



LEGEND	
	SITE
	BUILDINGS



LEGEND	
	EXTENT OF SITE AREA - 141120m ²
	PROPOSED BUILDINGS FOOTPRINT AREA - 19213m ² (14%)
	EXISTING BUILDINGS FOOTPRINT AREA - 1967m ² (2%)



BUILDING No.	TYPOLOGY	3 BED	2 BED	SERVICED	NURSING	STOREYS	SITE COVER (m2)	GFA (m2)	BUILDING TYPE	ADDITIONAL INFORMATION
1	Apartment	30	2			4	1042	4168	1	Two type 1 buildings attached
2	Apartment		32			4	838	3352	2	Two type 2 buildings attached
3	Apartment		32			4	838	3352	2	Two type 2 buildings attached
4	Apartment		16			4	419	1676	2	
5	Apartment		27			3	838	2514	2	With 9 units per floor option within same building footprint
6	Apartment		12			3	419	1257	2	
7	Apartment		12			3	419	1257	2	
8	Apartment	22	2			3	1042	3126	1	Two type 1 buildings attached
9	Serviced Apartments, Nursing Home & Amenities			100	60	4	4953	17867		
10	Apartment	12				3	510	1530	3	
11	Apartment	22	2			3	1042	3126	1	Two type 1 buildings attached
12	Apartment	22	2			3	1042	3126	1	Two type 1 buildings attached
13	Apartment	12				3	510	1530	3	
14	Apartment	12				3	521	1563	1	
15	Apartment		27			3	838	2514	2	With 9 units per floor option within same building footprint
16	Apartment	24				3	1020	3060	3	Two type 3 buildings attached
17	Apartment	18	2			3	1042	2892	1	Two type 1 buildings attached with split level
18	Apartment	11	1			3	521	1563	1	
19	Apartment	11	1			3	521	1563	1	
20	Apartment		27			3	838	2514	2	With 9 units per floor option within same building footprint
TOTAL		196	197	100	60		19213	63550		
21	Tennis Academy	Converted for Stage 1 Amenities, also Nursing sister residence								
22	Spali Home	Estate manager residence and club house								
23	Harvey Home	Resident caretaker & security home								

FSR CALCULATIONS			
SITE AREA	AREA (m2)	MAXIMUM FSR	PROPOSED FSR
	141120		
APARTMENTS	45683	0.5:1	0.32:1
NURSING / AMENITIES	17867	1:1	0.13:1
TOTAL GFA	63550		0.45:1

LEGEND

EACH STAGE REPRESENTS 1 YEAR

SITE PREPARATION

Earth works, creating the development levels, installing the infrastructure including water & sewerage extensions. Creating the riparian areas with site upon the creek and drainag lines plus landscaping for this and the entire site including grassing the rest of the entire area that is awaiting development.

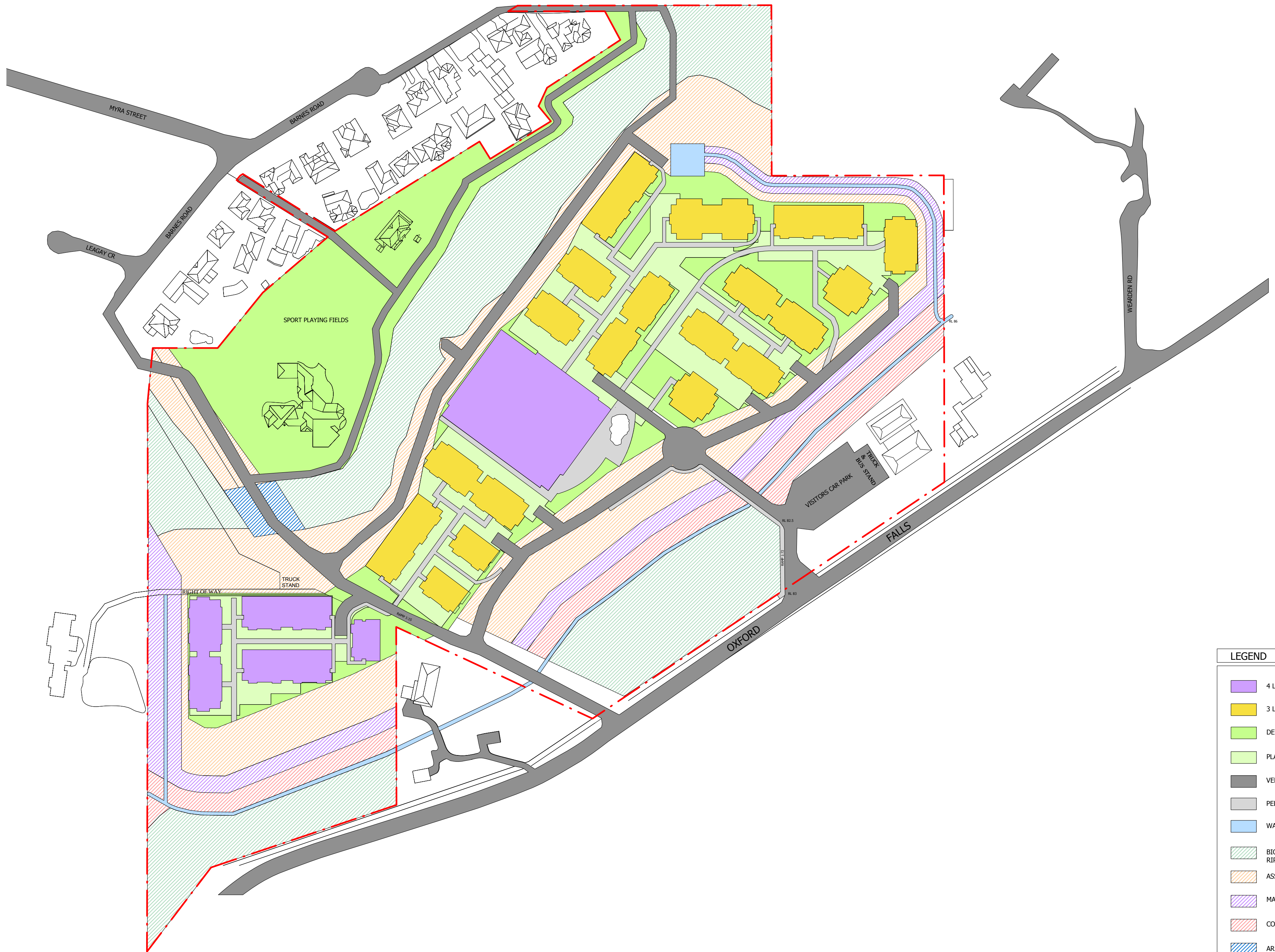
STAGE 1 - The building of the serviced apartments, the nursing home and the amenities buildings. The renovation of the tennis academy for use as Stage 1 administration and sales office.

STAGE 2 - Construction of 108 apartments plus landscaping.

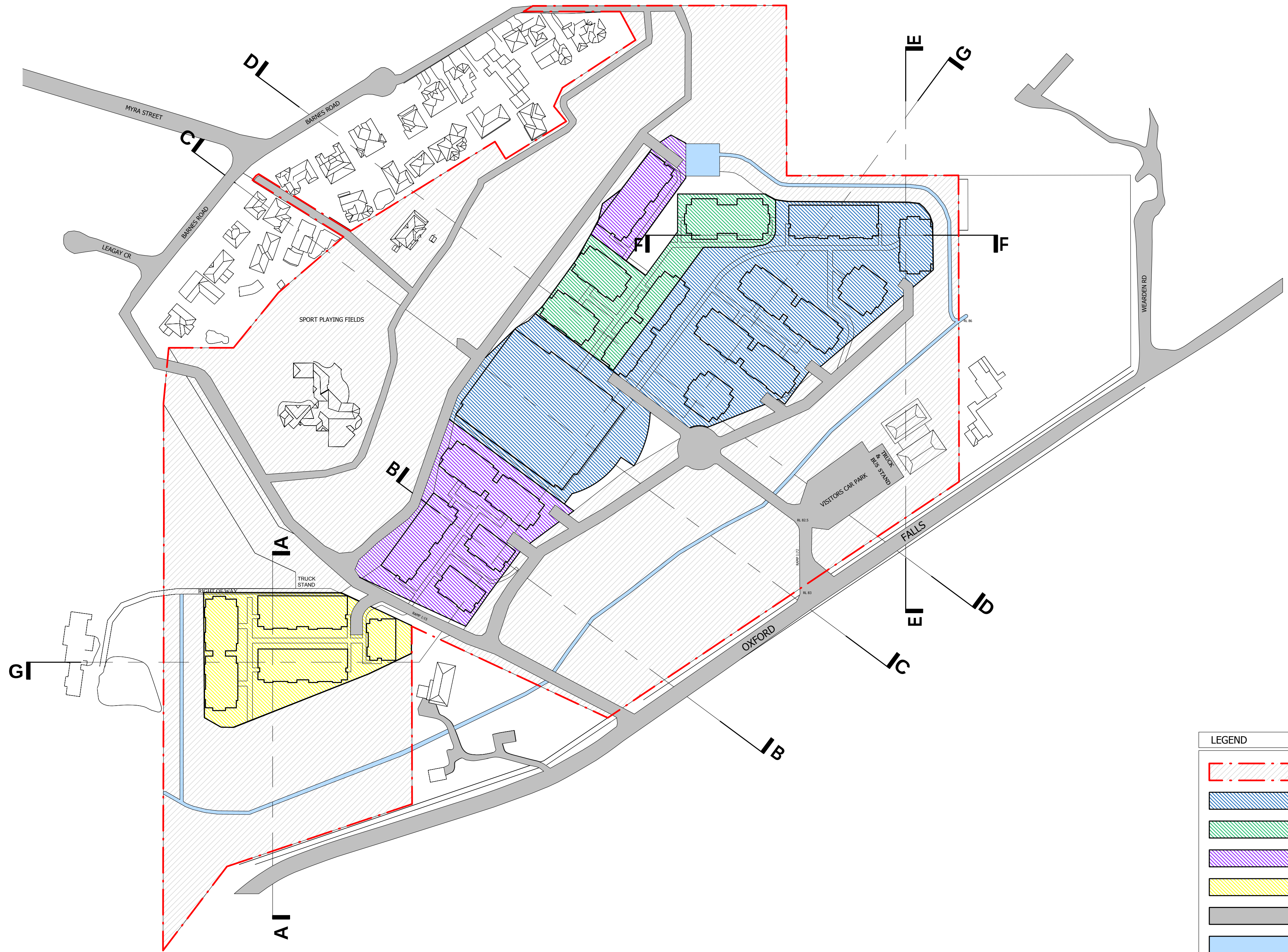
STAGE 3 - Construction of 104 apartments, Continuation of the infrastructure & landscaping.

STAGE 4 - Construction of 72 apartments & completion of the Stage 3 building. The continuation of the infrastructure and landscaping.

STAGE 4 - Construction of 112 apartments, the completion of the infrastructure and continuing the landscaping.



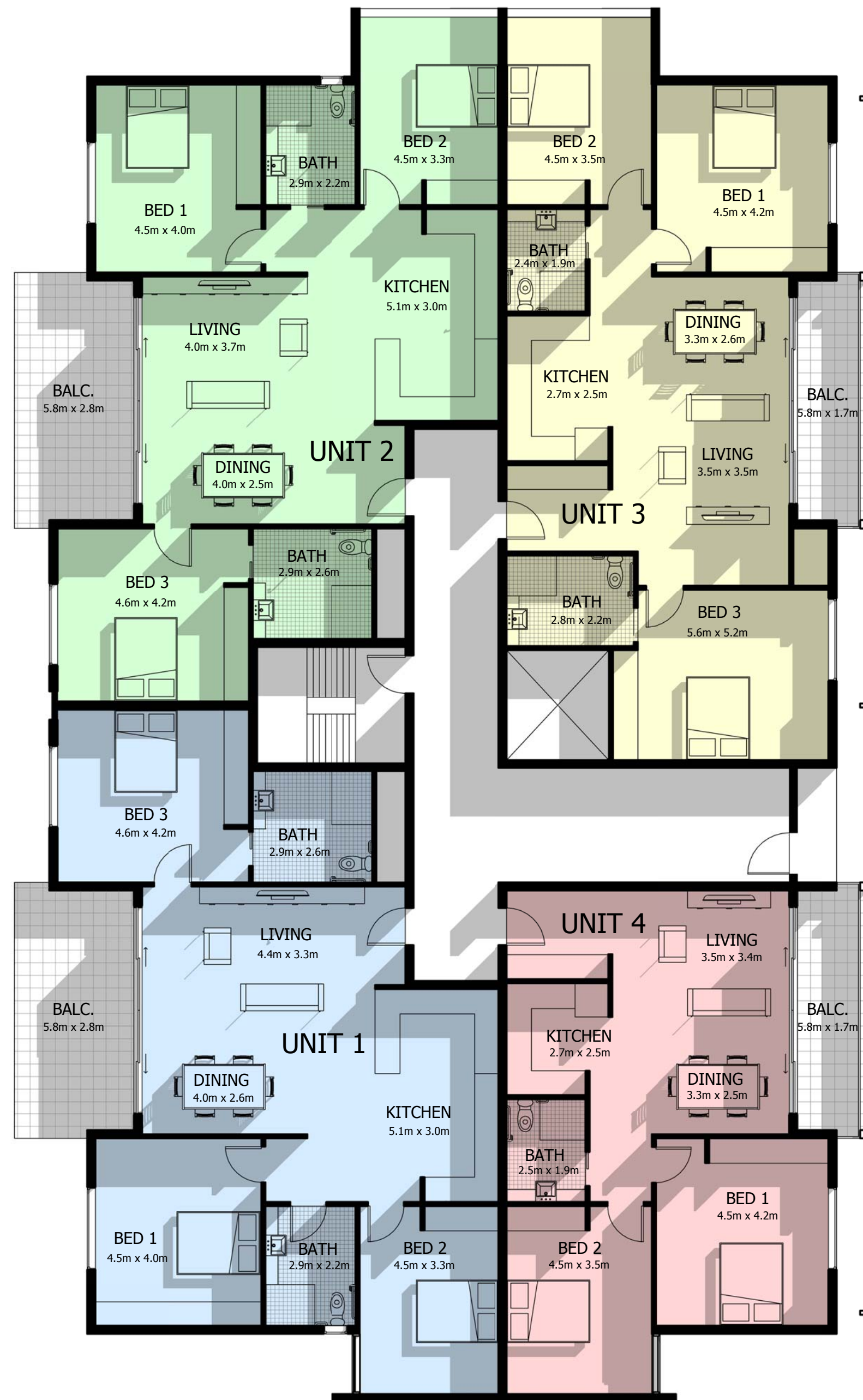
DISCLAIMER : BUSHFIRE PROTECTION ZONES ARE AS DEPICTED ON THE TRAVERS BUSHFIRE & ECOLOGY SCHEDULE 1 DATED 23-04-2010.



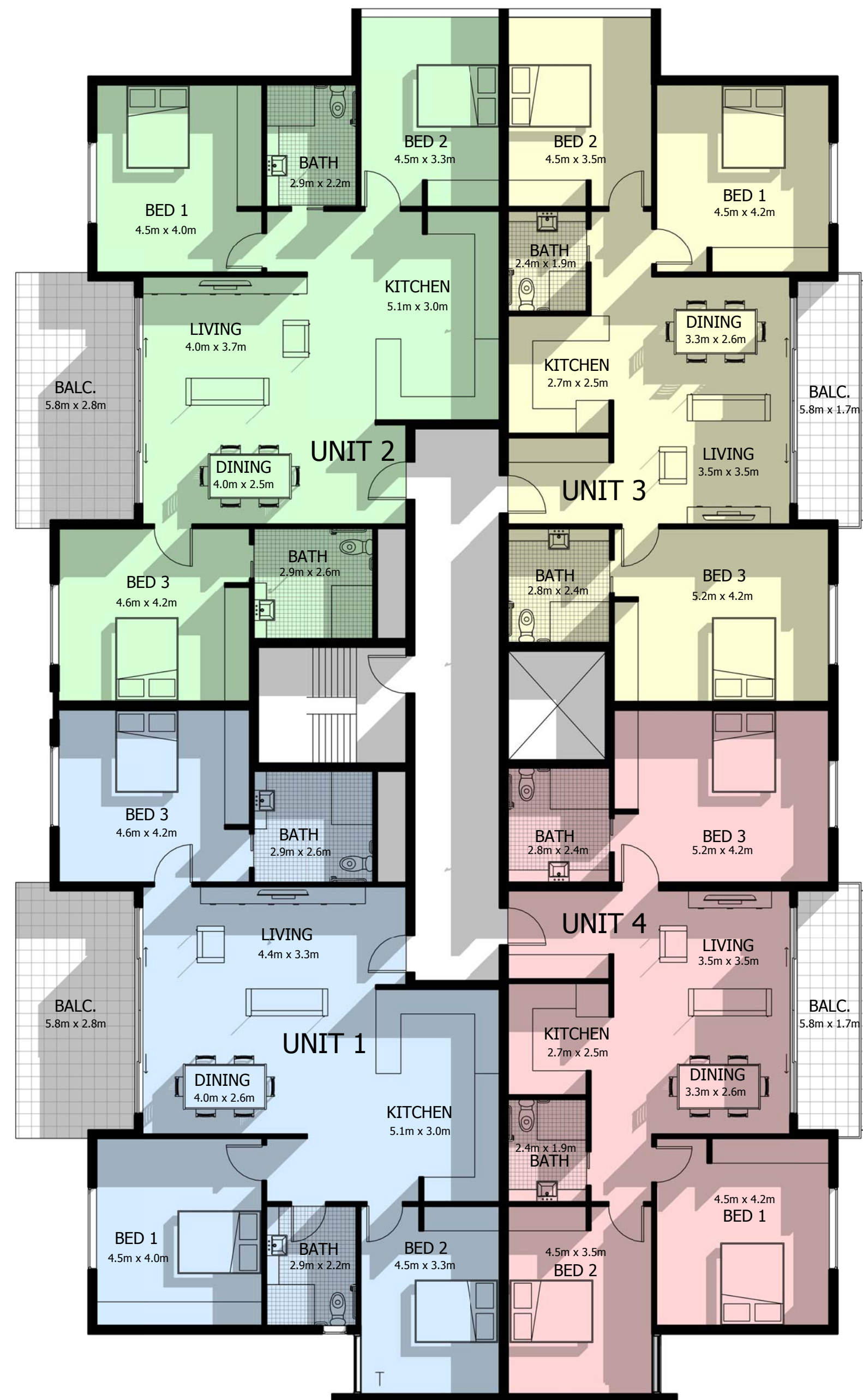
LEGEND	
	EXTENT OF SITE
	RL 83
	RL 86
	RL 87
	RL 88
	ROADS
	CREEK



PARKING ALLOCATIONS				
AREAS	CARSPACE @ 3.2m	CARSPACE @ 3.8m	VISITOR SPACES	TOTAL CARS
	98	28	5	131
	106	10	5	121
	285	20	10	315
			40	40
TOTAL	489	58	60	607
%	80%	10%	10%	



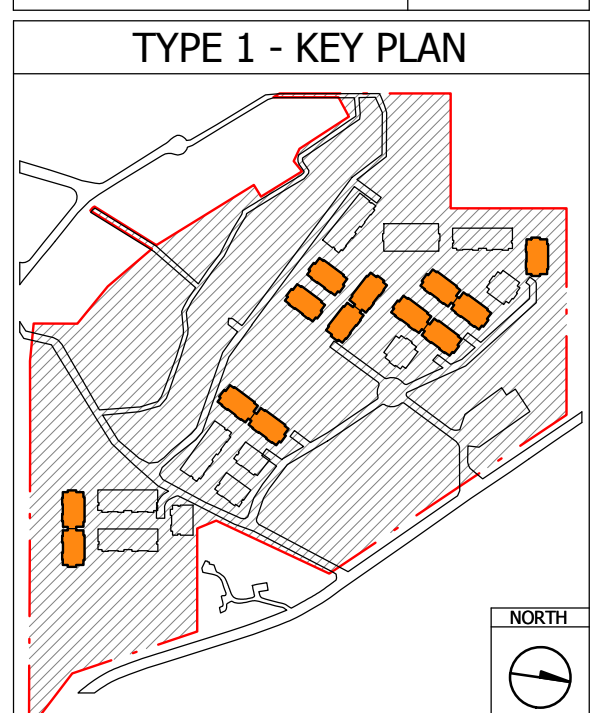
TYPE 1 GROUND FLOOR

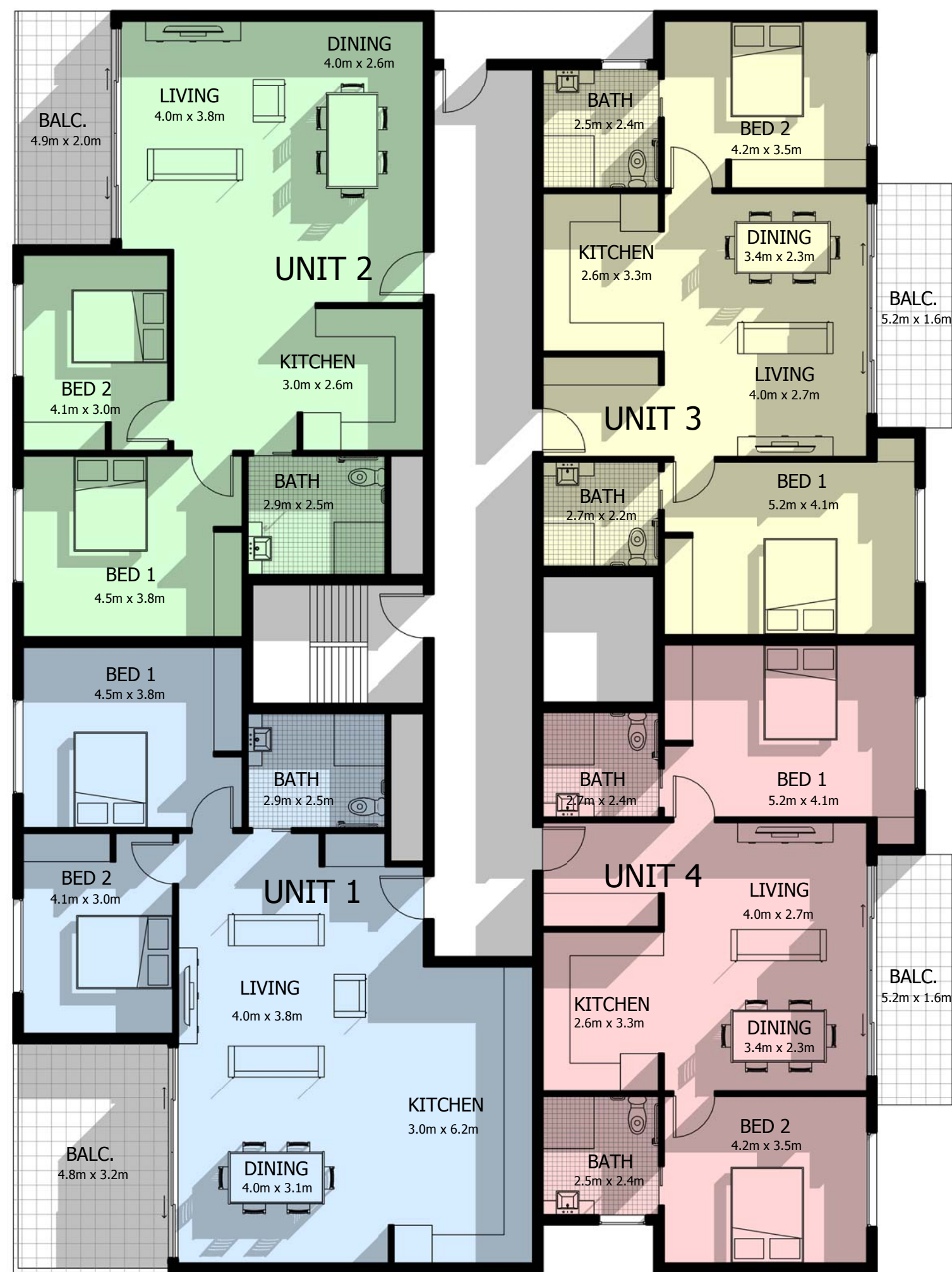


TYPE 1 TYPICAL

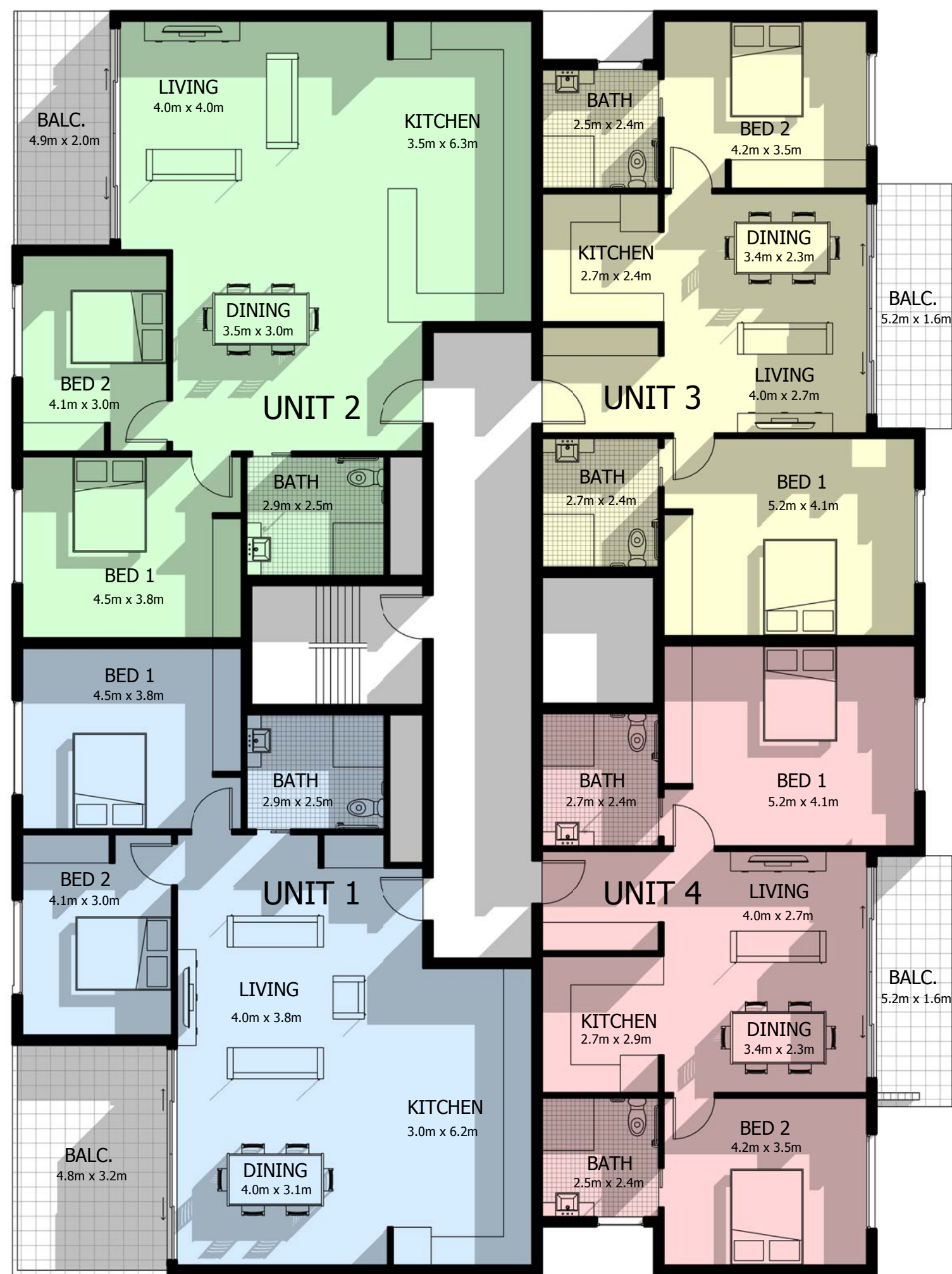
TYPE 1 FLOOR AREAS			
GF	AREA	TYP	AREA
UNIT 1	125m ²	UNIT 1	125m ²
UNIT 2	125m ²	UNIT 2	125m ²
UNIT 3	120m ²	UNIT 3	113m ²
UNIT 4	82m ²	UNIT 4	113m ²

TYPE 1 GFA CALC.		
UNIT TYPE	NO. OF UNITS	GFA
2 BEDROOM	12	984m ²
3 BEDROOM	148	17986m ²
ACCESS (HALLWAYS, LIFTS & STAIRS)		2157m ²
TOTAL GFA :		21127m ²





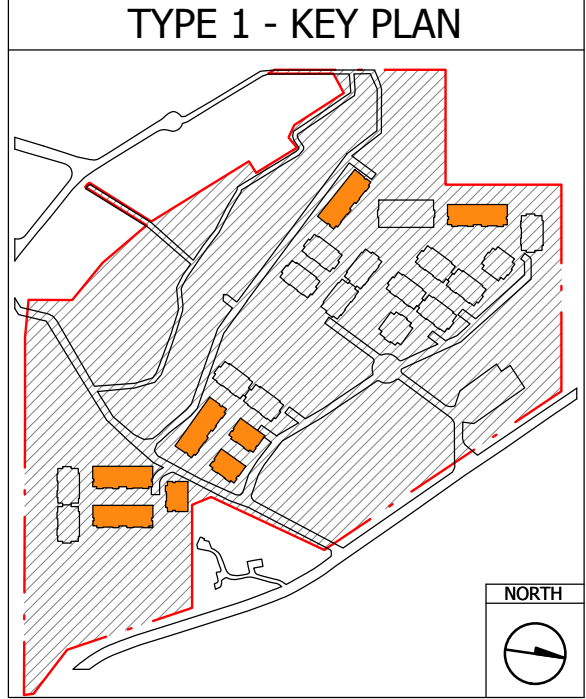
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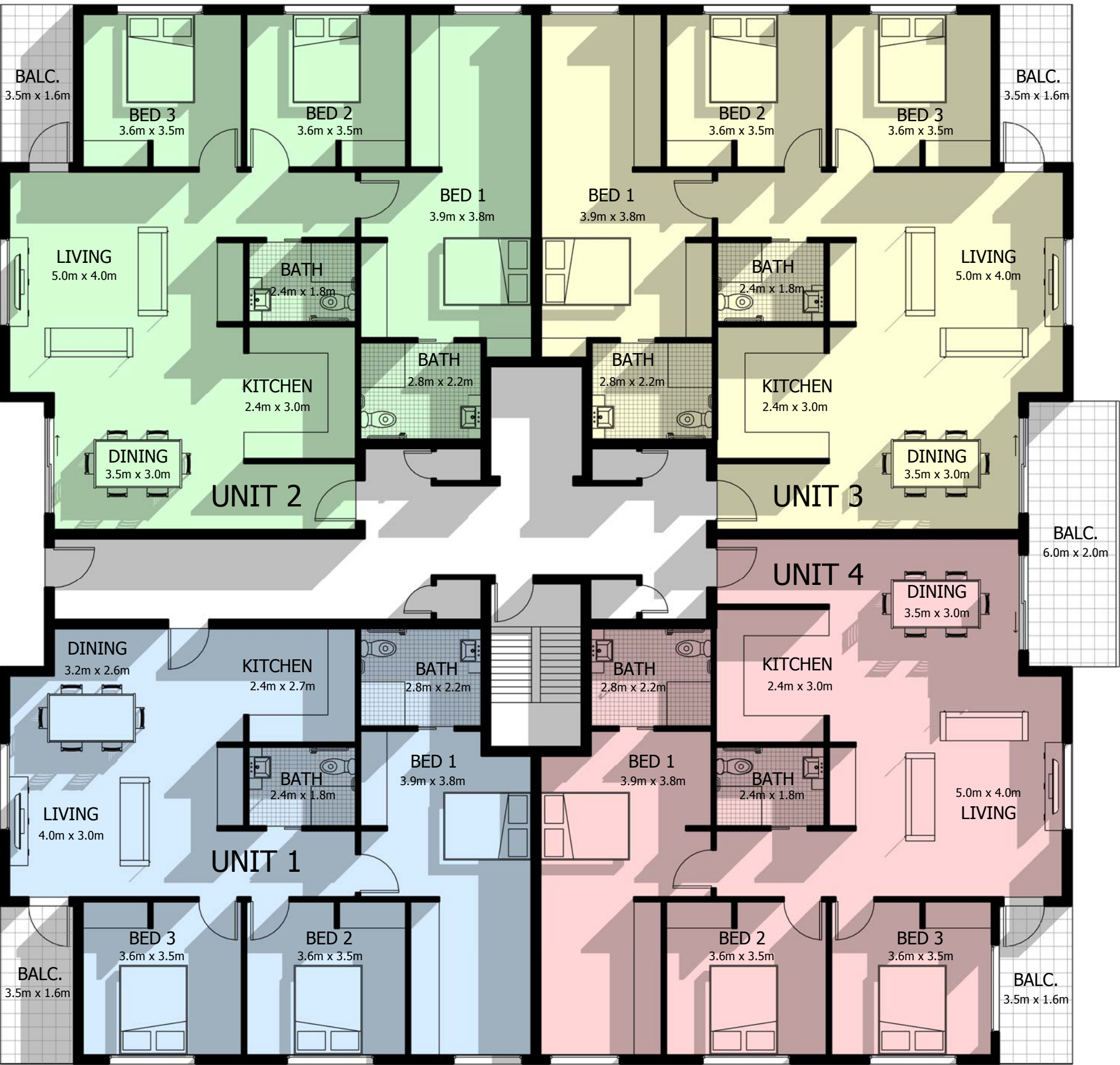


TYPE 2 TYPICAL

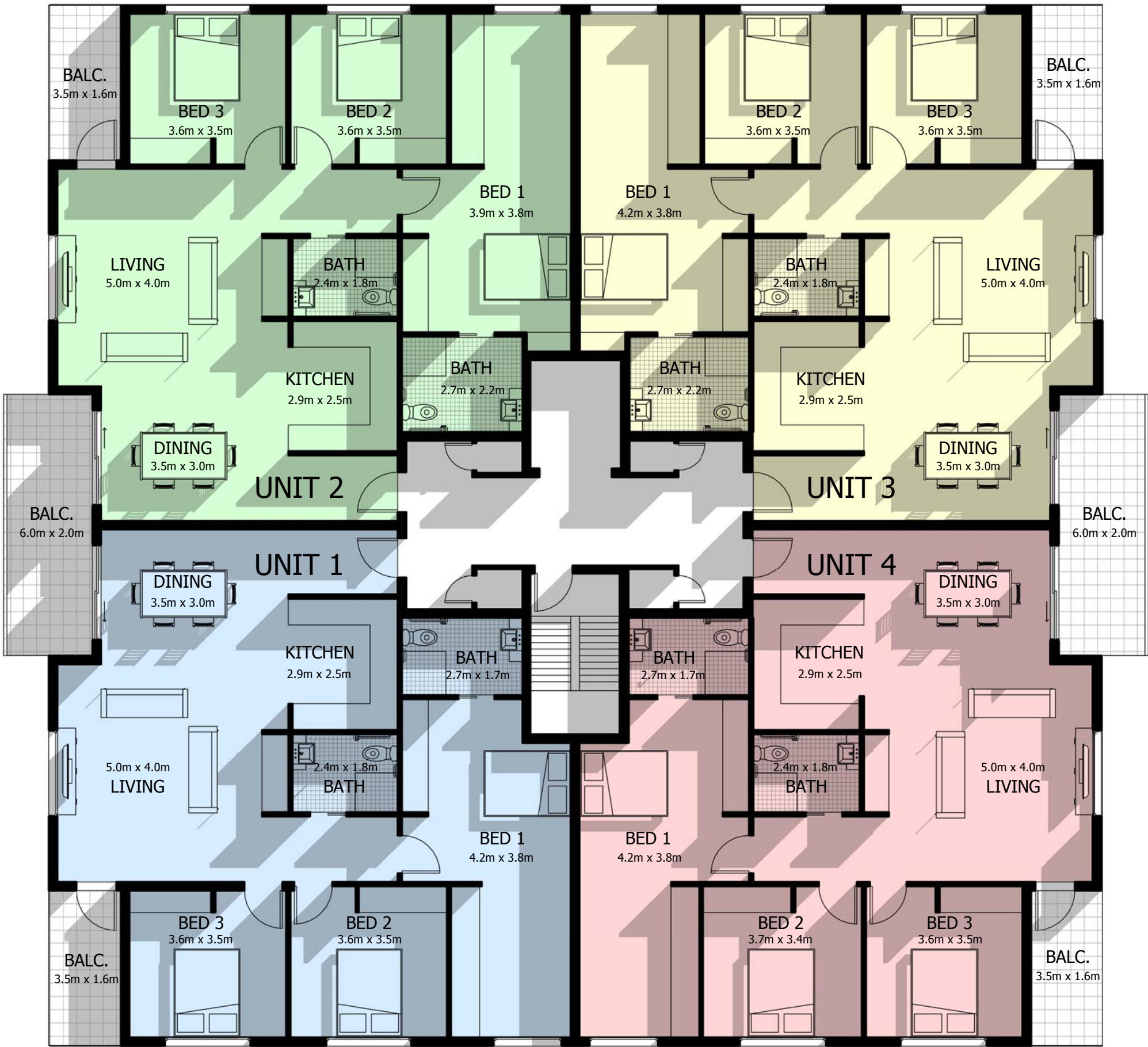
TYPE 2 FLOOR AREAS			
GF	AREA	TYP	AREA
UNIT 1	99m ²	UNIT 1	99m ²
UNIT 2	91m ²	UNIT 2	106m ²
UNIT 3	85m ²	UNIT 3	85m ²
UNIT 4	86m ²	UNIT 4	86m ²

TYPE 2 GFA CALC.		
UNIT TYPE	NO. OF UNITS	GFA
2 BEDROOM	185	16349m ²
ACCESS (HALLWAYS, LIFTS & STAIRS)		2087m ²
TOTAL GFA :		18436m ²





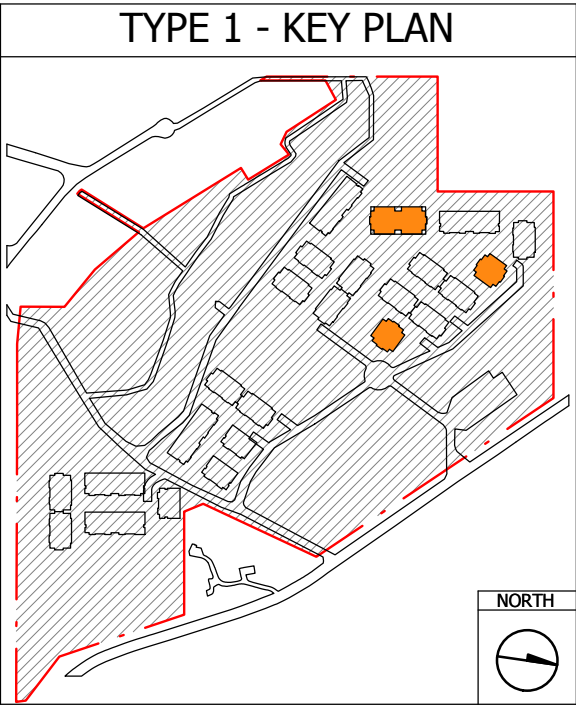
TYPE 3 GROUND FLOOR

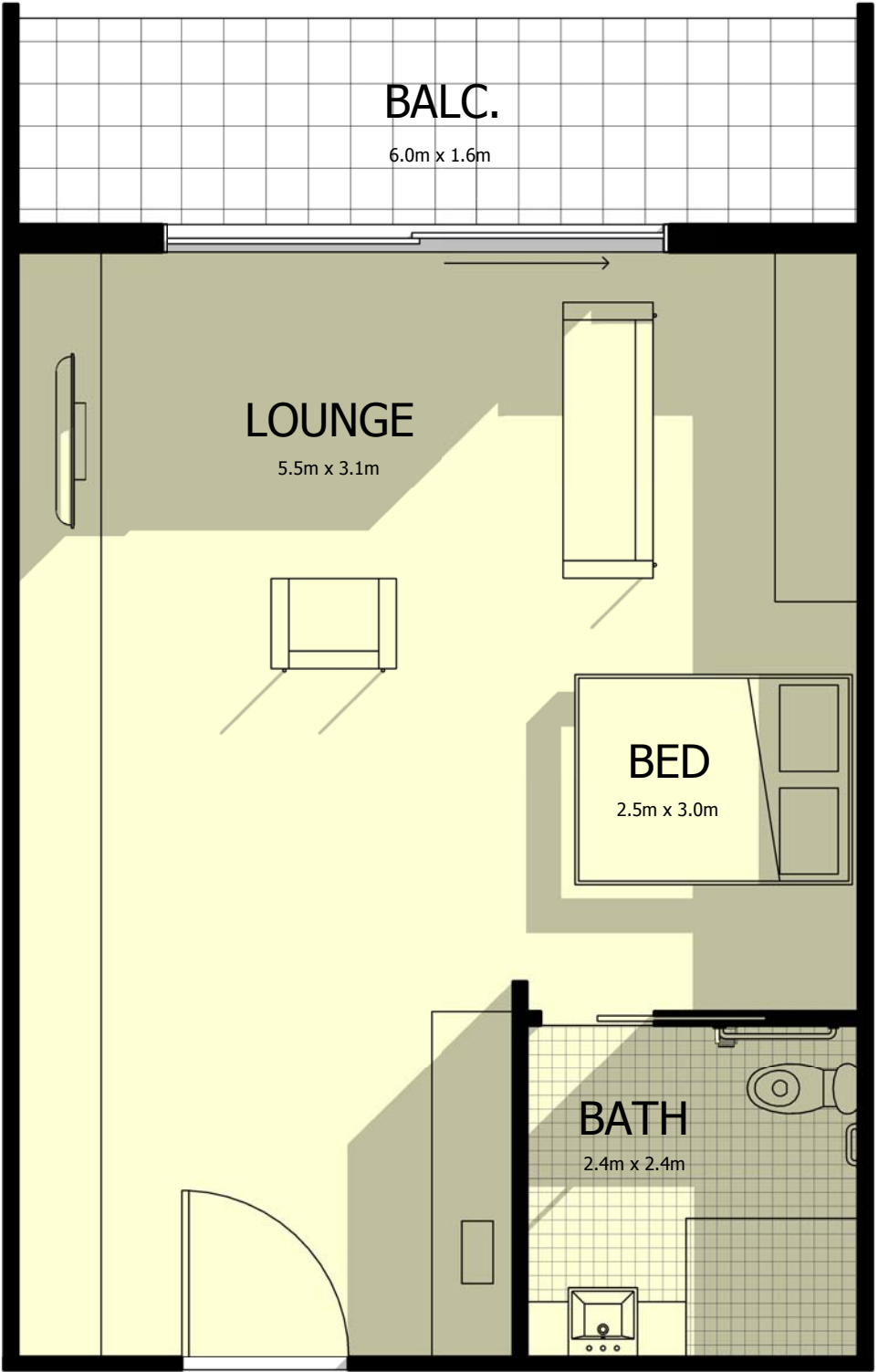
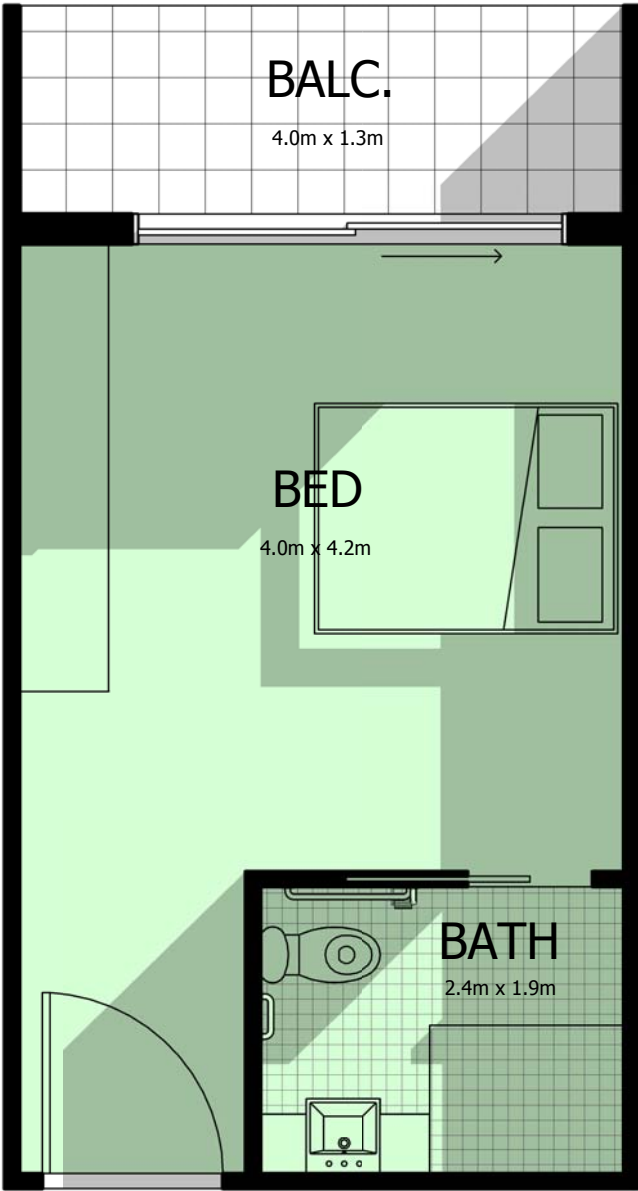


TYPE 3 TYPICAL

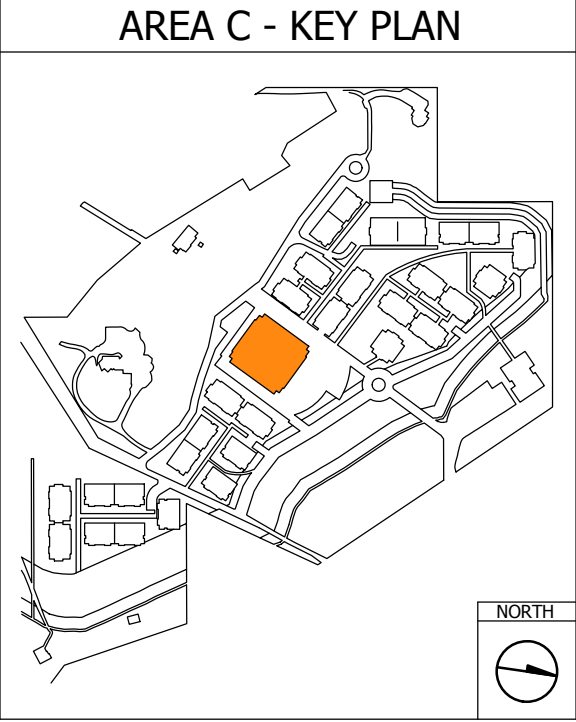
TYPE 3 FLOOR AREAS			
GF	AREA	TYP	AREA
UNIT 1	103m ²	UNIT 1	117m ²
UNIT 2	118m ²	UNIT 2	118m ²
UNIT 3	118m ²	UNIT 3	118m ²
UNIT 4	117m ²	UNIT 4	117m ²

TYPE 3 GFA CALC.		
UNIT TYPE	NO. OF UNITS	GFA
3 BEDROOM	48	5584m ²
ACCESS (HALLWAYS, LIFTS & STAIRS)		536m ²
TOTAL GFA :		6120m ²

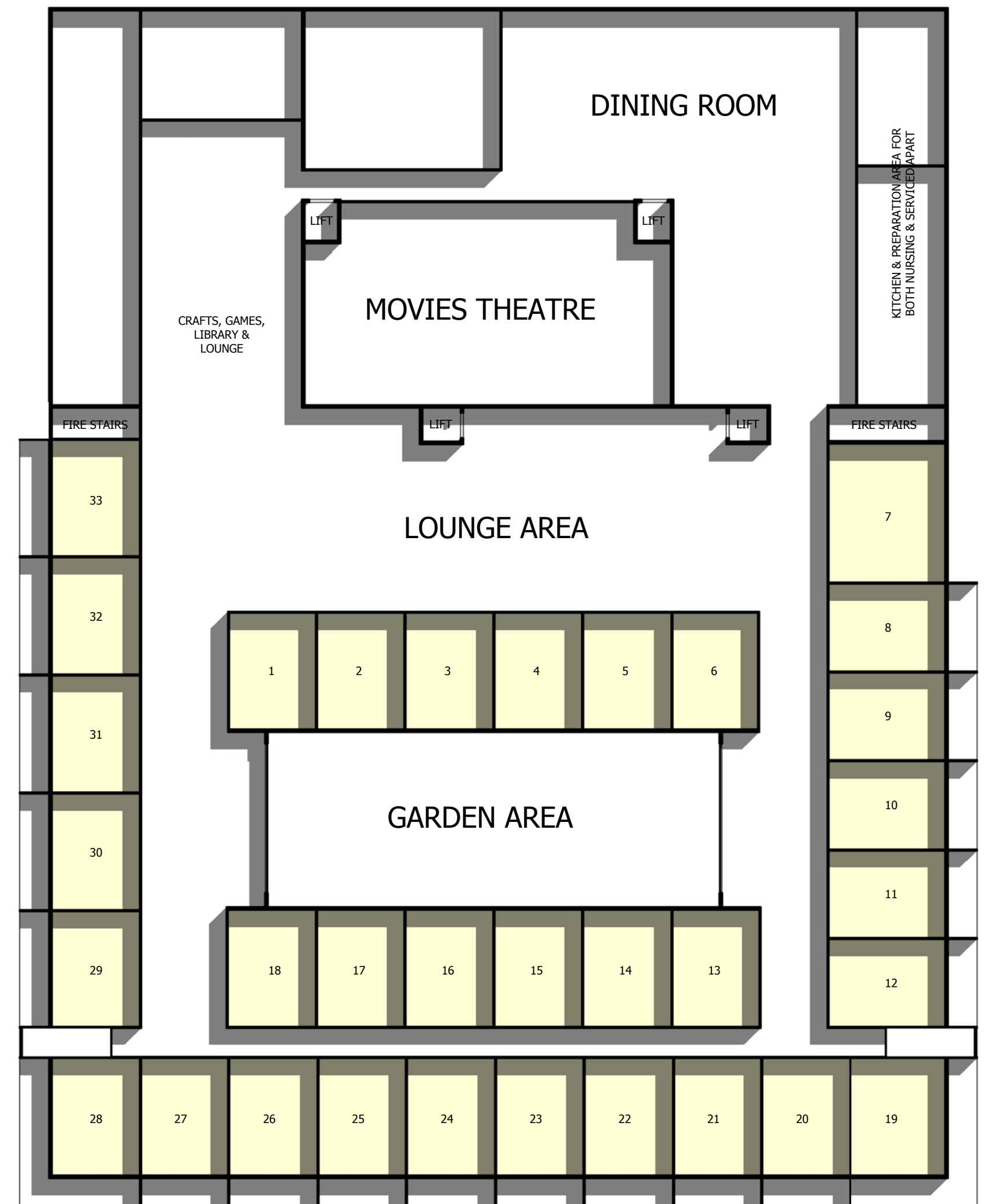
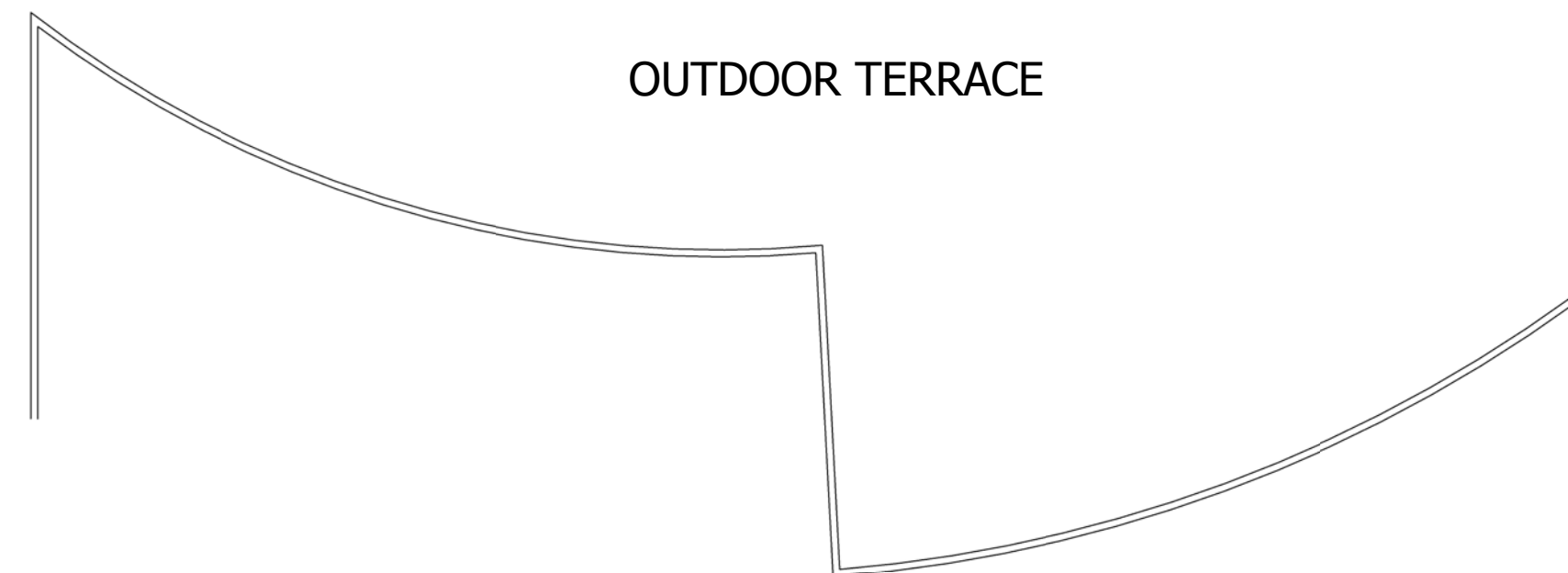
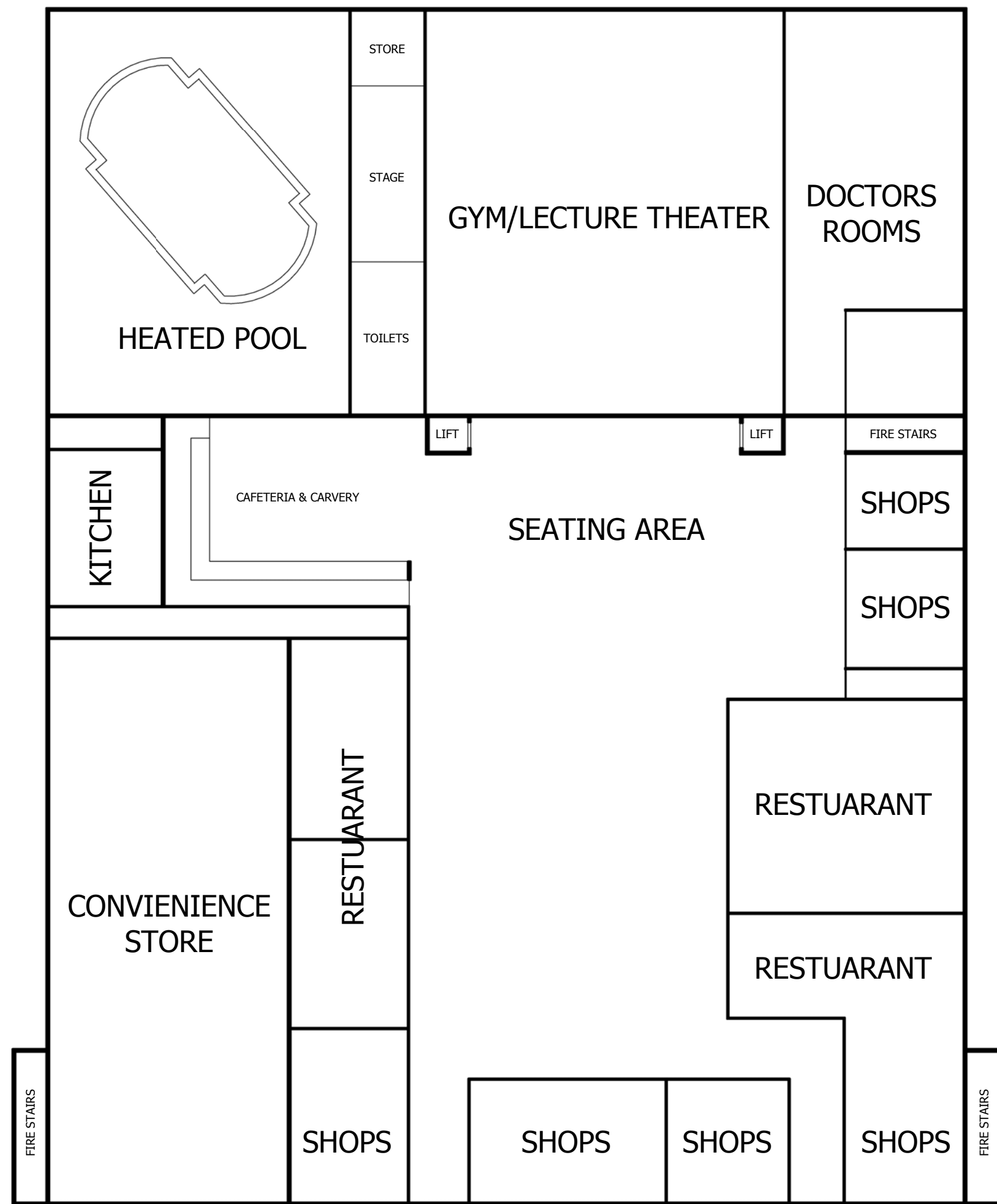




AREA C FLOOR AREAS		
UNIT TYPE	NO. OF UNITS	AREA
NURSING	60	24.6m ²
SERVICED	100	48.7m ²
TOTAL GFA :		6346m ²

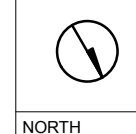


ROOM TYPES



AREA C FLOOR AREAS	
LEVEL	AREA
GROUND FLOOR	4953.1m ²
FIRST FLOOR	4496.2m ²
SECOND FLOOR	4209.2m ²
THIRD FLOOR	4209.2m ²

Sheet Number:
A011
Scale:
1:300



GROUND FLOOR RL 83

FIRST FLOOR RL 86

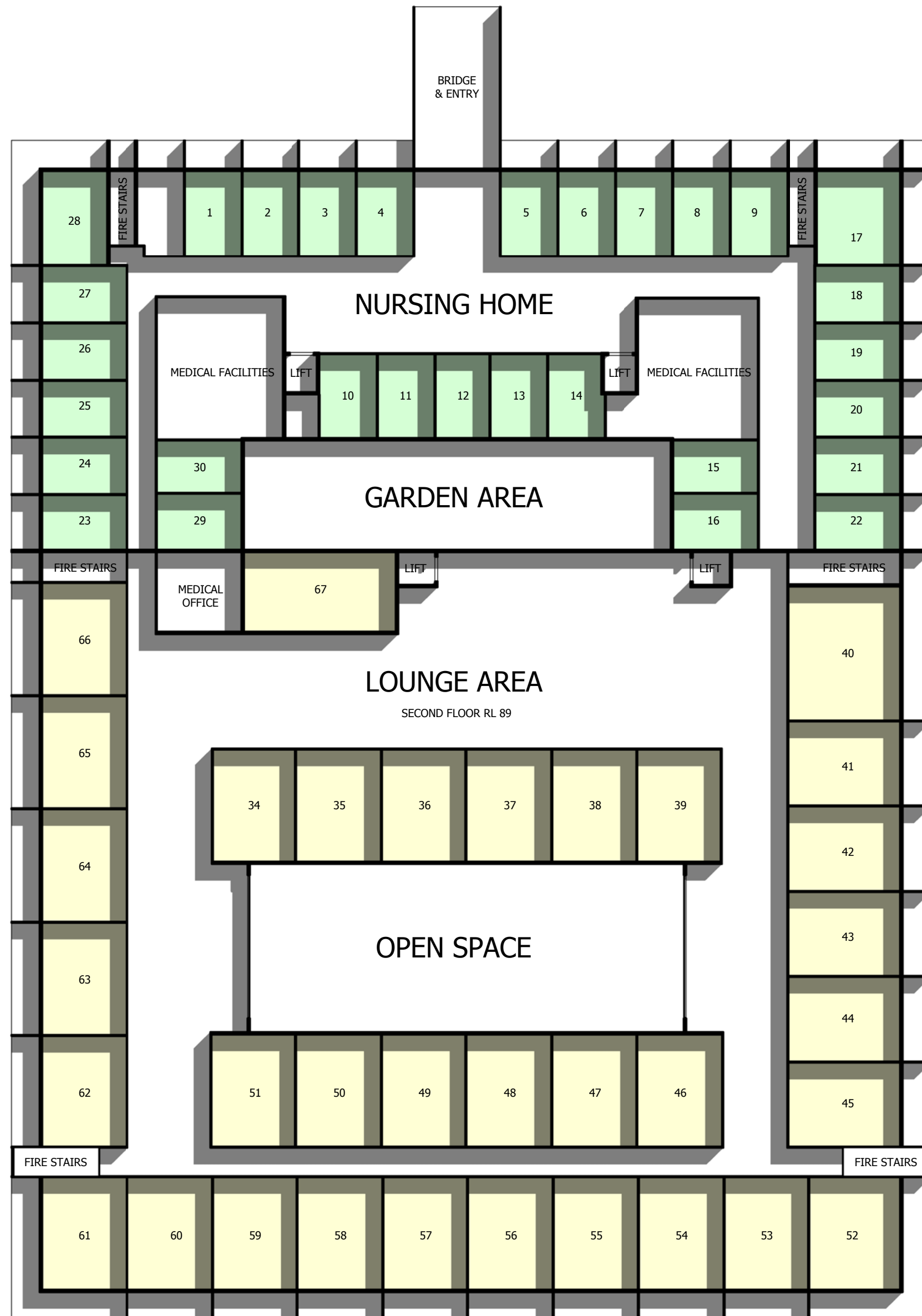


Project:
OXFORD FALLS RETIREMENT
RESORT

Sheet Title:
AMENITIES/NURSING GROUND & FIRST FLOOR PLAN



30m Date Plotted 4/05/2010 4:20:57 PM



AREA C FLOOR AREAS	
LEVEL	AREA
GROUND FLOOR	4953.1m ²
FIRST FLOOR	4496.2m ²
SECOND FLOOR	4209.2m ²
THIRD FLOOR	4209.2m ²

Sheet Number:
A012
Scale:
1:300



SECOND FLOOR RL 89

THIRD FLOOR RL 92

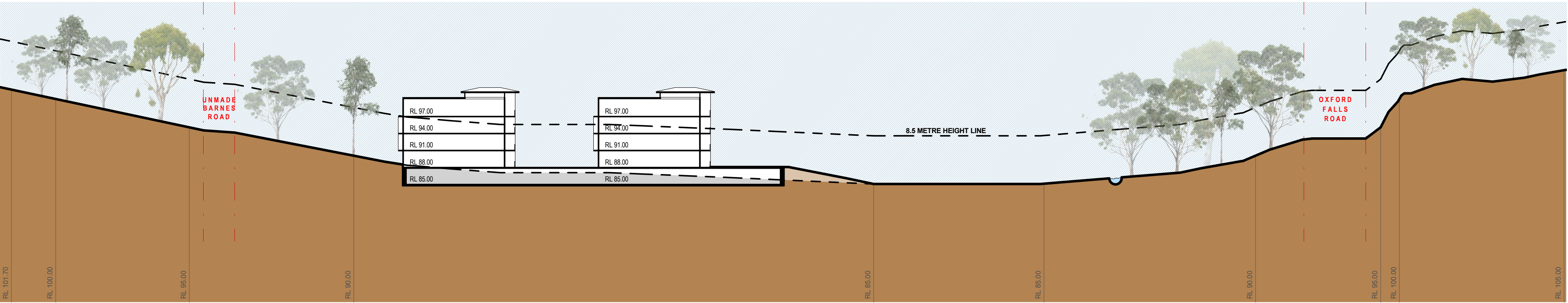


Project:
OXFORD FALLS RETIREMENT
RESORT

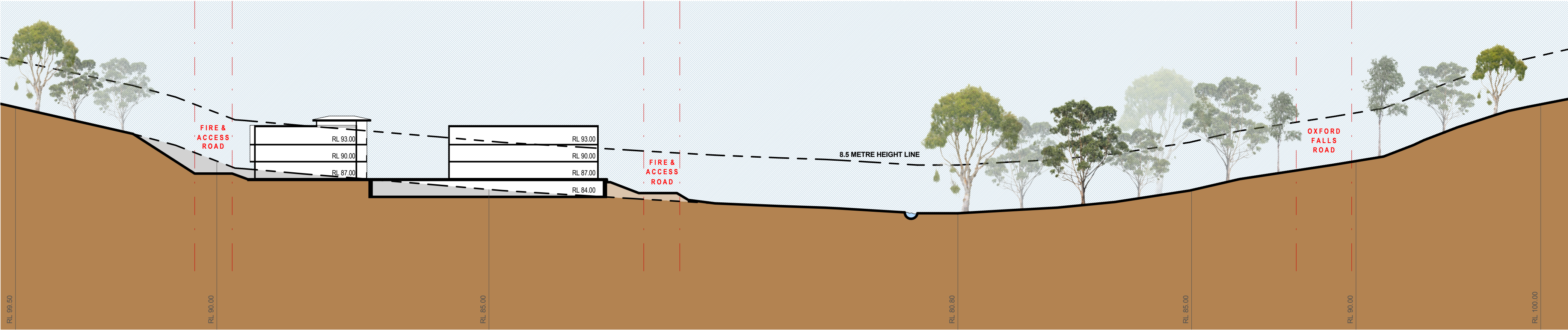
Sheet Title:
NURSING SECOND & THIRD FLOOR PLAN



Date Plotted 4/05/2010 4:21:48 PM

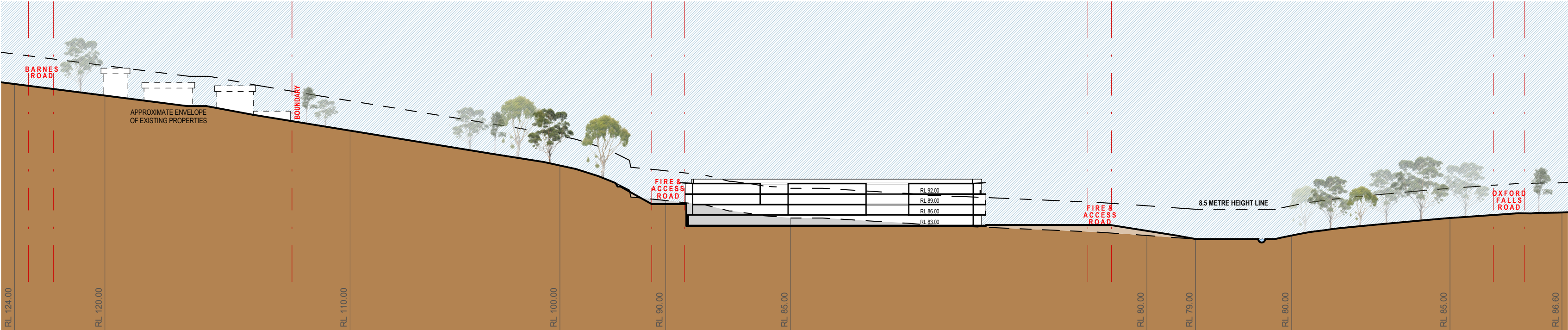


SECTION A-A

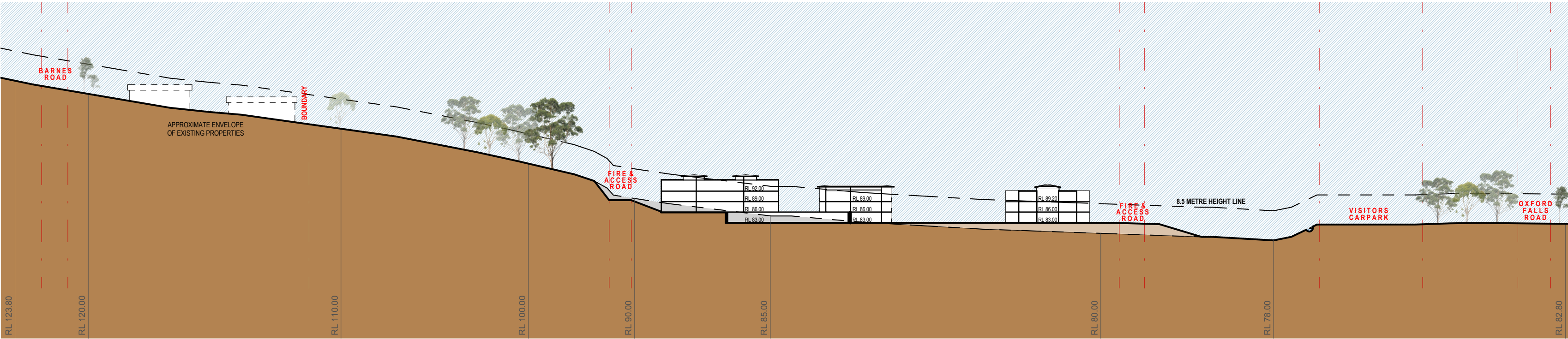


SECTION B-B

LEGEND	
	NATURAL GROUND
	PROPOSED FILL
	PROPOSED CUT
	PROPOSED GROUND LINE
	NATURAL GROUND LINE

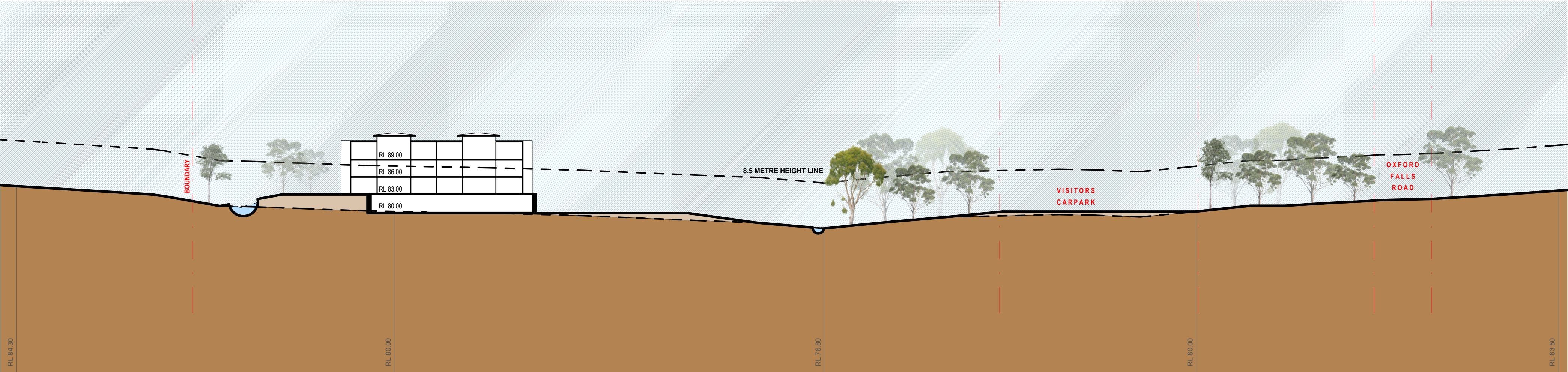


SECTION C-C - EXTENDED VALLEY CONTEXT

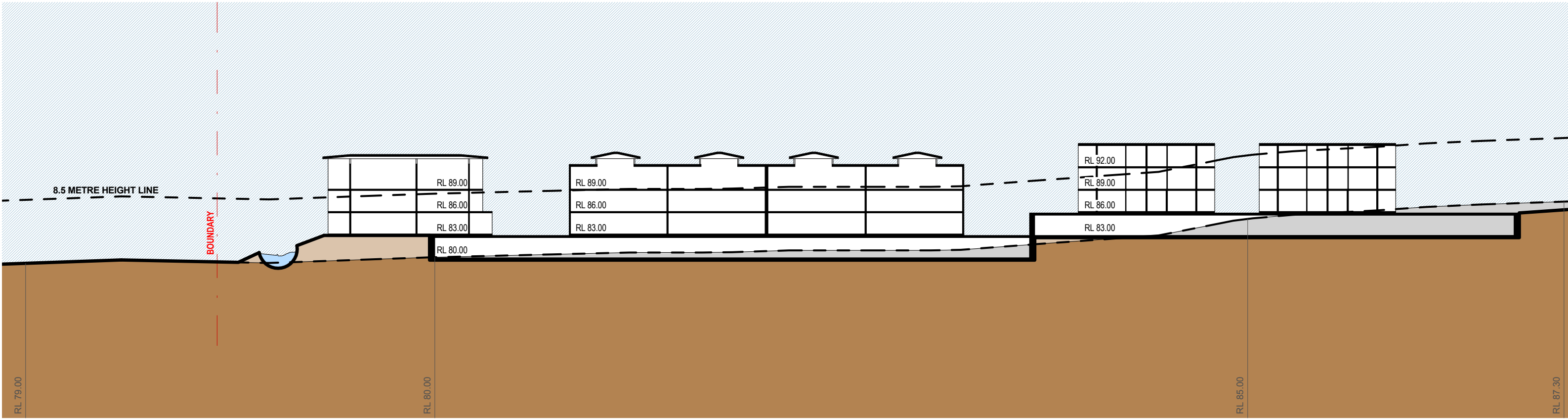


SECTION D-D - EXTENDED VALLEY CONTEXT

LEGEND	
	NATURAL GROUND
	PROPOSED FILL
	PROPOSED CUT
	PROPOSED GROUND LINE
	NATURAL GROUND LINE

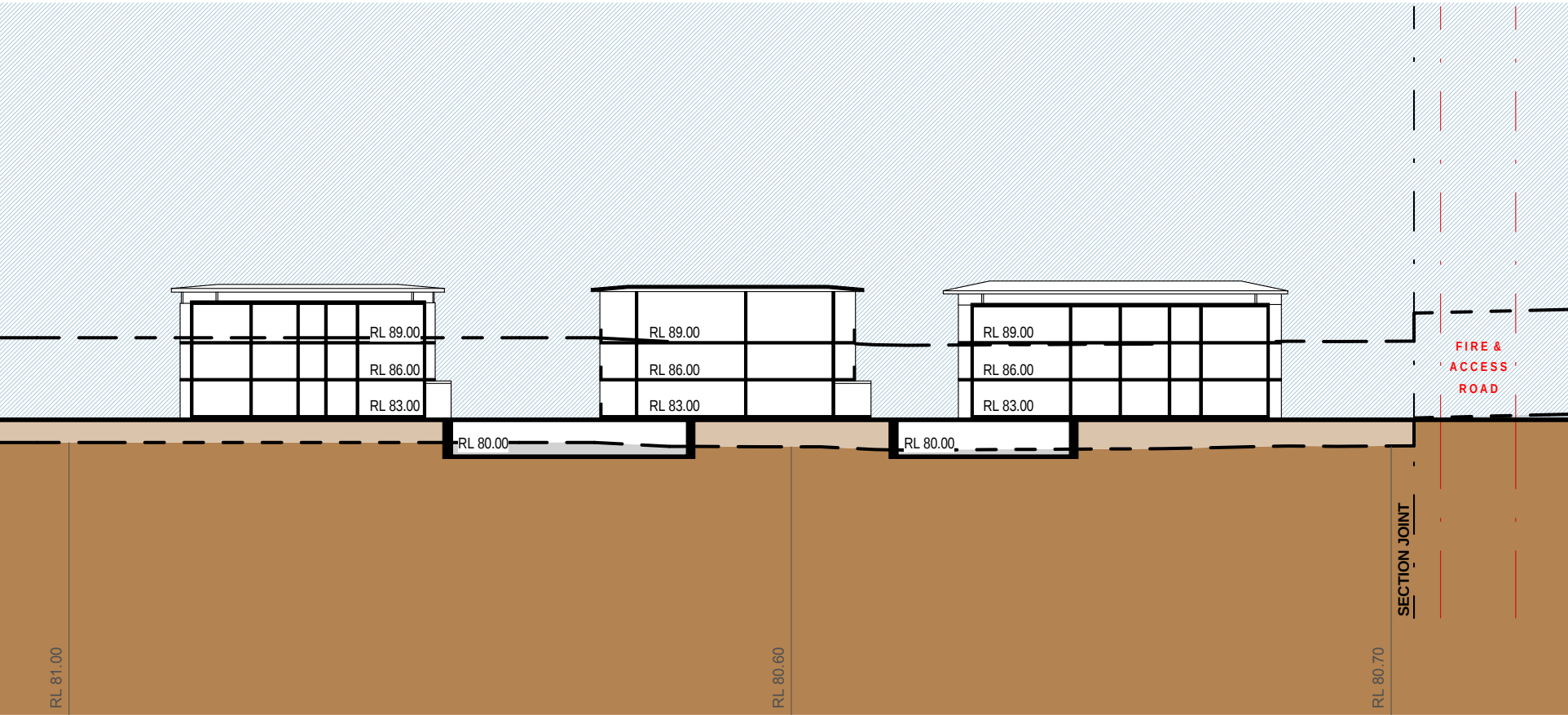


SECTION E-E

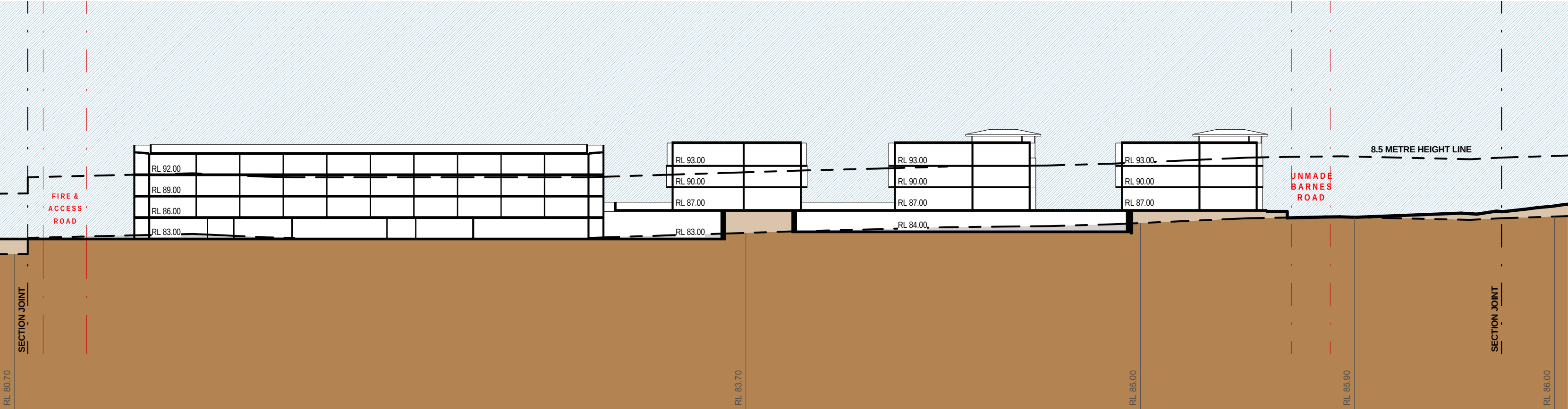


SECTION F-F

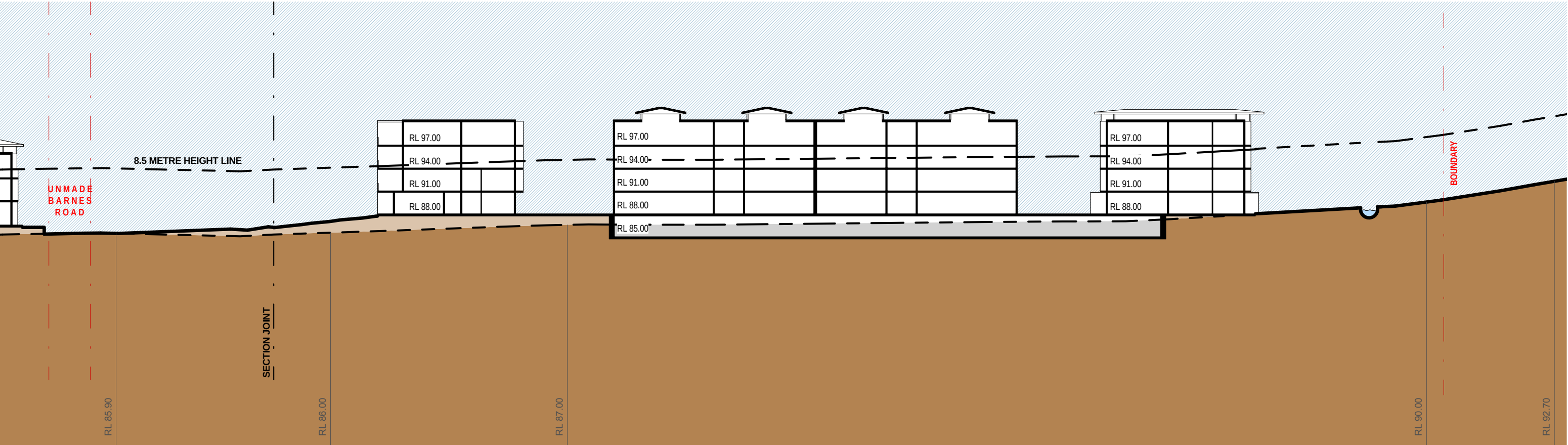
LEGEND	
	NATURAL GROUND
	PROPOSED FILL
	PROPOSED CUT
	PROPOSED GROUND LINE
	NATURAL GROUND LINE



SECTION G-G - PART 1



SECTION G-G - PART 2

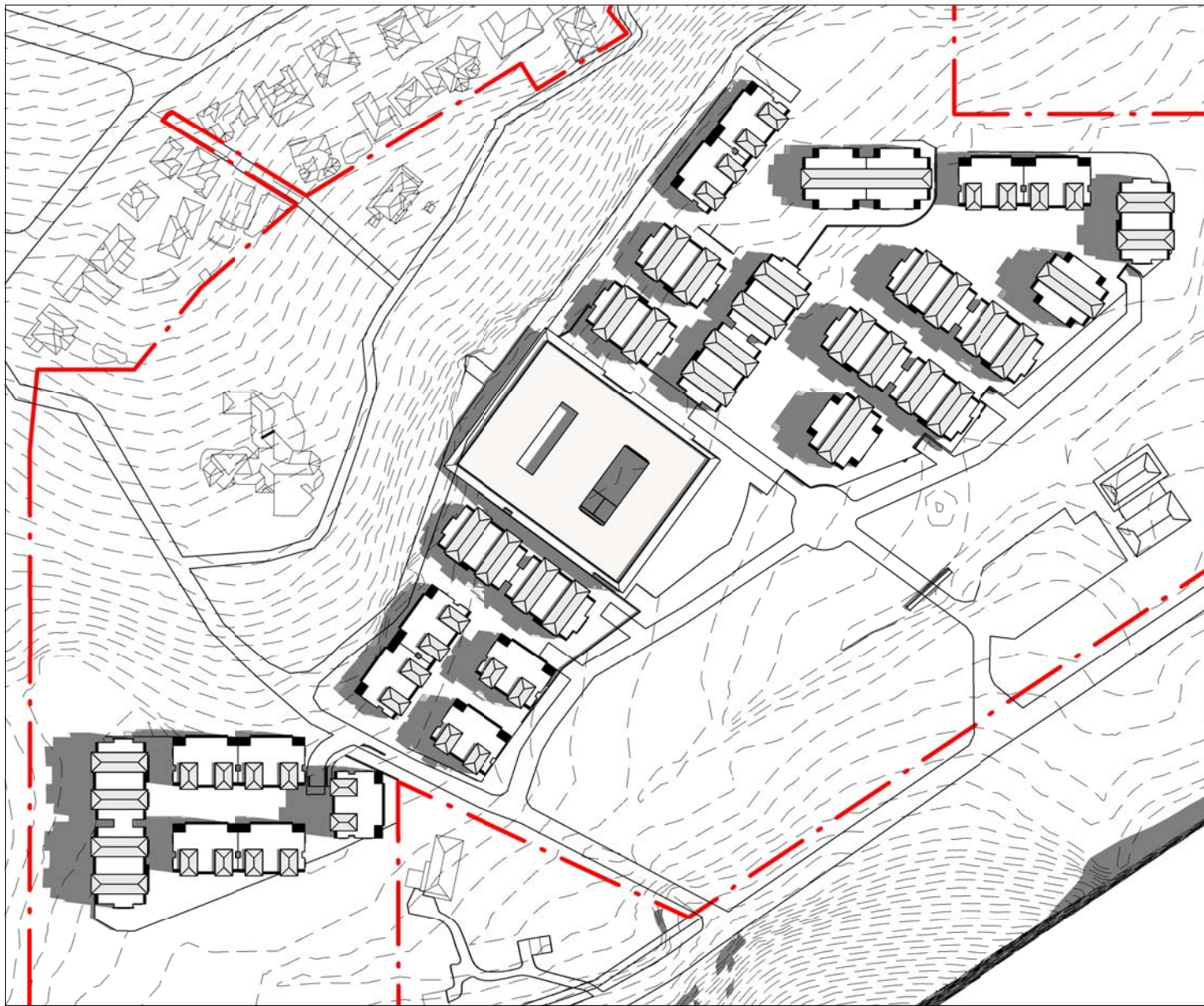


SECTION G-G - PART 3

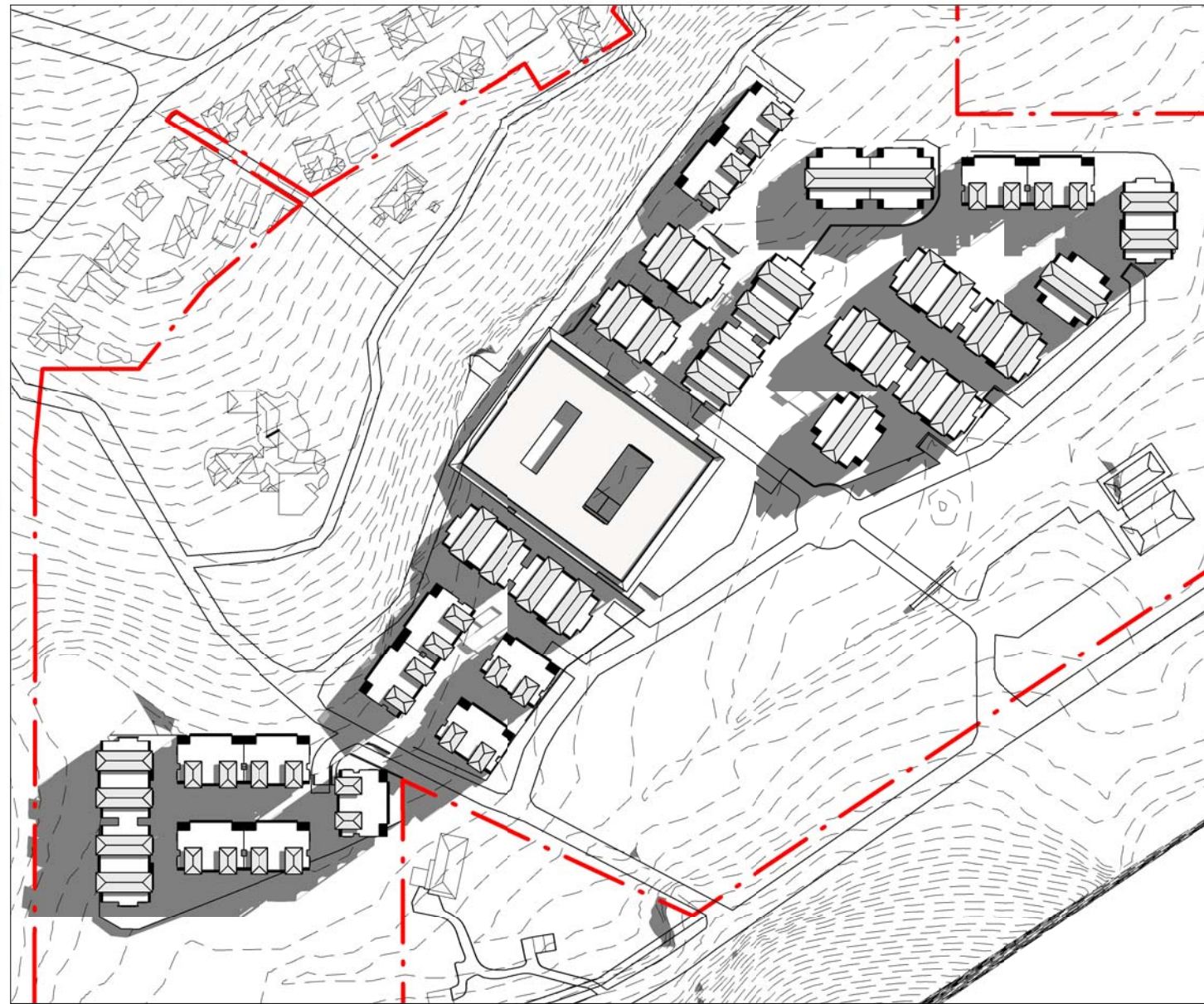
LEGEND	
	NATURAL GROUND
	PROPOSED FILL
	PROPOSED CUT
	PROPOSED GROUND LINE
	NATURAL GROUND LINE



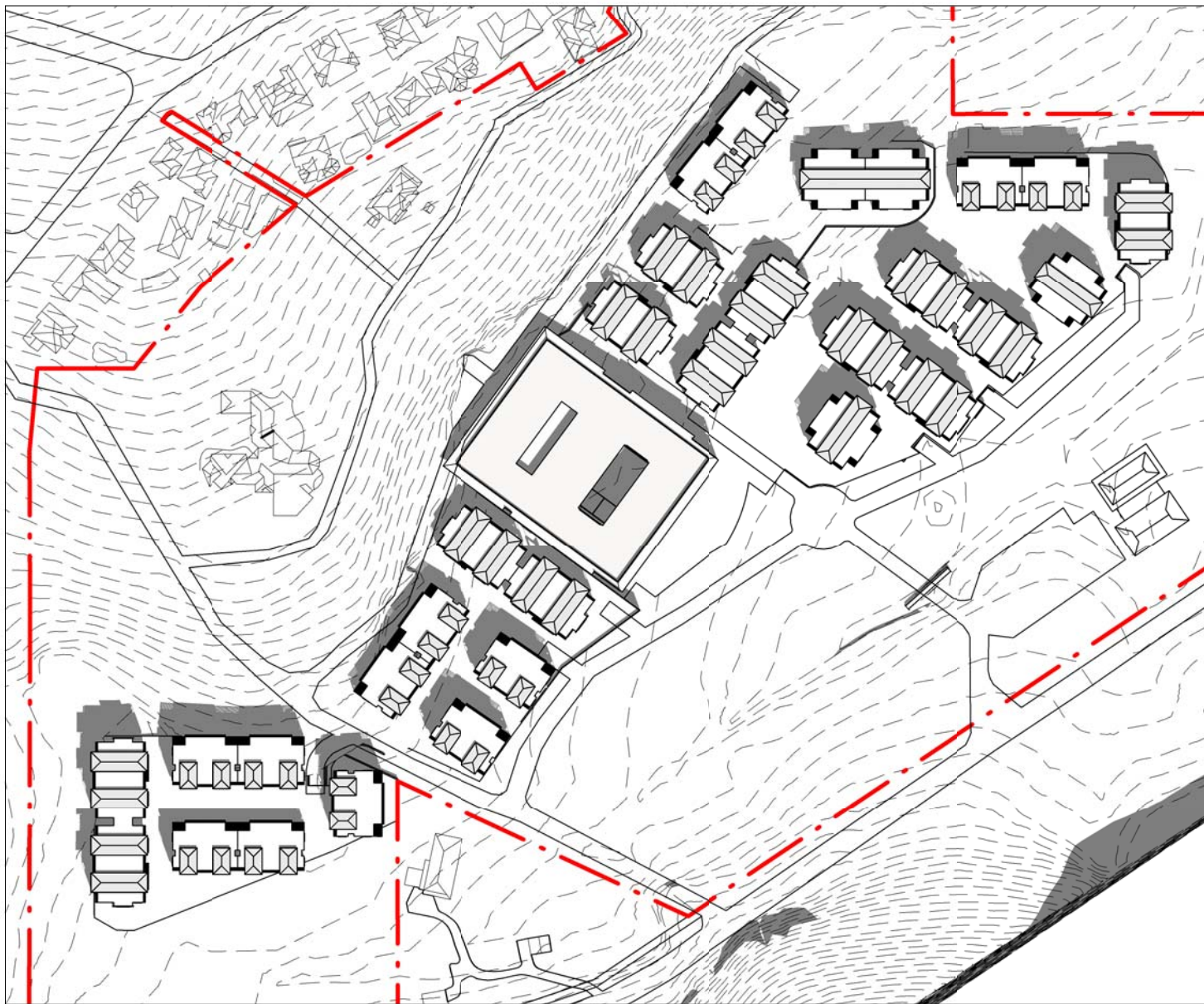
SHADOWS 21ST JUNE. 9AM



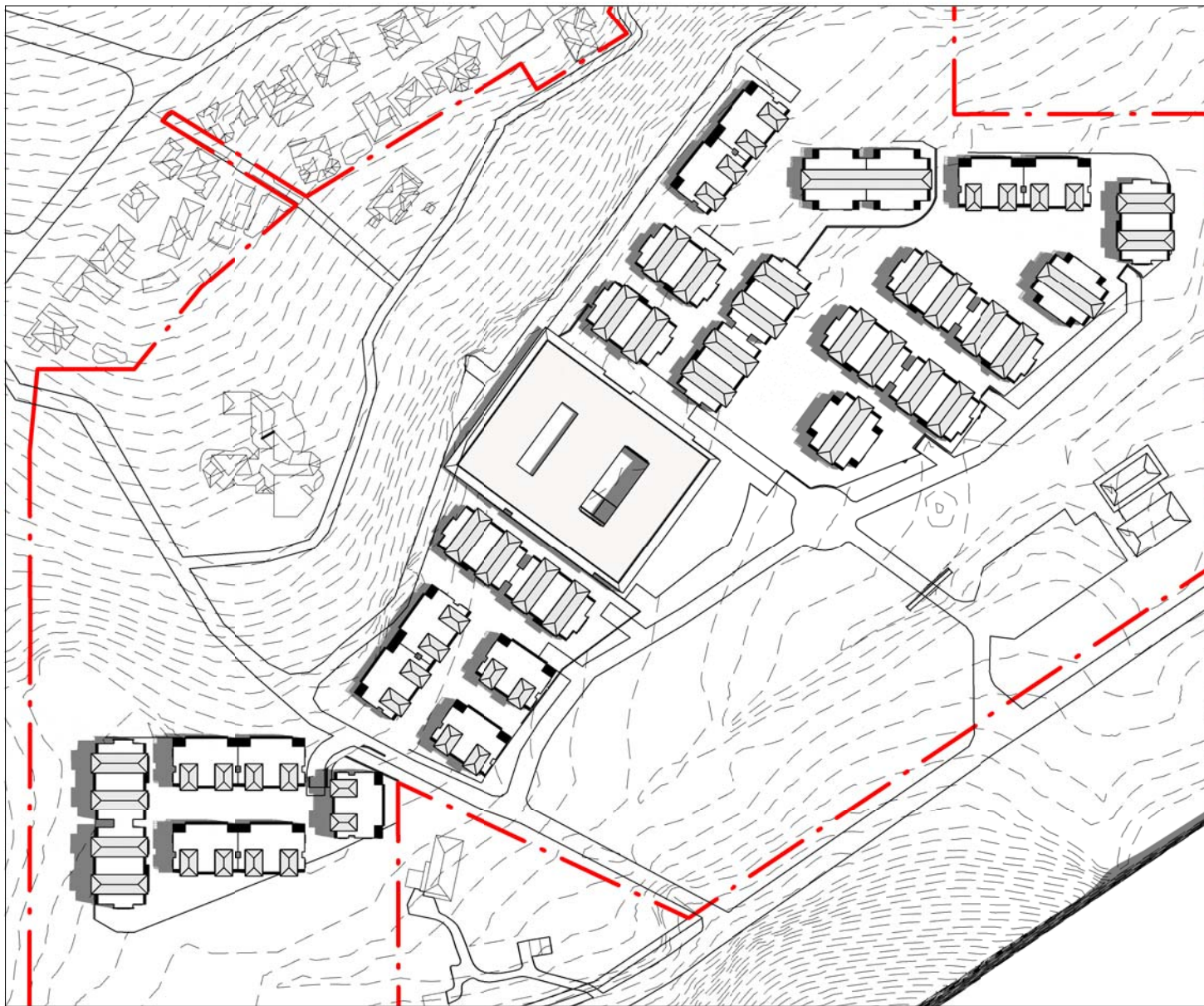
SHADOWS 21ST JUNE. 12PM



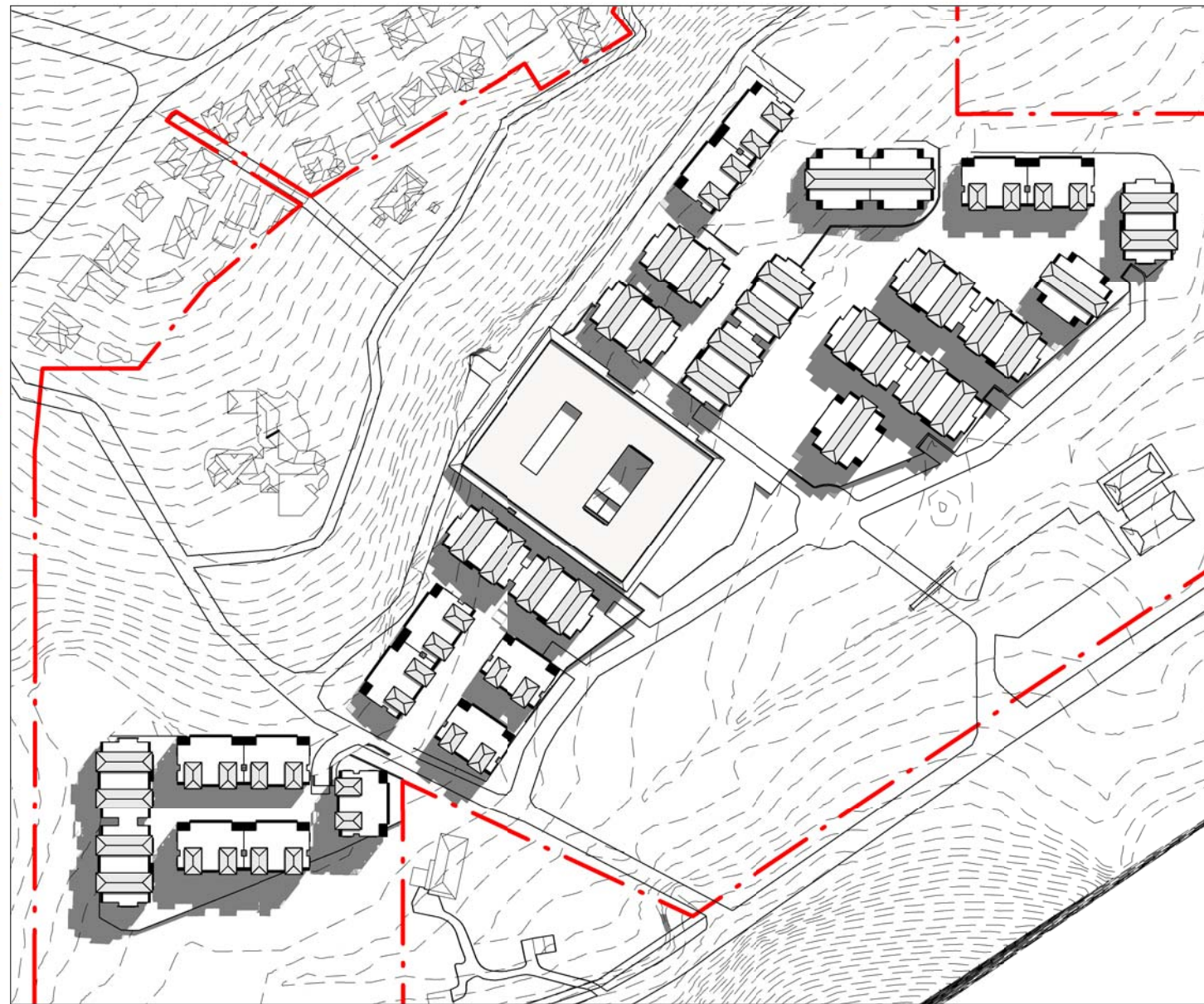
SHADOWS 21ST JUNE. 3PM



SHADOWS 21ST MARCH/SEPT. 9AM



SHADOWS 21ST MARCH/SEPT. 12PM



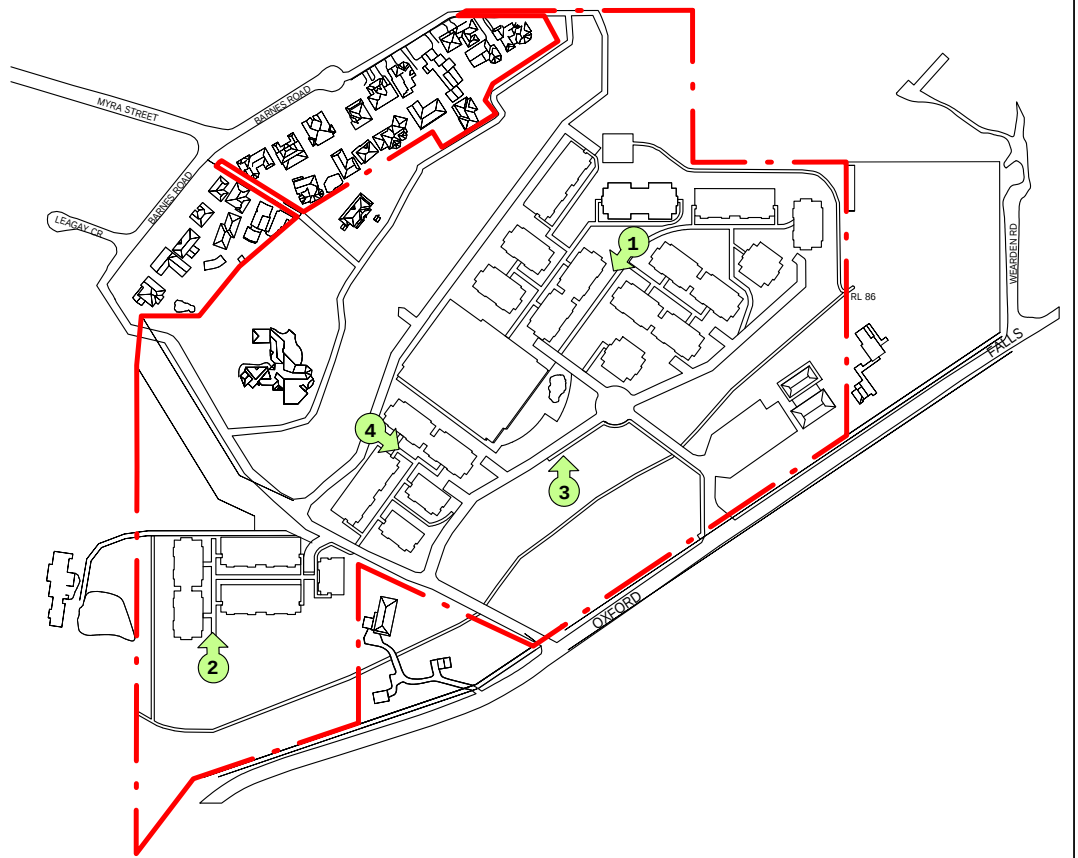
SHADOWS 21ST MARCH/SEPT. 3PM



PERSPECTIVE 1



PERSPECTIVE 2





PERSPECTIVE 3



PERSPECTIVE 4





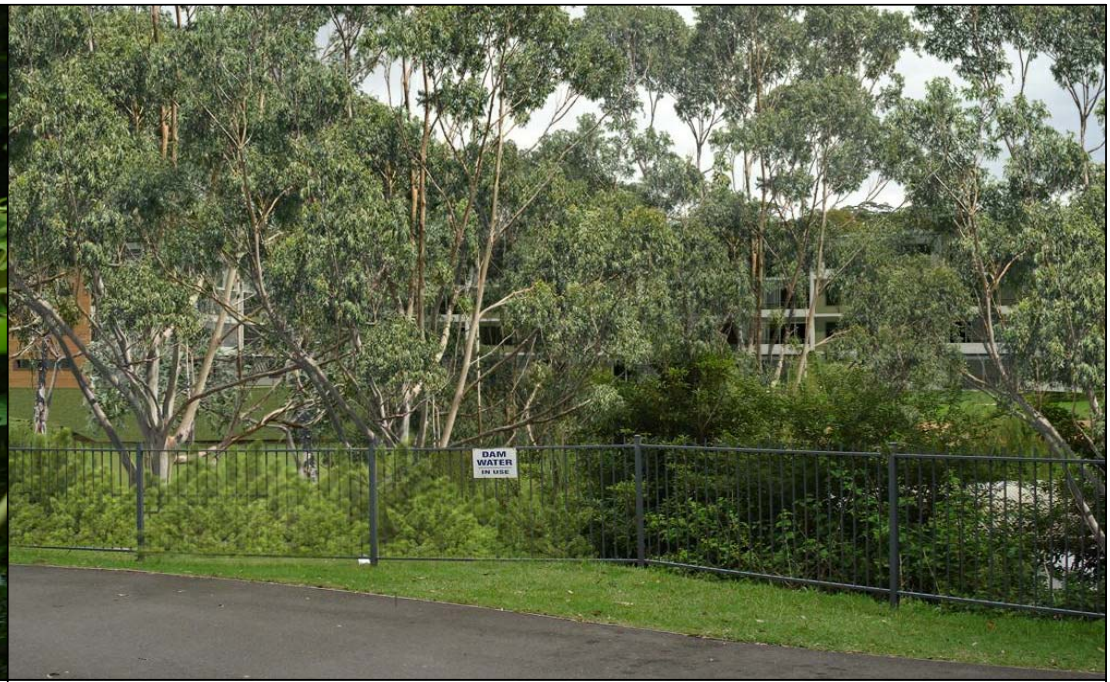
PHOTOMONTAGE 1



PHOTOMONTAGE 2



PHOTOMONTAGE 3



PHOTOMONTAGE 4



PHOTOMONTAGE 5



PHOTOMONTAGE 6



PHOTOMONTAGE 7



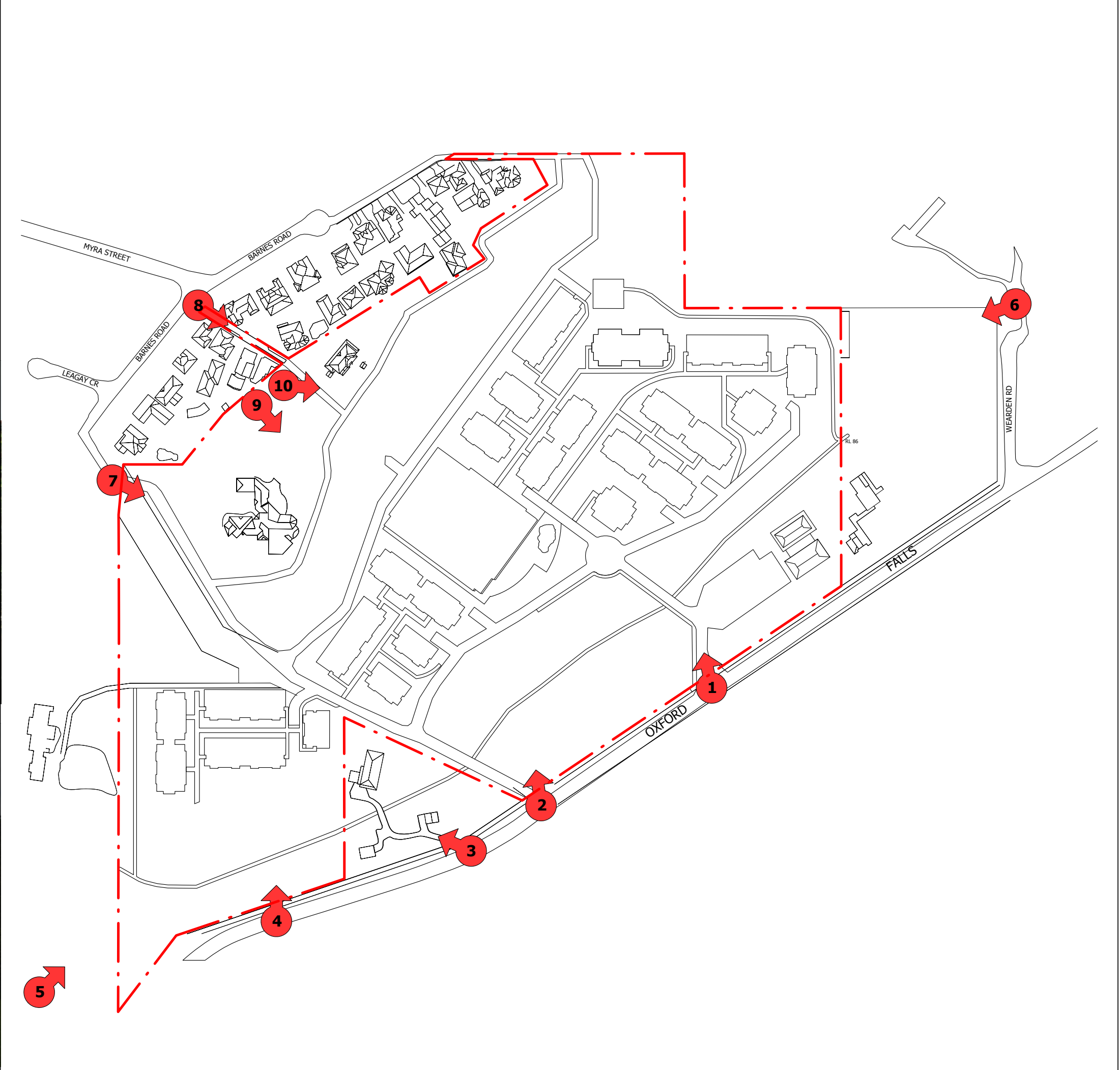
PHOTOMONTAGE 8



PHOTOMONTAGE 9



PHOTOMONTAGE 10



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