

ELEEBANA SHORES

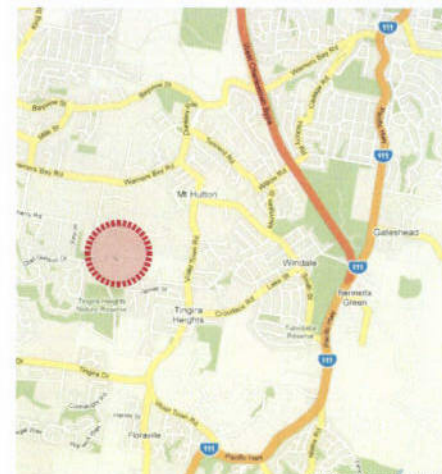
PROPOSED SENIORS LIVING RETIREMENT VILLAGE DEVELOPMENT

LOTS 11 & 12, DP 830292, No.'s 40 & 48 BURTON ROAD, MOUNT HUTTON

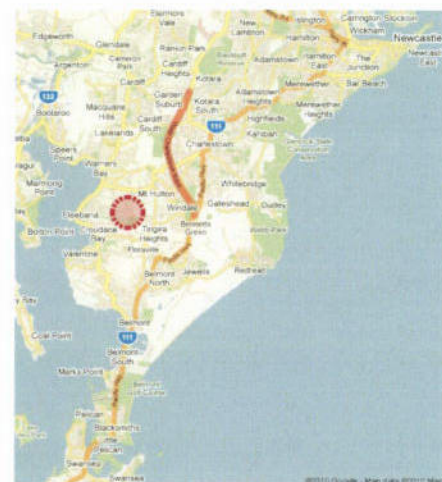
10/6/2018



SITE CONTEXT MAP



LOCAL CONTEXT MAP



REGIONAL CONTEXT MAP



AERIAL SITE PHOTO



PROPOSED STREETSCAPE IMPRESSION



DRAWING SCHEDULE

A000	COVER
A001	LOCALITY ANALYSIS PLAN
A002	CONTEXT ANALYSIS PLAN
A003	EXISTING SITE PLAN
A004	EXISTING SITE PHOTOS
A100	PROPOSED CONTEXT PLAN
A101	PROPOSED SITE PLAN
A200	PROPOSED STAGING PLAN

A400	OVERALL SITE ELEVATIONS & SECTIONS
A401	SITE ELEVATIONS 1
A402	SITE ELEVATIONS 2
A403	SITE SECTIONS 1

A500	DWELLING TYPE 'A' VILLA PLANS & ELEVATIONS
A501	DWELLING TYPE 'B' VILLA PLANS & ELEVATIONS
A502	DWELLING TYPE 'C' VILLA PLANS & ELEVATIONS
A503	DWELLING TYPE 'D' VILLA PLANS & ELEVATIONS
A504	DWELLING TYPE 'E' DUPLEX PLANS & ELEVATIONS
A505	DWELLING TYPE 'F' DUPLEX PLANS & ELEVATIONS
A506	DWELLING TYPE 'G' VILLA PLANS & ELEVATIONS
A507	DWELLING TYPE 'H' VILLA PLANS & ELEVATIONS

A600	DWELLING TYPE 'H' TYPICAL APARTMENT BLOCK GROUND LEVEL PLAN
A601	DWELLING TYPE 'H' TYPICAL APARTMENT BLOCK LEVEL 1 PLAN
A602	DWELLING TYPE 'H' TYPICAL APARTMENT BLOCK BASEMENT LEVEL PLAN
A603	DWELLING TYPE 'H' TYPICAL APARTMENT BLOCK ELEVATIONS
A604	DWELLING TYPE 'H' TYPICAL APARTMENT BLOCK SECTIONS

A700	REC CENTRE FLOOR PLANS
A701	REC CENTRE ELEVATIONS
A702	REC CENTRE SECTIONS

A705	TEMPORARY REC CENTRE FLOOR PLANS
A800	IMPRESSIONS OF PROPOSAL

A000

PROJECT No. 9861 rev B APR 2014



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LOCALITY ANALYSIS PLAN

SCALE 1:4,000 @ B1 SHEET SIZE (approx. 1:10,000 @ A3)



LEGEND

Significant Roads

- 1 Burton Road
- 2 Glad Gunson Drive
- 3 Casson Avenue
- 4 Cherry Road
- 5 Warners Bay Road
- 6 Violet Town Road
- 7 Sanctuary Grove
- 8 Wilsons Road
- 9 The Esplanade

Facilities

- 10 Lake Macquarie Fair Shopping Center
- 11 Eleebana Public School
- 12 Warners Bay Primary School

Environment

- 13 South Creek
- 14 Fossil Wing Creek
- 15 Tingara Heights Nature Reserve
- 16 Lake Macquarie / Warners Bay
- 17 Warners Bay Foreshore Reserve

Services

- Public Bus Route
- Public Bus Stop

ELEEBA NA SHORES

PROPOSED SENIORS LIVING RETIREMENT VILLAGE DEVELOPMENT
40 & 48 BURTON ROAD, MOUNT HUTTON

A001

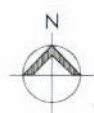
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CONTEXT ANALYSIS PLAN

SCALE 1:1,000 @ B1 SHEET SIZE (approx. 1:2,400 @ A3)



LEGEND

-  Site Views
 -  Filtered views through existing trees into site from Burton Road.
 -  Open views across dam to south of site.
 -  Views across open paddock to site from closest residence.
 -  Filtered views through trees from residence to site's north-east.

-  Site Photograph
(reference no.)

NOTE:- REFER TO DRAWING No. A003 (EXISTING SITE PLAN) FOR DETAILED SITE INFORMATION, & DRAWING No. A004 (SITE PHOTOGRAPHS) FOR REFERENCED PHOTOS.

ELEEBANA SHORES

PROPOSED SENIORS LIVING RETIREMENT VILLAGE DEVELOPMENT
40 & 48 BURTON ROAD, MOUNT HUTTON

A002

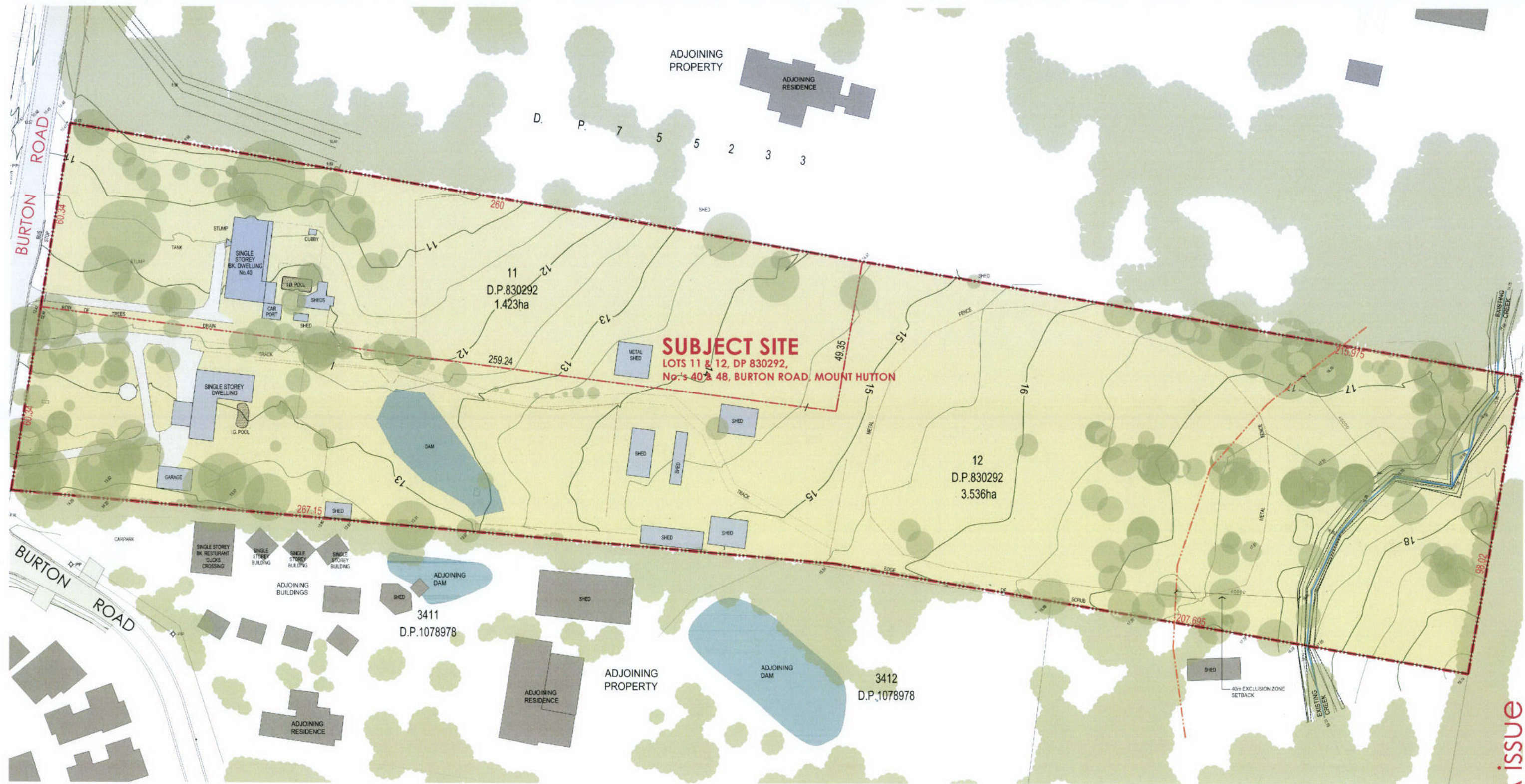
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EJE architecture

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EXISTING SITE PLAN

SCALE 1:500 @ B1 SHEET SIZE (approx. 1:1,200 @ A3)



DEVELOPMENT SCHEDULE

SITE AREA = 49,595 sqm

"USEABLE" SITE AREA (i.e., less 40m Exclusion Zone area) = 40,991.8 sqm

NOTE: REFER TO "de Wilt Consulting's" SURVEY DRAWING No. 910-DET-14.04.10 FOR DETAILED LEVELS & TREE INFORMATION.

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PROPOSED SENIORS LIVING RETIREMENT VILLAGE DEVELOPMENT
40 & 48 BURTON ROAD, MOUNT HUTTON

A003

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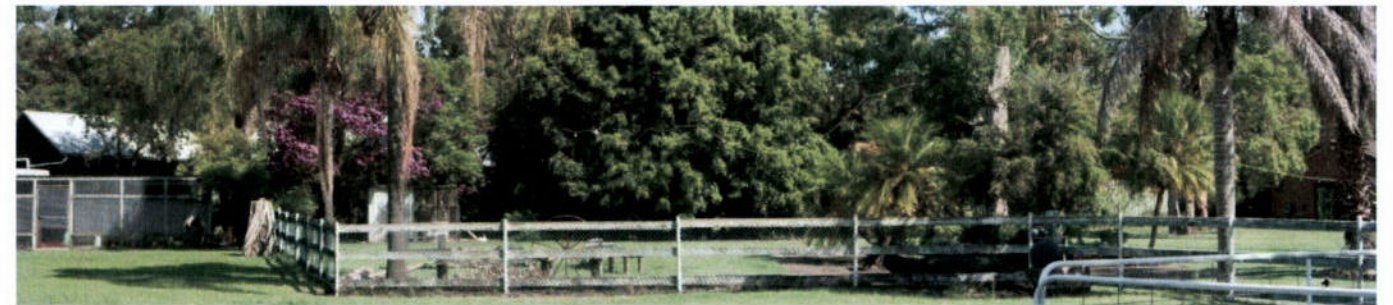
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SITE PHOTOGRAPH 1.



SITE PHOTOGRAPH 2.



SITE PHOTOGRAPH 3.



SITE PHOTOGRAPH 4.



SITE PHOTOGRAPH 5.



SITE PHOTOGRAPH 6.

SITE PHOTOGRAPHS

NOTE:- REFER TO DRAWING No. A002 (CONTEXT ANALYSIS) FOR LOCATION OF ABOVE PHOTOGRAPHS.

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PROPOSED SENIORS LIVING RETIREMENT VILLAGE DEVELOPMENT
40 & 48 BURTON ROAD, MOUNT HUTTON

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PROPOSED CONTEXT PLAN

SCALE 1:1,000 @ B1 SHEET SIZE (approx. 1:2,400 @ A3)



NOTE:- REFER TO DRAWING No. A101 (PROPOSED SITE PLAN) FOR DETAILED DEVELOPMENT INFORMATION.

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PROPOSED SENIORS LIVING RETIREMENT VILLAGE DEVELOPMENT
40 & 48 BURTON ROAD, MOUNT HUTTON

A100

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SCALE 1:500 @ B1 SHEET SIZE (approx. 1:1,200 @ A3)



- ## DWELLING TYPES

(refer to drawing no.'s 'A500 - A604' for typical dwelling type prototype floor plans)

- DWELLING TYPE LEGEND

- LEGEND

- # ELEEBANA SHORES

PROPOSED SENIORS LIVING RETIREMENT VILLAGE DEVELOPMENT
40 & 48 BURTON ROAD, MOUNT HUTTON

EXISTING RESIDENCE
(STAGE 1 TEMPORARY
REC CENTRE)

ADJOINING
RESIDENCE

STAGE 1

10 x 1-STOREY
VILLAS

7 x 1-STOREY
VILLAS

9 x 1-STOREY
VILLAS

STAGE 4

8 x 1-STOREY
VILLAS

STAGE 3

10 x 2-STOREY
APARTMENTS
(BASEMENT PARKING)

10 x 2-STOREY
APARTMENTS
(BASEMENT PARKING)

6 x 1-STOREY
VILLAS

STAGE 2

8 x 1-STOREY
VILLAS

10 x 2-STOREY
APARTMENTS
(BASEMENT PARKING)

10 x 2-STOREY
APARTMENTS
(BASEMENT PARKING)

6 x 1-STOREY
VILLAS

2-STOREY
REC CENTRE

ADJOINING
RESTAURANT

ADJOINING
CABINS

ADJOINING
DAM

ADJOINING
SHED

ADJOINING
DAM

ADJOINING
RESIDENCE

ADJOINING
RESIDENCE

EXISTING
RESERVE

EXISTING
CREEK

PROPOSED SITE STAGING PLAN

SCALE 1:500 @ B1 SHEET SIZE (approx. 1:1,200 @ A3)

STAGED DEVELOPMENT SCHEDULE

- **STAGE 1:**
 - 25 x Villa dwellings: +
 - Existing residence (no.48) to be used as a temporary Rec Centre (refer to drawing A705 for floor plans).
- **STAGE 2:**
 - 14 x Villa dwellings: +
 - 20 x Apartment dwellings: +
 - New Rec Centre (refer to drawing A700 for floor plans).
- **STAGE 3:**
 - 6 x Villa dwellings: +
 - 20 x Apartment dwellings.
- **STAGE 4:**
 - 16 x Villa dwellings.

DWELLING TYPES

(refer to drawing no.'s 'A10' & 'A20' for typical dwelling type prototype floor plans)

- TYPE [A] - 'Arcadia' (2-Bed + Study, Double Garage Villa) x 7
- TYPE [B] - 'Balclyn' (2-Bed + Study, Double Garage Villa) x 11
- TYPE [C] - 'Balmoral' (2-Bed + Study, Double Garage Villa) x 7
- TYPE [D] - 'Jewells' (2-Bed + Study, Double Garage Villa) x 11
- TYPE [E] - 'Marmong' (2-Bed, Single Garage Villa) x 8
- TYPE [F] - 'Myuna' (2-Bed, Single Garage Villa) x 10
- TYPE [G] - 'Valentine' (2-Bed + Study, Double Garage Villa) x 6
- TYPE [G2] - 'Valentine II' (2-Bed, Double Garage Villa) x 1
- TYPE [H] - 'Burwood' (2-Bed + Study, Basement Garage Apartment) x 40

- 2-BEDROOM VILLA
- 2-BEDROOM + STUDY VILLA
- 2-BEDROOM + STUDY 2-STOREY APARTMENTS
- COMMUNITY FACILITIES

ELEEBANA SHORES

PROPOSED SENIORS LIVING RETIREMENT VILLAGE DEVELOPMENT
40 & 48 BURTON ROAD, MOUNT HUTTON

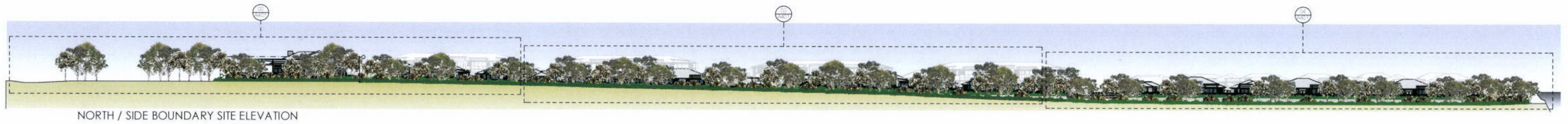
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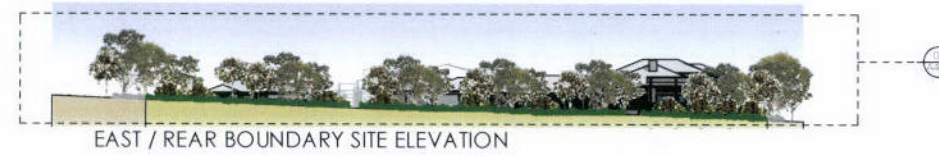
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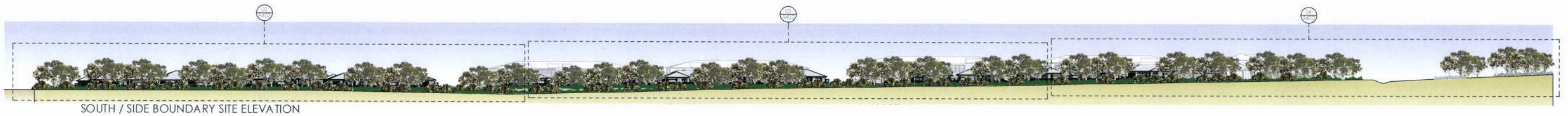
BURTON RD. / WEST SITE ELEVATION



NORTH / SIDE BOUNDARY SITE ELEVATION



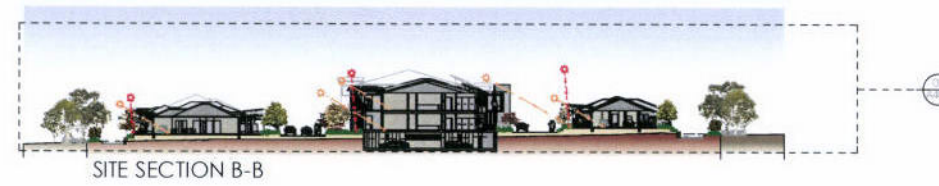
EAST / REAR BOUNDARY SITE ELEVATION



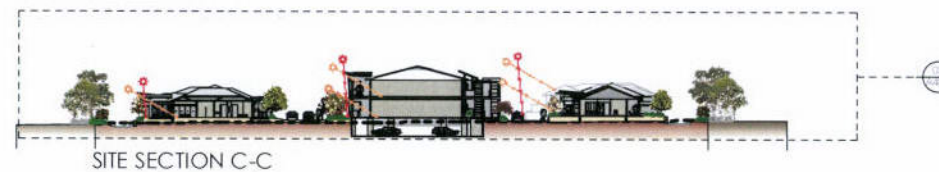
SOUTH / SIDE BOUNDARY SITE ELEVATION



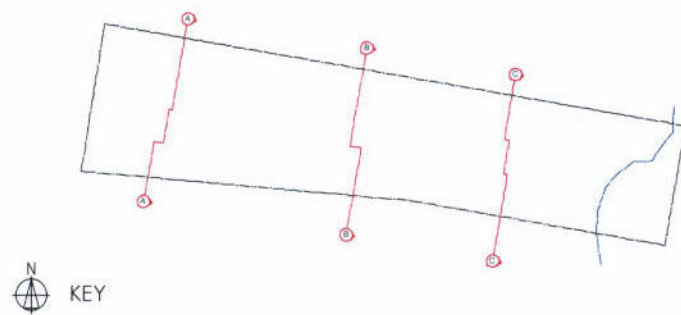
SITE SECTION A-A



SITE SECTION B-B



SITE SECTION C-C



OVERALL SITE ELEVATIONS & SECTIONS

SCALE 1:500 @ B1 SHEET SIZE (approx 1:1,200 @ A3)

ELEEBANA SHORES

PROPOSED SENIORS LIVING RETIREMENT VILLAGE DEVELOPMENT
40 & 48 BURTON ROAD, MOUNT HUTTON

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01 - BURTON RD. / WEST SITE ELEVATION



02 - SOUTH / SIDE BOUNDARY SITE ELEVATION 1



03 - SOUTH / SIDE BOUNDARY SITE ELEVATION 2



04 - SOUTH / SIDE BOUNDARY SITE ELEVATION 3

SITE ELEVATIONS 2

SCALE 1:200 @ B1 SHEET SIZE (approx 1:480 @ A3)

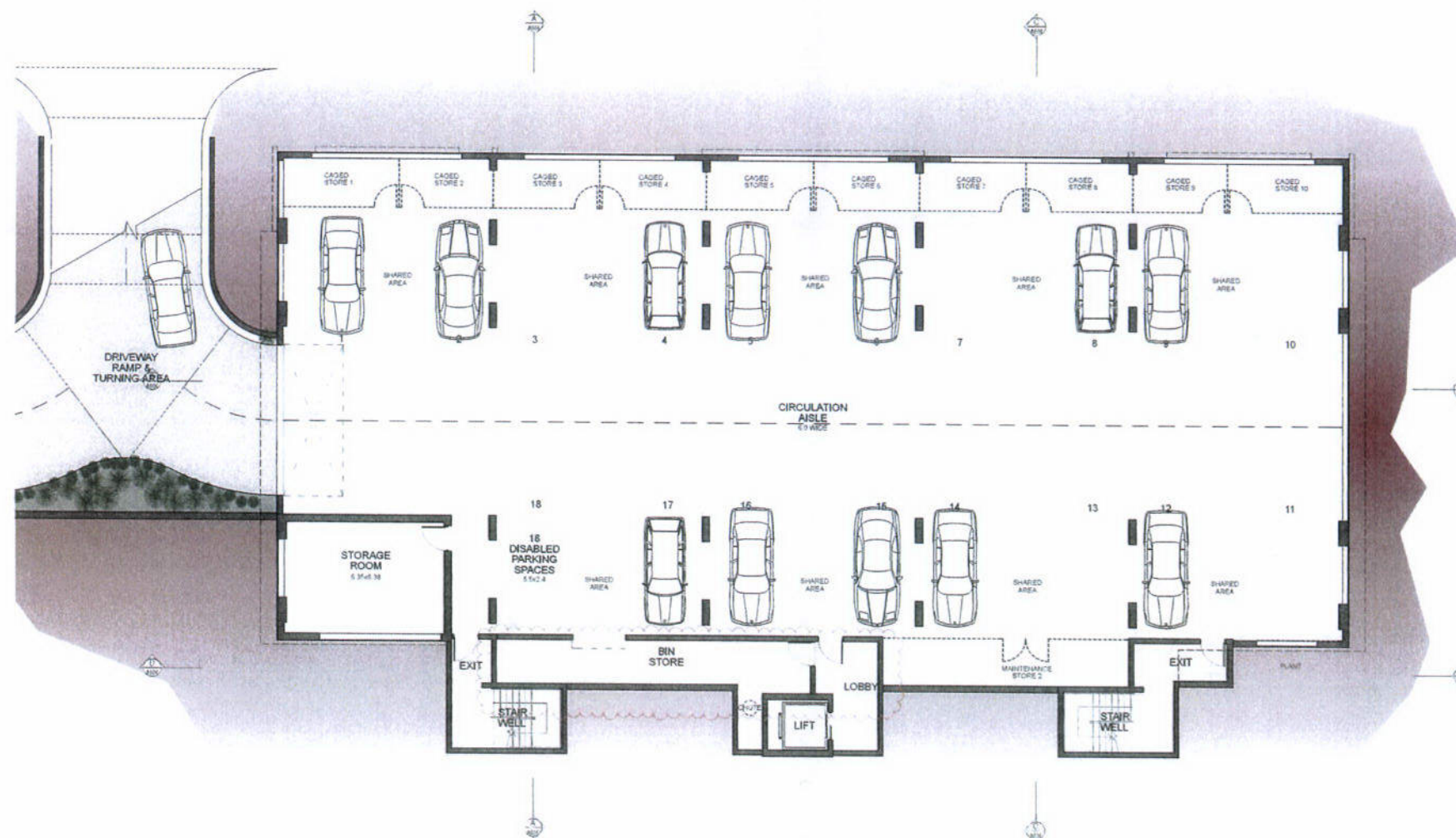
ELEEBANA SHORES

PROPOSED SENIORS LIVING RETIREMENT VILLAGE DEVELOPMENT
40 & 48 BURTON ROAD, MOUNT HUTTON

A402 rev B
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EJE architecture

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N
BASEMENT LEVEL FLOOR PLAN

DWELLING TYPE 'H' ("Burwood") TYPICAL APARTMENT BLOCK PLANS

SCALE 1:100 @ B1 SHEET SIZE (approx. 1:240 @ A3)

ELEEBANA SHORES

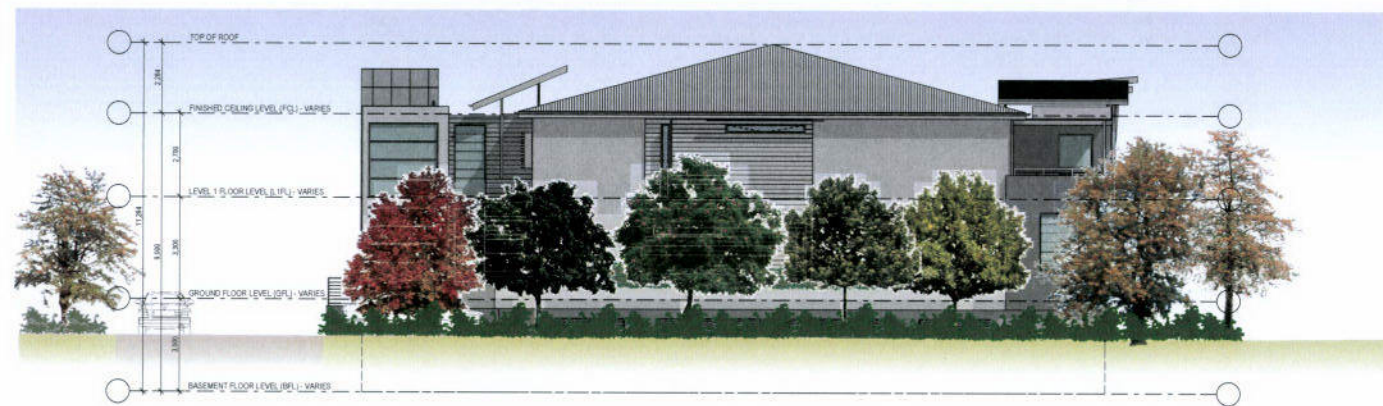
PROPOSED SENIORS LIVING RETIREMENT VILLAGE DEVELOPMENT
40 & 48 BURTON ROAD, MOUNT HUTTON

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A602 rev c
PROJECT No. 9861 APR 2014



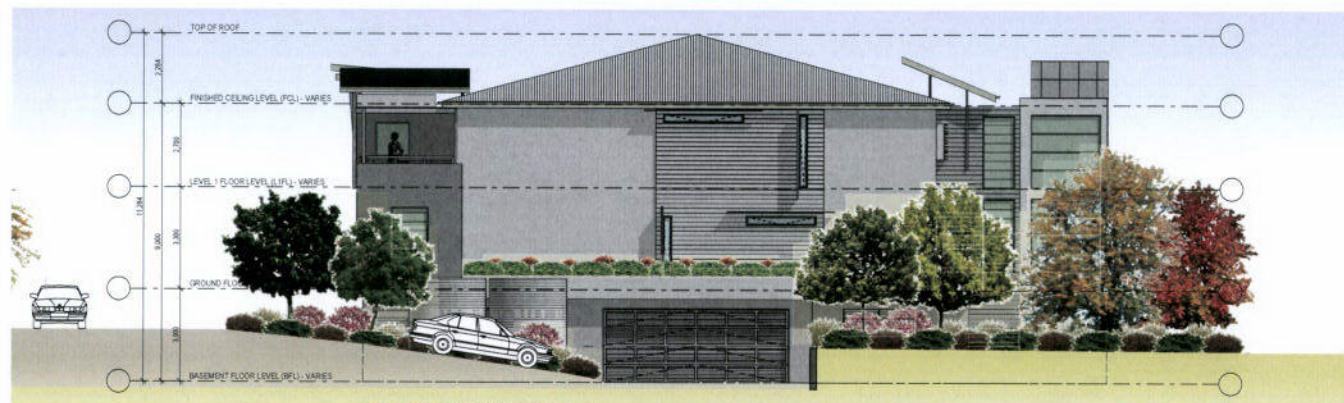
*rev C: 14/2/2014 - bin & maintenance store room confirmed



EAST/WEST ELEVATION



NORTH ELEVATION



EAST/WEST ELEVATION



SOUTH ELEVATION

DWELLING TYPE 'H' ("Burwood") TYPICAL APARTMENT BLOCK ELEVATIONS

SCALE 1:100 @ B1 SHEET SIZE (approx. 1:240 @ A3)

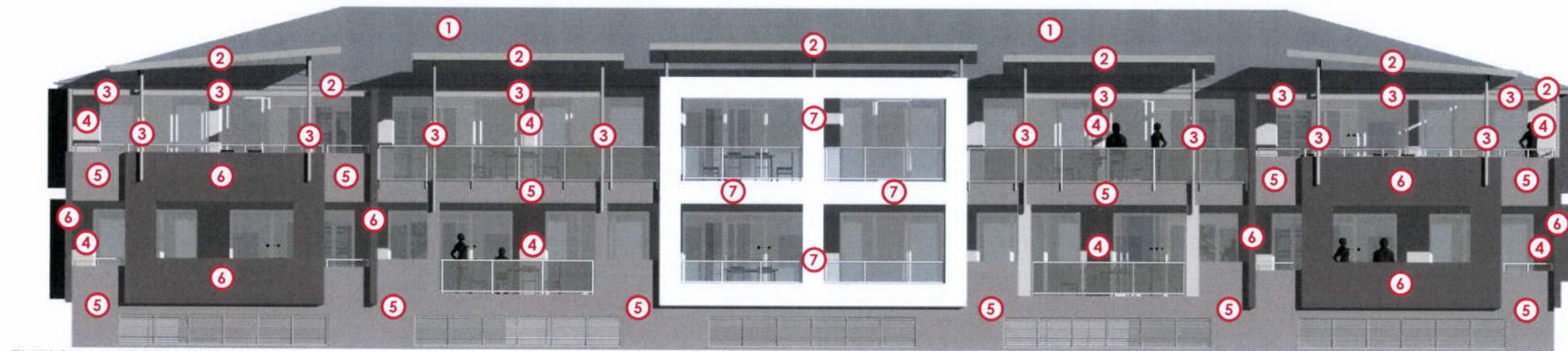
ELEEBANA SHORES

PROPOSED SENIORS LIVING RETIREMENT VILLAGE DEVELOPMENT
40 & 48 BURTON ROAD, MOUNT HUTTON

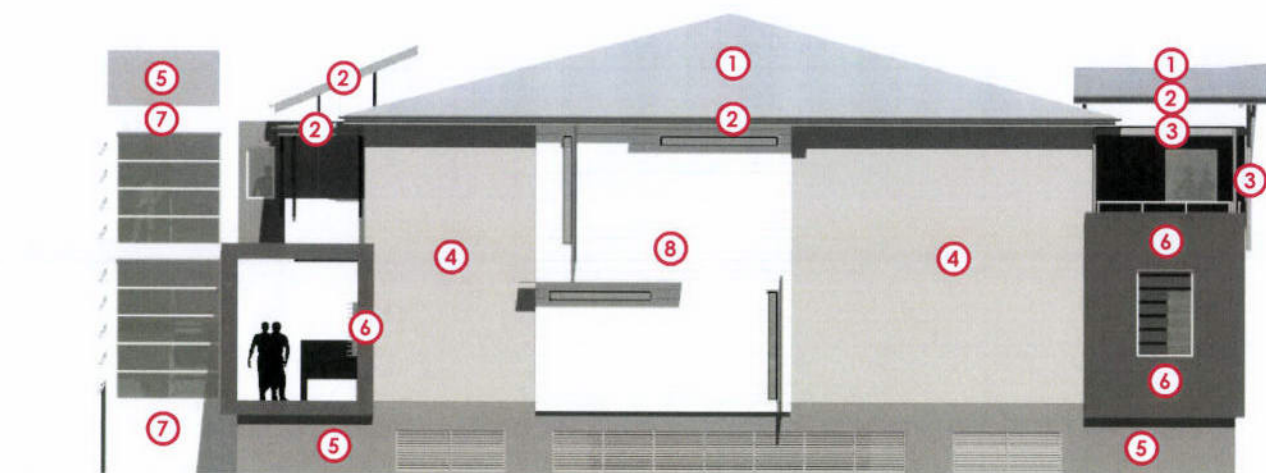
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TYPICAL NORTH ELEVATION



TYPICAL SIDE ELEVATION



INTERNAL STREET IMPRESSION

TYPICAL APARTMENT BLOCK MATERIALS & FINISHES

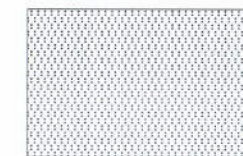
ELEEBANA SHORES

PROPOSED SENIORS LIVING RETIREMENT VILLAGE DEVELOPMENT
40 & 48 BURTON ROAD, MOUNT HUTTON

COLOURS & FINISHES SCHEDULE



- 1 ROOF**
MAIN ROOF & 'FLY' ROOFS:
PRE-FINISHED CORRUGATED STEEL
ROOF SHEETING -
Colorbond 'SURFMIST'.



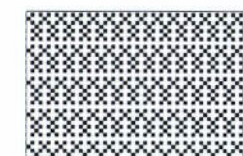
- 2 TRIMS**
ROOF BARGES, CAPPINGS,
GUTTERS, & DOWNPIPES:
PRE-FINISHED STEEL -
Colorbond 'SURFMIST'.



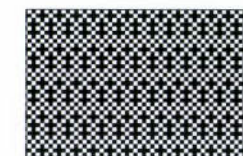
- 3 FRAMING**
'FLY' ROOF POSTS & BEAMS, &
TRELLISES:
POWDER-COATED STEEL -
Dulux GR12 'DIESKAU'.



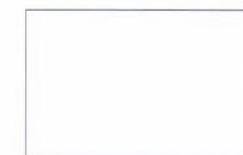
- 4 MAIN WALLS**
GROUND LEVEL & LEVEL 1
EXTERNAL FACADE WALLS:
PAINTED CONCRETE -
Dulux B16 'LEXICON'.



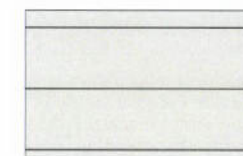
- 5 BASEMENT WALLS**
PERIMETER BASEMENT PLINTH &
BALCONY FACADE WALLS:
PAINTED CONCRETE -
Dulux GR12 'FLOODED GUM'.



- 6 FEATURE WALLS #1**
BALCONY & BREEZEWAY FEATURE
PORTAL WALLS #1:
PAINTED CONCRETE -
Dulux GR11 'MALAY GREY'.



- 7 FEATURE WALLS #2**
BALCONY & BREEZEWAY FEATURE
PORTAL WALLS #2:
PAINTED CONCRETE -
Dulux B12 'VIVID WHITE'.



- 8 WALL CLADDING**
SIDE ELEVATION PROTRUDING BAY
WALLS:
PRE-FINISHED METAL 'EASY-CLAD'
HORIZONTAL CLADDING -
Colorbond 'SURFMIST'.

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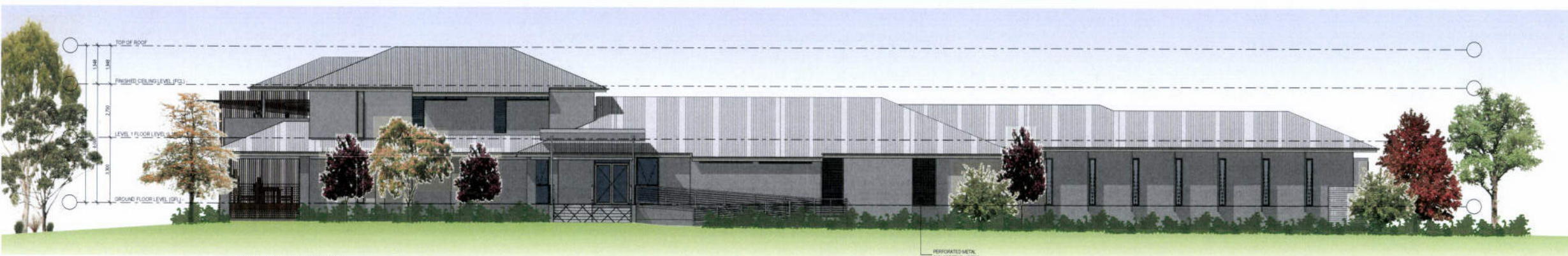
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

REC CENTRE ELEVATIONS

SCALE 1:100 @ B1 SHEET SIZE (approx. 1:240 @ A3)

ELEEBANA SHORES

PROPOSED SENIORS LIVING RETIREMENT VILLAGE DEVELOPMENT
40 & 48 BURTON ROAD, MOUNT HUTTON

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BURTON ROAD STREETSCAPE PRESENTATION



MAIN STREET ENTRANCE



BRIDGE CROSSING, FEATURE LANDSCAPED SWALE, & COMMUNAL OPEN SPACE



REC CENTRE & RESERVE
IMPRESSIONS of PROPOSAL



INTERNAL ROADWAY

ELEEBANA SHORES

PROPOSED SENIORS LIVING RETIREMENT VILLAGE DEVELOPMENT
40 & 48 BURTON ROAD, MOUNT HUTTON

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A800 rev B
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