



BUILDING TYPES & PRECINCTS	Apartments	Town houses	Houses	sub-total dwellings	Retirement dwellings	Total dwellings (new and existing)	Approx area of precinct (hectare)- excl. roads	Approx GFA residential (sq.m)	Approx GFA Other uses (sq.m)	Approx Total GFA	COMMENTS
Precinct A Residential: transition	0	51	8	59		59	2.75	12,870			
Precinct B Residential: bush edge	58	0	6	64		64	2.90	6,015			
Precinct C Aged care Retirement & Residential	68	0	0	68	50	118	3.77	13,885	4,000		Existing 96 beds plus 50%
Precinct D Residential: transition	0	12	7	19		19	1.06	4,410			
Precinct E Residential: general	204	0	5	209		209	3.44	23,830			
Precinct F Church							0.80		3,200		existing 1,600m ²
Precinct G Hospital and Residential: bush edge	194	0	0	194		194	7.66	21,390	94,000		Existing floor space 66,000m ²
Precinct H Residential: bush edge	10	4	3	17		17	0.94	2,765			
Precinct I Residential: general	62	24	0	86		86	2.02	11,920			
Precinct J commercial/retail/community nurses school Village Centre	20	0	0	20		20	1.20	2,180	13,000 3,500		incl. support services 5,000m ² exist. 50 nurses increased to 300
precinct K Residential: bush edge	10	19	5	34		34	1.69	6,455			
precinct L Residential: general	72	0	0	72		72	0.98	7,945			
Precinct M Mixed Use Sports and Community Residential Church admin & commercial	112	0		112		112	2.38	12,355	5,000 5,000		4,000m ² existing 4,000m ² existing
precinct N Education and Residential	20	12	2	34		34	3.13	5,265	8,000		from 1,200m ² primary school
Total Dwelling Numbers	830	122	36	988	50	1038					
Total Precinct Areas								34.80			
Total Site Area								65.27			
Approximate Total GFA									133,285	136,500	269,785
FSR GFA/(precinct area less 25%)											1.03
FSR GFA / (total site area)											0.41
RESIDENTIAL DENSITY											
Dwellings (excl. retirement) / total site area											15.1
Dwellings (incl. retirement) / total site area											15.9

Preliminary Land Use and Density Calculations



WAHROONGA ESTATE AREA MAP

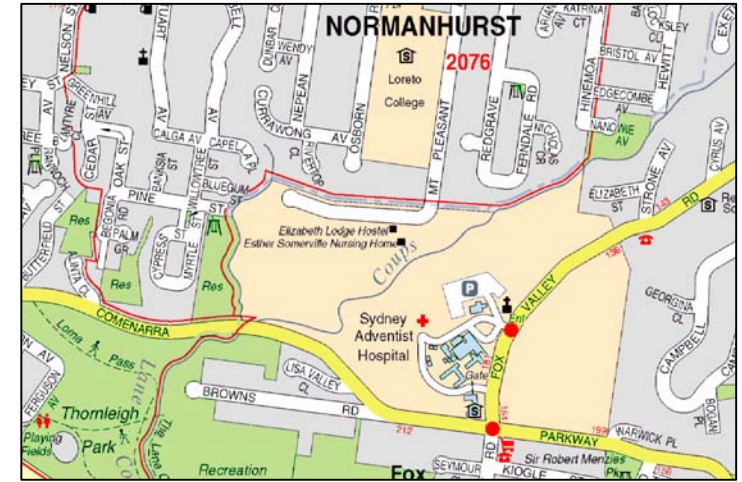


The existing and proposed development

Type of use	Existing development	Proposed development	Precinct
Hospital	Sydney Adventist Hospital and facilities – 66,000m ² <ul style="list-style-type: none"> • Inpatient beds – 345 beds • Intensive care unit – 12 beds • Coronary care unit – 11 beds • Day beds – 96 beds • Renal dialysis chairs – 14 • Birthing – 8 suites • Cardiac catheter laboratory – 3 • Endoscopy theatres – 2 • Operating theatres – 12 • Clinical activities including dental care • Faculty of Nursing including auditorium, conference space and library • Australasian research unit • Nurses residence • Child care centre • Church • Staff cafeteria • Swimming pool 	Upgrade and expand existing facilities over the short to medium term by an additional 28,000m ² – 94,000m² in total. Details to be subject of a separate application to follow. Faculty of Nursing to be expanded to 3,500m ² and relocated to another location with the Central Precinct	Central
Church	Two churches totalling 1,600m ²	A centralised church precinct catering for 3,200m ² floor space	Central
Education	Primary school of approx. 1,200m ² and catering for approx. 200 students	K-12 school of 9,000m ² relocated to Precinct 2 and catering for approx. 800 students	Central
Commercial	8,000m ² housing Pacific Regional Headquarters of the SDA Church, Media Network Centre and other administrative functions	10,000m ² to maintain existing functions and allow for limited expansion of existing and/or additional functions Allowance for some new commercial up to 6,000m ² (eg. professional consulting rooms) in proposed village centre – Central Precinct.	Fox Valley



Type of use	Existing development	Proposed development	Precinct
Residential	Dwelling houses – 78	<ul style="list-style-type: none"> • 40 in total • 32 to be retained and refurbished • 8 new dwelling houses proposed 	Mt Pleasant – 14 Central – 7 Fox Valley – 10 Env Living – 9
	Student style – 240 student beds	<ul style="list-style-type: none"> • 90 studios • 11 x 1 bedroom • 200 student / hostel rooms 	Central (200 in core hospital)
	Hostel – jacaranda 30 rooms, mission 17 rooms	<ul style="list-style-type: none"> • Jacaranda to be refurbished – 30 rooms • Mission to be relocated – 12 rooms 	Central
	Medium density (town houses) - nil	<ul style="list-style-type: none"> • 36 in total 	Mt Pleasant – 20 Env Living - 16
	High density (residential flat buildings) - nil	<ul style="list-style-type: none"> • 622 in total • 154 x 1 bedroom • 314 x 2 bedroom • 154 x 3 bedroom 	Mt Pleasant – 69 Central – 360 Fox Valley – 88 Env Living – 72
	Retirement living – nursing home 27 beds, retirement 50 units, hostel 69 rooms	<ul style="list-style-type: none"> • 104 bed hostel • 41 bed nursing home • 50 aged units 	Mount Pleasant
			Total – 698 dwellings and 538 bed hostel/student/aged
Retail	Minor retail (hospital support services) 1,000m ² CHECK Wade located in hospital precinct.	A total of 2,000m ² of neighbourhood retail, that may include transferral of existing retail within the hospital building	Central
Open space, recreation and conservation	Informal use of undeveloped areas and existing bushland (privately owned land)	Approx 26 ha land to be zoned environmental conservation with improved public access and management	All



UBD LOCALITY

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Date Plotted 13 Jun 2008 - 2:16pm File Name F:\AAR09545E-CAD\Civil\B-Sketches\SKC001-AA09545-NSX-00-LOCALITYPLAN.dwg

Status	PRELIMINARY NOT TO BE USED FOR CONSTRUCTION
Scale (A1)	NTS
Datum	AHD
Drawn	RD
Designed	DC

Client	JOHNSON PROPERTY GROUP
Project	WAHROONGA ESTATE PRECINCT PLAN
Title	LOCALITY PLAN

Project Code	AA001545
Drawing No.	SKC001
Issue	P1

Hyder Consulting

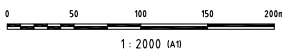
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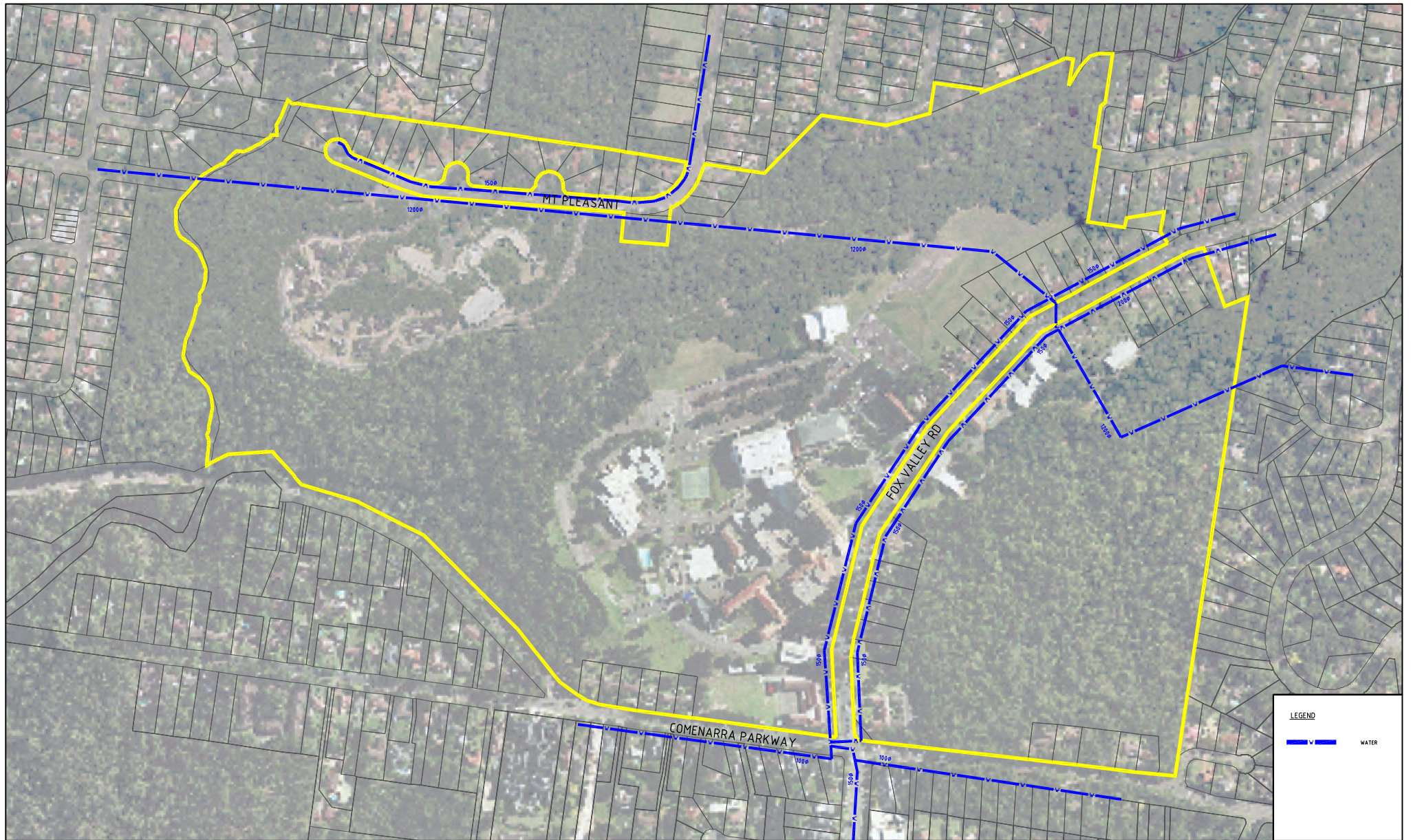
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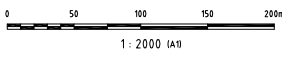
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Project	WAHROONGA ESTATE PRECINCT PLAN
Title	WATER PLAN

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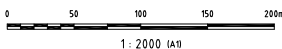
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Drawn RD Designed DC

Project
WAHROONGA ESTATE PRECINCT PLAN

Title
GAS PLAN



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