

Concept Plan Area Schedule

January 2011

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

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	5,511 m²	0 m²	5,511 m²
Level 4	5,849 m²	0 m²	5,849 m²
Level 5	4,453 m²	0 m²	4,453 m²
Total	18,541 m²	447 m²	18,988 m²

Proposed GFA	Site 2B	Site 2C	Total
Level	Block A,B,C,D	Block E	
Level 1	107 m²	719 m²	826 m²
Level 2	2,732 m²	1,432 m²	4,164 m²
Level 3	7,046 m²	3,288 m²	10,334 m²
Level 4	6,466 m²	3,357 m²	9,823 m²
Level 5	5,467 m²	3,195 m²	8,662 m²
Level 6	2,077 m²	2,082 m²	4,159 m²
Total	23,895 m²	14,073 m²	37,968 m²

	Site 2B	Site 2C	Total
Existing FSR	0.97 : 1	0.04 : 1	0.65 : 1
Proposed FSR	1.25 :1	1.38 : 1	1.29 : 1

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

Retail	350 m²
Child Care	757 m²
Adult Day Care	1191 m²
Plaza dimensions *	54 x 20 m
Plaza area	1,080 m²

* 20m from boundary to face of the building.

* 24m from the boundary to the face of the Retail at ground floor (including Colonnade)

A+B (Existing)	108
Block C,D	40
Block E	49
Block E - Child Care	20
Total Parking Spaces	217

Hostel (Block C)	-14
Special Care / Dementia (Block D)	94
Hostel (Block E)	152
Total	232
Self Care Units	36

Area Schedule