



Master Planned Residential Community
Lochinvar, New South Wales
5 February 2024
Issue A

Prepared for
COMMERCIAL 7 PTY LTD

'A contemporary residential community
that promotes an active and social lifestyle
in the heart of Lochinvar.'

Development Application

Wyndella Road Lochinvar

Date	Issue	Description	Checked
05/02/2024	A	Development Application	CC

Contents

1.0 Application Details & Consultants

2.0 Executive Summary

3.0 Site Analysis

- 3.1 Site Location
- 3.2 Existing Site Context
- 3.3 Survey Plan

4.0 Master Planning

- 4.1 Indicative Master Plan
- 4.2 Staging Plan
- 4.3 Estate Fencing Plan
- 4.4 Dwelling Frontage Plan
- 4.5 Movement Network
- 4.6 Plan of Development
- 4.7 Plan of Development - West
- 4.8 Plan of Development - East
- 4.9 Plan of Development - Detail Plan
- 4.10 Communal Open Space & Landscape Plan
- 4.11 Community Amenities Area Plan
- 4.12 Interface Section 1
- 4.13 Interface Section 2
- 4.14 Interface Section 3
- 4.15 Interface Section 4

5.0 Architectural Design Intent

- 5.1 Our Vision

6.0 Perspective Views

- 6.1 Perspective View 1
- 6.2 Perspective View 2
- 6.2 Perspective View 3

7.0 Indicative Home Types

- 7.1 Home Type A1 (Lot Type 1) - Floor Plans
- 7.2 Home Type A1 (Lot Type 1) - Facade Variations
- 7.3 Home Type A2 (Lot Type 1) - Facade Variations
- 7.4 Home Type B1 (Lot Type 2) - Floor Plans
- 7.5 Home Type B1 (Lot Type 2) - Facade Variations
- 7.6 Home Type B2 (Lot Type 2) - Floor Plans
- 7.7 Home Type B2 (Lot Type 2) - Facade Variations
- 7.8 Home Type B3 (Lot Type 2) - Floor Plans
- 7.9 Home Type B3 (Lot Type 2) - Facade Variations

8.0 Central Facilities

- 8.1 Colours & Materials - Reference Imagery
- 8.2 Colours & Materials - Example Building
- 8.3 Site Plan
- 8.4 Ground Floor Plan
- 8.5 Roof Plan
- 8.6 Elevations 1
- 8.7 Elevations 2
- 8.8 Section A-A
- 8.9 Perspective View 1
- 8.10 Perspective View 2
- 8.11 Perspective View 3

9.0 Site Section

- 9.1 Site Section 1

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1.

Application Details & Consultants

1.1 Application:

- 1.1.0 **Applicant:**
Commercial 7 Pty Ltd
- 1.1.1 **Application:**
Development Approval
- 1.1.2 **Street Address:**
34 Wyndella Road, Lochinvar, New South Wales
- 1.1.3 **Property Description:**
Lot 225 on DP 246447

1.2 Consultants:

- 1.2.1 **Architects & Urban Design**
BDA Architecture
Chris Cumming
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- 1.2.2 **Civil Engineer**
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- 1.2.3 **Bushfire Consultant**
Bushfire Hazard Solutions
Ian Tyerman
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- 1.2.4 **Landscape Architect**
Terras Landscape Architects
Kate Hopoi
Ph - (02) 4929 4926
- 1.2.5 **Traffic Engineer**
Intersect Traffic
Jeff Garry
Ph - 0423 324 188

2.

Executive Summary

An ideal over 55s development with generous homes, in a lush landscaped setting.

Project Location

The site is situated along Wyndella Road just off New England Highway in Lochinvar. The site adjacent to the Lochinvar Urban Release Area and has public road frontage to the West.

Proposed Development

The proposal is for an over 55's lifestyle resort including 209 home sites. The proposal incorporates generous central facilities for the residents. The master plan has been conceived to provide a new interconnected neighbourhood that enhances walkability encouraging an active lifestyle.

Design Intent

The new over 55's lifestyle resort extends upon the garden city. All communal open space areas will be well landscaped to improve the visual amenity and micro-climate of the homes. The proposed landscaping and fencing is designed to respect and be consistent with the local character of Lochinvar.

The timeless architectural style, supported by a lush native landscape will create a strong sense of place while also helping build a vibrant community supported by five star community facilities.

Colours and Materials

Each home is articulated through form, materials and colour to feel individual and identifiable. The use of various materials are carefully considered to create a well designed and contextually appropriate garden city feel.

Topography + Building Response

The site is rectangular in shape and has a gradual fall from north to south. The majority of the fall is accommodated between the homes with retaining walls less than 1.5m high. The proposal has been well orientated given the constraints of the narrow site.

Access & Surveillance

Access to the site is from Wyndella Road, with the homes having access from the proposed internal roads, which will be privately owned and managed. The proposal includes a 4 metre wide gravel bushfire trail around the site.

Summary

The proposal has been carefully designed to respond to both the opportunities and constraints presented by the site. The outcome is an ideal over 55's lifestyle resort with generous homes that will have a great outlook, substantial private open space and situated in a great location that offers ideal recreation opportunities. Additionally, the proposed built form compliments the local character.

The proposal is to provide a residential community that has a timeless architectural character sympathetic to the garden city context enhanced by lush generous landscaping.

The design is driven by the goal of enhancing walkability and encouraging residents to live a healthy lifestyle. Part of this is achieved by providing formal and informal opportunities for community involvement and contact through the design and placement of the community facilities and open space areas.

The proposal is an appropriate scale and intensity of development for the context while providing generous landscape buffering and separation to the existing homes.

3.

Statement of Urban Design Intent

Site Analysis

3.1 Site Location

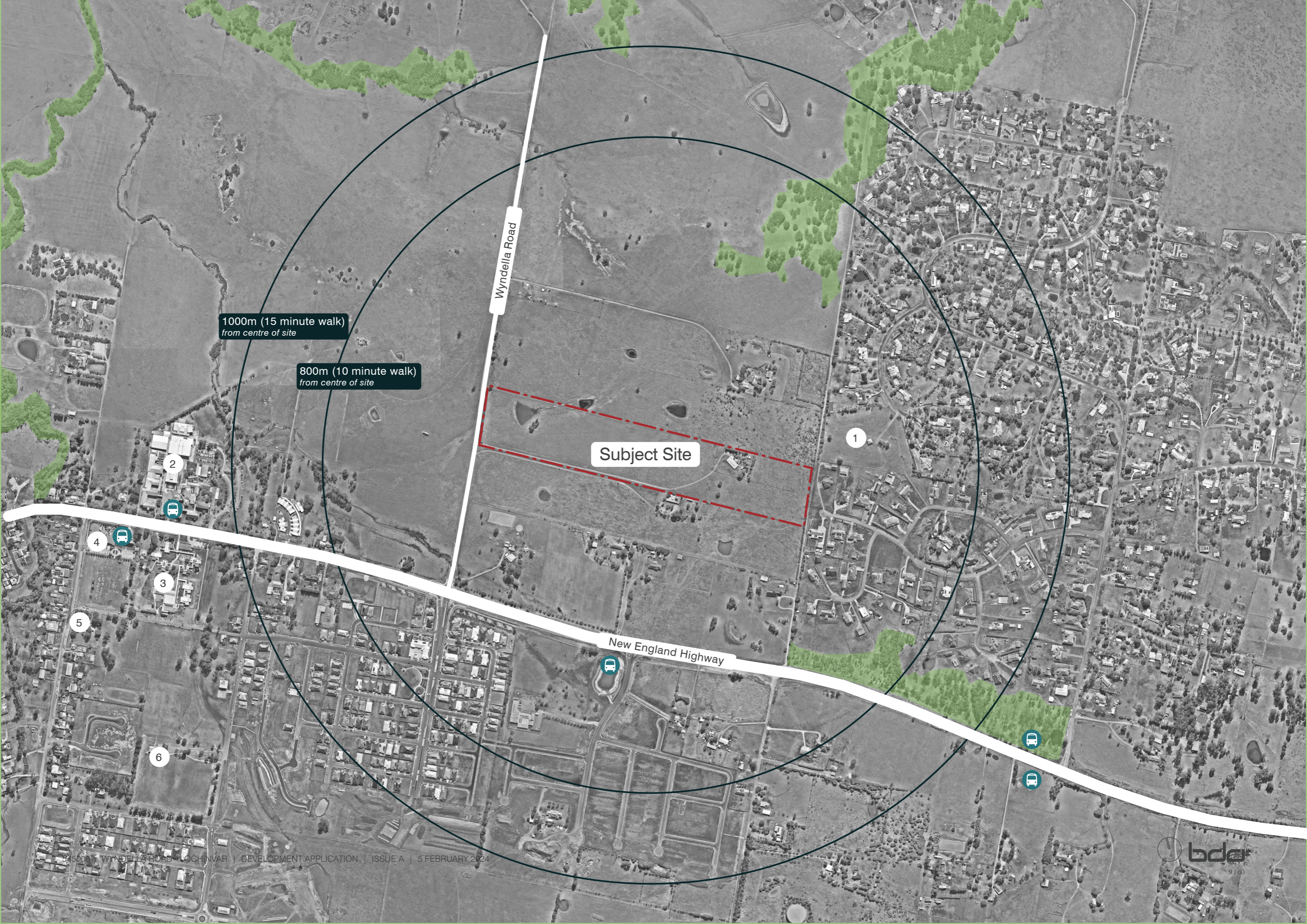
The site is situated on the Eastern side of Wyndella Road just off New England Highway in Lochinvar.

The site is located adjacent to the Lochinvar Urban Release Area. The site is narrow and rectangular in shape with an angulating land form which has driven the site planning.

Based on location and characteristics, it is considered the site is an ideal location for a Manufactured Home Estate, improving the community by replacing vacant land with well-designed and contextually appropriate form of housing that is not currently provided for within the Lochinvar Urban Release Area.

Key:

1. Cecily Reserve Park
2. St Joseph's College
3. St Patrick's Primary School
4. St Patrick's Catholic Church
5. Lochinvar Police Station
6. Lochinvar Sporting Complex



Wyndella Road

Subject Site

New England Highway

1000m (15 minute walk)
from centre of site

800m (10 minute walk)
from centre of site

2



4



3

5

6

1



3.2 Existing Site Context



Aerial View of Subject Site looking North.



Aerial View of Subject Site looking East.




Aerial View of Subject Site looking South.



Aerial View of Subject Site looking West.

Key:

 Subject Site

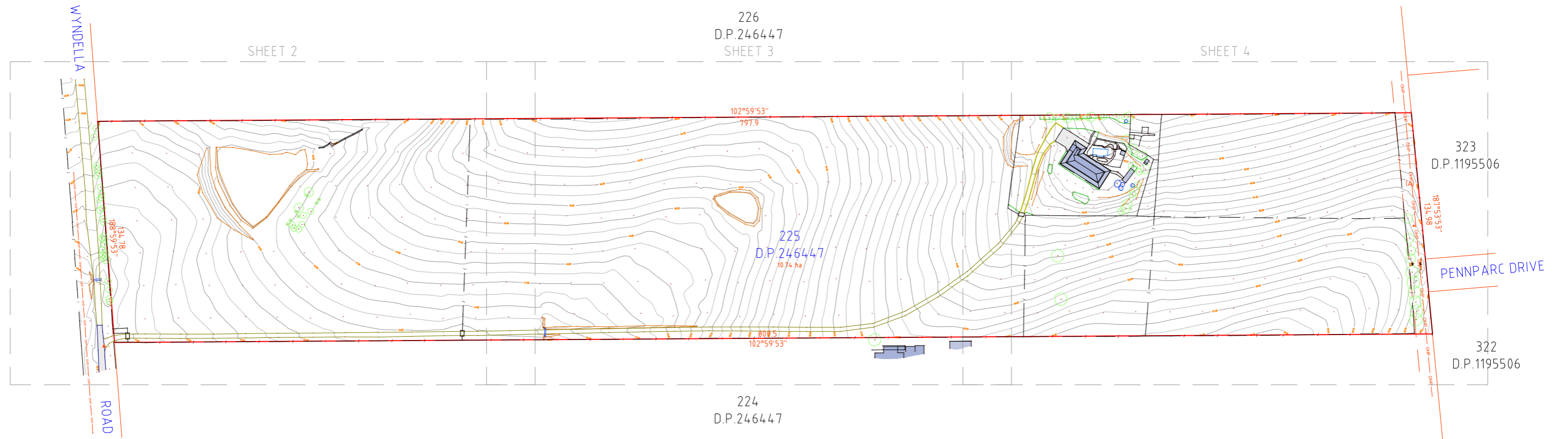


Subject Site

Wyndella Road

New England Highway

3.3 Survey Plan



4.

Statement of Urban Design Intent

Master Planning

4.1 Indicative Master Plan

LEGEND

	Site Area	10.75ha
	Bushfire Buffer (10m - 13m)	1.75ha
	Home Sites	6.24ha
	Private Roads	1.11ha
	Communal Landscape Areas	2.71ha
	Caravan Parking	17 Bays
	Visitor Parking	47 Bays
	Storm water	0.43 ha
	HYDRANT	

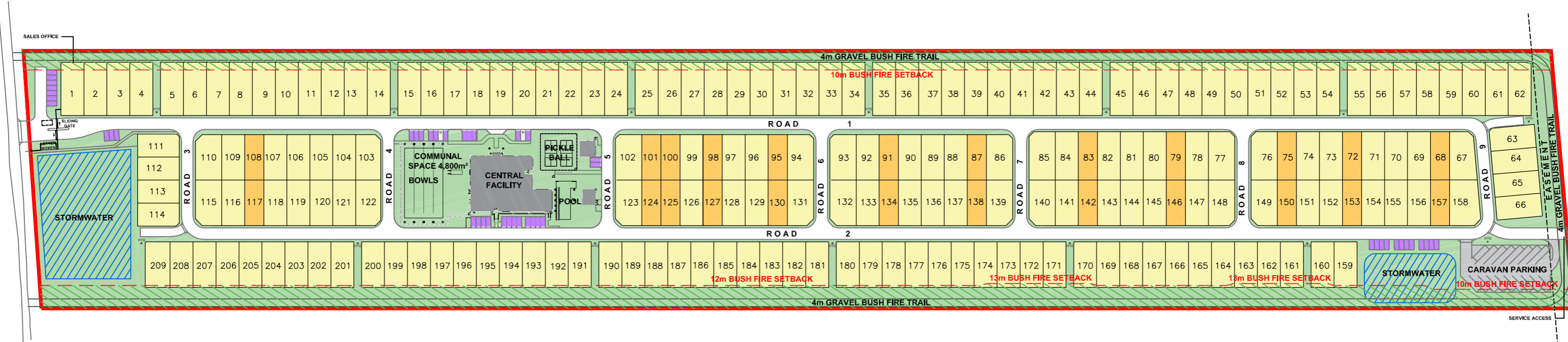
DEVELOPMENT SUMMARY

Home Type			
	10 x 23.75/27.75m	24	11%
	12 x 23.75/27.75m	185	89%
TOTAL		209	

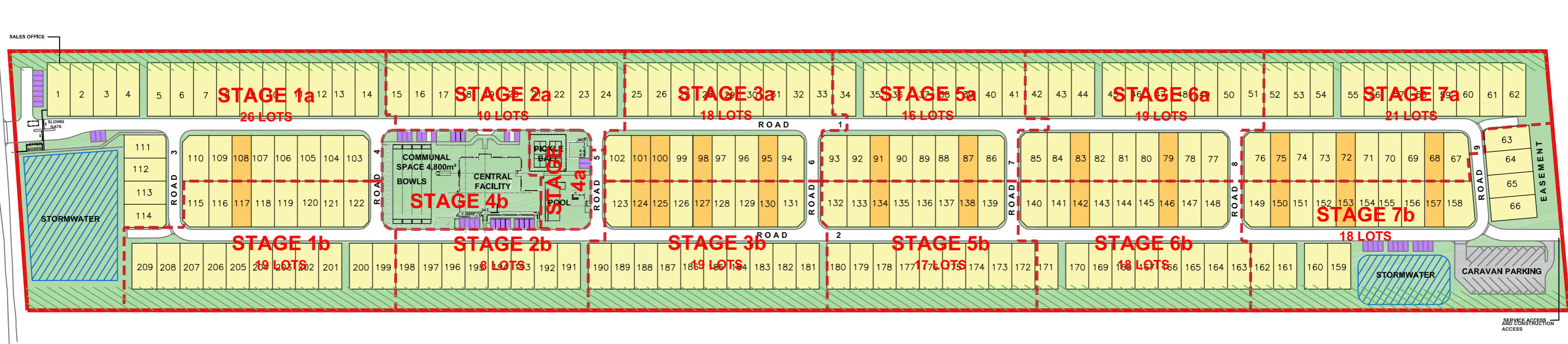
Note:

Corner lots are 1m wider to accommodate an additional side setback.






Communal Landscape Area = Area shown in green minus stormwater and approximate driveway area for each lot.

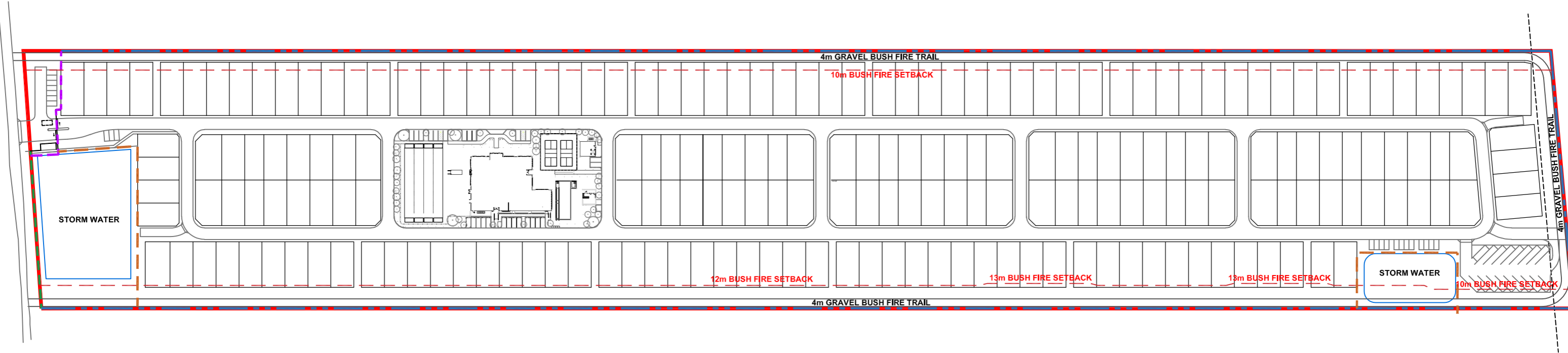


4.2 Staging Plan

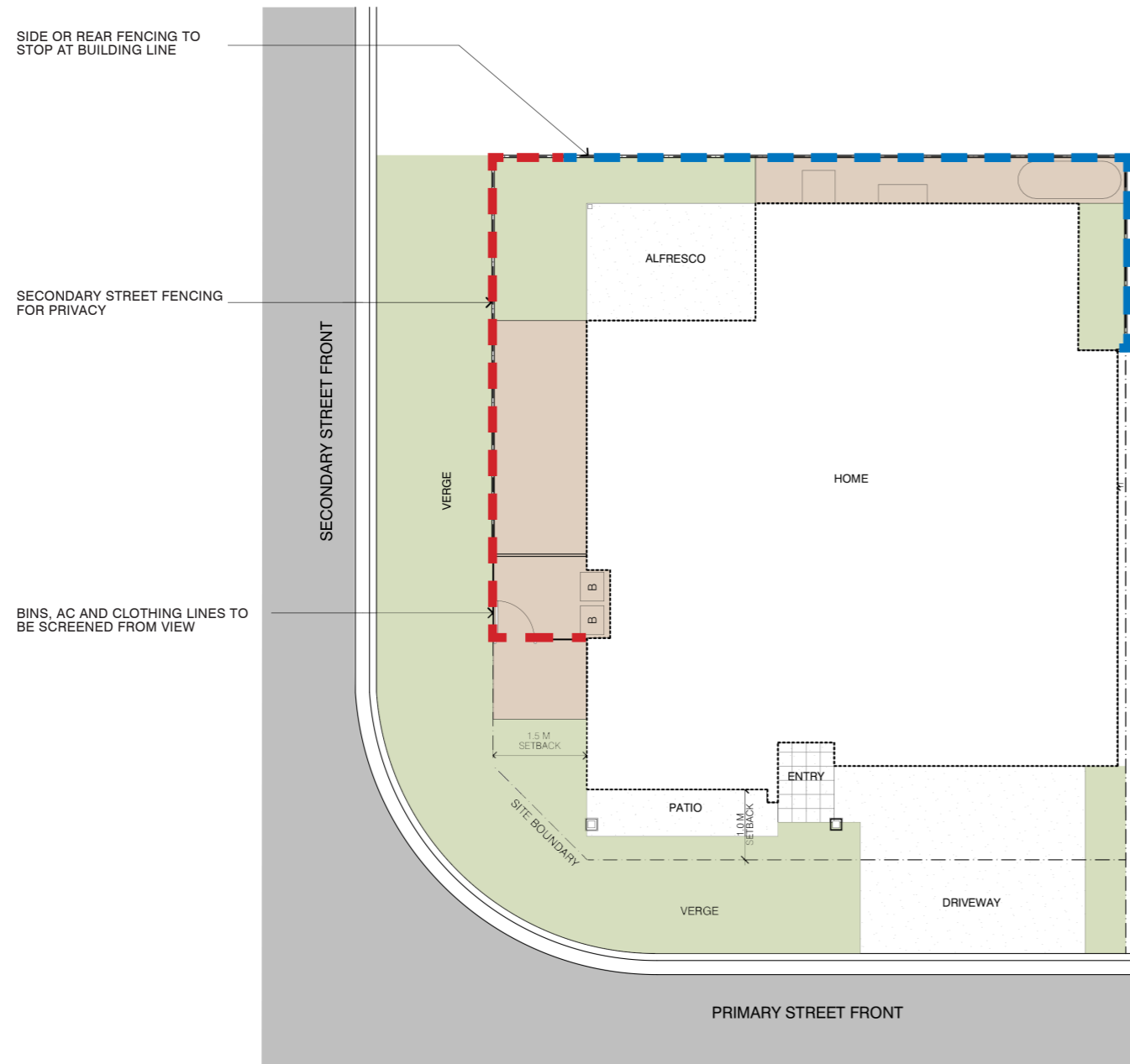


4.3 Estate Fencing Plan

- FENCING TYPES TO EXTERNAL EDGES**
-  SITE BOUNDARY
 -  1.8m OPEN POOL FENCING
(Fencing to provide security)
 -  1.2m POOL COMPLIANT FENCING
 -  1.8m SIDE AND REAR FENCING
(Solid fencing compliant with bush fire requirements.)
 -  2.0m DECORATIVE ENTRY FENCING
(Solid)
- Note:
Refer to POD fencing controls regarding fencing between and around the homes.



4.4 Dwelling Frontage Plan



FENCING TYPES

SIDE/ REAR FENCING - - - - -

SECONDARY STREET FENCING - - - - -

SIDE/REAR FENCING TYPE A OR B

COLOURBOND FENCE 1.8m HIGH MAX OR
TIMBER GOOD NEIGHBOUR FENCE 1.8m HIGH

SECONDARY STREET FENCING TYPE A, B OR C.

DECORATIVE WHITE FRONT FENCE 1.8m HIGH



TYPE A - COLORBOND FENCE

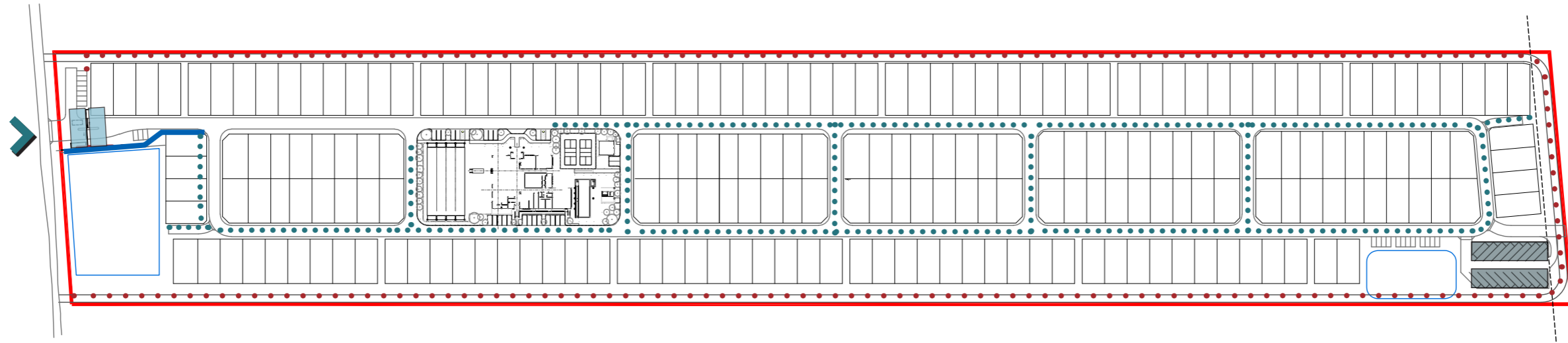


TYPE B - TIMBER GOOD NEIGHBOUR FENCE PAINTED



TYPE C - OPEN FENCE. POOL OR BATTEN FENCE

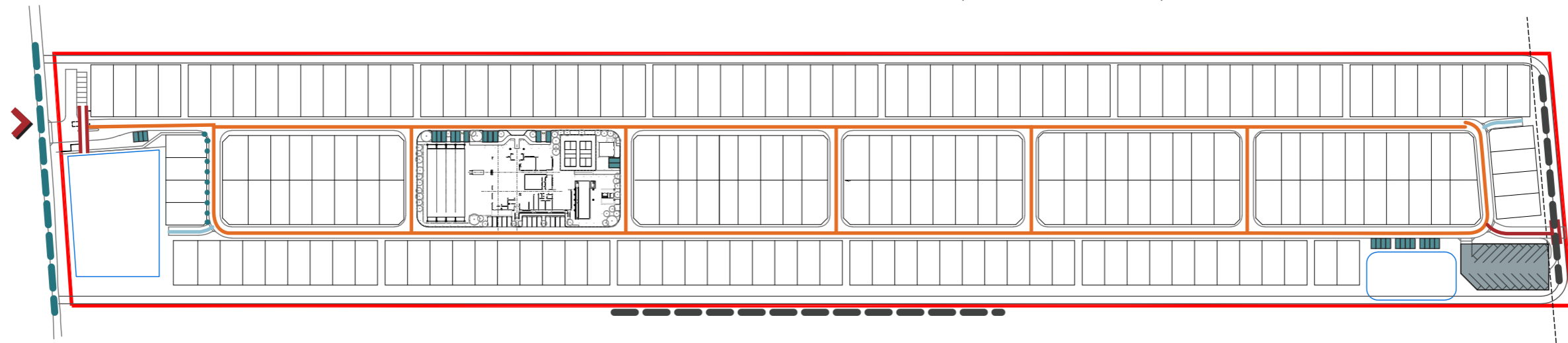
4.5 Movement Network



Pedestrian Circulation

- Private Pedestrian Path
- ↘ Pedestrian Entry
- ⋯ Private Informal Pedestrian Route (Gravel Path)
- Secure Entry
- ⋯ Shared pedestrian and vehicle on street in a low speed environment

Note:
Streets are designed to be a shared pedestrian and vehicular space.



Traffic Circulation

- Private Residential Street - Minor 6m + pavement.
- - - Public Road frontage
- ↘ Primary Entry
- - - 6m Service Access Road
- Road Stub 4.5m Pavement
- Car Park Security Gate
- Visitor Parking
- Van Parking

4.6 Plan of Development

Setbacks

1. Front setbacks from the edge of the pavement of the internal roads to the home site boundary is a minimum of 1.25m.
2. Setbacks from the home site boundaries are:
 - Street - 1.75m
 - Side - 1.0m
 - Rear - 2.0m

Note: Setbacks are measured to the outer edge of the wall. Eaves, balconies, hoods, screens, supporting columns and projected architectural elements may extend into the setbacks to a maximum of 0.45m from the side and rear home site boundary and 0m from the front street front home site boundary.
3. Setbacks may be varied by the Plan of Development (POD) Masterplan and POD Detail Plan which takes precedence.
4. Boundary walls (or zero lot walls) are permitted to side boundaries:
 - a. up to a maximum 3.5m high (excluding retaining); and
 - b. to a maximum of 1 x side home site boundary as indicated on the POD masterplan; and
 - c. with no windows.
5. Where neighboring buildings share a common built to boundary wall both buildings must be of the same height and seamlessly integrate unless the homes are stepped in response to level difference between different lots. These common built to boundary walls can be up to 8.5m high and for the full length of the adjoining dwelling.
6. Built to boundary walls are for non-living areas only including garages, bathrooms, laundry, robes, storage, kitchens and studies.

Height

7. Development does not exceed 2 storeys and a maximum height of 8.5m.

Built Form

8. Buildings have a varied appearance that incorporates attractive and diverse facades that address internal street frontages and communal open space areas.
9. Buildings include windows that overlook the internal street and spaces to provide opportunities for casual surveillance.
10. The streetscape facade of the proposed buildings are to incorporate the following design elements:
 - a. Variation in the facade by steps in the plan and projections in the facade;
 - b. The main pedestrian access into the building is easily identified and visible from the street;
 - c. Be different from the neighbouring home by using either different colours or materials.
11. Building openings incorporate awnings, hoods or eaves.
12. Maximum permissible site cover is 65% of the home site area.

Car Parking

13. Carparking shall be provided at the following minimum rates:
 - a. 1 x covered space for 1 or 2 bedroom dwellings;
 - b. 2 x covered spaces for 2 bedroom and MPR dwellings.

Privacy

14. The habitable room windows of a building do not directly face:
 - a. a habitable room window of another building within 10m; and
 - b. an access way, footpath or communal open space area within 3m.
- OR
15. The habitable room windows have one of the following:
 - a. a fixed obscure glazing in any part of the window below 1.5m above floor level;
 - b. Privacy screening or fencing that cover a minimum of 50% window view.
 - c. Have a privacy fence in between if the ground level contains openings.

16. Where a direct view exists into the private open space of an adjoining dwelling, the outlook from windows, stairwells, terraces, decks and other private, communal or public areas, is obscured or screened by privacy screens or fencing.

Private Open Space

17. All Type A and B dwellings to have an area of private open space which:
 - a. has a minimum area of 30m²;
 - b. has a minimum width of 3 metres;
 - c. is directly accessible from a living area; and has a maximum gradient of 1 in 10.
18. Alternatively, for dwellings where their primary open space is an elevated balcony then:
 - a. has a minimum area of 10m²;
 - b. has a minimum length and width of 2 metres; and
 - c. is directly accessible from a living area.

Fencing

19. All fencing is to comply the plans 4.3 Estate Fencing Plan and 4.4 Dwelling Frontage Plan.
20. Dwelling fencing to comply to the following:
 - a. No fence permitted forward of the homes on the primary road frontage.
 - b. Secondary street, side and rear fencing to be a maximum of 1.8m in height excluding any retaining walls.

Refuse and Services

21. Provision is made for the storage of refuse on-site and suitable access for the removal of refuse.
22. The mechanical equipment, including air conditioning plant and swimming pool pumps, is incorporated within the building or screened from public view by a fixed screen, fence or landscaping.
23. Refuse bins are to be located behind the building line and/or screened from view.

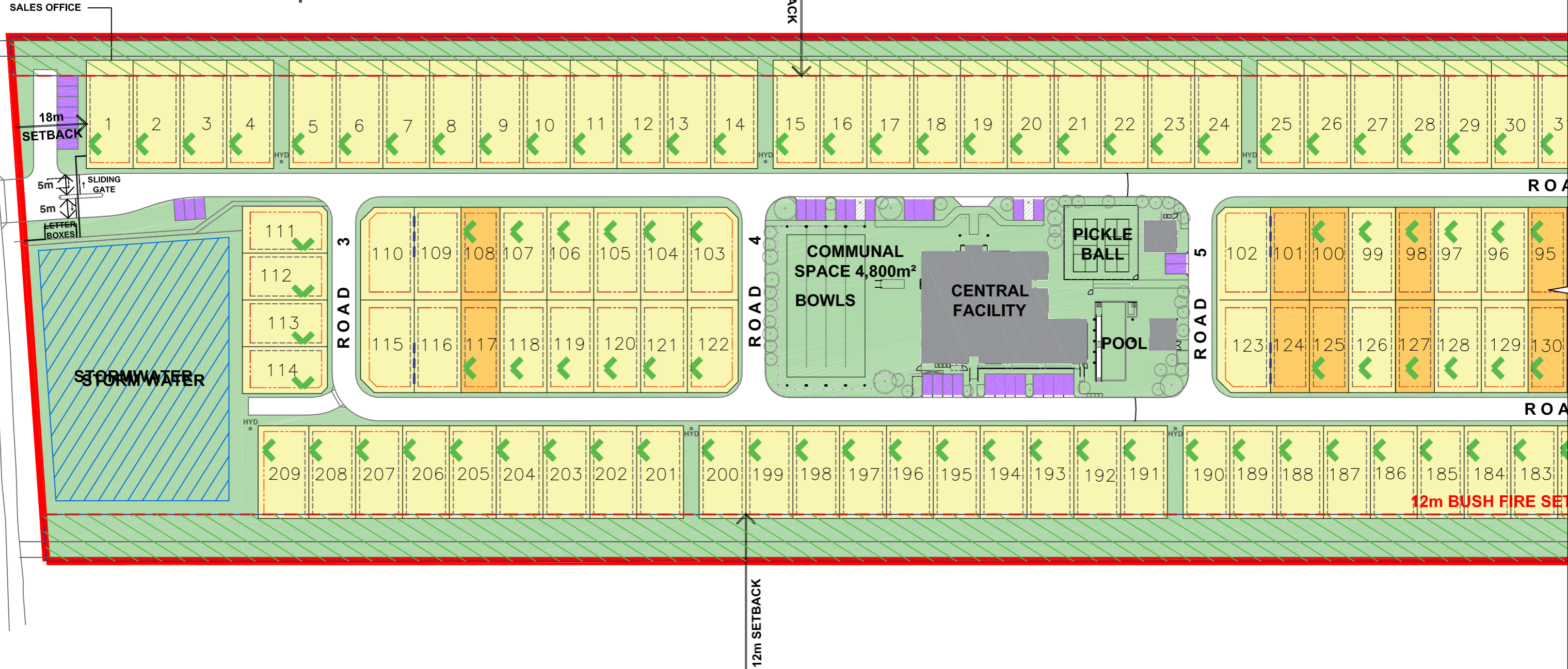
Landscaping

24. Buffer planting along the outer areas will be drought tolerant while the central spine will have irrigated lush planting.
25. The landscape planting within the front setback is to be of a high quality to ensure the softening of the built form and generally in accordance with the approved landscape intent.

Note:

Primary Street is the shortest street frontage and the secondary street is the longest street frontage.

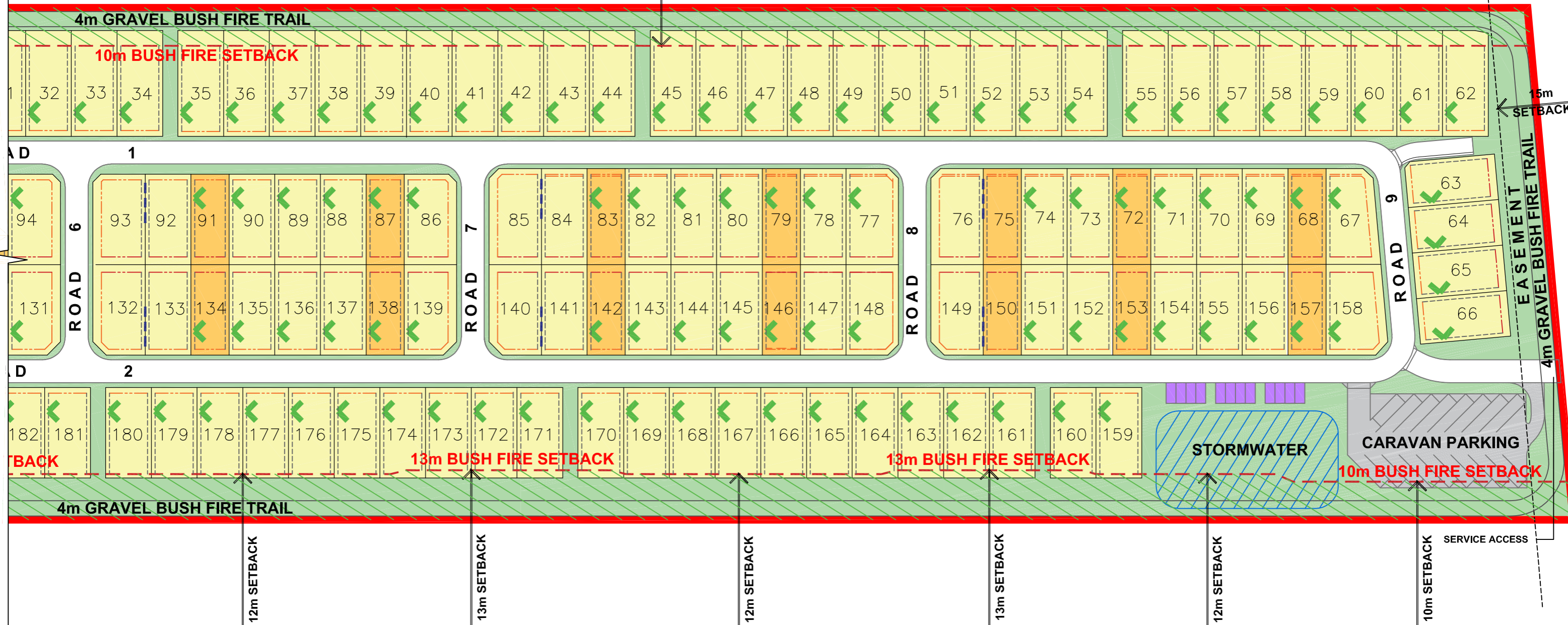
4.7 Plan of Development Master Plan - West



- LEGEND**
- TYPE 1
 - TYPE 2
 - SUBJECT SITE
 - DOUBLE ZERO LOT
 - SINGLE ZERO LOT BOUNDARY
(Subject to final home designs to achieve best orientation positioning zero lot on high side of retaining walls)
 - 1m SETBACK
 - 1.75m SETBACK
 - 2.0m SETBACK
 - SPECIFIC SETBACK REQUIREMENTS
From external property boundary

Note:
Setbacks are measured to the outer edge of the wall. Eaves, balconies, hoods, screens and projected architectural elements may extend a maximum of 0.6m into the setbacks or to a minimum of 0.45m from the lease boundary, whichever is the greater.

4.8 Plan of Development Master Plan - East














LEGEND

- TYPE 1 (Yellow square)
- TYPE 2 (Orange square)
- SUBJECT SITE (Red outline)
- DOUBLE ZERO LOT (Blue dashed line)
- SINGLE ZERO LOT BOUNDARY (Green dashed line)
- 1m SETBACK (Thin red line)
- 1.75m SETBACK (Thin orange line)
- 2.0m SETBACK (Thin red line)
- SPECIFIC SETBACK REQUIREMENTS (Green hatched area)

Note:
Setbacks are measured to the outer edge of the wall. Eaves, balconies, hoods, screens and projected architectural elements may extend a maximum of 0.6m into the setbacks or to a minimum of 0.45m from the lease boundary, whichever is the greater.

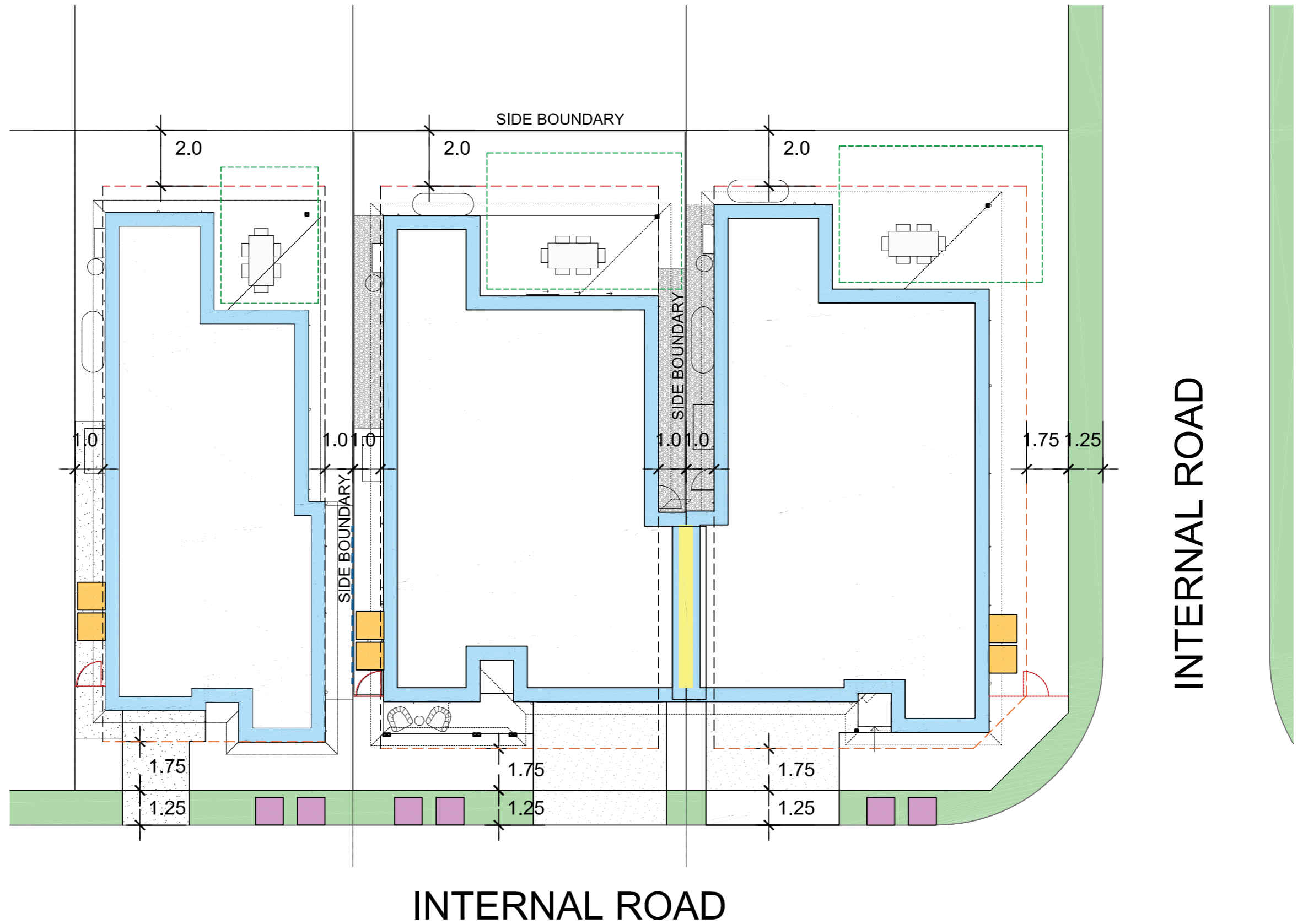
4.9 Plan of Development - Detail Plan

LEGEND

-  SIDE SETBACK
-  SECONDARY STREET SETBACK
-  REAR SETBACK
-  FRONT SETBACK
-  ALLOWABLE SHARED ZERO LOT LINE WALL
-  ALLOWABLE ZERO LOT LINE
-  MINIMUM 30m² OF PRIVATE OPEN SPACE
-  INDICATIVE HOME FOOTPRINT
-  SIDE FENCE LOCATED A MINIMUM OF 1m BEHIND THE PRIMARY STREET FRONT WALL OF THE HOME.
-  BIN STORAGE POINT SCREENED FROM VIEW
-  BIN PICKUP LOCATION AT KERB.





Note:
The secondary street boundary is the longest street boundary.

Setbacks are measured to the outer edge of the wall. Eaves, balconies, hoods, screens, supporting columns and projected architectural elements may extend into the setbacks to a minimum of 0.45m from the side and rear lease boundaries and 0m from the front street front lease boundaries.

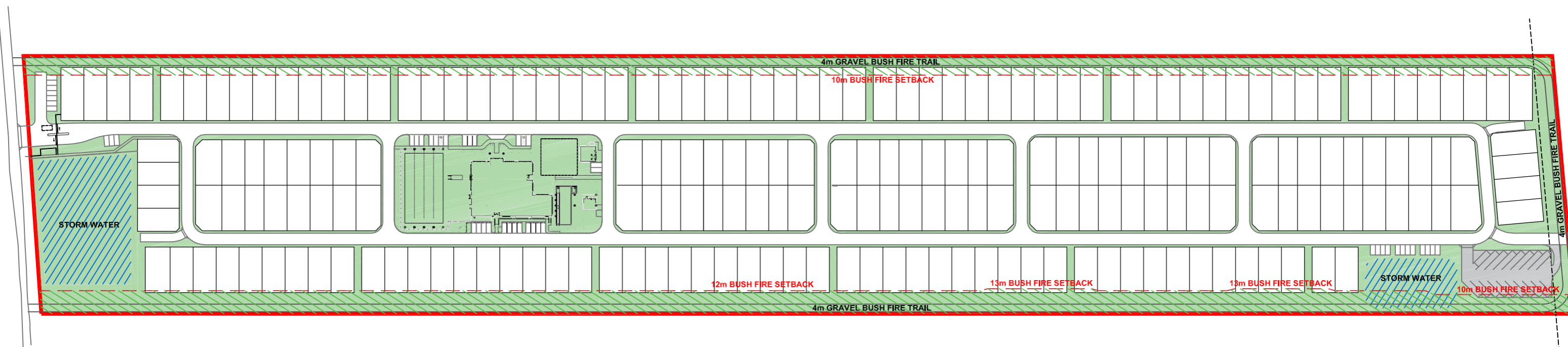


4.10 Communal Open Space & Landscape Plan

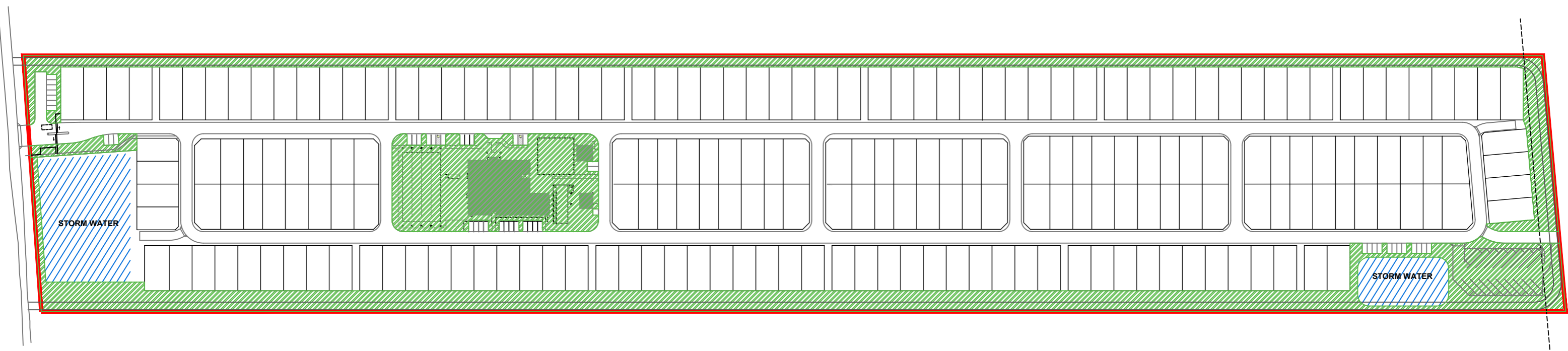
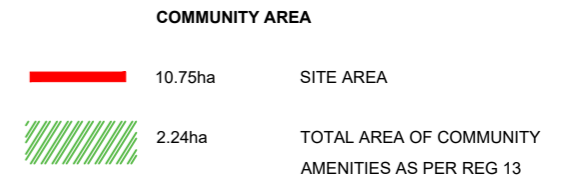
COMMUNAL OPEN SPACE

	10.75ha	SITE BOUNDARY
	2.71ha (25%)	COMMUNAL LANDSCAPE
	1.75ha	BUSH FIRE LANDSCAPE SETBACK
	0.43ha	STORM WATER NOT PART OF LANDSCAPE AREA ABOVE

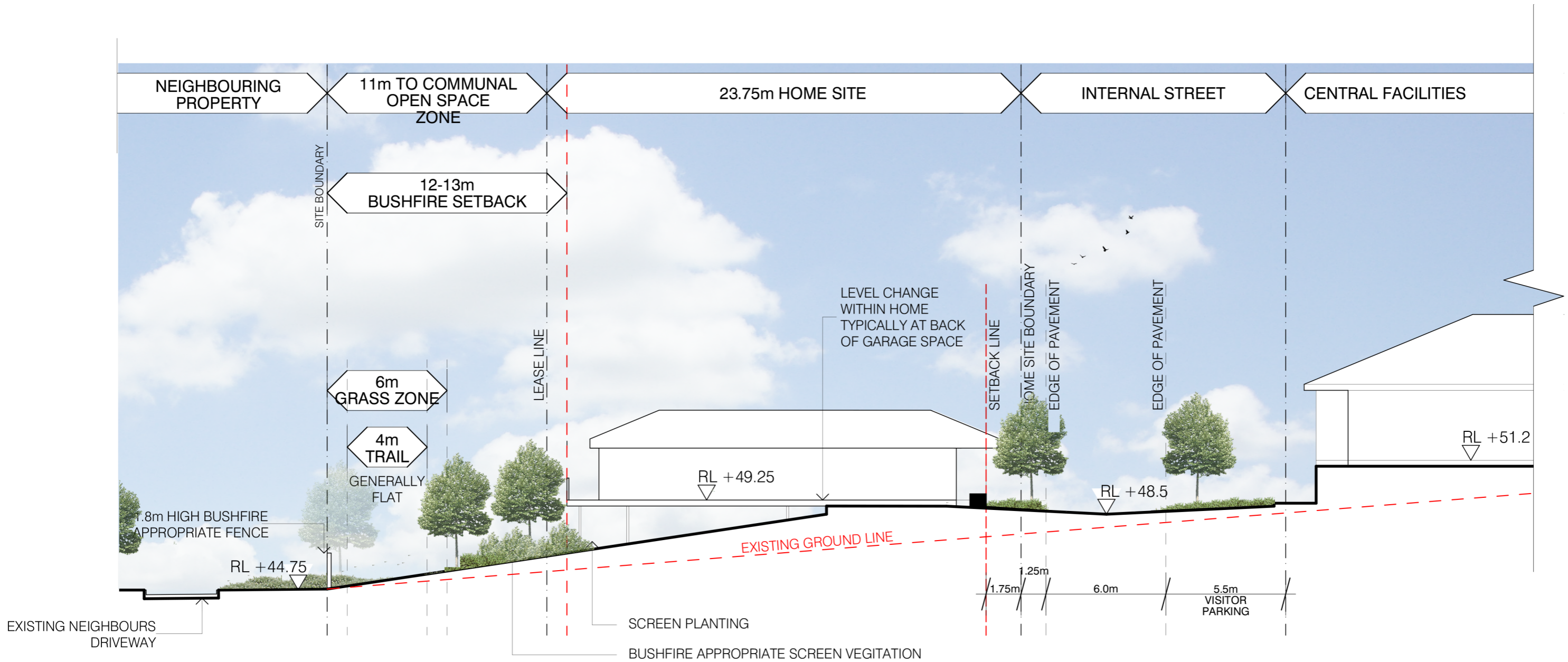
Note
Communal landscape includes footpaths, bush fire trails, retaining walls, bowls green, pool, pickle ball court, hardscape and external covered communal areas.



4.11 Community Amenities Area Plan

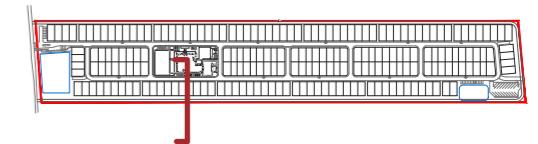


4.12 Interface Section 1

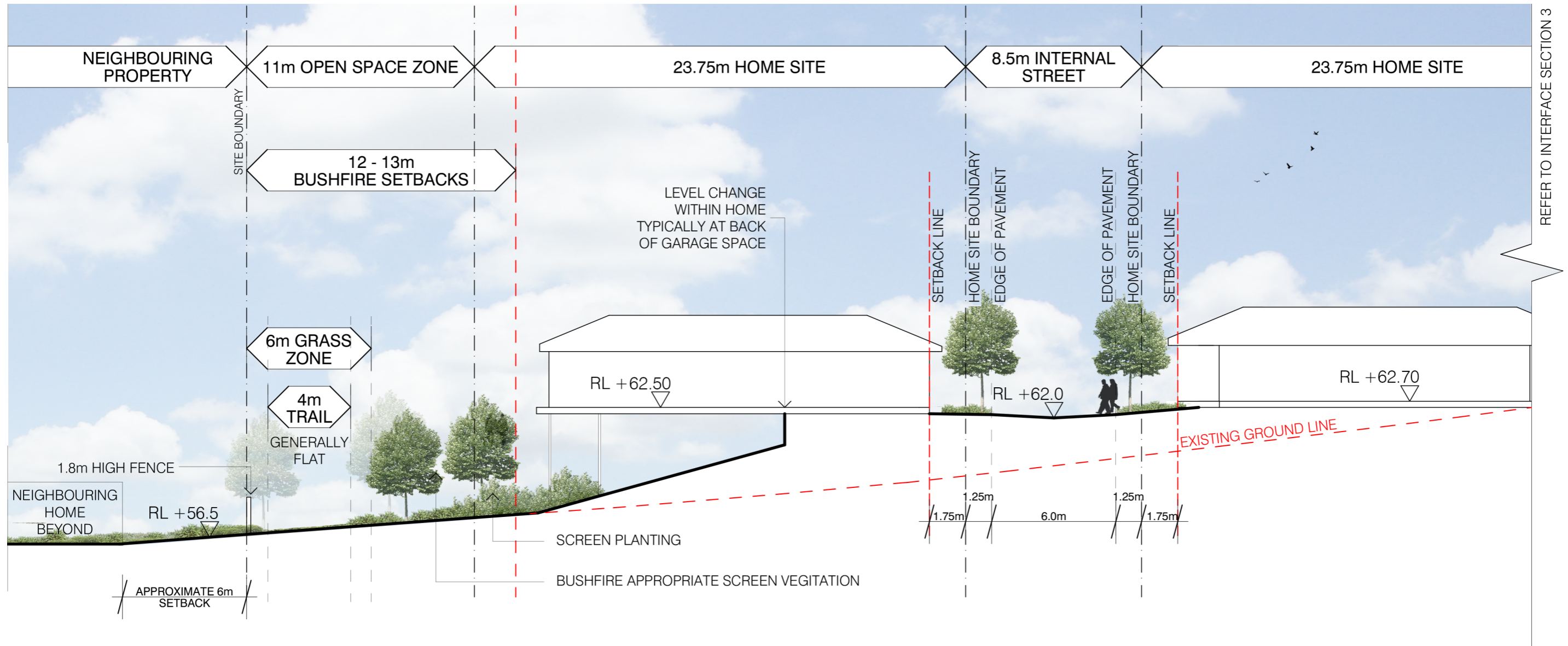


RELATIONSHIP OF HOME SITES TO SOUTHERN BOUNDARY SECTION OF GRADUAL GRADIENT.

KEY PLAN

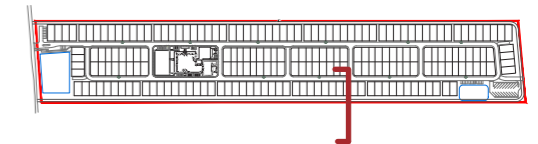


4.13 Interface Section 2

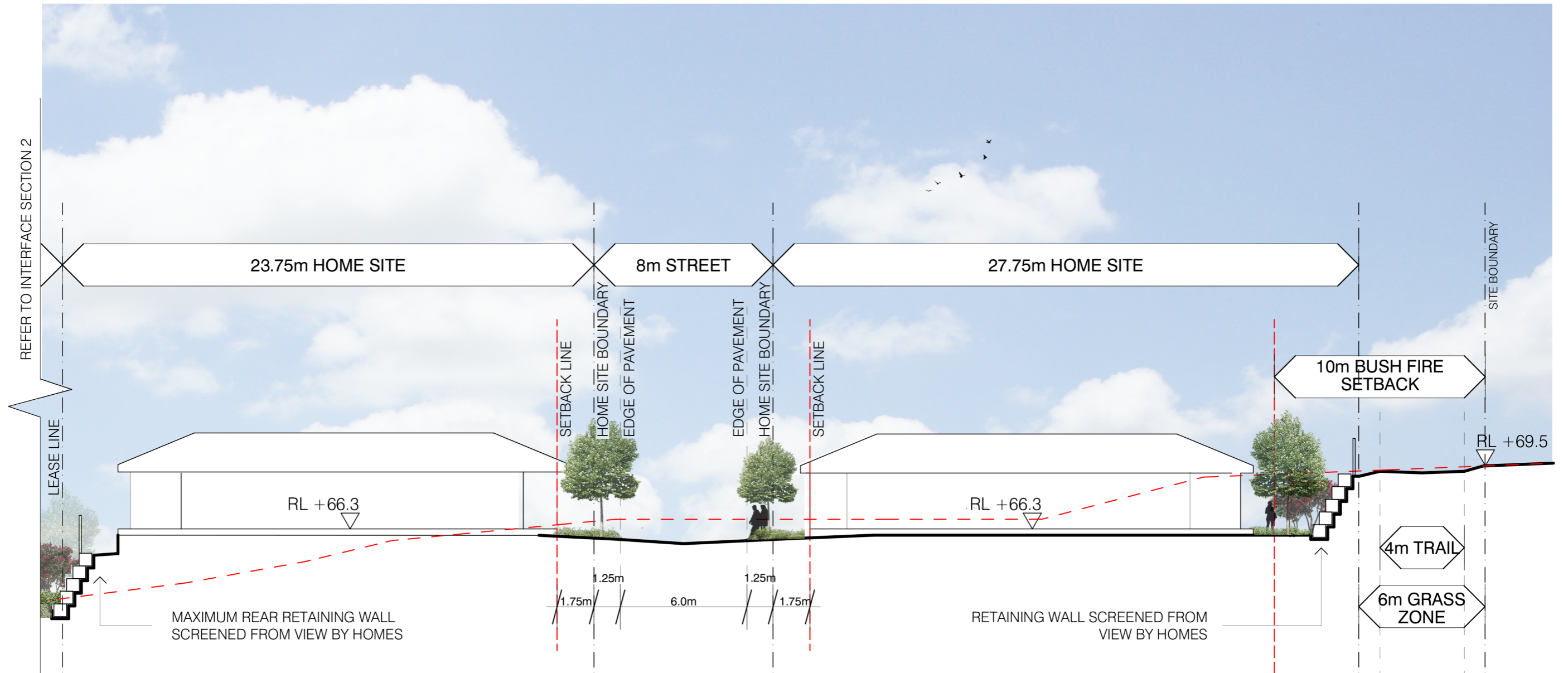


RELATIONSHIP OF HOME SITES TO SOUTHERN BOUNDARY SECTION OF STEEP GRADIENTS TO SITE BOUNDARY.

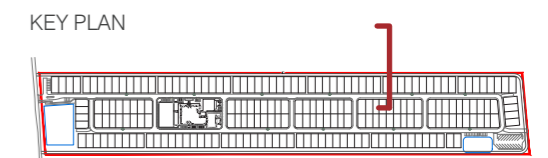
KEY PLAN



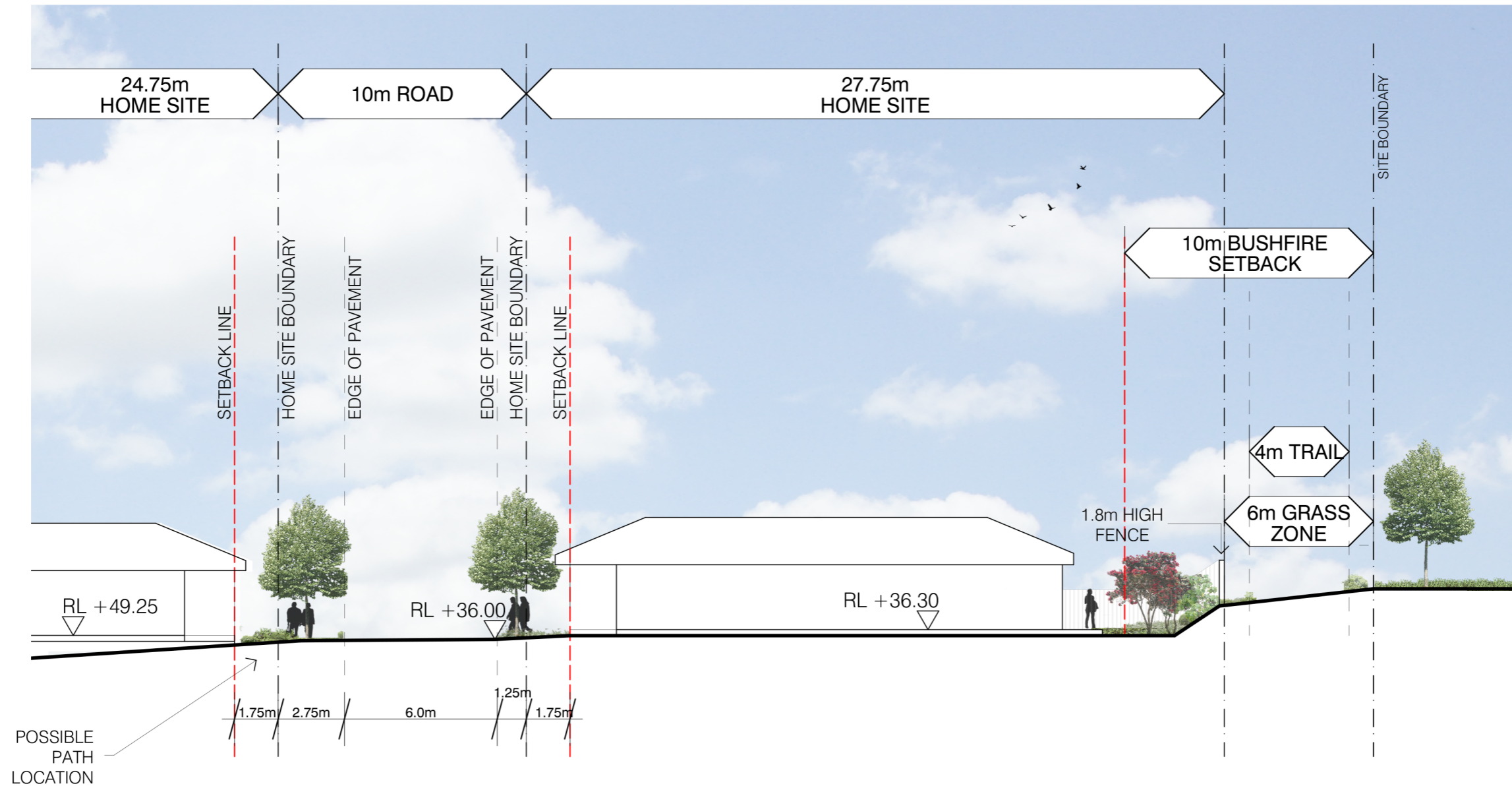
4.14 Interface Section 3



RELATIONSHIP OF HOME SITES TO NORTHERN BOUNDARY SECTION OF STEEP GRADIENT.

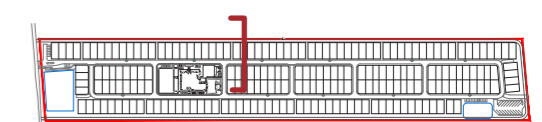


4.15 Interface Section 4



RELATIONSHIP OF HOME SITES TO NORTHERN BOUNDARY SECTION OF GRADUAL GRADIENT.

KEY PLAN



5.

Architectural Design Intent

5.1 Our Vision

A timeless architectural style, supported by a lush native landscape will create a strong sense of place while also building a vibrant community supported by five star communal facilities.

Drawing upon a palette of materials and textures that complement the residential location in a sophisticated manner whilst responding to the existing vernacular of Lochinvar. The careful selection of materials and building forms have been purposefully chosen to provide a built form that is adapted to the unique conditions of the site.

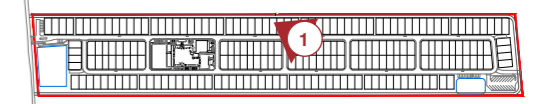


6.

Perspective Views

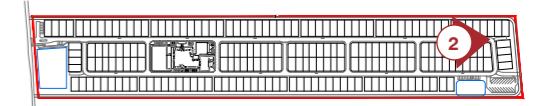
6.1 Perspective 1

View Looking West



6.2 Perspective 2

View looking East



6.3 Perspective 3

View looking West Adjacent to Central Facilities



7.

Indicative Home Types

7.2 Home Type A1 (Lot Type 1 - 10 x 23.75m)





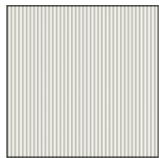
Facade Variation (Indicative)



PERSPECTIVE VIEW

FLOOR PLAN

SCALE 1:100

				
WEATHERBOARD JAMES HARDY 'PRIMELINE' 170mm WEATHERBOARD PAINTED DULUX 'LEXICON QUARTER'	WEATHERBOARD JAMES HARDY 'PRIMELINE' 170mm WEATHERBOARD PAINTED DULUX 'TEAHOUSE'	RENDERED WALLS JAMES HARDY FINE TEXTURE CLADDING PAINTED DULUX 'LEXICON QUARTER'	SOFFIT DULUX 'LEXICON QUARTER' GLOSS	ROOF COLORBOND 'WHITEHAVEN' CORRUGATED ROOF SHEETING

COLOURS AND MATERIALS



FASCIA / GUTTER



FRONT ELEVATION

SCALE 1:100

7.3 Home Type A2 (Lot Type 1 - 10 x 23.75m)






Facade Variation (Indicative)



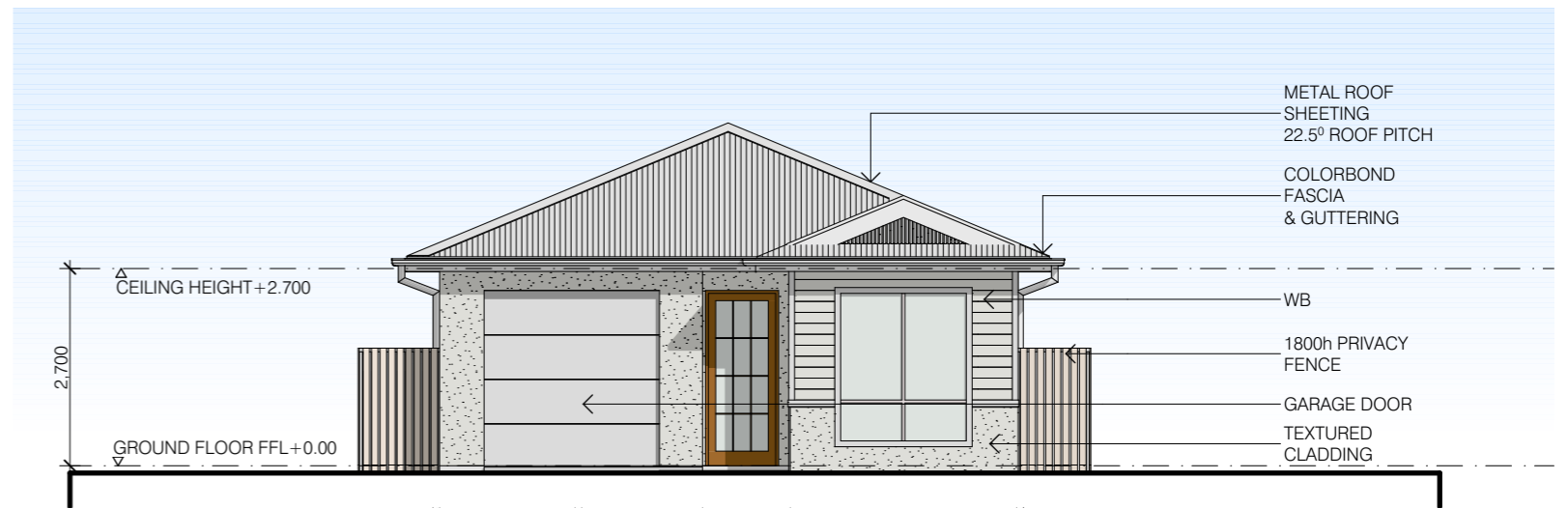
PERSPECTIVE VIEW

FLOOR PLAN

SCALE 1:100

				
WEATHERBOARD JAMES HARDY 'PRIMELINE' 170mm WEATHERBOARD PAINTED DULUX 'LEXICON QUARTER'	RENDERED WALLS JAMES HARDY FINE TEXTURE CLADDING PAINTED DULUX 'LEXICON QUARTER'	SOFFIT DULUX 'LEXICON QUARTER' GLOSS	ROOF COLORBOND 'WHITEHAVEN' CORRUGATED ROOF SHEETING	FASCIA / GUTTER DULUX 'LEXICON QUARTER' GLOSS

COLOURS AND MATERIALS



FRONT ELEVATION

SCALE 1:100

7.5 Home Type B1 (Lot Type 2 - 12 x 23.75m)






Facade Variation (Indicative)



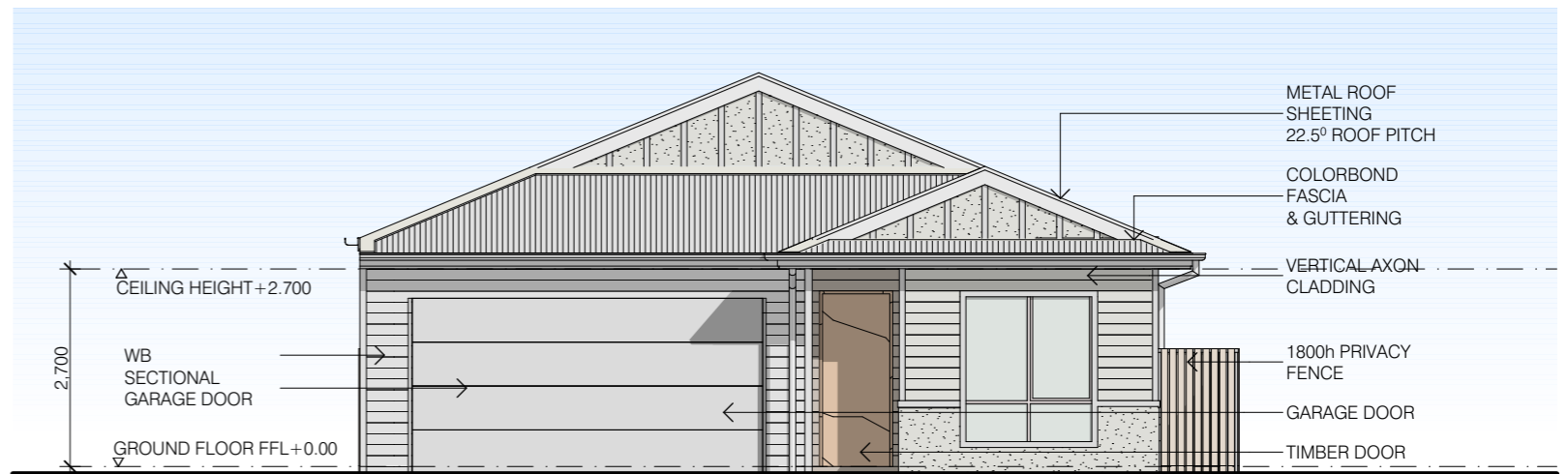
PERSPECTIVE VIEW

FLOOR PLAN

SCALE 1:100

				
WEATHERBOARD JAMES HARDY 'PRIMELINE' 170mm WEATHERBOARD PAINTED DULUX 'LEXICON QUARTER'	RENDERED WALLS JAMES HARDY FINE TEXTURE CLADDING PAINTED DULUX 'LEXICON QUARTER'	SOFFIT DULUX 'LEXICON QUARTER' GLOSS	ROOF COLORBOND 'WHITEHAVEN' CORRUGATED ROOF SHEETING	FASCIA / GUTTER DULUX 'LEXICON QUARTER' GLOSS

COLOURS AND MATERIALS



FRONT ELEVATION

SCALE 1:100

7.7 Home Type B2 (Lot Type 2 - 12 x 23.75m)






Facade Variation (Indicative)



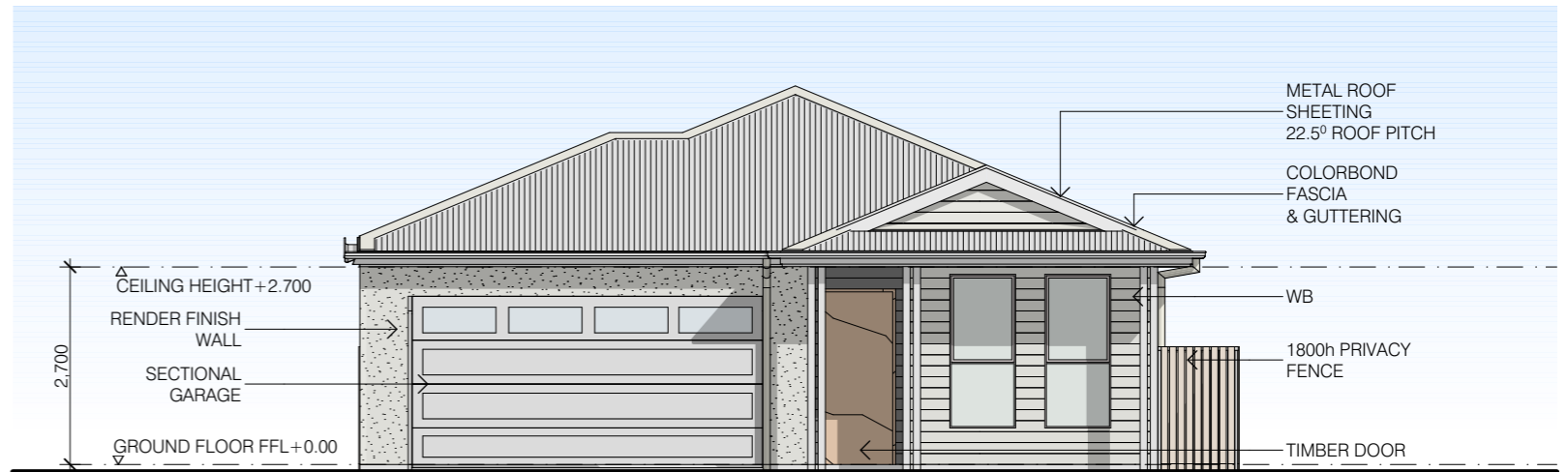
PERSPECTIVE VIEW

FLOOR PLAN

SCALE 1:100

				
WEATHERBOARD JAMES HARDY 'PRIMELINE' 170mm WEATHERBOARD PAINTED DULUX 'LEXICON QUARTER'	RENDERED WALLS JAMES HARDY FINE TEXTURE CLADDING PAINTED DULUX 'LEXICON QUARTER'	SOFFIT DULUX 'LEXICON QUARTER' GLOSS	ROOF COLORBOND 'WHITEHAVEN' CORRUGATED ROOF SHEETING	FASCIA / GUTTER DULUX 'LEXICON QUARTER' GLOSS

COLOURS AND MATERIALS



FRONT ELEVATION

SCALE 1:100

7.9 Home Type B3 (Lot Type 2 - 12 x 23.75m)






Facade Variation (Indicative)



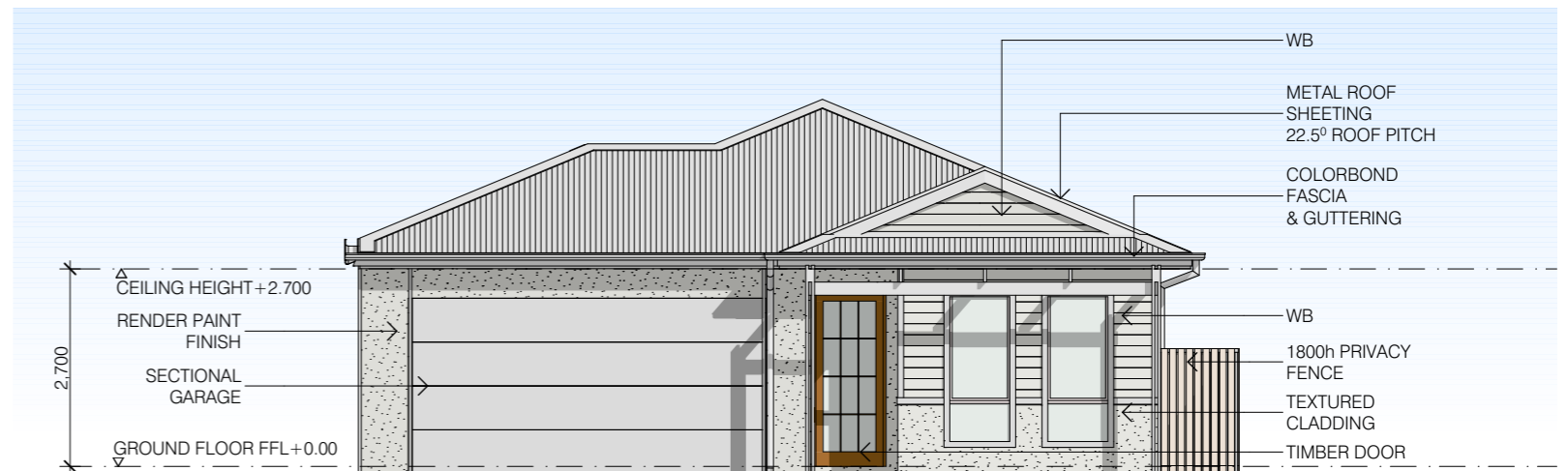
PERSPECTIVE VIEW

FLOOR PLAN

SCALE 1:100

				
WEATHERBOARD JAMES HARDY 'PRIMELINE' 170mm WEATHERBOARD PAINTED DULUX 'LEXICON QUARTER'	RENDERED WALLS JAMES HARDY FINE TEXTURE CLADDING PAINTED DULUX 'LEXICON QUARTER'	SOFFIT DULUX 'LEXICON QUARTER' GLOSS	ROOF COLORBOND 'WHITEHAVEN' CORRUGATED ROOF SHEETING	FASCIA / GUTTER DULUX 'LEXICON QUARTER' GLOSS

COLOURS AND MATERIALS



FRONT ELEVATION

SCALE 1:100

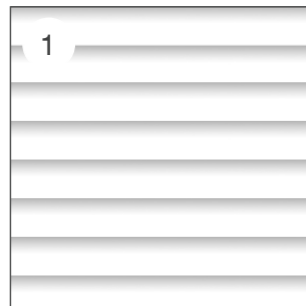
8 ■

Central Facilities

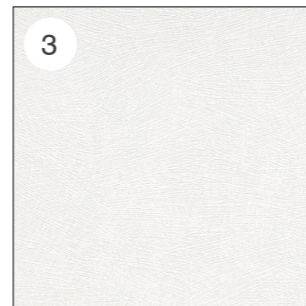
8.1 Colour & Materials

Reference Imagery

Walls



FC Weatherboard Cladding, 'White'

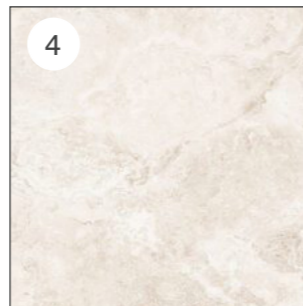


Textured Render Walls



Feature Stone Cladding

Flooring

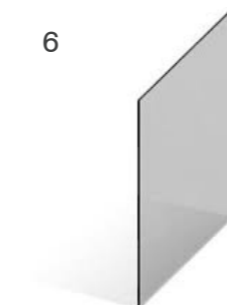


Tile, 'Light Beige'

Frames & Glass



Aluminium Window/Door Frames 'White'

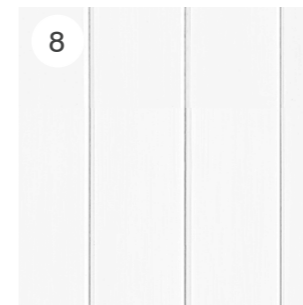


Tinted Glazing

Roof Elements



FC Soffit, 'White'



Vertical Groove Soffit Panelling, 'White'



Metal Fascias/Eaves Gutters, Colorbond Finish, 'Dune'

8.2 Colour & Materials

Example Building

WALLS

1. Rendered Blockwork Wall 'White'
2. Weatherboards 'White'

FLOORING

3. Tile 'Light Beige'

FRAMES & GLASS

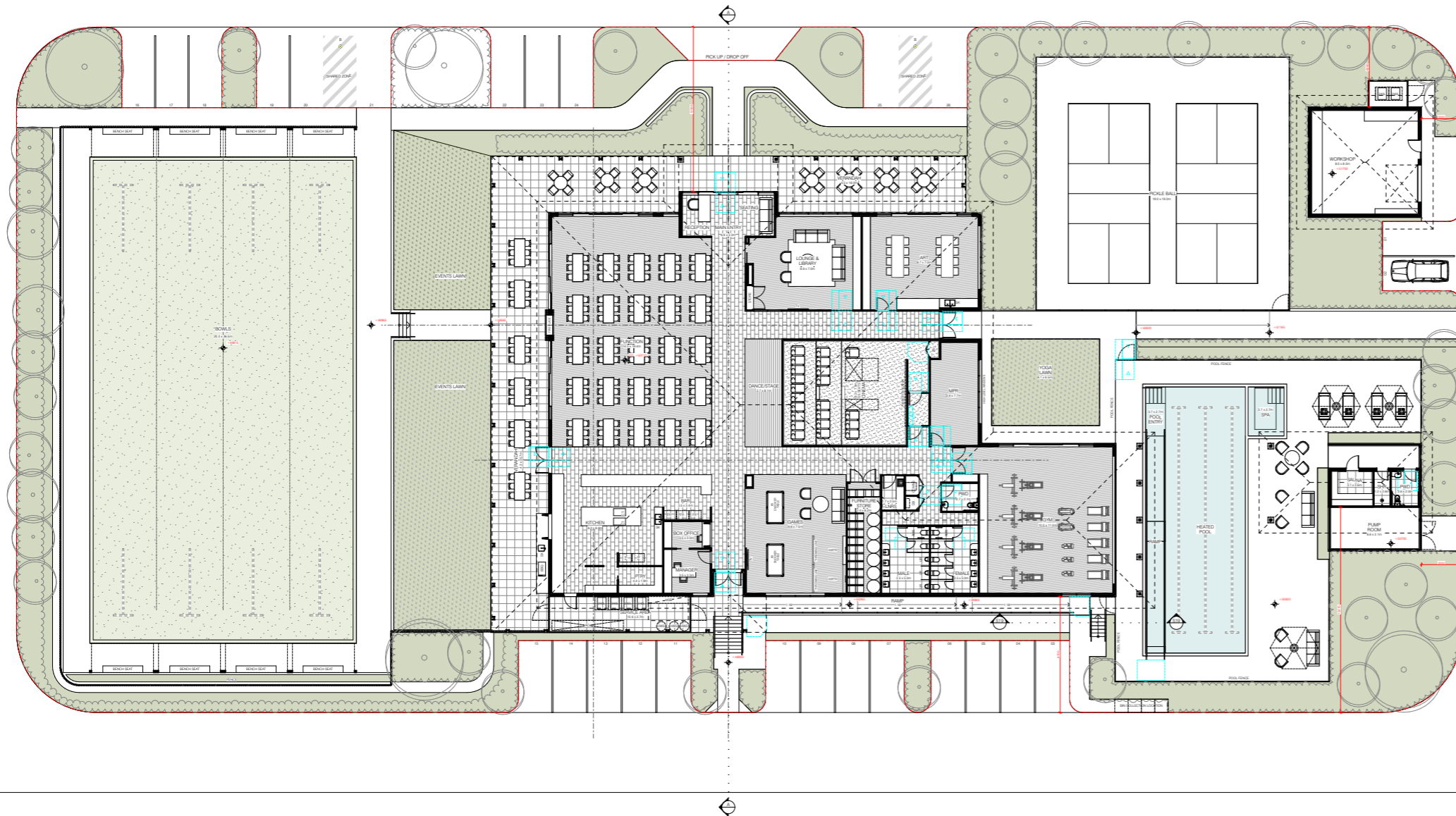
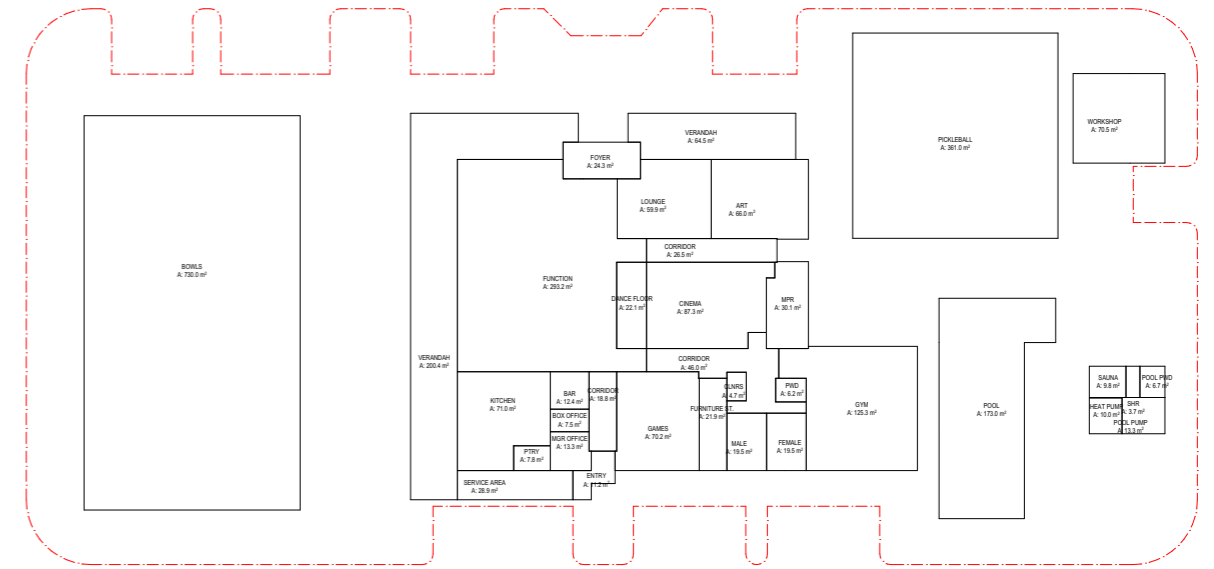
4. Aluminium Window/Door Frames, Clear Anodised Finish 'White'
5. Tinted Glazing

ROOF ELEMENTS

6. FC Soffit 'White'
7. Metal Fascias/Eaves/Gutters, Colorbond Finish 'Dune'



8.3 Site Plan



AREA SUMMARY:

FUNCTION AREAS:

ART	66.05
BAR	12.44
BOX OFFICE	7.50
CINEMA	87.26
CLNRS	4.74
CORRIDOR	91.28
DANCE FLOOR	22.05
ENTRY	11.19
FEMALE	19.51
FOYER	24.31
FUNCTION	293.20
FURNITURE ST.	21.88
GAMES	70.19
KITCHEN	70.96
LOUNGE	59.87
MALE	19.51
MGR OFFICE	13.28
MPR	30.15
PTRY	7.78
PWD	6.20
TOTAL:	939.35 m²

WELLNESS AREAS:

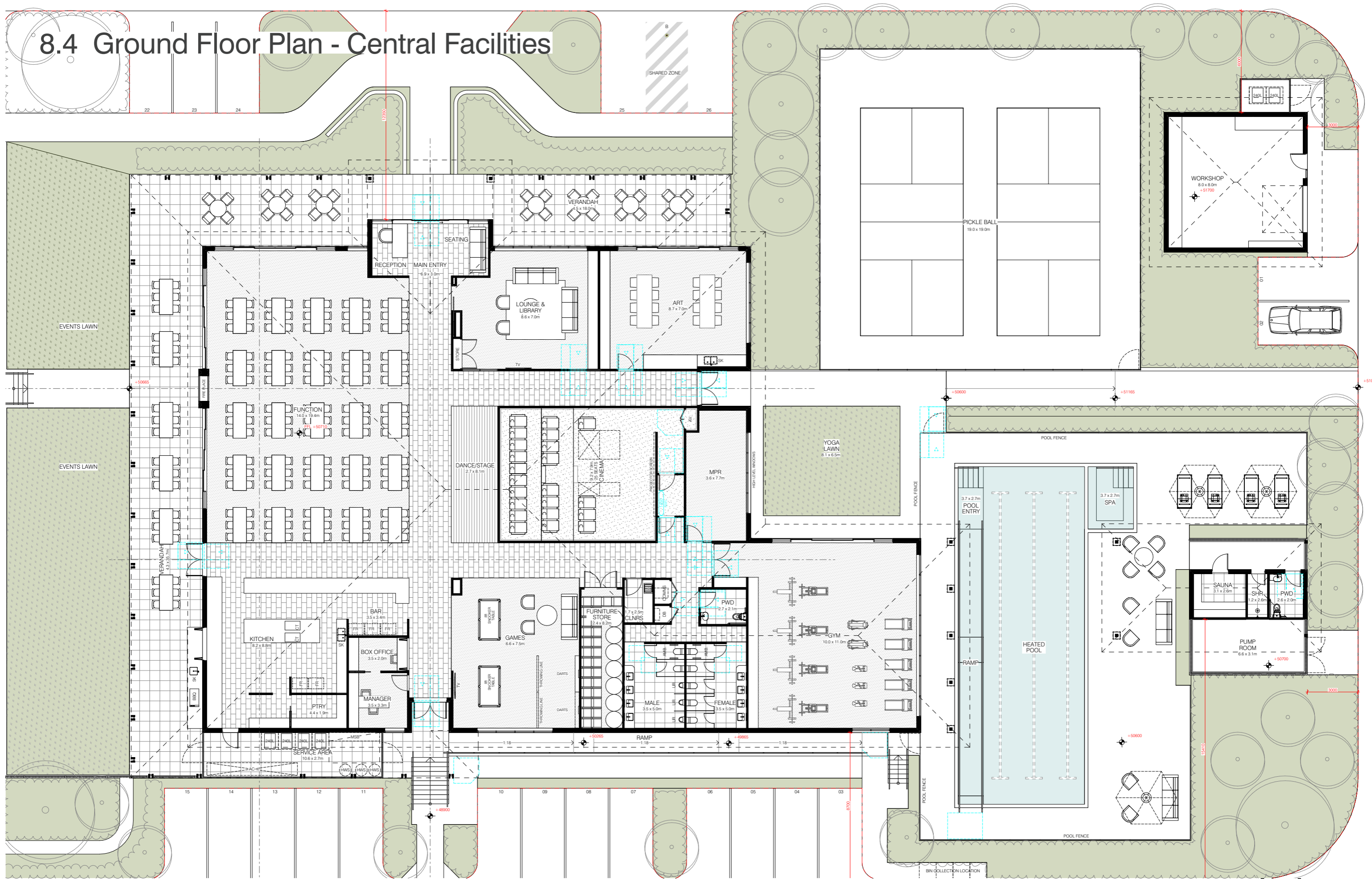
GYM	125.34
POOL PUMP	13.32
POOL PWD	6.70
SALINA	9.83
SHR	3.73
TOTAL:	158.92 m²

TOTAL INTERNAL AREAS: 1,098.27m²

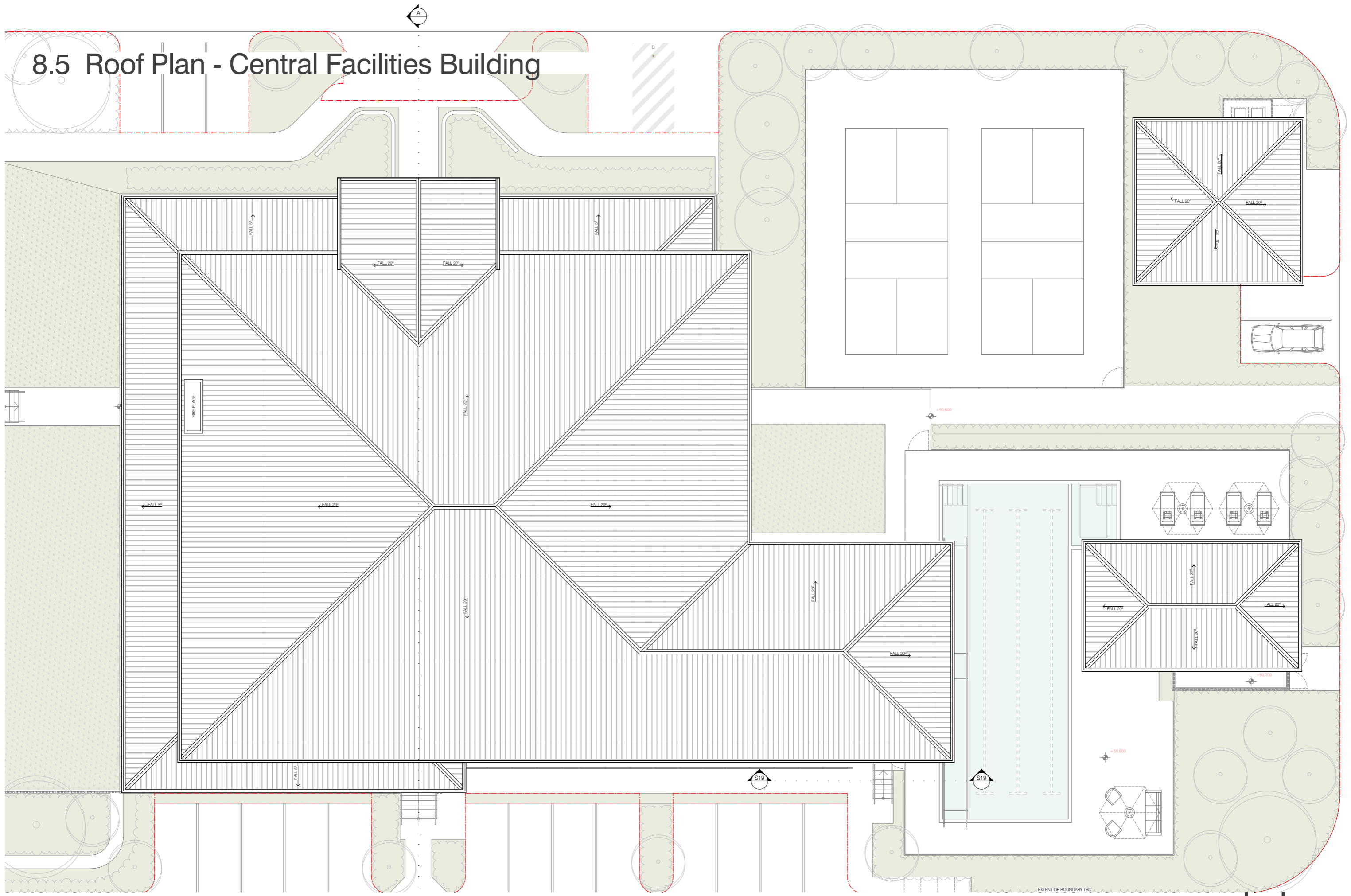
EXTERNAL AREAS:

BOWLS	730.00
HEAT PUMP	10.00
PICKLEBALL	361.00
POOL	173.05
SERVICE AREA	28.89
VERANDAH	264.88
TOTAL:	1,567.82 m²

8.4 Ground Floor Plan - Central Facilities



8.5 Roof Plan - Central Facilities Building



8.6 Elevations 1



NORTH ELEVATION



EAST ELEVATION

8.7 Elevations 2

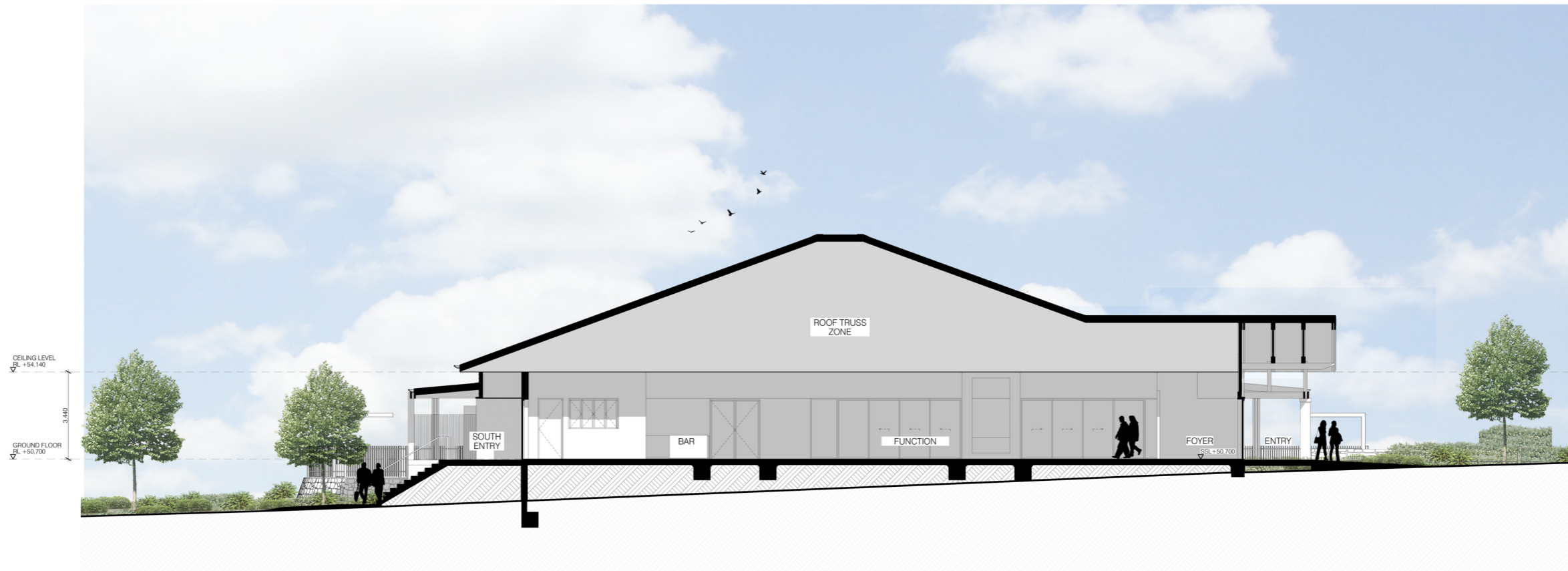


SOUTH ELEVATION



WEST ELEVATION

8.8 Section A-A



8.9 Perspective View 1



8.10 Perspective View 2



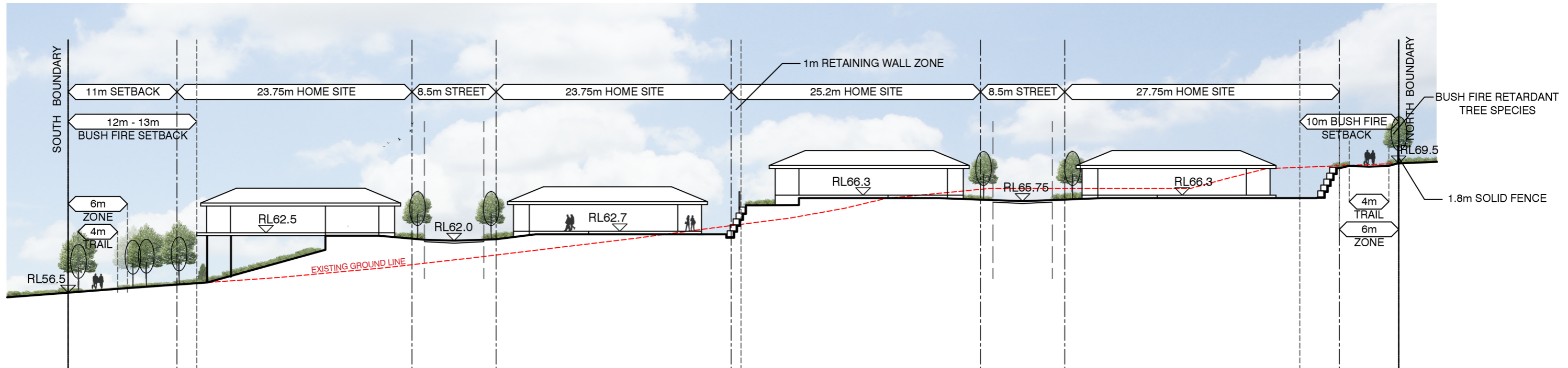
8.11 Perspective View 3



9.

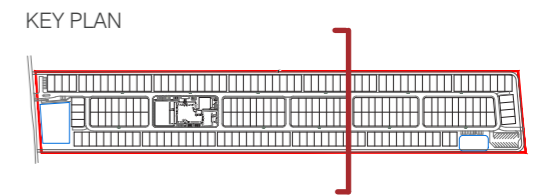
Site Section

9.1 Site Section



SITE SECTION 1

Note:
 *Lengths shown are approximate. Refer civil plans for final levels.
 Landscape is graphical only, refer Landscape Architect report for detail.





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