

# Beachlands South

Fast-track Application

## Housing Typologies

June 2026

Revision A

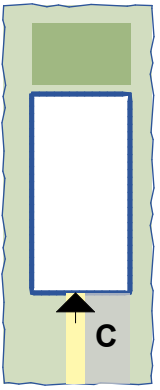
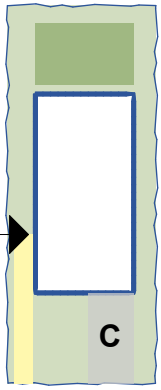
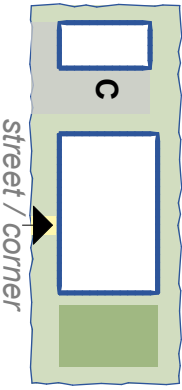
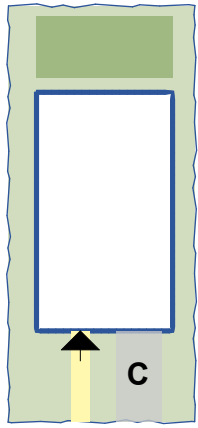
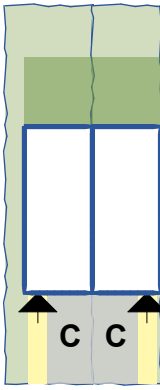
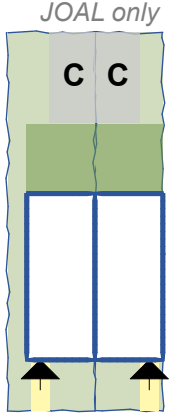
**JASMAX**

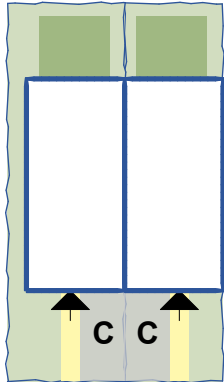
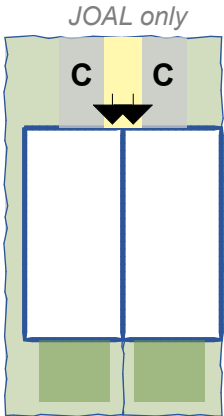
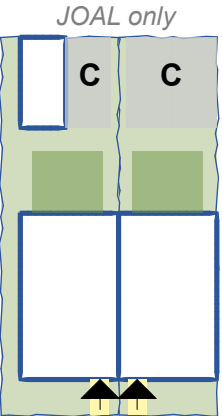
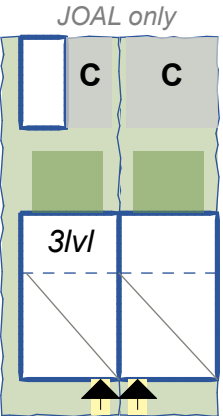
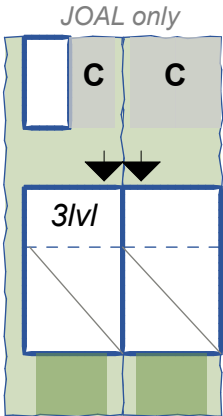
**studiopacificarchitecture**

| ID.             | Rev | Name                                | Drawing Scales |
|-----------------|-----|-------------------------------------|----------------|
| Presentation 01 |     |                                     |                |
| RC_6.1          | A   | Cover Sheet                         |                |
| RC_6.1.1        | A   | Drawings List                       |                |
| RC_6.2          | A   | Typology Suite                      |                |
| Standalone      |     |                                     |                |
| RC_6.3          | A   | S-3a Plans                          | 1:100          |
| RC_6.4          | A   | S-3a Elevations                     | 1:100, 1:200   |
| RC_6.5          | A   | S-3a Perspectives                   |                |
| RC_6.6          | A   | S-3b Plans                          | 1:100          |
| RC_6.7          | A   | S-3b Elevations                     | 1:100, 1:200   |
| RC_6.8          | A   | S-3b Perspectives                   |                |
| RC_6.9          | A   | S-3c Plans                          | 1:100          |
| RC_6.10         | A   | S-3c Elevations                     | 1:100, 1:200   |
| RC_6.11         | A   | S-3c Perspectives                   |                |
| RC_6.12         | A   | S-4a Plans                          | 1:100          |
| RC_6.13         | A   | S-4a Elevations                     | 1:100, 1:200   |
| RC_6.14         | A   | S-4a Perspectives                   |                |
| 4.5m Terrace    |     |                                     |                |
| RC_6.15         | A   | T-2a Plans                          | 1:100          |
| RC_6.16         | A   | T-2a Elevations                     | 1:100, 1:200   |
| RC_6.17         | A   | T-2a Perspectives                   |                |
| RC_6.18         | A   | T-2b Plans                          | 1:100          |
| RC_6.19         | A   | T-2b Elevations                     | 1:100, 1:200   |
| RC_6.20         | A   | T-2b Perspectives                   | 1:100          |
| 6.5 Terrace     |     |                                     |                |
| RC_6.21         | A   | T-3a Plans                          | 1:100          |
| RC_6.22         | A   | T-3a Elevations                     | 1:100, 1:200   |
| RC_6.23         | A   | T-3a Perspectives                   |                |
| RC_6.24         | A   | T-3b Plans                          | 1:100          |
| RC_6.25         | A   | T-3b Elevations                     | 1:100, 1:200   |
| RC_6.26         | A   | T-3b Perspectives                   | 1:100          |
| RC_6.27         | A   | T-3c Plans                          | 1:100          |
| RC_6.28         | A   | T-3c Elevations                     | 1:100, 1:200   |
| RC_6.29         | A   | T-3c Perspectives                   |                |
| RC_6.30         | A   | T-4a Plans                          | 1:100          |
| RC_6.31         | A   | T-4a Elevations                     | 1:100, 1:200   |
| RC_6.32         | A   | T-4a Perspectives                   |                |
| Visualisation   |     |                                     |                |
| RC_6.33         | A   | Look and Feel   Artist's impression |                |

# Drawings List

Scale: @ A3

| Typology                                                                                                                                                                                                                | Standalone                                                                        |                                                                                   |                                                                                    |                                                                                     | 4.5m Terrace / Semi D                                                               |                                                                                     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                         | S-3a                                                                              | S-3b                                                                              | S-3c                                                                               | S-4a                                                                                | T-2a                                                                                | T-2b                                                                                |
| <b>C</b> = Car<br> = Main entry<br> = Primary outdoor |  |  |  |  |  |  |
| Frontage Condition:                                                                                                                                                                                                     |                                                                                   |                                                                                   |                                                                                    |                                                                                     |                                                                                     |                                                                                     |
| Street                                                                                                                                                                                                                  | ✓                                                                                 | ✓                                                                                 | ✓                                                                                  | ✓                                                                                   | ✓                                                                                   | ✓                                                                                   |
| JOAL                                                                                                                                                                                                                    | ✓                                                                                 | ✓                                                                                 | ✓                                                                                  | ✓                                                                                   | ✓                                                                                   | ✓                                                                                   |
| Back to back                                                                                                                                                                                                            | ✓                                                                                 | ✓                                                                                 | ✓                                                                                  | ✓                                                                                   | ✓                                                                                   |                                                                                     |

| Typology                                                                                                                                                                                                                    | 6.5m Terrace / Semi D                                                               |                                                                                      |                                                                                       |                                                                                       |                                                                                       |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                             | T-3a                                                                                | T-3b                                                                                 | T-3c                                                                                  | T-4a                                                                                  | T-4b                                                                                  |
| <b>C</b> = Car<br> = Main entry<br> = Primary outdoor |  |  |  |  |  |
| Frontage Condition:                                                                                                                                                                                                         |                                                                                     |                                                                                      |                                                                                       |                                                                                       |                                                                                       |
| Street                                                                                                                                                                                                                      | ✓                                                                                   |                                                                                      | ✓                                                                                     | ✓                                                                                     | ✓                                                                                     |
| JOAL                                                                                                                                                                                                                        | ✓                                                                                   | ✓                                                                                    | ✓                                                                                     | ✓                                                                                     | ✓                                                                                     |
| Back to back                                                                                                                                                                                                                | ✓                                                                                   | ✓                                                                                    |                                                                                       |                                                                                       |                                                                                       |

### Drawing Information

provided for each typology

- Plans + District Plan Compliance
- Elevations
- Perspectives

## Typology Suite

Scale: @ A3

Type **S-3a**

MIN. LOT SIZE

**10m x 25m**  
**250m<sup>2</sup>**

**3 Bedroom Standalone**

3 BED | 2.5 BATH | 1 GARAGE | 1 CARPAD

GFA  
**198.8m<sup>2</sup>** includes level 1 deck

**METRICS SUMMARY**

**Building coverage:** 118m<sup>2</sup>, 47.2%  
**Impervious surface:** 132.7m<sup>2</sup>, 53.1%

**Landscape area minimum:** 50m<sup>2</sup>



**ROOM CODE**

|           |             |
|-----------|-------------|
| <b>K</b>  | Kitchen     |
| <b>D</b>  | Dining      |
| <b>L</b>  | Living      |
| <b>E</b>  | Entry       |
| <b>WC</b> | WC          |
| <b>G</b>  | Garage      |
| <b>B</b>  | Bathroom    |
| <b>Bd</b> | Bedroom     |
| <b>S</b>  | Study       |
| <b>St</b> | Storage     |
| <b>En</b> | Ensuite     |
| <b>Ld</b> | Laundry     |
| <b>C</b>  | Circulation |
| <b>R</b>  | Rumpus      |
| <b>Bc</b> | Balcony     |

**LEGEND**

- ▲ Entryway location
- Impervious paving
- WT Example water tank location

**NOTES**

GFA and area measurements are an approximation.

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All measurements are subject to design development.

**LAYOUT AND ORIENTATION**

Orientation and internal layouts of dwellings (particularly L/K/D and entry areas) may vary to suit the shape and orientation of the site.

**ENTRYWAYS AND CARPARKING**

At street corners, entrances and carparking locations may vary to suit acceptable vehicle crossing locations.

In these situations, the garage may change in orientation or location, or become a habitable room.

Garages may be double width where space permits.

**FENCING**

Fencing design is shown indicative and may be altered to suit location and planning requirements

**S-3a Plans**

Scale: 1:100 @ A3

# Type S-3a

MIN. LOT SIZE

10m x 25m

250m<sup>2</sup>

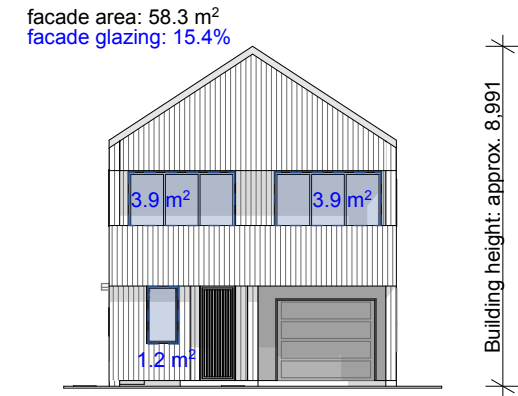
3 Bedroom Standalone

3 BED | 2.5 BATH | 1 GARAGE | 1 CARPAD

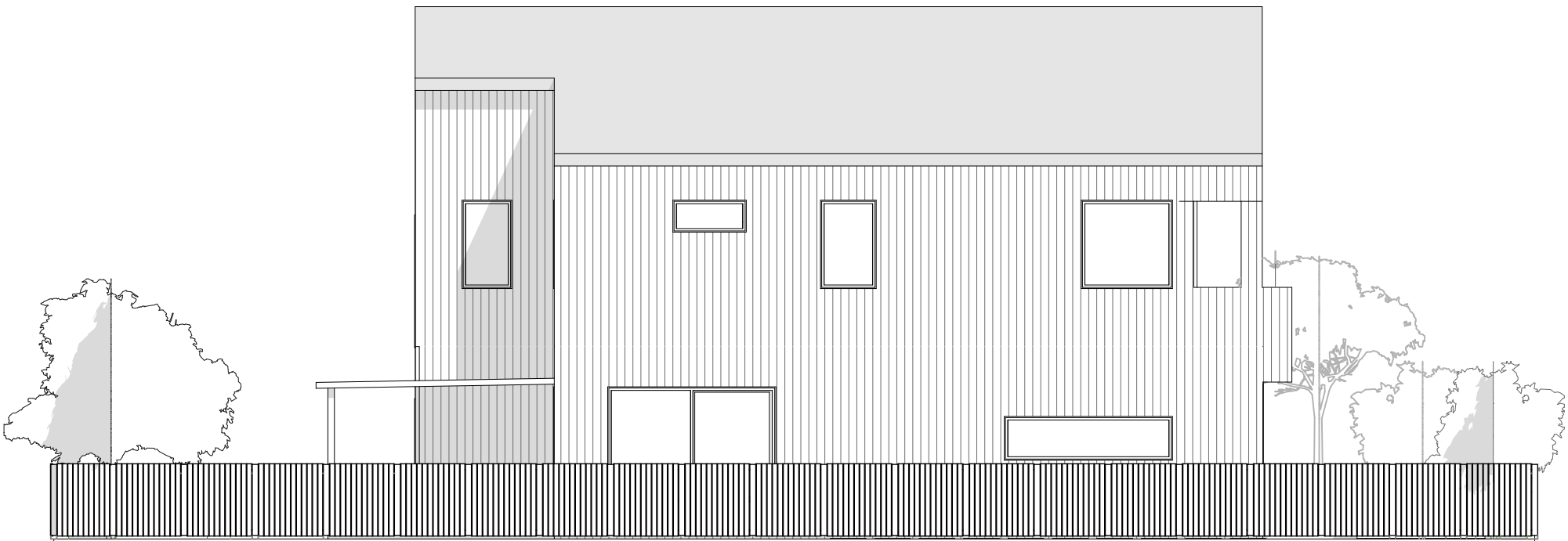
GFA  
198.8m<sup>2</sup> includes level 1 deck



01 Street Front 1:100



03 Street Front - RC Information 1:200



02 Side 1:100

## S-3a Elevations

Scale: 1:100, 1:200 @ A3

# Type S-3a

MIN. LOT SIZE

10m x 25m  
250m<sup>2</sup>

3 Bedroom  
Standalone

3 BED | 2.5 BATH | 1 GARAGE | 1  
CARPAD

GFA

198.8m<sup>2</sup> includes level 1 deck



01

S-3a - View from Street

## S-3a Perspectives

Type **S-3b**

MIN. LOT SIZE

**10m x 25m**  
**250m<sup>2</sup>**

**3 Bedroom Standalone**

3 BED | 2.5 BATH | 1 GARAGE | 1 CARPAD

GFA  
**209.0m<sup>2</sup>**

METRICS SUMMARY

Building coverage: 123.9m<sup>2</sup>, 49.6%  
Impervious surface: 132.7m<sup>2</sup>, 53.1%

Landscape area minimum: 50m<sup>2</sup>



ROOM CODE

|    |             |
|----|-------------|
| K  | Kitchen     |
| D  | Dining      |
| L  | Living      |
| E  | Entry       |
| WC | WC          |
| G  | Garage      |
| B  | Bathroom    |
| Bd | Bedroom     |
| S  | Study       |
| St | Storage     |
| En | Ensuite     |
| Ld | Laundry     |
| C  | Circulation |
| R  | Rumpus      |
| Bc | Balcony     |

LEGEND

- ▲ Entryway location
- Impervious paving
- WT Example water tank location

NOTES

GFA and area measurements are an approximation.

GFA is calculated to the exterior of external wall cladding, excluding wing walls and including stairs and occupiable upper level decks.

All measurements are subject to design development.

LAYOUT AND ORIENTATION

Orientation and internal layouts of dwellings (particularly L/K/D and entry areas) may vary to suit the shape and orientation of the site.

ENTRYWAYS AND CARPARKING

At street corners, entrances and carparking locations may vary to suit acceptable vehicle crossing locations.

In these situations, the garage may change in orientation or location, or become a habitable room.

Garages may be double width where space permits.

FENCING

Fencing design is shown indicative and may be altered to suit location and planning requirements

**S-3b Plans**

Scale: 1:100 @ A3

Type **S-3b**

MIN. LOT SIZE

10m x 25m

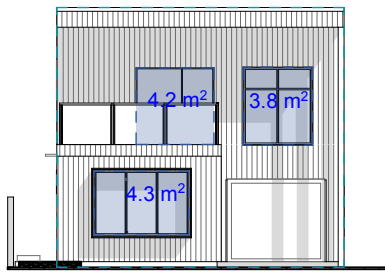
250m<sup>2</sup>

3 Bedroom Standalone

3 BED | 2.5 BATH | 1 GARAGE | 1 CARPAD

GFA  
209.0m<sup>2</sup>

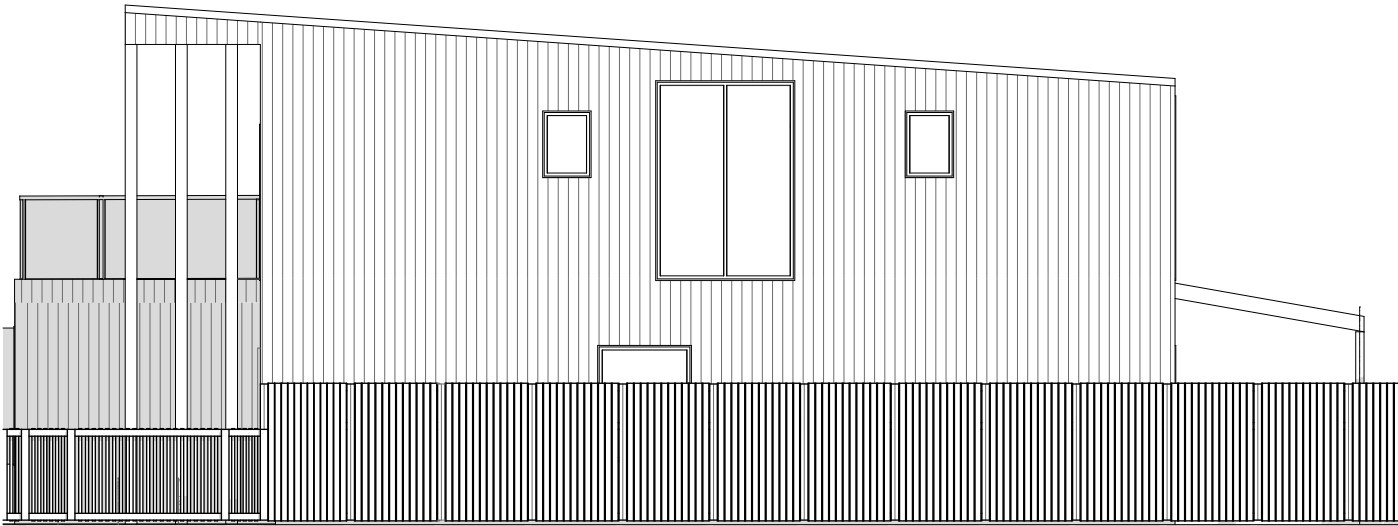
facade area: 52.2 m<sup>2</sup>  
facade glazing: 21%



Building height: approx. 6.871



01 Street Front 1:100



02 Right 1:100

03 Street Front - RC Information 1:200

S-3b Elevations

Scale: 1:100, 1:200 @ A3

# Type S-3b

MIN. LOT SIZE

10m x 25m  
250m<sup>2</sup>

3 Bedroom  
Standalone

3 BED | 2.5 BATH | 1 GARAGE | 1  
CARPAD

GFA  
209.0m<sup>2</sup>



01

S-3b - View from Street

## S-3b Perspectives

Type **S-3c**

MIN. LOT SIZE

**10m x 25m**

**250m<sup>2</sup>**

**CORNER LOT**

**3 Bedroom Standalone**

3 BED | 2.5 BATH | 1 GARAGE | 1 CARPAD

GFA

**171.7m<sup>2</sup>**

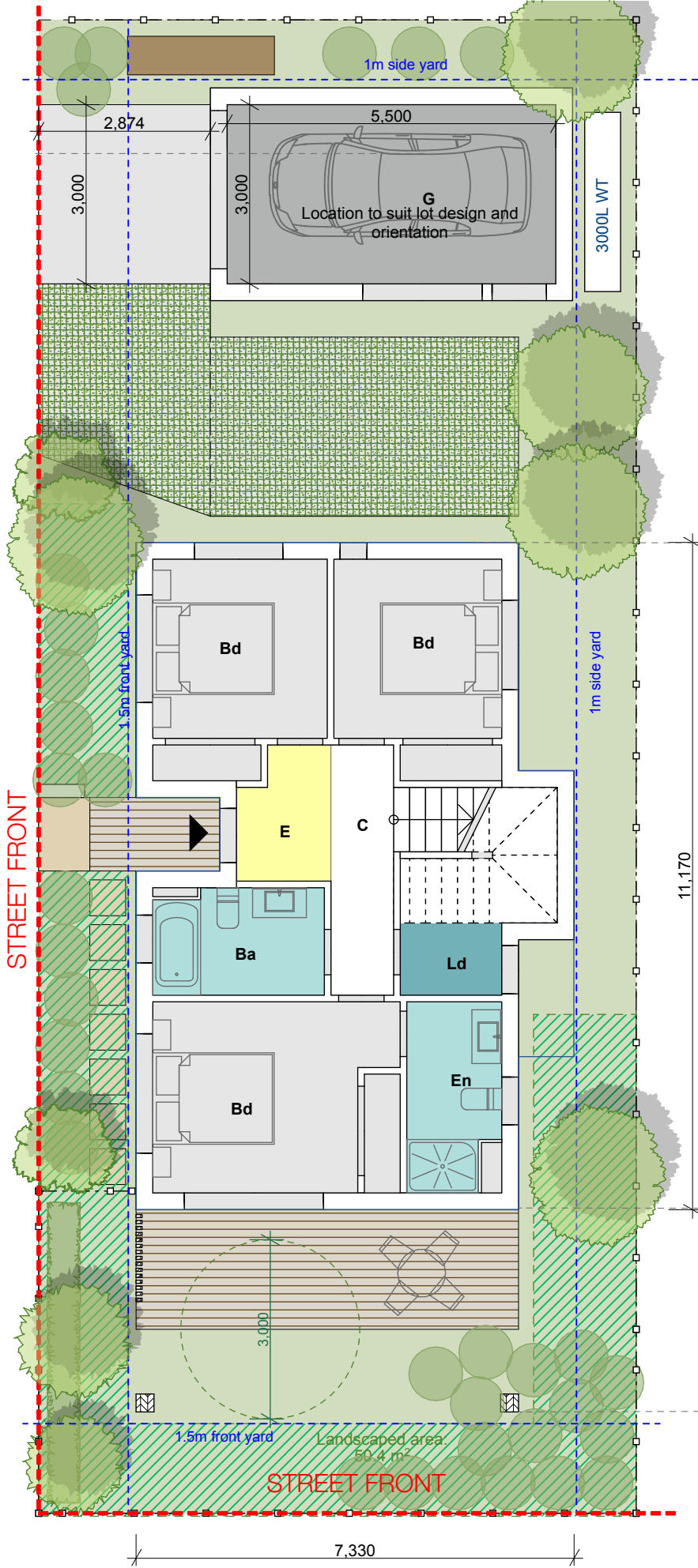
Excludes detached garage, includes upper level deck

**METRICS SUMMARY**

**Building coverage:** 120.9m<sup>2</sup>, 48.4%

**Impervious surface:** 130.1m<sup>2</sup>, 52.1%

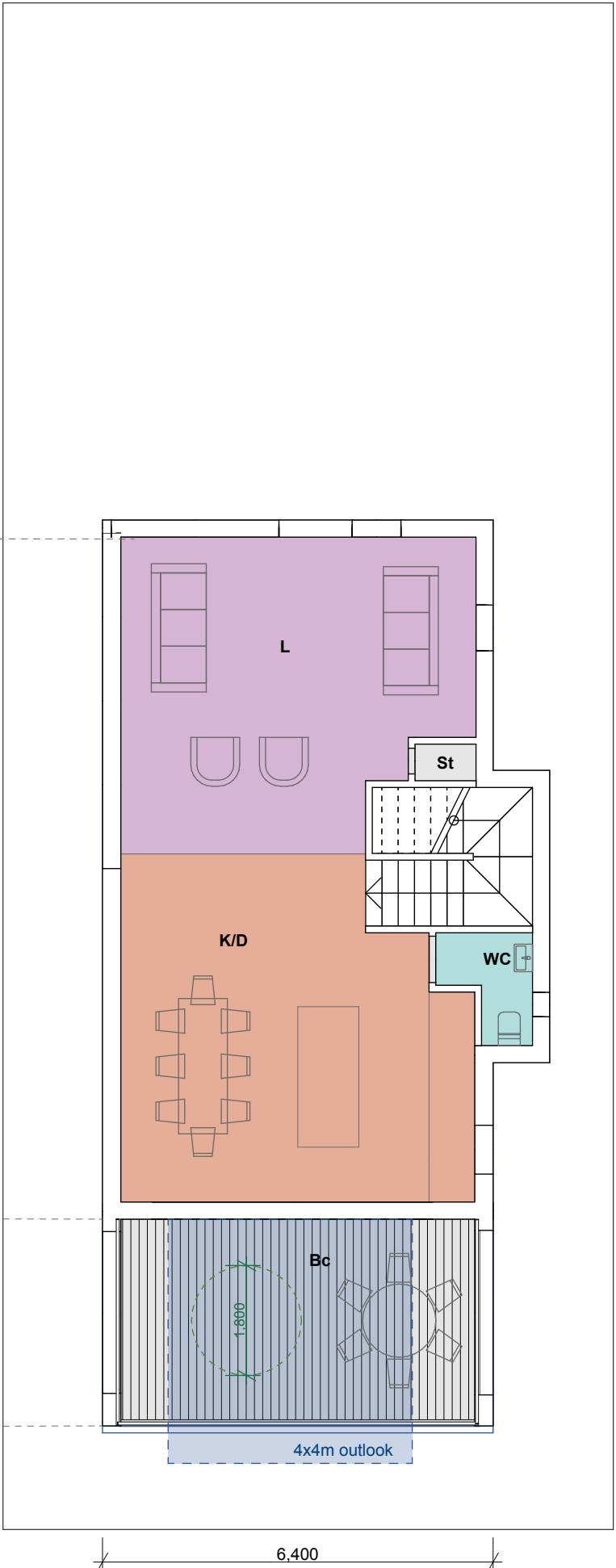
**Landscape area minimum:** 50m<sup>2</sup>



01

Level 00 (Ground)

1:100<sup>02</sup>



Level 01

1:100

**ROOM CODE**

|    |             |
|----|-------------|
| K  | Kitchen     |
| D  | Dining      |
| L  | Living      |
| E  | Entry       |
| WC | WC          |
| G  | Garage      |
| B  | Bathroom    |
| Bd | Bedroom     |
| S  | Study       |
| St | Storage     |
| En | Ensuite     |
| Ld | Laundry     |
| C  | Circulation |
| R  | Rumpus      |
| Bc | Balcony     |

**LEGEND**

- ▲ Entryway location
- Impervious paving
- WT Example water tank location

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**FENCING**

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**S-3c Plans**

Scale: 1:100 @ A3

Type **S-3c**

MIN. LOT SIZE

**10m x 25m**

**250m<sup>2</sup>**

**CORNER LOT**

**3 Bedroom  
Standalone**

3 BED | 2.5 BATH | 1 GARAGE | 1  
CARPAD

GFA

**171.7m<sup>2</sup>**

Excludes detached garage, includes  
upper level deck

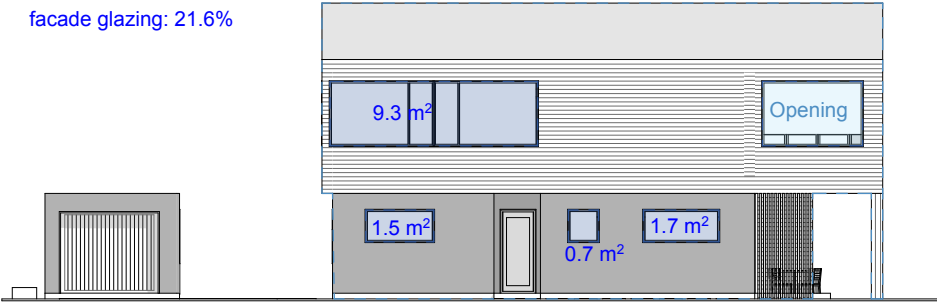


01

Street Front - Long

1:100

facade area: 110.9 m<sup>2</sup>  
facade glazing: 21.6%

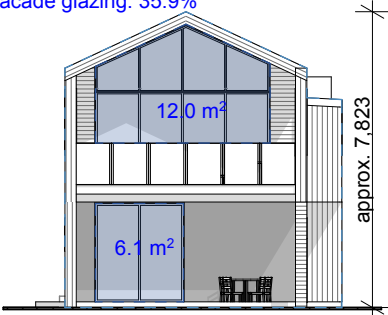


03

Street Front - Long

1:200

facade area: 50.4 m<sup>2</sup>  
facade glazing: 35.9%



04

Street Front - Short

1:200



02

Street Front - Short

1:100

**S-3c Elevations**

Scale: 1:100, 1:200 @ A3

# Type S-3c

MIN. LOT SIZE

10m x 25m

250m<sup>2</sup>

CORNER LOT

3 Bedroom  
Standalone

3 BED | 2.5 BATH | 1 GARAGE | 1  
CARPAD

GFA

171.7m<sup>2</sup>

Excludes detached garage, includes  
upper level deck



01

S-3c - View from street corner

## S-3c Perspectives

Type **S-4a**

MIN. LOT SIZE

**12m x 26m**

**312m<sup>2</sup>**

LARGE LOT ZONE

**4 Bedroom Standalone**

4 BED | 4.5 BATH | 1 GARAGE | 1 CARPAD

GFA

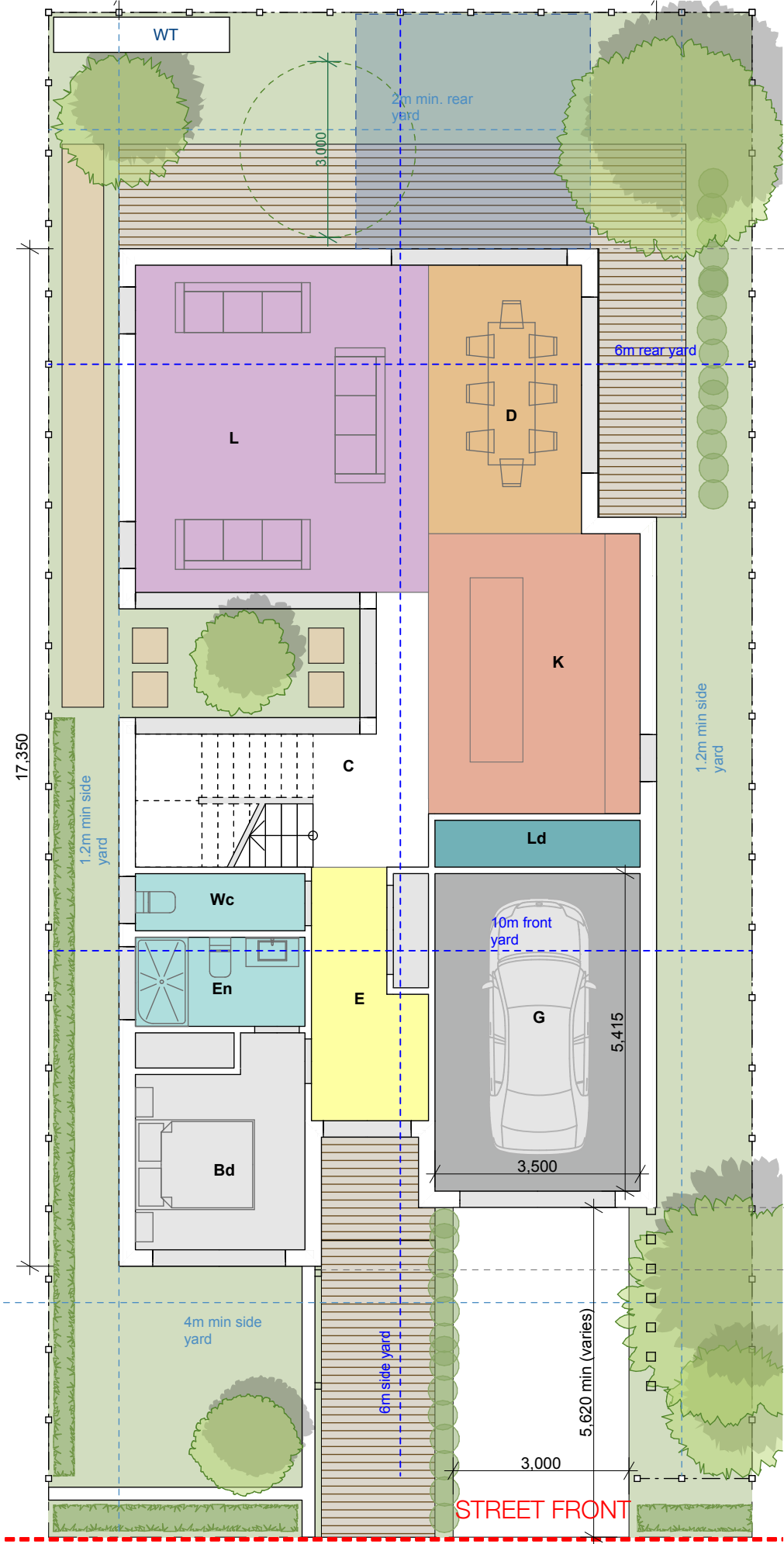
**263.1m<sup>2</sup>**

Excludes level 1 planting space

METRICS SUMMARY

**Building coverage:** 153.0m<sup>2</sup>, 49.0%  
- non-complying where located in the large lot zone on lots below 437.5m<sup>2</sup>

**Impervious surface:** 167.7m<sup>2</sup>, 53.8%  
- non-complying where located in the large lot zone on lots below 335.5m<sup>2</sup>



Level 00 (Ground)

1:100 02



Level 01

1:100

ROOM CODE

|    |             |
|----|-------------|
| K  | Kitchen     |
| D  | Dining      |
| L  | Living      |
| E  | Entry       |
| WC | WC          |
| G  | Garage      |
| B  | Bathroom    |
| Bd | Bedroom     |
| S  | Study       |
| St | Storage     |
| En | Ensuite     |
| Ld | Laundry     |
| C  | Circulation |
| R  | Rumpus      |
| Bc | Balcony     |

LEGEND

- ▲ Entryway location
- Impervious paving
- WT Example water tank location

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FENCING

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**S-4a Plans**

Scale: 1:100 @ A3

# Type S-4a

MIN. LOT SIZE

12m x 26m

312m<sup>2</sup>

LARGE LOT ZONE

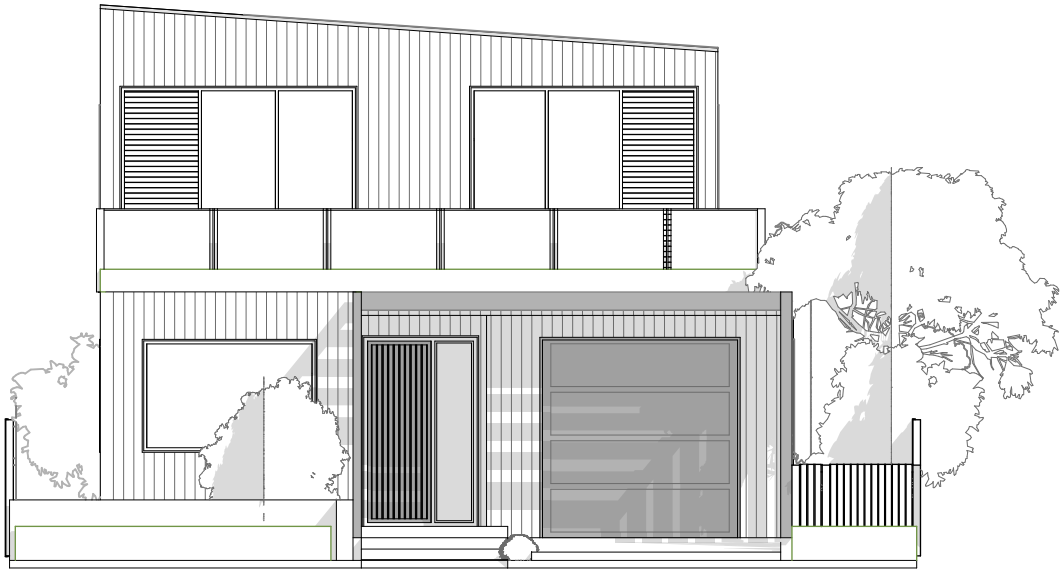
4 Bedroom  
Standalone

4 BED | 4.5 BATH | 1 GARAGE | 1  
CARPAD

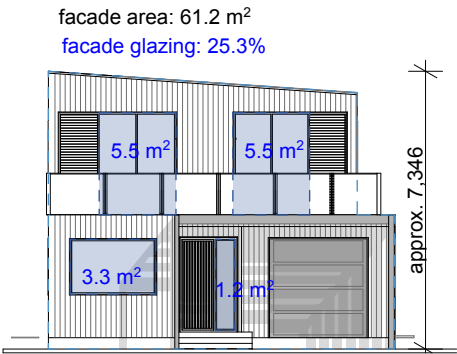
GFA

263.1m<sup>2</sup>

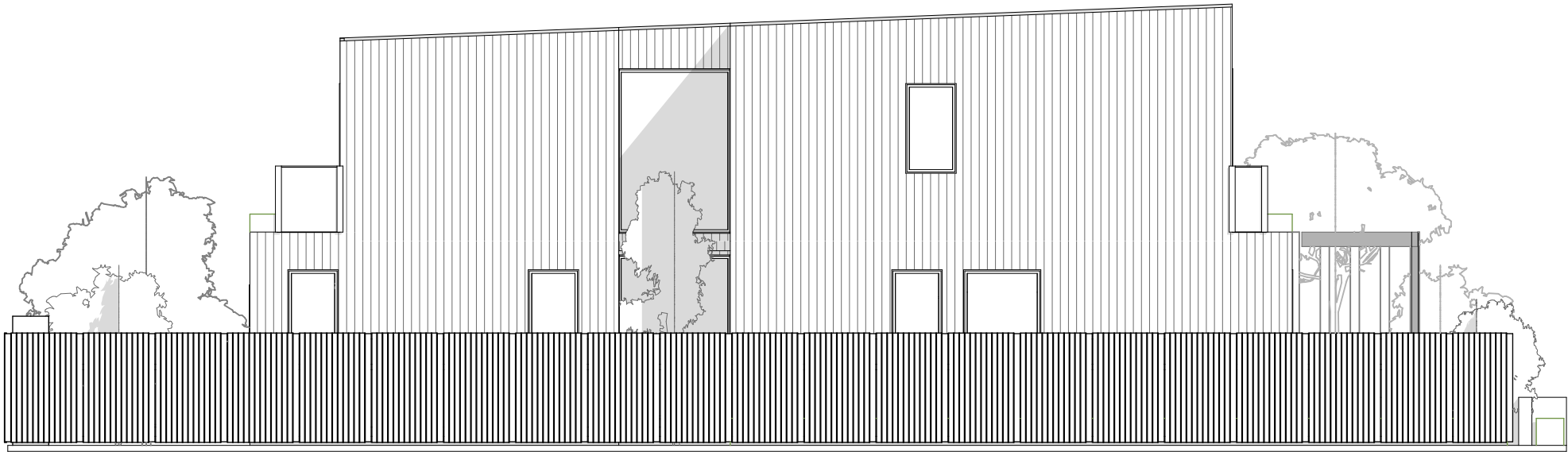
Excludes level 1 planting space



01 Front 1:100



03 Street Front 1:200



02 Side 1:100

## S-4a Elevations

Scale: 1:100, 1:200 @ A3

# Type S-4a

MIN. LOT SIZE

12m x 26m

312m<sup>2</sup>

LARGE LOT ZONE

4 Bedroom Standalone

4 BED | 4.5 BATH | 1 GARAGE | 1 CARPAD

GFA  
263.1m<sup>2</sup>  
Excludes level 1 planting space



01

S-4a - View from Street

## S-4a Perspectives

# Type T-2a

MIN. LOT SIZE

4.5m x 25m

112.5m<sup>2</sup>

2 Bedroom  
Terrace

2 BED | 2 BATH | 1 CARPAD

GFA

97.6m<sup>2</sup>

### METRICS SUMMARY

Building coverage: 53.3m<sup>2</sup>, 47.3%

Impervious surface: 53.3m<sup>2</sup>, 47.3%

Landscape area minimum: 22.5m<sup>2</sup>



### ROOM CODE

|    |             |
|----|-------------|
| K  | Kitchen     |
| D  | Dining      |
| L  | Living      |
| E  | Entry       |
| WC | WC          |
| G  | Garage      |
| B  | Bathroom    |
| Bd | Bedroom     |
| S  | Study       |
| St | Storage     |
| En | Ensuite     |
| Ld | Laundry     |
| C  | Circulation |
| R  | Rumpus      |
| Bc | Balcony     |

### LEGEND

- ▲ Entryway location
- Impervious paving
- WT Example water tank location

### NOTES

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## T-2a Plans

Scale: 1:100 @ A3

# Type T-2a

MIN. LOT SIZE

4.5m x 25m

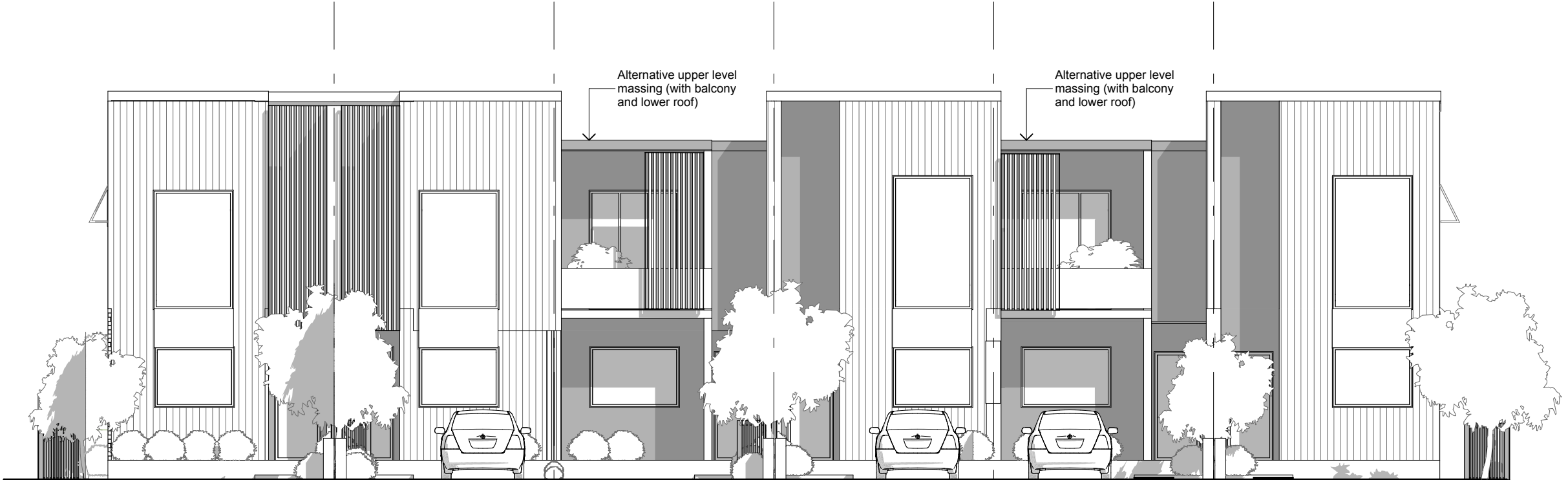
112.5m<sup>2</sup>

2 Bedroom  
Terrace

2 BED | 2 BATH | 1 CARPAD

GFA

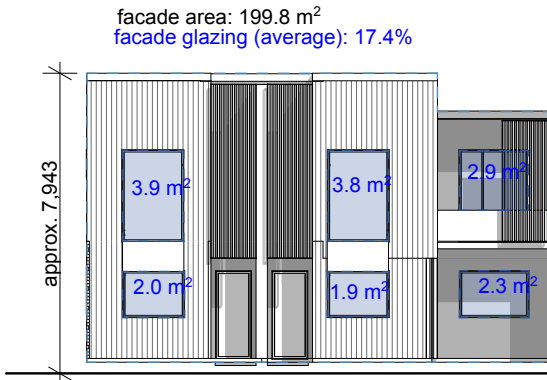
97.6m<sup>2</sup>



01

Street Front

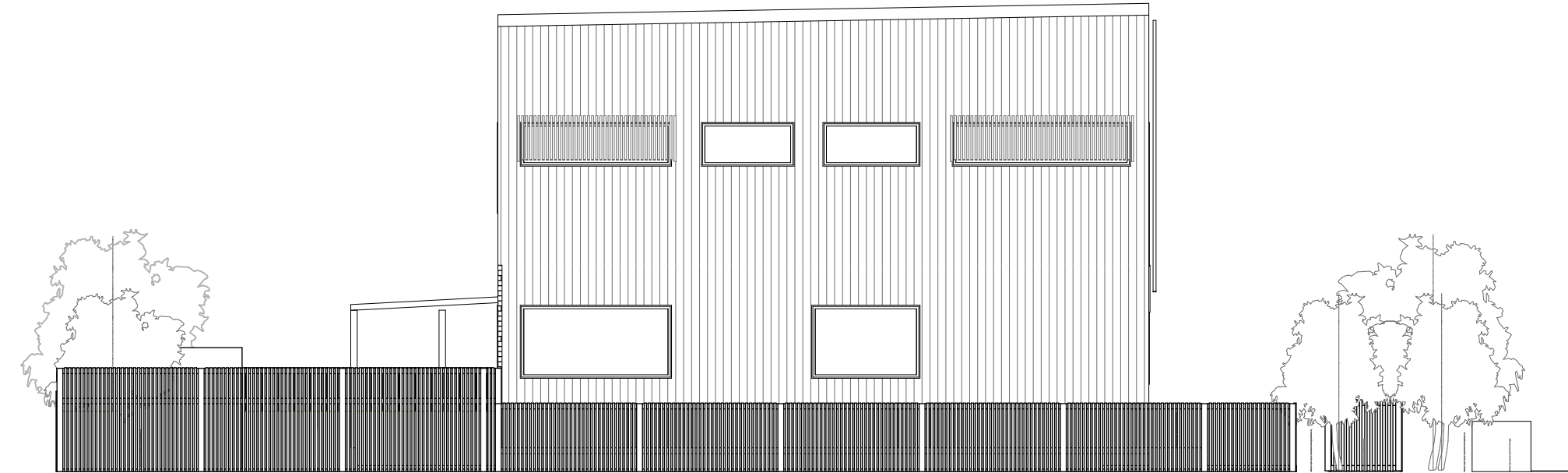
1:100



02

Street Front

1:200



03

End

1:100

## T-2a Elevations

Scale: 1:100, 1:200 @ A3

# Type T-2a

MIN. LOT SIZE

4.5m x 25m

112.5m<sup>2</sup>

2 Bedroom  
Terrace

2 BED | 2 BATH | 1 CARPAD

GFA

97.6m<sup>2</sup>



01

T-2a - View from Street

## T-2a Perspectives

Type T-2b

MIN. LOT SIZE

4.5m x 25m

112.5m<sup>2</sup>

Dual Street + JOAL fronts

2 Bedroom  
Terrace

2 BED | 2 BATH | 1 CARPAD

GFA

98.6m<sup>2</sup>

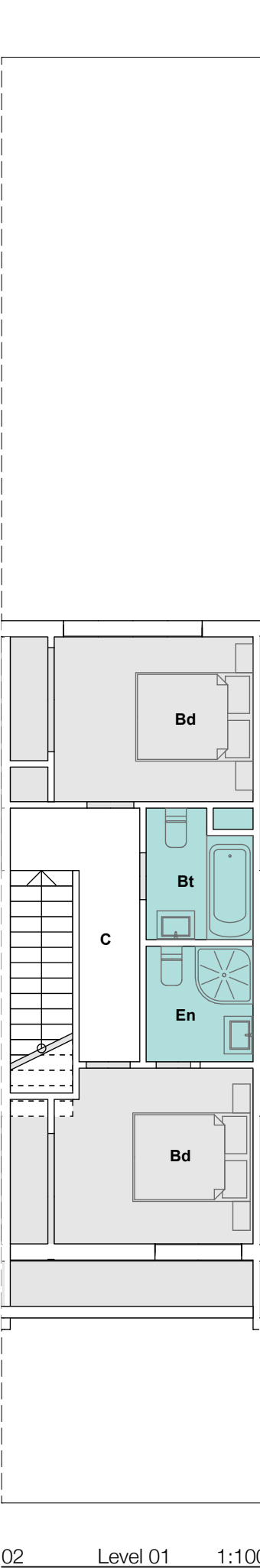
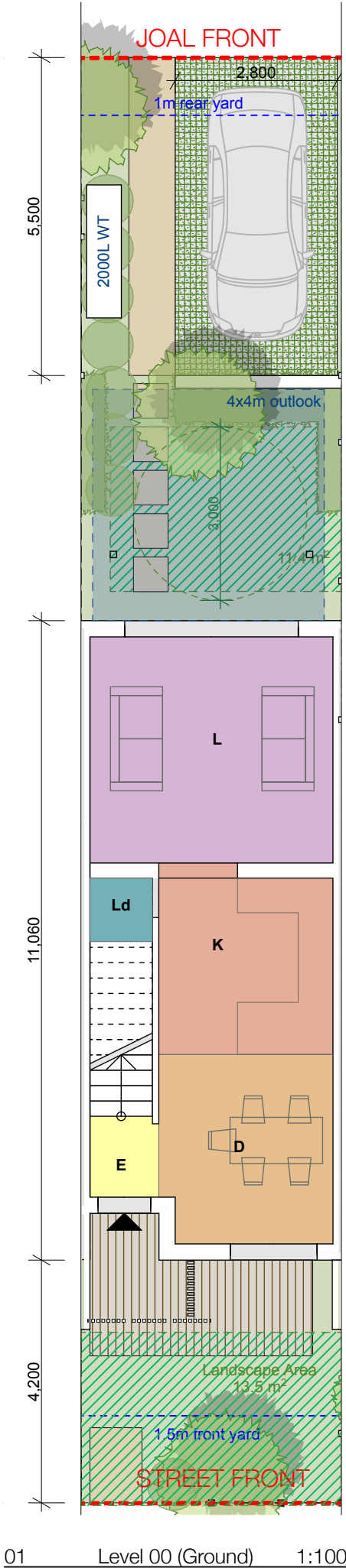
Excludes upper level balcony

METRICS SUMMARY

Building coverage: 59.3m<sup>2</sup>, 52.7%

Impervious surface: 59.3m<sup>2</sup>, 52.7%

Landscape area minimum: 22.5m<sup>2</sup>



ROOM CODE

|    |             |
|----|-------------|
| K  | Kitchen     |
| D  | Dining      |
| L  | Living      |
| E  | Entry       |
| WC | WC          |
| G  | Garage      |
| B  | Bathroom    |
| Bd | Bedroom     |
| S  | Study       |
| St | Storage     |
| En | Ensuite     |
| Ld | Laundry     |
| C  | Circulation |
| R  | Rumpus      |
| Bc | Balcony     |

LEGEND

- ▲ Entryway location
- Impervious paving
- WT Example water tank location

NOTES

GFA and area measurements are an approximation.

GFA is calculated to the exterior of external wall cladding, excluding wing walls and including stairs and occupiable upper level decks.

All measurements are subject to design development.

LAYOUT AND ORIENTATION

Orientation and internal layouts of dwellings (particularly L/K/D and entry areas) may vary to suit the shape and orientation of the site.

ENTRYWAYS AND CARPARKING

At street corners, entrances and carparking locations may vary to suit acceptable vehicle crossing locations.

In these situations, the garage may change in orientation or location, or become a habitable room.

Garages may be double width where space permits.

FENCING

Fencing design is shown indicative and may be altered to suit location and planning requirements

T-2b Plans

Scale: 1:100 @ A3

Type **T-2b**

MIN. LOT SIZE

**4.5m x 25m**

**112.5m<sup>2</sup>**

Dual Street + JOAL fronts

**2 Bedroom  
Terrace**

2 BED | 2 BATH | 1 CARPAD

GFA

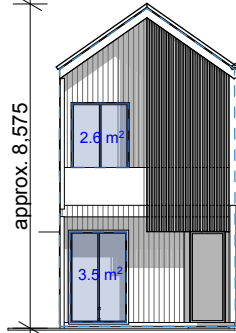
**98.6m<sup>2</sup>**

Excludes upper level balcony

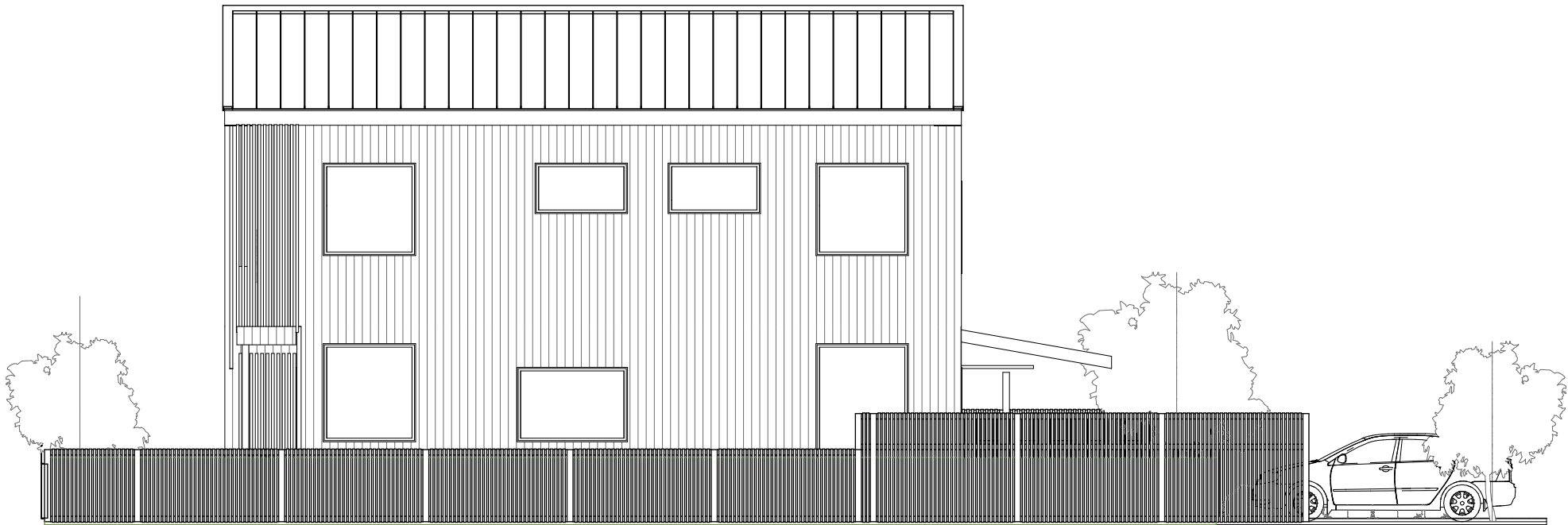


01 Front 1:100

facade area: 35.3 m<sup>2</sup>  
facade glazing: 17.2%



03 Front 1:200



02 End 1:100

**T-2b Elevations**

Scale: 1:100, 1:200 @ A3

Type **T-2b**

MIN. LOT SIZE

4.5m x 25m

112.5m<sup>2</sup>

Dual Street + JOAL fronts

2 Bedroom Terrace

2 BED | 2 BATH | 1 CARPAD

GFA

98.6m<sup>2</sup>

Excludes upper level balcony



02

Front View

T-2b Perspectives

Type T-3a

MIN. LOT SIZE

6.5m x 25m  
162.5m<sup>2</sup>

3 Bedroom  
Terrace

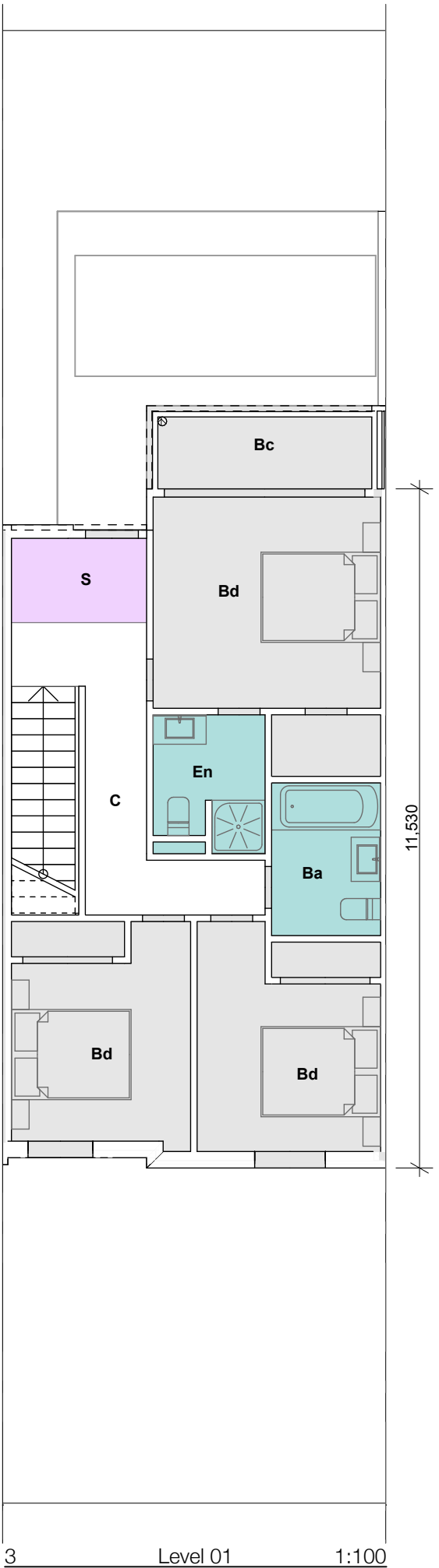
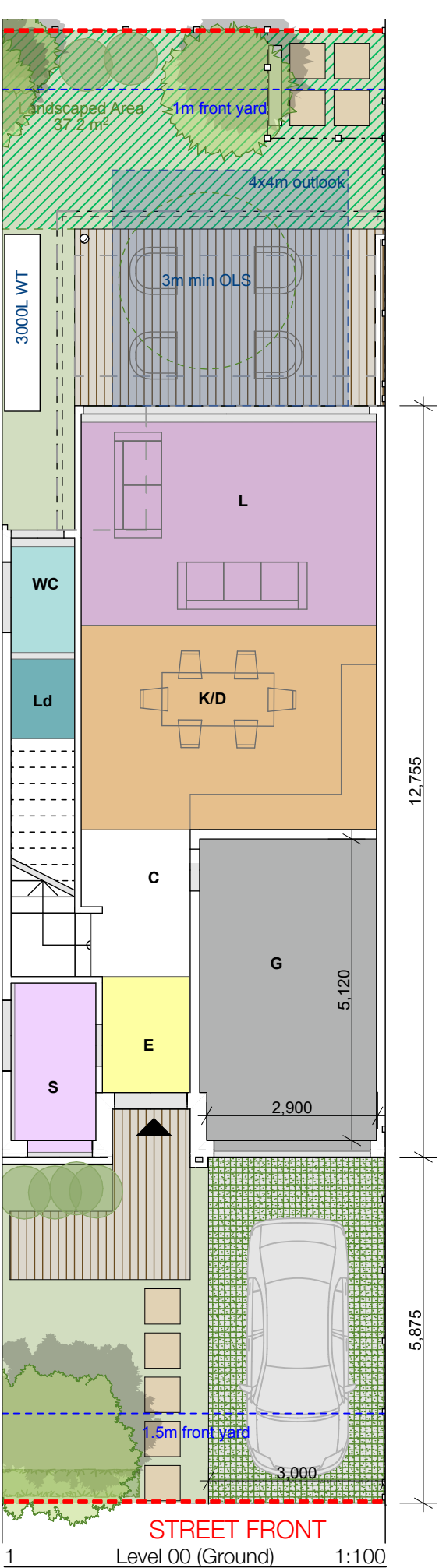
3 BED | 2.5 BATH | 1 GARAGE + 1  
CARPAD

GFA  
159.0m<sup>2</sup>

METRICS SUMMARY

Building coverage: 100.1m<sup>2</sup>, 60.4%  
Impervious surface: 100.1m<sup>2</sup>, 60.4%  
  
Landscape area: 80.9m<sup>2</sup>, 52.9%

Where applicable, vehicle crossing to be combined with adjacent site to suit minimum separation rules for adjacent sites



ROOM CODE

|    |             |
|----|-------------|
| K  | Kitchen     |
| D  | Dining      |
| L  | Living      |
| E  | Entry       |
| WC | WC          |
| G  | Garage      |
| B  | Bathroom    |
| Bd | Bedroom     |
| S  | Study       |
| St | Storage     |
| En | Ensuite     |
| Ld | Laundry     |
| C  | Circulation |
| R  | Rumpus      |
| Bc | Balcony     |

LEGEND

- ▲ Entryway location
- Impervious paving
- WT Example water tank location

NOTES

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GFA is calculated to the exterior of external wall cladding, excluding wing walls and including stairs and occupiable upper level decks.  
  
All measurements are subject to design development.

LAYOUT AND ORIENTATION

Orientation and internal layouts of dwellings (particularly L/K/D and entry areas) may vary to suit the shape and orientation of the site.

ENTRYWAYS AND CARPARKING

At street corners, entrances and carparking locations may vary to suit acceptable vehicle crossing locations.  
  
In these situations, the garage may change in orientation or location, or become a habitable room.  
  
Garages may be double width where space permits.

FENCING

Fencing design is shown indicative and may be altered to suit location and planning requirements

T-3a Plans

Scale: 1:100 @ A3

Type **T-3a**

MIN. LOT SIZE

**6.5m x 25m**

**162.5m<sup>2</sup>**

**3 Bedroom  
Terrace**

3 BED | 2.5 BATH | 1 GARAGE + 1  
CARPAD

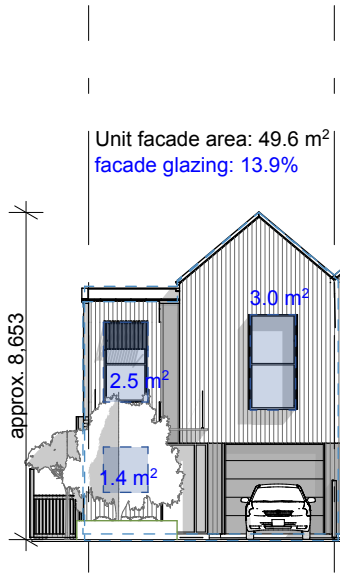
GFA  
**159.0m<sup>2</sup>**



1

Street Front

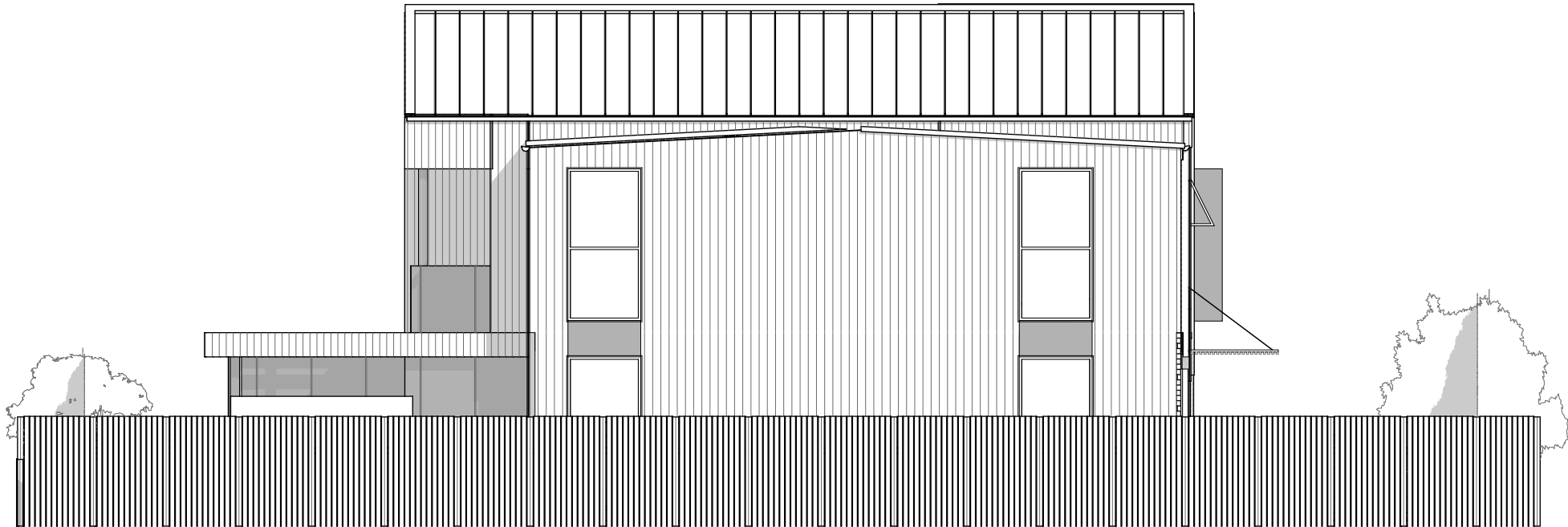
1:100



3

Street Front

1:200



2

Terrace End

1:100

**T-3a Elevations**

Scale: 1:100, 1:200 @ A3

# Type T-3a

MIN. LOT SIZE

6.5m x 25m

162.5m<sup>2</sup>

3 Bedroom Terrace

3 BED | 2.5 BATH | 1 GARAGE + 1 CARPAD

GFA

159.0m<sup>2</sup>



2

View from JOAL



1

View from Street

## T-3a Perspectives

Type T-3b

MIN. LOT SIZE

6.5m x 25m  
162.5m<sup>2</sup>

3 Bedroom  
Terrace

3 BED | 2 BATH | 1 GARAGE + 1  
CARPAD

GFA  
153.8m<sup>2</sup>

METRICS SUMMARY

Building coverage: 80.8m<sup>2</sup>, 49.7%  
Impervious surface: 88.1m<sup>2</sup>, 54.2%

Landscape area minimum: 32.5m<sup>2</sup>



ROOM CODE

|    |             |
|----|-------------|
| K  | Kitchen     |
| D  | Dining      |
| L  | Living      |
| E  | Entry       |
| WC | WC          |
| G  | Garage      |
| B  | Bathroom    |
| Bd | Bedroom     |
| S  | Study       |
| St | Storage     |
| En | Ensuite     |
| Ld | Laundry     |
| C  | Circulation |
| R  | Rumpus      |
| Bc | Balcony     |

LEGEND

- ▲ Entryway location
- Impervious paving
- WT Example water tank location

NOTES

GFA and area measurements are an approximation.

GFA is calculated to the exterior of external wall cladding, excluding wing walls and including stairs and occupiable upper level decks.

All measurements are subject to design development.

LAYOUT AND ORIENTATION

Orientation and internal layouts of dwellings (particularly L/K/D and entry areas) may vary to suit the shape and orientation of the site.

ENTRYWAYS AND CARPARKING

At street corners, entrances and carparking locations may vary to suit acceptable vehicle crossing locations.

In these situations, the garage may change in orientation or location, or become a habitable room.

Garages may be double width where space permits.

FENCING

Fencing design is shown indicative and may be altered to suit location and planning requirements

T-3b Plans

Scale: 1:100 @ A3

# Type T-3b

MIN. LOT SIZE

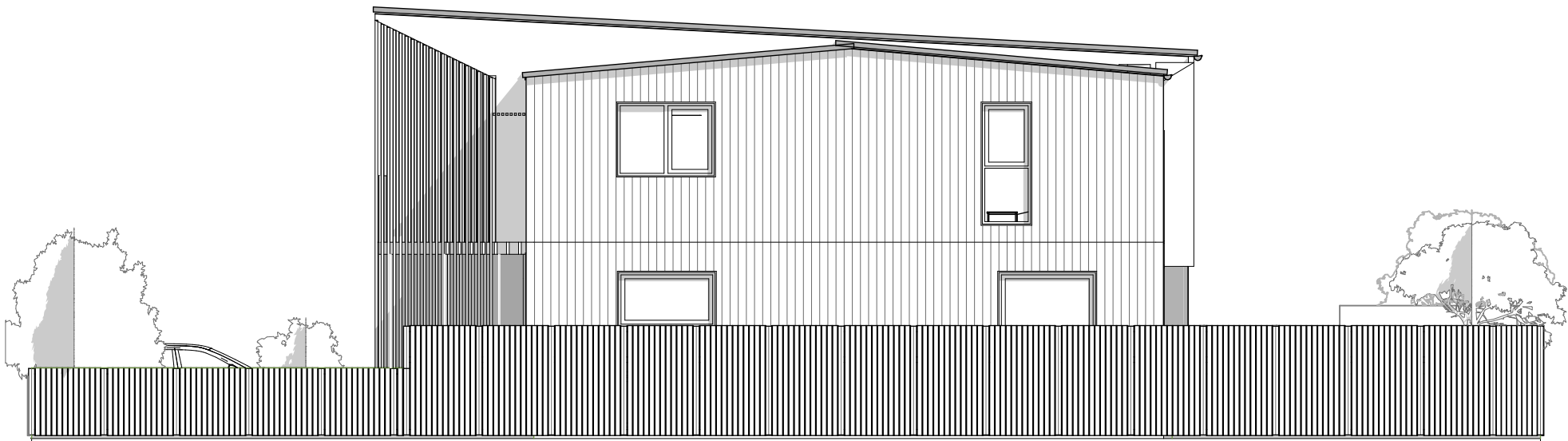
6.5m x 25m

162.5m<sup>2</sup>

3 Bedroom  
Terrace

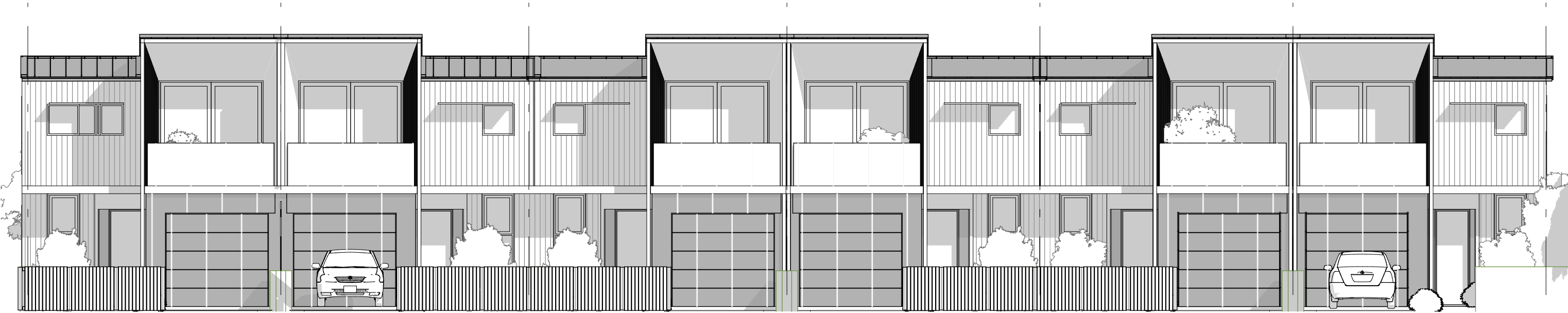
3 BED | 2 BATH | 1 GARAGE + 1  
CARPAD

GFA  
153.8m<sup>2</sup>



3 JOAL front 1:200

1 End 1:100



4 JOAL Front 1:100

## T-3b Elevations

Scale: 1:100, 1:200 @ A3

# Type T-3b

MIN. LOT SIZE

6.5m x 25m

162.5m<sup>2</sup>

3 Bedroom  
Terrace

3 BED | 2 BATH | 1 GARAGE + 1  
CARPAD

GFA

153.8m<sup>2</sup>



2

View from JOAL



3

View from Rear

## T-3b Perspectives

Scale: 1:100 @ A3

Type **T-3c**

MIN. LOT SIZE

**6.5m x 25m**

**162.5m<sup>2</sup>**

Dual street + JOAL fronts

**3 Bedroom Terrace**

4 BED | 2.5 BATH | 2 CARPAD  
(1 GARAGE + 1 CARPAD ON END LOTS)

GFA

**142.3m<sup>2</sup>**

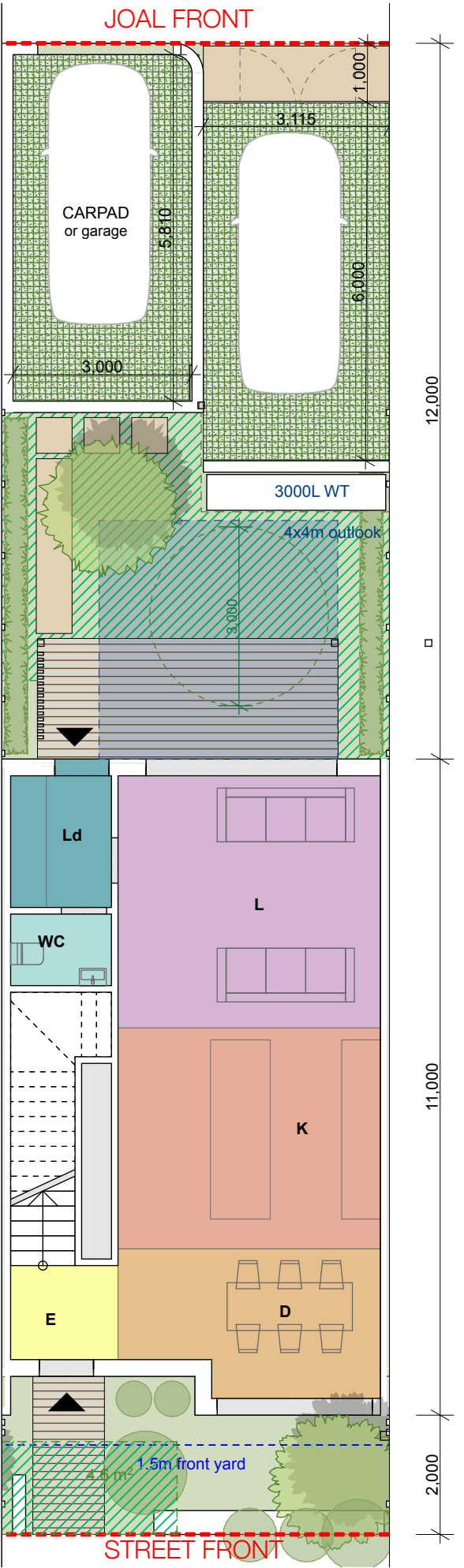
Excludes detached garage

METRICS SUMMARY

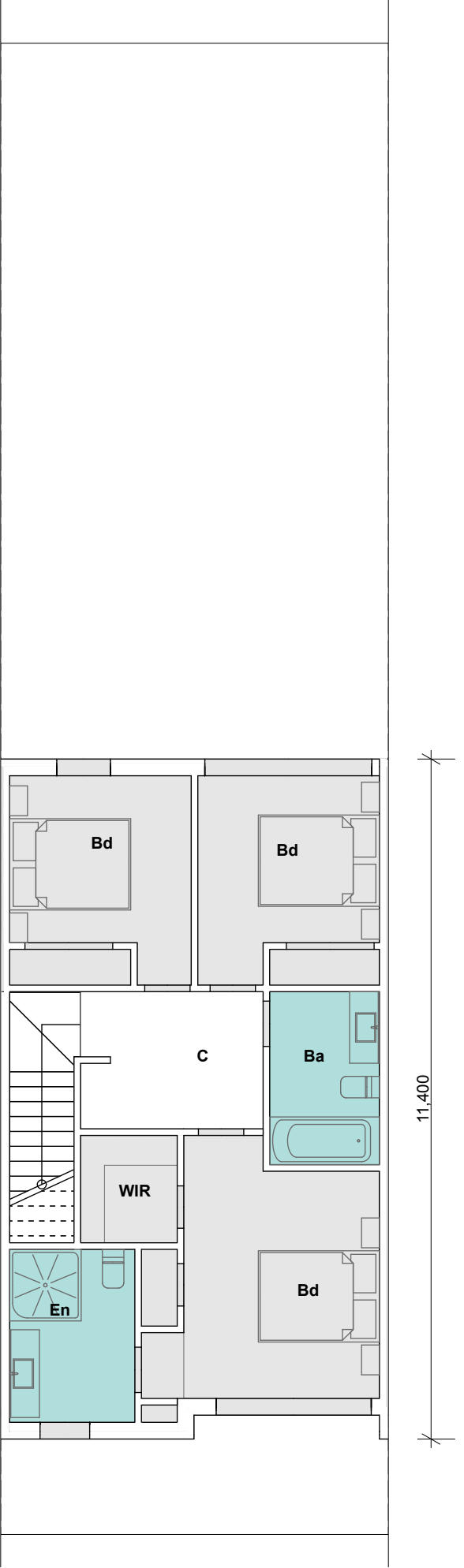
**Building coverage:** 93.6m<sup>2</sup>, 57.7%  
Includes a garage

**Impervious surface:** 93.6m<sup>2</sup>, 57.7%  
Includes a garage

**Landscape area minimum:** 32.5m<sup>2</sup>



1 Level 00 (Ground) 1:100



2 Level 01 1:100

ROOM CODE

|    |             |
|----|-------------|
| K  | Kitchen     |
| D  | Dining      |
| L  | Living      |
| E  | Entry       |
| WC | WC          |
| G  | Garage      |
| B  | Bathroom    |
| Bd | Bedroom     |
| S  | Study       |
| St | Storage     |
| En | Ensuite     |
| Ld | Laundry     |
| C  | Circulation |
| R  | Rumpus      |
| Bc | Balcony     |

LEGEND

- ▲ Entryway location
- Impervious paving
- WT Example water tank location

NOTES

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LAYOUT AND ORIENTATION

Orientation and internal layouts of dwellings (particularly L/K/D and entry areas) may vary to suit the shape and orientation of the site.

ENTRYWAYS AND CARPARKING

At street corners, entrances and carparking locations may vary to suit acceptable vehicle crossing locations.

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Garages may be double width where space permits.

FENCING

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**T-3c Plans**

Scale: 1:100 @ A3

Type **T-3c**

MIN. LOT SIZE

**6.5m x 25m**

**162.5m<sup>2</sup>**

Dual street + JOAL fronts

**3 Bedroom  
Terrace**

4 BED | 2.5 BATH | 2 CARPAD  
(1 GARAGE + 1 CARPAD ON END LOTS)

GFA

**142.3m<sup>2</sup>**

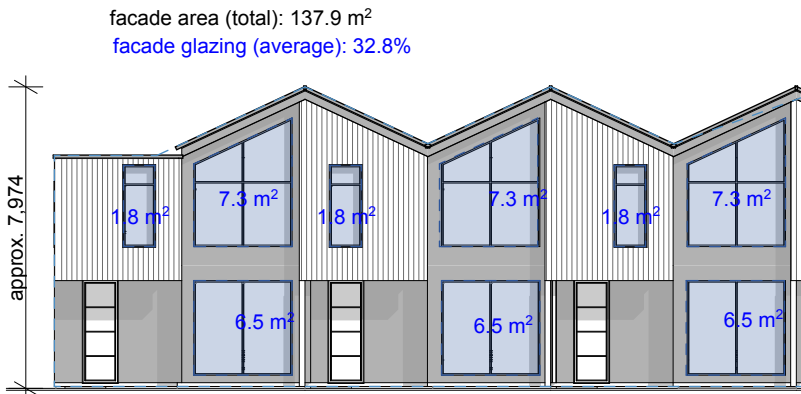
Excludes detached garage



1

Street Front

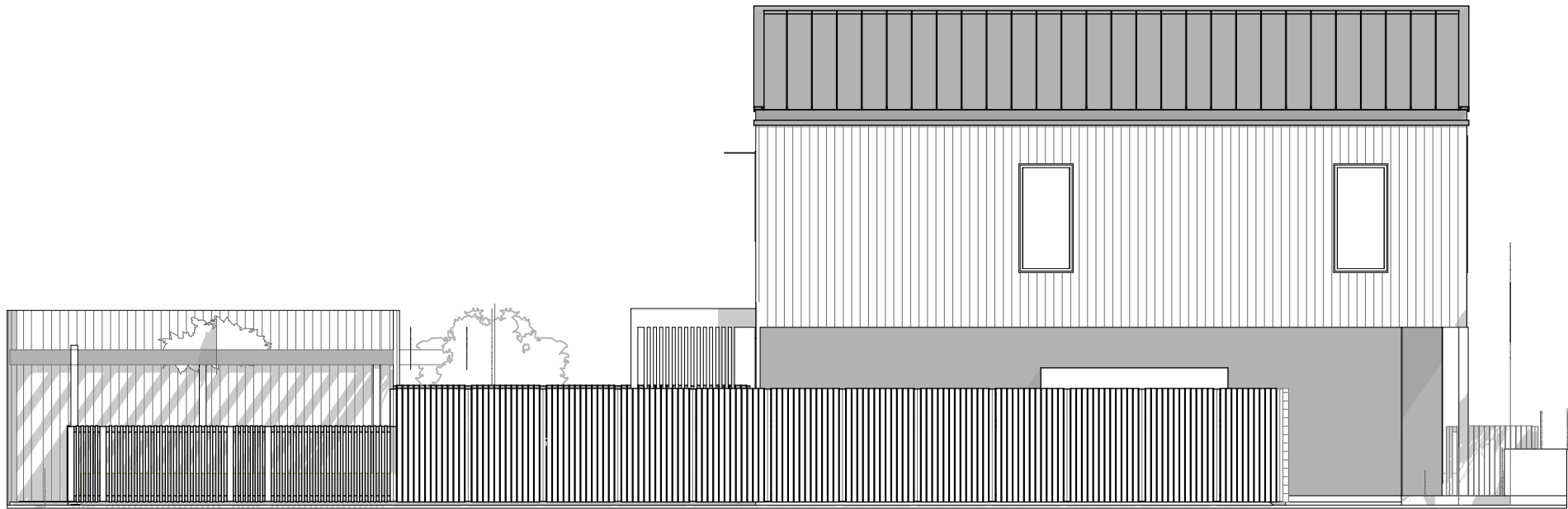
1:100



2

Street Front

1:200



3

End

1:100

**T-3c Elevations**

Scale: 1:100, 1:200 @ A3

# Type T-3c

MIN. LOT SIZE

6.5m x 25m

162.5m<sup>2</sup>

Dual street + JOAL fronts

3 Bedroom  
Terrace

4 BED | 2.5 BATH | 2 CARPAD  
(1 GARAGE + 1 CARPAD ON END LOTS)

GFA

142.3m<sup>2</sup>

Excludes detached garage



1

View from Street



2

View of Rear

## T-3c Perspectives

Type T-4a/b

MIN. LOT SIZE  
**6.5m x 25m**  
**162.5m<sup>2</sup>**

Dual street + JOAL fronts

**4 Bedroom Terrace**

4 BED | 2.5 BATH | 2 CARPAD  
(1 GARAGE + 1 CARPAD ON END LOTS)

GFA  
**190.1m<sup>2</sup>**  
Excludes detached garage

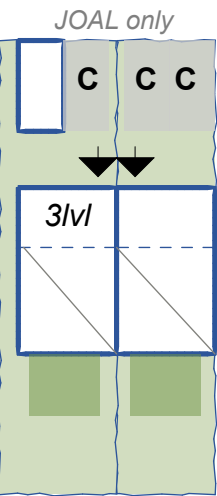
METRICS SUMMARY

**Building coverage:** 98.7m<sup>2</sup>, 60.7%  
Includes a garage

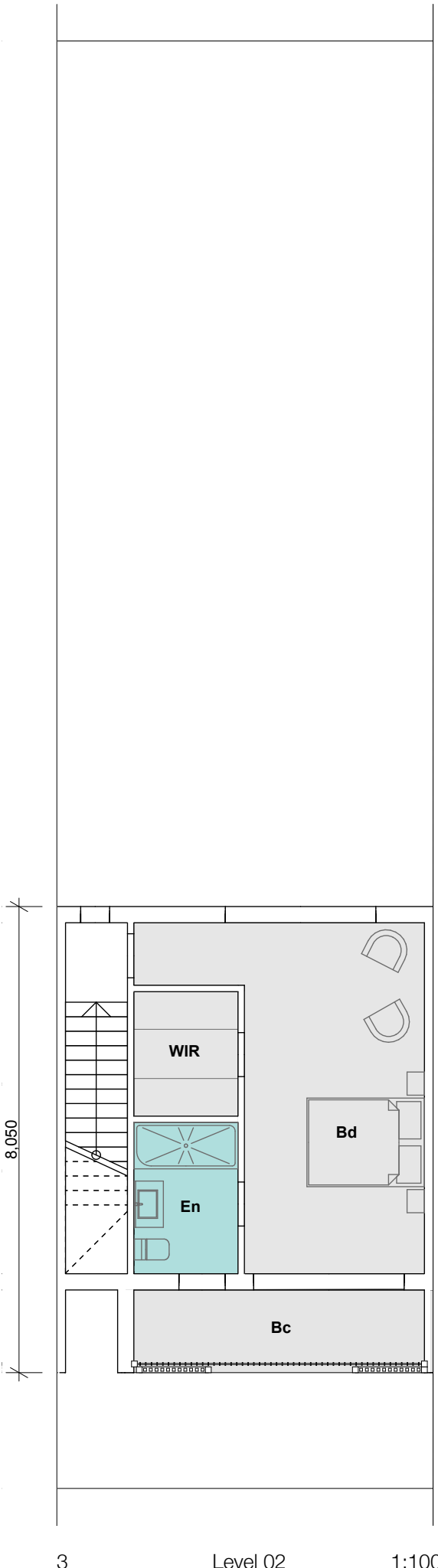
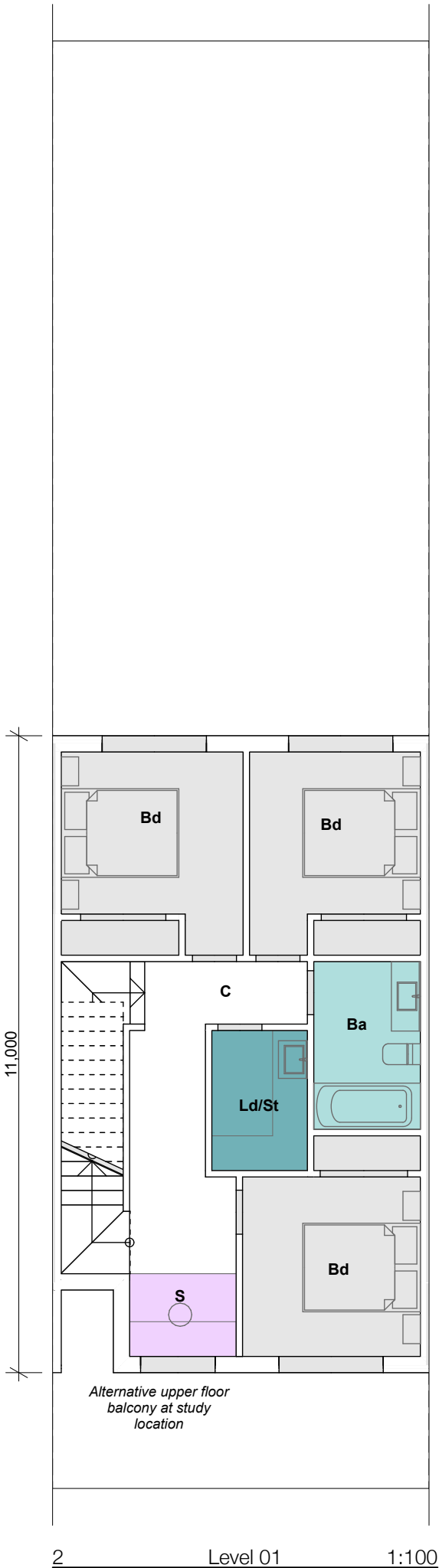
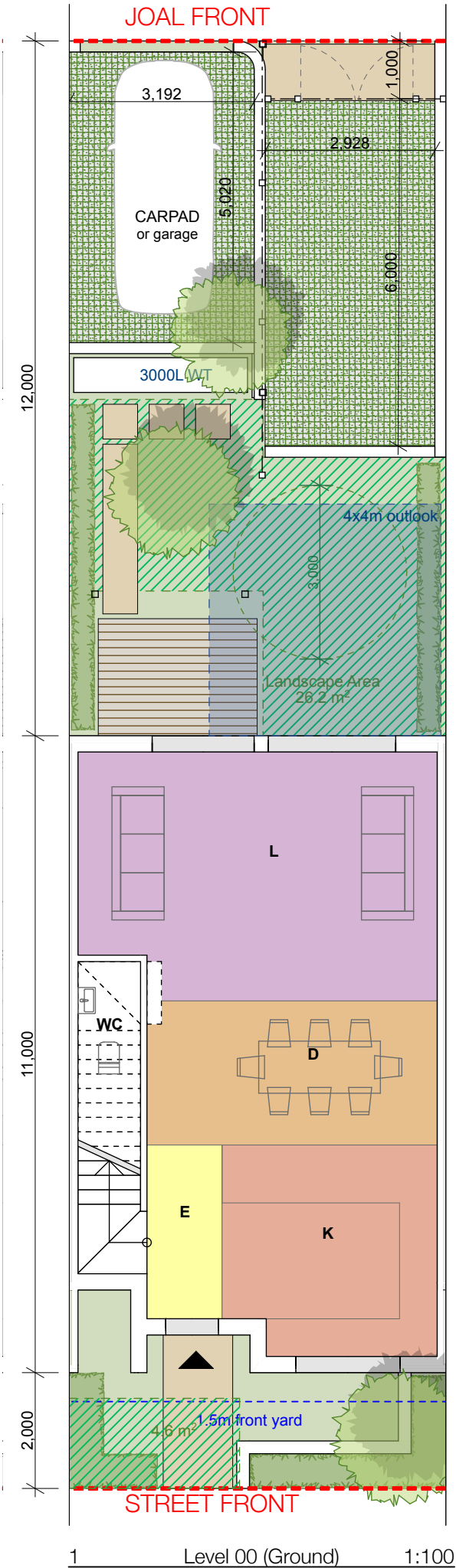
**Impervious surface:** 98.7m<sup>2</sup>, 60.7%  
Includes a garage

**Landscape area minimum:** 32.5m<sup>2</sup>

T-4b variation



Note: layout varies from T-4a by locating the main entrance toward the carparks, and open space toward the rear yard.



ROOM CODE

|    |             |
|----|-------------|
| K  | Kitchen     |
| D  | Dining      |
| L  | Living      |
| E  | Entry       |
| WC | WC          |
| G  | Garage      |
| B  | Bathroom    |
| Bd | Bedroom     |
| S  | Study       |
| St | Storage     |
| En | Ensuite     |
| Ld | Laundry     |
| C  | Circulation |
| R  | Rumpus      |
| Bc | Balcony     |

LEGEND

- ▲ Entryway location
- Impervious paving
- WT Example water tank location

NOTES

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LAYOUT AND ORIENTATION

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ENTRYWAYS AND CARPARKING

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FENCING

Fencing design is shown indicative and may be altered to suit location and planning requirements

T-4a Plans

Scale: 1:100 @ A3

# Type T-4a/b

MIN. LOT SIZE

6.5m x 25m

162.5m<sup>2</sup>

Dual street + JOAL fronts

4 Bedroom  
Terrace

4 BED | 2.5 BATH | 2 CARPAD  
(1 GARAGE + 1 CARPAD ON END LOTS)

GFA

190.1m<sup>2</sup>

Excludes detached garage

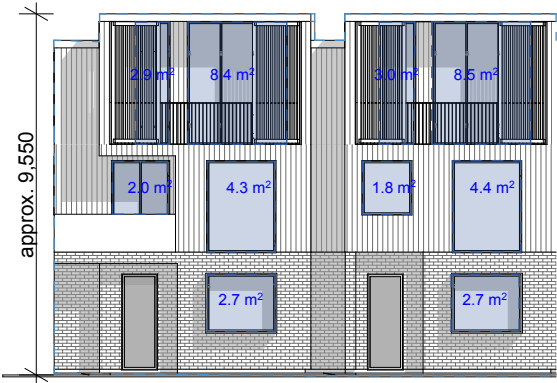


1

Front

1:100

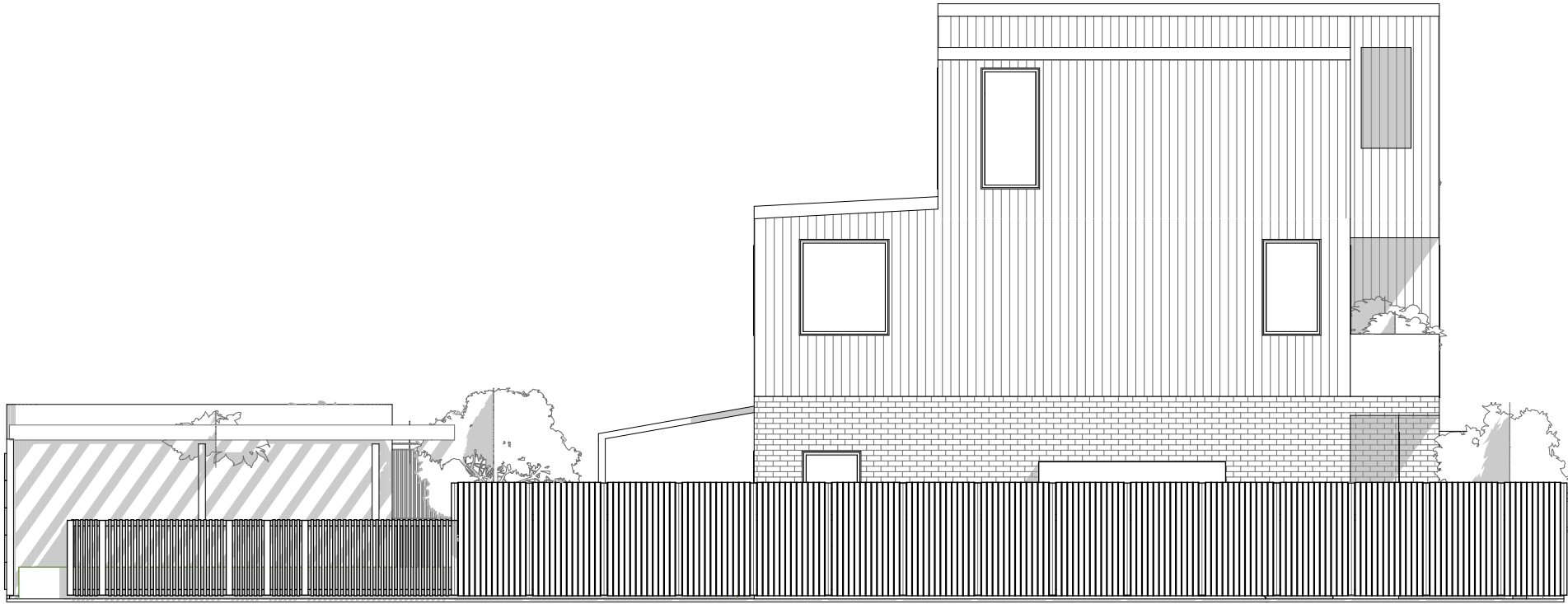
facade area (total): 187.2 m<sup>2</sup>  
facade glazing (average): 26.9%



2

Front

1:200



3

Side

1:100

## T-4a Elevations

Scale: 1:100, 1:200 @ A3

# Type T-4a/b

MIN. LOT SIZE  
**6.5m x 25m**  
**162.5m<sup>2</sup>**  
Dual street + JOAL fronts  
**4 Bedroom Terrace**  
4 BED | 2.5 BATH | 2 CARPAD  
(1 GARAGE + 1 CARPAD ON END LOTS)  
GFA  
**190.1m<sup>2</sup>**  
Excludes detached garage



1

Front View

## T-4a Perspectives



## Look and Feel | Artist's impression

Scale: @ A3