

KEY METRICS

Total Site Area	16,106.15
Biodiversity Zone Mona Vale Rd	166.50
Biodiversity Zone Angophora	314.50
Site Area excl. Biodiversity Zones	15,625.15

FSR	
Base FSR	1.80
SEPP Bonus FSR (25%)	0.45
Max Target FSR	2.25

GFA	
Base GFA	28,991.07
SEPP Bonus GFA (25% of Site area excl. Bio Zones)	7,031.32
Total Allowable GFA	36,022.39

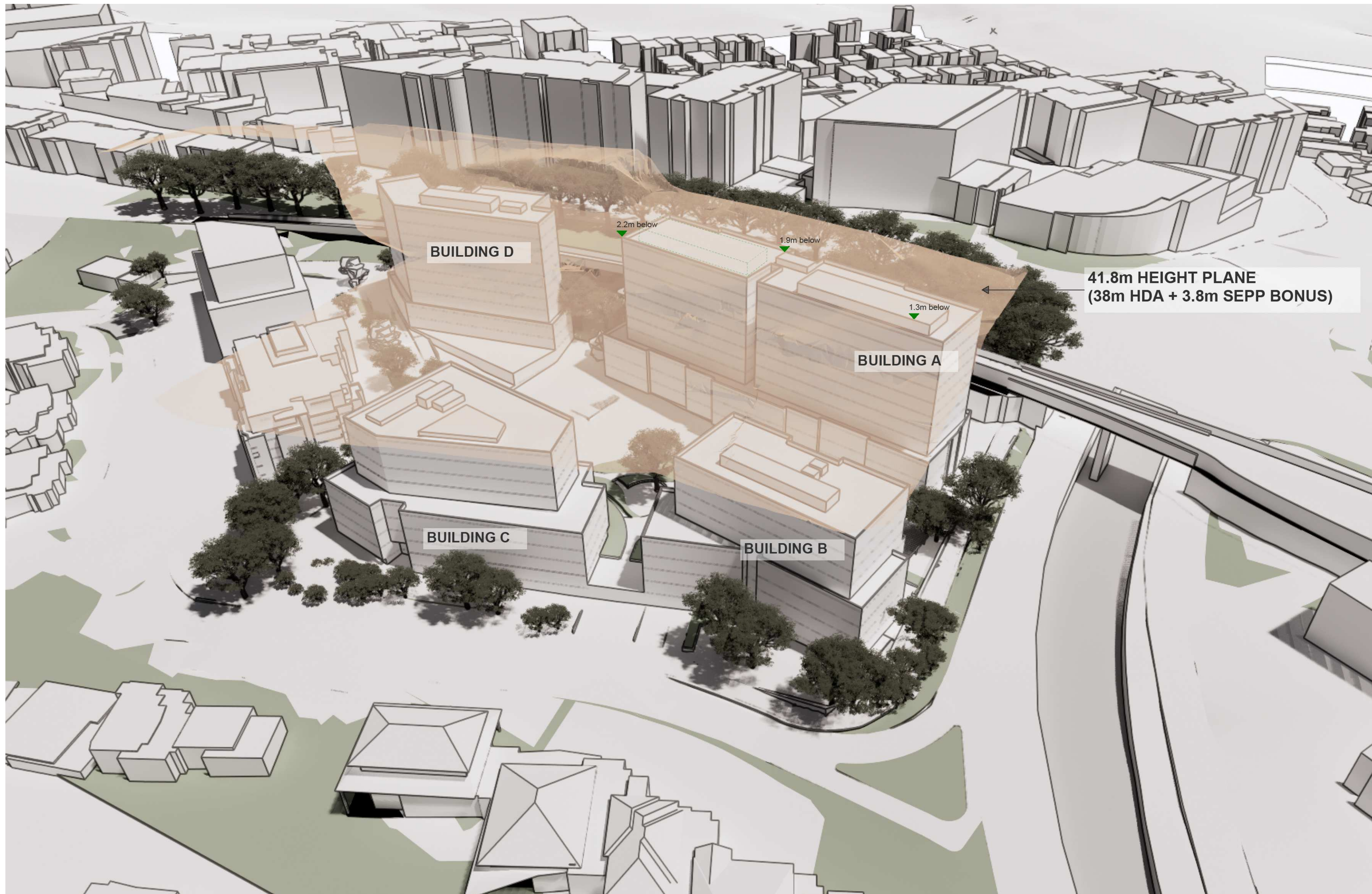
Height	
Target Base Height	38.00
SEPP Bonus Height	3.80
Max Height	41.80

Total Residential Aged Care Rooms	90
Total Units (inlc. AFH)	235
Affordable Housing Units	23
Unit Mix	
1 Bed	10%
2 Bed	50%
3 Bed	40%
Units receiving 2hrs Solar Access	70%
Units achieving Cross Ventilation	60%

Car Parking Summary	
Residential Aged Care	55
Residential Aged Care Visitors	9
Independent Living Units	248
Independent Living Unit Visitors	16
Total	328

Loading Dock	
Car wash	2
Village Bus	2
Ambulance	1
HRV	1





client

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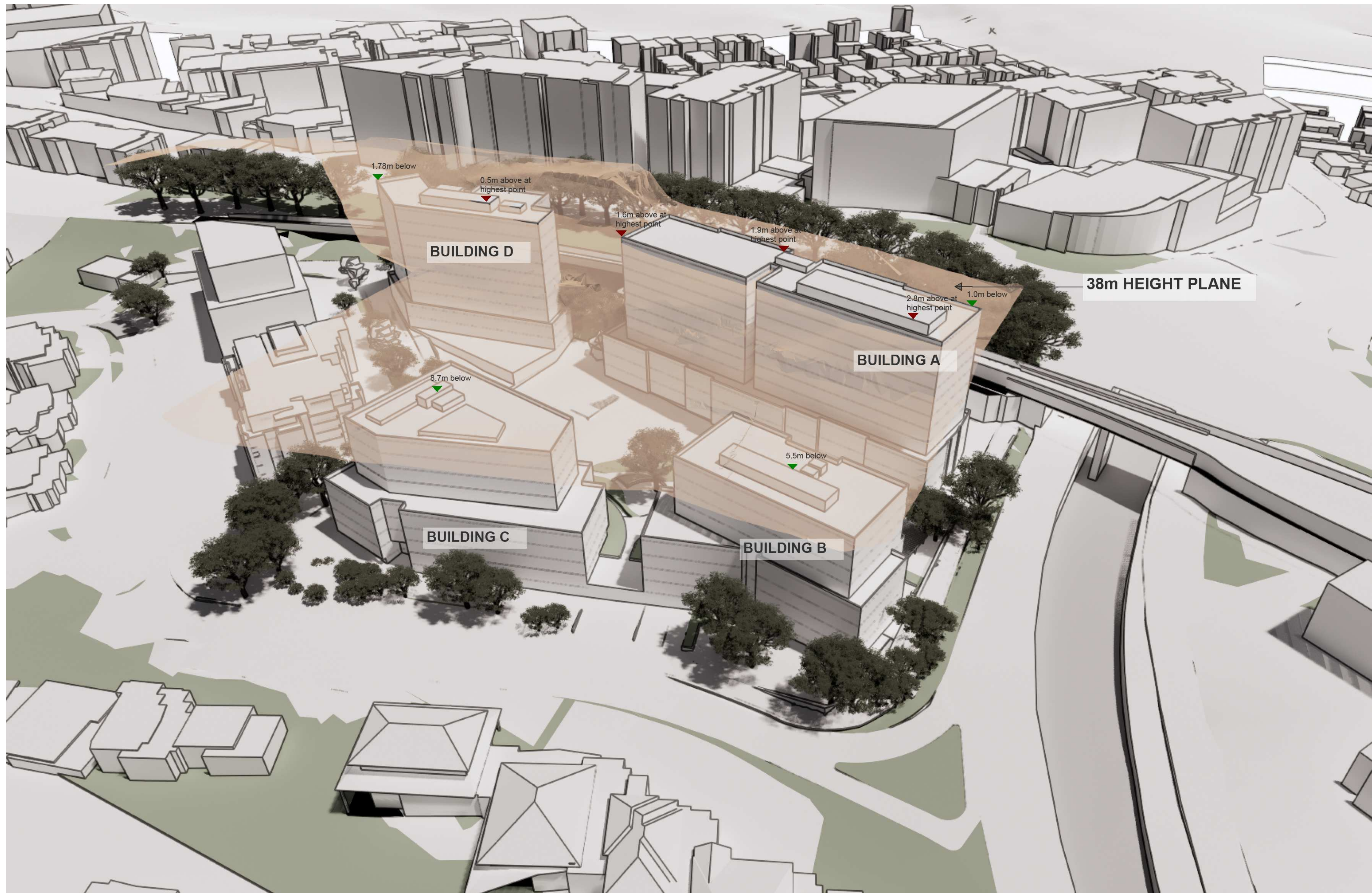
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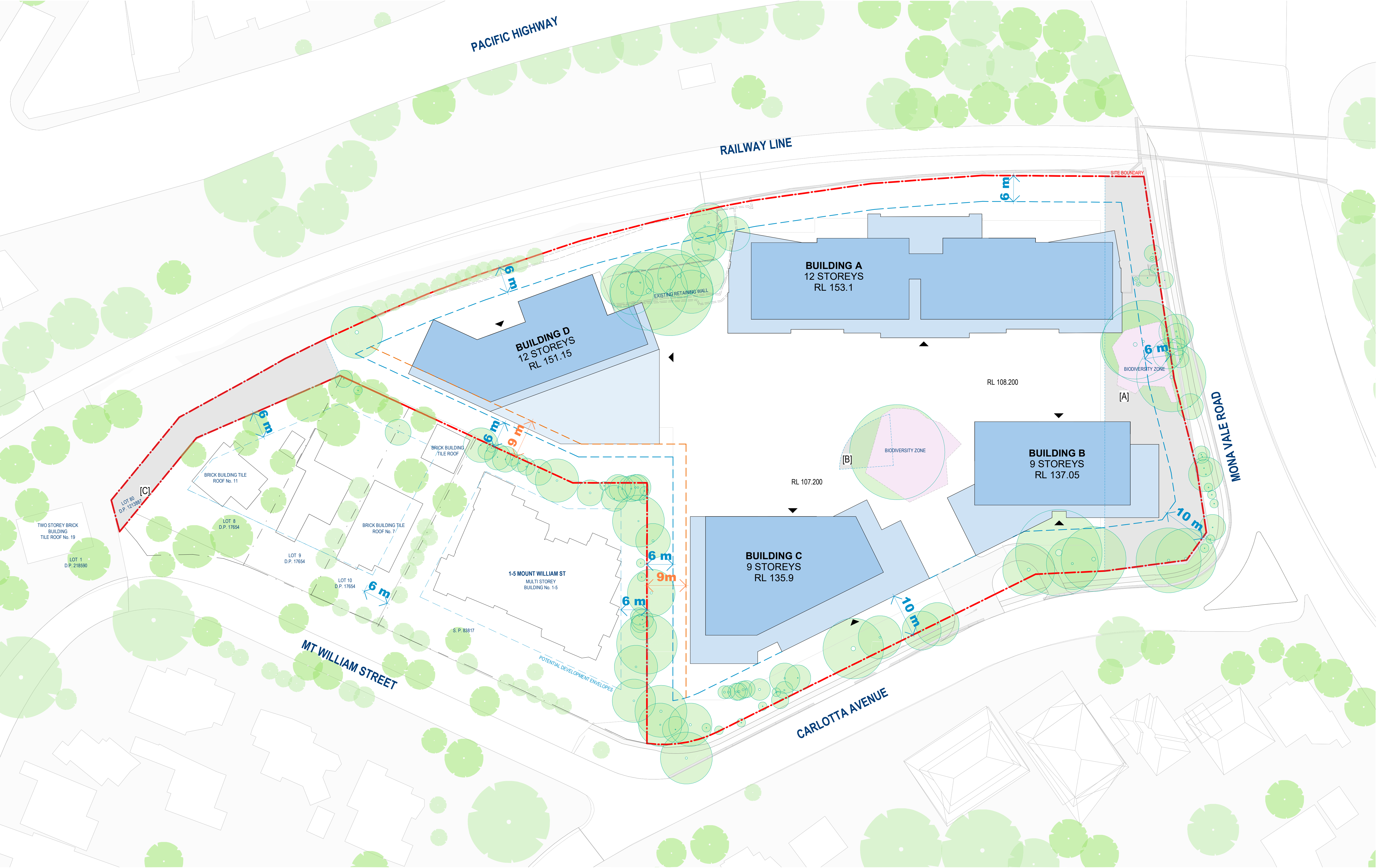
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Aerial View 41.8 Height

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revision B	date 01/06/26

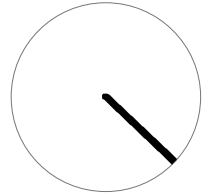
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LEGEND

- EASEMENT BOUNDARY**
[A] RESTRICTION ON THE USE OF LAND (VIDE V835814)
[B] EASEMENT TO PERMIT ENROACHING STRUCTURE TO REMAIN
[C] RESTRICTION ON THE USE OF LAND
- SETBACK LINES**
DCP
ADG



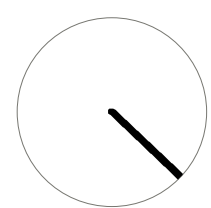
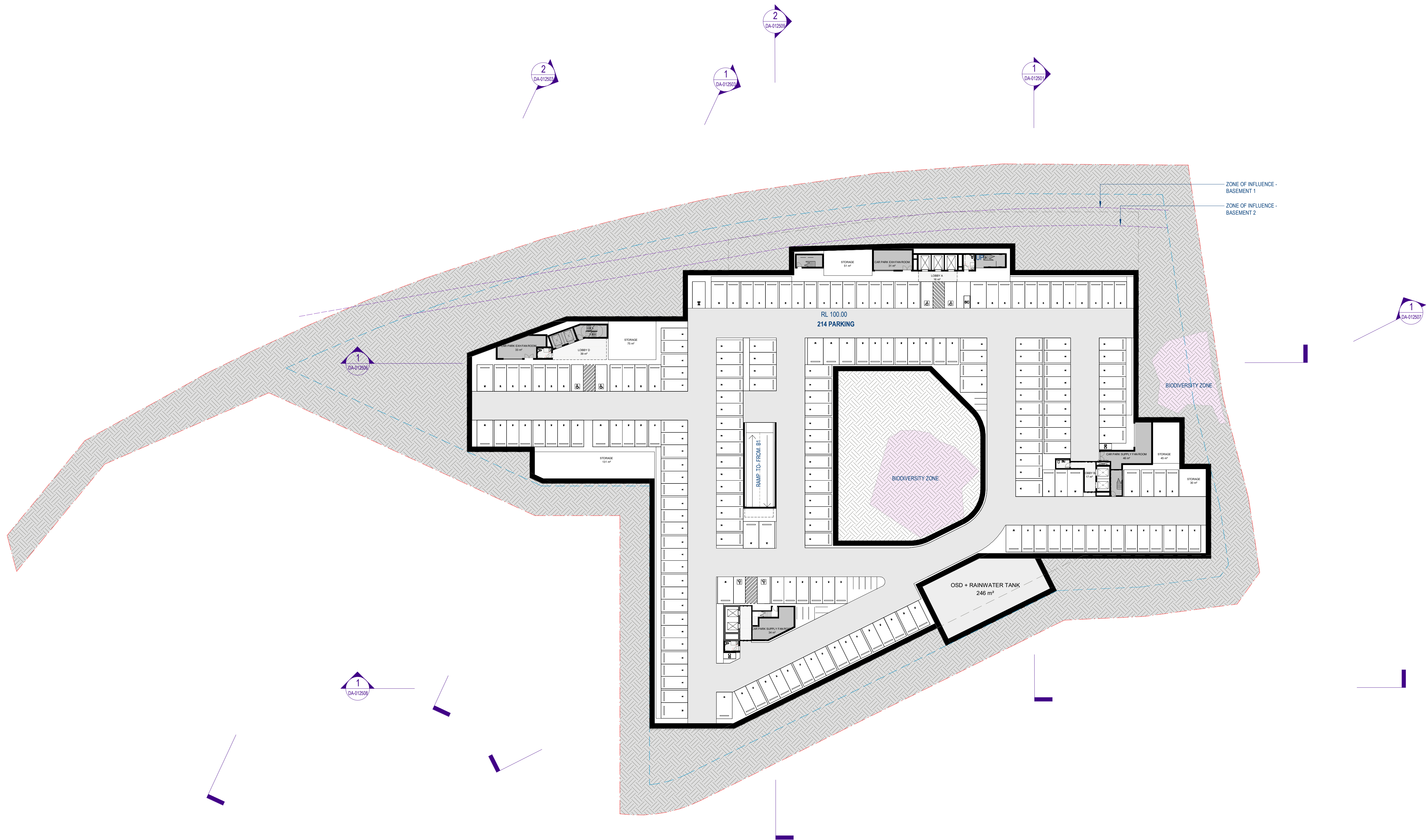
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Site Plan

project no 250715	drawing no A.SK-0004
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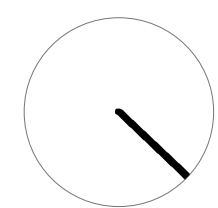
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Basement 02

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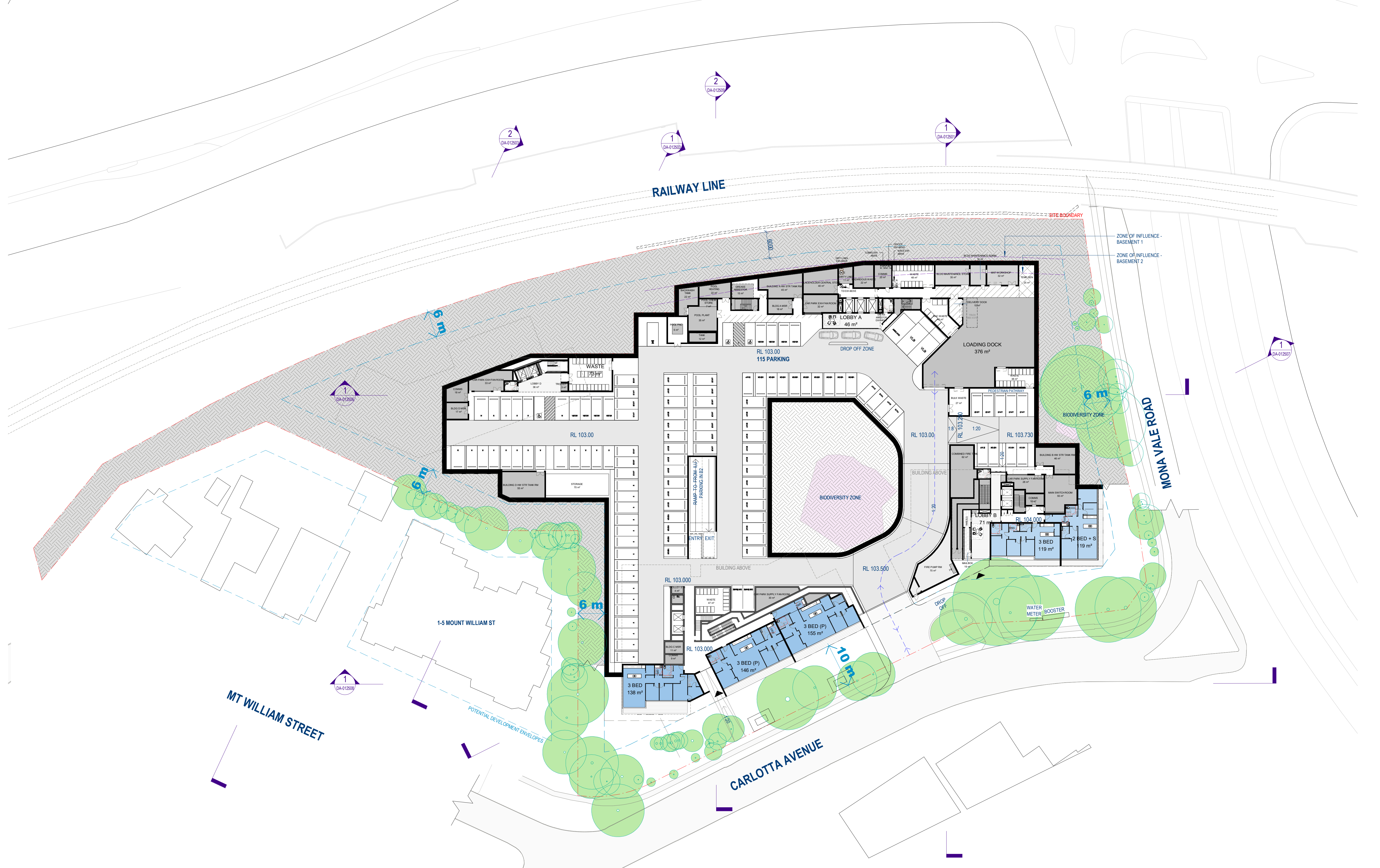
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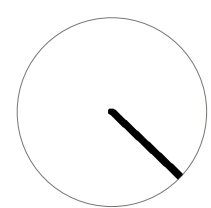
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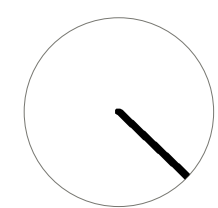
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- RESIDENTIAL AGED CARE
- INDEPENDENT LIVING UNITS
- COMMUNAL/ANCILLIARY USES

client
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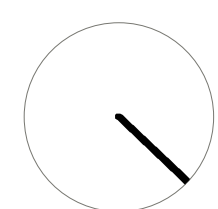
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Site Level 2

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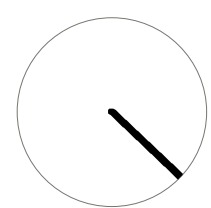
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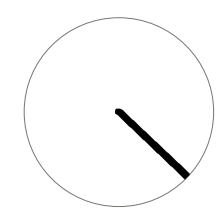
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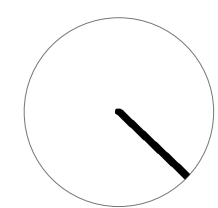
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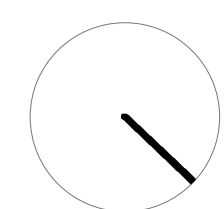
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Site Level 6

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Site Level 7

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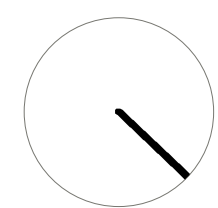
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Site Level 9

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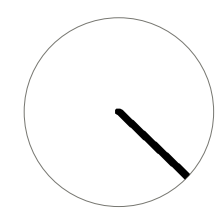
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Site Level 10

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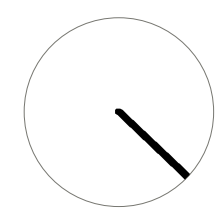
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Site Level 11

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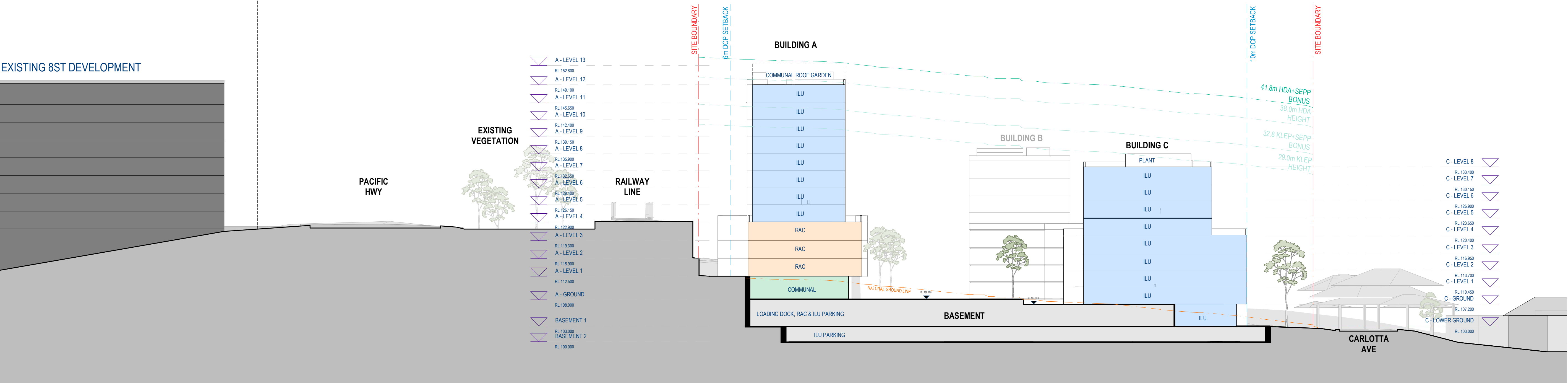
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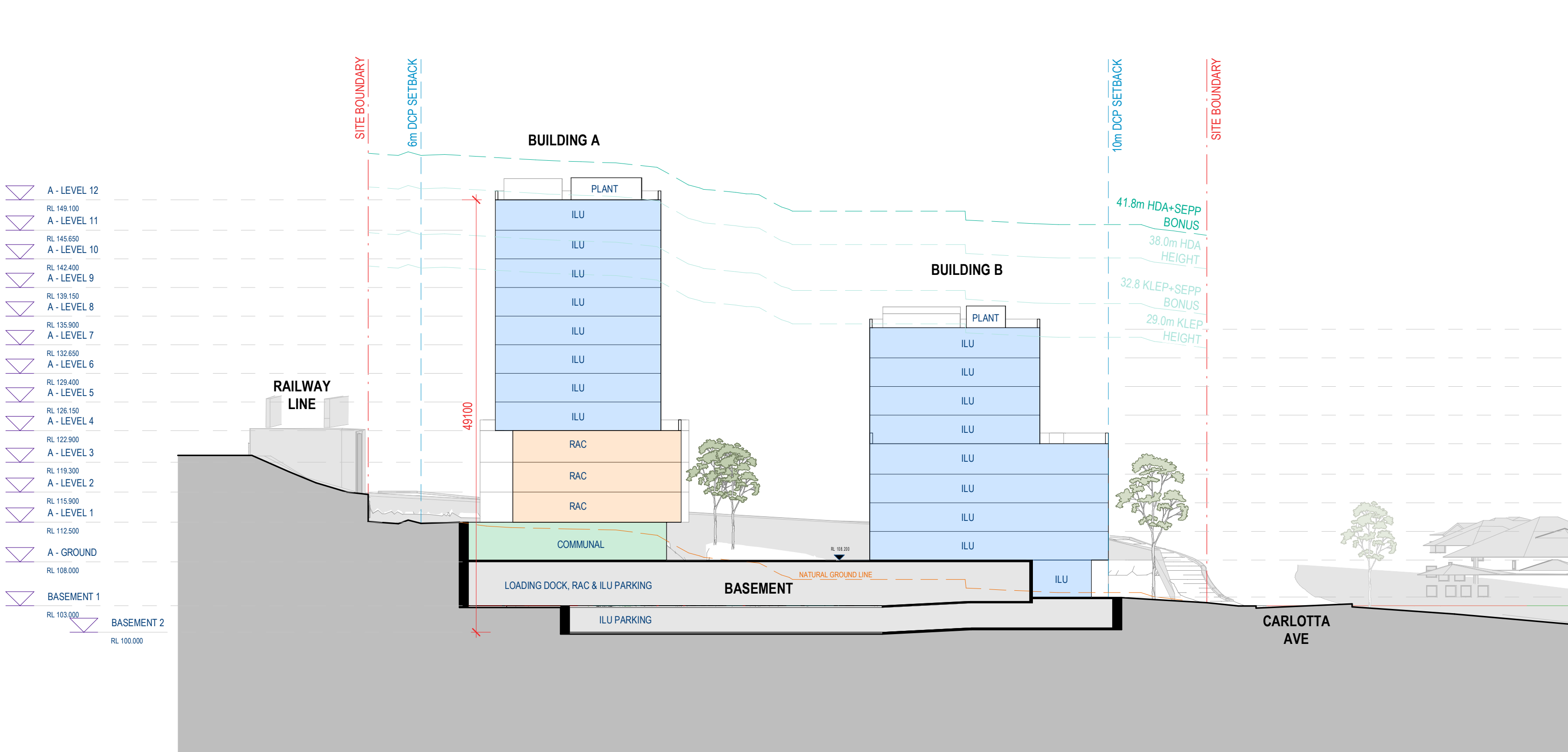
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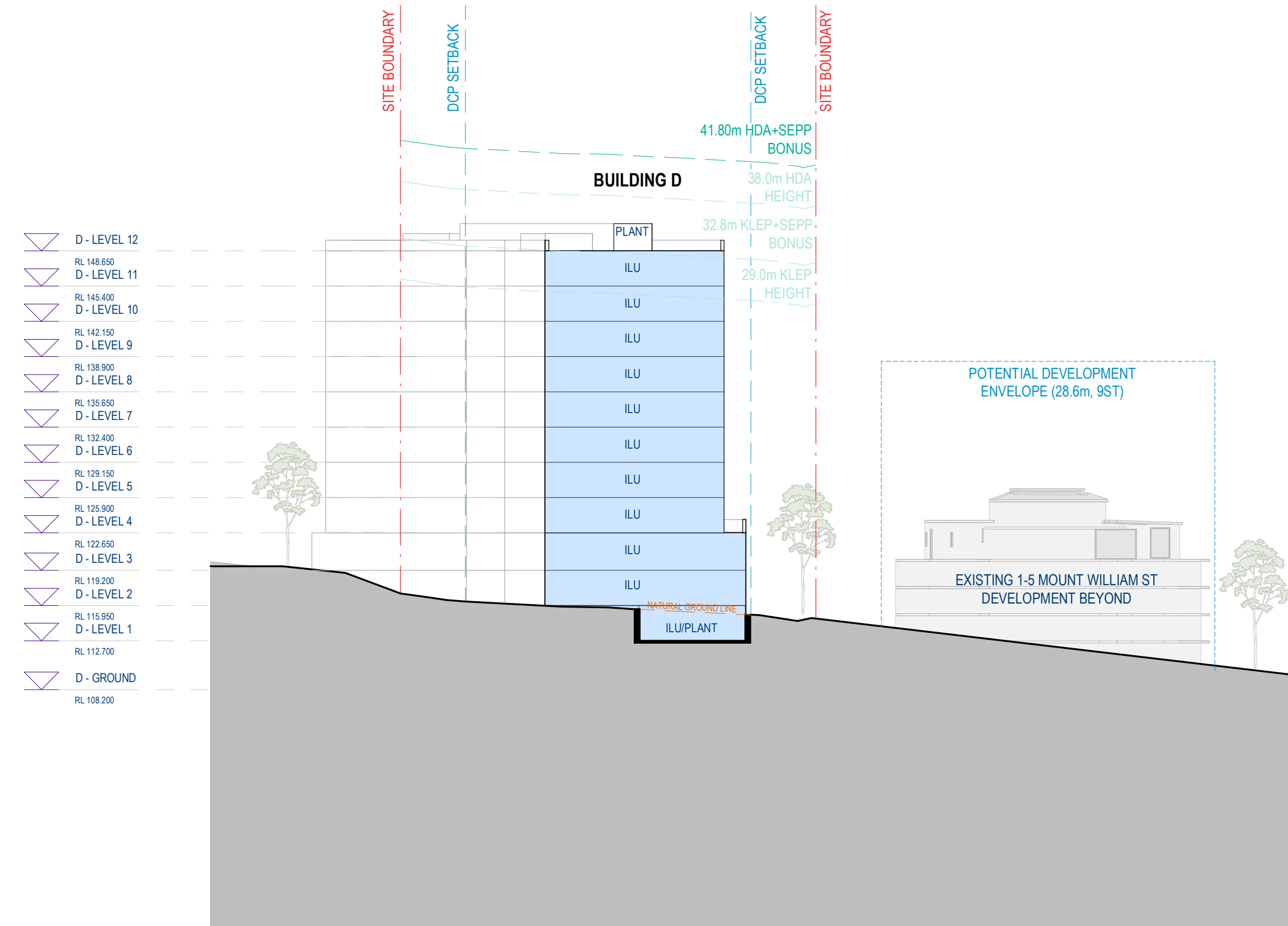
EXISTING 8ST DEVELOPMENT



1 SITE SECTION 1 - BUILDING A + C
SCALE: 1 : 400



2 SITE SECTION 2 - BUILDING A + B
SCALE: 1 : 400



3 SITE SECTION 3 - BUILDING D
SCALE: 1 : 400

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Site Sections

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