

North Shore Lifestyle Community - LANDSCAPE INTENT

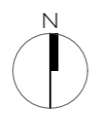


LEGEND

- GREEN COURTYARD + LAWN
- RIPARIAN BUFFER
- COMMUNITY GARDENS
- EXISTING DENSE VEGETATION
- LANDSCAPE LINKAGES
- SHADE TREES + LANDSCAPE BUFFERING

REV	DATE	DESCRIPTION	DRAWN	CHECKED
A	31/10/2025	DRAFT DA ISSUE	JRY	LH
B	18/12/2025	DRAFT DA ISSUE	JRY	OGE
C	22/1/2026	DA ISSUE	JRY	OGE
D	26/3/2026	RFI ISSUE	DH	OGE

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PROJECT
North Shore Lifestyle Community
Part Majors Creek Junction, 74 Main Street, Burdell, Qld 4818

DRAWING TITLE
LANDSCAPE INTENT

CLIENT
INGENIA COMMUNITIES

DATE
26/3/2026

SCALE @ A3

PROJECT No.
25026

DRAWING No.
DA_1.10

ISSUE No.
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North Shore Lifestyle Community - MASTERPLAN

COMMUNAL LEGEND

- 1 **Main Clubhouse**
"Northshore Clubhouse"
- Function Hall
- Main Kitchen & Servery
- Bar / Lounge
- Recreation / Pool Tables
- Arts & Craft Area
- Resort Style Pool
- Gym / Yoga
- Quiet Game / Library
- Outdoor BBQ Area
- Outdoor Seating
- Salon / Consult
- Community Bus
- 2 **Sports Precinct**
"Club Northshore"
- Pickleball Court
- Outdoor BBQ Area
- 3 **Workshop / Maintenance Shed**

LEGEND

9.6m	18m	9.6m x 18m Lots	44	14%
11.3m	18m	11.3m x 18m Lots	56	17%
12.5m	18m	12.5m x 18m Lots	131	45%
14.5m	18m	14.5m x 18m Lots	72	24%

TOTAL 303

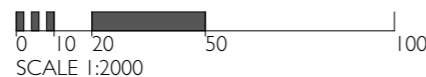
	VIS CAR PARKING 1 SPACE PER 5 DWELLINGS	PROVIDED	65
	CARAVAN PARKING 1 SPACE PER 10 DWELLINGS	PROVIDED	23

- COMMUNAL FACILITIES
- GREEN PUBLIC SPACE
- BIO DETENTION
- STORMWATER DRAINAGE
- Q 100 FLOOD LEVEL
- OVERLAND FLOW
- FENCE LINE
- FOOTPATH



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A	31/10/2025	DRAFT DA ISSUE	JRY	LH
B	28/11/2025	COORDINATION ISSUE	DH	LH
C	28/11/2025	PRODUCT MIX UPDATE	DH	OGE
D	18/12/2025	COORDINATION ISSUE	DH	OGE
E	18/12/2025	DRAFT DA ISSUE	DH	OGE
F	18/1/2026	COORDINATION ISSUE	DH	DH
G	22/1/2026	DA ISSUE	DH	OGE
H	26/3/2026	RFI ISSUE	DH	OGE

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MASTERPLAN
CLIENT
INGENIA COMMUNITIES

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North Shore Lifestyle Community - DEVELOPMENT STATISTICS



DEVELOPMENT STATISTICS

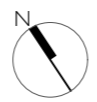
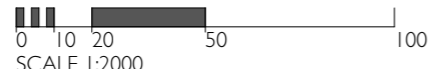
SITE AREA = 132,900m²

ALL AREAS ARE APPROX.

	m ²	%
 PROPOSED LOT AREA	67,043m ²	50.4%
 COMMUNAL FACILITIES	6,392m ²	4.8%
 LANDSCAPE AREA	37,835m ²	28.5%
 INTERNAL ROADS / PARKING AREA	21,700m ²	16.3%

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DEVELOPMENT STATISTICS
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INGENIA COMMUNITIES

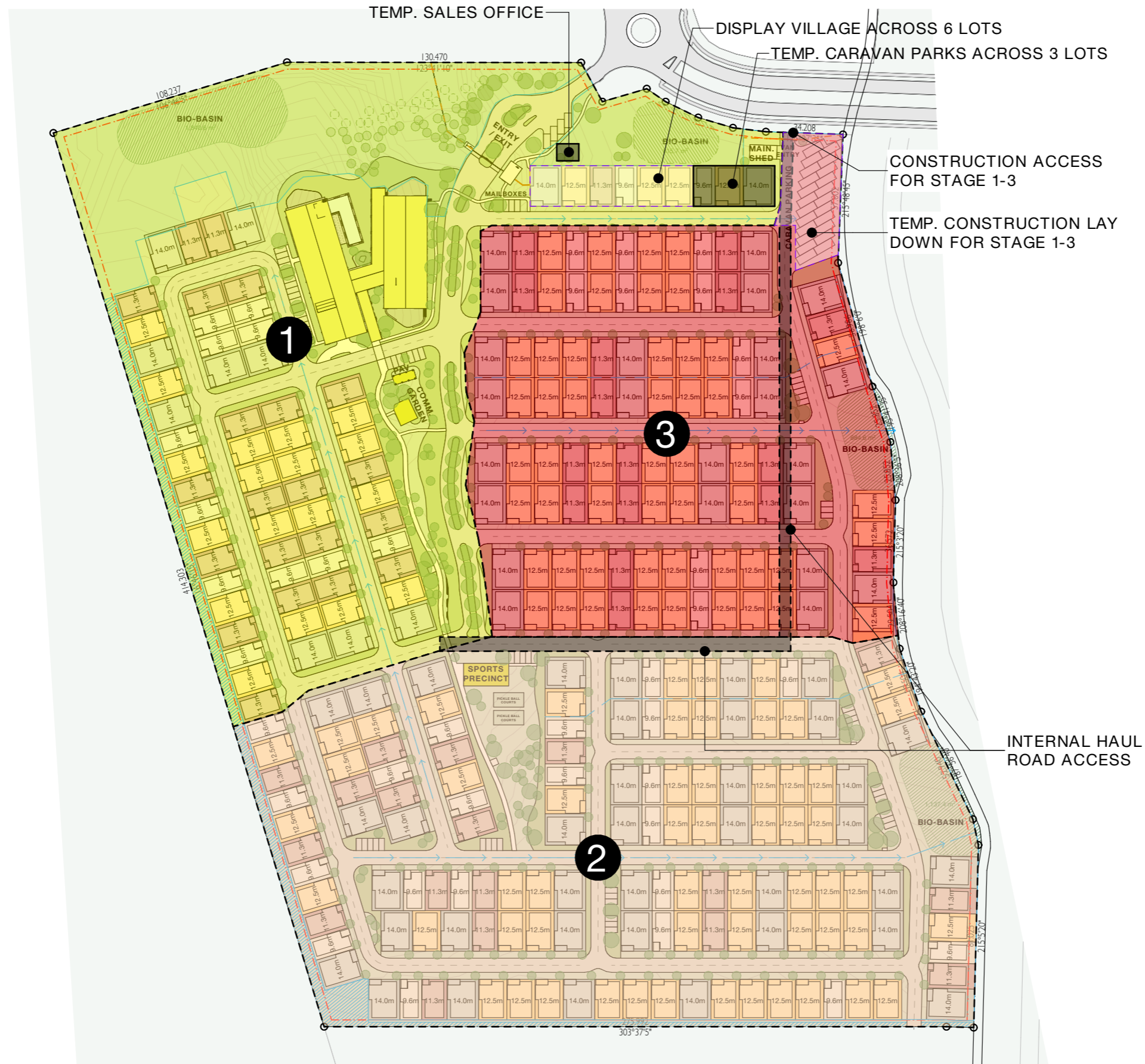
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North Shore Lifestyle Community - BULKWORKS STAGING PLAN



STAGE 1	
- 68 HOUSES @ COMPLETION	
- CLUBHOUSE	
- DISPLAY VILLAGE (6 LOTS)	
- TEMP. SALES OFFICE	
- MAIN SITE ENTRY	
- TEMP. CARAVAN PARKS (3 LOTS)	
- WORKSHOP / MAINTENANCE SHED	
- CONSTRUCTION ACCESS AND LAYDOWN	
TOTAL LOTS	68

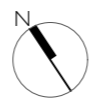
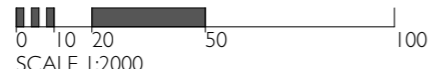
STAGE 2	
- 134 HOUSES (202 TOTAL)	
- SPORTS PRECINCT	
- OUTDOOR SEATING AREA	
TOTAL LOTS	134

STAGE 3	
- 101 HOUSES (303 TOTAL)	
- CARAVAN PARKING	
- DISMANTLE CONSTRUCTION ACCESS AND LAYDOWN	
TOTAL LOTS	101

Stage 1 to 3 Total Lots 303

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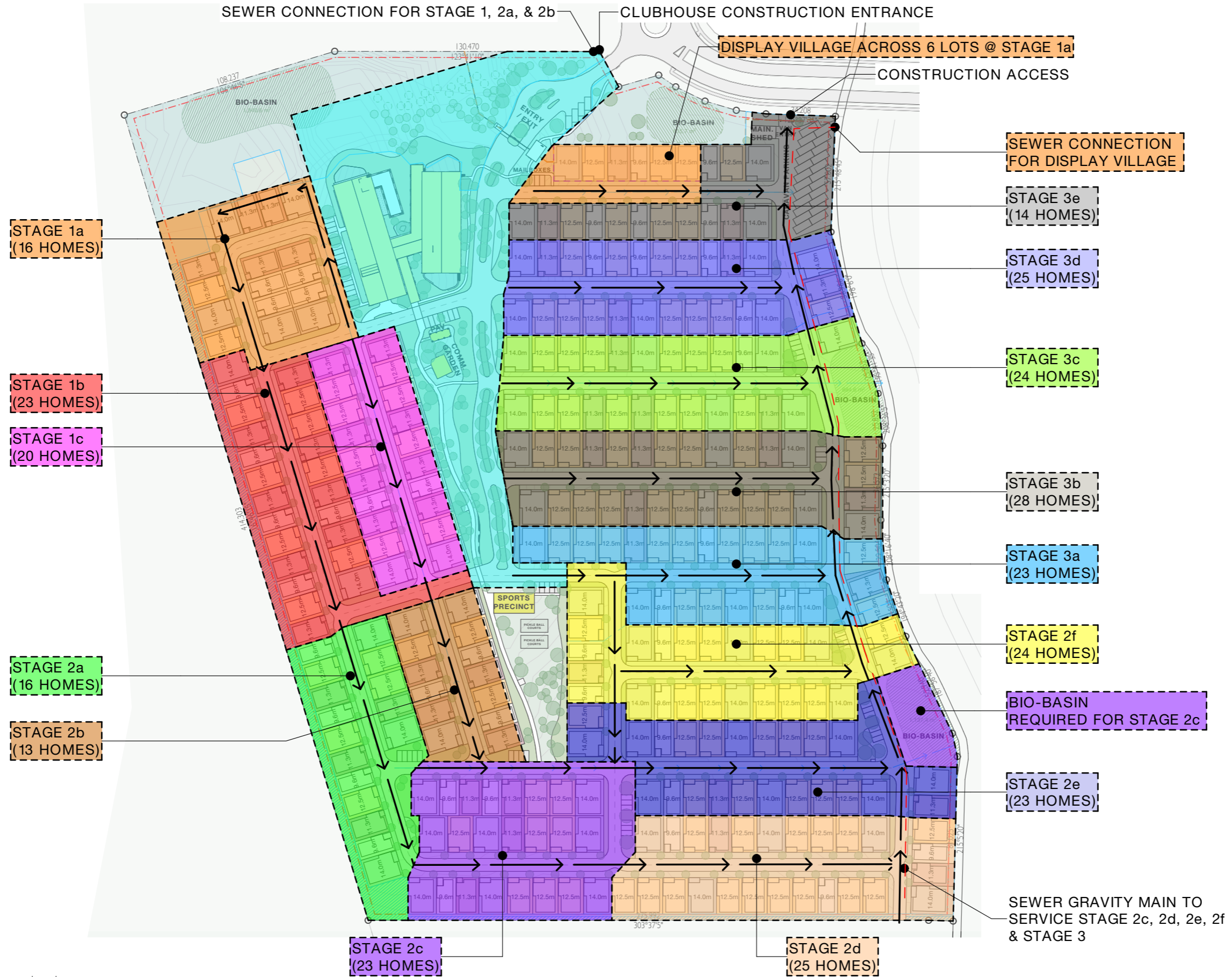
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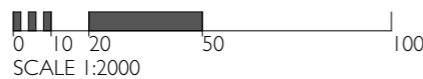


North Shore Lifestyle Community - DEVELOPMENT STAGING PLAN



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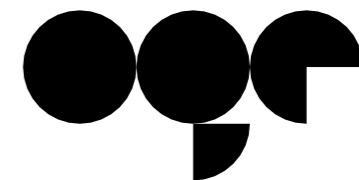
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02

CLUBHOUSE

DESIGN PRINCIPLES
ZONING DIAGRAM
LANDSCAPE INTENT
SOLAR ORIENTATION
SKETCH LAYOUT
BUILDING AREA PLAN
ELEVATIONS
RENDERS



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North Shore Lifestyle Community - DESIGN PRINCIPLES



MODERN RESORT VERNACULAR



SIMPLE BUILT FORM + CENTRAL COURTYARD



INTEGRATED LANDSCAPE COURTYARDS

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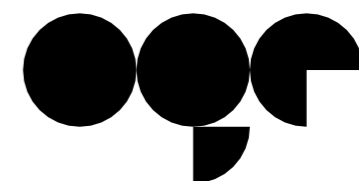
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North Shore Lifestyle Community - DESIGN PRINCIPLES



SIMPLE FORMS + GROUNDED BASE



FORMAL LINES + NATURAL LANDSCAPE



MATERIALITY + TEXTURE

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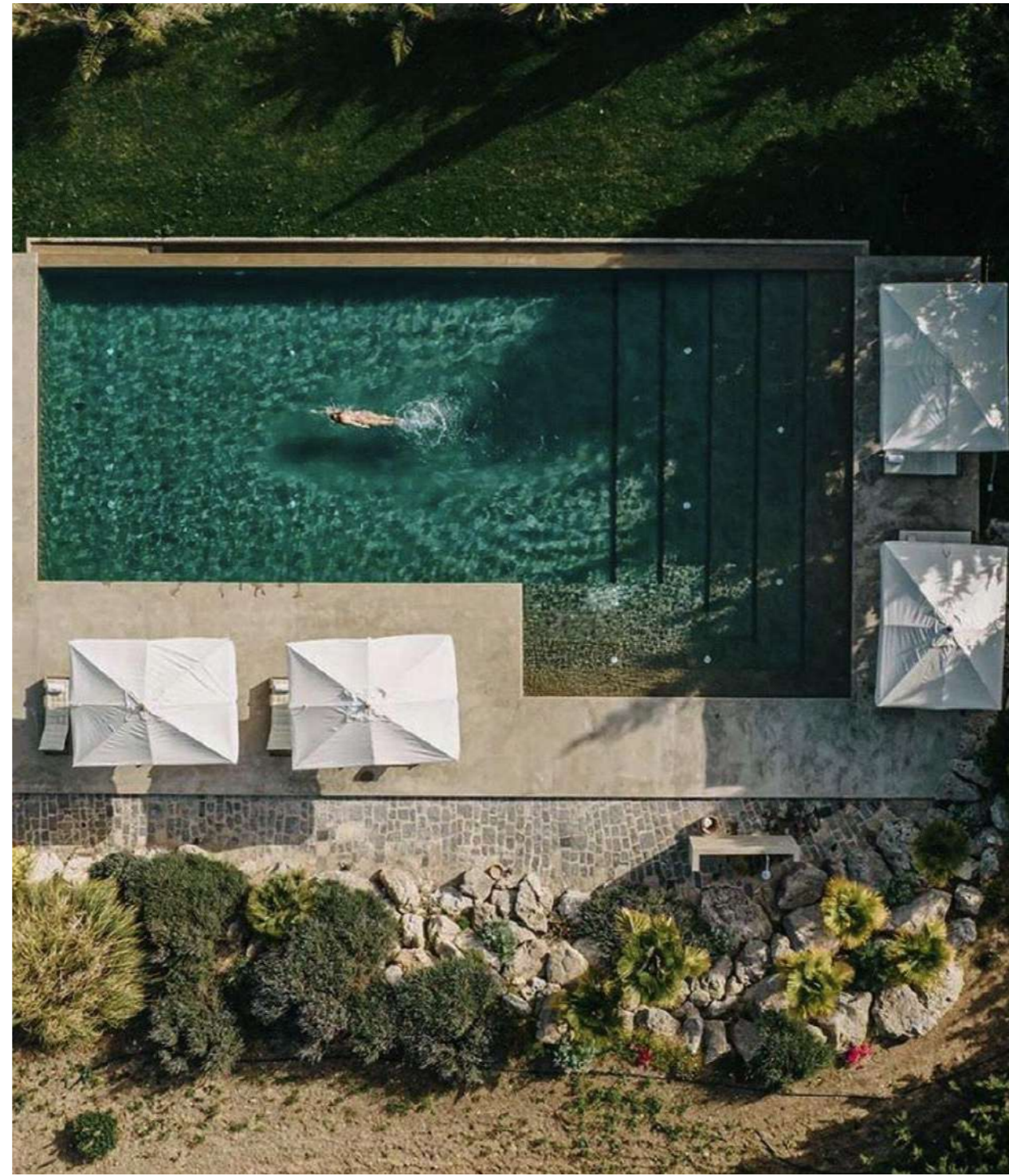


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North Shore Lifestyle Community - DESIGN PRINCIPLES



DRAWING THE LANDSCAPE THROUGH



FORMALITY & RURAL CHARACTER



NATURAL / RUGGARD LANDSCAPE

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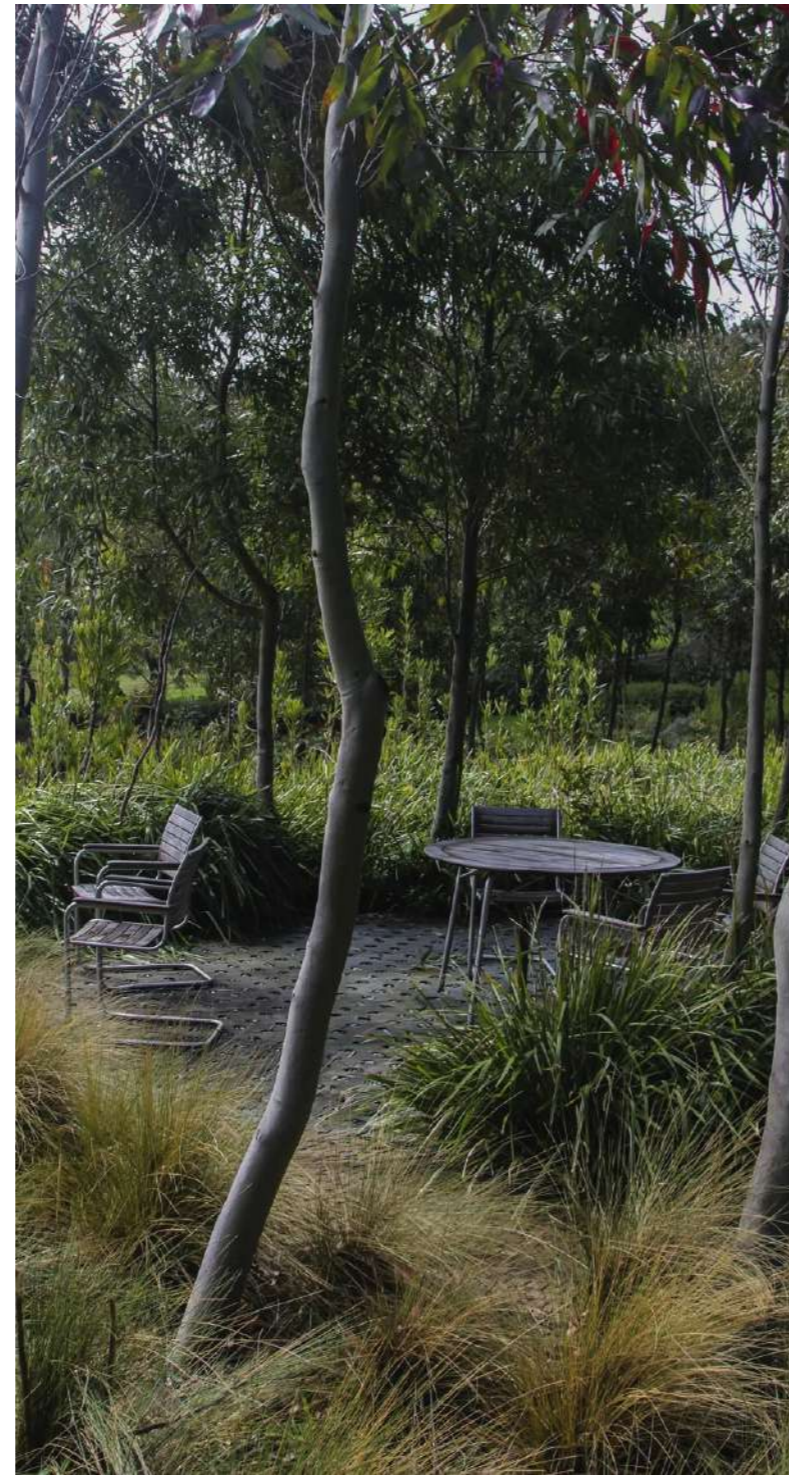


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North Shore Lifestyle Community - DESIGN PRINCIPLES



SPACES TO GATHER + RECREATE



SHADED SPACES TO RETREAT



INTEGRATED NATURAL LANDSCAPE + ORGANIC SHAPES



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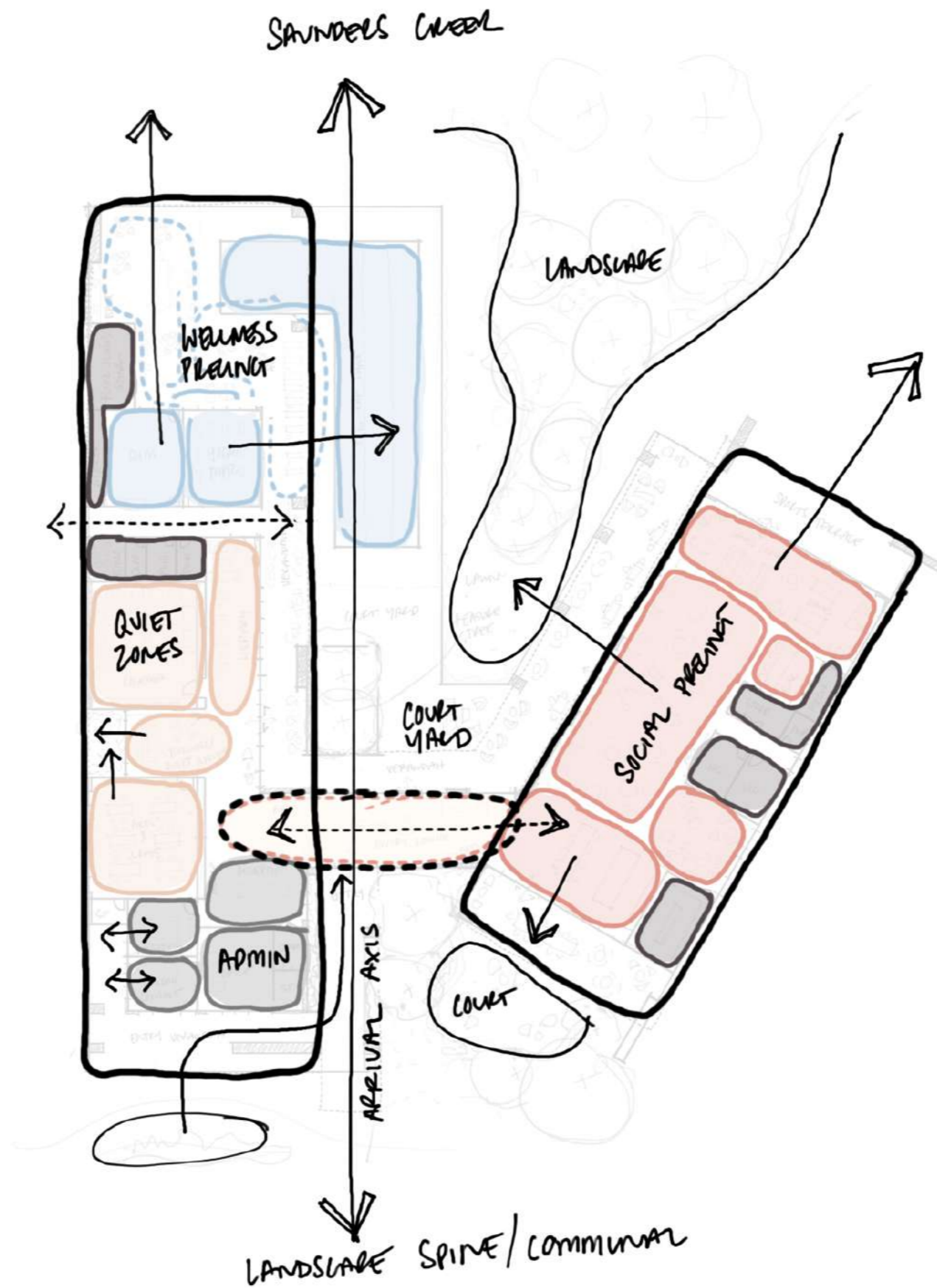
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North Shore Lifestyle Community - ZONING DIAGRAM



LEGEND

- Social Precinct
- Quiet activities & zones
- Wellness Precinct
- Admin / meeting / consult rooms
- BOH / Services
- Key Connections
- - -** Linkages

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North Shore Lifestyle Community - LANDSCAPE INTENT



LEGEND

-  FEATURE LANDSCAPE + SHADING
-  LAWN + GARDENS
-  LAWN + GARDENS
-  SHADE TREES + FEATURE LANDSCAPE
-  SHADE TREES + LANDSCAPE BUFFERING
-  LANDSCAPE LINKAGES

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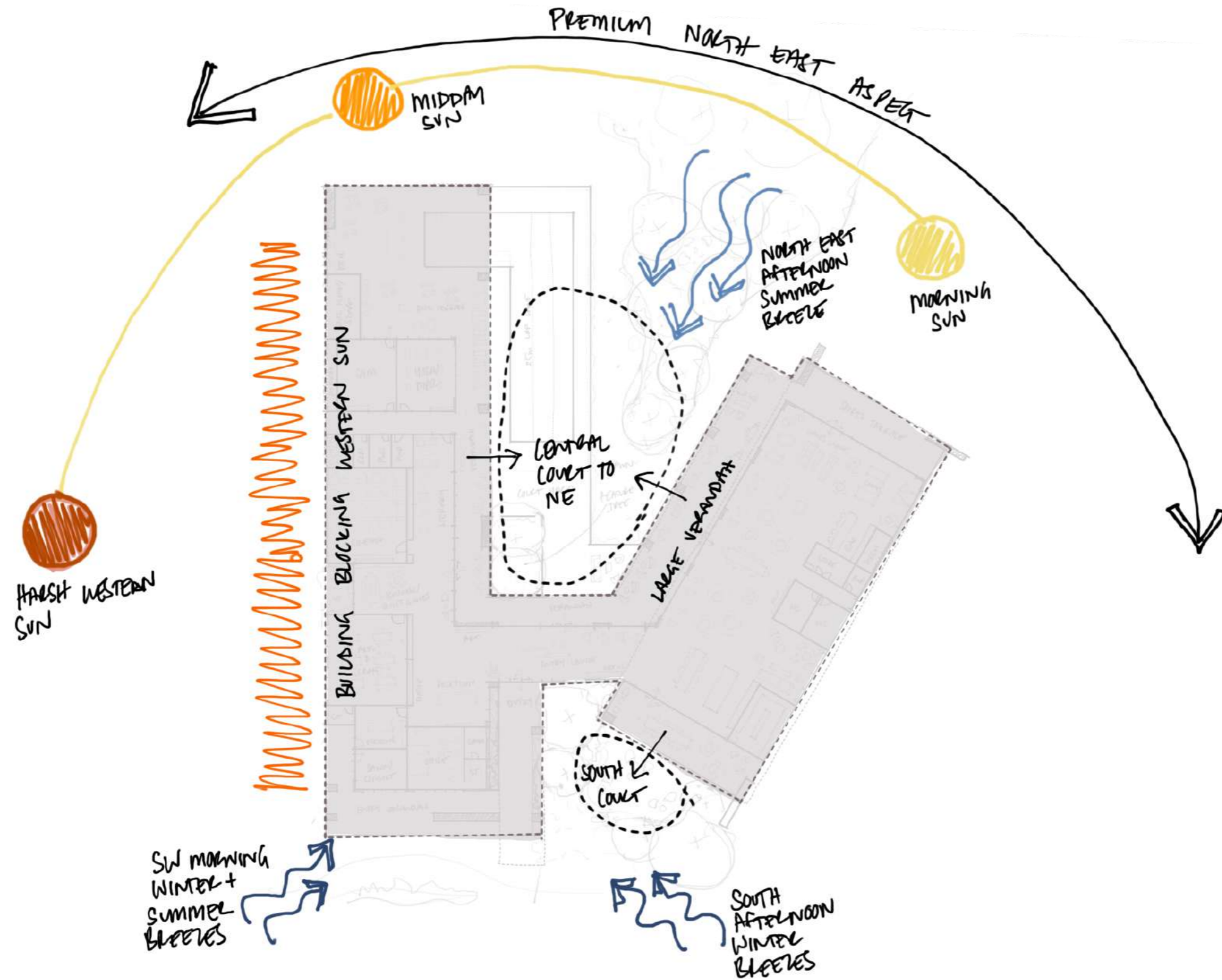
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North Shore Lifestyle Community - SOLAR ORIENTATION



LEGEND

- West Sun - Afternoon Sun
- Midday Sun
- East - Morning Sun
- Courtyard zones
- Courtyard zones
- North East / Afternoon summer breeze
- SW Morning / winter + summer breezes
- Harsh Western Sun

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North Shore Lifestyle Community - BUILDING AREA PLAN

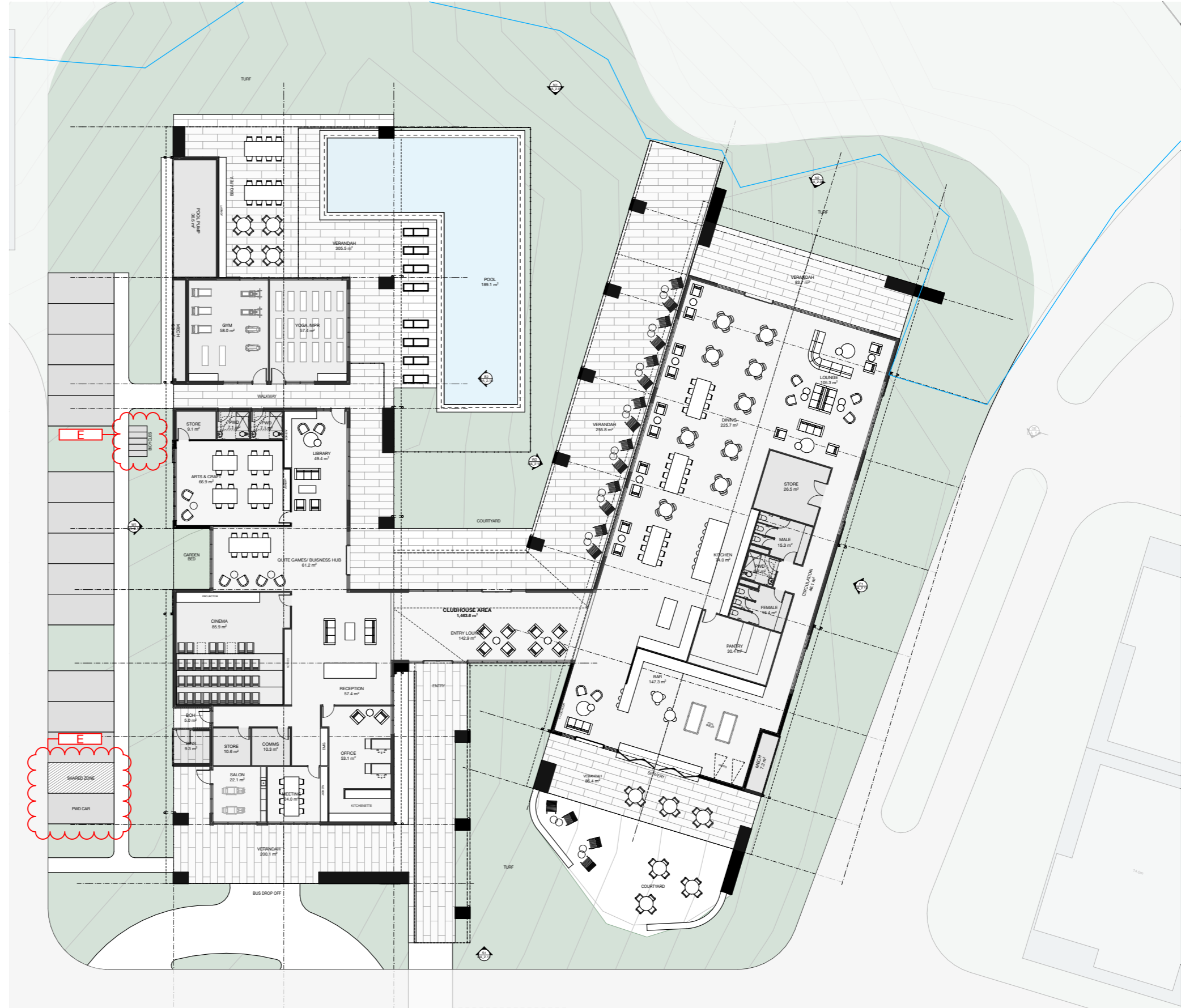
TOTAL BUILDABLE AREA = 2,416.68 m²

SCHEDULE OF AREAS

GROUND LEVEL		
ARTS & CRAFT	1	66.93
BAR	1	147.25
CINEMA	1	85.94
CIRCULATION	1	46.14
COMMS	1	10.30
DINING	1	225.66
EMG	1	2.07
ENTRY LOUNGE	1	142.89
FEMALE	1	15.39
GYM	1	58.03
KITCHEN	1	73.99
LIBRARY	1	49.36
LOUNGE	1	105.30
MALE	1	15.30
MEETING	1	24.04
OFFICE	1	53.08
PANTRY	1	30.40
PWD	3	20.93
QUITE GAMES/ BUISNESS HUB	1	61.22
RECEPTION	1	57.38
SALON	1	22.06
STORE	3	46.22
YOGA /MPR	1	57.42
		1,417.30 m²

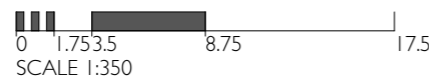
EXTERNAL AREAS

GROUND LEVEL		
BINS	1	9.33
BOH	1	4.98
MECH	2	17.09
POOL PUMP	1	36.50
VERANDAH	5	931.48
		999.38 m²



REV	DATE	DESCRIPTION	DRAWN	CHECKED
A	31/10/2025	DRAFT DA ISSUE	JRY	LH
B	26/11/2025	COORDINATION ISSUE	DH	LH
C	18/12/2025	DRAFT DA ISSUE	DH	OGE
D	22/1/2026	DA ISSUE	DH	OGE
E	26/3/2026	RFI ISSUE	DH	OGE

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North Shore Lifestyle Community
Part Majors Creek Junction, 74 Main
Street, Burdell, Qld 4818

DRAWING TITLE
BUILDING AREA PLAN
CLIENT
INGENIA COMMUNITIES

DATE
26/3/2026
SCALE @ A3
1:350, 1:1
PROJECT No.
25026
DRAWING No.
DA_2.08
ISSUE No.
E

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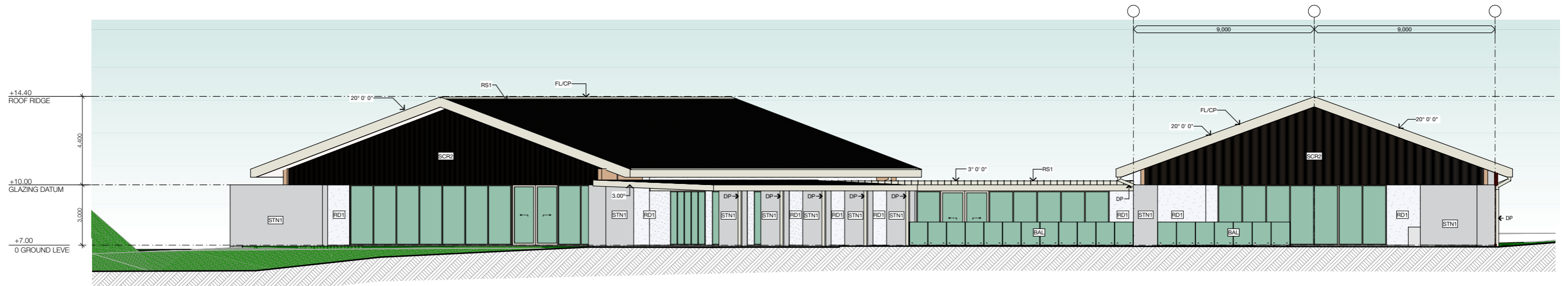
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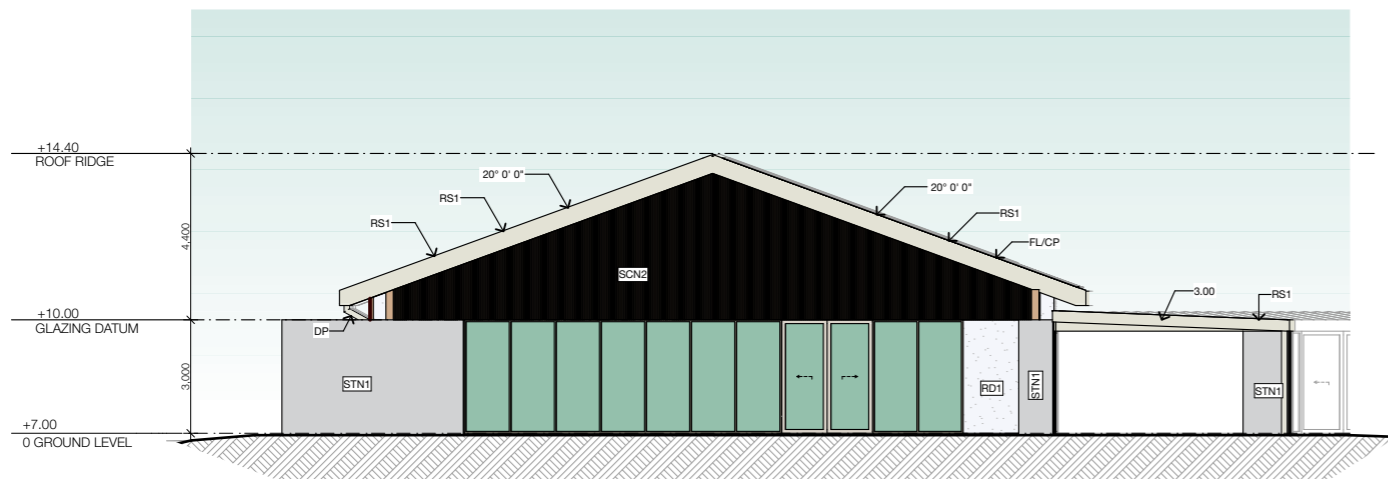


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North Shore Lifestyle Community - ELEVATION SHEET 01



N1 NORTH ELEVATION 1
Scale 1:200



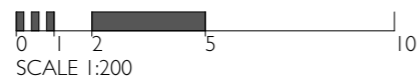
N2 NORTH ELEVATION 2
Scale 1:200

LEGEND

- BAL1 GLASS POOL FENCE
- STN1 FEATURE STONE TILE
- RD1 RENDERED BLOCKWORK
- FC1 FC CLADDING
- RS1 METAL ROOF SHEET
- SCN1 FIXED VERTICAL SCREENING
- SCN2 TIMBER LOOK BATTEN SCREEN
- FL/CP FLASHING AND CAPPING
- GU COLORBOND HALFROUND GUTTER
- DP COLORBOND DOWNPIPE

REV	DATE	DESCRIPTION	DRAWN	CHECKED
A	31/10/2025	DRAFT DA ISSUE	JRY	LH
B	18/12/2025	DRAFT DA ISSUE	JRY	OGE
C	22/1/2026	DA ISSUE	JRY	OGE
D	26/3/2026	RFI ISSUE	DH	OGE

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North Shore Lifestyle Community
Part Majors Creek Junction, 74 Main
Street, Burdell, Qld 4818

DRAWING TITLE
ELEVATION SHEET 01

CLIENT
INGENIA COMMUNITIES

DATE
26/3/2026

PROJECT No.
25026

DRAWING No.
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SCALE @ A3
1:200

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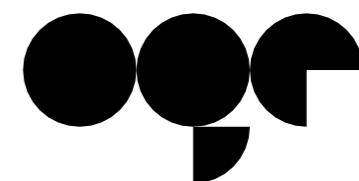
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North Shore Lifestyle Community - ELEVATION SHEET 02



E1 EAST ELEVATION 1
Scale 1:200



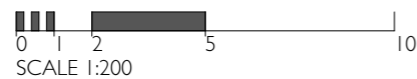
E2 EAST ELEVATION 2
Scale 1:200

LEGEND

- BAL1 GLASS POOL FENCE
- STN1 FEATURE STONE TILE
- RD1 RENDERED BLOCKWORK
- FC1 FC CLADDING
- RS1 METAL ROOF SHEET
- SCN1 FIXED VERTICAL SCREENING
- SCN2 TIMBER LOOK BATTEN SCREEN
- FL/CP FLASHING AND CAPPING
- GU COLORBOND HALFROUND GUTTER
- DP COLORBOND DOWNPIPE

REV	DATE	DESCRIPTION	DRAWN	CHECKED
01	18/12/2025		JRY	OGE
A	22/1/2026	DA ISSUE	JRY	OGE
B	26/3/2026	RFI ISSUE	DH	OGE

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Part Majors Creek Junction, 74 Main
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DRAWING TITLE
ELEVATION SHEET 02

CLIENT
INGENIA COMMUNITIES

DATE
26/3/2026

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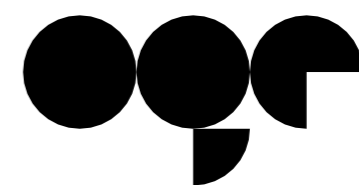
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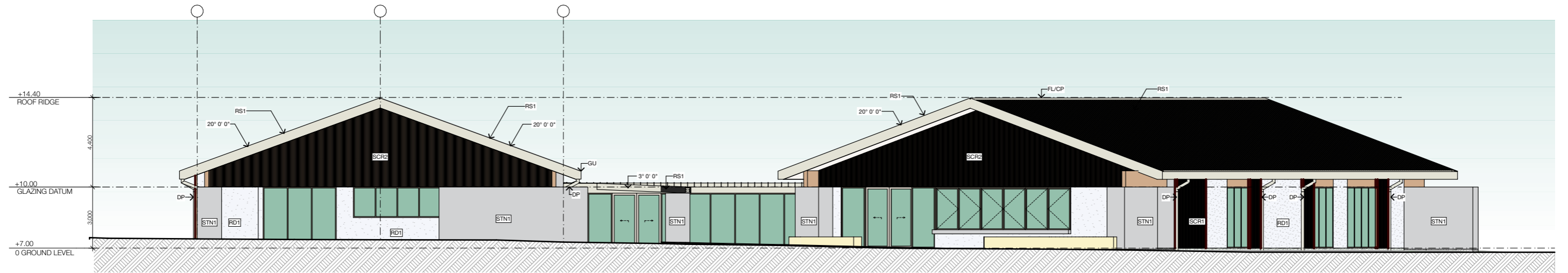
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North Shore Lifestyle Community - ELEVATION SHEET 03



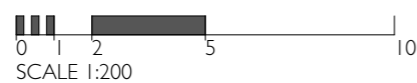
S1 SOUTH ELEVATION
Scale 1:200

LEGEND

- BAL1 GLASS POOL FENCE
- STN1 FEATURE STONE TILE
- RD1 RENDERED BLOCKWORK
- FC1 FC CLADDING
- RS1 METAL ROOF SHEET
- SCN1 FIXED VERTICAL SCREENING
- SCR2 TIMBER LOOK BATTEN SCREEN
- FL/CP FLASHING AND CAPPING
- GU COLORBOND HALFROUND GUTTER
- DP COLORBOND DOWNPIPE

REV	DATE	DESCRIPTION	DRAWN	CHECKED
A	31/10/2025	DRAFT DA ISSUE	JRY	LH
B	18/12/2025	DRAFT DA ISSUE	JRY	OGE
C	22/1/2026	DA ISSUE	JRY	OGE
D	26/3/2026	RFI ISSUE	DH	OGE

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DRAWING TITLE
ELEVATION SHEET 03

CLIENT
INGENIA COMMUNITIES

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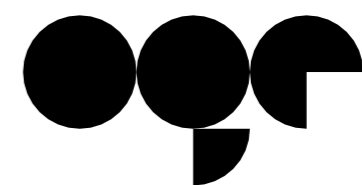
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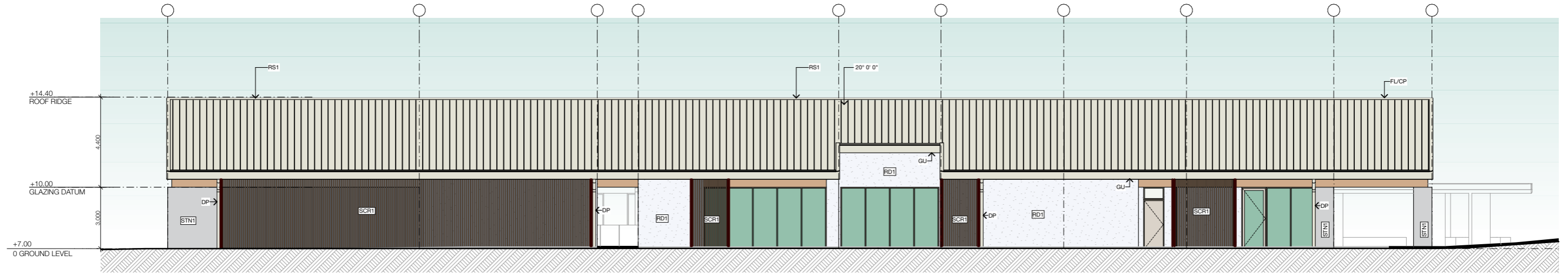
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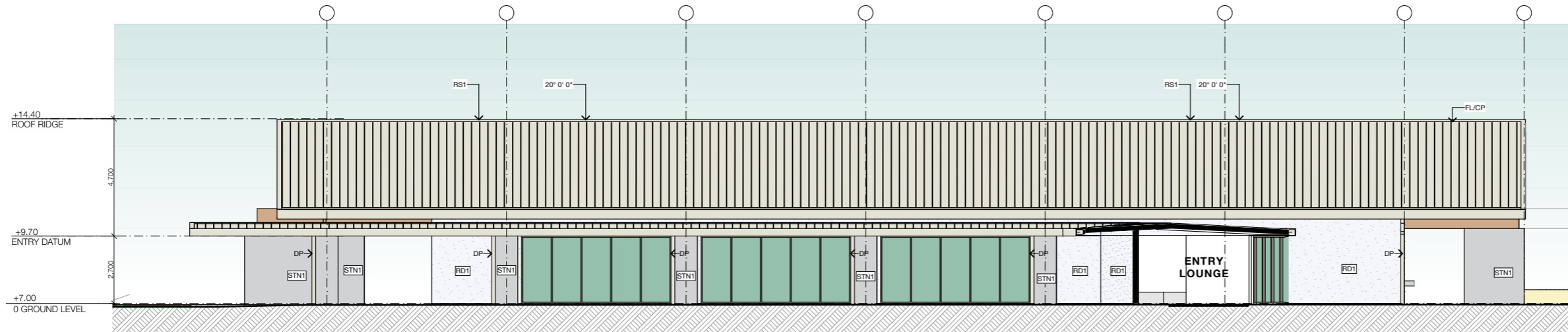


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North Shore Lifestyle Community - ELEVATION SHEET 04



W1 WEST ELEVATION 1
Scale 1:200



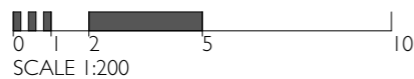
W2 WEST ELEVATION 2
Scale 1:200

LEGEND

- BAL1 GLASS POOL FENCE
- STN1 FEATURE STONE TILE
- RD1 RENDERED BLOCKWORK
- FC1 FC CLADDING
- RS1 METAL ROOF SHEET
- SCN1 FIXED VERTICAL SCREENING
- SCN2 TIMBER LOOK BATTEN SCREEN
- FL/CP FLASHING AND CAPPING
- GU COLORBOND HALFROUND GUTTER
- DP COLORBOND DOWNPIPE

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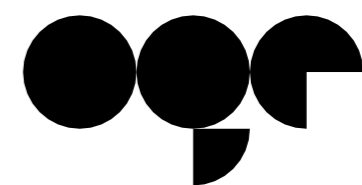
DRAWING TITLE
ELEVATION SHEET 04
CLIENT
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North Shore Lifestyle Community - RENDERS



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 Version: 1, Version Date: 14/04/2026

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REV	DATE	DESCRIPTION	DRAWN	CHECKED
A	31/10/2025	DRAFT DA ISSUE	JFY	LH
B	18/12/2025	DRAFT DA ISSUE	SA	OGE
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REV	DATE	DESCRIPTION	DRAWN	CHECKED
A	31/10/2025	DRAFT DA ISSUE	JFY	LH
B	18/12/2025	DRAFT DA ISSUE	SA	OGE
C	22/1/2026	DA ISSUE	SA	OGE
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B	18/12/2025	DRAFT DA ISSUE	SA	OGE
C	22/1/2026	DA ISSUE	SA	OGE
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A	31/10/2025	DRAFT DA ISSUE	JFY	LH
B	18/12/2025	DRAFT DA ISSUE	SA	OGE
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D	26/3/2026	RFI ISSUE	DH	OGE

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A	31/10/2025	DRAFT DA ISSUE	JFY	LH
B	18/12/2025	DRAFT DA ISSUE	SA	OGE
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DA_2.18
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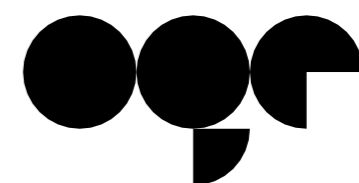
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03 HOUSING —

North Shore Lifestyle Community - DESIGN INTENT



MODERN RESORT



LIGHT WEIGHT + SOLID ELEMENTS



SIMPLE STRUCTURE & FORM



NATURAL TONES

REV	DATE	DESCRIPTION	DRAWN	CHECKED
A	31/10/2025	DRAFT DA ISSUE	LH	LH
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C	22/1/2026	DA ISSUE	LH	OGE
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North Shore Lifestyle Community - DESIGN INTENT



MODERN RESORT



SENSE OF ENTRY + OUTDOOR ROOMS



SIMPLE STRUCTURE & FORM



NATURAL TONES

REV	DATE	DESCRIPTION	DRAWN	CHECKED
A	31/10/2025	DRAFT DA ISSUE	LH	LH
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C	22/1/2026	DA ISSUE	LH	OGE
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North Shore Lifestyle Community - FACADE EXAMPLES



INDICATIVE HOUSING DESIGN ONLY
 Future compliant designs may be adopted during the detailed design phase.

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A	31/10/2025	DRAFT DA ISSUE	LH	LH
B	18/12/2025	DRAFT DA ISSUE	LH	OGE
C	22/1/2026	DA ISSUE	LH	OGE
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PROJECT
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 Part Majors Creek Junction, 74 Main
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DRAWING TITLE
 FACADE EXAMPLES

CLIENT
 INGENIA COMMUNITIES

DATE
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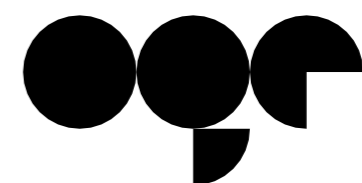
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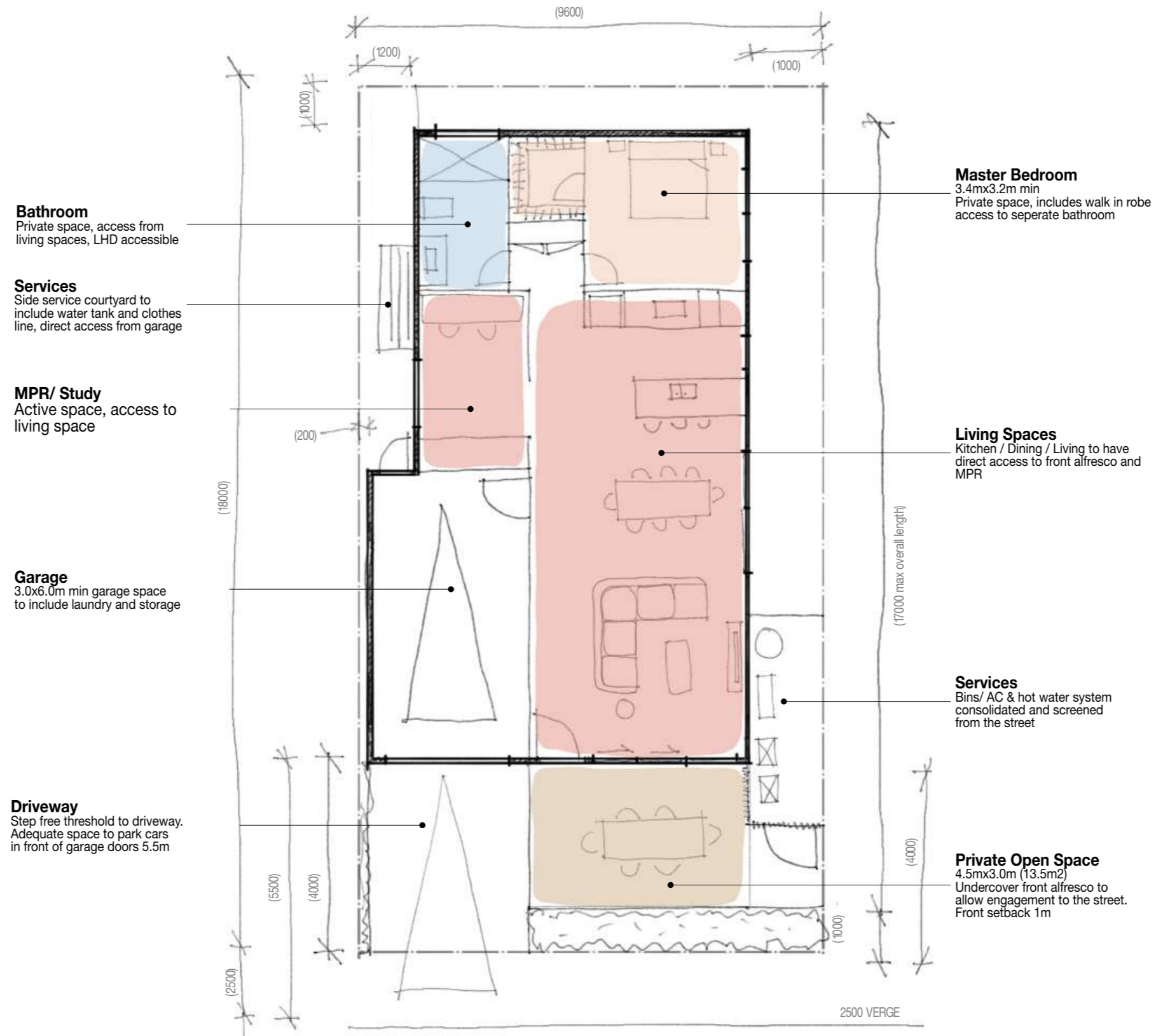
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North Shore Lifestyle Community - HOUSING EXAMPLE - 9.6M LOT



SUMMARY :

Lot dimensions:	9.6m W x 18m D
Internal size:	120-125m ²
Front setback:	1.0m
Rear setback:	1.0m
Side setback:	0.2 - 1.0m

NOTE: Examples provided are indicative design intent only. Future compliant designs may be adopted during the detailed design phase.

REV	DATE	DESCRIPTION	DRAWN	CHECKED
A	31/10/2025	DRAFT DA ISSUE	LH	LH
B	18/12/2025	DRAFT DA ISSUE	LH	OGE
C	22/1/2026	DA ISSUE	LH	OGE
D	26/3/2026	RFI ISSUE	DH	OGE

NOTE: Figured dimensions to be taken in preference to scaled. Verify all dimensions on site before commencing work or making shop drawings. When printing from electronic files it is the responsibility of the operator to ensure the required scale is achieved.

PROJECT
North Shore Lifestyle Community
Part Majors Creek Junction, 74 Main Street, Burdell, Qld 4818

DRAWING TITLE
HOUSING EXAMPLE - 9.6M LOT

CLIENT
INGENIA COMMUNITIES

DATE
26/3/2026

SCALE @ A3
1:100

PROJECT No.
25026

DRAWING No.
DA_3.4

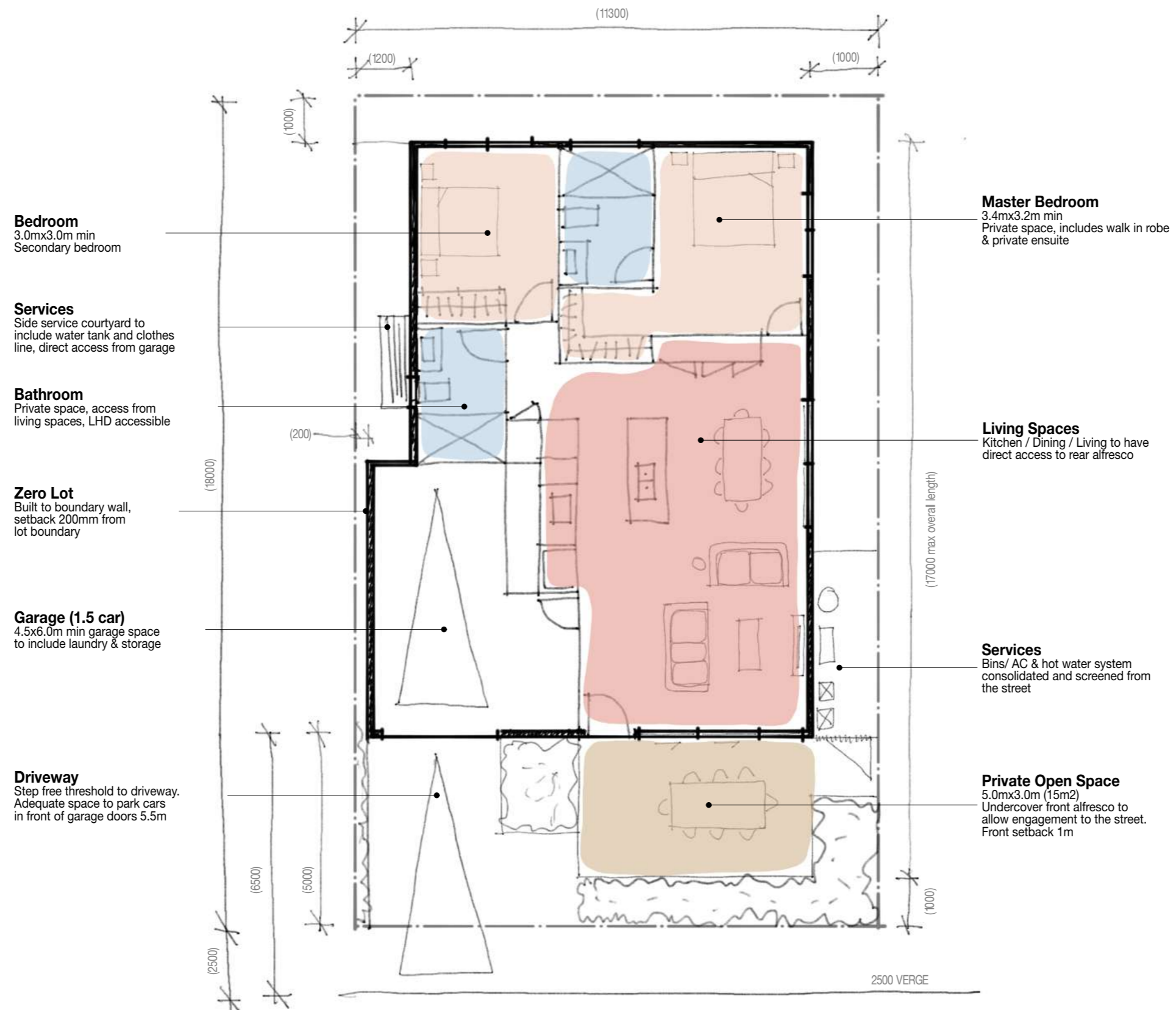
ISSUE No.
D

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North Shore Lifestyle Community - HOUSING EXAMPLE - 11.3 LOT



SUMMARY :

Lot dimensions:	11.3m W x 18m D
Internal size:	140-145m ²
Front setback:	1.0m
Rear setback:	1.0m
Side setback:	0.2 - 1.0m

NOTE: Examples provided are indicative design intent only. Future compliant designs may be adopted during the detailed design phase.

REV	DATE	DESCRIPTION	DRAWN	CHECKED
A	31/10/2025	DRAFT DA ISSUE	LH	LH
B	18/12/2025	DRAFT DA ISSUE	LH	OGE
C	22/1/2026	DA ISSUE	LH	OGE
D	26/3/2026	RFI ISSUE	DH	OGE

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PROJECT: North Shore Lifestyle Community
Part Majors Creek Junction, 74 Main Street, Burdell, Qld 4818

DRAWING TITLE: HOUSING EXAMPLE - 11.3 LOT

CLIENT: INGENIA COMMUNITIES

DATE: 26/3/2026

SCALE @ A3: 1:100

PROJECT No. 25026

DRAWING No. DA_3.5

ISSUE No. D

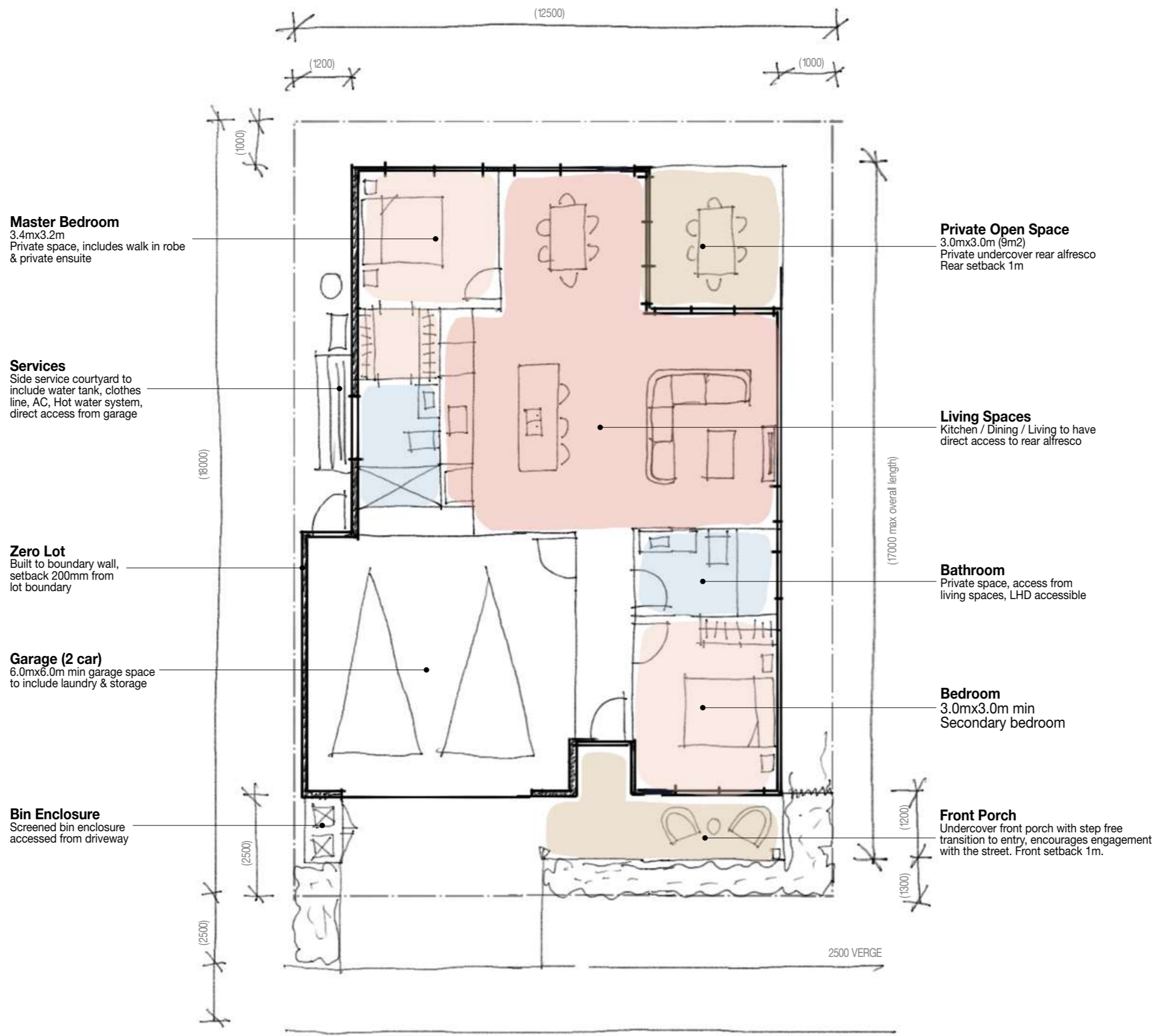
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North Shore Lifestyle Community - HOUSING EXAMPLE - 12.5M LOT



Master Bedroom
3.4mx3.2m
Private space, includes walk in robe & private ensuite

Services
Side service courtyard to include water tank, clothes line, AC, Hot water system, direct access from garage

Zero Lot
Built to boundary wall, setback 200mm from lot boundary

Garage (2 car)
6.0mx6.0m min garage space to include laundry & storage

Bin Enclosure
Screened bin enclosure accessed from driveway

Private Open Space
3.0mx3.0m (9m²)
Private undercover rear alfresco
Rear setback 1m

Living Spaces
Kitchen / Dining / Living to have direct access to rear alfresco

Bathroom
Private space, access from living spaces, LHD accessible

Bedroom
3.0mx3.0m min
Secondary bedroom

Front Porch
Undercover front porch with step free transition to entry, encourages engagement with the street. Front setback 1m.

SUMMARY :

Lot dimensions:	12.5m W x 18m D
Internal size:	150-160m ²
Front setback:	1.0m
Rear setback:	1.0m
Side setback:	0.2 - 1.0m

NOTE: Examples provided are indicative design intent only. Future compliant designs may be adopted during the detailed design phase.

REV	DATE	DESCRIPTION	DRAWN	CHECKED
A	31/10/2025	DRAFT DA ISSUE	LH	LH
B	18/12/2025	DRAFT DA ISSUE	LH	OGE
C	22/1/2026	DA ISSUE	LH	OGE
D	26/3/2026	RFI ISSUE	DH	OGE

NOTE: Figured dimensions to be taken in preference to scaled. Verify all dimensions on site before commencing work or making shop drawings. When printing from electronic files it is the responsibility of the operator to ensure the required scale is achieved.

PROJECT
North Shore Lifestyle Community
Part Majors Creek Junction, 74 Main Street, Burdell, Qld 4818

DRAWING TITLE
HOUSING EXAMPLE - 12.5M LOT

CLIENT
INGENIA COMMUNITIES

DATE
26/3/2026

SCALE @ A3
1:0.79

PROJECT No.
25026

DRAWING No.
DA_3.6

ISSUE No.
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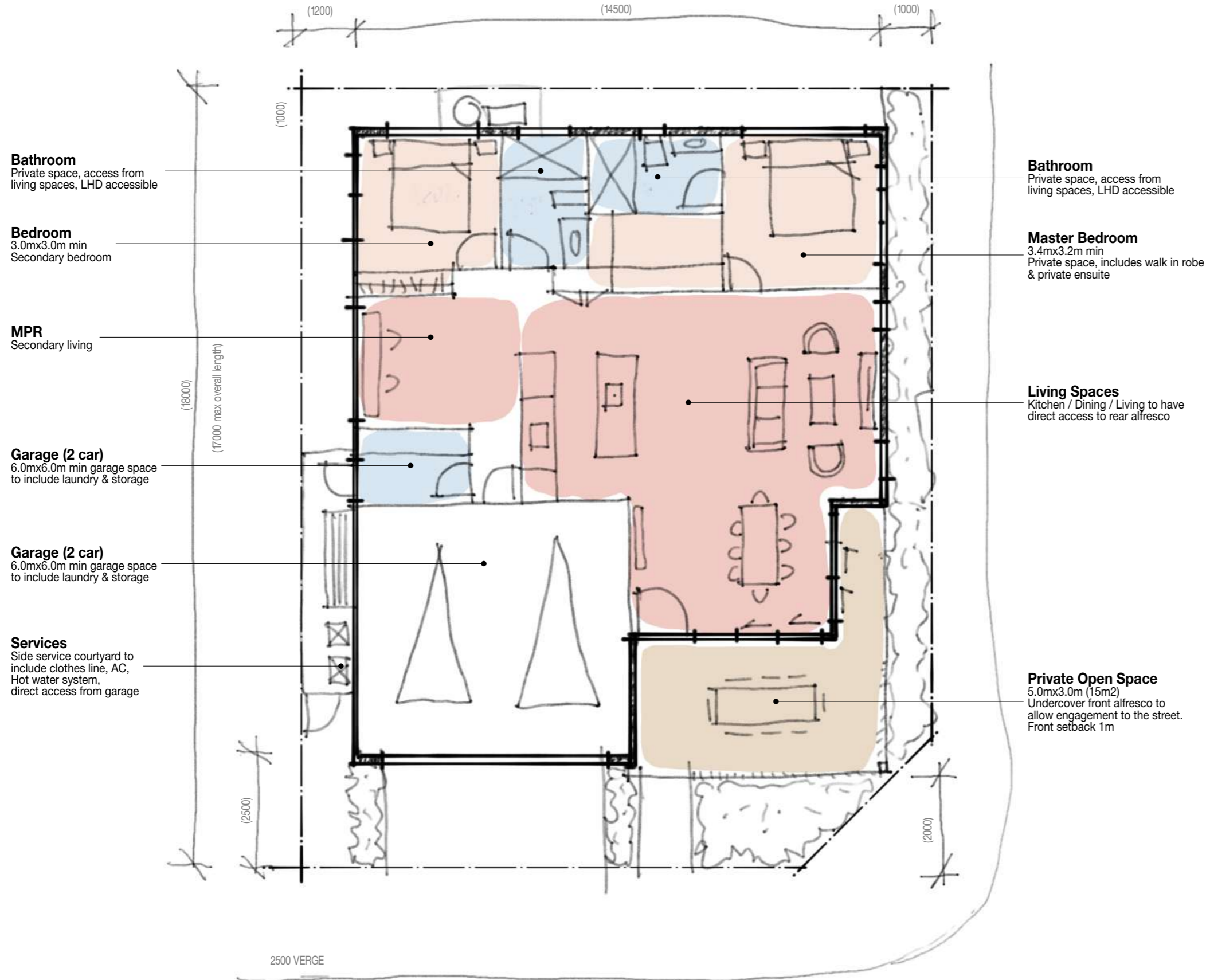


North Shore Lifestyle Community - HOUSING EXAMPLE - 14.5M LOT

SUMMARY :

Lot dimensions:	14.5m W x 18m D
Internal size:	150-160m ²
Front setback:	1.0m
Rear setback:	1.0m
Side setback:	0.2 - 1.0m

NOTE: Examples provided are indicative design intent only. Future compliant designs may be adopted during the detailed design phase.



REV	DATE	DESCRIPTION	DRAWN	CHECKED
A	31/10/2025	DRAFT DA ISSUE	LH	LH
B	18/12/2025	DRAFT DA ISSUE	LH	OGE
C	22/1/2026	DA ISSUE	LH	OGE
D	26/3/2026	RFI ISSUE	DH	OGE

NOTE: Figured dimensions to be taken in preference to scaled. Verify all dimensions on site before commencing work or making shop drawings. When printing from electronic files it is the responsibility of the operator to ensure the required scale is achieved.

PROJECT
North Shore Lifestyle Community
Part Majors Creek Junction, 74 Main Street, Burdell, Qld 4818

DRAWING TITLE
HOUSING EXAMPLE - 14.5M LOT

CLIENT
INGENIA COMMUNITIES

DATE
26/3/2026

SCALE @ A3

PROJECT No.
25026

DRAWING No.
DA_3.7

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T (07) 5444 8883

Level 1 "The Old Courthouse"
4 First Avenue, Maroochydore Q 4558

PO Box 281
Maroochydore Q 4558

info@ogegroup.com.au
www.ogegroup.com.au

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NSW Reg. No. 11843



OGE Group
Architects

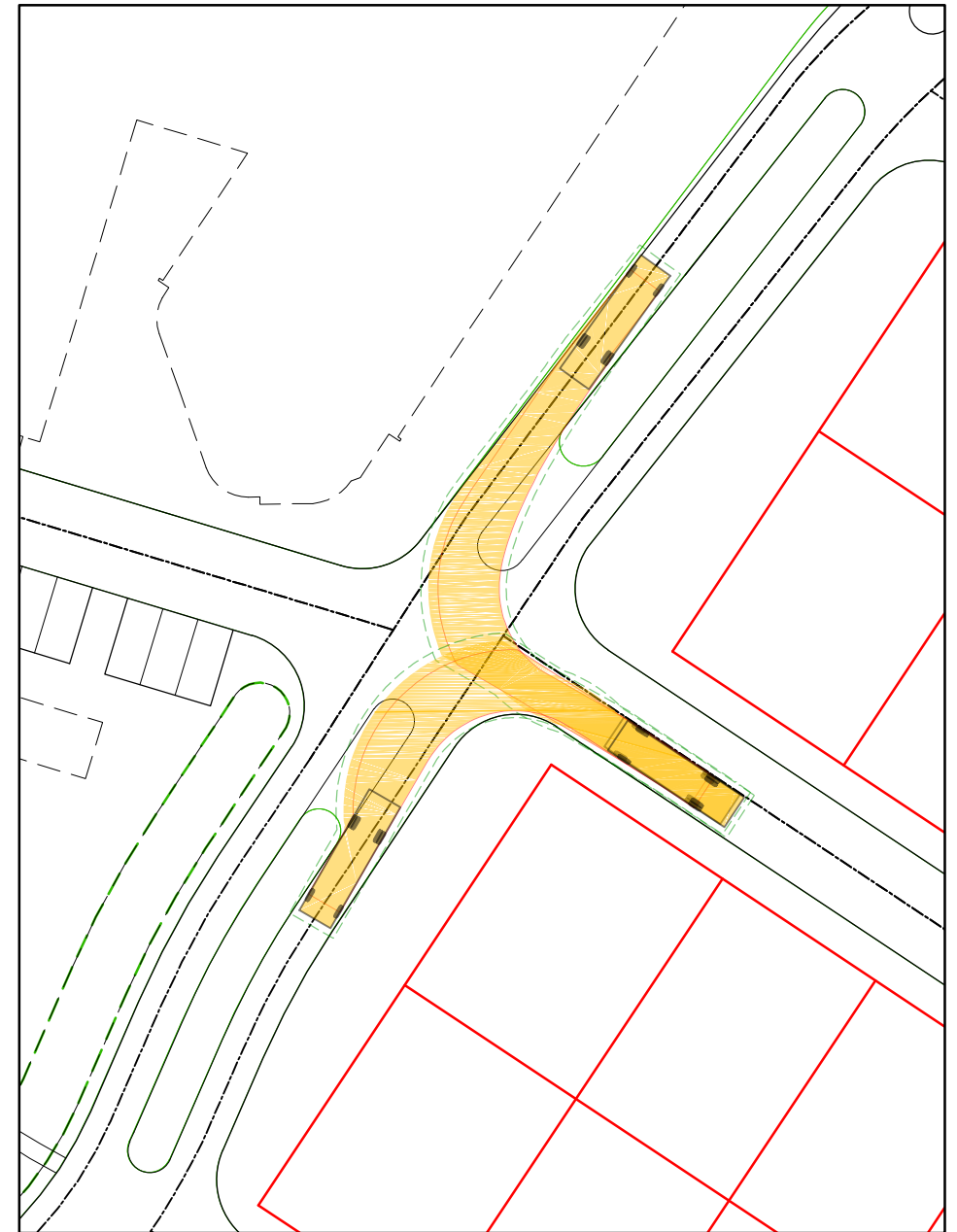
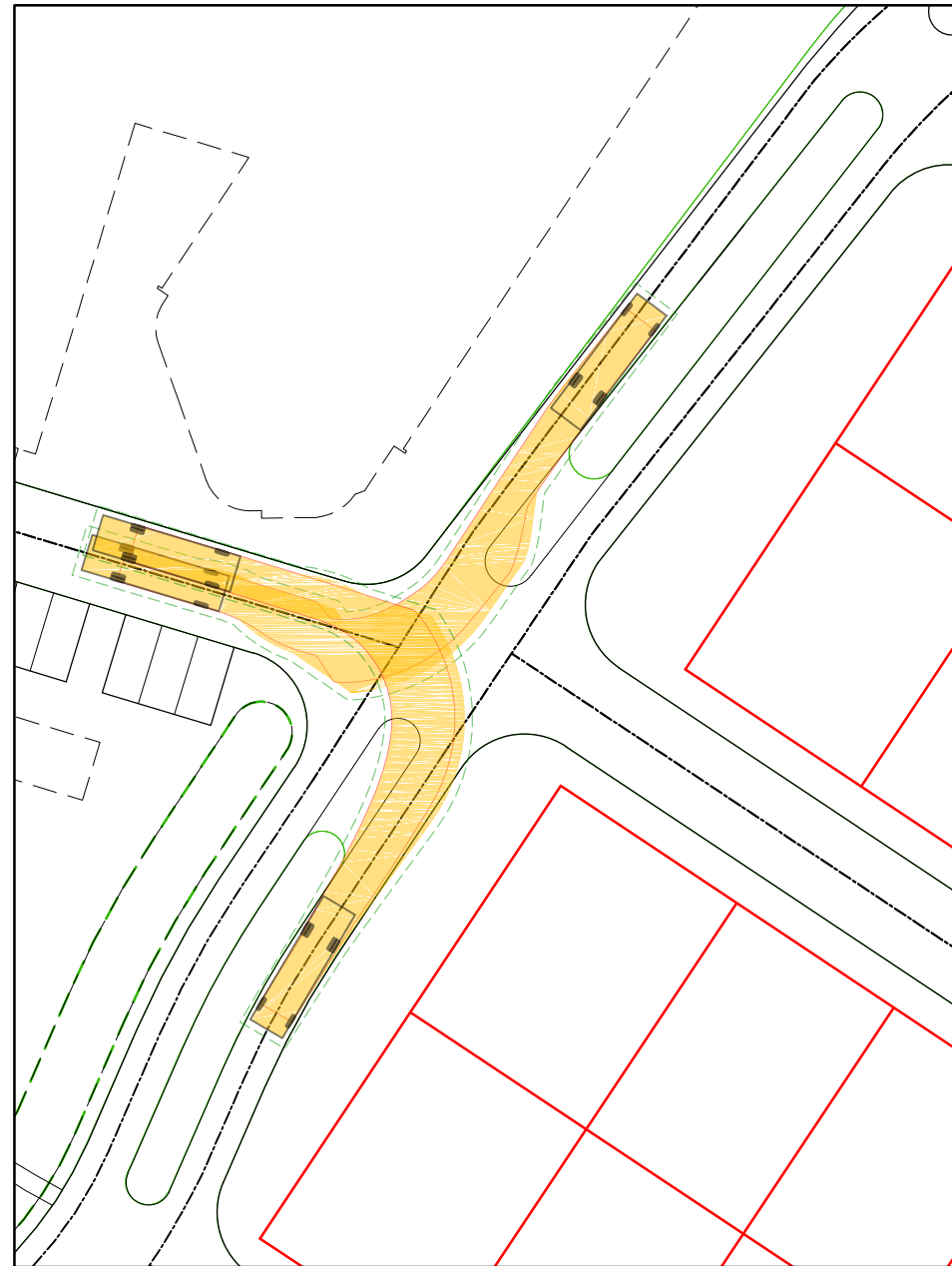
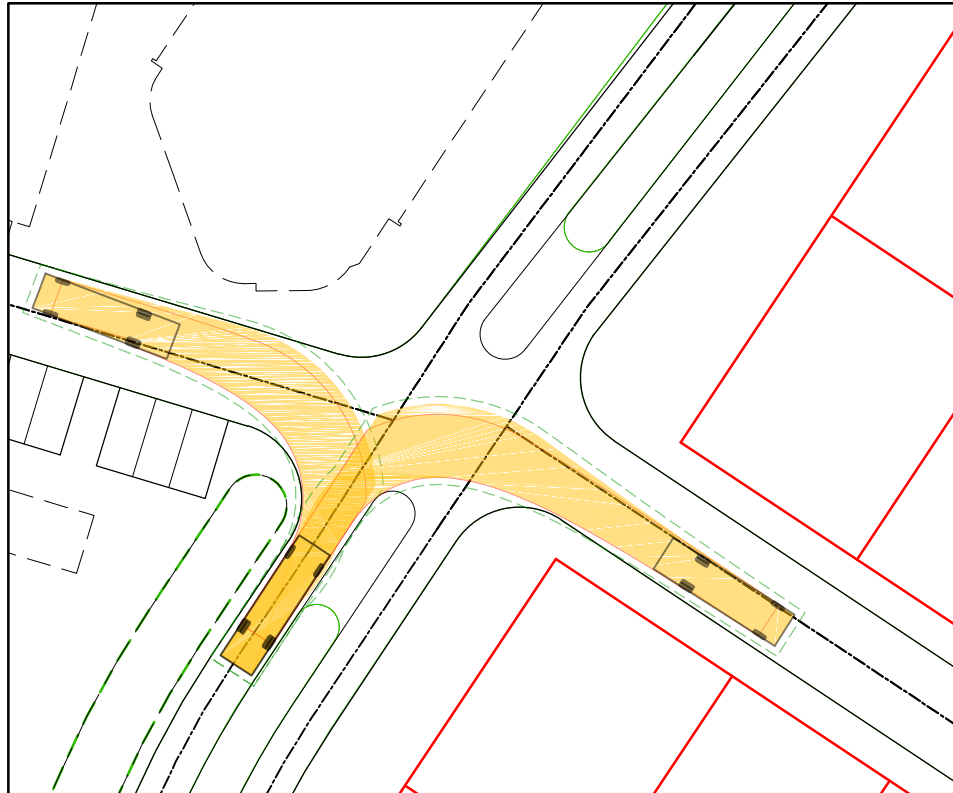
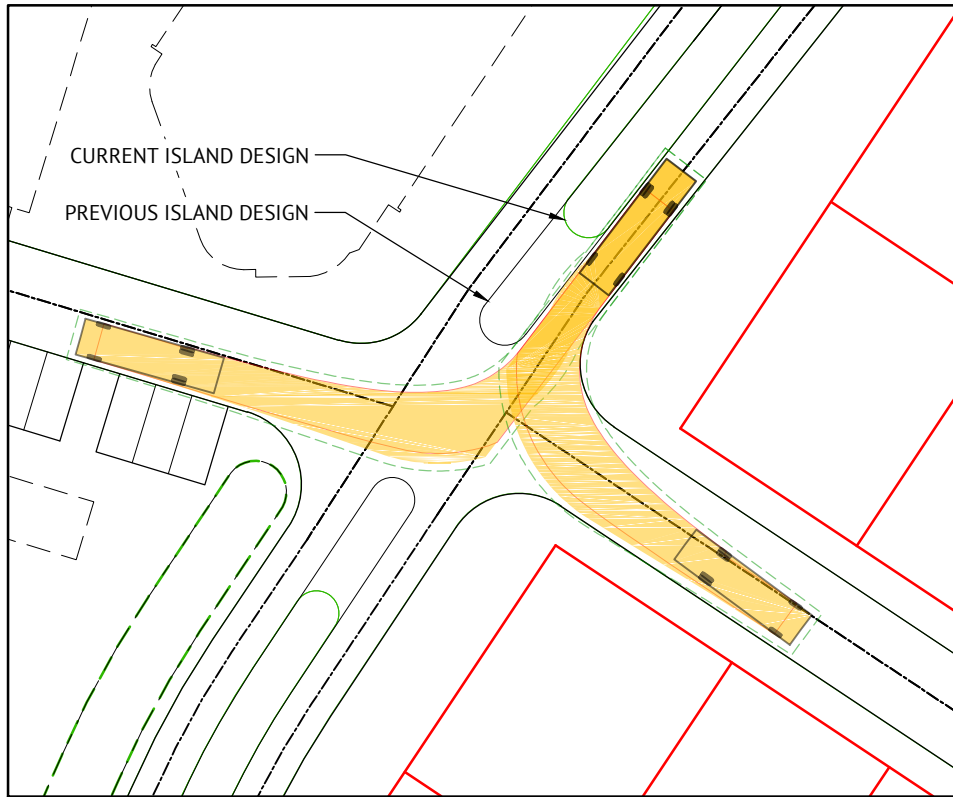
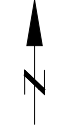


APPENDIX C

Swept Path prepared by Premise

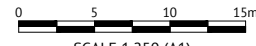
brazier motti



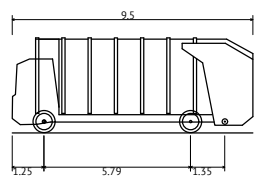


9.5m SERVICE VEHICLE TURNPATHS

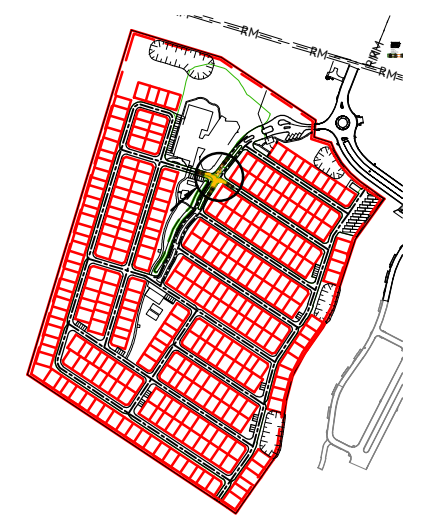
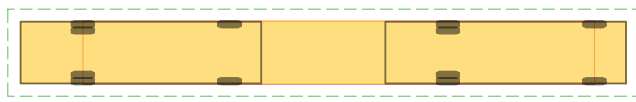
SCALE 1:250



SCALE 1:250 (A1)



TCC Refuse Vehicle - Side Loader	
Overall Length	9.500m
Overall Width	2.440m
Overall Body Height	3.751m
Min Body Ground Clearance	0.304m
Track Width	2.500m
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	35.60°



KEY PLAN
NTS