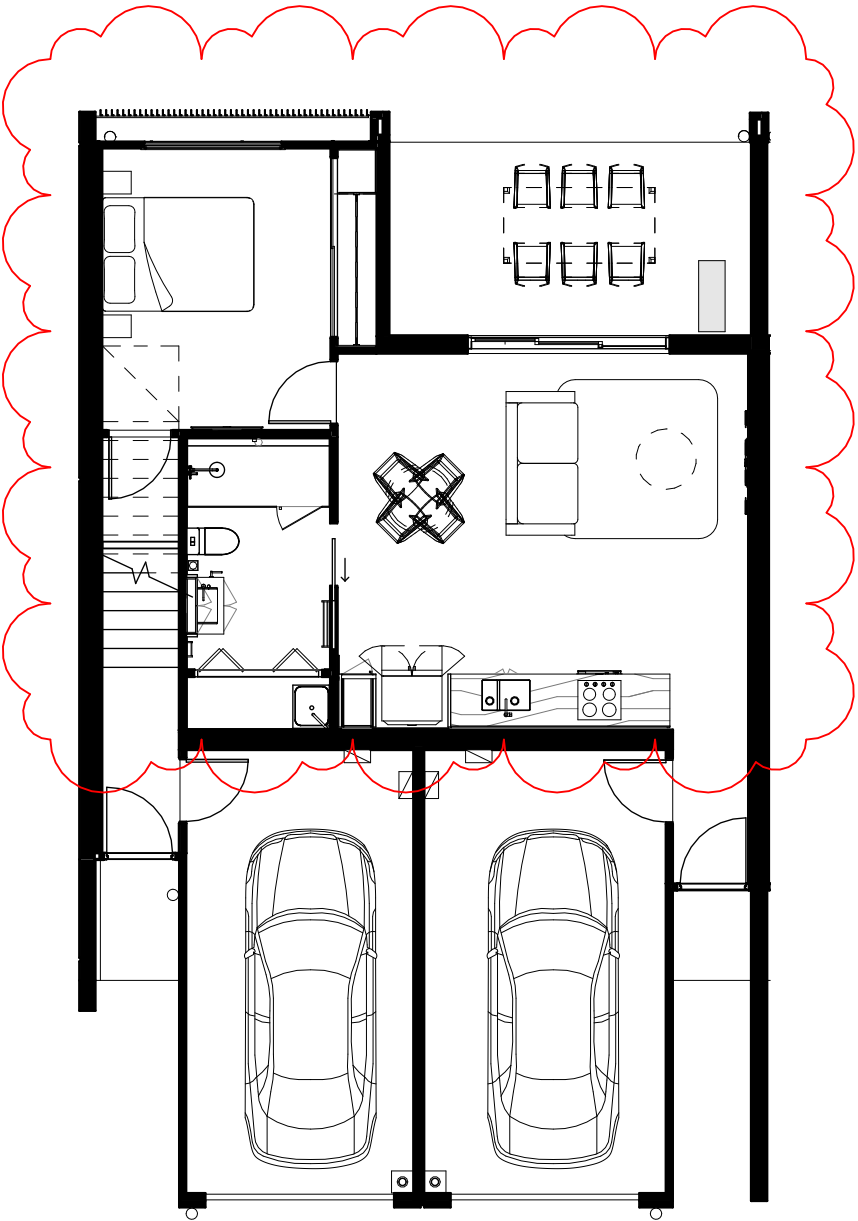


2 LEVEL 01 (E)
- SCALE 1 : 100 @ A3

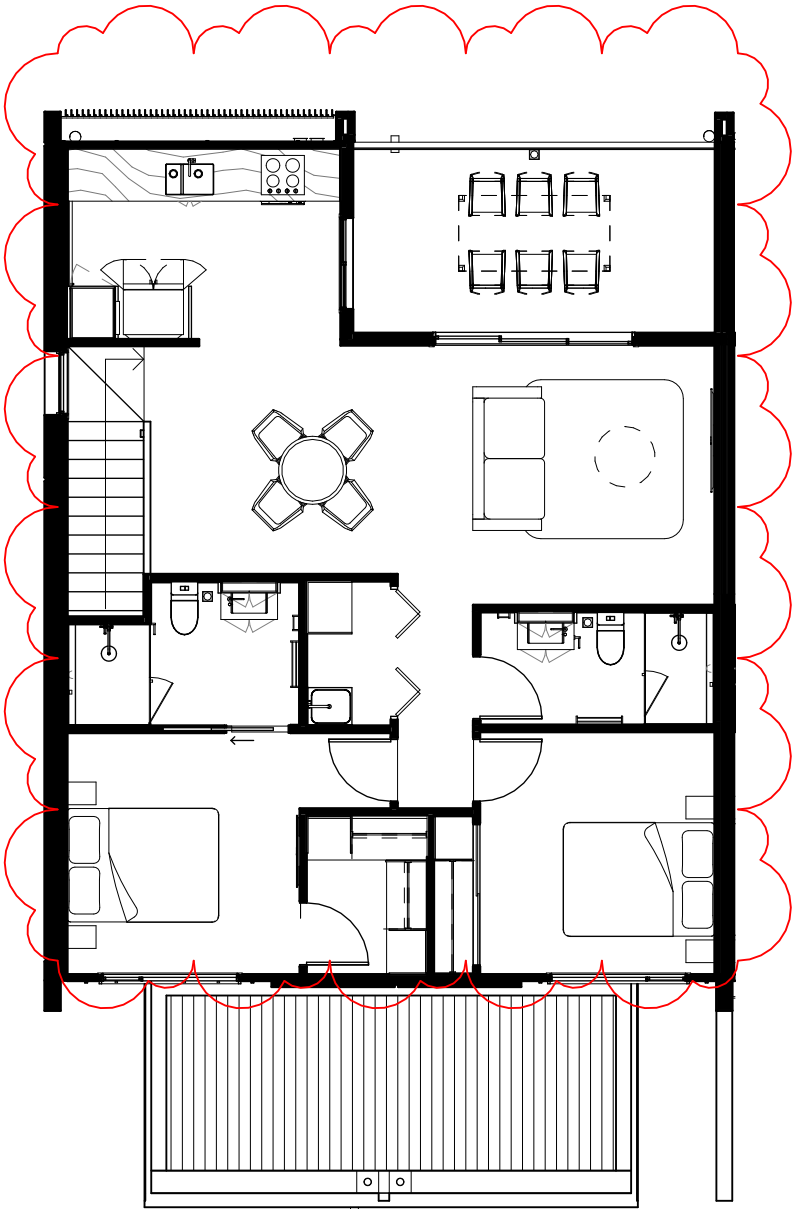
PLUS STUDIO

Our Solution

GOSHAWK D & F UNIT FLOOR PLANS



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

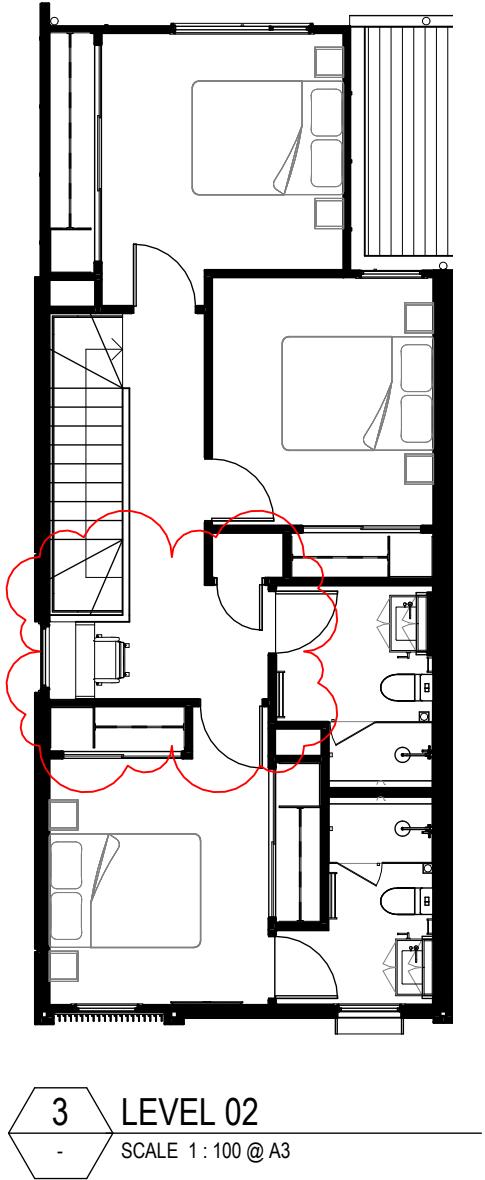
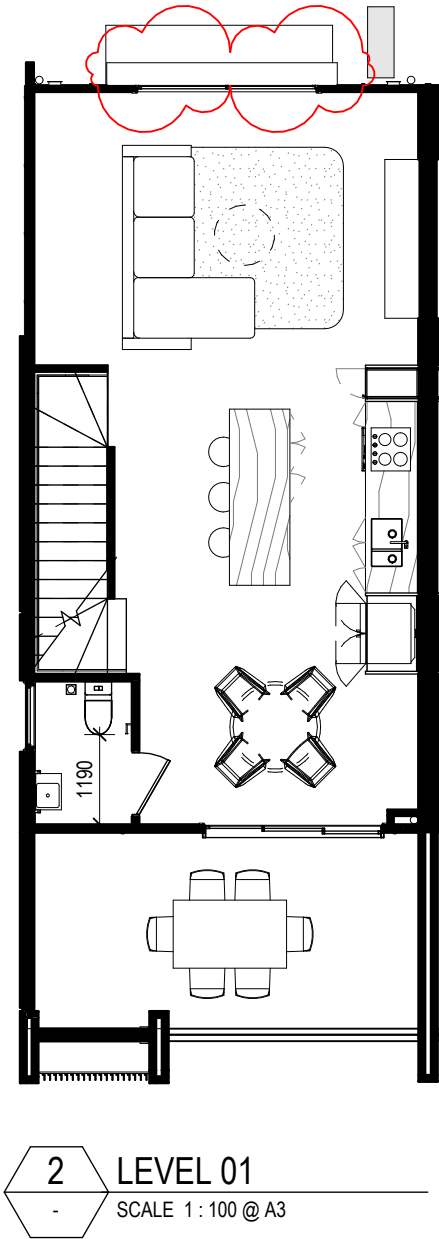
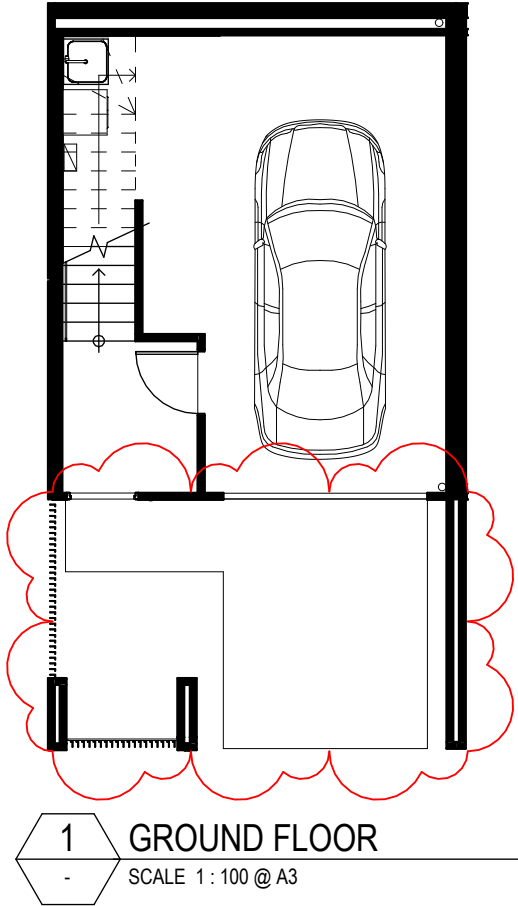


1 LEVEL 01 (D)
SCALE 1 : 100 @ A3

Our Solution

EMBER UNIT FLOOR PLANS

61 TOWNHOUSE PLANS



PLUS STUDIO

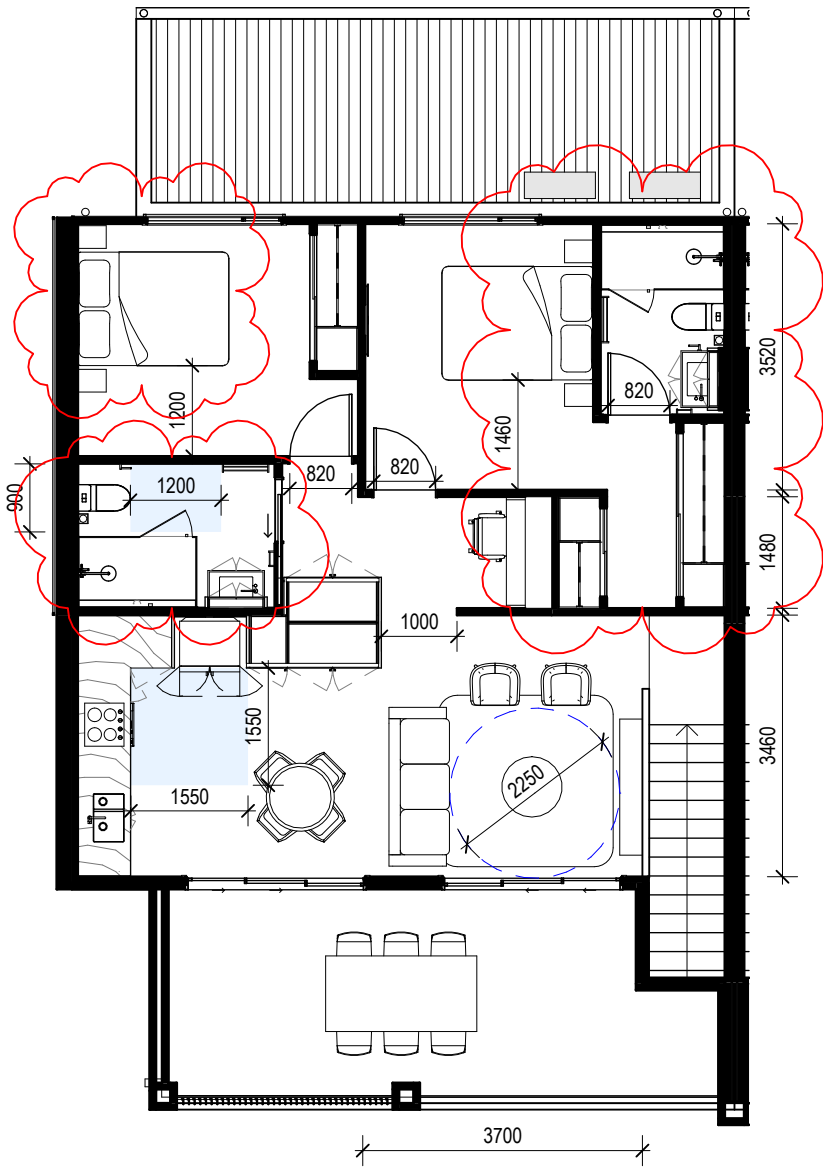
HOUSING GUIDELINES RESPONSE

Our Solution

GOSHAWK E/LVL1 - ACCESSIBLE HOUSING GUIDELINES

DESIGN GUIDELINES AND STANDARDS

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



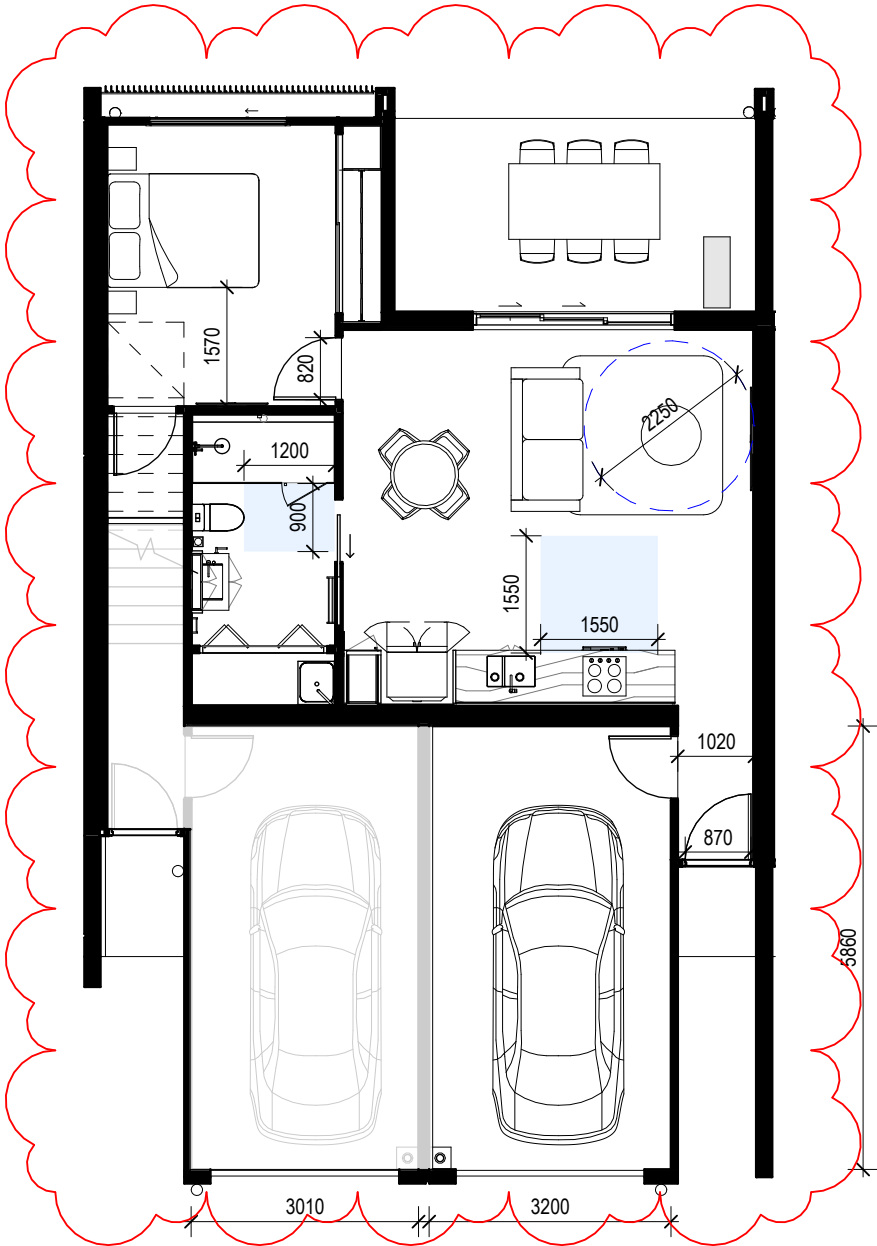
PDA ACCESSIBLE HOUSING GUIDELINES 2015		NCC LIVEABLE HOUSING DESIGN STANDARD 2020	
THRESHOLDS AND ENTRIES			
Flush thresholds	✓	At least one entrance door to be 820mm clear	✓
		Flush thresholds	✓
		820mm clear opening to habitable rooms and bathrooms	✓
		Minimum 1000mm corridor widths	✓
PARKING			
5500mm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



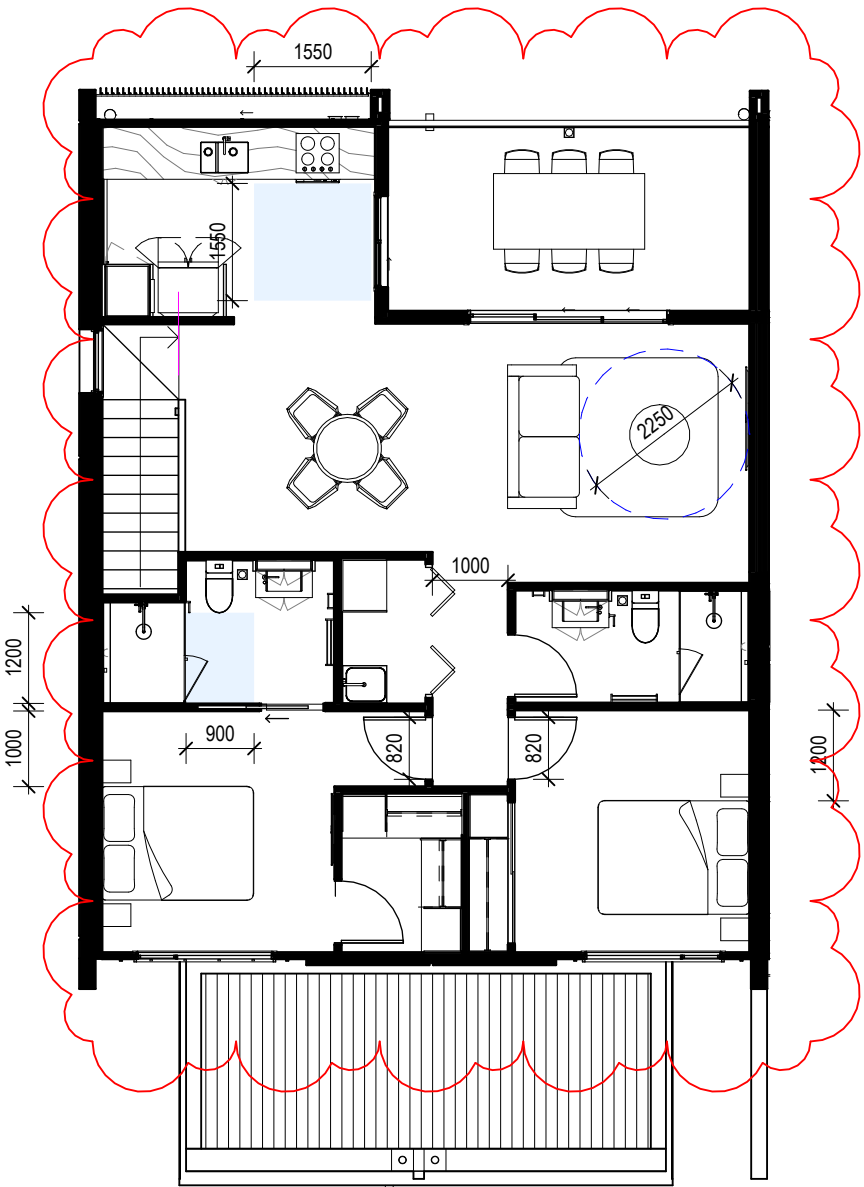
PDA ACCESSIBLE HOUSING GUIDELINES 2015		NCC LIVEABLE HOUSING DESIGN STANDARD 2020	
THRESHOLDS AND ENTRIES			
Flush thresholds	✓	At least one entrance door to be 820mm clear	✓
		Flush thresholds	✓
		820mm clear opening to habitable rooms and bathrooms	✓
		Minimum 1000mm corridor widths	✓
PARKING			
5500mm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

Our Solution

EMBER - ACCESSIBLE HOUSING GUIDELINES

DESIGN GUIDELINES AND STANDARDS

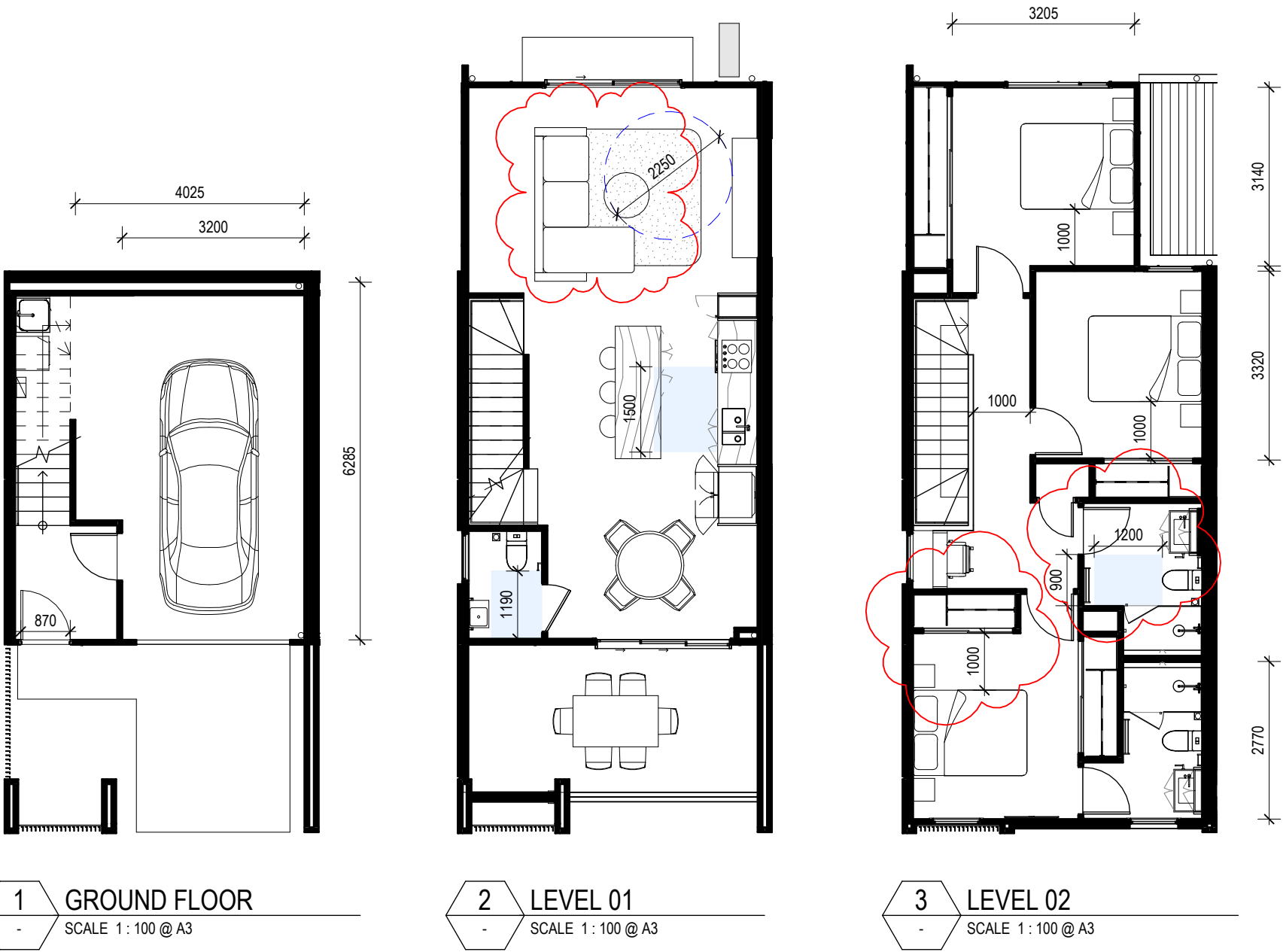
PDA GUIDELINES ACHIEVED: 50%
NCC LIVEABLE HOUSING STANDARD ACHIEVED: 100%

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

66

HOUSING GUIDELINES RESPONSE

PLUS STUDIO



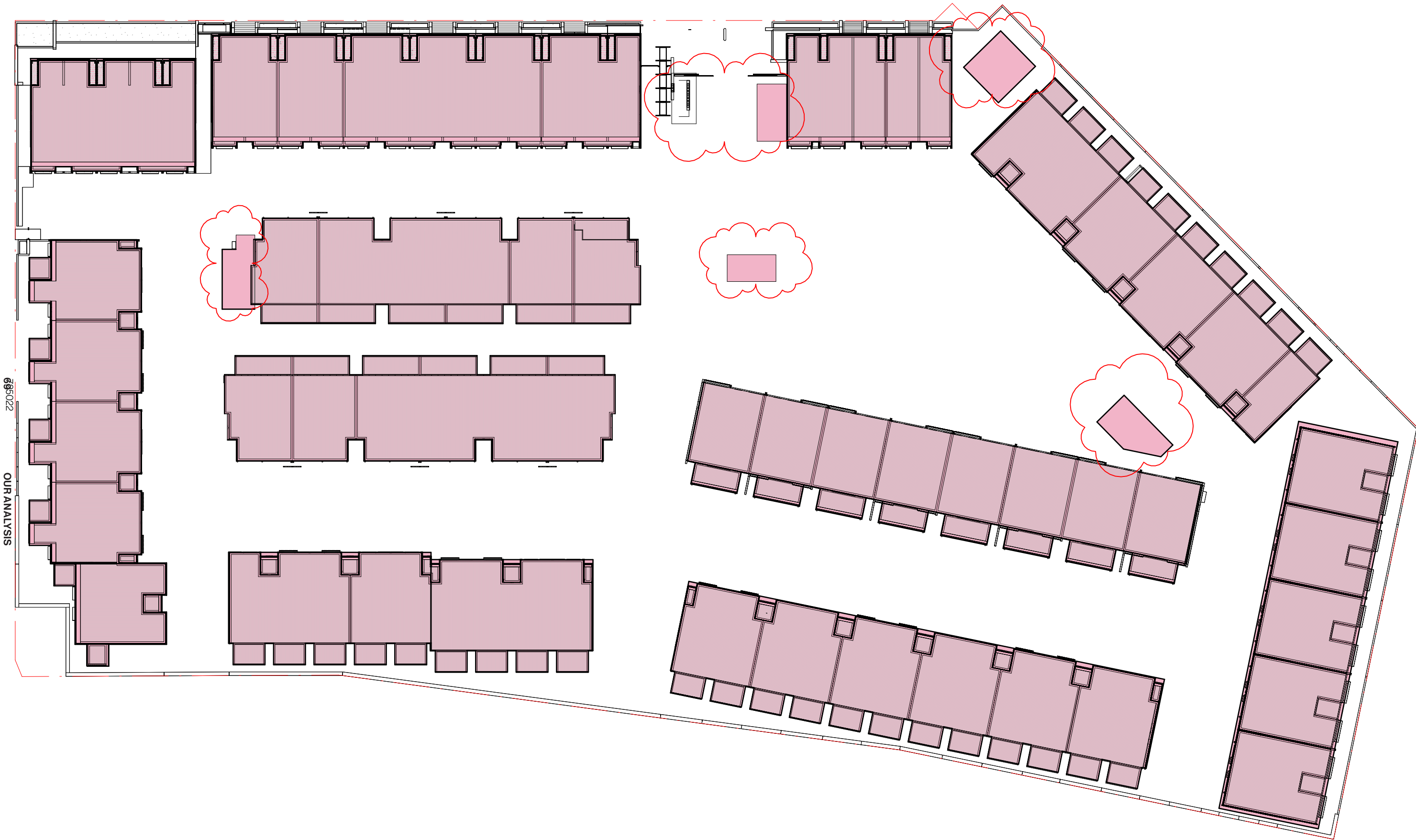
OUR ANALYSIS

OPEN SPACE DIAGRAM



SITE COVER - DIAGRAM

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



685022
OUR ANALYSIS

Our Solution

GROUND LEVEL GFA - DIAGRAM



OPEN SPACE SCHEDULE:

PORTAVILLA

GROUND FLOOR GFA	248.418 m ²
FIRST FLOOR GFA	1242.932 m ²
SECOND FLOOR GFA	1489.640 m ²
TOTAL GFA	2980.99 m ²

MASONS

GROUND FLOOR GFA	1906.933 m ²
FIRST FLOOR GFA	2705.147 m ²
TOTAL GFA	4612.08 m ²

EMBER

GROUND FLOOR GFA	129.383 m ²
FIRST FLOOR GFA	526.762 m ²
SECOND FLOOR GFA	654.890 m ²
TOTAL GFA	1311.035 m ²

GOSHAWK

GROUND FLOOR GFA	1325.453 m ²
FIRST FLOOR GFA	1640.746 m ²
TOTAL GFA	2966.199 m ²

COMMUNAL

GROUND FLOOR GFA	193.137 m ²
TOTAL GFA	193.137 m ²

TOTAL GFA 12063.441 m²

Our Solution

LEVEL 1 GFA - DIAGRAM



71

OUR ANALYSIS

PLUS STUDIO

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	1					
EMBER	10	2.5	1					
PORTAVILLA	23	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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Rido Pin 11286