

D. P. 976799

271 x 5' 00"  
338.77

22  
6.075 HA

180

83.375

1 x 8' 00"

214.442

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STAGE 2  
20 Villas

91 x 8' 00"  
158.065

91 x 5' 00"  
148.48

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STAGE 1  
60 Villas + Hotel Facilities

D. P. 421607

AREA CALCULATIONS

STAGE 1

60 HOTEL UNITS

14 x 98 sqm  
30 x 70 sqm  
16 x 95sqm  
AREA = 4992 sqm

HOTEL

FRONT/BACK OF HOUSE  
INCLUDING SPA FACILITIES,  
CONFERENCE/MEETING ROOMS

MAX AREA = 1500 sqm

STAGE 2

20 HOTEL UNITS

20 x 95 sqm  
AREA = 1900 sqm

TOTAL BUILDING AREA = 8392 sqm

PARKING SPACES = 100 SPACES

TOTAL SITE AREA = 60,000 sqm

FSR = 0.15 :1

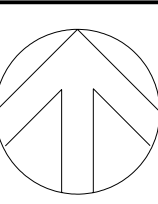
TOTAL ALLOWABLE  
BUILDING AREA = 9000 sqm

STAFF EMPLOYMENT = 100 PEOPLE

DRIVE

Revisions	No.	Date	Description	Ver	Appr
A	1	17-11-05	PRELIMINARY FOR DISCUSSION ONLY		

Revisions	No.	Date	Description	Ver	Appr



Client  
**E & D BOURKE**  
TRADING AS BANGALOE STUD  
253 Avoca Drive, Avoca, NSW

Suite 104, 20 Falcon Street  
Crows Nest NSW 2065 Australia  
Tel 02 9460 8666  
Fax 02 9460 0799  
ABN 55 667 661 731

Project  
**PROPOSED HOTEL & FACILITIES**  
Project Address  
**253 Avoca Drive, Avoca**

Drawing Title  
**PROPOSED SITE PLAN**

Job No.	Drawing No.	Issue
0402SK01	A	

