

RENDERED MASTER PLAN

JOB NO: TERR0001 23/03/09 A-MP-00-04(D)

SCALE: 7500 @ A3
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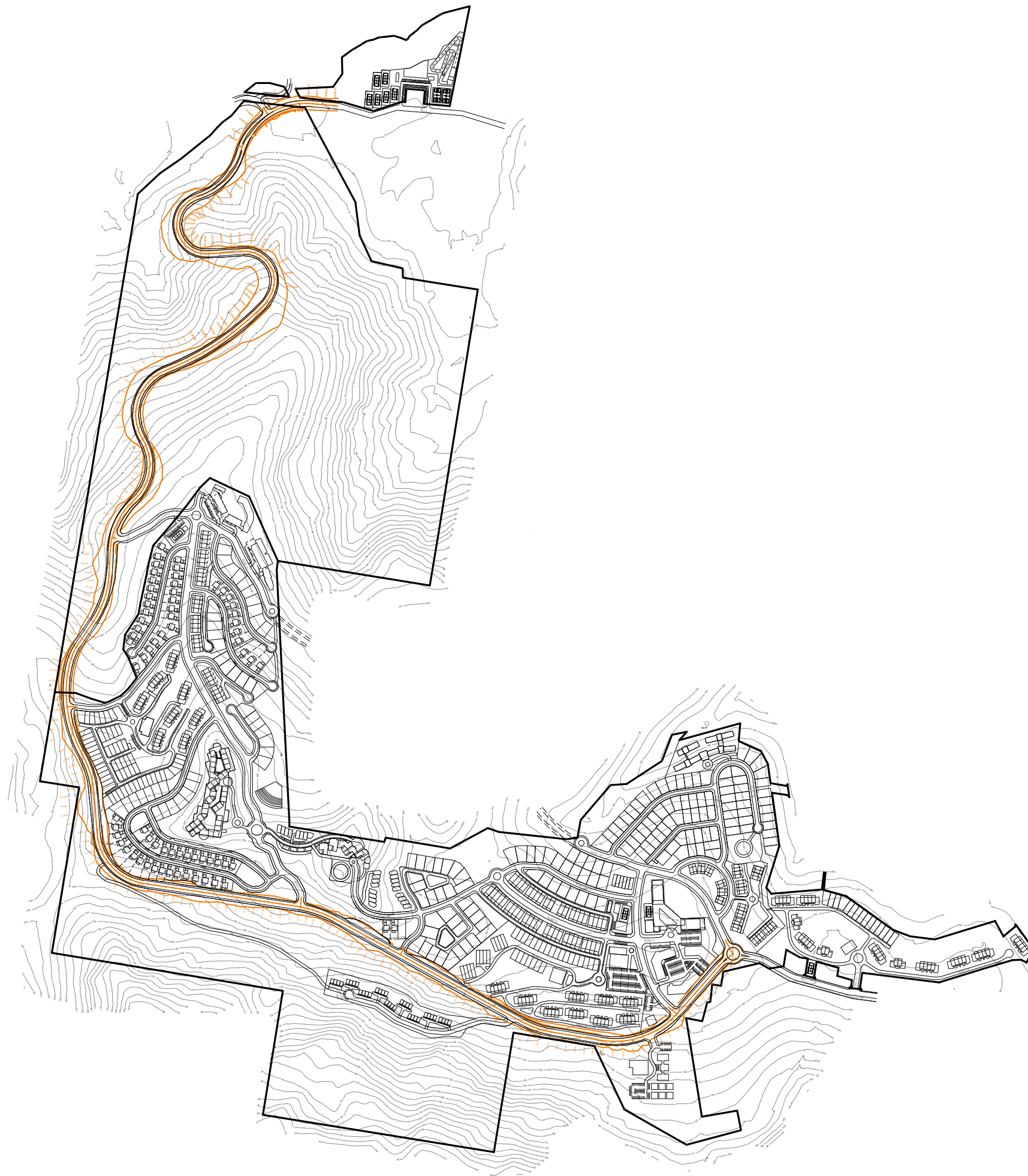


TERRANORA GROUP

RISE

ML Design

architecture | master planning | urban design | interior design



SITE PLANS - MASTER PLAN

JOB NO : TERR0001

24/03/2009

SCALE: 1:5000 @ A1

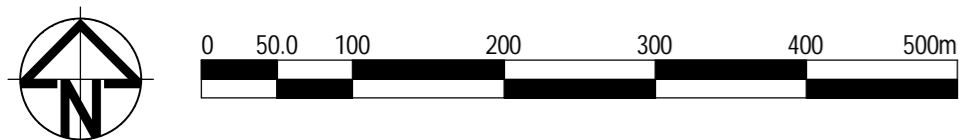
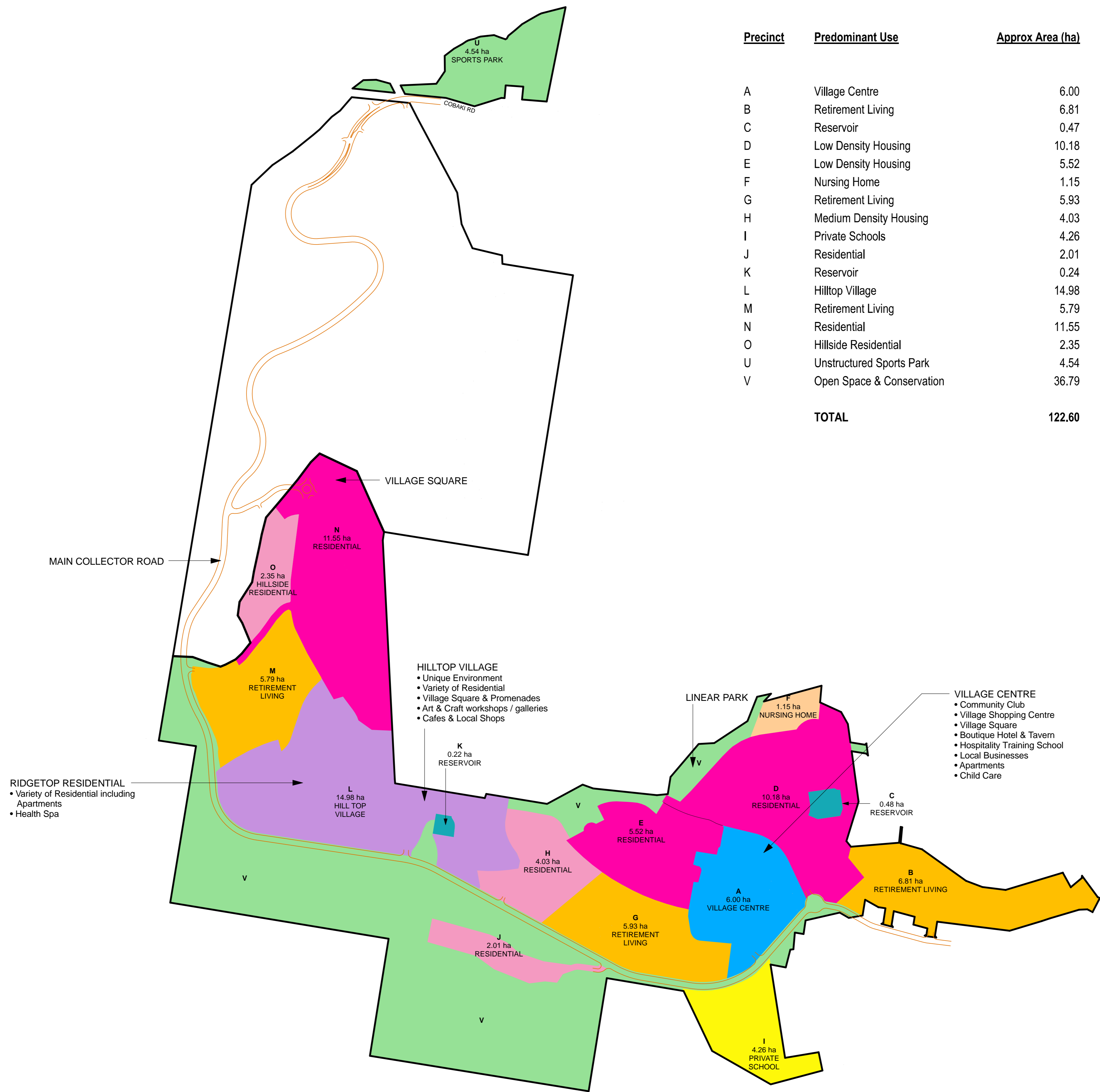
A-MP-01-16B

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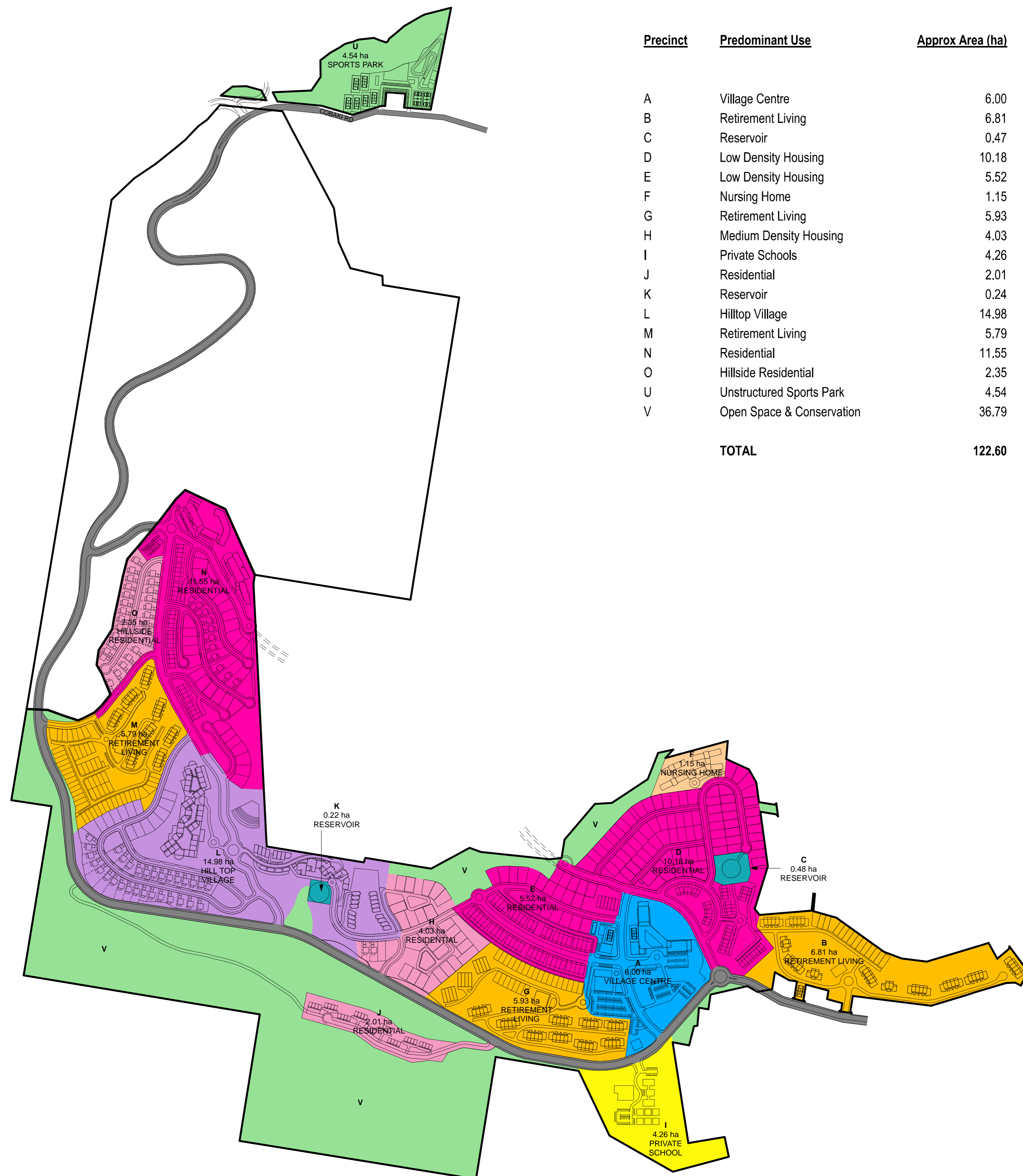
Terranora Group Management Pty Ltd

Rise
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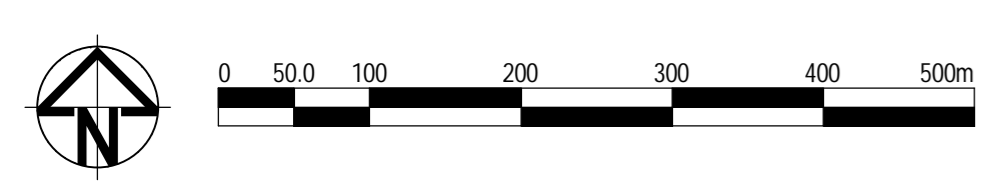
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SITE PLANS - STRUCTURE PLAN



Precinct	Predominant Use	Approx Area (ha)	Dwellings/ha	Potential Dwellings
A	Village Centre	6.00	43	257
B	Retirement Living	6.81	29	195
C	Reservoir	0.47	-	-
D	Low Density Housing	10.18	12	120
E	Low Density Housing	5.52	14	75
F	Nursing Home	1.15	174	200
G	Retirement Living	5.93	34	199
H	Medium Density Housing	4.03	9	36
I	Private Schools	4.26	-	-
J	Residential	2.01	18	36
K	Reservoir	0.24	-	-
L	Hilltop Village	14.98	20	307
M	Retirement Living	5.79	35	204
N	Residential	11.55	13	148
O	Hillside Residential	2.35	11	27
U	Unstructured Sports Park	4.54	-	-
V	Open Space & Conservation	36.79	-	-
TOTAL		122.60		1804



SITE PLANS - PRECINCT & STAGING PLAN

TERRANORA GROUP MANAGEMENT P/L.
RISE PROJECT.
MARANA ST BELMILL HEIGHTS WEST TWEED.

PRODUCT SUMMARY - 14 for MP08-0234 SECTION ONLY

Based on the ML Design Concept Master Plan as at 5th March 2009.

Notes:
All apartments are based on average 2 bed room module.
All penthouses are based on 3 bedroom module.
All villas are based on 3 bedroom module.

Matches the DoP plan that determines the Part 3A Concept Plan footprint.

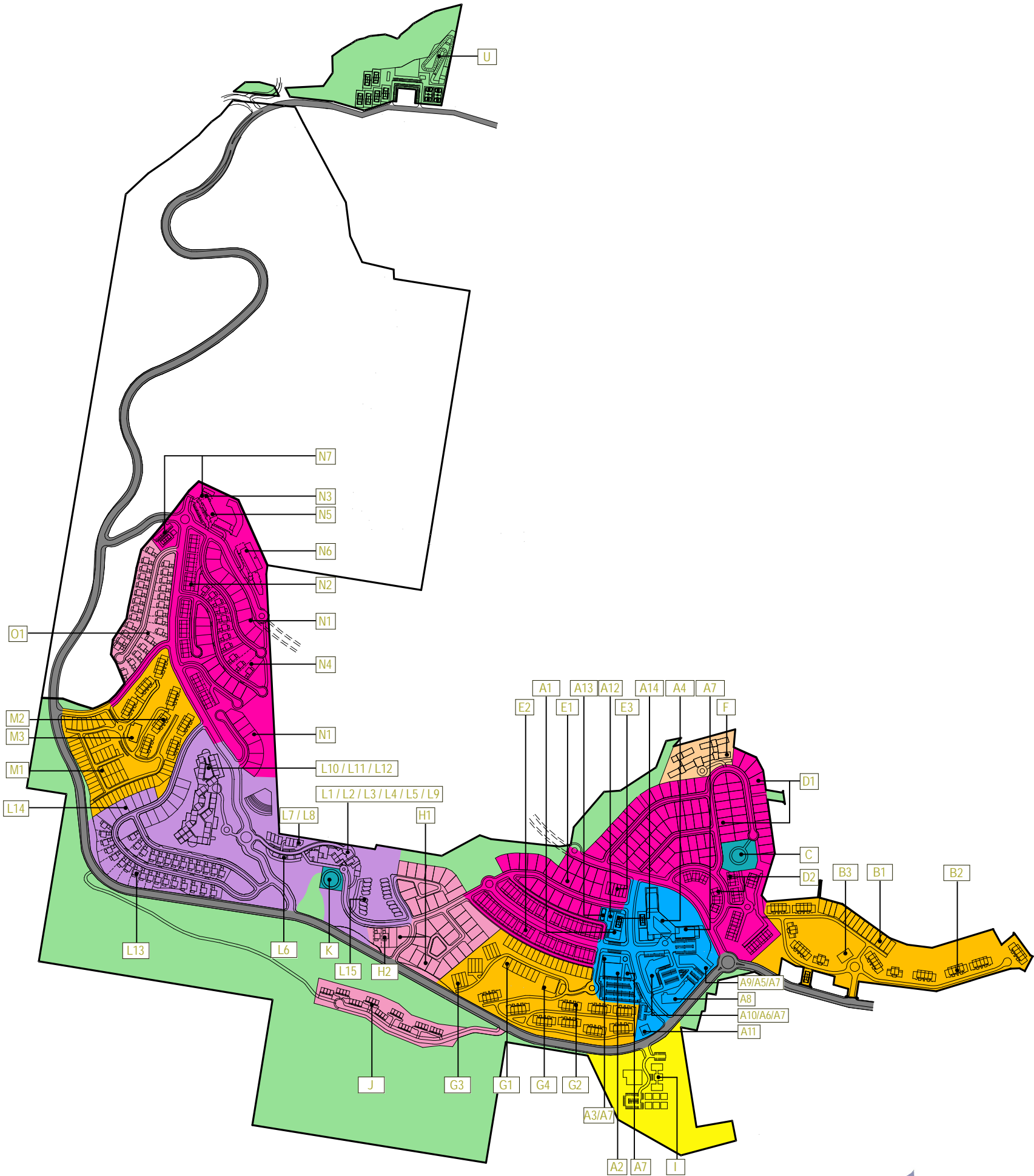
Date:
10th March 09

Author:
S.J.MacRae.

Precinct	Product	Number	Description / Av GBA / Av GLA / Av GSA
A-1	Community Hall.	1	500 GBA.
A-2	Village supermarket.	1	1200 GLA.
A-3	Village Shopping Centre.	1	600 GLA.
A-4	Boutique Hotel apartments.	160	Apartments.
A-5	Tavern.	1	600 GLA.
A-6	Hospitality Training School.	1	700 GLA.
A-7	Local Business Suites & Retail.	1	3700 GLA.
A-8	Medium Rise Apartments.	38	4 Storey apartment building.
A-9	Medium Rise Apartments.	23	5 Storey apartment building (retail on GF).
A-10	Medium Rise Apartments.	36	6 Storey apartment building (retail on GF).
A-11	Child Care.	1	400 GLA
A-12	Private community Club building.	1	350 GBA.
A-13	Private community lap pool.	1	25m lap pool.
A-14	Private community Tennis court.	1	Court with pavilion.
B-1	Retirement Living.	15	Cottages.
B-2	Retirement Living.	180	3 Storey apartments.
B-3	Retirement Living Club building.	1	800 GBA.
C	Council Regional Water Reservoir		Land transferred to council.
D-1	Res A Housing Lots.	80	575 GSA
D-2	2 / 3 storey Townhouses.	40	3 bed / 2 car Townhouses.
E-1	Res A Housing Lots.	24	650 GSA
E-2	3 Storey Boulevard Villas.	45	3 bed / media / study / 2 car Townhouses.
E-3	3 Storey Townhouses.	6	3 bed / media / study / 2 car Townhouses.
F	Nursing Home Land.	1	3 storey 200 bed Nursing Home site.
G-1	Retirement Living.	25	Cottages.
G-2	Retirement Living.	162	3 Storey apartments.
G-3	Retirement Living.	12	2 storey Villas.
G-4	Retirement Living Club building.	1	800 GBA.
H-1	Res A Housing Lots.	34	650 GSA
H-2	Hillside Housing Lots.	2	650 GSA
I	Private School.	1	Land Area.
J	2 & 3 Storey Townhouses.	36	3 bed / study / 2 car Townhouses.
K	Council Regional Water Reservoir		Land transferred to council.
L-1	Hilltop Plaza Penthouses.	5	Penthouse apartments.
L-2	Hilltop Plaza Sub Penthouses.	31	Sub-Penthouse apartments.
L-3	Hilltop Plaza apartments.	12	Lower level apartments.
L-4	Hilltop Plaza apartment facilities.	1	780 GBA
L-5	Hilltop Plaza retail / restaurants / studios / art school.	1	1,472 GLA
L-6	Retail art shop houses (Soho units).	8	South side of Ridge.
L-7	Art studios & shops.	8	As above, Ground floor, with units over.
L-8	Art house apartments.	16	North side, 2 storey apartments over art shops.
L-9	Art Facility / cafe building.	1	200 GLA
L-10	Hilltop apartments (Nth Ridge).	137	Up to 6 storey over basement.
L-11	Hilltop apartments (Nth Ridge).	28	2 storey flanking basement.
L-12	Health Spa.	1	600 GLA.
L-13	Hillside Housing Lots.	30	600 GSA
L-14	Res A Housing Lots.	15	575 GSA
L-15	3 storey Boulevard Villas.	17	3 bed / study / 2 car Townhouses.
M-1	Retirement Living.	60	Cottages.
M-2	Retirement Living.	144	3 Storey apartments.
M-3	Retirement Living Club.	1	800
N-1	Res A Housing Lots.	28	600 GSA
N-2	Villas.	32	3 bed / 2 - 3 Storey Villas.
N-3	Retail shops.	1	375 GLA
N-4	Hillside Housing Lots.	11	650 GSA
N-5	Midrise Apartments.	70	3 storey apartments over basement.
N-6	Midrise Apartments.	7	2 to 3 storey apartments flanking basement.
N-7	Private community Club building.	1	350 GBA.
N-7	Private community lap pool.	1	25m lap pool.
N-7	Private community Tennis court.	1	Court with pavilion.
O-1	Hillside Housing Lots.	27	650 GSA
U	Unstructured Sports Park	1	Public Sports Park and amenities.

Product mix summary.

Residential Lots.	181
Hillside Housing Lots.	70
Hotel apartments.	160
Penthouses.	36
Apartments.	367
Villas & Townhouses.	176
Art shop houses (Soho units).	16
Retirement cottages.	100
Retirement apartments.	486
Retirement Villas.	12
Nursing beds.	200
School area.	1
Retail space (inc tavern) GLA.	4,447
Commercial space GLA.	5,300
Health Spa GLA.	600
Total residential dwellings.	646
Total including Hotel units.	1,006
Total Retirement dwellings.	598
Total Nursing beds.	200
	1,804
Total commercial / retail GLA.	10,347



SITE PLANS - PRODUCT SUMMARY

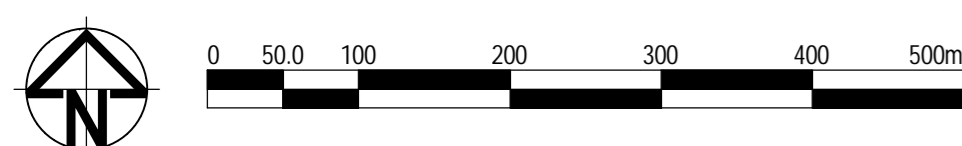
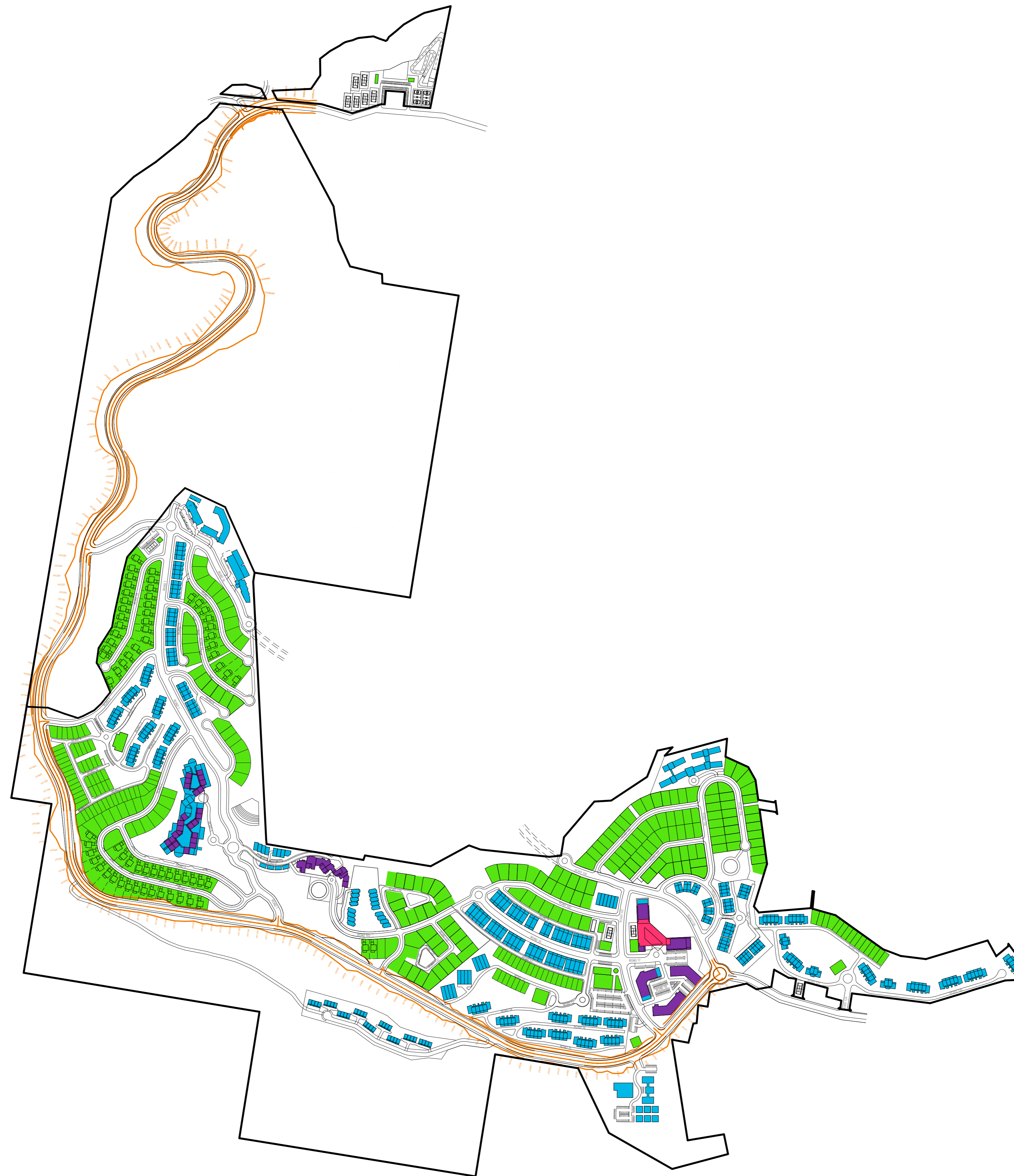
JOB NO : TERR0001 24/03/2009 SCALE: 1:5000 @ A1

A-MP-01-19B
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LEGEND

- UP TO 2 STOREYS
- UP TO 3 STOREYS
- UP TO 6 STOREYS
- UP TO 8 STOREYS



SITE PLANS - BUILDING HEIGHTS SUMMARY

JOB NO : TERR0001

3/07/2009

SCALE: 1:5000 @ A1

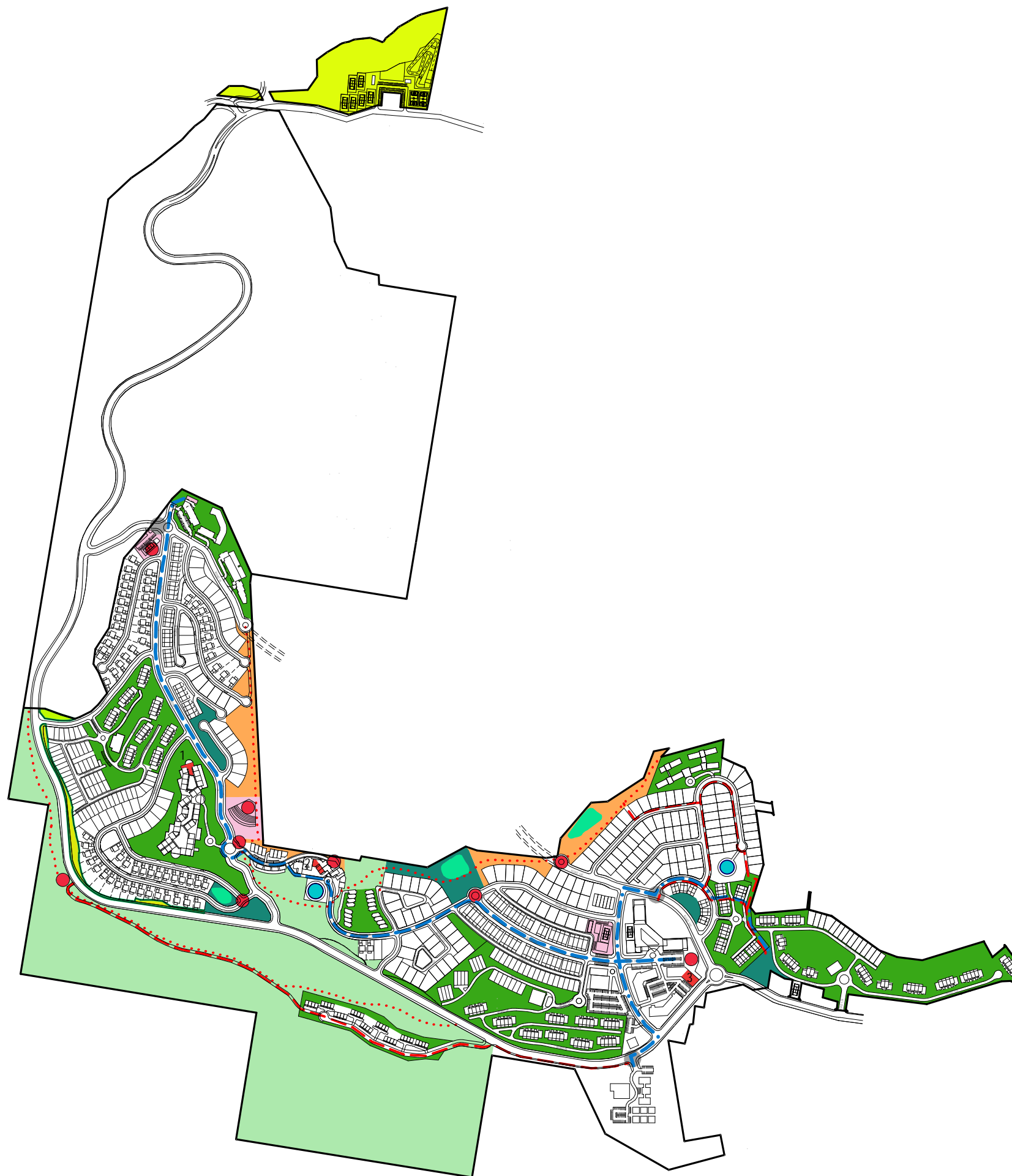
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LEGEND

- COMMUNITY FEATURE NODE
- OPEN SPACE PEDESTRIAN WALKWAYS
- UNDERPASS
- PEDESTRIAN LINKAGES - ROAD WAY
- PEDESTRIAN / CYCLE / BUGGY
- UNSTRUCTURED SPORTS PARK
- PRIVATE COMMUNITY OPEN SPACE
- BUFFER OPEN SPACE
- LINEAR PARK (ECO)
- LINEAR PARK
- POCKET PARK
- COMMUNITY FACILITY
- 1 - SPA
2 - ART COLLEGE
3 - TAVERN
- WATER BODY
- RESERVOIR



0 50.0 100 200 300 400 500m

SITE PLANS - COMMUNITY FACILITIES

JOB NO : TERR0001

24/03/2009

SCALE: 1:5000 @ A1

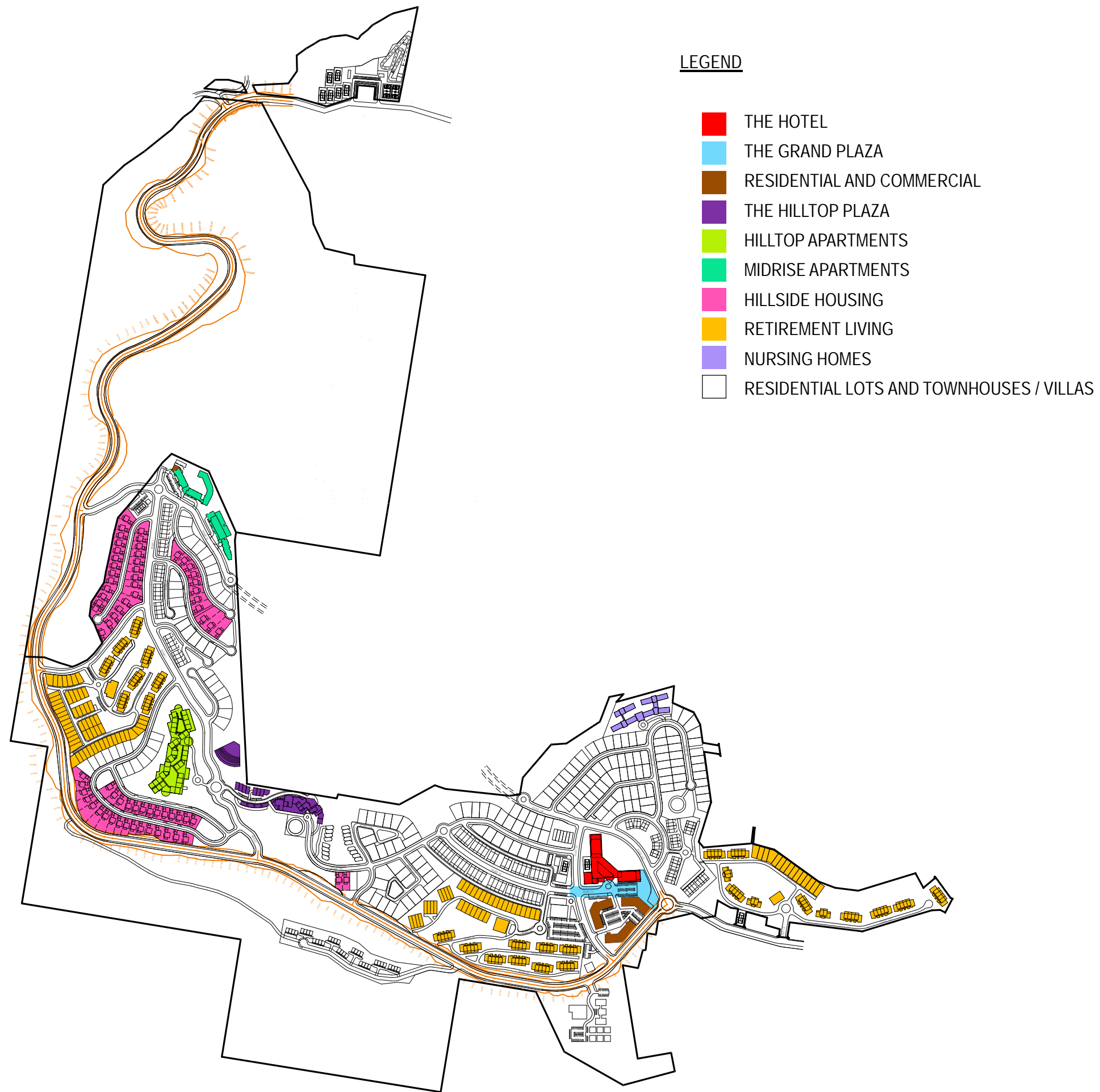
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SITE PLANS - BUILDING PRODUCT

JOB NO : TERR0001

24/03/2009

SCALE: 1:5000 @ A1

A-MP-01-22B

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