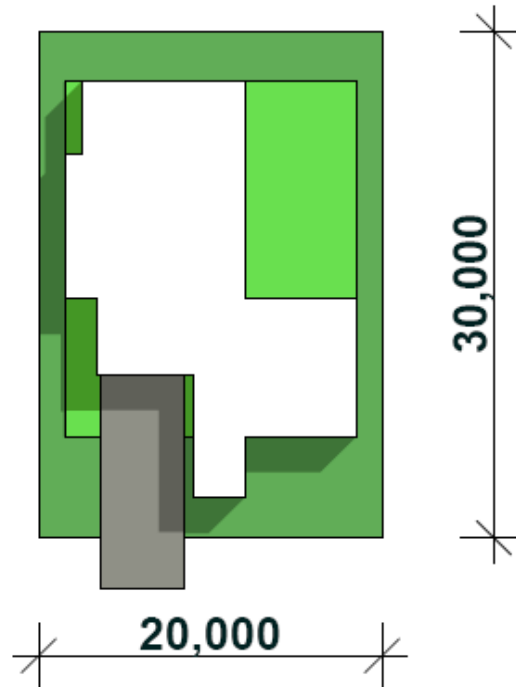


TRADITIONAL DWELLINGS



Generally Single Frontage
Double Garage
Typical Housing Setbacks
Detached
Generally 1-2* Storey, but can go to 3
600m²+ Lot
Net Residential Density (NRD) = 10 to 15 dw/ha

*(*with the exception of partial third storey on sloping lots)*

Traditional Dwellings on lots of 600m² or greater compose the most conventional form of housing product proposed at Cobaki Lakes. It is characterised by typical residential setbacks on both the street front and adjoining lot boundaries, double garages, a maximum height of two storeys, and it almost always has only a single road frontage, generally of about 18m to 22m in width.

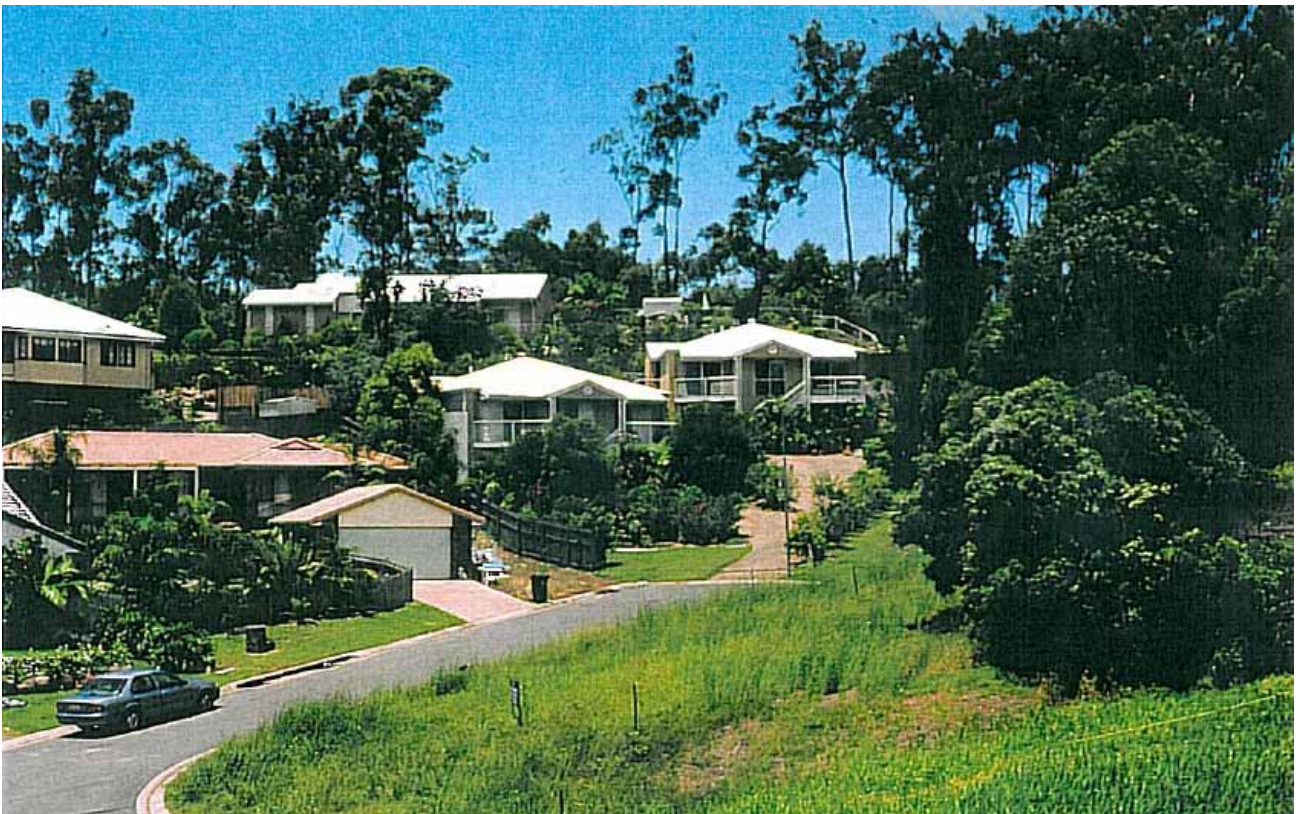
The photo below indicates a neighbourhood containing ~15 dwellings per hectare.





Traditional Dwellings with Double Garages at Robina

Where there is an attractive view or public open space, two storey detached dwellings are desired, some even complete with front decks or verandas overlooking the open space, ensuring that there are eyes onto both the street and the public space beyond.



Traditional Dwellings on a 15% Sloping Site at Robina

Detached dwellings can be a good product for steeply sloping sites, as the relatively low site coverage allows less interference with the natural land form, and the generous amount of landscaping possible is a good way to address the sloping land.

LOT 370 WOODLANDS BLVD
 BUILT BY AKUDOS HOMES
 From \$470,000*



Views to environmental corridor



- Media room with air-conditioning
- Stainless steel appliances and quartz stone bench tops in kitchen
- Entertain overlooking bushland
- Large storage area under home
- Fully fenced and landscaped
- Traditional block – 643m²



LOT 147 EURIMBULA PARADE
 BUILT BY SANTO CORRENTI HOMES
 From \$539,900*



Bushland living



- Open-plan living and meals area
- Front verandah off kitchen and living area
- Side deck off dining area perfect for entertaining
- Master bedroom with ensuite and walk-in-robe
- Nestled amongst the trees
- Bushland block – 5,588m²



LOT 79 KONDALILLA TERRACE
 BUILT BY ASHLEY LINDON HOMES
 From \$549,000*



Ideal for the family



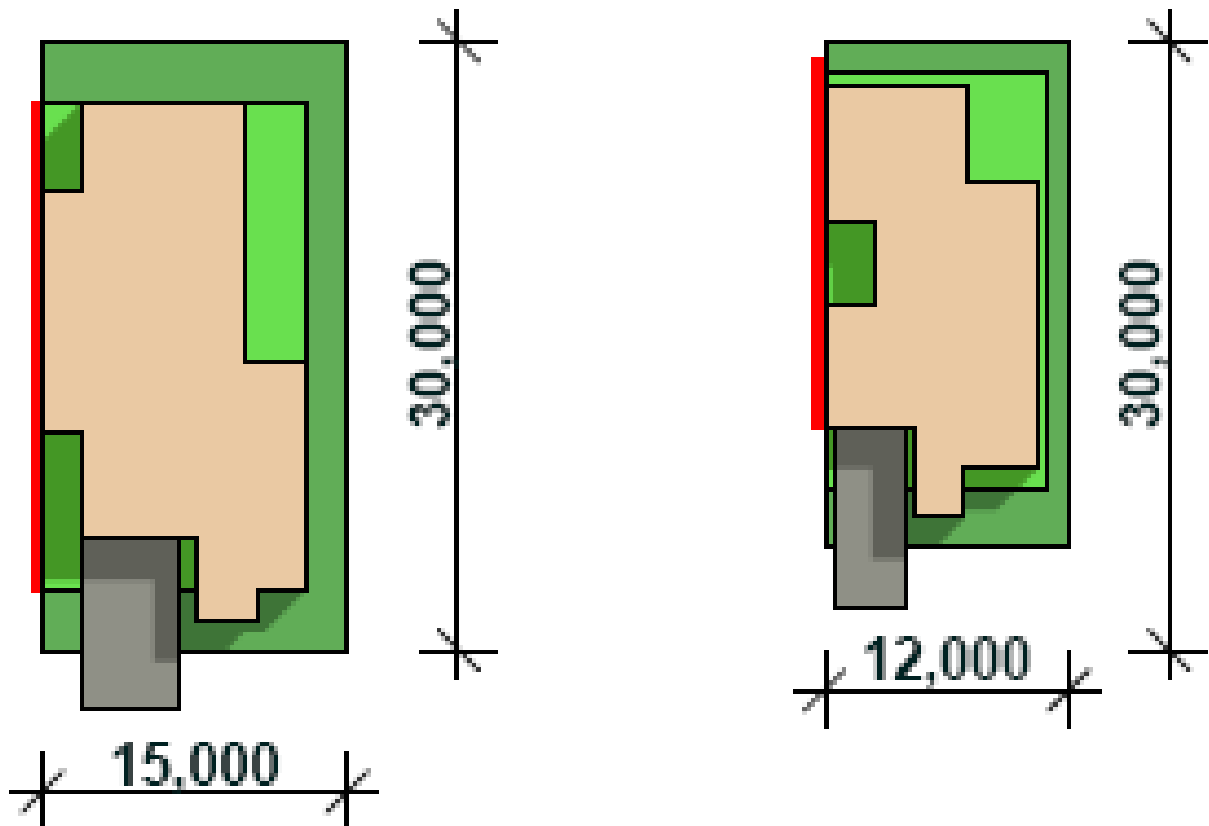
- Main bedroom with ensuite
- Fully ducted air-conditioning
- Open-plan kitchen combined with the living and meals area
- Media room
- Entertain your guests on the undercover alfresco area
- Traditional block – 740m²



Examples of Traditional Dwelling Products Currently in the Market

(Images sourced from Delfin Lend Lease Sales Brochures)

ZERO SETBACK DWELLINGS



Single Frontage Double Garage	Singe Frontage Single Garage
Reduced Front Setbacks for Living Areas	Reduced Front Setbacks for Living Areas
1-2 Storey*	1-2 Storey*
450m² Lot	360m² Lot
NRD=15 to 22.5 dw/ha	NRD=20 to 25 dw/ha

(*with the exception of partial third storey on sloping lots)

Zero setback detached dwellings are an important residential development option, as the ability to build one wall of the house to the boundary line allows for site widths to be narrower, while still proving a good quality Private Open Space of a reasonable proportion, improving both privacy and solar aspect, as well as reducing the quantity and impact of fencing.

Street front setbacks are also normally reduced for the Zero Setback product, as the intension is to create a finer grain to the community with a greater density and a more intimate scale. Also, a reduced street front setback allows for larger Private Open Spaces in the back yard, as well as a greater separation between dwellings.



Zero Setback Dwellings with Double Garages at Robina

Street paving for Zero Setback Dwellings is generally of a narrower proportion, with inset parking bays serving as a feature, adding a sense of open space within a fine grained scale.



Zero Setback Dwellings with Double Garages at Forest Lake

**PARK EDGE
STUDIO HOME**
From \$286,500*



Easy living close to everything



- 2 bedrooms + study/multipurpose room
- 2-way bathroom or ensuite
- Single lock-up garage
- Rear entertaining deck
- Driveway, landscaping, front fence and letterbox

**LOT 175 PARK EDGE
BUILT BY AUSBUILD**
From \$477,300*



This large family home is designed for those who appreciate space



- Master with ensuite and WR
- Open-plan kitchen, meals and living area
- Allisoco entertaining area
- Multipurpose living area for the kids
- Close to Orion Springfield Town Centre

**LOT 1723 THE SUMMIT
BUILT BY AUSBUILD**
From \$519,000*



Build your dream home in Springfield Lakes' newest location



- Master with ensuite and WR
- Kids' playroom upstairs
- Open-plan living area
- Covered entertaining area
- Walk to park and future lake



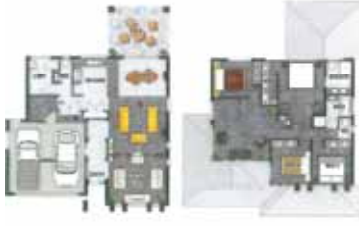
**LOT 52 BELLTHORPE CRES
BUILT BY ZANJANI PROPERTY GROUP**
From \$469,000*



Live in your own sanctuary



- Master bedroom with ensuite
- Spacious open-plan kitchen
- Stainless steel appliances
- Quality Italian floor tiles
- Fans and fly screens throughout
- Courtyard block - 448m²



**LOT 61 PARK EDGE
BUILT BY ADENBROOK HOMES**
From \$399,500*



This spacious floorplan incorporates great areas to entertain



- Master with ensuite and WR
- Formal lounge room
- Open plan living area
- Covered entertaining area
- Close to Orion Springfield Town Centre



**LOT 104 LAKES ENTRANCE
BUILT BY PROSPERO HOMES**
From \$447,800*



Only a short walk to Orion Springfield Town Centre



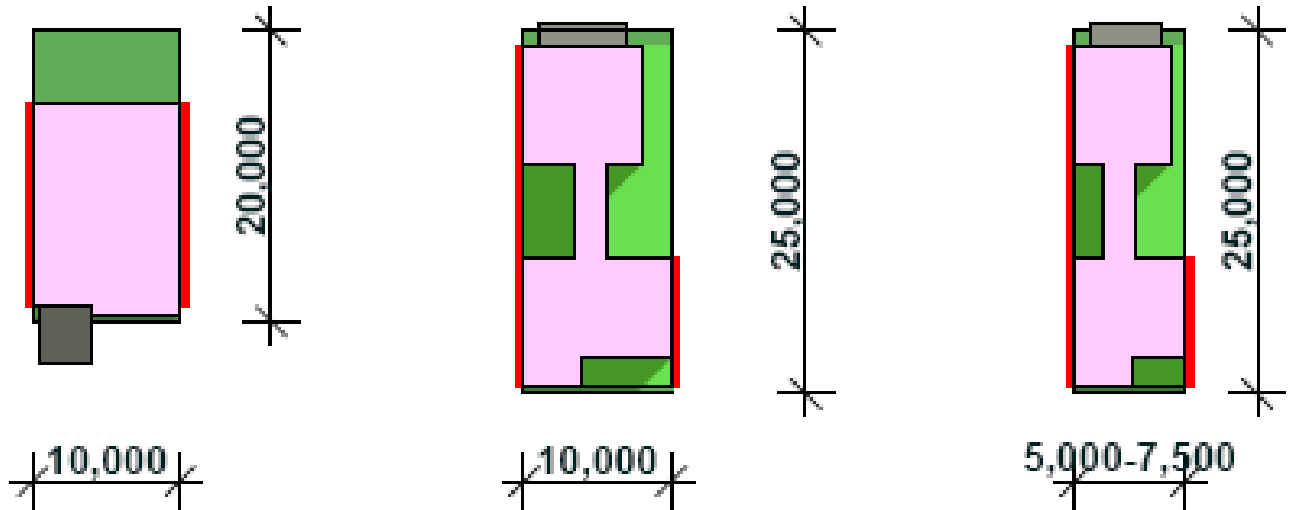
- Master with ensuite and WR
- Large family room
- Formal lounge
- Entertaining deck
- Walk to nearby parklands



Examples of Zero Setback Detached Dwelling Products Currently in the Market

(Images sourced from Delfin Lend Lease Sales Brochures)

TERRACE DWELLINGS



Single Frontage	Dual Frontage	Dual Frontage
Double Garage	Double Garage	Single Garage
Zero Front Setback	Internal Courtyard	Internal Courtyard
Connect 2-4	Connect 2-8	Connect 2-8
1-3 Storey	1-3 Storey	1-3 Storey
200m² Lot	250m² Lot	125m² Lot
NRD=50 dw/ha	NRD=40 dw/ha	NRD=50-80 dw/ha

Terrace Dwellings are dwellings on individual lots, but which have more than one zero setback boundary line, meaning that part of a dwelling wall may be built on both side boundaries, sometimes even forming a common wall with an adjacent dwelling. Terraces are generally two storeys, but there are examples of single storey product, or products containing a mixture of one and two storey construction.

Terrace lots are generally characterised by their narrow street frontages, allowing many similar dwellings to stand side by side, increasing the density of small clusters density close to facilities and transportation hubs.

Aside from the fact that both side boundaries may have a zero setback, the street front boundary may also be virtually zero, depending on parking configurations. As a result, the only actual open space on the lot may be in the backyard, or possibly in an internal courtyard, in the case of a dual frontage lots, either one providing the necessary Private Open Space for the dwelling.



Dual Frontage Terrace Dwellings with Single Garages at Varsity Lakes

These terrace homes are dual frontage with rear laneway access, allowing the main street frontage to be garage door free, which is critical when lot widths can be as narrow as five metres, as shown above. In addition, the front setback shown here is only 1.0m, although it provides just enough space for a front porch, a garden and a screen wall, ensuring privacy, despite these houses being located very close to the street.



Dual Frontage Terrace Dwellings with Double Garages at Varsity Lakes



Single Frontage Terrace Dwellings with Double Garages at Varsity Lakes (front view)

These Terrace Dwellings have only a single street frontage access, although their rear gardens back onto a residential arterial road. In this case, the street front does contain the garage doors, which is why the lot widths are greater than for most Terrace Dwellings, generally being a minimum of 10m. However, the street front setbacks are still virtually zero, allowing just enough space for appropriate landscape softening. The look of these terraces is very urban in character, but the same product type may be replicated with a more traditional aesthetic, depending on the context of the neighbourhood.



Single Frontage Terrace Dwelling with Double Garage at Varsity Lakes (back view)



Dual Frontage Terraces (street front view—pedestrian access only)

Terrace Dwellings at the end of a row generally have a wider lot width, providing a greater buffer between the dwelling and adjacent public properties. In this case, the terrace has only one zero setback side boundary, but may still have either single or dual street access.

TERRACE HOME
Coming soon



- Contemporary living in the heart of it all
- 4 bedrooms
 - 2 car broom garage
 - Great upstairs downstairs living
 - Entertaining decks and private courtyard
 - Includes driveway, landscaping and terrace



LOFT 5
BY DELFIN
From \$404,000*



- A designer, warehouse-style terrace home, the Delfin Loft combines a soaring open space with a comfortable designer home
- Soaring ceilings
 - Huge windows and the long, low-through plan create a light filled space
 - New York loft style kitchen filled with natural light from the courtyard
 - Multi-functional, seamless home
 - 120sqm



LOFT 75
BY DELFIN
From \$525,000*



- A designer, warehouse-style terrace home, the Delfin Loft combines a soaring open space with a comfortable designer home
- The Loft suits a tough, industrial vibe
 - Soaring ceilings
 - Huge windows and long, low-through plan creates a light filled space
 - New York loft style kitchen
 - Overlooking the soaring entrance void is a mezzanine level with space for bedrooms and study areas
 - Multi-functional, seamless home
 - 172sqm



LOFT 85
BY DELFIN
From \$593,000*



- A designer, warehouse-style terrace home, the Delfin Loft combines a soaring open space with a comfortable designer home
- Additional studio with a separate entrance located away from the main residence
 - The studio makes a perfect recording studio, art gallery or quiet creative hideaway
 - Large mezzanine level balcony where you can enjoy the sunrise in peace
 - Huge windows and a long, low-through plan create a light filled space
 - New York loft style kitchen, filled with natural light from the courtyard
 - 220sqm



Examples of Terrace Dwelling Products Currently in the Market

(Images sourced from Delfin Lend Lease Sales Brochures)

SOHO DWELLINGS



Generally Dual Frontage
Minimum Double Garage
Reduced Street Setbacks with Zero Setbacks Common
Connect 2-8
1-3 Storey
250m² Lot
NRD=10 to 60 dw/ha with an median of 45 dw/ha

SOHO products, i.e., Single Occupancy Home Offices, can come in many forms as their unique characteristic is that they contain an office use within a residential dwelling. More recently, SOHO product has even been incorporated into an apartment setting, although they most often are designed as Traditional Detached Dwellings or Terraces.

Generally, a neighbourhood that exclusively contains SOHO's would not be of a greater or lesser density than any housing of a similar type, as the office use is normally replacing rooms that might normally be used within the structure for residential purposes.

However, *if* the number of storeys for the precinct remains only at two, density might be decreased slightly through the use of SOHOs, due to the overall size of the dwellings getting larger, ensuring that they have sufficient size to cater for both the domestic and commercial uses.



Single Frontage 3 Storey SOHOs with Double Garages in Varsity Lakes

The SOHO's shown in the distance in the above photo are in a transitional area, just outside of a neighbourhood centre, and provide a good link between business, residential, and community uses. In the case of the photo above, the office uses are located exclusively on the ground level, with the residential components located above in the first and second floors.



Dual Frontage 2 Storey SOHOs with Single Garages at Varsity Lakes

In the above SOHOs, the office is located on one street frontage, while the residence and garage are located on the other.



SOHO 3
BY DELFIN
Home from \$770,000*



The SOHO is a light-filled home that provides a stylish yet functional living and work space

- Access the sunlit courtyard direct from the stylish galley kitchen
- Intelligent design allows direct access to your ground floor office space
- Built-in powder room means your business guests won't need to access your private home
- Central garden courtyard surrounded by huge glass panels that have been designed to integrate indoor and outdoor living
- 246m² (includes 60m² of office space)



STUDIO 3
BY DELFIN
Home from \$485,000*



The Delfin Studio oozes style and personality so it's ideal for those who want their home to make a statement about their individuality

- 2-storey void to the living area
- Feature timber deck to entry
- Sleeping loft overlooking the living area
- Features double door entry to main bedroom
- 149m²



Live in comfort and work in style

A Delfin SOHO combines a contemporary office with a chic modern home in a single industrial-style building. From its façade, the SOHO exhibits tough, warehouse styling that flows through to the office area where polyurethane concrete floors and exposed beams complement the double storey-void.

The living and working spaces function independently. And because you'll want to greet your friends and your customers with a different impression, the home and office each have a separate entrance. The home can be closed off with a lockable, sliding door and clients can access the powder room without entering the residence.



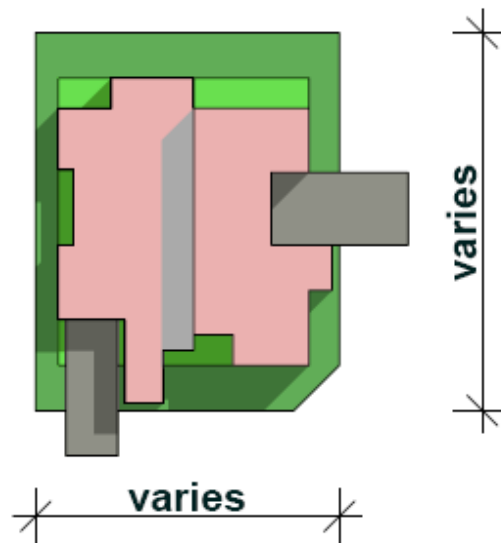
Examples of SOHO Dwelling Product Currently in the Market

(Images sourced from Delfin Lend Lease Sales Brochures)



Residential Frontage Streetscape of 2 Storey SOHOS at Varsity Lakes

PLEX DWELLINGS



Generally Dual Frontage
Combination of Single and Double Garages
Reduced Street Setbacks for Living Areas but no Zero Boundary Setbacks
2-5 Dwellings Per Lot--Either Detached or Attached
1-3 Storey
400m²-1,000m² Parent Lots
60 dw/ha

Plex Dwellings have taken their name from the familiar “duplex”, with the exception of the fact that this product may contain more than two units, and, in fact, is designed to contain up to five units on the one lot.

It is particularly useful to locate a Plex Dwelling on a corner lot, as that way each street frontage is addressed by the entry of an individual dwelling, thereby avoiding blank facades and activating the street to its maximum potential.

However, occasionally Plex Dwellings can be a useful form of housing for awkward to develop lots, as the ability to put more than one dwelling on the lot opens up the potential for a greater capital investment, often the key to delivering a viable and attractive product on a challenging site. However, as Plex Dwellings are designed to deliver a higher density, it is desirable if the Plex product is located adjacent to public open spaces, as this product is not only enhanced by having access to that open space, but it also activates the space by providing greater surveillance of it.



Dual Frontage 2 Plexes with Tandem Garages in Varsity Lakes

Both of these 2 Plex developments are situated in a corner street position, and border a public walkway at the back. Their partial three-storey presentation makes them iconic in their corner position, and also allows them greater Private Open Space separation, as well as generous views of a nearby lake.



3 Plex with Single, Double and Tandem Garages in Varsity Lakes

One of the first Plex products ever constructed was this one on a sloping corner site in Varsity Lakes, which is two storey and has a combination of a one bedroom, a two bedroom and a three bedroom unit, thereby perfectly satisfying the need for diversification of dwelling product in order to achieve affordability. Because all of the dwellings have been combined in the one structure, the provision of the affordable single bedroom dwelling, shown below and located predominantly behind and over a single garage, is virtually invisible within the neighbourhood.



3 Plex in a Corner Position with Single and Double Garages in Varsity Lakes

The above Plex development is on a corner site, and contains three units, the centre one of which is three storeys in height, capturing views of a waterway just beyond the next block. By locating this product on a corner site, not only is the streetscape of the corner enhanced by the balconies and entry features of the dwelling, but each dwelling is provided with a unique and identifiable entry presentation. Due to the generous width of the street frontage, there is sufficient room for each of the dwellings to have a double garage, complete with visitor parking in the driveway.



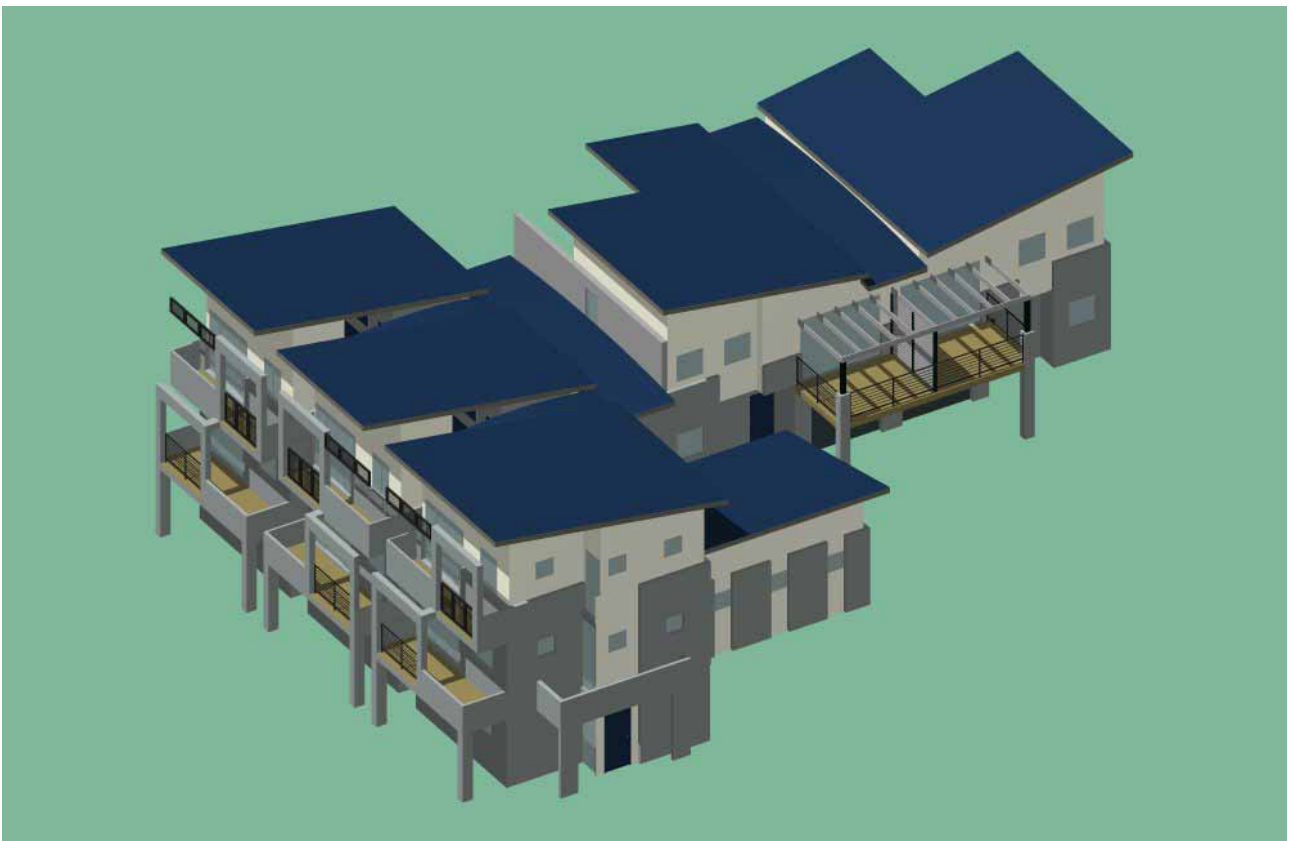
4 Plex in a Corner Position with Single Garages in Varsity Lakes

The above single storey Plex was designed with affordable housing in mind, with two of the dwellings coming together at the corner, each having a deck overlooking the environmental reserve located just across the street.



4 Plex in a Corner Position with Double Garages in Varsity Lakes

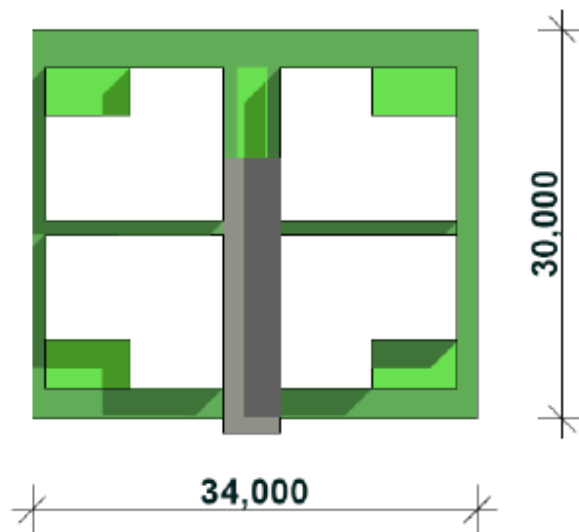
Plex Dwelling products have the ability to look quite impressive when located in a corner position, and are further enhanced when located adjacent to a public open space, as in the case of the Plex above containing four dwellings.



5 Plex with Tandem and Double Garages on a Sloping Site in Varsity Lakes

Another advantage of the Plex product is that it is so flexible, as each dwelling is contained in a smaller footprint, allowing numerous distribution options, such as the one above for five dwellings on a sloping corner site, composed of a set two buildings, one containing three attached dwellings facing east, and the other containing two attached dwellings facing north.

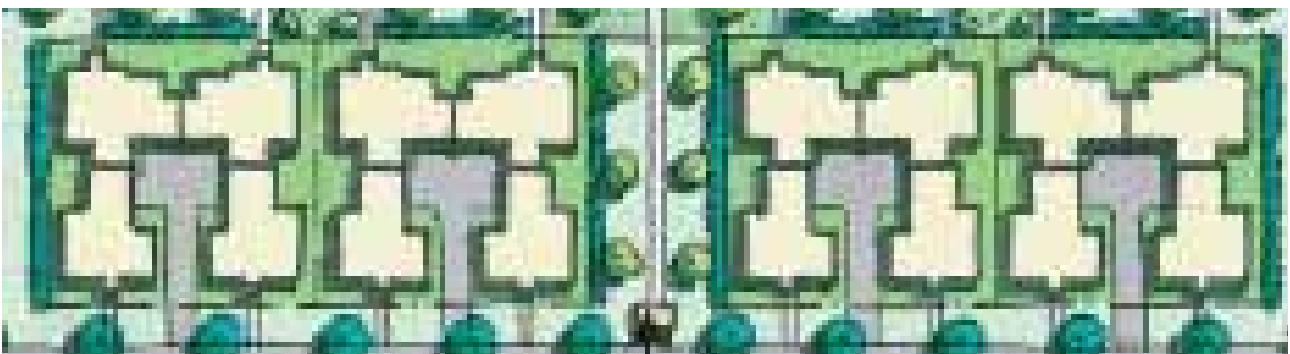
MEWS DWELLINGS



Dual Frontage
Combination of Single and Double Garages
Reduced Street Setbacks for Living Areas but no Zero Boundary Setbacks
Generally 4 Dwellings Per Lot--Either Detached or Attached
1-3 Storey
1,020m² Parent Lots
NRD=40 dw/ha

Mews Dwellings are similar to Plex Dwellings, with the exception that they are of a specific design configuration that allows subdivision to four separate freehold lots, with cross easements dedicated to the shared central driveway. This product is designed to sit between a local access street and a public open space or arterial street. While increasing density within the neighbourhood, this product also serves to activate the frontages of parks and/or arterial roads. In addition, the position of these lots backing onto a public precinct of some form means that all four dwellings enjoy an equal sense of space and aspect. Generally, Mews Dwellings are provided in clusters, resulting in a fine grained streetscape better appreciated through repetition.

One of the key advantages of the Mews product is the removal of garages from the streetfront, as they are all accessed from the internal shared driveway, along with the required visitor parking, although always with suitable landscape screening.



(image supplied courtesy of MPS Architects)



Mews Product Containing Four Dwellings Accessed via a Shared Central Driveway

(image supplied courtesy of MPS Architects)



Mews Product Viewed from the Street Indicating That No Garages are Visible

(images supplied courtesy of MPS Architects)

TOWNHOUSE DWELLINGS

Single or Dual Frontage
Combination of Single and Double Garages
Reduced Street Setbacks for Public and Private Streets
2-6 Dwellings Attached
1-3 Storey
>1,000m² Parent Lots
NRD=40 dw/ha

Townhouse dwellings can often be quite similar in character to Terrace Dwellings, i.e., being of two storeys with double zero wall construction, but the key difference is that they form part of a Community Title, requiring a Body Corporate, and generally have more flexibility in built form. Sometimes Townhouse Dwellings are located in gated or more internally focused communities, but other, more creative alternatives are also currently being developed.

The Townhouse product generally allows for narrower internal vehicle access networks, as these networks do not form public streets. As a result, the Townhouse product can be an excellent form of development when dealing with a steeply sloping site, as narrow road widths can offer a significant advantage in managing cut and fill.



Dual Frontage Townhouse Dwellings in Varsity Lakes (pedestrian access view)

This townhouse development in Varsity Lakes, which won a Commendation at the Gold Coast Architectural Awards in 2008, is unique in that it has public street frontage to both the front and the back of the site, allowing this unique streetfront presentation that provides the pedestrian entry, but no vehicle access. These Townhouses overlook a park and lake, and so the north facing street front balconies provide a great opportunity to capture this view, as well as offering surveillance of the park.

APARTMENT DWELLINGS

Single or Dual Frontage
Combination of Single and Double Garages and Basement Parking
Generally Typical Setbacks but Reduced for Smaller Streetfront Product
May be 100's of Dwellings Attached
1-3 Storey
>1,000m² Parent Lots
NRD=80+ dw/ha

Apartment Dwelling products generally have three or more storeys, basement parking, a lift and are characterised by a higher level of construction than most other forms of residential accommodation. As a result, apartment buildings are more significant structures, often forming an iconic focal point of a neighbourhood, as long as issues of scale are handled appropriately. The Building Unit Plan titling of apartment buildings requires a Body Corporate for maintenance purposes and the provision of communal facilities, all of which add to the cost and enjoyment of living in an apartment environment. In addition, the high quality of construction generally affords a premium level of privacy, and the greater building height also allows the dwellings to benefit from views and breezes.

At the streetfront, apartment sites are more likely to be presented as landscaped open spaces, which are pleasant, but not necessarily active or captivating. However, newer developments have often integrated townhouses with traditional apartments, and, by locating the townhouses along the street frontage, a higher level of activation and surveillance is achieved, whilst also delivering a useful transition device between the scale of surrounding traditional housing, where applicable.



Dual Frontage Apartment Dwellings with Basement Parking at Varsity Lakes

SHOP TOP DWELLINGS

Single or Dual Frontage
Combination of Single and Double Garages and Basement Parking
Generally Zero Streetfront Setbacks
Up To 100 Dwellings Attached—Possible More in Some Circumstances
1-3 Storey
>1,000m² Parent Lots
NRD=60-80+ dw/ha

The Shop Top Dwelling product is exactly as it sounds, a dwelling located on top of a shop or other commercial use. There are a couple of ways of creating a Shop Top, as the dwelling component can be almost of a townhouse style, i.e., spanning two storeys, or of an apartment style, composed of several dwellings stacked one over the other. Shop Top developments are normally three to four storeys in height at a minimum, and often, but not exclusively, feature basement parking.

Typically the Shop Top product hugs the street front boundary in a neighbourhood or town centre, but may have a generous setback at the rear of the lot to provide the required Communal Open Space and/or surface parking.

Shop Top products allow a commercial centre to be active 24 hours per day, adding to its safety and economic viability, as well as providing easily accessible services and amenities to the residents housed therein. In addition, there is the added attraction of work/home proximity, a much sought after commodity as the world approaches 'peak oil', and the taken-for-granted automobile commute becomes a thing of the past.



Shop Top Apartments over Retail and/or Commercial Uses

The above Shop Top Development features a combination of convenient surface and secure basement parking, three storeys of construction, with associated public open space adding to its attraction. Apartment dwellers above the shops enjoy the commotion of town life, as well as its convenience, but from the privacy and security of their own balcony or living room.