

DEVELOPMENT YIELD:
PROPOSED MIX

ILU'S	183
DETACHED	
C2	35
O2	13
O1	1
ATTACHED	
O1/O2	12
C1/G1	19
C1.5/C1.5	24
B1/B1	12

Managers residence 1

TOTAL 184

ASSISTED LIVING
SERVICED
APARTMENTS 20

HIGH CARE ROOMS 40

RESIDENTIAL CARE DENSITY & SCALE

TOTAL SITE AREA 436 320 M2
SITE AREA RESIDENTIAL CARE 34 200 M2
ALLOWED FLOOR SPACE RATIO 0.5:1
1 x 34200 = 34 200 M2
PROVIDED
TOTAL FLOOR PLAN AREA FSA 66600 M2
PROPOSED FLOOR SPACE RATIO 0.164:1

LOT 1 DP 54964 TOTAL SITE AREA 436 320 m2
LOT 15 DP 103577 Area Allocations
LOT 19 DP 251 809 Seniors Living 402 120 m2
Residential Care 34200 m2

TYPICAL POKOLBIN
VILLAGE CHARACTERISTICS

IN ACCORDANCE WITH STATE ENVIRONMENTAL
PLANNING POLICY (Housing for Seniors or People
with a Disability) 2004. DIVISION 4 SELF CONTAINED
DWELLINGS SECTION 81 AND AMENDMENTS

BUILDING HEIGHT

ALL PROPOSED BUILDINGS ARE LESS THAN 8 METRE
FROM NATURAL GROUND LEVEL TO CEILING LEVEL OF
THE HIGHEST LEVEL OF THE BUILDING.

DENSITY & SCALE

TOTAL SITE AREA 436 320 M2
SITE AREA ILU'S 402 120 M2
ALLOWED FLOOR SPACE RATIO 0.5:1
0.5 x 402 120 = 201 060 M2
PROVIDED
TOTAL FLOOR PLAN AREA FSA 66600 M2
PROPOSED FLOOR SPACE RATIO 0.104:1

FLOOR PLAN AREA INCLUDES COMMUNITY
FACILITIES, BUS STOPS AND LETTERBOX/
REFUSE BIN ENCLOSURES.
THE CALCULATIONS DOES NOT
INCLUDE REQUIRED RESIDENTIAL GARAGES
AS FOR THE FSA DEFINITION

LANDSCAPED AREA

REFER TO LANDSCAPE DESIGN DOCUMENTS

DEEP SOIL ZONES

REFER TO LANDSCAPE DESIGN DOCUMENTS

SOLAR ACCESS

REFER TO DA-2-05 COMPLIES

PRIVATE OPEN SPACE

REFER TO DA-2-06, MIN 35M2 PER ILU COMPLIES

CARPARKING

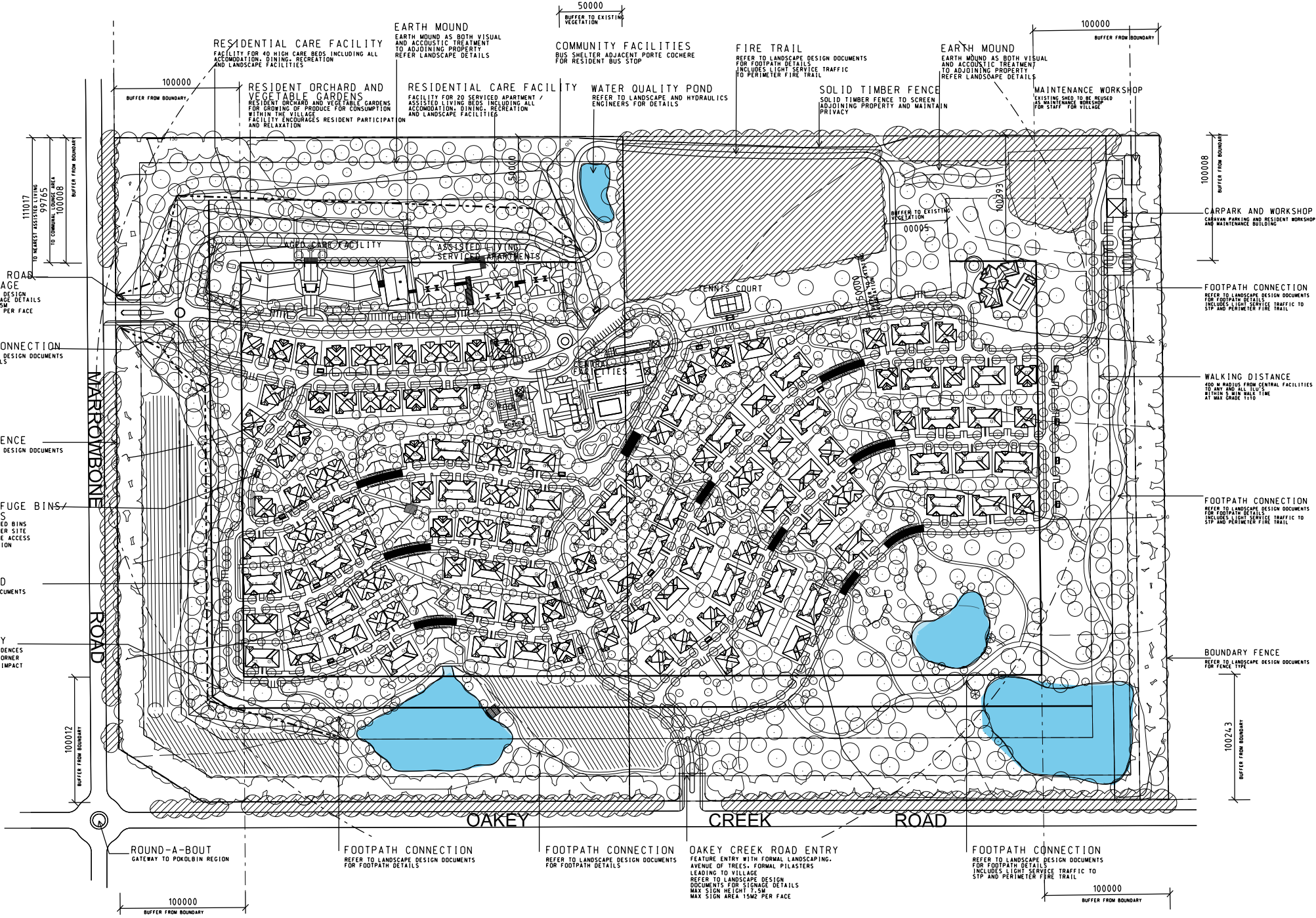
REQUIREMENT:

ILU's
0.5 Space / Bedroom
366 Bedrooms X 0.5 = 183
Serviced Apartments /
Assisted Living
0.2 Spaces / Bedroom
20 Bedrooms x 0.2 = 4
+Staff = 2 6
Aged Care Facility
Residents 4
Staff 4 8

Total Required 197 spaces

TOTAL PROVIDED:

RESIDENTIAL GARAGES: 183
VISITOR CARPARKING ON STREET 89
plus AMBULANCE BAY
TOTAL COMPLIES 272



PROPOSED SIGNATURE GARDENS RETIREMENT RESORT , POKOLBIN

Oakey Creek Road Pokolbin

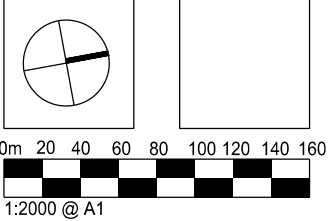
SIGNATURE GARDENS RETIREMENT RESORTS PTY LIMITED

CONCEPT SITE PLAN

PROJ No.: 4066
DATE : FEB 2012
SCALE : 1:2000 @ A1
DRG No. : DA- 2.04-D



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SFILES SOATES STME