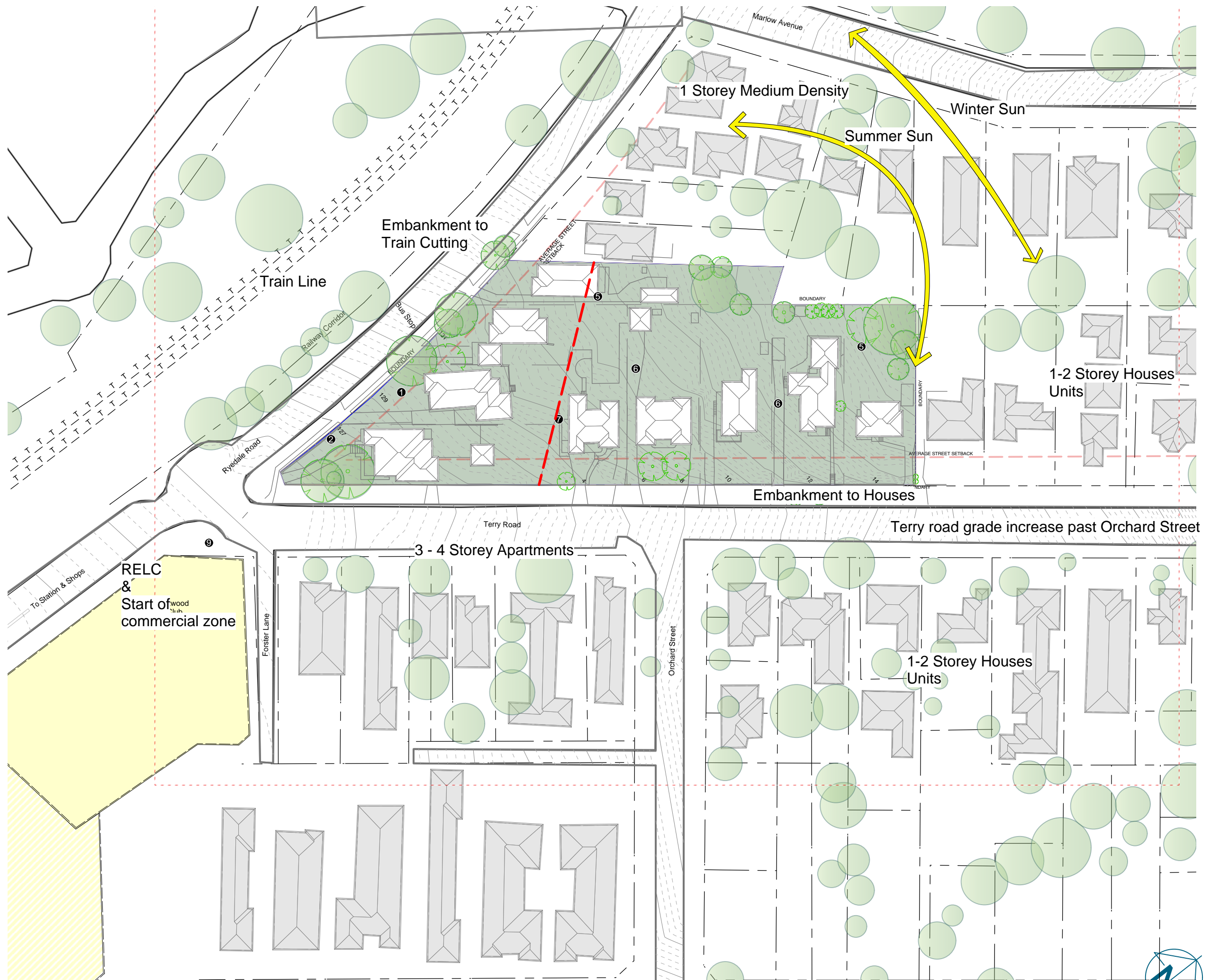


Design Opportunities

- ❶ Ryedale road presents and boundary to rail corridor
- ❷ Corner site bookends commercial area and marks transition to residential
- ❸ Terry Road transitions scale from 4 Storey down to single Storey up hill
- ❹ Potential for street landscaping and deep soil zone
- ❺ North facing deep soil recreation zones to rear of site. Provide buffer to existing residents
- ❻ North facing recreation zones on podium
- ❼ Potential Staging Line
- ❽ Land falls towards the commercial area and across site with houses to the upper end of Terry Road preached on an embankment
- ❾ Strong relationship with Club, Train and Commercial area provides complimentary services for residents



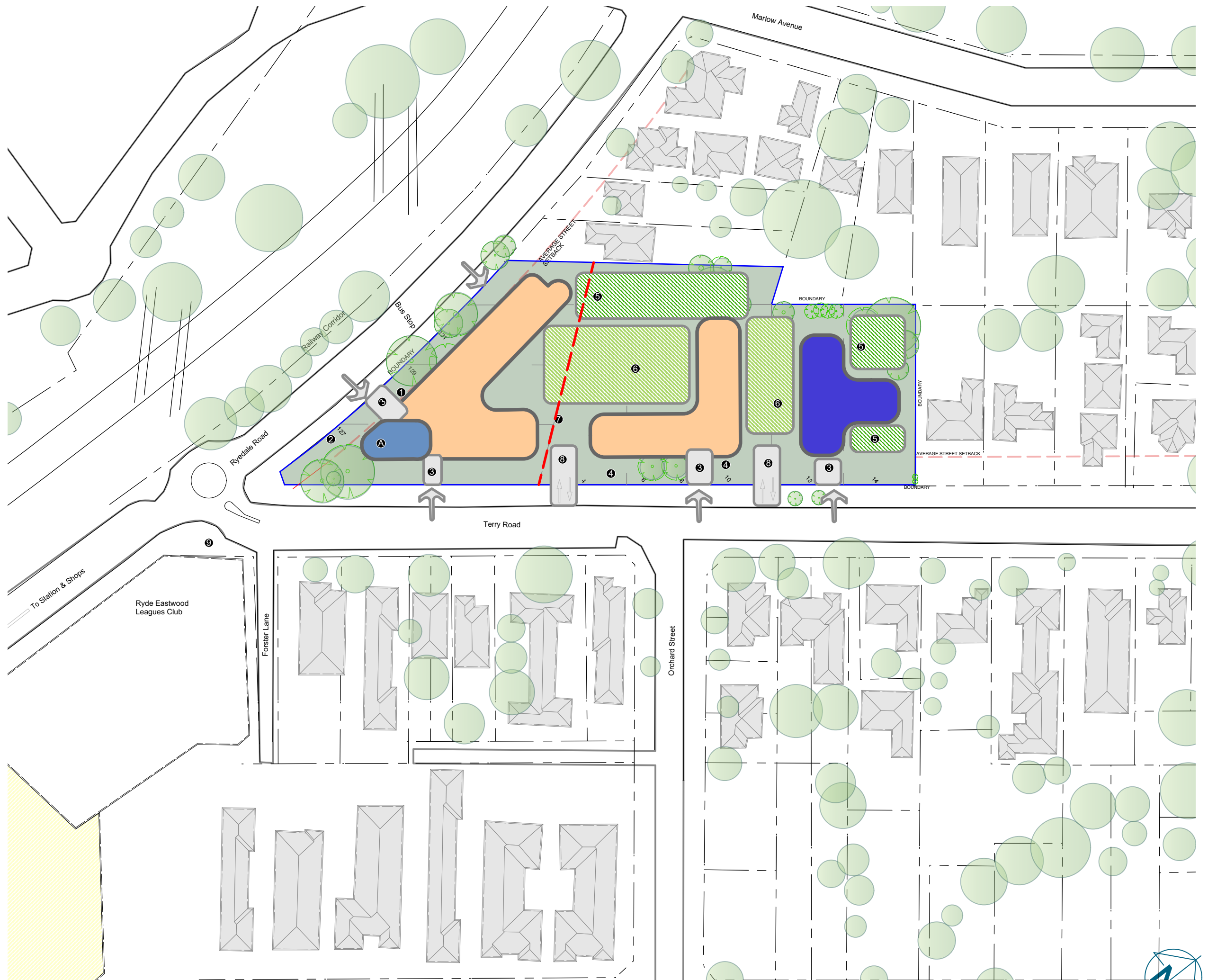
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Design Concept

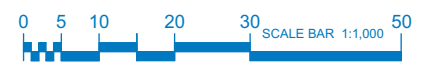
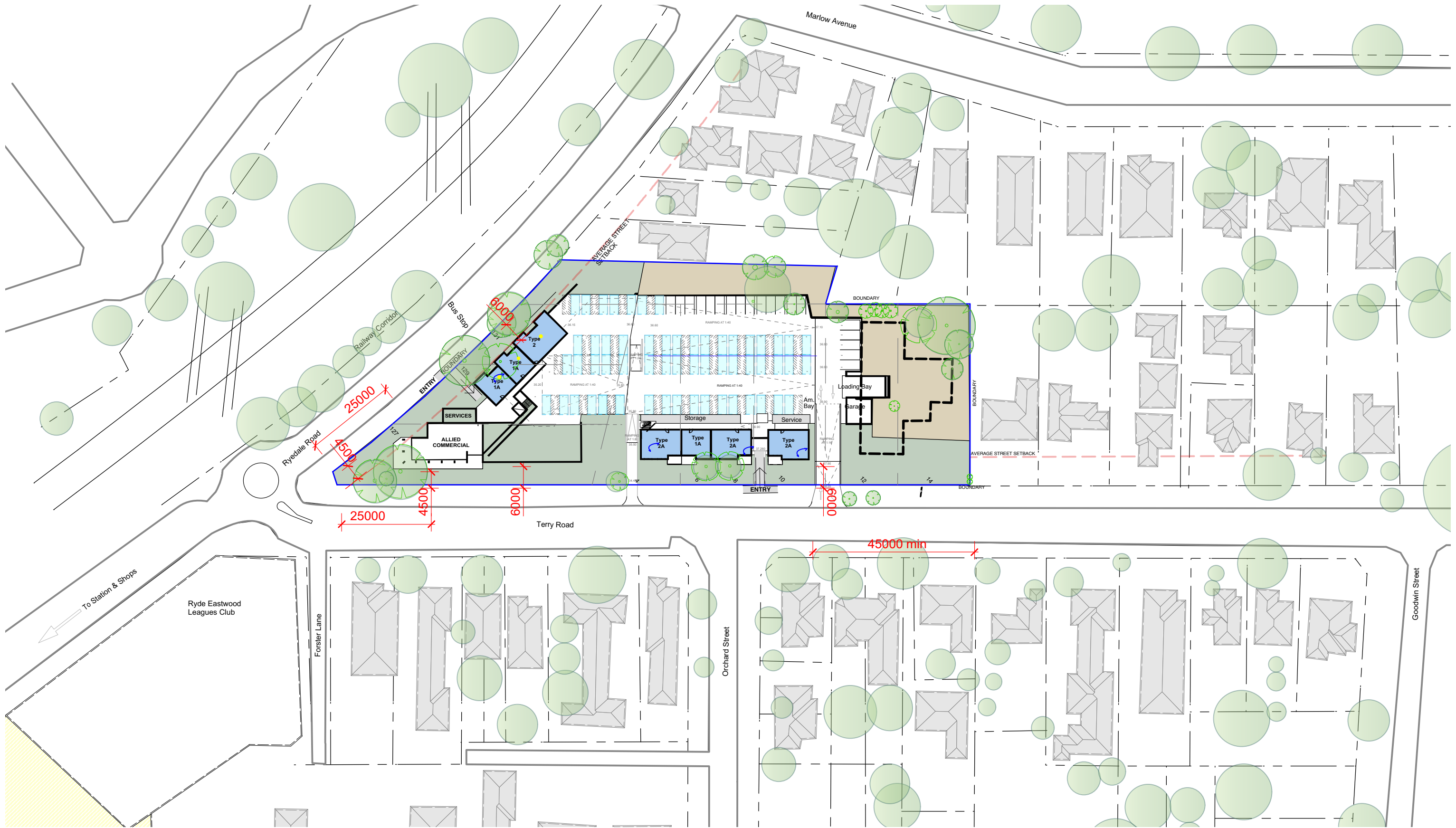
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- Ⓐ Potential allied commercial use to activate street corner. (medical offices, etc)



Design Concept

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Level Summary
 3 x 1 Bed Apartments @ 65 sq.m
 4 x 2 Bed Apartments @ 90 sq.m
 0 x 3 Bed Apartments @ 115 sq.m
7 Apartments Total
 +250 sq.m Allied Commercial

Level Areas
 Independent A - 540 sqm
 Independent B - 470 sqm
 Aged Care - 0 sqm
TOTAL - 1,010 sqm

Council Control Issues
 9.5m Height plane taken at highest point on site.
 FSR increased to at least 1.25 to 1.

MASTERPLAN SUMMARY

Site Areas
 Site Area = 8596.8 sq.m
 Floor Area = 10,320 sq.m
 FSR = 1.20 to 1
 (GFA includes Apartments and Circulation)

Opinion of Probable Yield
 34 x 1 Bed Apartments @ 65 sq.m
 39 x 2 Bed Apartments @ 90 sq.m
 10 x 3 Bed Apartments @ 115 sq.m

83 Apartments Total
Aged Care 31 Beds

RADG compliance
 Solar Access - 71%
 Cross Vent - 60%



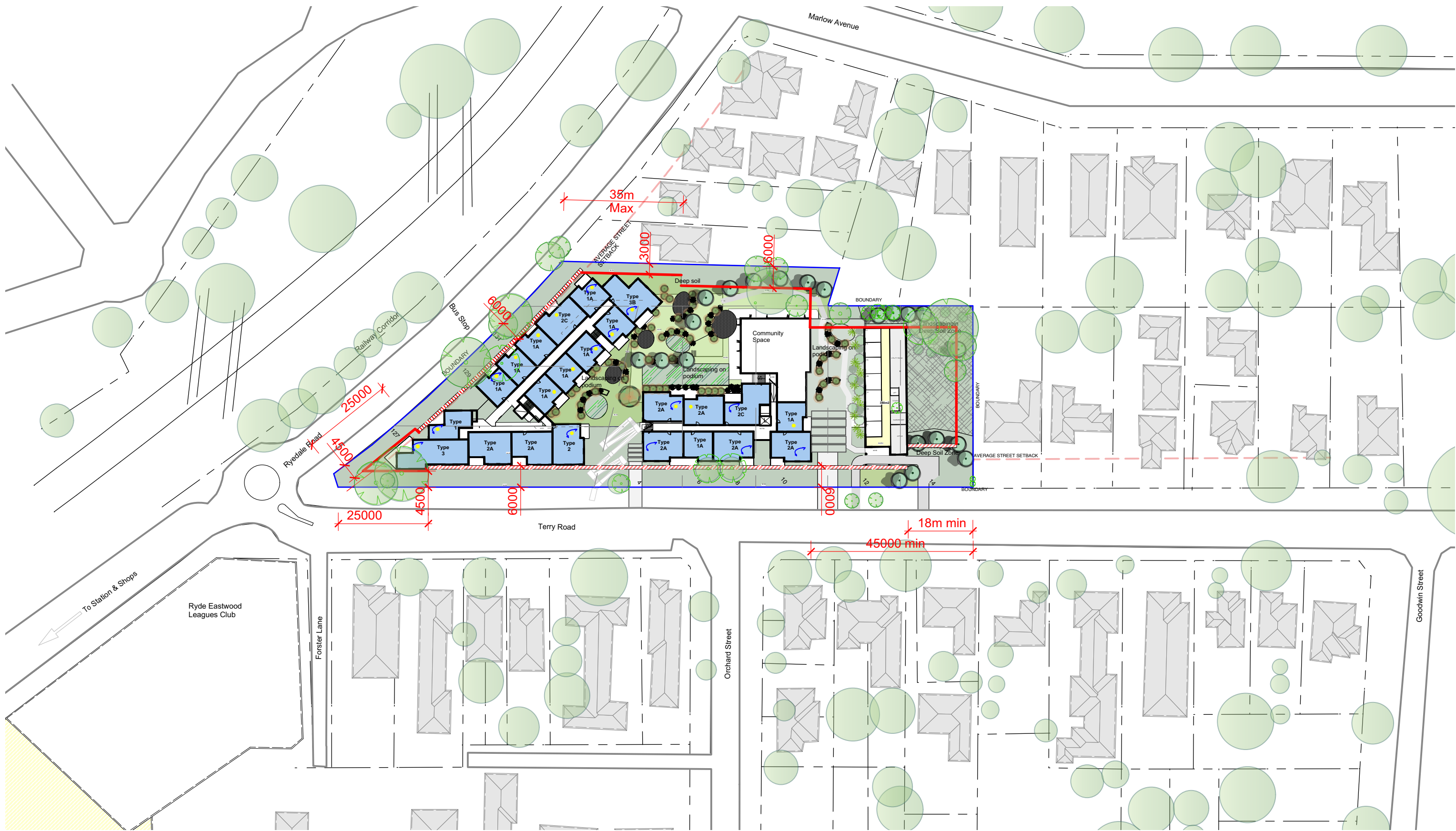
Title: Level 1 approx RL 34

Drawing Number: 293 PP06 F

Date: 01/04/15

Scale: n.t.s





Level Summary

11 x 1 Bed Apartments @ 65 sq.m
 10 x 2 Bed Apartments @ 90 sq.m
 2 x 3 Bed Apartments @ 110 sq.m
23 Apartments Total

Level Areas

Independent A - 1,450 sqm
 Independent B - 1,220 sqm
 Aged Care - 380 sqm
TOTAL - 2,950 sqm

Council Control Issues

9.5m Height plane taken at highest point on site.
 FSR increased to at least 1.25 to 1.

MASTERPLAN SUMMARY

Site Areas

Site Area = 8596.8 sq.m

Floor Area

= 10,320 sq.m

FSR

= 1.20 to 1
 (GFA includes Apartments and Circulation)

Opinion of Probable Yield

34 x 1 Bed Apartments @ 65 sq.m
 39 x 2 Bed Apartments @ 90 sq.m
 10 x 3 Bed Apartments @ 115 sq.m

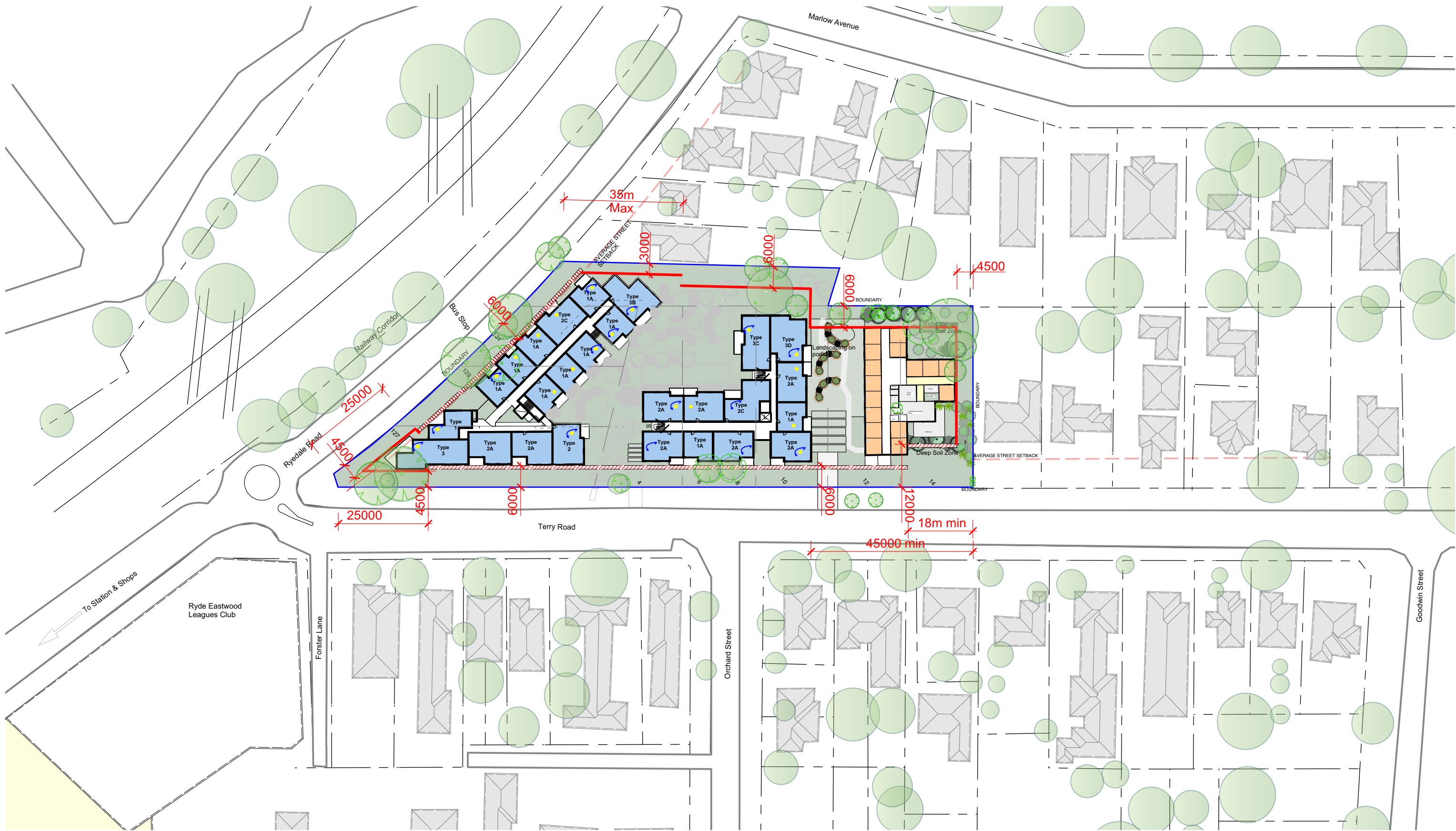
83 Apartments Total

Aged Care 31 Beds

RADG compliance

● Solar Access - 71%
 ↻ Cross Vent - 60%





Level Summary

11 x 1 Bed Apartments @ 65 sq.m
 11 x 2 Bed Apartments @ 90 sq.m
 4 x 3 Bed Apartments @ 115 sq.m
26 Apartments Total

Aged Care 16 Bed

Level Areas

Independent A - 1,450 sqm
 Independent B - 1,220 sqm
 Aged Care - 660 sqm
TOTAL - 3,330 sqm

Council Control Issues

9.5m Height plane taken at highest point on site.
 FSR increased to at least 1.25 to 1.

MASTERPLAN SUMMARY

Site Areas

Site Area = 8596.8 sq.m
 Floor Area = 10,320 sq.m
 FSR = 1.20 to 1
 (GFA includes Apartments and Circulation)

Opinion of Probable Yield

34 x 1 Bed Apartments @ 65 sq.m
 39 x 2 Bed Apartments @ 90 sq.m
 10 x 3 Bed Apartments @ 115 sq.m

83 Apartments Total

Aged Care 31 Beds

RADG compliance

● Solar Access - 71%
 ↻ Cross Vent - 60%



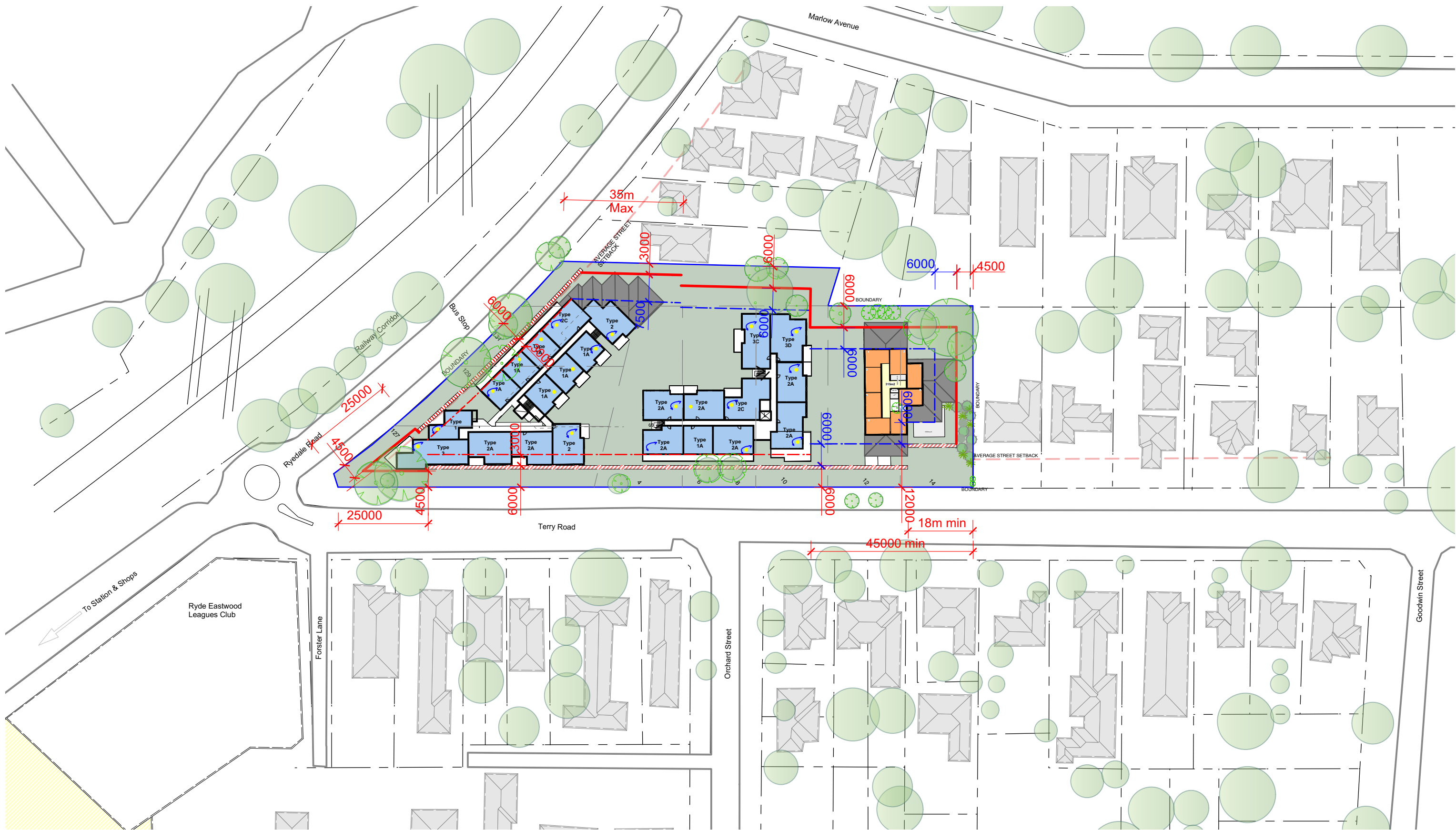
Title: Level 3 approx RL 41

Drawing Number: 293 PP08 F

Date: 01/04/15

Scale: n.t.s





Level Summary

8 x 1 Bed Apartments @ 65 sq.m
 12 x 2 Bed Apartments @ 90 sq.m
 3 x 3 Bed Apartments @ 115 sq.m
23 Apartments Total

Aged Care 8 Bed

Level Areas

Independent A - 1,260 sqm
 Independent B - 1,120 sqm
 Aged Care - 330 sqm
TOTAL - 2,610 sqm

Council Control Issues

9.5m Height plane taken at highest point on site.
 FSR increased to at least 1.25 to 1.

MASTERPLAN SUMMARY

Site Areas

Site Area = 8596.8 sq.m

Floor Area = 10,320 sq.m

FSR = 1.20 to 1

(GFA includes Apartments and Circulation)

Opinion of Probable Yield

34 x 1 Bed Apartments @ 65 sq.m
 39 x 2 Bed Apartments @ 90 sq.m
 10 x 3 Bed Apartments @ 115 sq.m

83 Apartments Total

Aged Care 31 Beds

RADG compliance

● Solar Access - 71%
 ↻ Cross Vent - 60%





Level Summary
 1 x 1 Bed Apartments @ 65 sq.m
 2 x 2 Bed Apartments @ 90 sq.m
 1 x 3 Bed Apartments @ 115 sq.m
4 Apartments Total

Level Areas
 Independent A - 420 sqm
 Independent B - 0
 Aged Care - 0
TOTAL - 420 sqm

Council Control Issues
 9.5m Height plane taken at highest point on site.
 FSR increased to at least 1.25 to 1.

MASTERPLAN SUMMARY

Site Areas
 Site Area = 8596.8 sq.m
 Floor Area = 10,320 sq.m
 FSR = 1.20 to 1
 (GFA includes Apartments and Circulation)

Opinion of Probable Yield
 34 x 1 Bed Apartments @ 65 sq.m
 39 x 2 Bed Apartments @ 90 sq.m
 10 x 3 Bed Apartments @ 115 sq.m

83 Apartments Total
Aged Care 31 Beds

RADG compliance
 Solar Access - 71%
 Cross Vent - 60%



Title: Level 5 approx RL 47

Drawing Number: 293 PP11 F

Date: 01/04/15

Scale: n.t.s





Level Summary

11 x 1 Bed Apartments @ 65 sq.m
 11 x 2 Bed Apartments @ 90 sq.m
 4 x 3 Bed Apartments @ 115 sq.m
26 Apartments Total

Aged Care 7 Bed

Level Areas

Independent A - 1,450 sqm
 Independent B - 1,220 sqm
 Aged Care - 380 sqm
TOTAL - 2,920 sqm

Council Control Issues

9.5m Height plane taken at highest point on site.
 FSR increased to at least 1.25 to 1.

MASTERPLAN SUMMARY

Site Areas

Site Area = 8596.8 sq.m
 Floor Area = 10,320 sq.m
 FSR = 1.20 to 1
 (GFA includes Apartments and Circulation)

Opinion of Probable Yield

34 x 1 Bed Apartments @ 65 sq.m
 39 x 2 Bed Apartments @ 90 sq.m
 10 x 3 Bed Apartments @ 115 sq.m

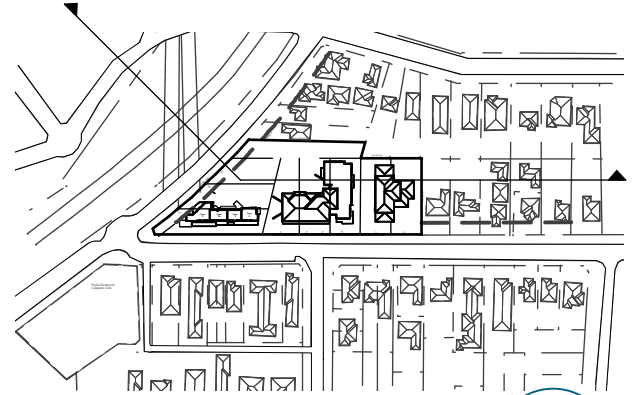
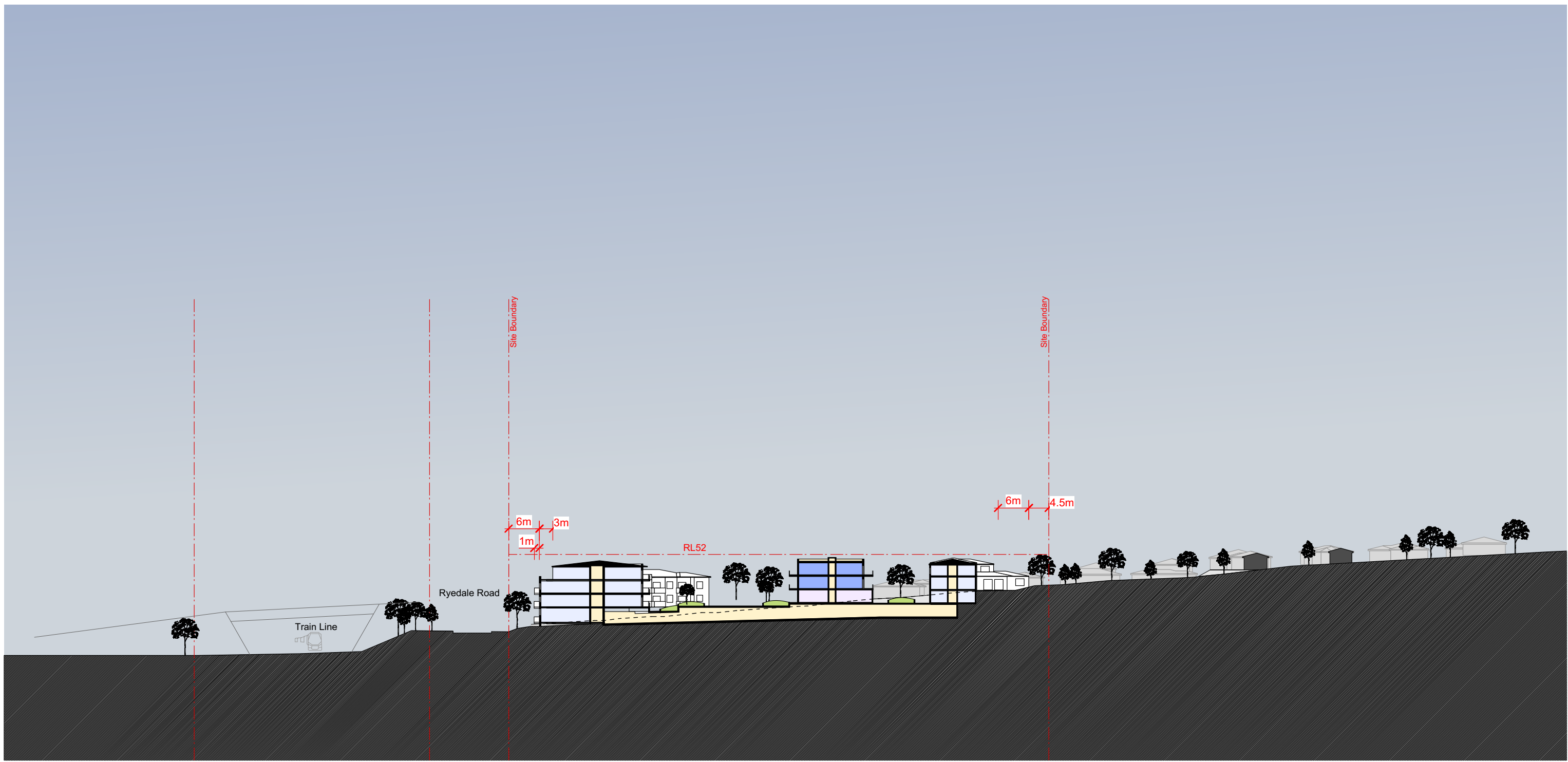
83 Apartments Total

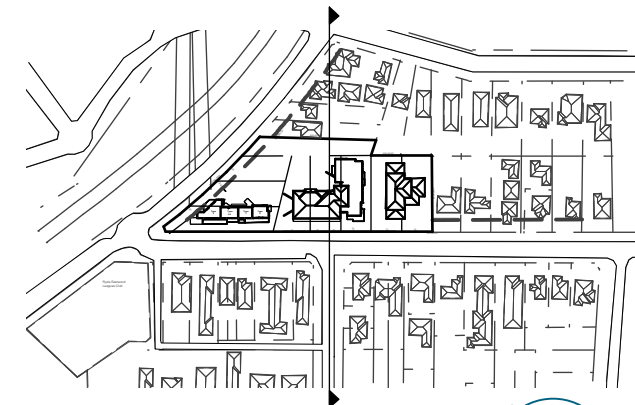
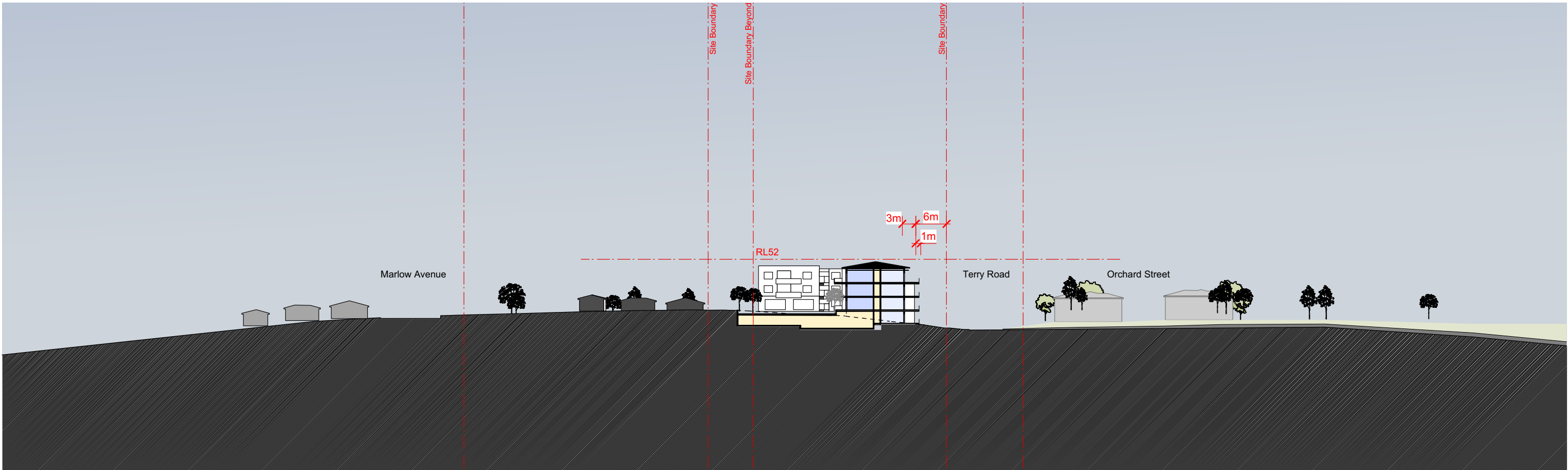
Aged Care 31 Beds

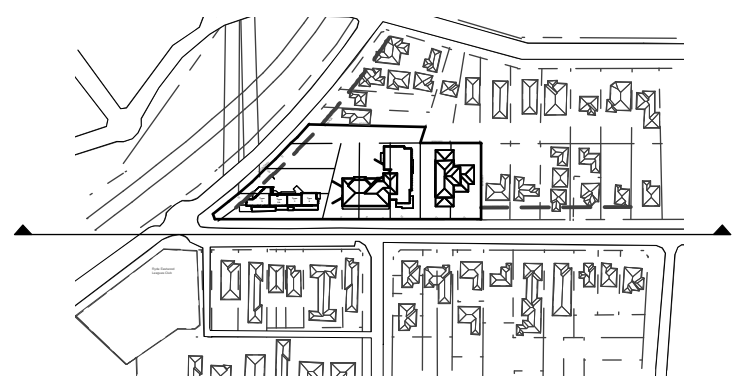
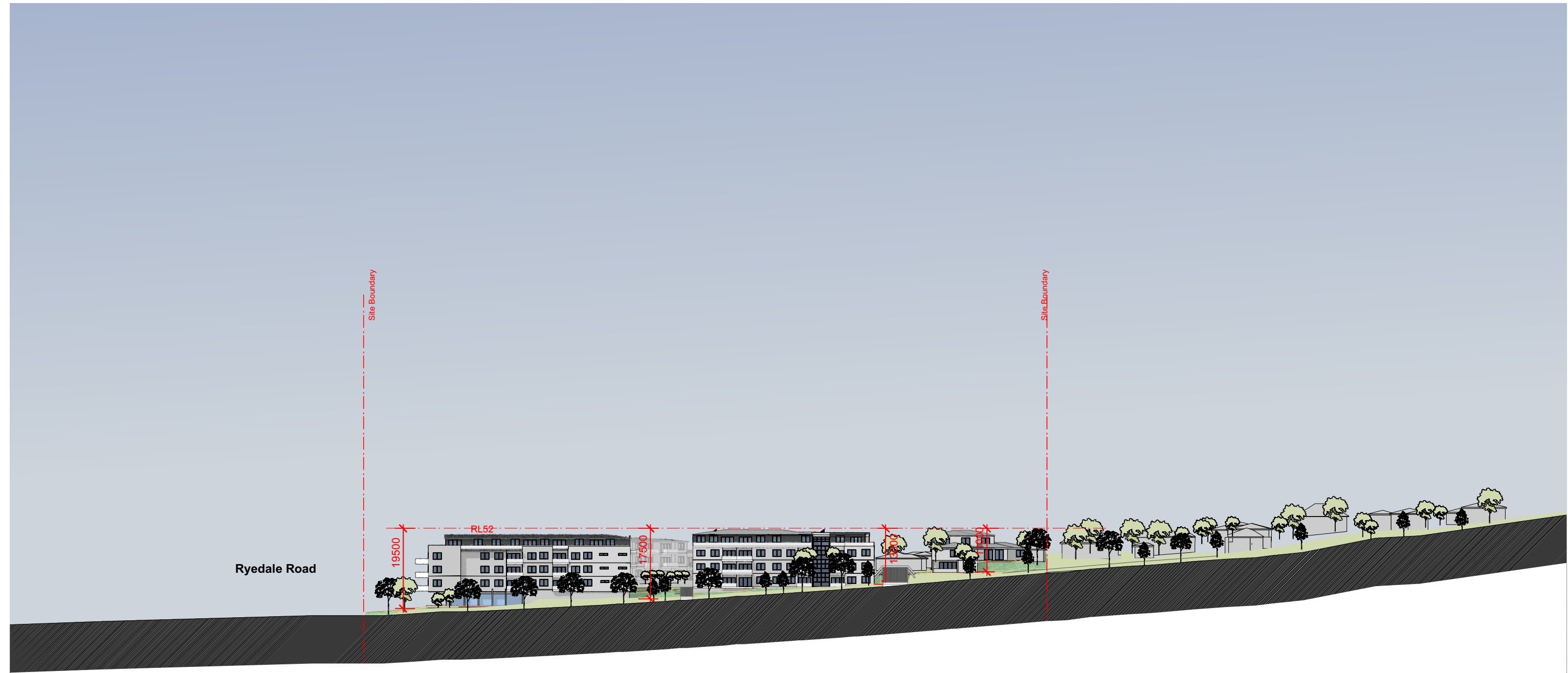
RADG compliance

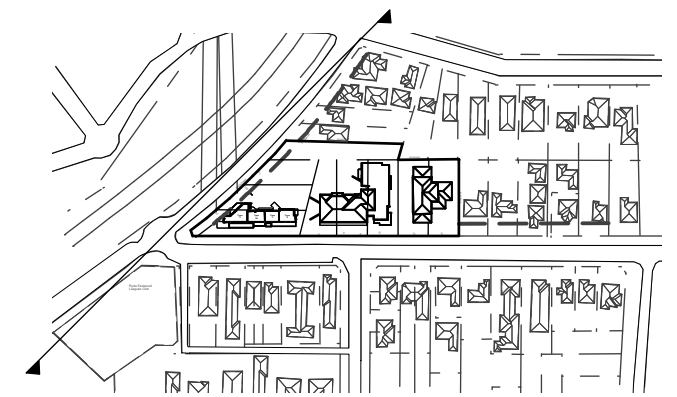
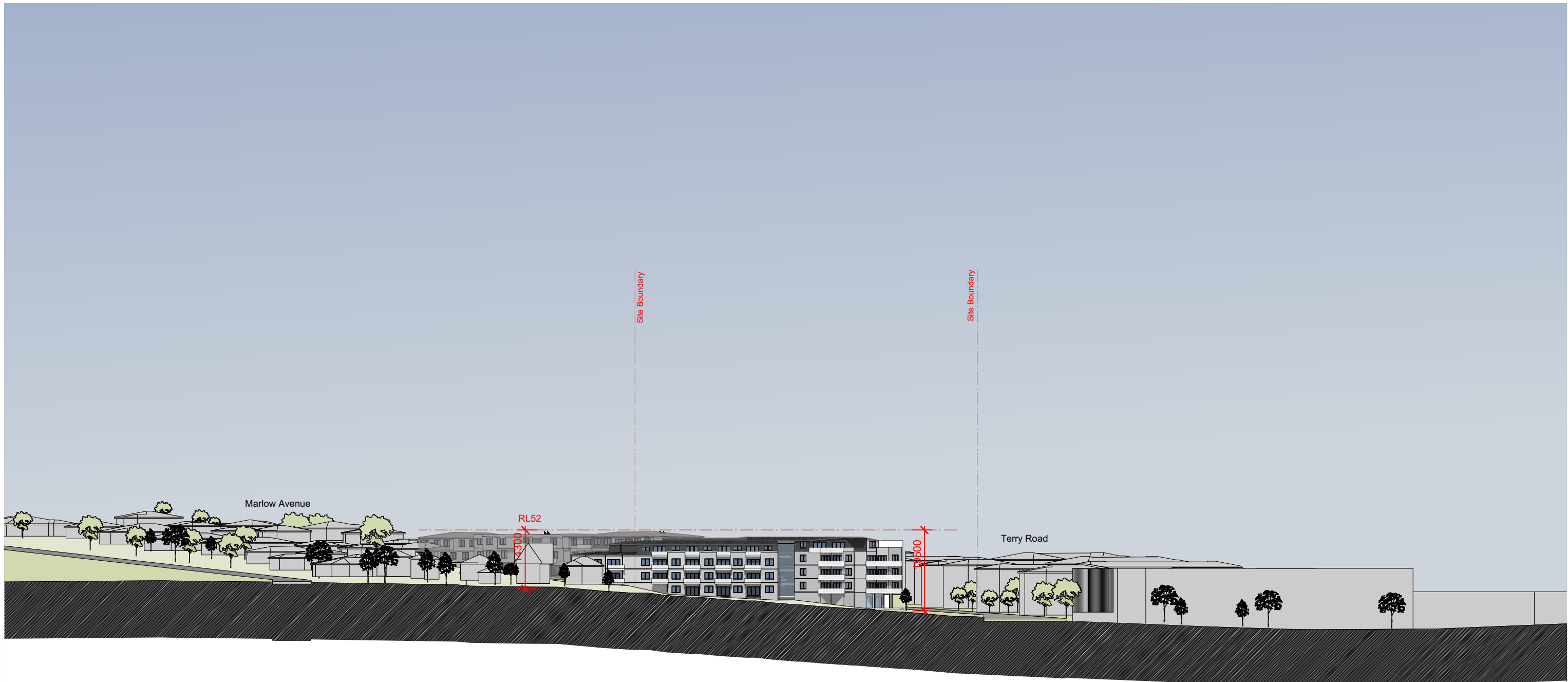
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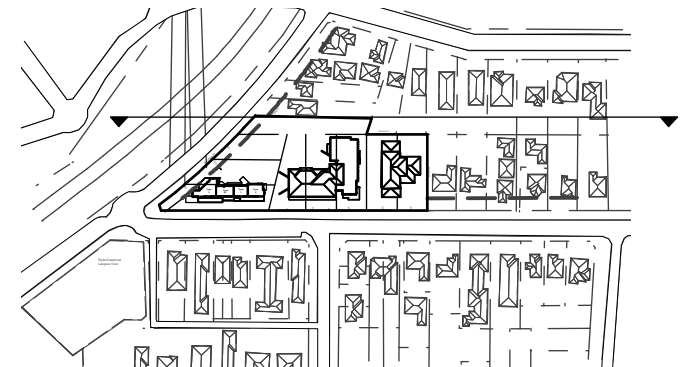
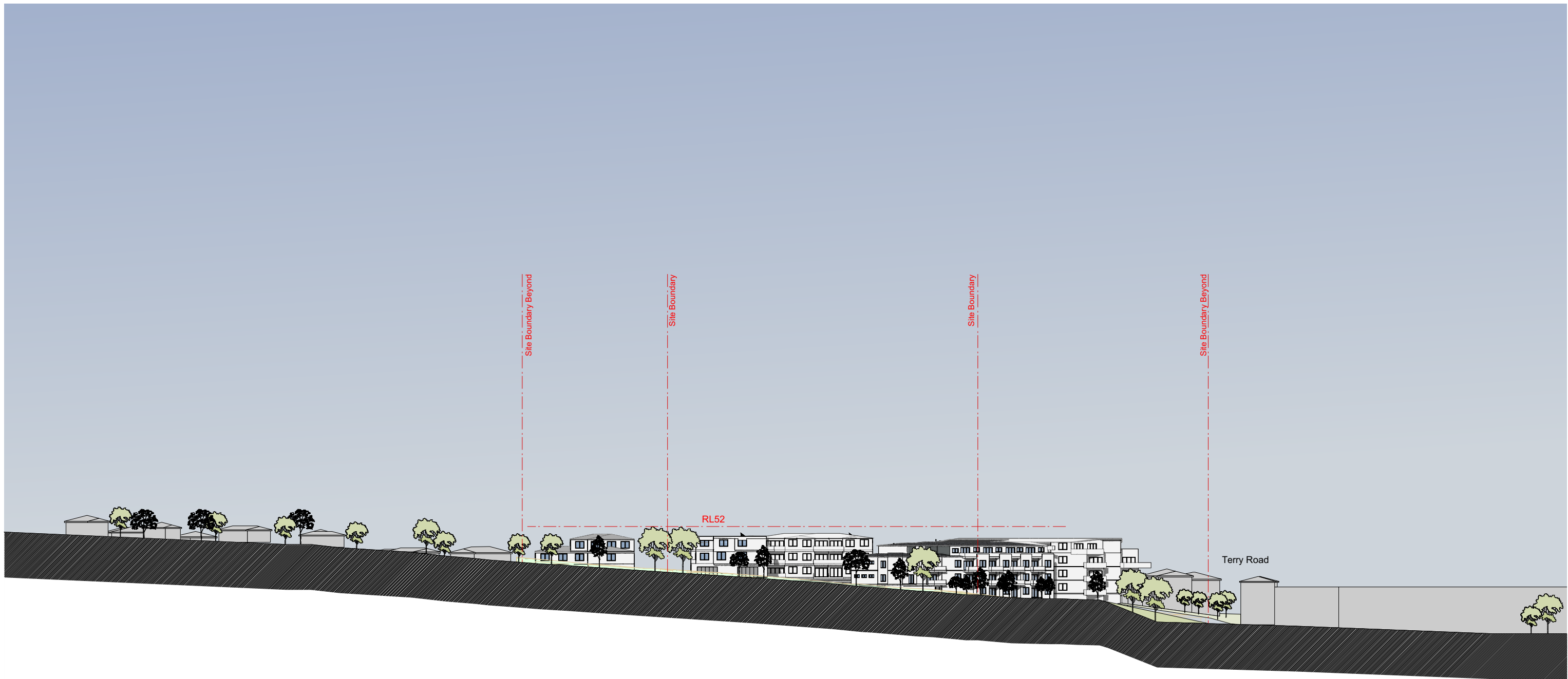


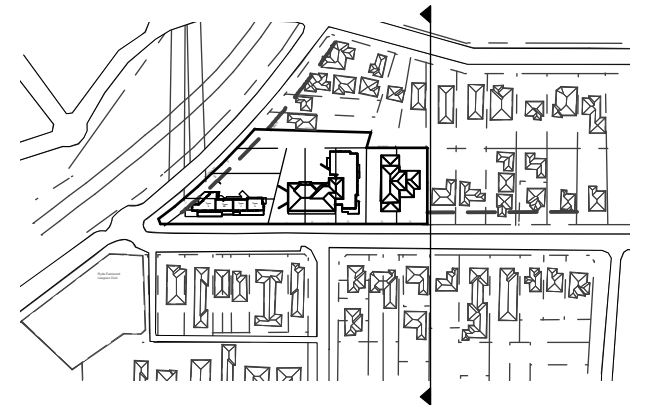
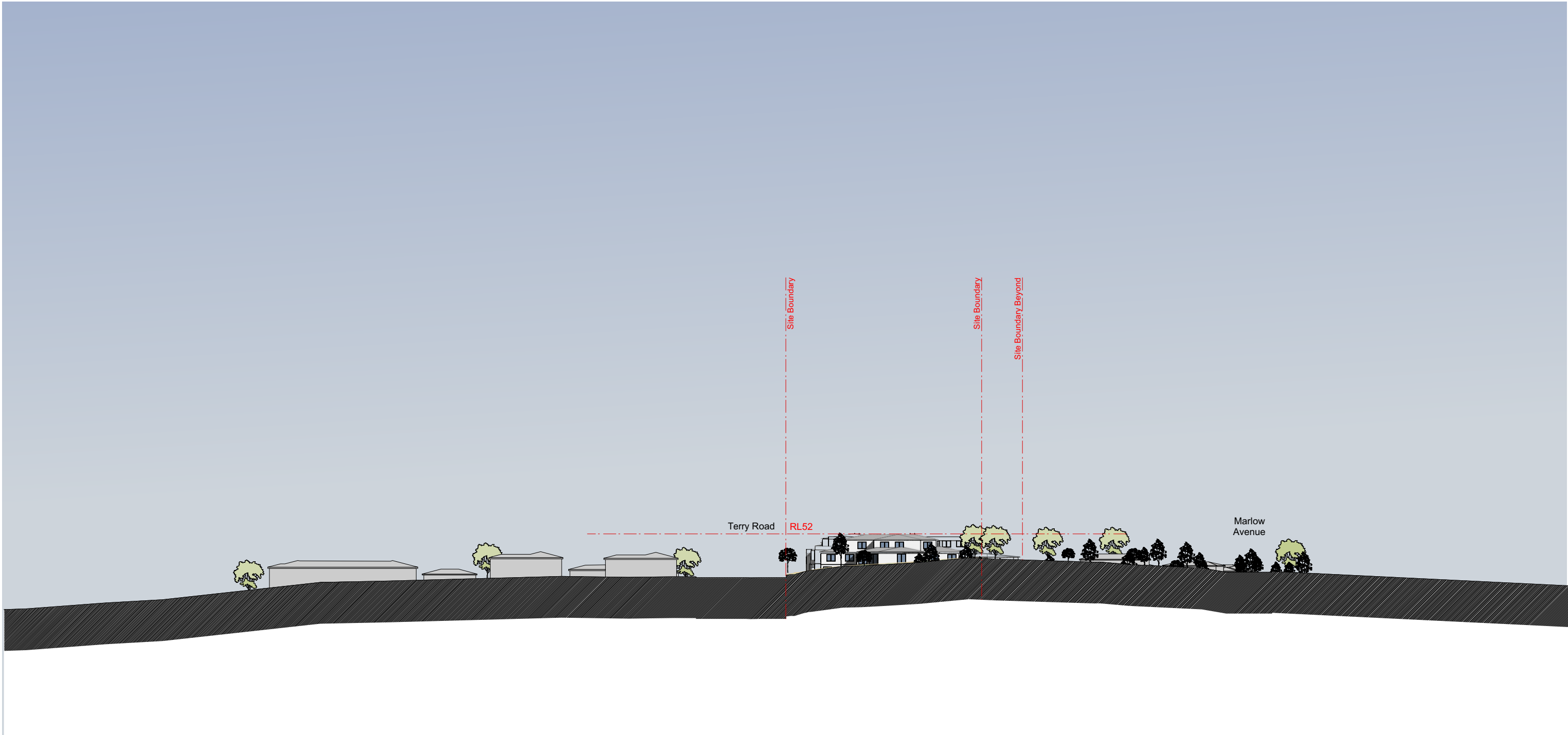


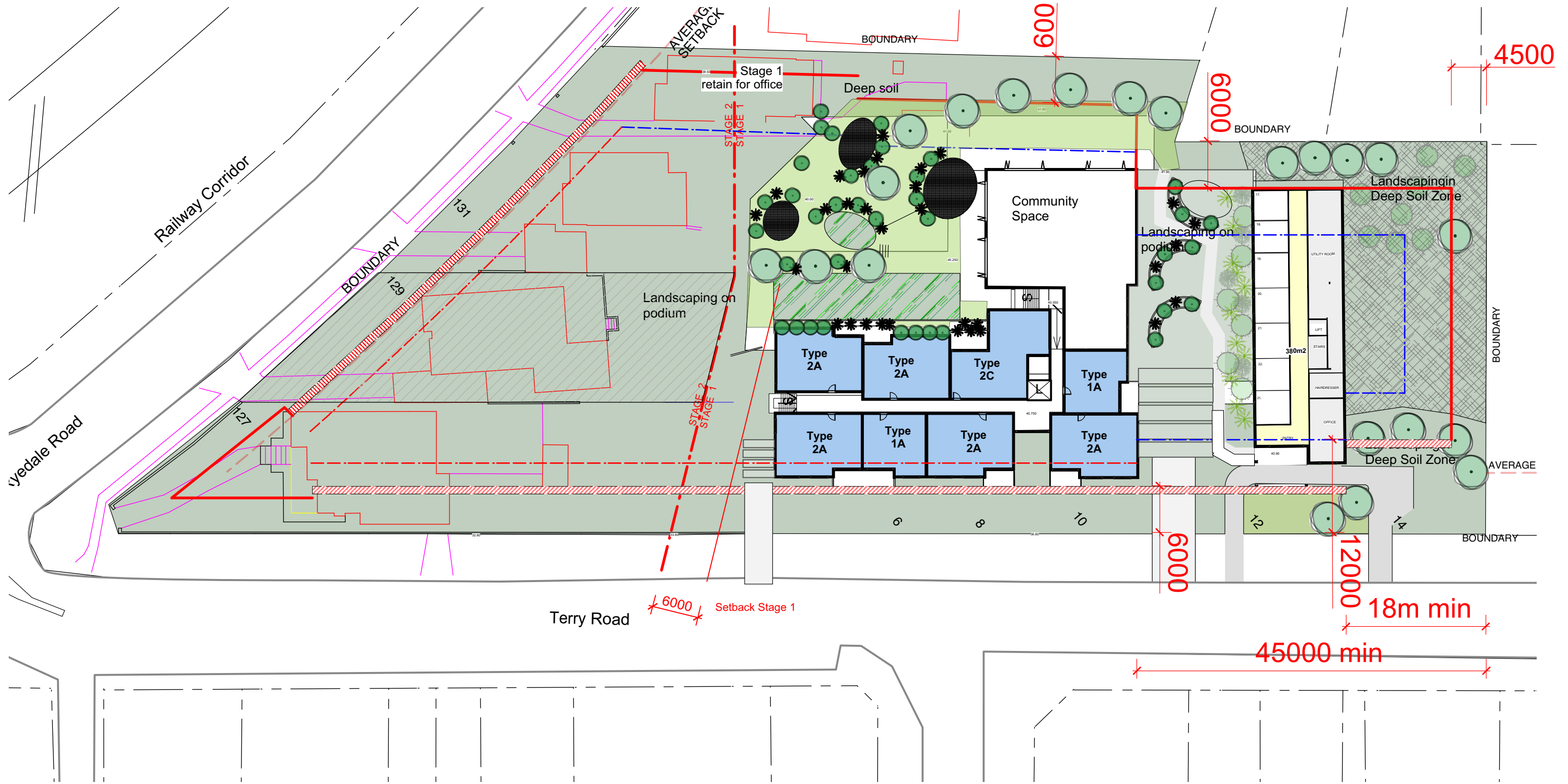


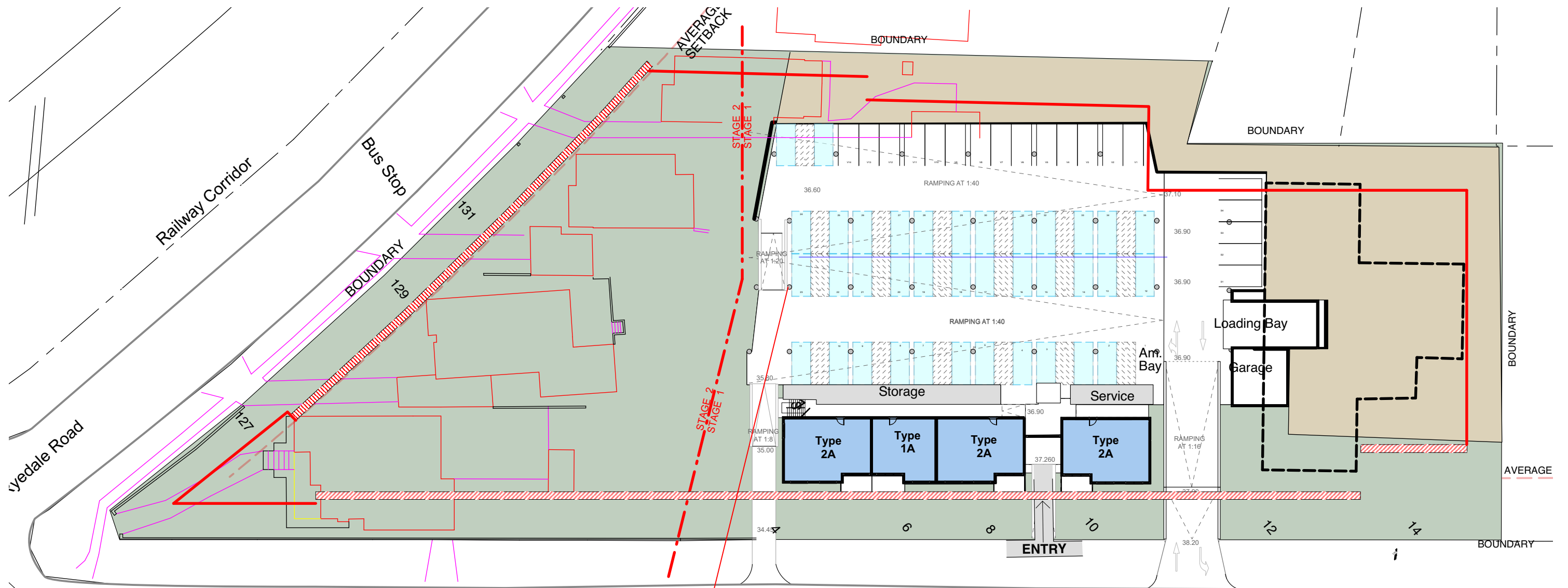






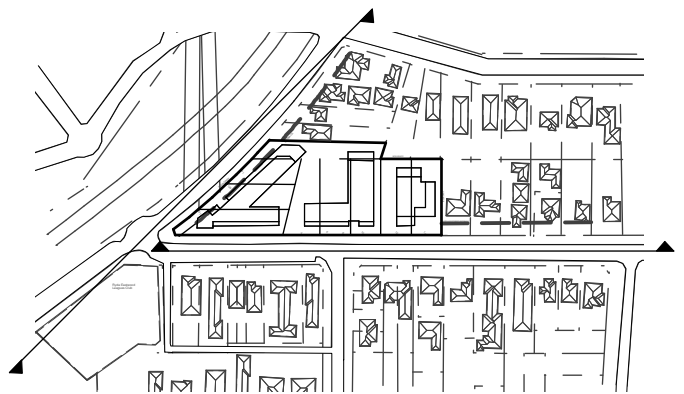
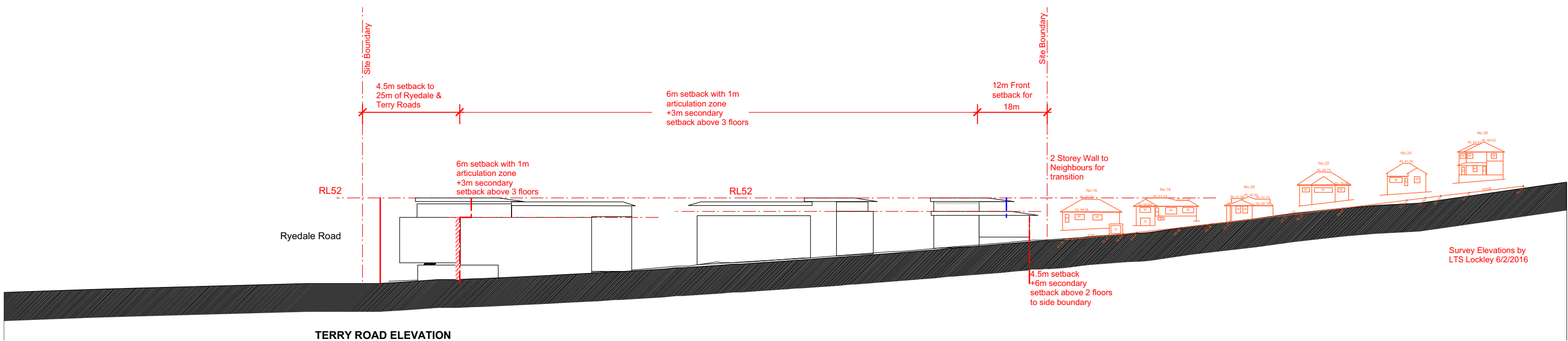
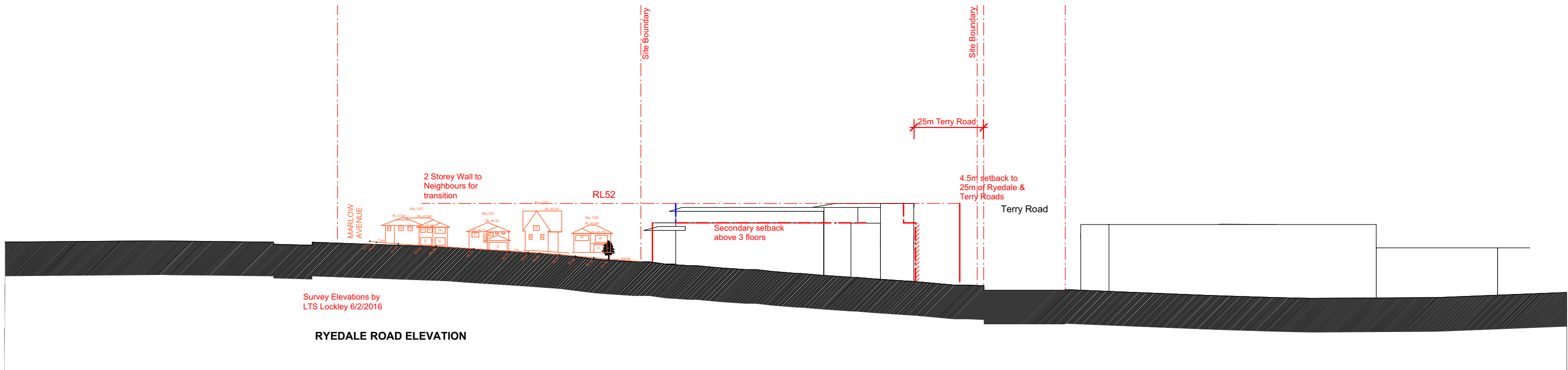






Terry Road $\times 6000 \times$ Setback Stage 1








- Boundary
- Primary Setback
- - - - - Street Setback with 1m Articulation Zone
- - - - - Secondary Street Setback above 3 floors
- - - - - Secondary Neighbour Setback above 2 floors






Legend Landscape Areas

-  Boundary Deep Soil Zone - approx 20%

 Landscape zones - approx 20%
 - Mixed soft, planters, and paving for recreation areas.
 - Potential additional deep soil for small and medium canopy Trees
-  Potential retained existing trees

 Potential new canopy trees within landscape zones

