



LOT 2401 PORTOFINO PROMENADE

NEW LOCAL CENTRE + TOWNHOUSE DEVELOPMENT

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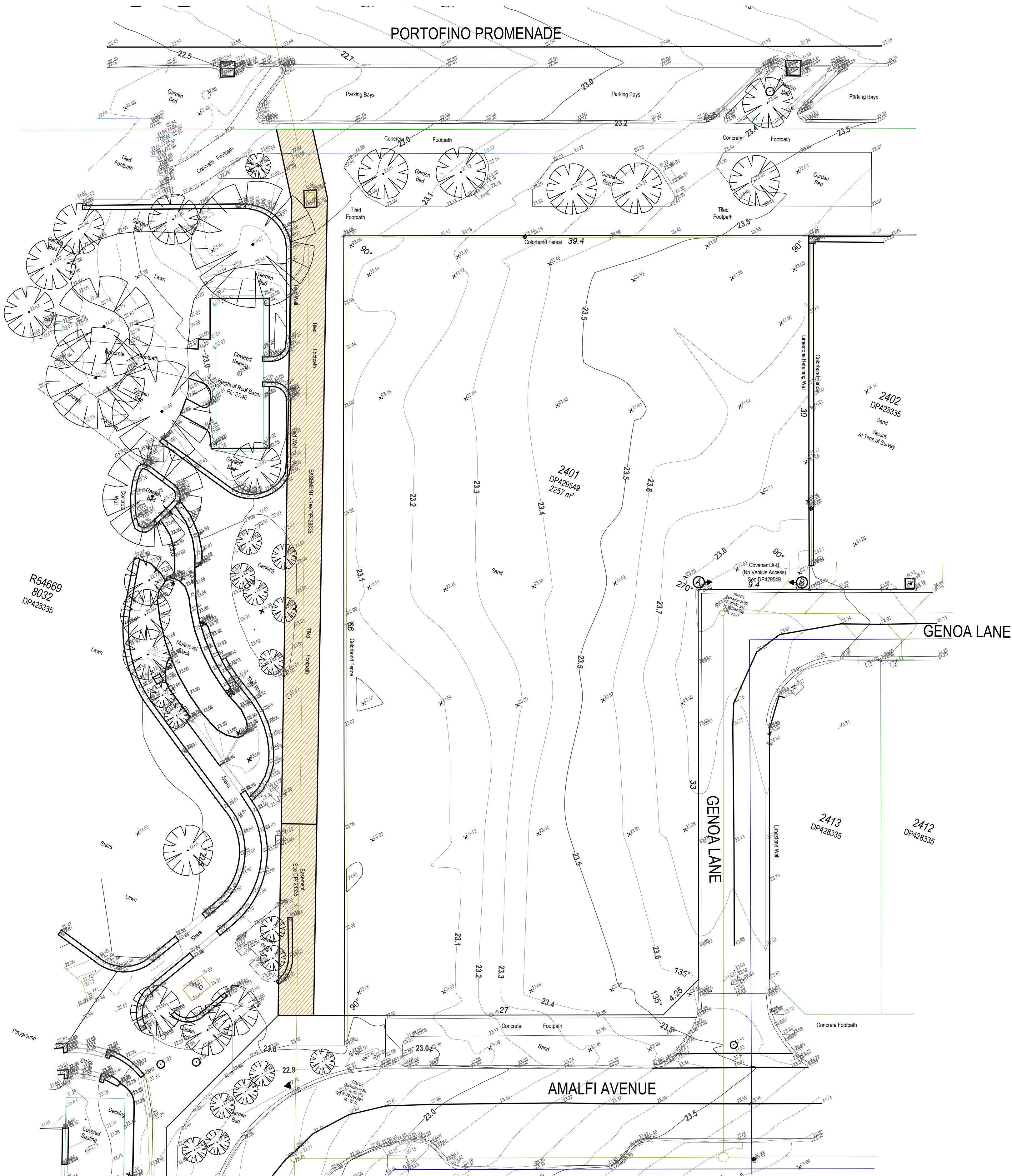
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DATE: 05/05/2026
DRAWN: MZ
DESIGNED: MZ
JOB NO: 226002
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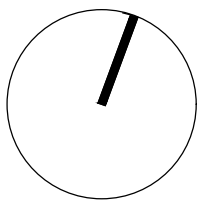
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LOT 2401 PORTOFINO PROMENADE

NEW LOCAL CENTRE + TOWNHOUSE DEVELOPMENT

SITE SURVEY



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DEVELOPMENT SUMMARY

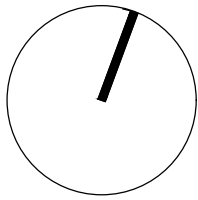
COMMERCIAL			
	NLA	GFA	USE
TENNANCY 1	205	222	Potential Cafe / Tavern
TENNANCY 2	70	76.5	Potential Commercial / Retail
TENNANCY 3	70	76.5	Potential Commercial / Retail
TENNANCY 4	70	76.5	Potential Commercial / Retail
TENNANCY 5	70	76.5	Potential Commercial / Retail
TENNANCY 6	83	91.2	Potential Commercial / Retail
AMMENITIES WASTE ROOM		32.1 29.8	2x Unisex UATs, showers + lockers Commercial waste room
COMMERCIAL TOTAL			
568681.1			

RESIDENTIAL					
DWELLING 14 Bed, 3.5 Bath, LHA = Silver					
LEVEL	NSA	GFA	EXTERNAL AREA	STORE AREA	PARKING
GROUND	86.7	94.1	21.6	6.4	2
LEVEL 1	78.2	92.5	16.6		
LEVEL 2	79.8	92.8		1.2	
TOTAL	244.7	279.4	38.2	7.6	
DWELLING 24 Bed, 3.5 Bath, LHA = Silver					
LEVEL	NSA	GFA	EXTERNAL AREA	STORE AREA	PARKING
GROUND	86.7	94.1	20.7	7.7	2
LEVEL 1	78.2	91.3	16.6		
LEVEL 2	79.8	91.3		1.2	
TOTAL	244.7	276.7	37.3	8.9	
DWELLING 34 Bed, 3.5 Bath, LHA = Silver					
LEVEL	NSA	GFA	EXTERNAL AREA	STORE AREA	PARKING
GROUND	86.7	94.1	20.7	7.7	2
LEVEL 1	78.2	91.3	16.6		
LEVEL 2	79.8	91.3		1.2	
TOTAL	244.7	276.7	37.3	8.9	
DWELLING 43 Bed, 2.5 Bath, LHA = Silver					
LEVEL	NSA	GFA	EXTERNAL AREA	STORE AREA	PARKING
GROUND	51.6	55.6	6.9	4.1	2
LEVEL 1	78.2	91.3	16.6		
LEVEL 2	79.8	91.3		1.2	
TOTAL	209.6	238.2	23.5	5.3	
DWELLING 51 Bed, 1 Bath, LHA = Silver					
LEVEL	NSA	GFA	EXTERNAL AREA	STORE AREA	PARKING
GROUND	68.6	74.2	26.6	2	1
DWELLING 63 Bed, 2.5 Bath, LHA = Silver					
LEVEL	NSA	GFA	EXTERNAL AREA	STORE AREA	PARKING
GROUND	51.6	55.6	25.7	6.3	2
LEVEL 1	78.2	91.3	17.5		
LEVEL 2	79.8	91.3		1.2	
TOTAL	209.6	238.2	43.2	7.5	
RESIDENTIAL TOTAL					
1221.91383.4					

LOT 2401 PORTOFINO PROMENADE

NEW LOCAL CENTRE + TOWNHOUSE DEVELOPMENT

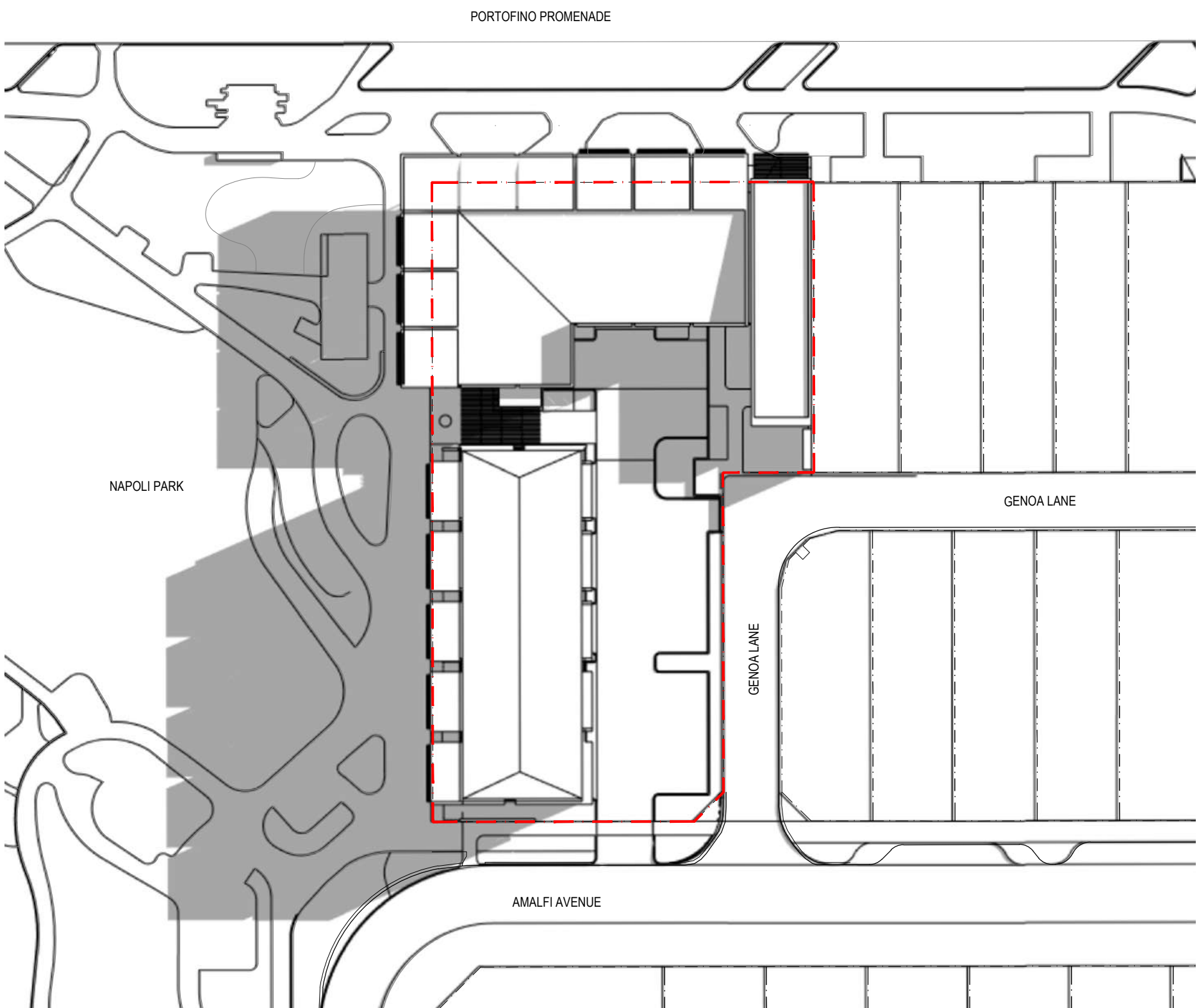
SITE PLAN



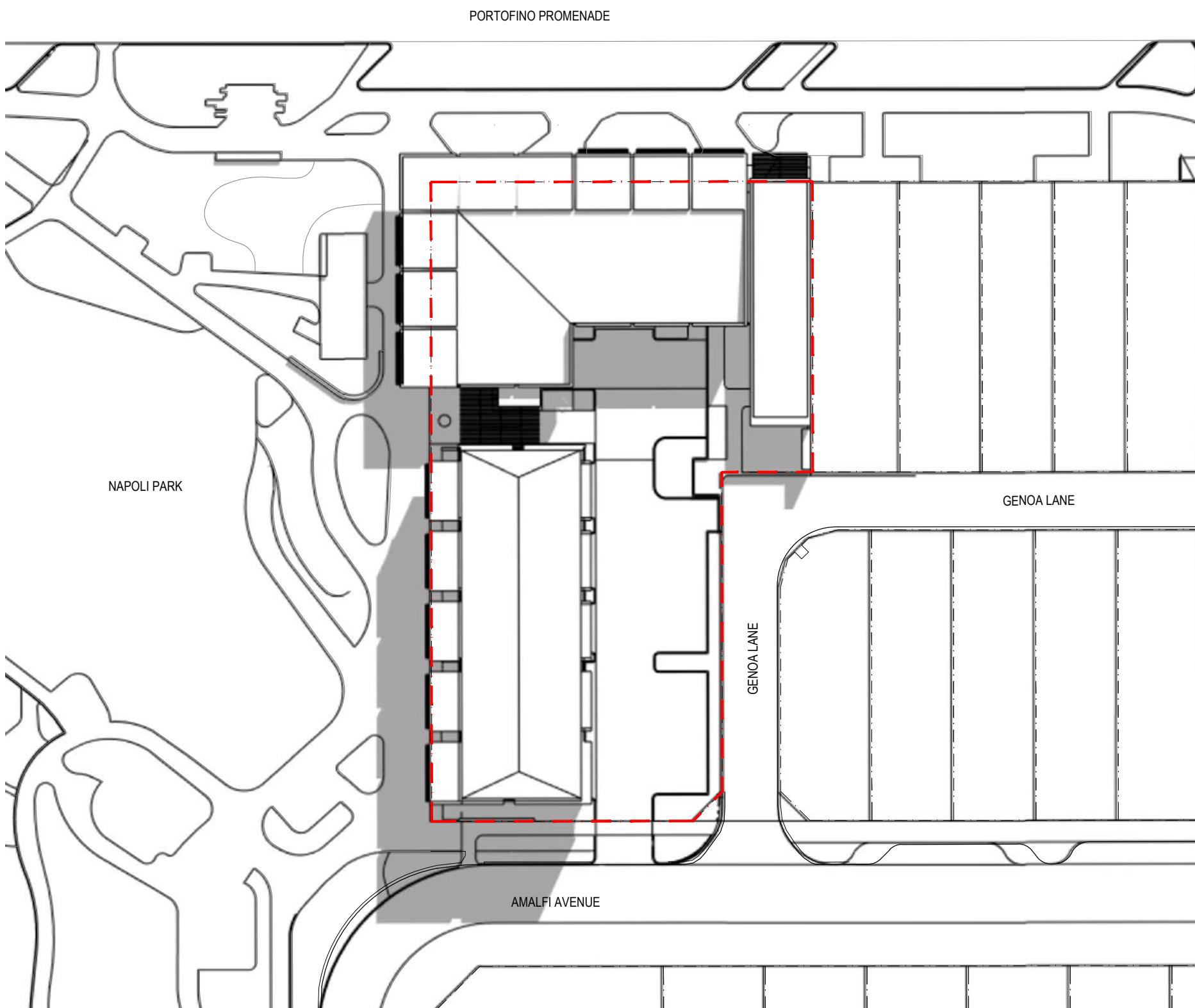
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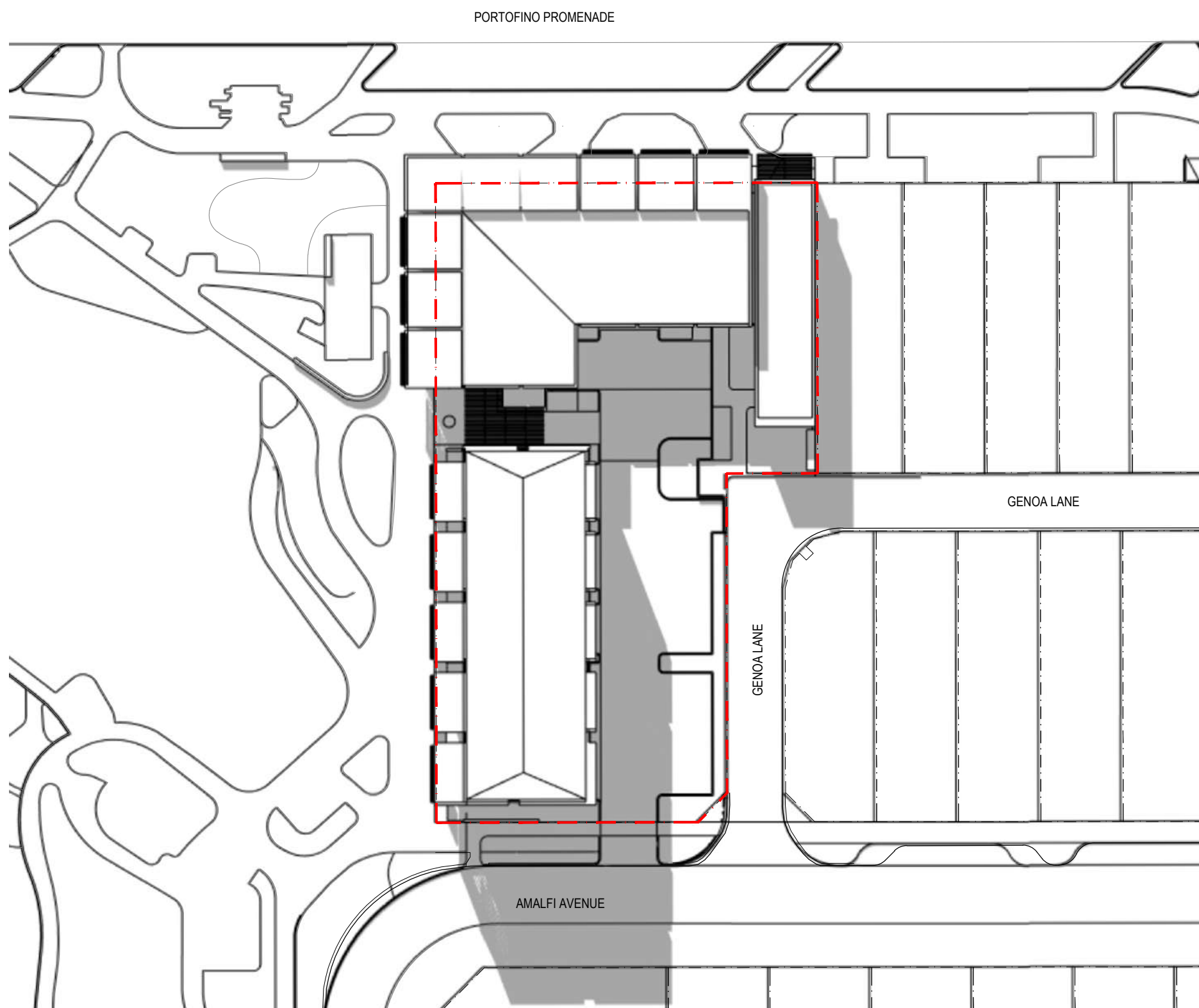
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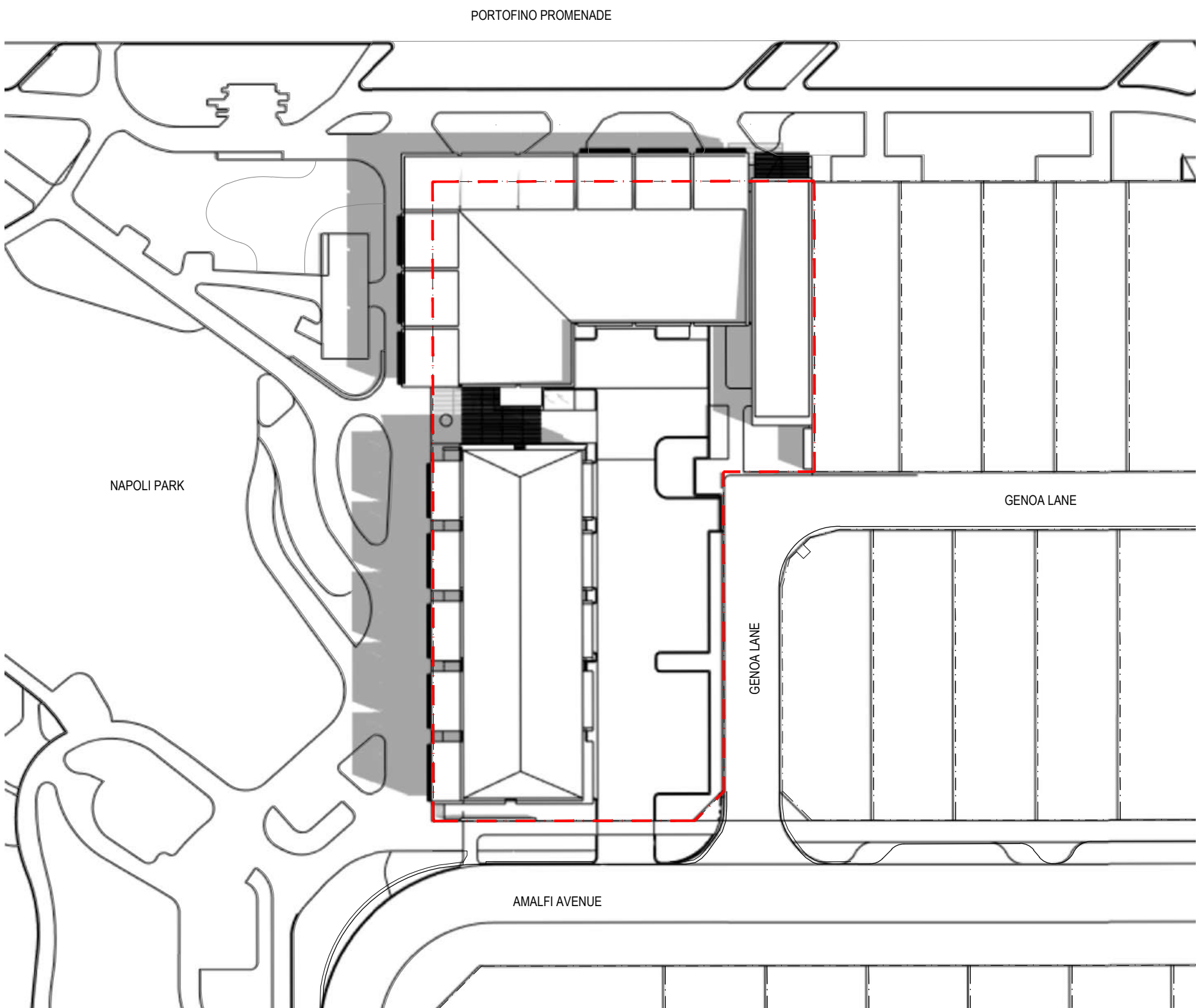
21 JUNE - 0900hrs



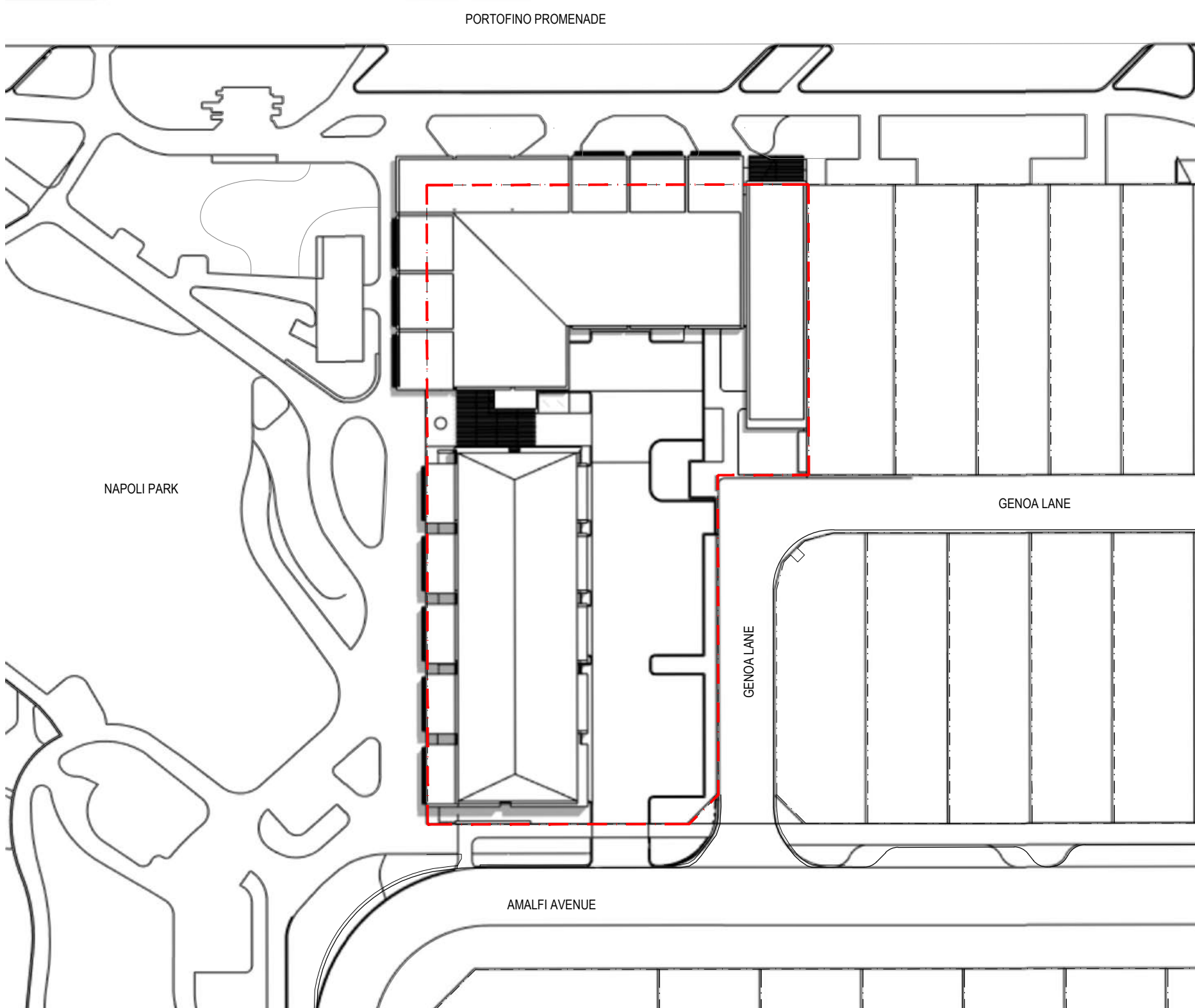
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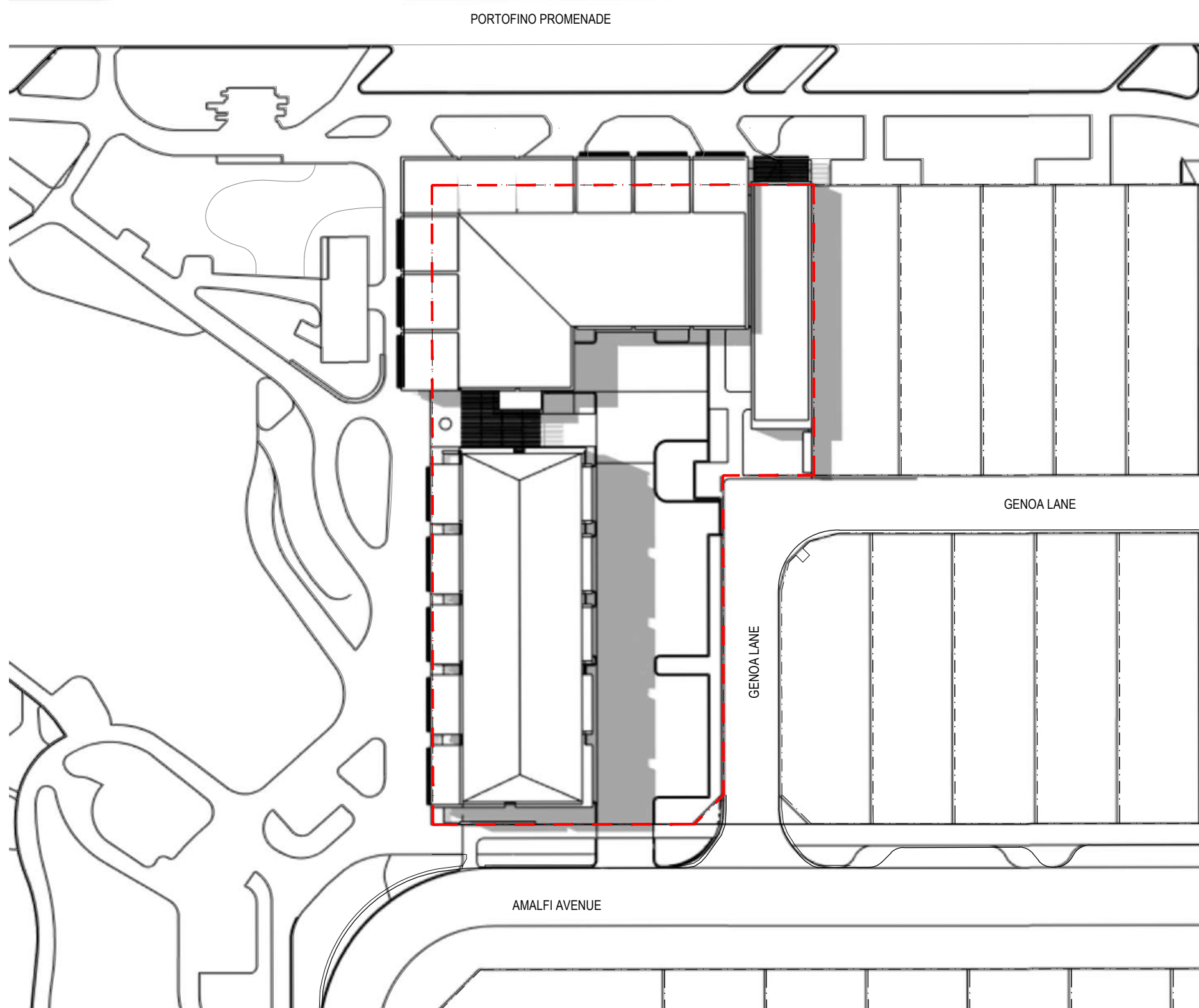
21 JUNE - 1500hrs



22 DECEMBER - 0900hrs



22 DECEMBER - 1200hrs

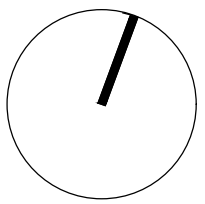


22 DECEMBER - 1500hrs

LOT 2401 PORTOFINO PROMENADE

NEW LOCAL CENTRE + TOWNHOUSE DEVELOPMENT

OVERSHADOWING DIAGRAMS



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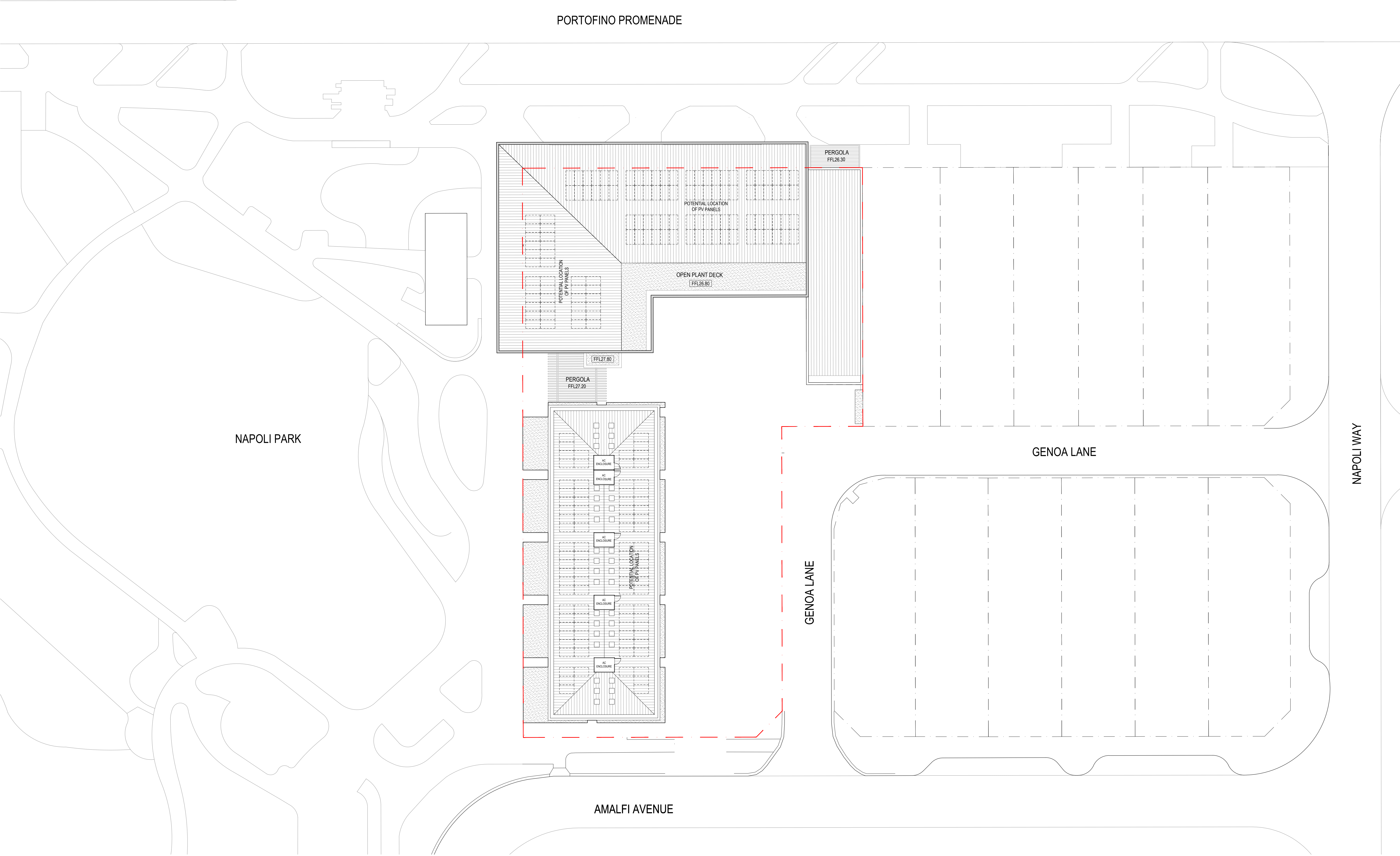
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Architectural floor plan of a five-story residential building. The plan shows five identical floor levels, each with a Master Bedroom (3.4x5.1), two other Bedrooms (4.0x3.4 and 4.0x3.4), a Bathroom (2.5x1.8), an Ensuite (2.5x2.2), a Display area, and a Store (1.3x1.1). The building has a total width of 3000 and a depth of 1700. The ground floor is highlighted in blue, and the upper floors are highlighted in purple.

28/6/2023 9:56 AM F:\226002 Let 2401 Portfolio Parade\2_Design\260211_town house option 1.dwg

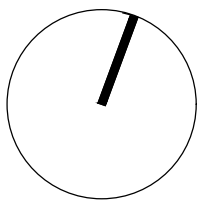
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LOT 2401 PORTOFINO PROMENADE

NEW LOCAL CENTRE + TOWNHOUSE DEVELOPMENT

ROOF PLAN



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LOT 2401 PORTOFINO PARADE

NEW LOCAL CENTRE + TOWNHOUSE DEVELOPMENT

ELEVATIONS

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SOUTH ELEVATION 1:100



WEST ELEVATION 1:100

LOT 2401 PORTOFINO PARADE

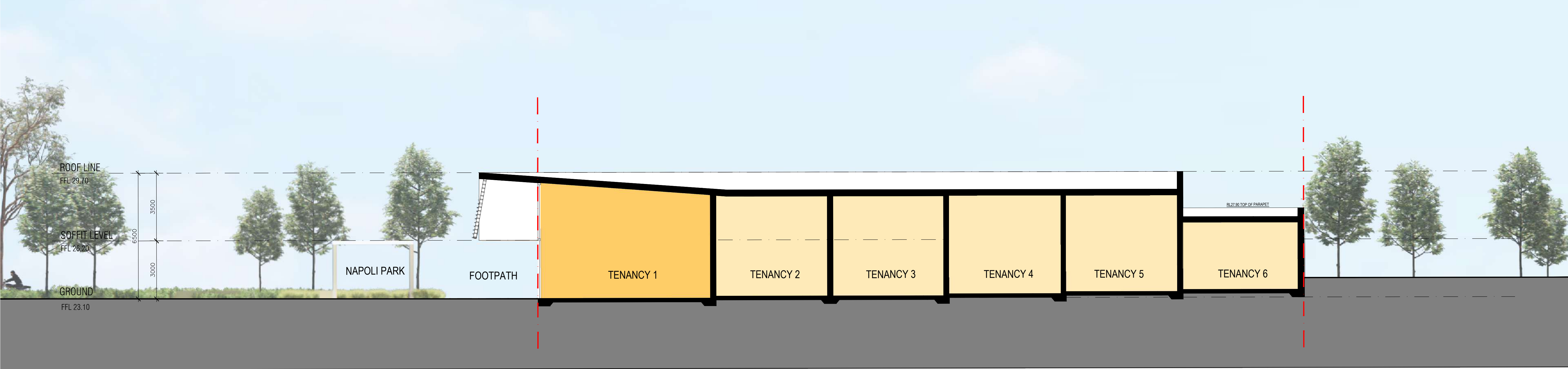
NEW LOCAL CENTRE + TOWNHOUSE DEVELOPMENT

ELEVATIONS

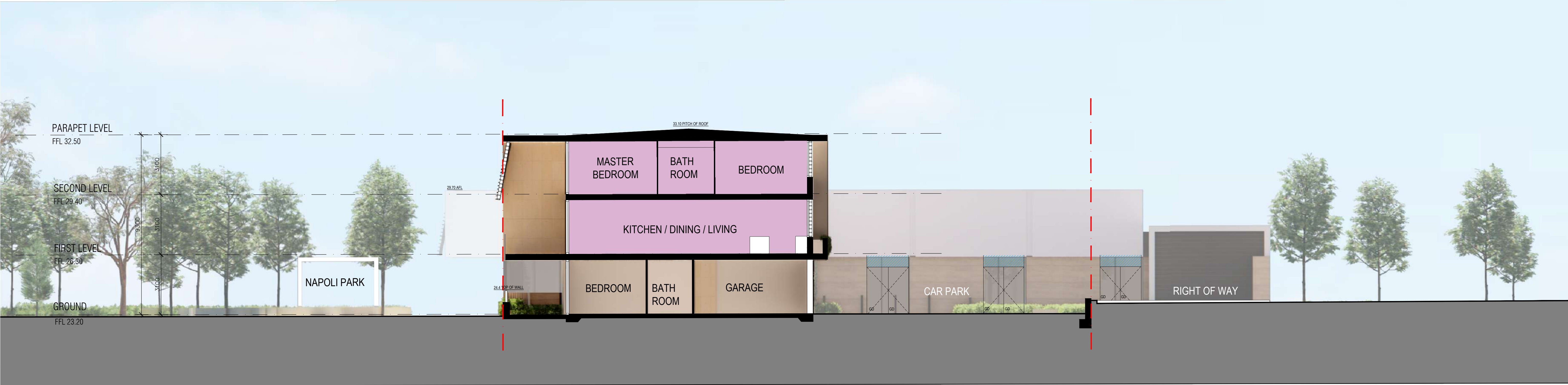
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SECTION AA 1:100



SECTION BB 1:100

LOT 2401 PORTOFINO PARADE

NEW LOCAL CENTRE + TOWNHOUSE DEVELOPMENT

SECTIONS

SCALE: 1:100 @ A1

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DESIGNED: MZ

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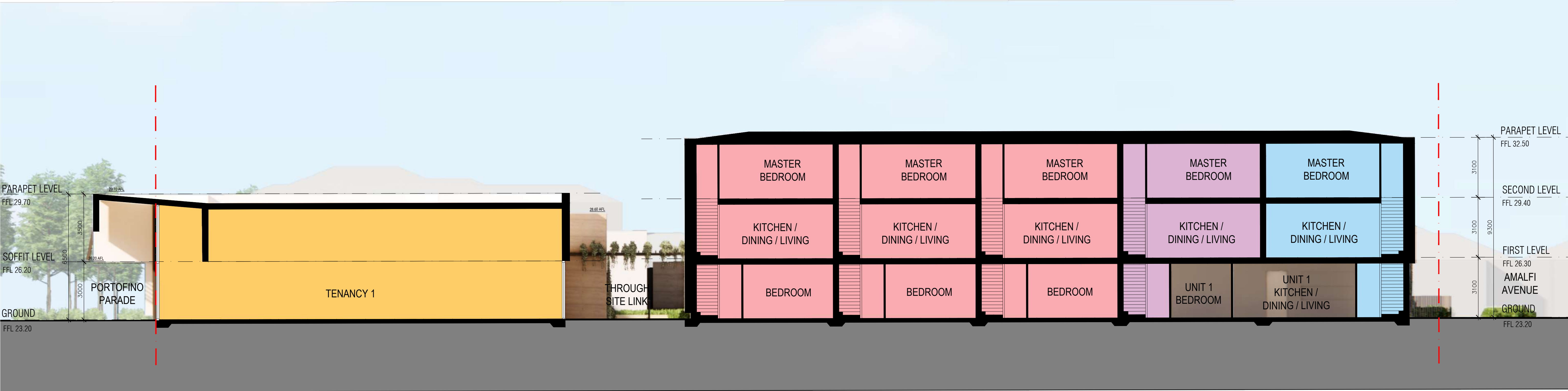
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SECTION CC 1:100



SECTION DD 1:100

LOT 2401 PORTOFINO PARADE

NEW LOCAL CENTRE + TOWNHOUSE DEVELOPMENT

SECTIONS

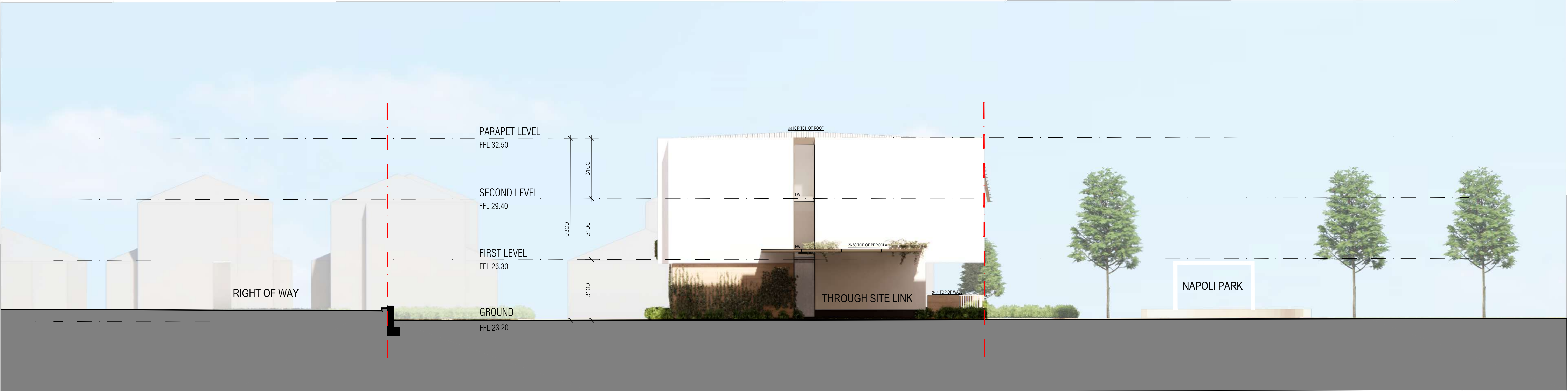
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SECTION DD 1:100
NORTH LINK



SECTION EE 1:100
SOUTH LINK

LOT 2401 PORTOFINO PARADE

NEW LOCAL CENTRE + TOWNHOUSE DEVELOPMENT

SECTIONS

SCALE: 1:100 @ A1
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1. LOOKING EAST FROM NAPOLI PARK



2. PORTOFINO PROMENADE - LOOKING SOUTH



3. THROUGH SITE LINK - LOOKING WEST

LOT 2401 PORTOFINO PROMENADE

NEW LOCAL CENTRE + TOWNHOUSE DEVELOPMENT

3D PERSPECTIVES

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1. LOOKING NORTH EAST FROM NAPOLI PARK + AMALFI AVENUE



2. LOOKING NORTH WEST FROM AMALFI AVENUE



3. LOOKING WEST FROM GENOA LANE



4. THROUGH SITE LINK FROM NAPOLI PARK - LOOKING EAST

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NEW LOCAL CENTRE + TOWNHOUSE DEVELOPMENT

3D PERSPECTIVES

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