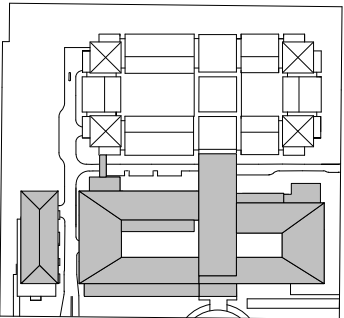




# area schedule

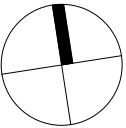
SECTION 4.1 AREA SCHEDULE / GFA PLANS





Legend:

	Site Area	29,353 sq.m.
	Landscaped Area (50% of site area)	14,739 sq.m.
	Landscaped Area over Podium (20% of landscaped area)	2,958 sq.m.



0 10 20 30 40m  
Scale 1:750 @ A3

Concept Plan Application  
Concept Plan Area Schedule

July 2010

Note: GFA is based on SEPP Senior Living Definition - Refer area diagrams for detail of excluded area.

GFA	Existing GFA	Site 2B	Site 2C	Total
	Level	Block A, B + C		
	Level 1	107 m²	0 m²	107 m²
	Level 2	2,621 m²	447 m²	3,068 m²
	Level 3	5,547 m²	0 m²	5,547 m²
	Level 4	5,842 m²	0 m²	5,842 m²
	Level 5	4,460 m²	0 m²	4,460 m²
	Total	18,577 m²	447 m²	19,024 m²

Proposed GFA	Site 2B	Site 2C	Total
Level	Block A,B,C,D	Block E+F	
Level 1	107 m²	0 m²	107 m²
Level 2	2,815 m²	1,484 m²	4,299 m²
Level 3	7,057 m²	3,580 m²	10,637 m²
Level 4	6,562 m²	3,631 m²	10,193 m²
Level 5	5,489 m²	3,416 m²	8,905 m²
Level 6	2,043 m²	2,210 m²	4,253 m²
Total	24,073 m²	14,321 m²	38,394 m²

FSR		Site 2B	Site 2C	Total
	Existing FSR	0.97 : 1	0.04 : 1	0.65 : 1
	Proposed GFA	1.26 :1	1.40 : 1	1.31 : 1

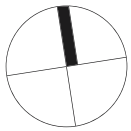
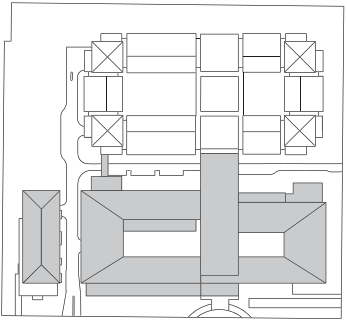
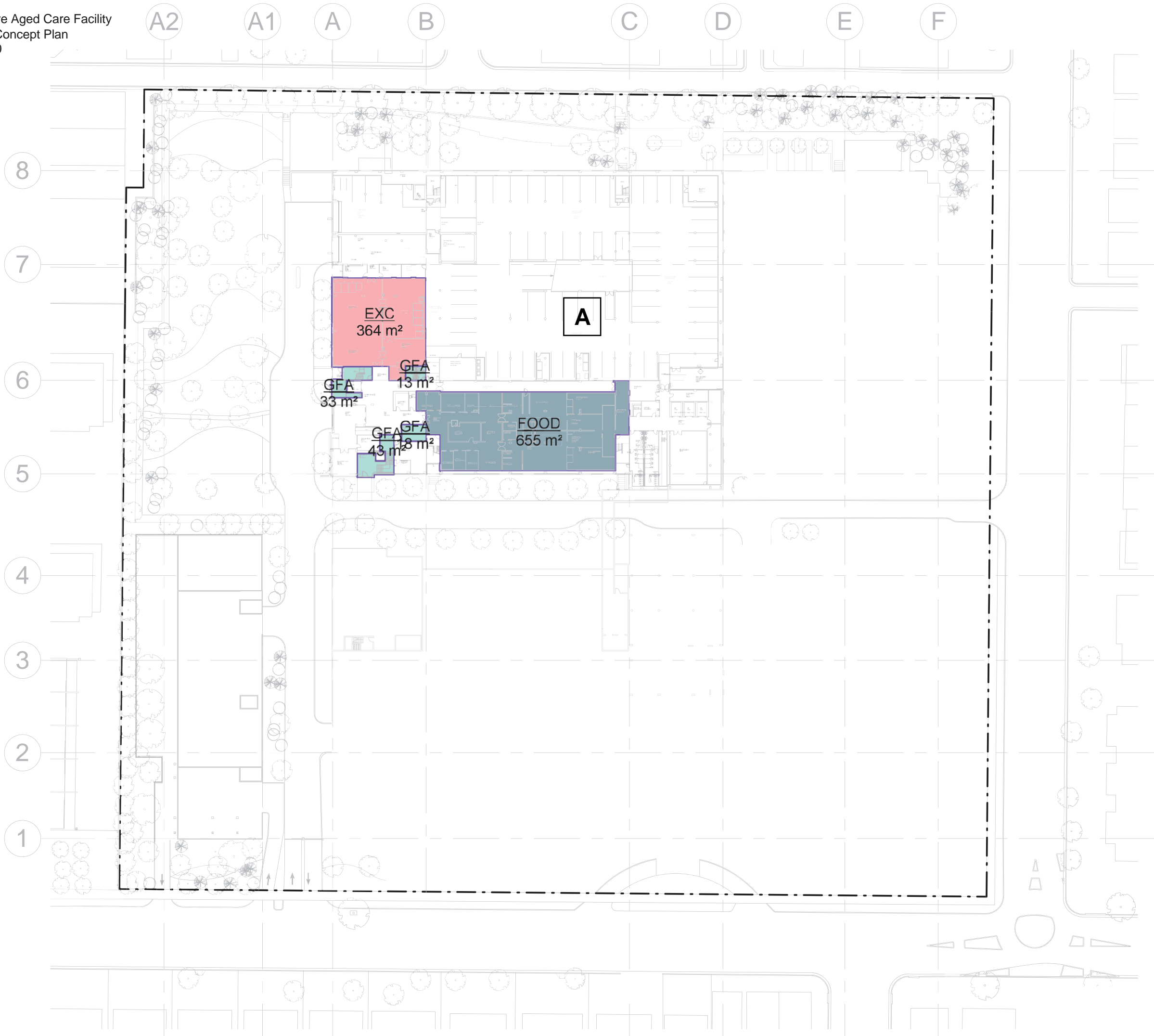
Site Area		Site 2B	Site 2C	Total
	Site Area	19,146 m²	10,207 m²	29,353 m²

Public Areas	Retail	350 m²
	Child Care	660 m²
	Adult Day Care	1150 m²
	Plaza dimensions	54 x 20 m
	Plaza area	1,080 m²

Carparking	Block C,D+E	69
	Block F - Self Care	22
	Block F - Child Care	13
	A+B (Existing)	108
	Total Parking Spaces	212

Room Numbers	Self Care Units	35
Additional Dwellings	Low Level Care	126
	High Level Care	57
	Special Care / dementia	93
	Total	276
Additional Beds		

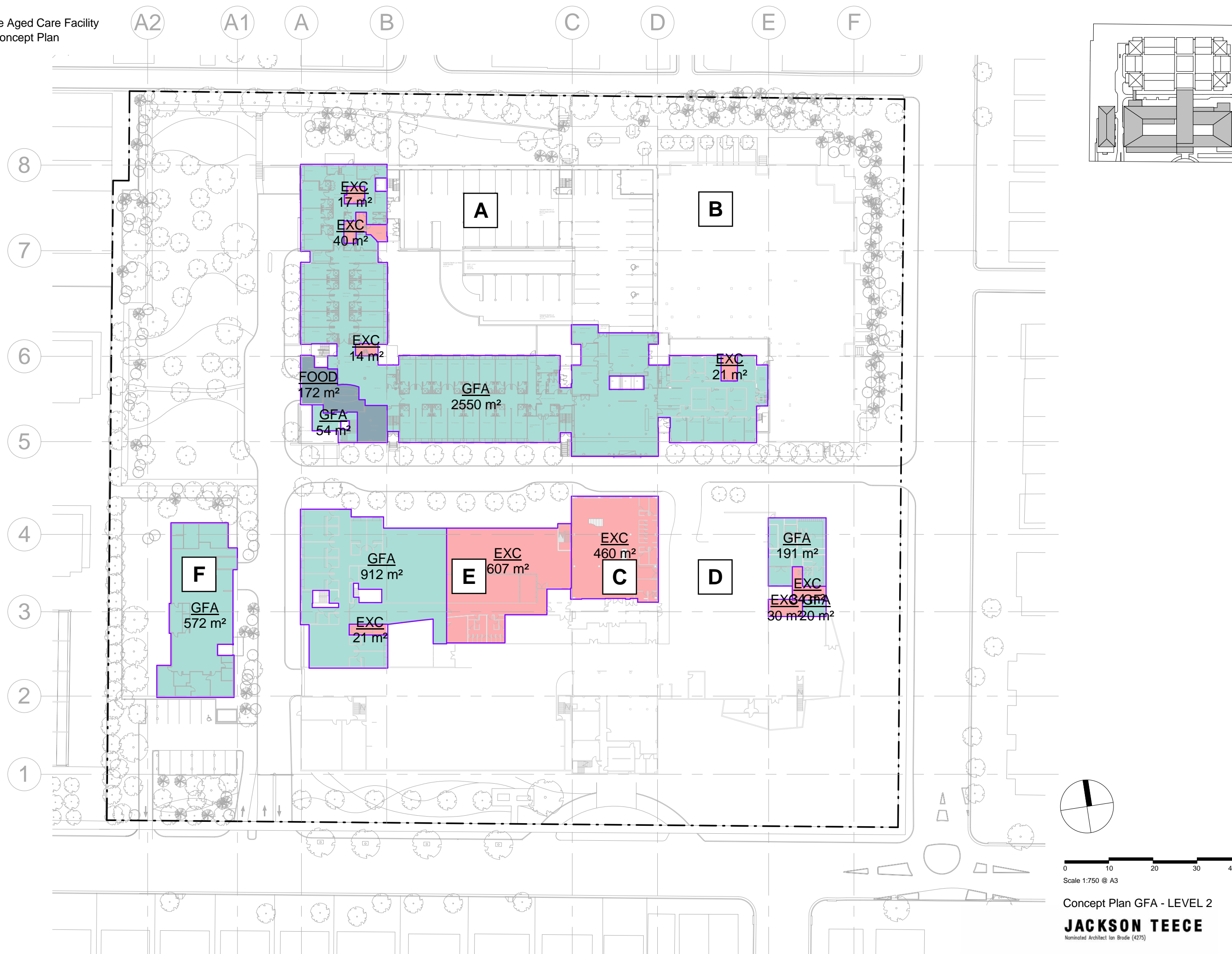
Area Schedule



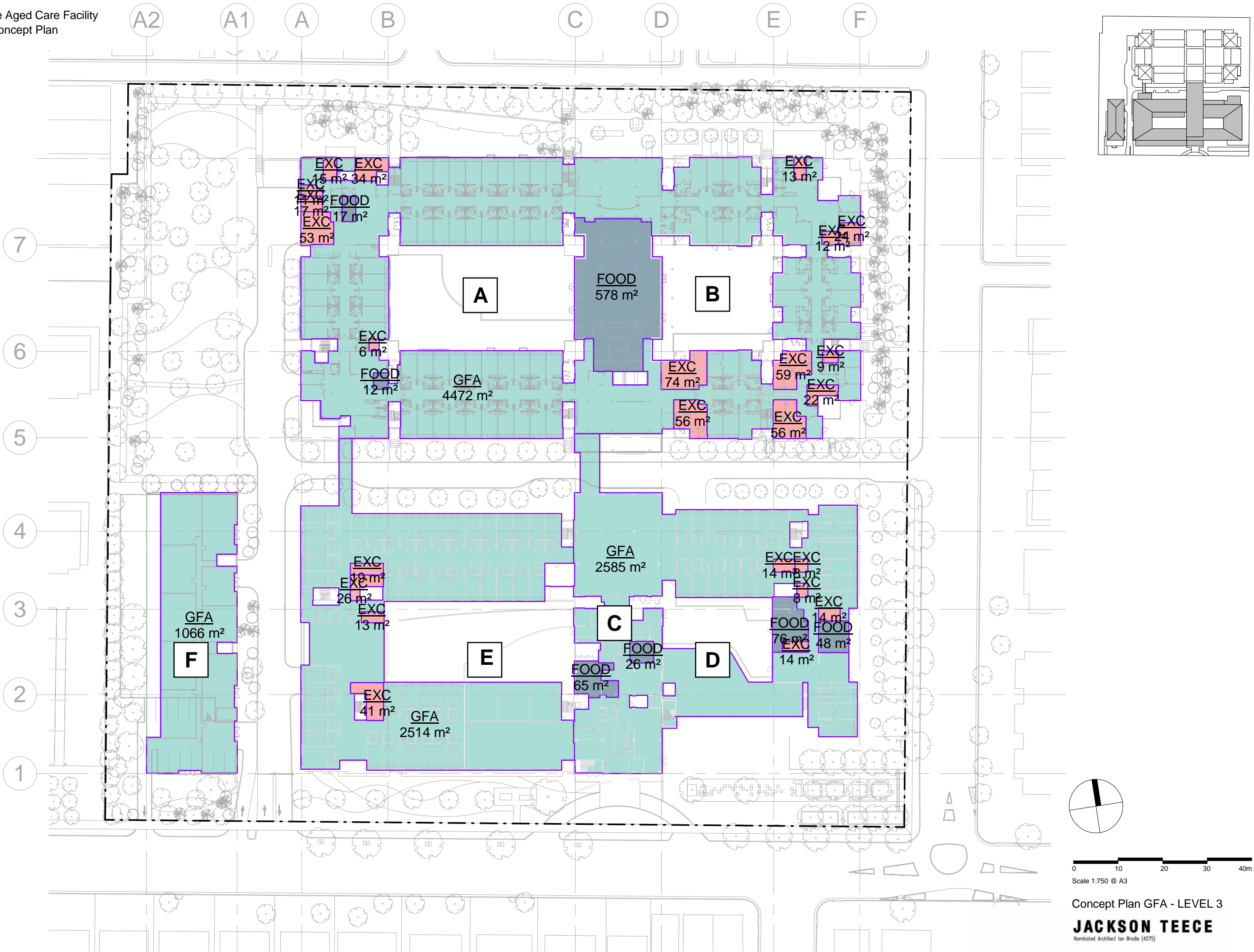
0 10 20 30 40m  
Scale 1:750 @ A3

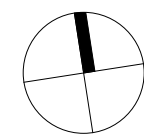
Concept Plan GFA - LEVEL 1

**JACKSON TEECE**  
Nominated Architect Ian Brodie (4275)





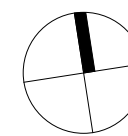




0 10 20 30 40m  
Scale 1:750 @ A3

Concept Plan GFA - LEVEL 4

**JACKSON TEECE**  
Nominated Architect Ian Brodie (4275)

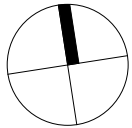
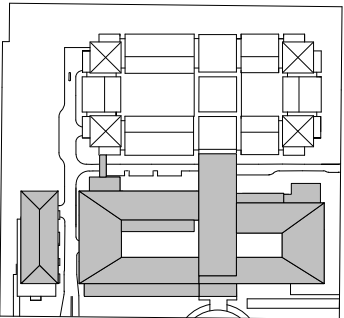


0 10 20 30 40m  
Scale 1:750 @ A3

Concept Plan GFA - LEVEL 5

**JACKSON TEECE**  
Nominated Architect Ian Brodie (4275)





0 10 20 30 40m  
Scale 1:750 @ A3

Concept Plan GFA - LEVEL 6

**JACKSON TEECE**  
Nominated Architect Ian Brodie (4275)