



Master Planned Land Lease Community
Lochinvar, New South Wales
09 April 2025
Issue G

Prepared for
COMMERCIAL 7 PTY LTD

'A thoughtfully master planned Land
Lease Community offering a contemporary
lifestyle for active and social residents in
the heart of Lochinvar.'

Wyndella Road Lochinvar

Date	Issue	Description	Checked
05/02/2024	A	Development Application	CC
28/08/2024	B	DA - Council Response	CC
18/09/2024	C	DA - Council Response	CC
22/11/2024	D	DA - Council Response	CC
27/11/2024	E	DA - Council Response	CC
25/03/2025	F	DA - Council Response	CC
09/04/2025	G	DA	CC

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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 | Ph - (07) 5555 2600 |
| 1.2.2 | Civil Engineer
Wallace Design Group
Aaron Sanders | Ph - (02) 4929 4109 |
| 1.2.3 | Bushfire Consultant
Bushfire Hazard Solutions
Ian Tyerman | Ph - (02) 9457 6530 |
| 1.2.4 | Landscape Architect
Terras Landscape Architects
Kate Hopoi | Ph - (02) 4929 4926 |
| 1.2.5 | Traffic Engineer
JMT Consulting
Josh Milston | Ph - 0415 563 177 |

2.

Executive Summary

An ideal over 50s 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 50’s lifestyle resort including 182 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 builds upon the evolving rural-residential character of Lochinvar, offering a thoughtfully planned community that integrates seamlessly with its natural surroundings. All communal open space areas will be extensively landscaped to enhance visual amenity, improve the micro-climate, and encourage social interaction. The proposed landscaping and fencing have been carefully designed to respect and complement the local character of Lochinvar.

The timeless architectural style, set within a lush native landscape, will foster a strong sense of place and support a vibrant, connected community enriched by five-star shared 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 rural residential 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 50’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 rural residential 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.

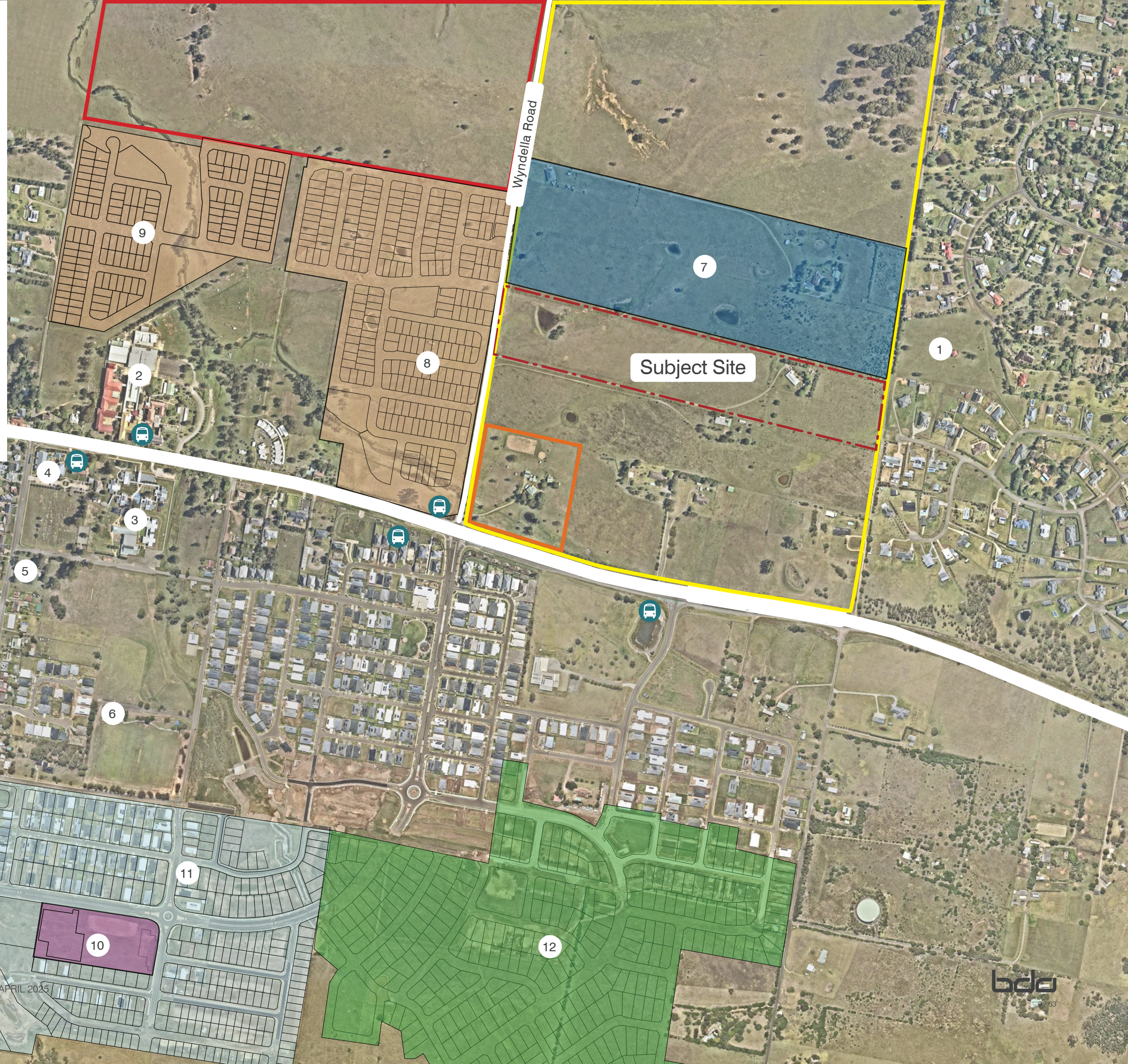
The site is located immediately adjacent to the Lochinvar Urban Release Area and occupies a long rectangular parcel with agently undulating landform that has informed the overall site planning approach.

Given its location and physical characteristics, the site presents an ideal opportunity for the development of a Land Lease Community (Manufactured Home Estate. This proposal offers a contextually appropriate and well-designed form of housing that responds to the area's emerging residential character, while also acknowledging its rural residential history and addressing a gap in the current housing mix provided within the Lochinvar Urban Release Area.

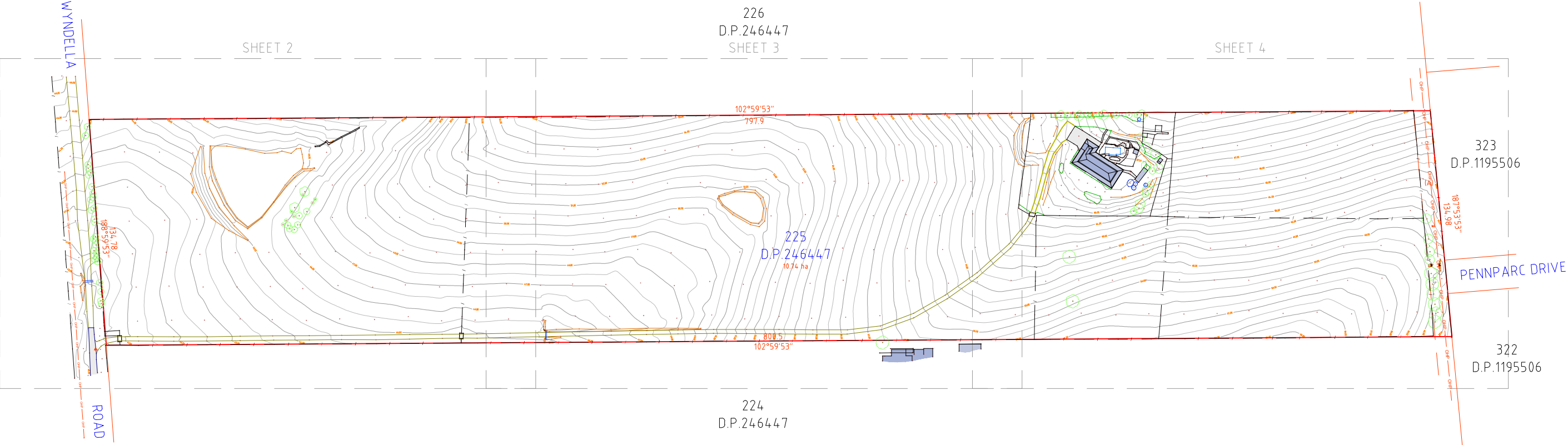
3.2 Site Context

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
7. 1,200 Students St Philips K-12 Private School (in Planning)
8. Proposed 258 Lot Subdivision DA/2023/415
9. Proposed 138 Lot Subdivision DA/2025/138
10. DA Approved Lochinvar Shopping Village DA/2022/13394
11. DA Approved 312 Lot Subdivision DA 2021/1460
12. DA Approved 294 Lot Subdivision DA/2018/456
13. Purchased By Roche Group for Intersection Upgrade
14. Investigation Area IA-7 (Maitland Local Housing Strategy 2041)
15. Investigation Area IA-10 (Maitland Local Housing Strategy 2041)



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	5.40ha
	Private Roads	1.27ha
	Communal Landscape Areas	3.76ha
	Caravan Parking	17 Bays
	Visitor Parking (6.1 x 2.5m) MINIMUM DISABLE SPACE (DIS)	47 Bays
	Storm water	0.31 ha
	HYDRANT	
	Stage 1 screen planting (refer to landscape plans for detail)	

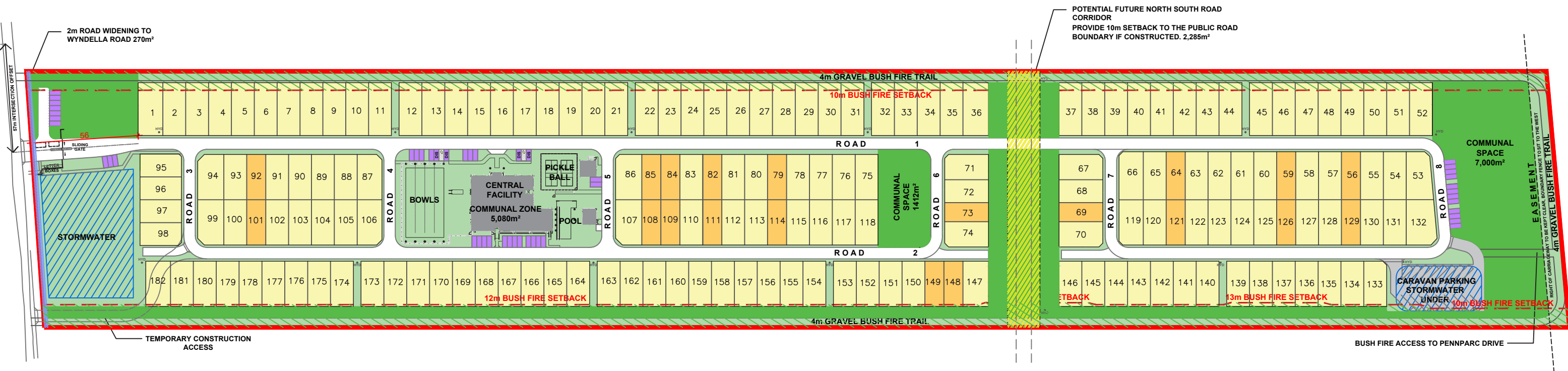
DEVELOPMENT SUMMARY

Home Type			
	Type 1 10 x 23.75/27.75m	20	12%
	Type 2 12 x 23.75/27.75m	162	88%
TOTAL		182	

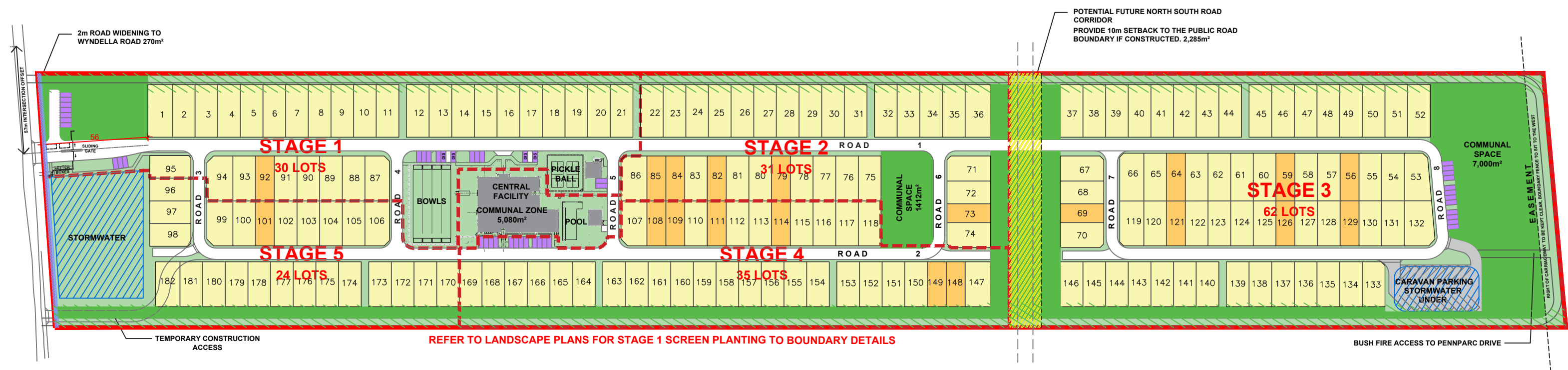
Note:
Corner lots are 1m wider to accommodate an additional side setback.

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

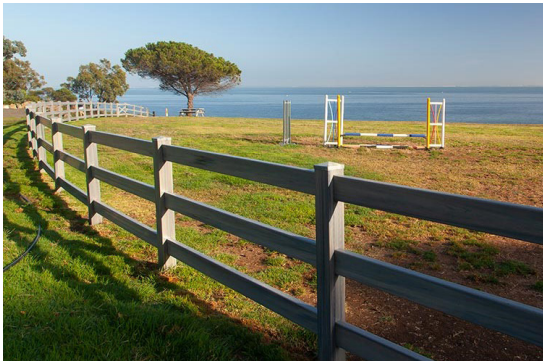
PREVIOUS LAYOUT



4.2 Staging Plan



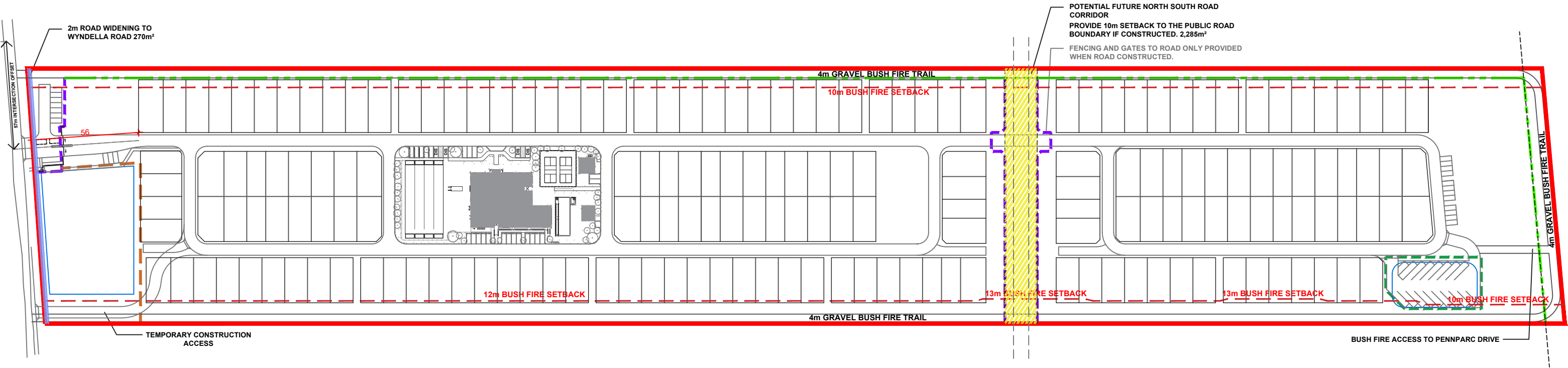
4.3 Estate Fencing Plan



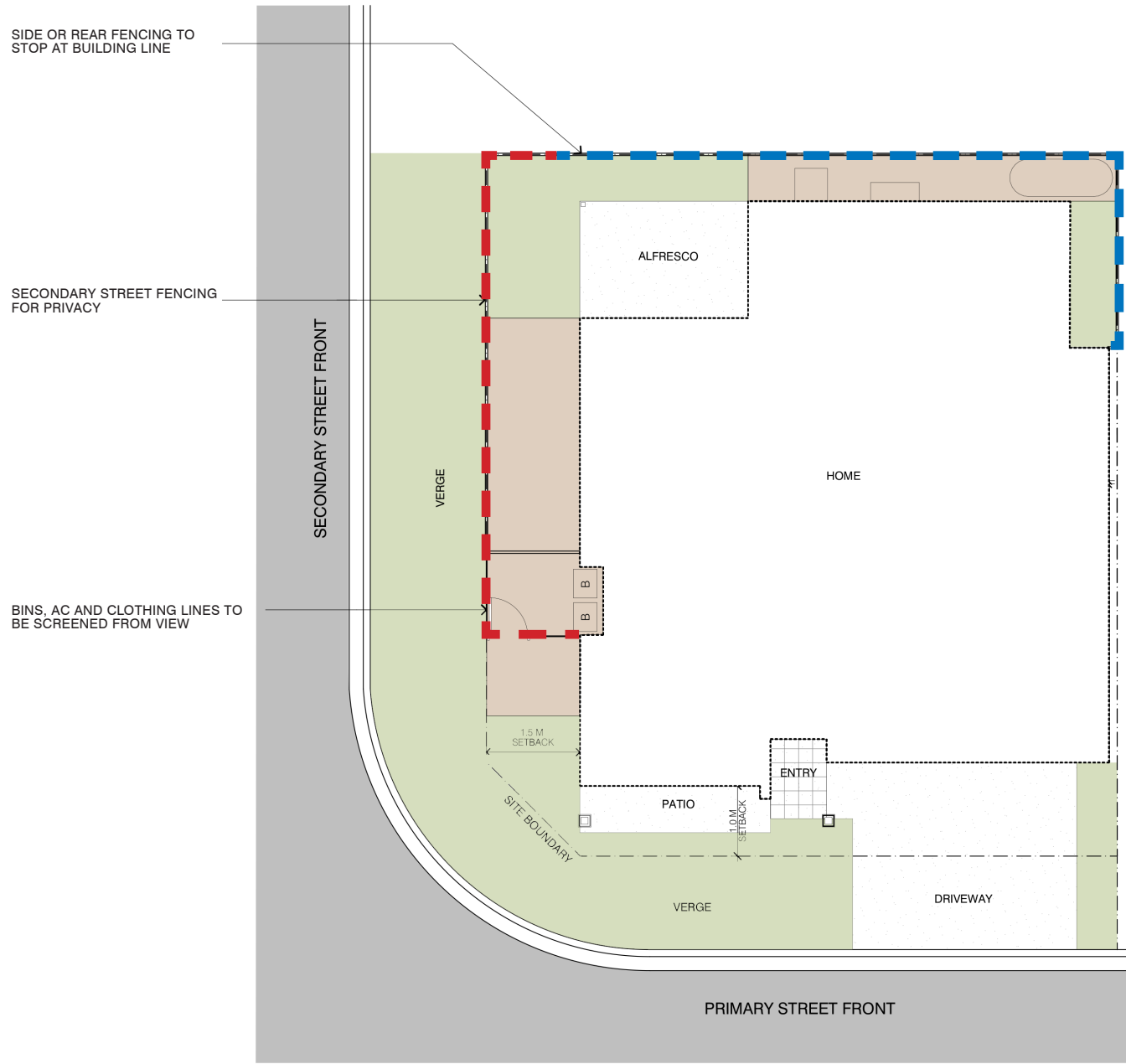
1.4m EXTERNAL BOUNDARY FENCING
(Timber look PVC or Aluminum Post & Rail fencing
compliant with bush fire requirements)

- FENCING TYPES TO EXTERNAL EDGES
- SITE BOUNDARY
 - 1.8m OPEN POOL FENCING
(Fencing to provide security)
 - 1.2 POOL COMPLIANT FENCING
 - 1.8m SIDE AND REAR FENCING
(Batten 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 FRONT FENCE 1.8m HIGH



TYPE A - COLORBOND FENCE

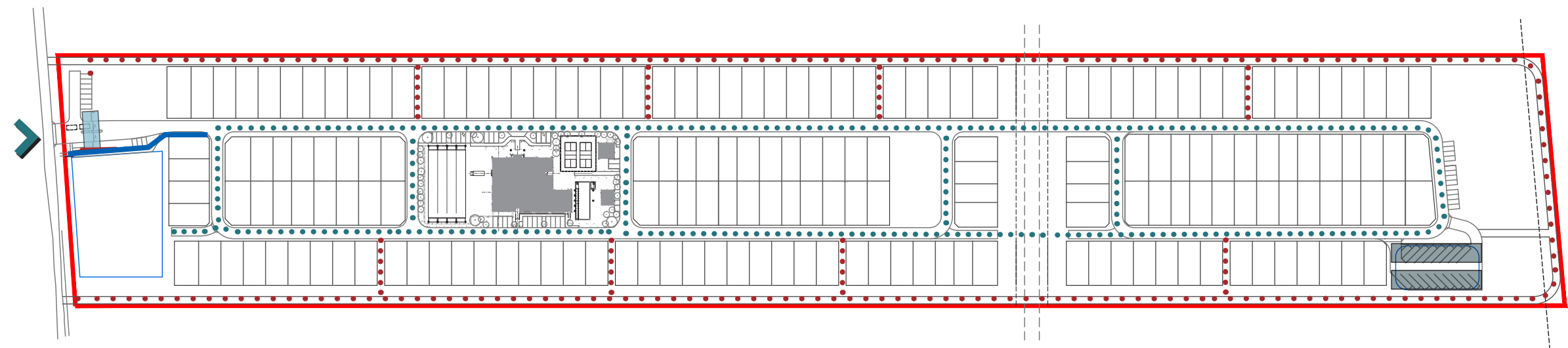


TYPE B - TIMBER GOOD NEIGHBOUR FENCE
NATURAL OR PAINTED



TYPE C - OPEN FENCE, POOL OR BATTEN
FENCE

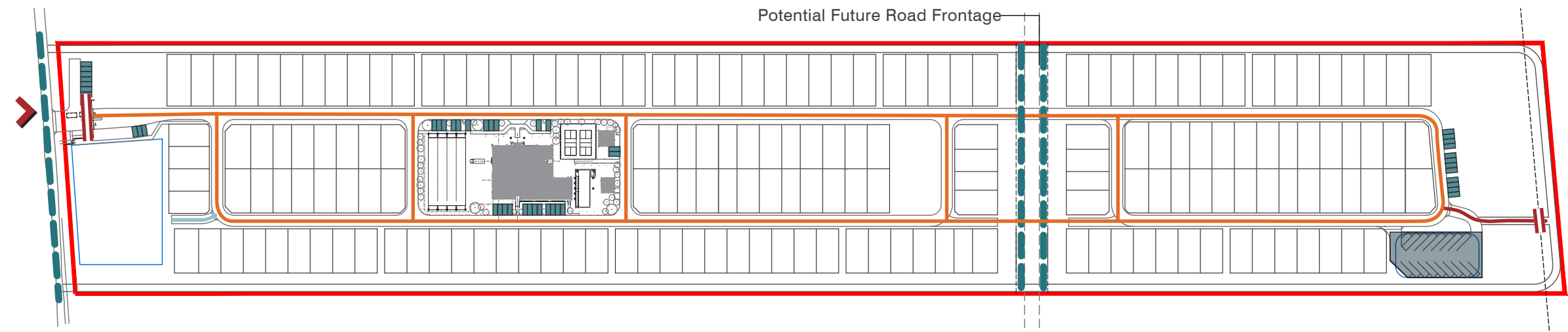
4.5 Movement Network



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
- Caravan Parking

Note:
Front setbacks from edge of the pavement of the internal roads to the home site boundray is a minimum of 1.25m.

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 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:
 - up to a maximum 3.5m high (excluding retaining); and
 - to a maximum of 1 x side home site boundary as indicated on the POD masterplan; and
 - 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 apperance 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:
 - Variation in the facade by steps in the plan and projections in the facade;
 - The main pedestrian access into the building is easily identified and visible from the street;
 - Be different from the neighbouring home by using either different colours or materials.
11.

Building openings incorporate awnings, hoods or eaves.
12.

Maximum permissable site cover is 65% of the home site area.

Car Parking

13.

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

Privacy

14.

The habitable room windows of a building do not directly face:
 - a habitable room window of another building within 10m; and
 - an access way, footpath or communal open space area within 3m.

OR

15.

The habitable room windows have one of the following:
 - a fixed obscure glazing in any part of the window below 1.5m above floor level;
 - Privacy screening or fencing that cover a minimum of 50% window view.
 - 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:
 - has a minimum area of 30m²;
 - has a minimum width of 3 metres;
 - 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:
 - has a minimum area of 10m²;
 - has a minimum length and width of 2 metres; and
 - 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:
 - No fence permitted forward of the homes on the primary road frontage.
 - 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

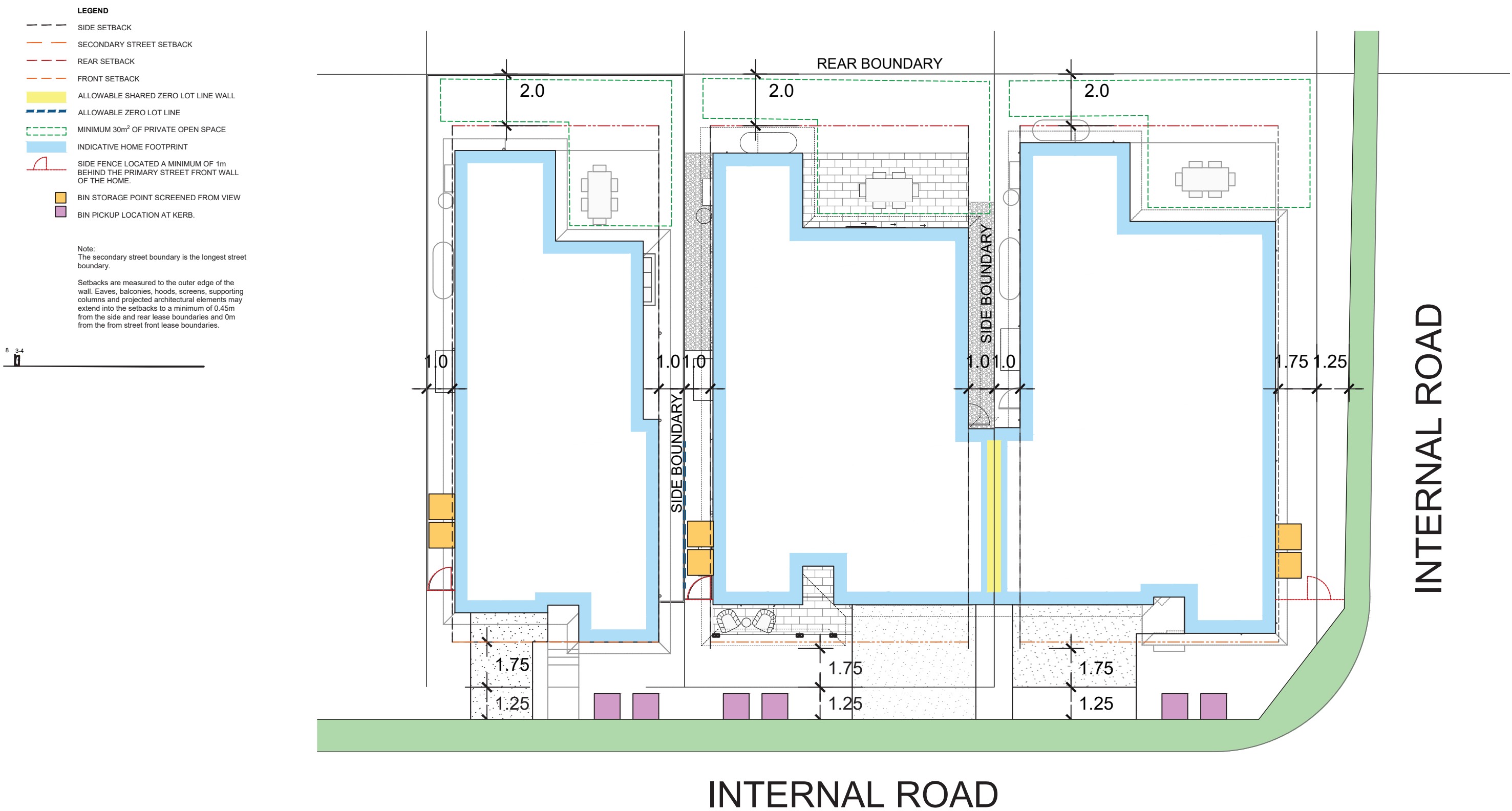
- TYPE 1
- TYPE 2
- SUBJECT SITE
- DOUBLE ZERO LOT
- SINGLE ZERO LOT BOUNDARY
(Subject to final home designs to achieve best orientation positioning zero lot on high side of retaining walls)
- 1m SETBACK
- 1.75m SETBACK
- 2.0m SETBACK
- SPECIFIC SETBACK REQUIREMENTS
From external property boundary

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.

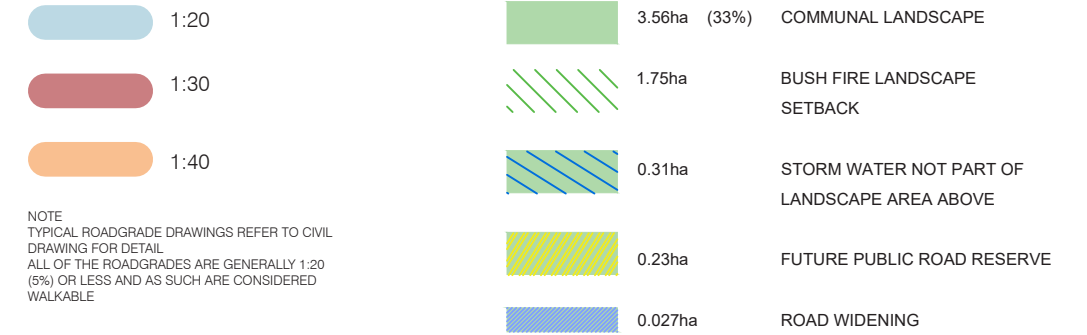
4.8 Plan of Development Master Plan - East



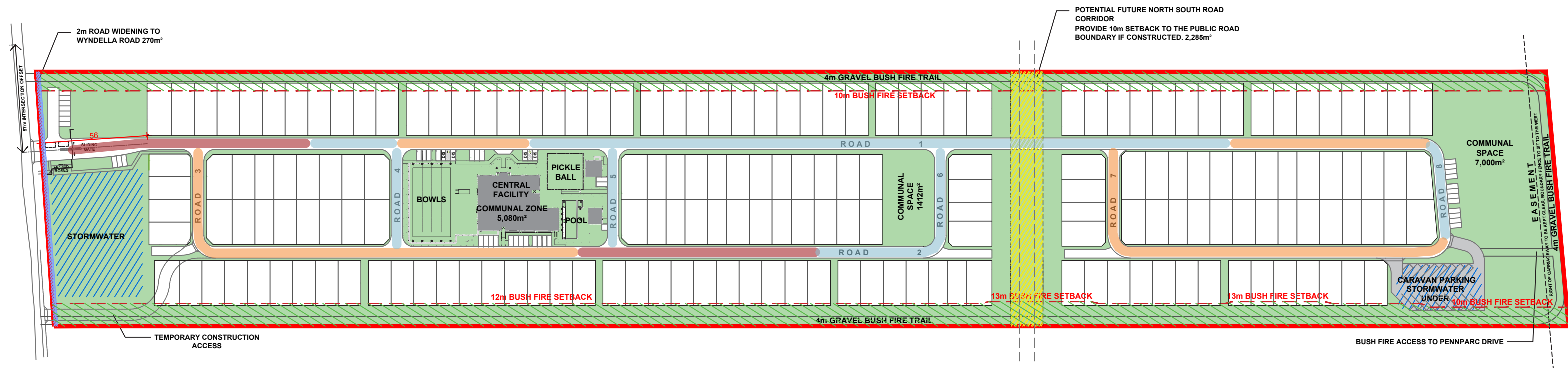
4.9 Plan of Development - Detail Plan



4.10 Communal Open Space & Walkability Plan

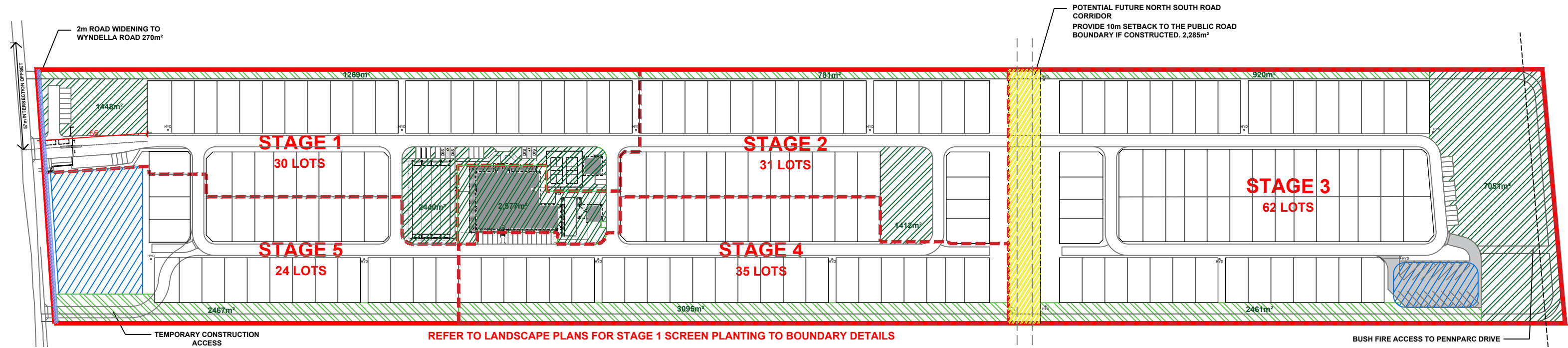


Note
Communal landscape includes footpaths, bush fire trails, retaining walls, bowls green, pool, pickle ball court, hardscape, and external covered communal areas.

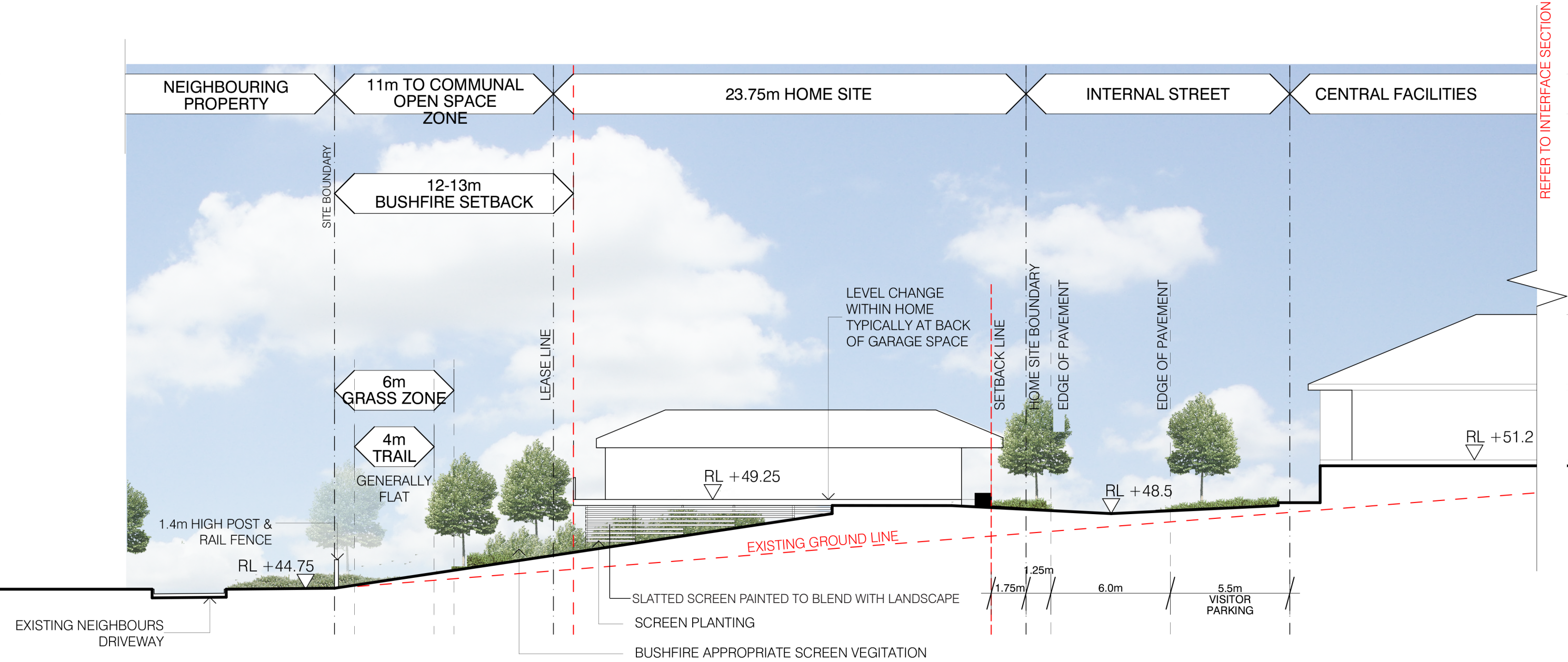


4.11 Community Amenities Area Plan

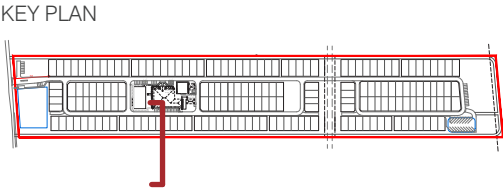
COMMUNITY AREA			
AREA RESERVED FOR COMMUNAL RECREATION			
	10.75ha	SITE AREA	
FIRE TRAIL	COMMUNAL	TOTAL	
0.13ha (7%)	0.65ha (19%)	0.78ha (26%)	STAGE 1
0.08ha (2%)	0.14ha (3%)	0.22ha (5%)	STAGE 2
0.33ha (9%)	0.71ha (18%)	1.04ha (27%)	STAGE 3
0.31ha (19%)	0.00ha (0%)	0.31ha (19%)	STAGE 4
0.25ha (17%)	0.00ha (0%)	0.25ha (17%)	STAGE 5
1.1ha (12%)	1.50ha (16%)	2.60ha (28%)	TOTAL



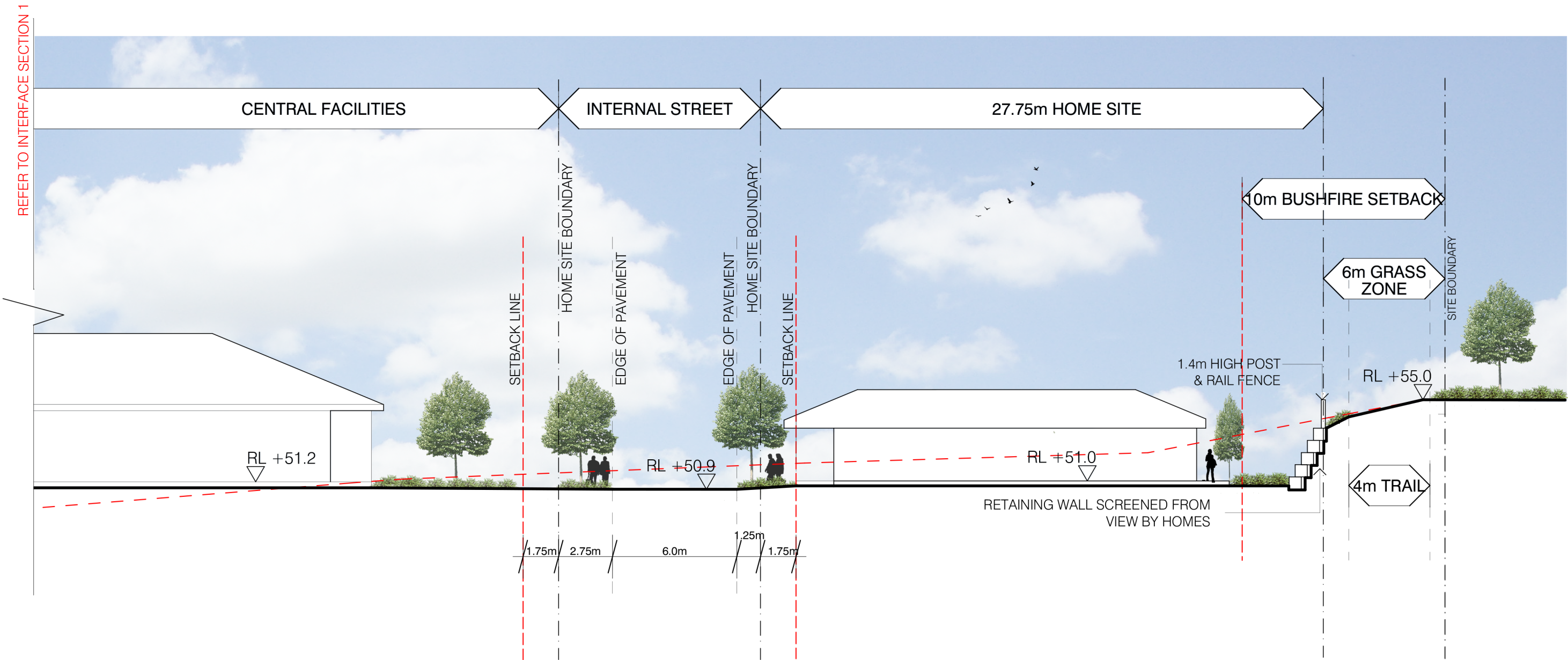
4.12 Interface Section 1



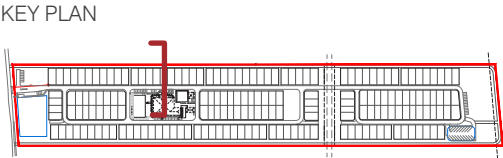
RELATIONSHIP OF HOME SITES TO SOUTHERN BOUNDARY
SECTION OF GRADUAL GRADIENT.



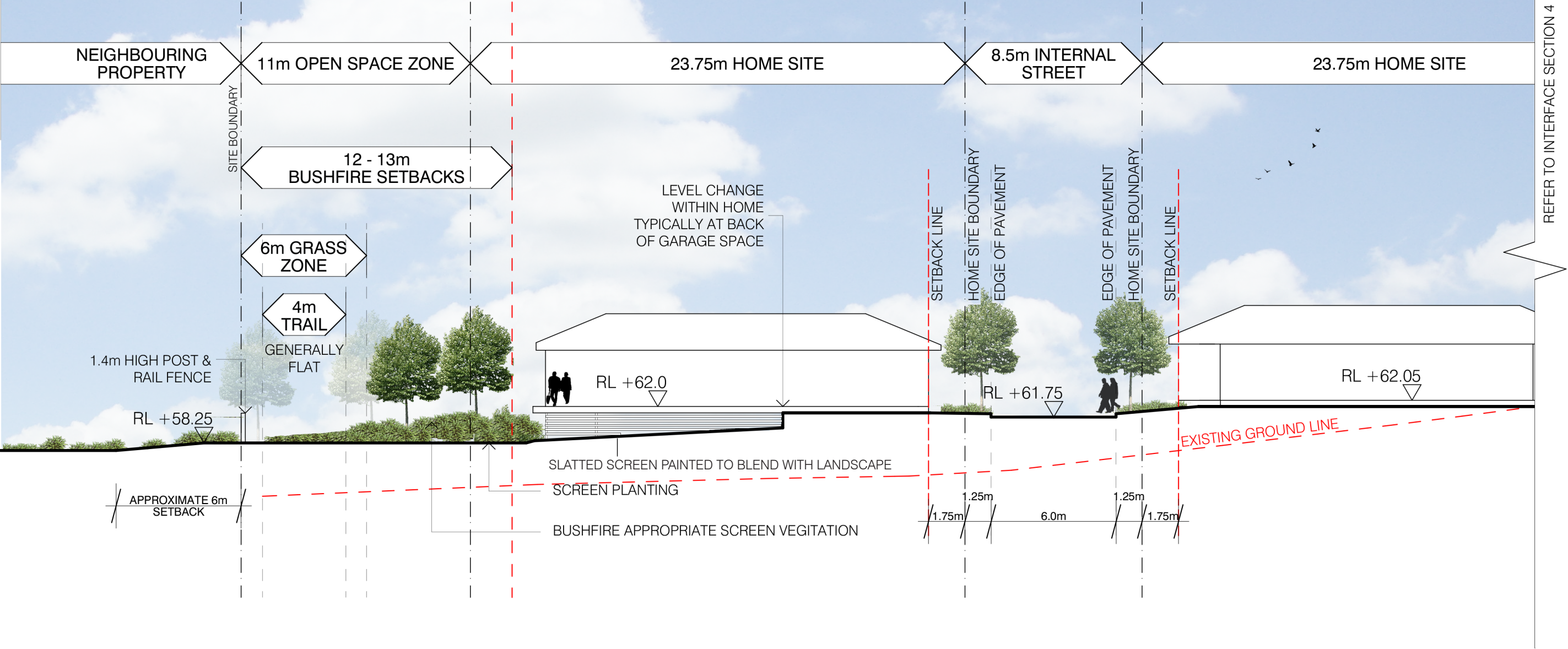
4.13 Interface Section 2



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

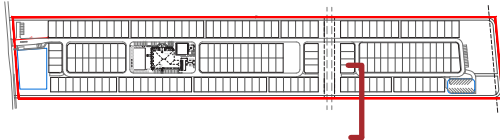


4.14 Interface Section 3

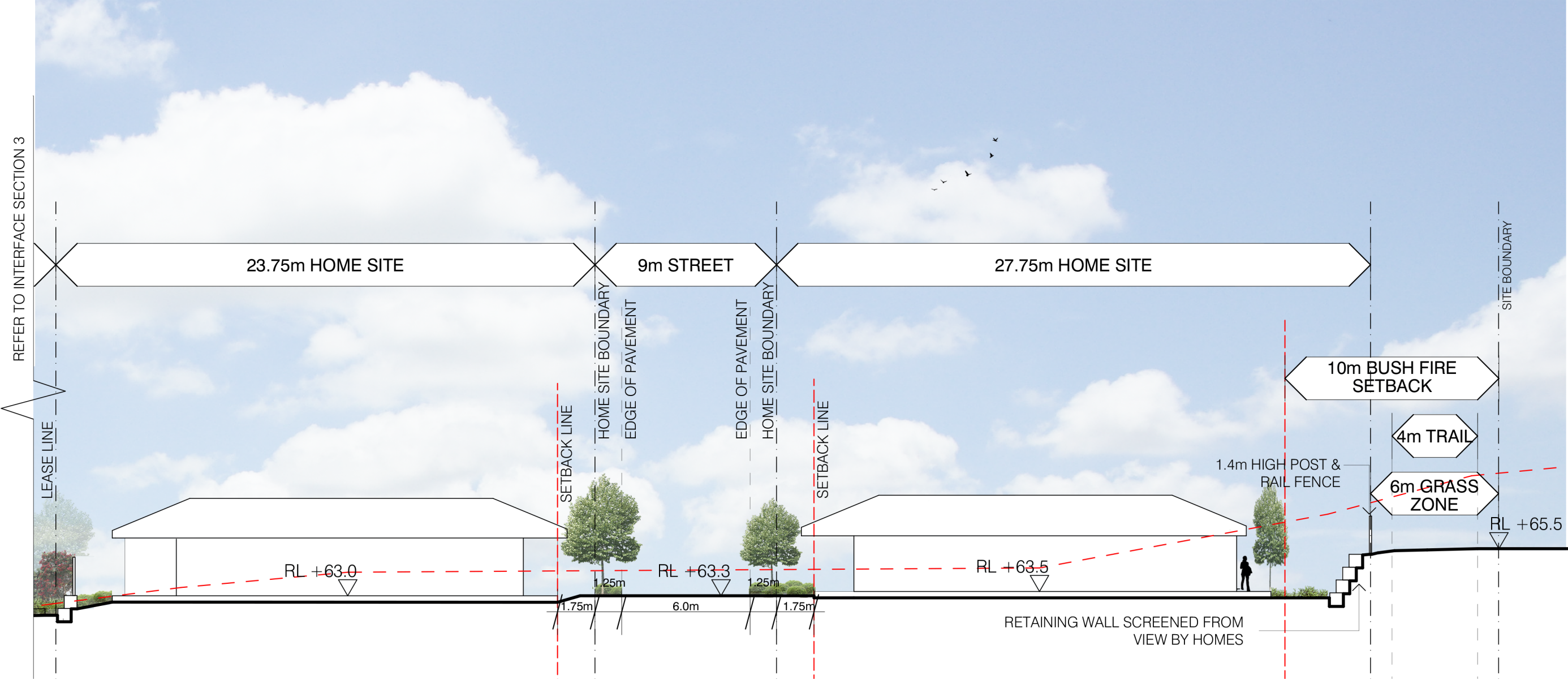


RELATIONSHIP OF HOME SITES TO SOUTHERN BOUNDARY
SECTION OF STEEP GRADIENTS TO SITE BOUNDARY.

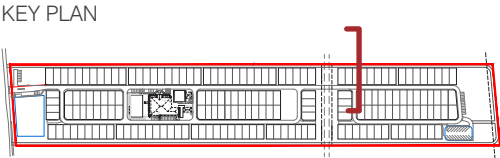
KEY PLAN



4.15 Interface Section 4



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



4.16 Entry & East Visitor Carpark Dimesnions

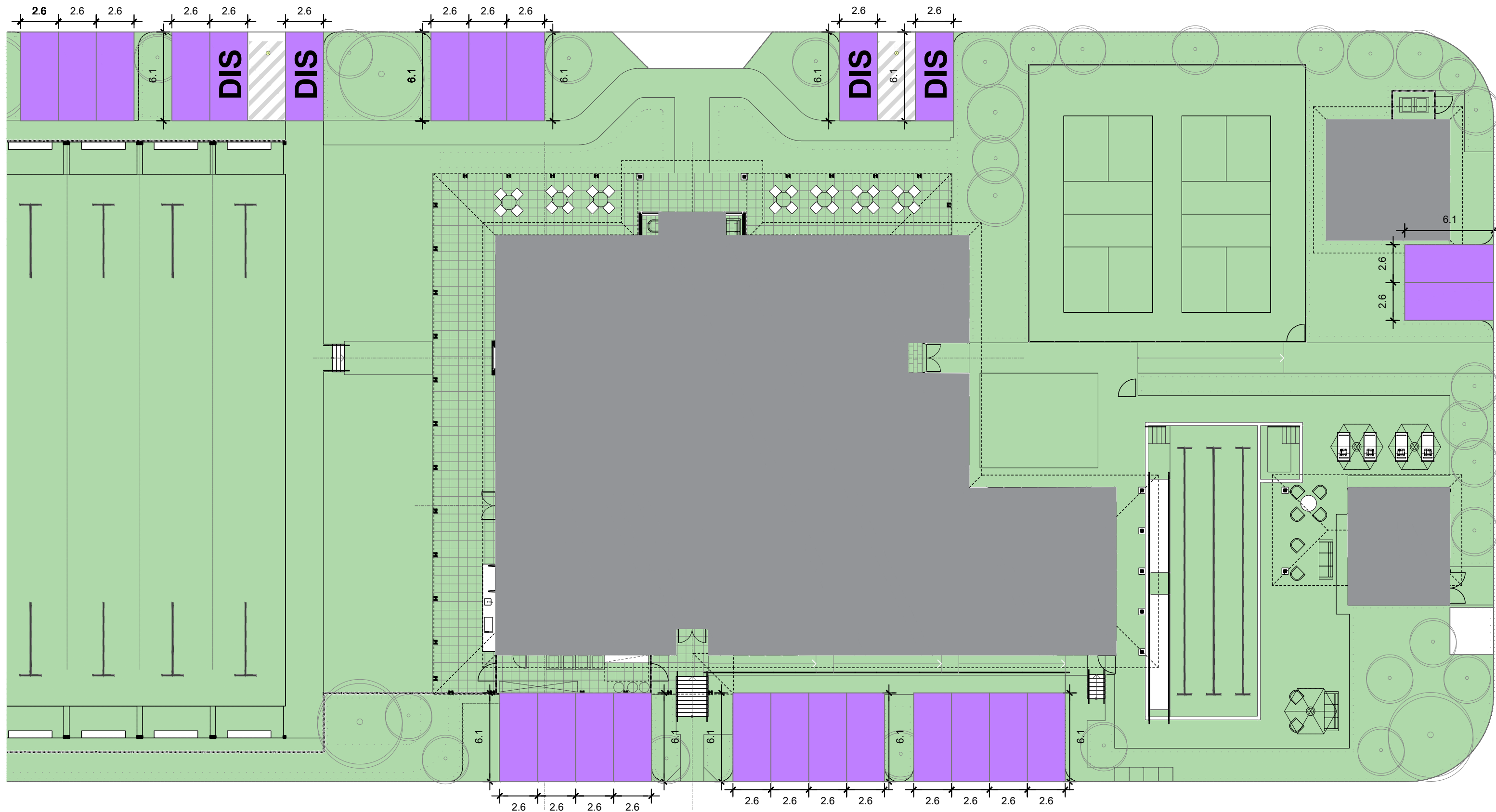


ENTRY VISITOR CARPARK DIMESNIONS



EAST SIDE VISITOR CARPARK DIMESNIONS

4.17 Central Facilities Visitor Carpark Dimesnions



CENTRAL FACILITIES VISITOR CARPARK DIMESNIONS

EAST SIDE VISITOR CARPARK DIMESNIONS

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.



15000 | W | E | 15000 - LOCHINVAR | DA | ISSUE G | 09 APRIL 2025



5.2 Streetscape Reference Photos



Botanica House - Cairns - Streetscape 1



Anna Bay - Streetscape 1



Anna Bay - Streetscape 2



Anna Bay - Streetscape 3

5.4 Indicative Facilities Designed by BDA (Botanica House - Cairns)



Botanica House - Cairns - Central Facilities Pool



Botanica House - Cairns - Central Facilities Casual Seating



Botanica House - Cairns - Central Facilities Facade



Botanica House - Cairns - Central Facilities Library

5.5 Streetscape Designed by BDA (Botanica House - Cairns)

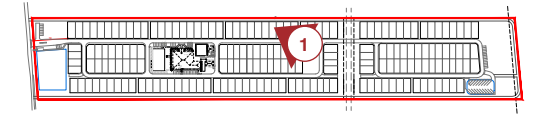


6.

Perspective Views

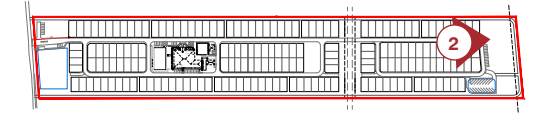
6.1 Perspective 1

View Looking West



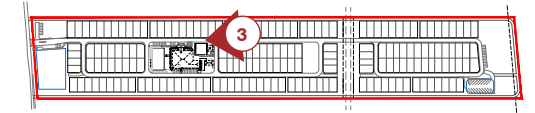
6.2 Perspective 2

View looking East



6.3 Perspective 3

View looking West Adjacent to Central Facilities

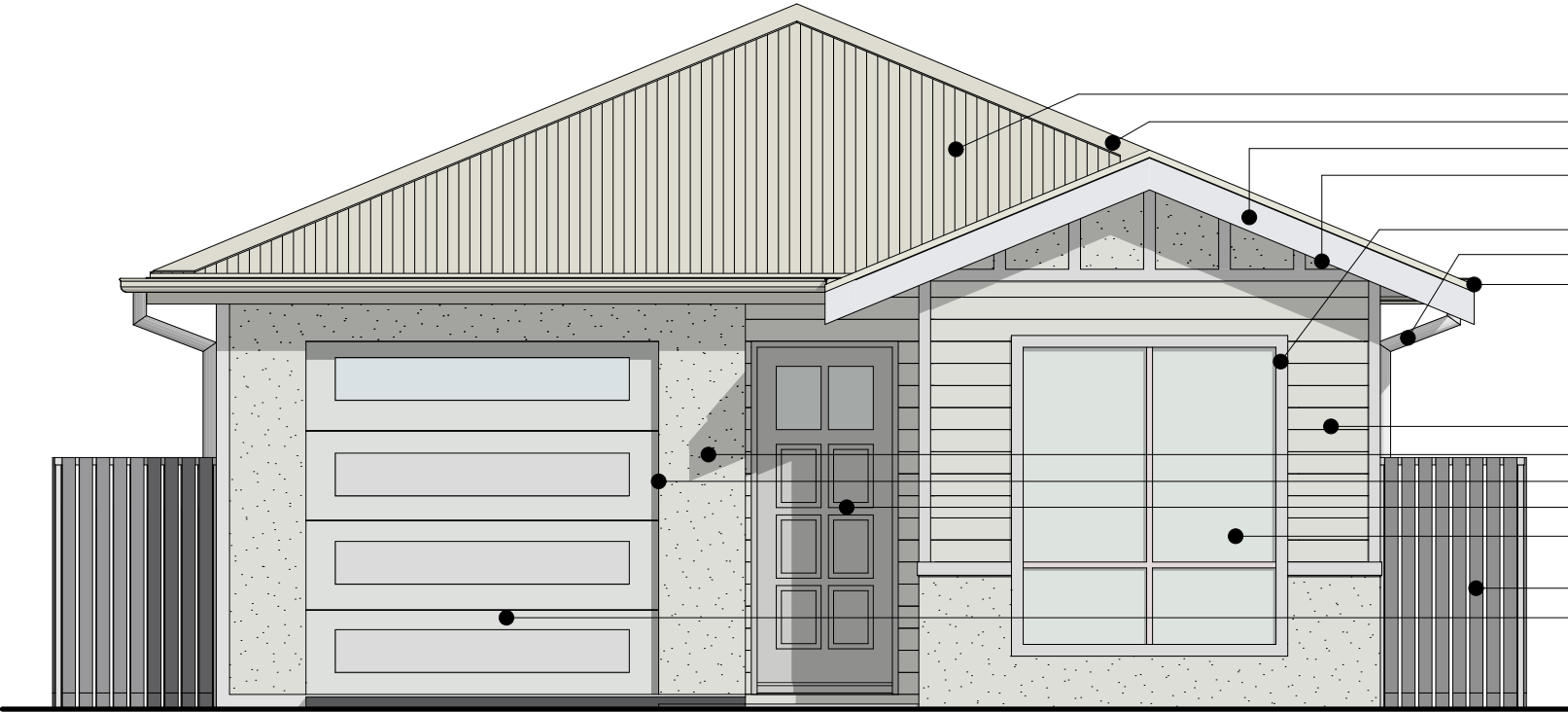


7.

Indicative Home Types


7.0a Colour Scheme

WHITE ON WHITE



AREA	COLOUR	MATERIALS
ROOF	SURFMIST	COLORBOND CORRUGATED
FLASHING	SURFMIST	COLORBOND SHEET
FASCIA	SURFMIST	COLORBOND SHEET
SOFFIT	NATURAL WHITE	FC - DULUX PAINT
SCREEN	LEXICON QUARTER	POWDER COATED ALUMINIUM
WINDOW FRAMES	LEXICON QUARTER	POWDER COATED ALUMINIUM
DOWNPIPES	MATCH WALL COLOUR	PVC
GUTTER	SURFMIST	COLORBOND SHEET
BODY 1	NATURAL WHITE	LINEA WEATHER BOARDS - DULUX PAINT
BODY 2	NATURAL WHITE	LINEA WEATHER BOARDS - DULUX PAINT
TRIMS	LEXICON QUARTER MATT	DOORS, WINDOWS, ETC
FRONT DOOR	TRANQUIL RETREAT	SOLID CORE EXTERNAL DOOR - DULUX PAINT
GLASS	CLEAR	GLASS
COLUMNS	LEXICON QUARTER MATT	STEEL - DULUX PAINT
FENCE	BASALT	COLORBOND
GARAGE DOOR	DOVER WHITE	COLORBOND

CLASSIC



AREA	COLOUR	MATERIALS
ROOF	BASALT	COLORBOND CORRUGATED
FLASHING	BASALT	COLORBOND SHEET
FASCIA	BASALT	COLORBOND SHEET
SOFFIT	LEXICON QUARTER	FC - DULUX PAINT
SCREEN	LEXICON QUARTER	POWDER COATED ALUMINIUM
WINDOW FRAMES	LEXICON QUARTER	POWDER COATED ALUMINIUM
DOWNPIPES	MATCH WALL COLOUR	PVC
GUTTER	BASALT	COLORBOND SHEET
BODY 1	LEXICON QUARTER	LINEA WEATHER BOARDS - DULUX PAINT
BODY 2	MOORLAND	LINEA WEATHER BOARDS - DULUX PAINT
TRIMS	LEXICON QUARTER	DOORS, WINDOWS, ETC
FRONT DOOR	CLASSIC CALM	SOLID CORE EXTERNAL DOOR - DULUX PAINT
GLASS	CLEAR	GLASS
COLUMNS	LEXICON QUARTER	STEEL - DULUX PAINT
FENCE	BASALT	COLORBOND
GARAGE DOOR	DOVER WHITE	COLORBOND

7.0b Colour Scheme

ROOF
FLASHING
FASCIA
SOFFIT
SCREEN
WINDOW FRAMES
DOWNPIPES
GUTTER

BODY 1
BODY 2
TRIMS
FRONT DOOR
GLASS
COLUMNS
FENCE
GARAGE DOOR

WARM

AREA	COLOUR	MATERIALS
ROOF	SURFMIST	COLORBOND CORRUGATED
FLASHING	SURFMIST	COLORBOND SHEET
FASCIA	SURFMIST	COLORBOND SHEET
SOFFIT	ANTIQUE WHITE	FC - DULUX PAINT
SCREEN	LEXICON QUARTER MATT	POWDER COATED ALUMINIUM
WINDOW FRAMES	LEXICON QUARTER MATT	POWDER COATED ALUMINIUM
DOWNPIPES	MATCH WALL COLOUR	PVC
GUTTER	SURFMIST	COLORBOND SHEET
BODY 1	ANTIQUE WHITE	LINEA WEATHER BOARDS - DULUX PAINT
BODY 2	ANCIENT RUIN	LINEA WEATHER BOARDS - DULUX PAINT
TRIMS	LEXICON QUARTER MATT	DOORS, WINDOWS, ETC
FRONT DOOR	ANTIQUE WHITE	SOLID CORE EXTERNAL DOOR - DULUX PAINT
GLASS	CLEAR	GLASS
COLUMNS	LEXICON QUARTER MATT	STEEL - DULUX PAINT
FENCE	BASALT	COLORBOND
GARAGE DOOR	PAPERBARK	COLORBOND

ROOF
FLASHING
FASCIA
SOFFIT
SCREEN
WINDOW FRAMES
DOWNPIPES
GUTTER

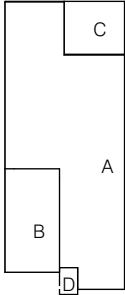
BODY 1
BODY 2
TRIMS
FRONT DOOR
GLASS
COLUMNS
FENCE
GARAGE DOOR

EARTH

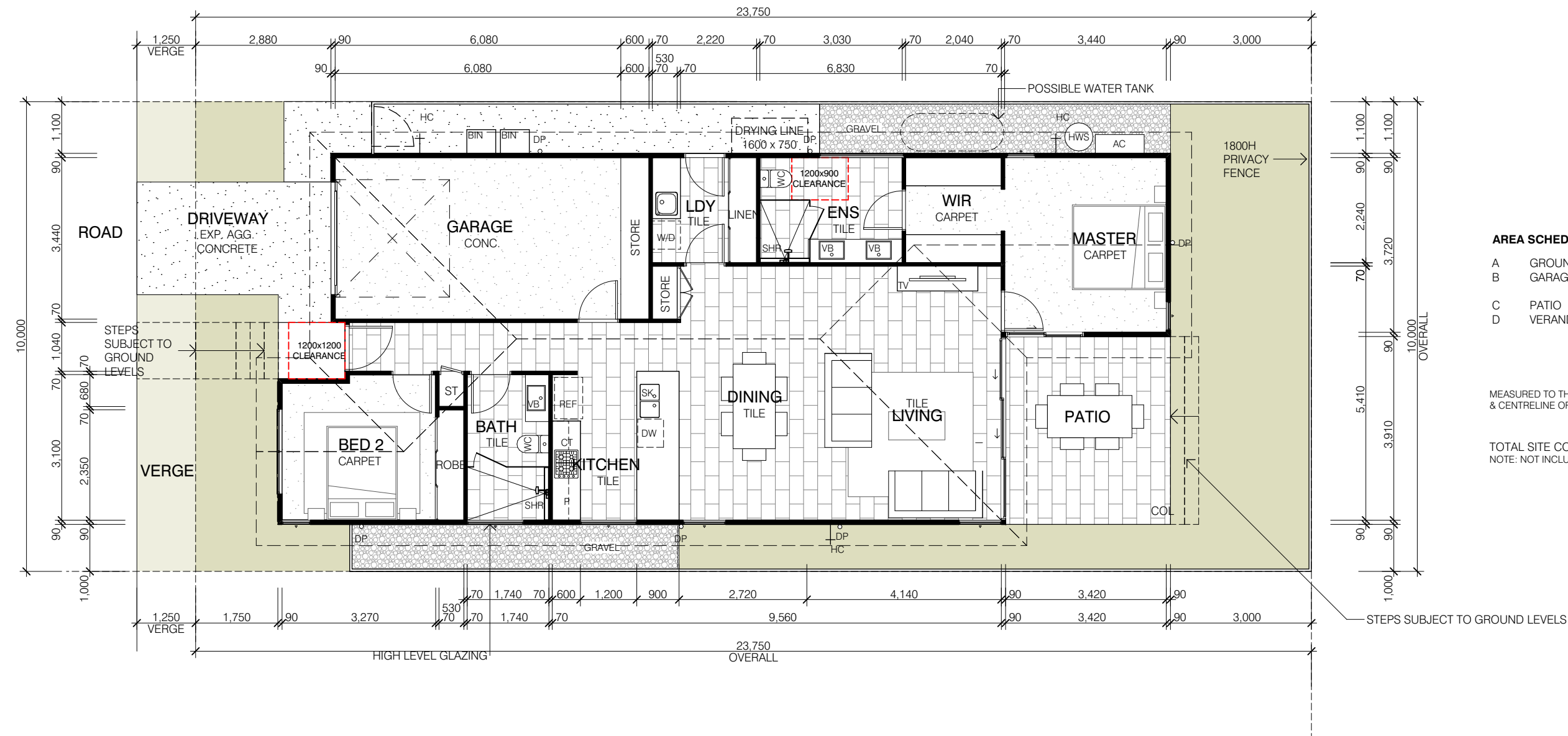
AREA	COLOUR	MATERIALS
ROOF	PALE EUCLUPT	COLORBOND CORRUGATED
FLASHING	PALE EUCLUPT	COLORBOND SHEET
FASCIA	PALE EUCLUPT	COLORBOND SHEET
SOFFIT	NATURAL WHITE	FC - DULUX PAINT
SCREEN	LEXICON QUARTER MATT	POWDER COATED ALUMINIUM
WINDOW FRAMES	LEXICON QUARTER MATT	POWDER COATED ALUMINIUM
DOWNPIPES	MATCH WALL COLOUR	PVC
GUTTER	BASALT	COLORBOND SHEET
BODY 1	NATURAL WHITE	LINEA WEATHER BOARDS - DULUX PAINT
BODY 2	OYSTER LINEN	LINEA WEATHER BOARDS - DULUX PAINT
TRIMS	LEXICON QUARTER	DOORS, WINDOWS, ETC
FRONT DOOR	LEXICON QUARTER	SOLID CORE EXTERNAL DOOR - DULUX PAINT
GLASS	CLEAR	GLASS
COLUMNS	LEXICON QUARTER	STEEL - DULUX PAINT
FENCE	BASALT	COLORBOND
GARAGE DOOR	DOVER WHITE	COLORBOND

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

Floor Plans (Indicative)



GROUND FLOOR



AREA SCHEDULE - TYPE A

A	GROUND FLOOR LIVING	105.97
B	GARAGE	24.62
C	PATIO	14.04
D	VERANDAH	2.12
		16.16 m²
		146.75 m²

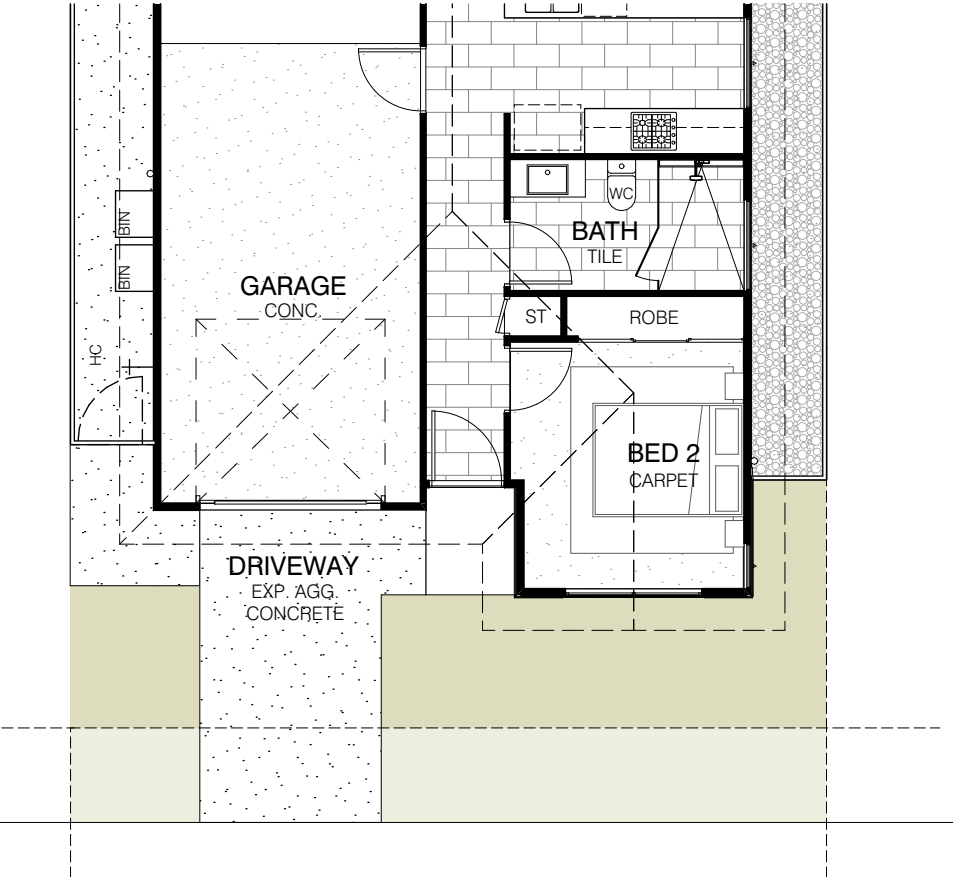
MEASURED TO THE OUTSIDE FACE OF EXTERNAL WALLS
& CENTRELINE OF PARTY WALLS

TOTAL SITE COVER: 56%
NOTE: NOT INCLUDING EAVES AND PATIO

GROUND FLOOR PLAN
SCALE - 1:100

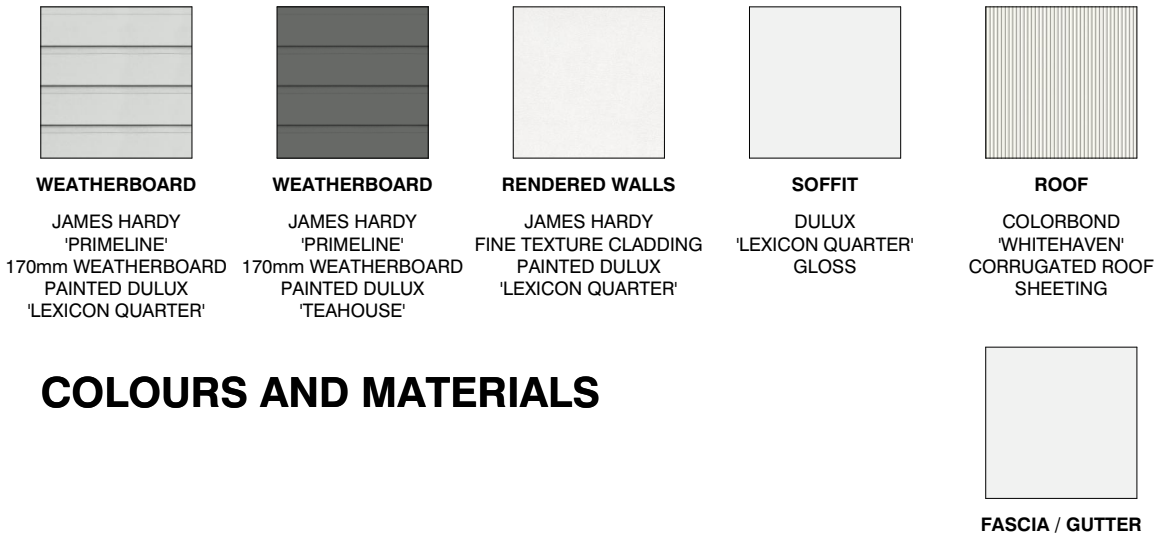
7.2 Home Type A1 (Lot Type 1 - 10 x 23.75m)

Facade Variation (Indicative)



FLOOR PLAN

SCALE 1:100



COLOURS AND MATERIALS



PERSPECTIVE VIEW

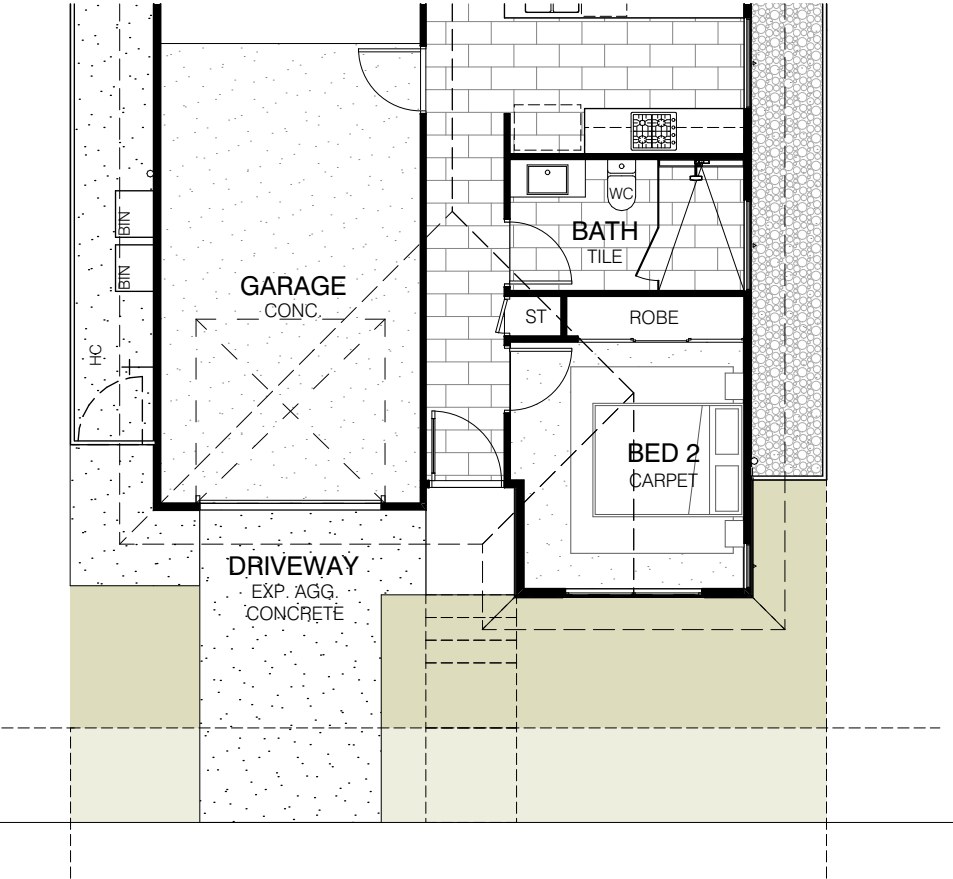


FRONT ELEVATION

SCALE 1:100

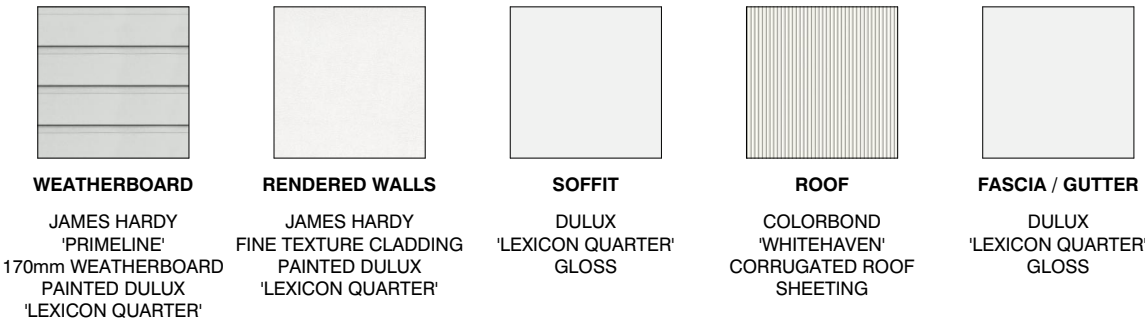
7.3 Home Type A2 (Lot Type 1 - 10 x 23.75m)

Facade Variation (Indicative)



FLOOR PLAN

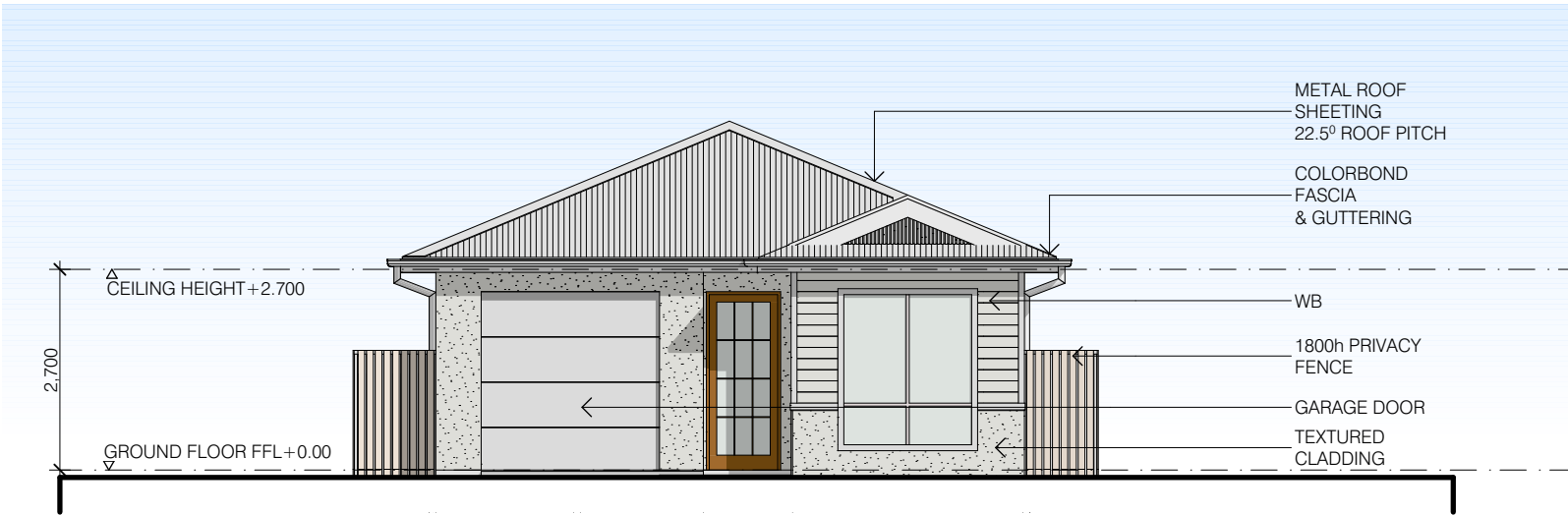
SCALE 1:100



COLOURS AND MATERIALS



PERSPECTIVE VIEW

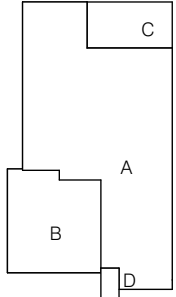
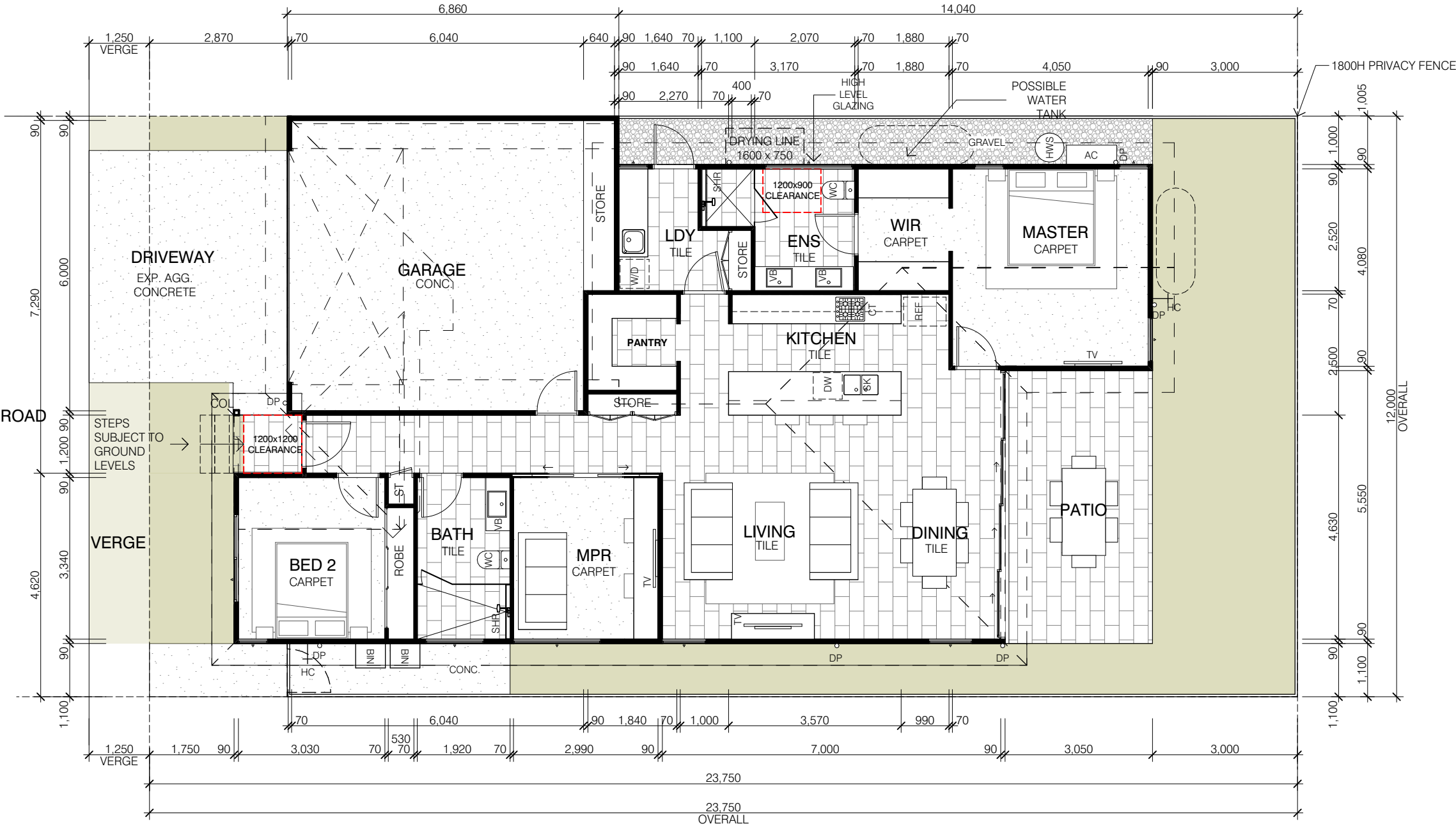


FRONT ELEVATION

SCALE 1:100

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

Floor Plans (Indicative)



GROUND FLOOR

AREA SCHEDULE - TYPE B

A	GROUND FLOOR LIVING	130.21
B	GARAGE	40.17
C	PATIO	17.21
D	VERANDAH	2.52
	TOTAL	190.11 m²

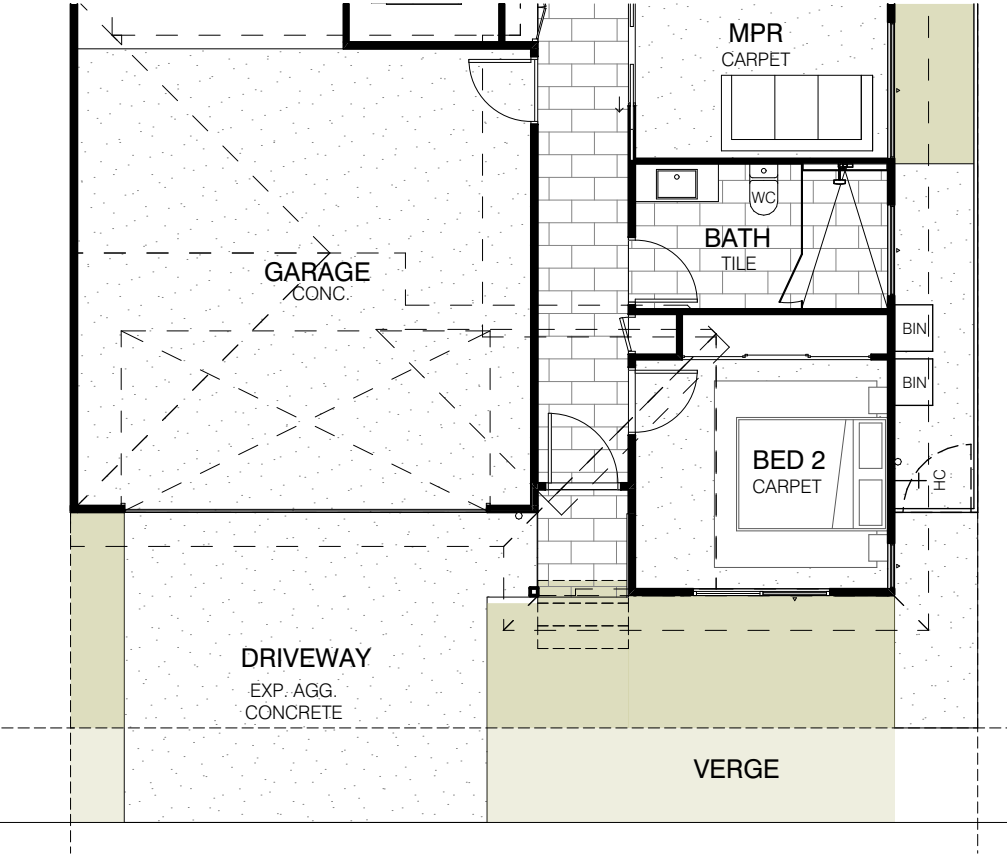
MEASURED TO THE OUTSIDE FACE OF EXTERNAL WALLS
& CENTRELINE OF PARTY WALLS

TOTAL SITE COVER: 61%
NOTE: NOT INCLUDING EAVES AND PATIO

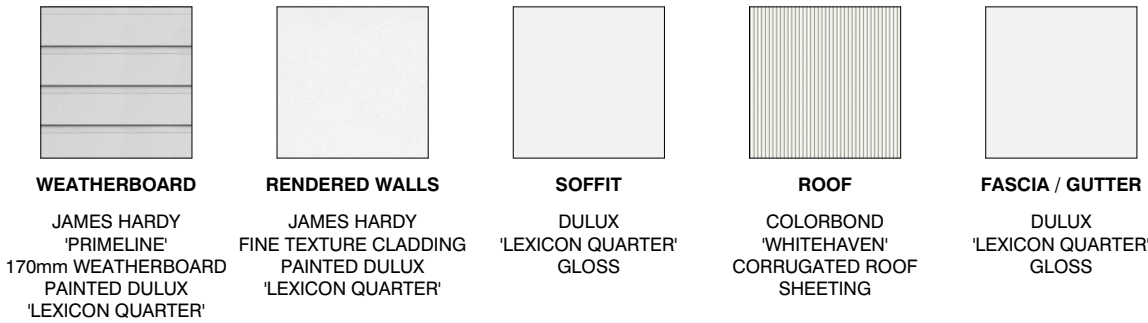
GROUND FLOOR PLAN
SCALE - 1:100

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

Facade Variation (Indicative)



FLOOR PLAN
 SCALE 1:100



COLOURS AND MATERIALS



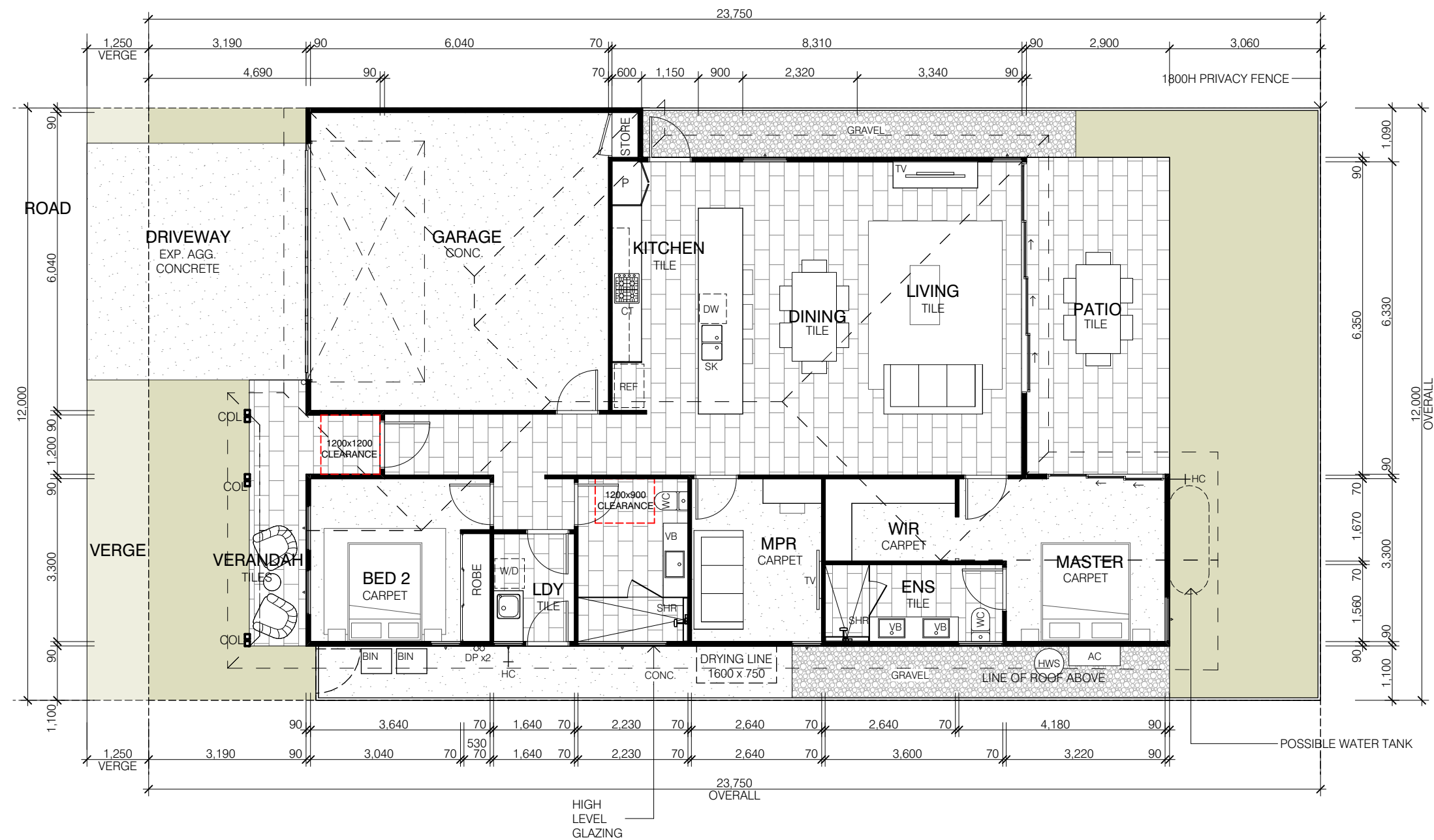
PERSPECTIVE VIEW



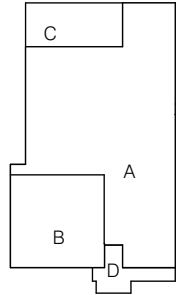
FRONT ELEVATION
 SCALE 1:100

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

Floor Plans (Indicative)



GROUND FLOOR PLAN
SCALE - 1:100



GROUND FLOOR

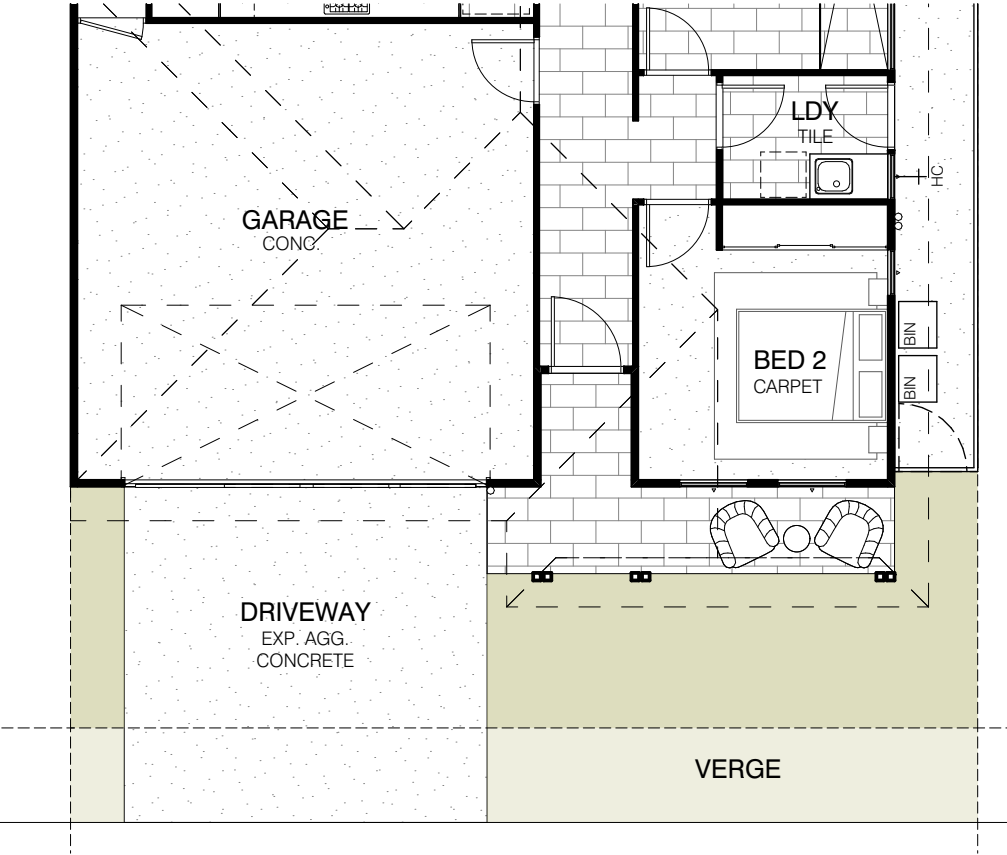
AREA SCHEDULE - TYPE B		
A	GROUND FLOOR LIVING	121.61
B	GARAGE	38.04
		159.65 m ²
C	PATIO	18.61
D	VERANDAH	8.55
		27.16 m ²
		186.81 m ²

MEASURED TO THE OUTSIDE FACE OF EXTERNAL WALLS
& CENTRELINE OF PARTY WALLS

TOTAL SITE COVER: 59%
NOTE: NOT INCLUDING EAVES AND PATIO

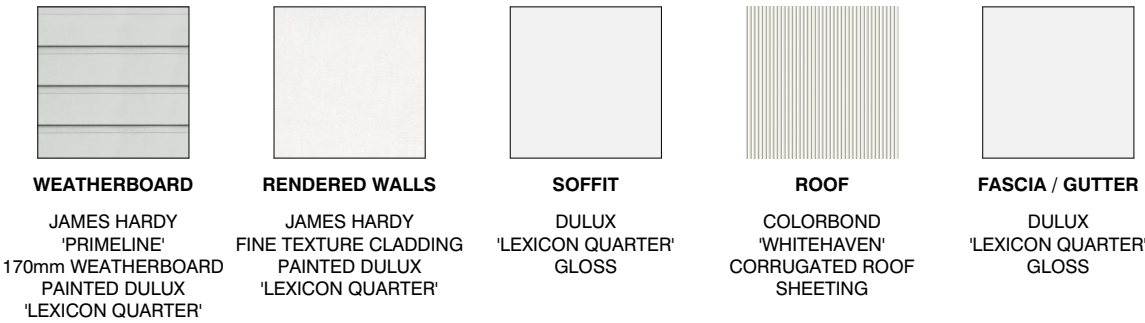
7.7 Home Type B2 (Lot Type 2 - 12 x 23.75m)

Facade Variation (Indicative)



FLOOR PLAN

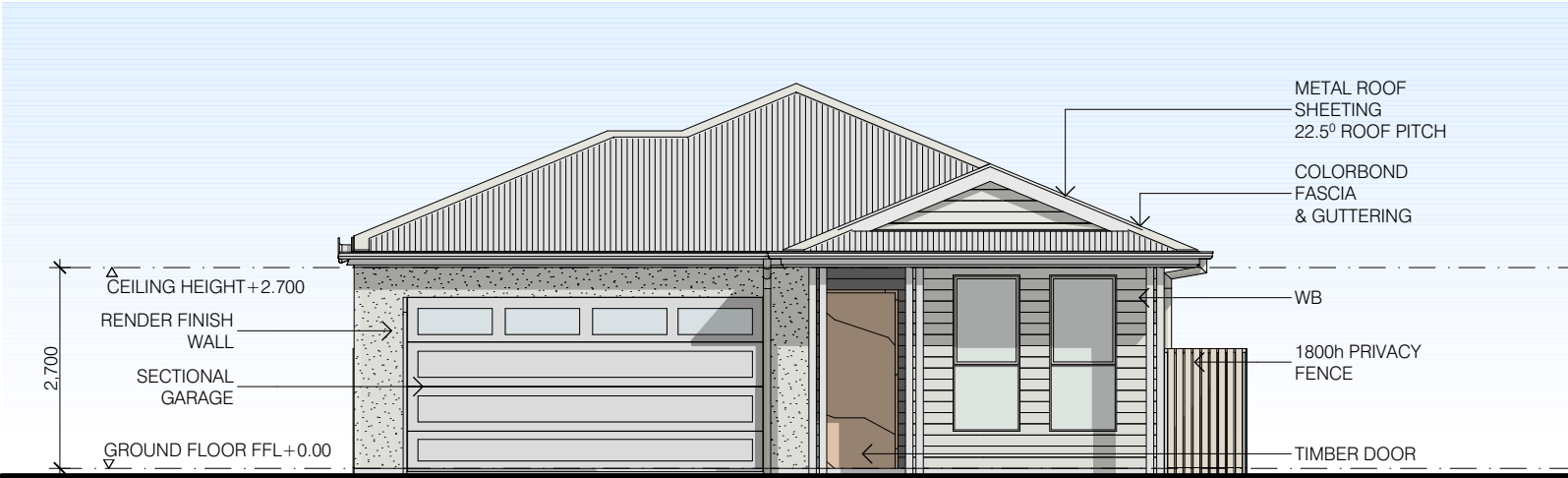
SCALE 1:100



COLOURS AND MATERIALS



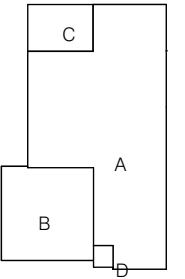
PERSPECTIVE VIEW



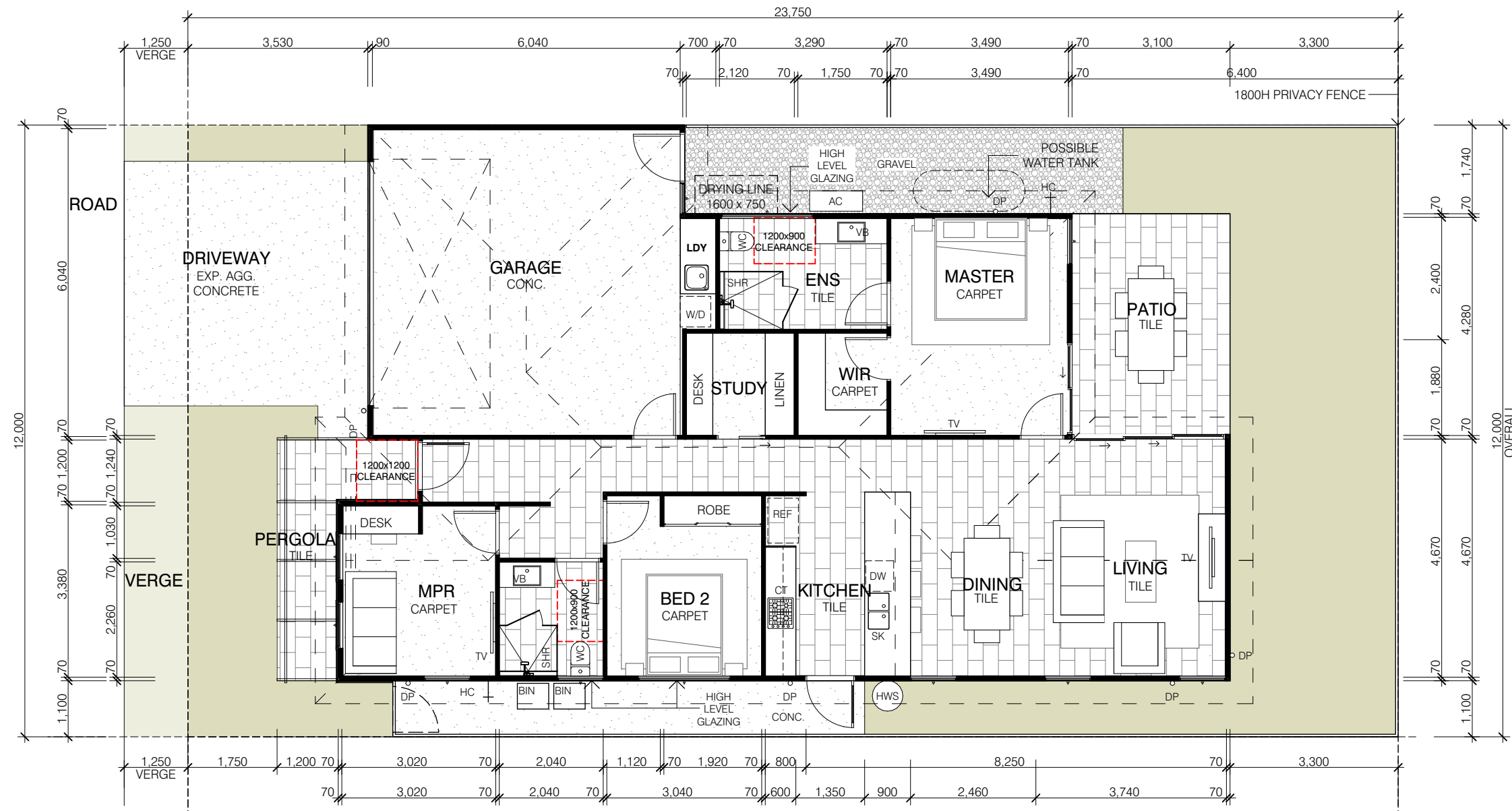
FRONT ELEVATION

SCALE 1:100

Floor Plans (Indicative)



GROUND FLOOR



 **GROUND FLOOR PLAN**
SCALE - 1:100

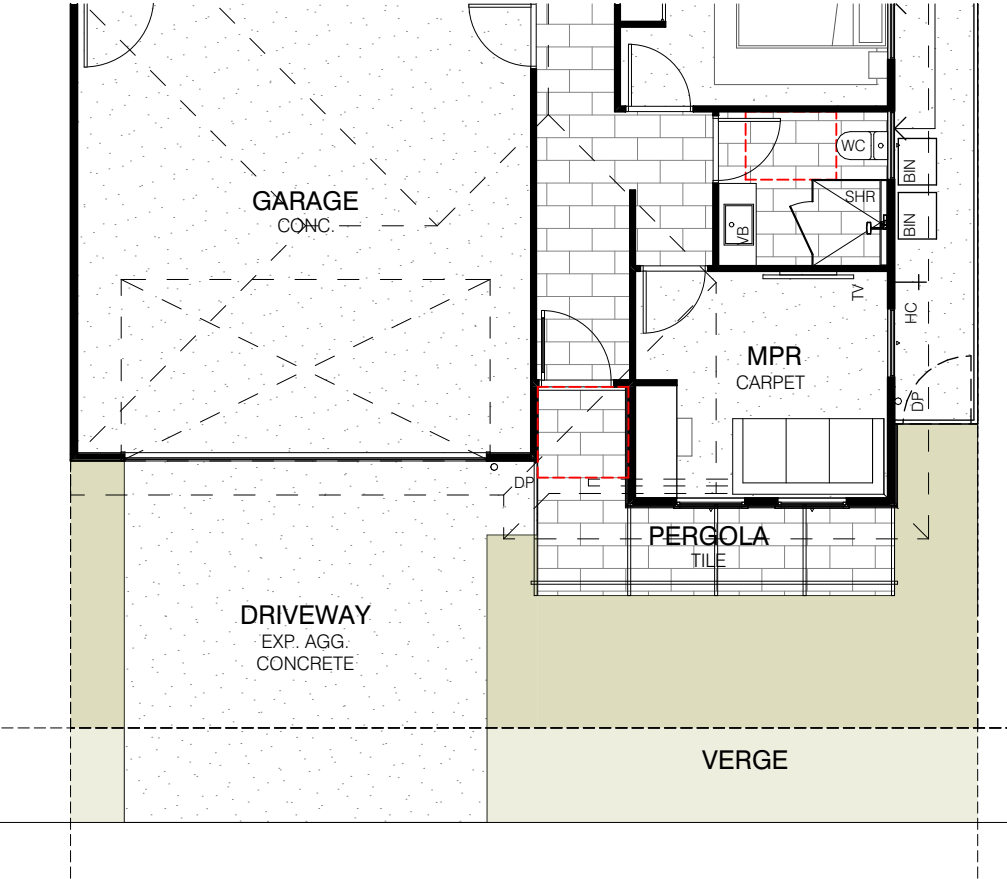
AREA SCHEDULE - TYPE B		
A	GROUND FLOOR LIVING	115.68
B	GARAGE	37.49
		153.17 m²
C	PATIO	13.42
D	VERANDAH	1.84
		15.26 m²
		168.43 m²

MEASURED TO THE OUTSIDE FACE OF EXTERNAL WALLS
& CENTRELINE OF PARTY WALLS

TOTAL SITE COVER: 54%
NOTE: NOT INCLUDING EAVES AND PATIO

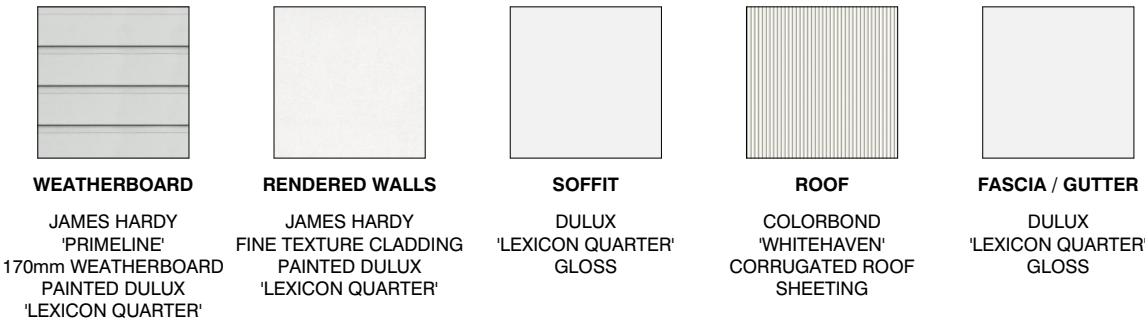
7.9 Home Type B3 (Lot Type 2 - 12 x 23.75m)

Facade Variation (Indicative)



FLOOR PLAN

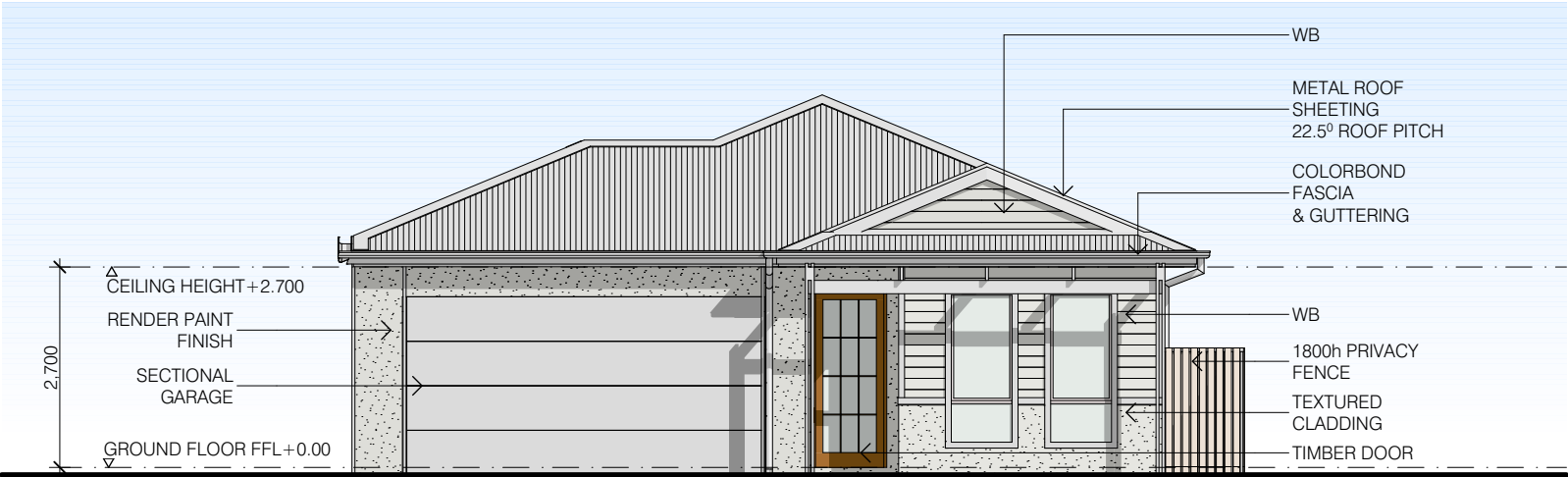
SCALE 1:100



COLOURS AND MATERIALS



PERSPECTIVE VIEW



FRONT ELEVATION

SCALE 1:100

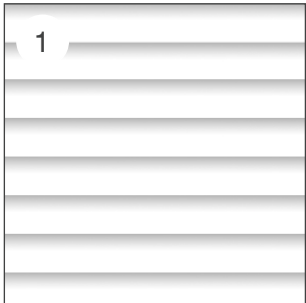
8.

Central Facilities

8.1 Colour & Materials

Reference Imagery

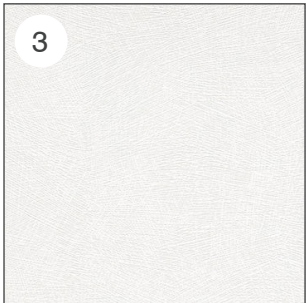
Walls



FC Weatherboard Cladding, 'White'



Feature Stone Cladding



Textured Render Walls

Flooring

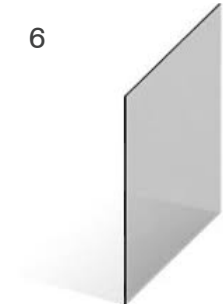


Tile, 'Light Beige'

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, 'Shale Grey '

8.2 Colour & Materials

Example Building

WALLS

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

FLOORING

- 3. Tile 'Light Beige'

FRAMES & GLASS

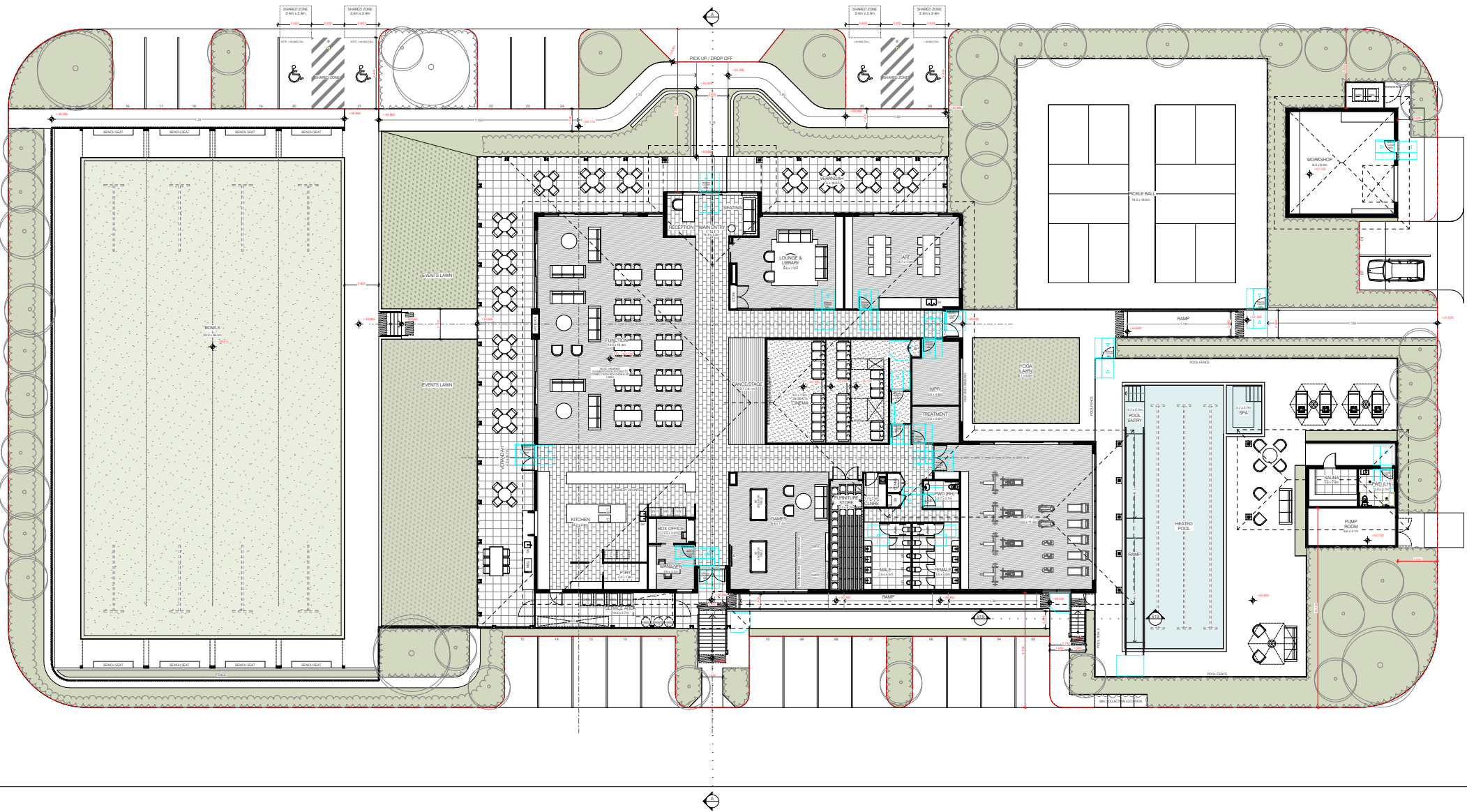
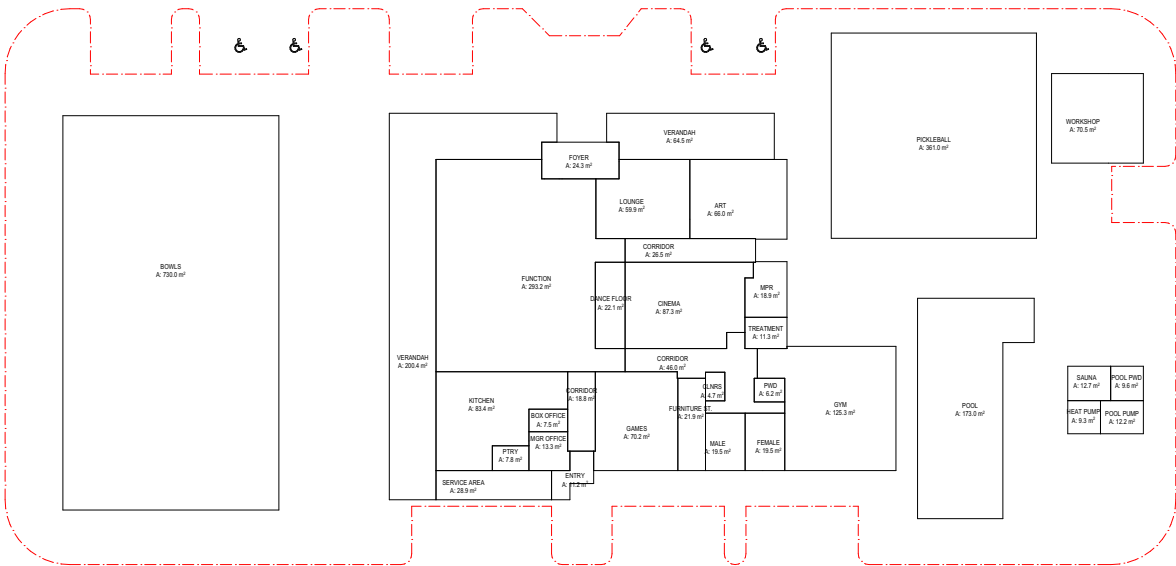
- 4. Aluminium Window/Door Frames, Clear Anodised Finish 'White'
- 5. Tinted Glazing

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
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	83.39
LOUNGE	59.87
MALE	19.51
MGR OFFICE	13.28
MPR	18.87
PTRY	7.78
PWD	6.20
TREATMENT	11.28
TOTAL:	939.34 m ²

WELLNESS AREAS:

GYM	125.34
POOL PUMP	12.16
POOL PWD	9.65
SAUNA	12.66
TOTAL:	159.81 m ²
WUHRSHOP	70.46

TOTAL INTERNAL AREAS: 1,098.27m²

EXTERNAL AREAS:

BOWLS	730.00
HEAT PUMP	9.28
PICKLEBALL	361.00
POOL	173.05
SERVICE AREA	28.89
VERANDAH	264.88
TOTAL:	1567.10 m ²

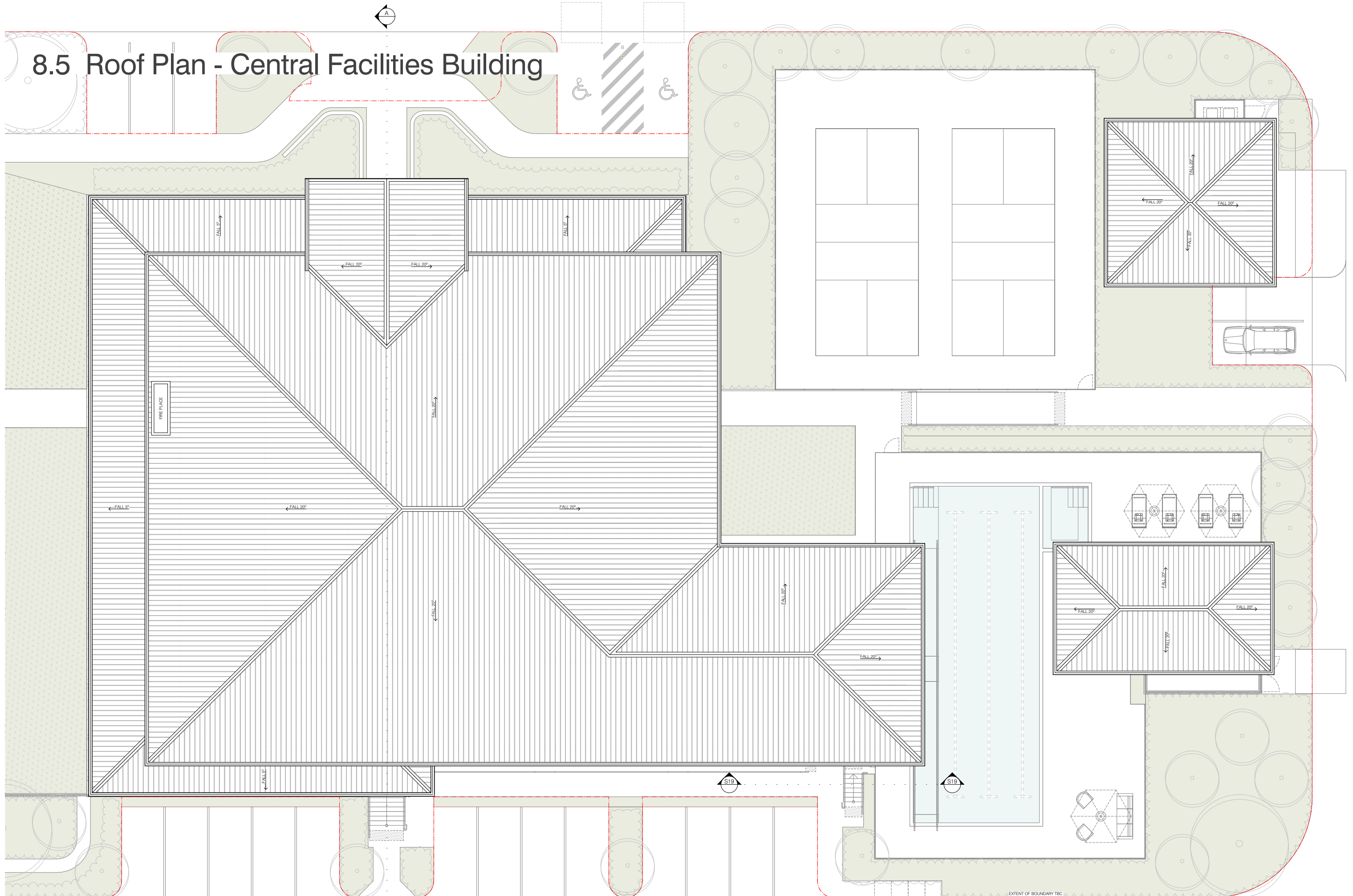
8.4 Ground Floor Plan - Central Facilities

This detailed ground floor plan illustrates the central facilities of a community center. The layout is organized into several functional zones:

- Reception & Main Entry:** Located at the top center, featuring a reception desk and main entrance.
- Function Hall:** A large central hall (14.0 x 19.4m) with a stage and seating area, noted for a hearing augmentation system.
- Cinema:** A 9.2 x 7.9m room with 26 seats, adjacent to the function hall.
- Lounge & Library:** An 8.6 x 7.0m area with seating and a TV.
- Art Studio:** An 8.7 x 7.0m room with tables and chairs.
- Kitchen & Service Area:** Located at the bottom left, including a kitchen (6.2 x 8.9m), service counter, and storage.
- Games & Recreation:** A 6.6 x 7.5m area with darts and pool tables.
- Gym:** A 10.0 x 11.0m room with exercise equipment.
- Pool & Spa:** A large area on the right featuring a heated pool (3.7 x 2.7m), a spa (3.7 x 2.7m), and a pump room (6.6 x 3.1m).
- Workshop:** An 8.0 x 8.0m room (S1.700) with workbenches.
- Verandahs:** Outdoor seating areas along the top and left sides.
- Events Lawn:** Outdoor areas on the left side.
- Yoga Lawn:** An 8.1 x 6.5m outdoor area.
- Shared Zones:** Two 2.4m x 2.4m areas at the top.
- Restrooms:** Male (3.5 x 5.0m) and Female (3.5 x 5.0m) facilities.
- Storage & Closets:** Various storage areas, including a furniture store (12.4 x 8.2m) and a closet (1.7 x 2.5m).

The plan includes numerous dimensions, room names, and furniture layouts. It also shows outdoor spaces like lawns and verandahs, as well as specialized areas like a hearing augmentation system and a bin collection location.

8.5 Roof Plan - Central Facilities Building



8.6 Elevations 1



NORTH ELEVATION

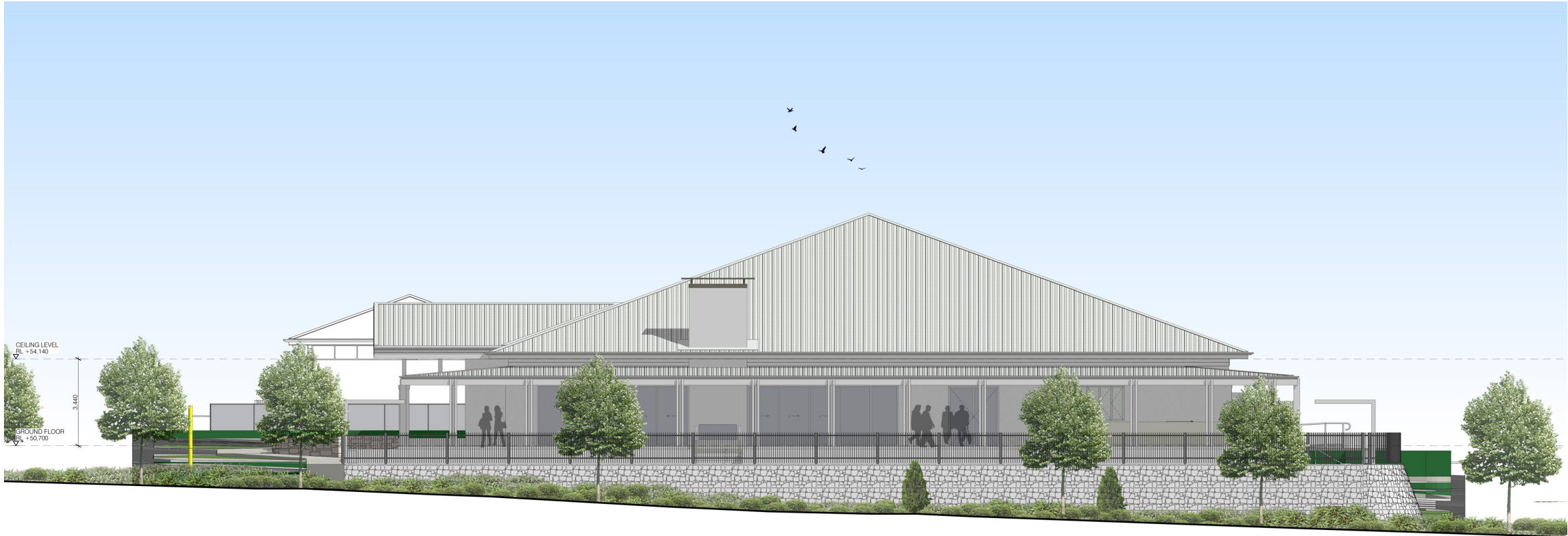


EAST ELEVATION

8.7 Elevations 2

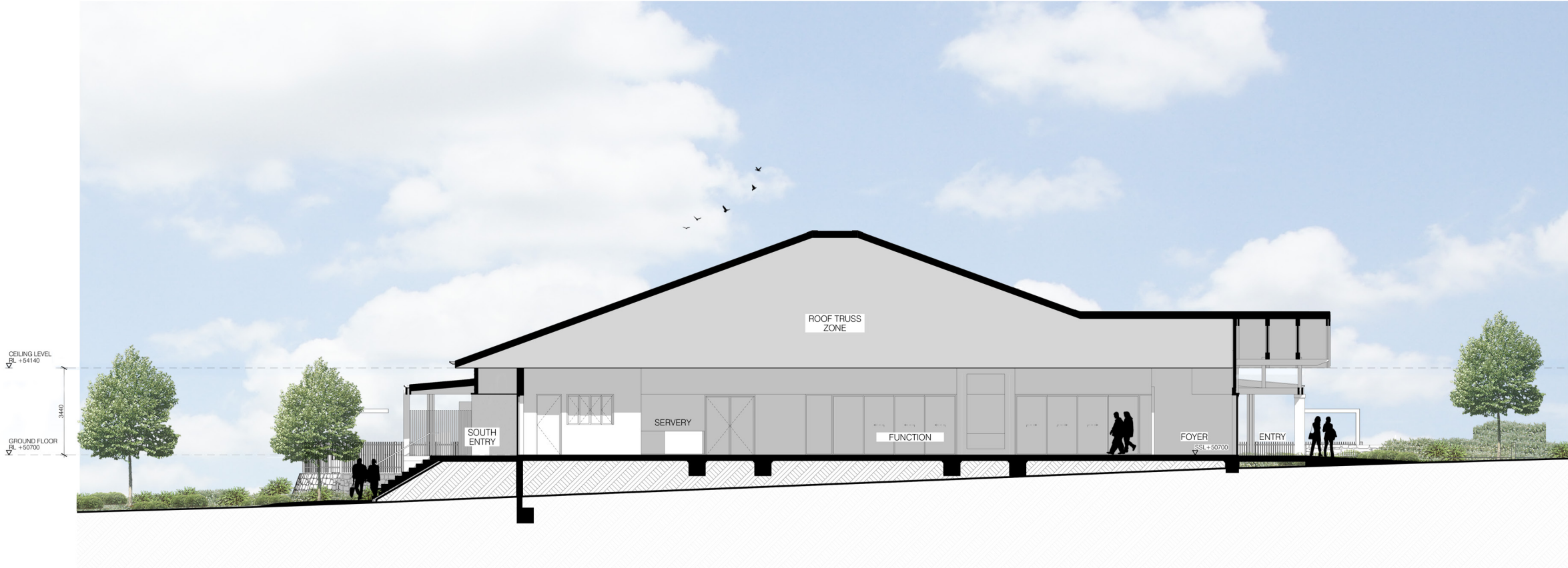


SOUTH ELEVATION



WEST ELEVATION

8.8 Section A-A



8.9 Perspective View 1



8.10 Perspective View 2



8.11 Perspective View 3





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