









REFER TO BUSHFIRE
REPORT FOR SETBACK AND
BAL RATINGS AS APPLICABLE



Proposed Stage 3 Unit Layout
1 : 3000

Building Type

	Existing Buildings
	Future Residential Age Care
	E-1
	F-1
	J-3
	O-1, O-2
	P-1, P-2, P-3
	Q-1

Stage 3

Unit Type	Number	Bedrooms	GFA each	Total GFA
1CL	6	2	95.1m ²	570.6m ²
1CL-SR	7	2	95.1m ²	665.7m ²
1CR-SR	7	2	95.1m ²	665.7m ²
2SALH	18	2	99.5m ²	1791m ²
2SARH	18	2	99.5m ²	1791m ²
2SBLH	18	2	98.9m ²	1780.2m ²
2SBRH	18	2	98.9m ²	1780.2m ²
3SALH	14	2	97.4m ²	1363.6m ²
3SARH	14	2	97.4m ²	1363.6m ²
3SBLH	14	2	97.3m ²	1362.2m ²
3SBRH	14	2	97.3m ²	1362.2m ²
4LH	16	2	119.5m ²	1912m ²
4RH	16	2	119.5m ²	1912m ²
Total	180			18320m²
Site Area Stage 3				51836.2m²
FSR				0.35:1



Proposed Stage 3 Building Layout

1 : 2000



Shortland Waters Stage 3
33 Shearwater Drive, Shortland NSW 2307
Aveo Retirement Living

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4	06/11/17	Revised FFL	PAL
3	01/11/17	Issued for DA	PAL
2	25/10/17	Re-design to allow 70m APZ	PAL
1	04/10/17	Client Approval	PAL
Rev	Date	Description	Drawn
CURRENT REVISION / ISSUED DATE		4	06/11/17
REAL PROPERTY DESCRIPTION		LOT / DP	

PLAN	Site Master Plan			
FACADE				
SCALE	As indicated on A3			
DATE DRAWN	04/09/2017	JOB #:		
DRAWN	PAL	CHKD	PAL	SHT # DA-02



9am - 21 June



10am - 21 June



11am - 21 June



12 Noon - 21 June



1pm - 21 June



2pm - 21 June



3pm - 21 June



Shortland Waters Stage 3
33 Shearwater Drive, Shortland NSW 2307
Aveo Retirement Living

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4	06/11/17	Revised FFL	PAL
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1	04/10/17	Client Approval	PAL
Rev	Date	Description	Drawn
CURRENT REVISION / ISSUED DATE		4	06/11/17
REAL PROPERTY DESCRIPTION		LOT / DP	

PLAN		Shadow Study Mid Winter			
FACADE					
SCALE		NTS			
DATE DRAWN		04/09/2017	JOB #:		
DRAWN		PAL	CHKD	PAL	SHT # DA-04

Proposed Stage 3& 4 Unit Layout

1 : 1000

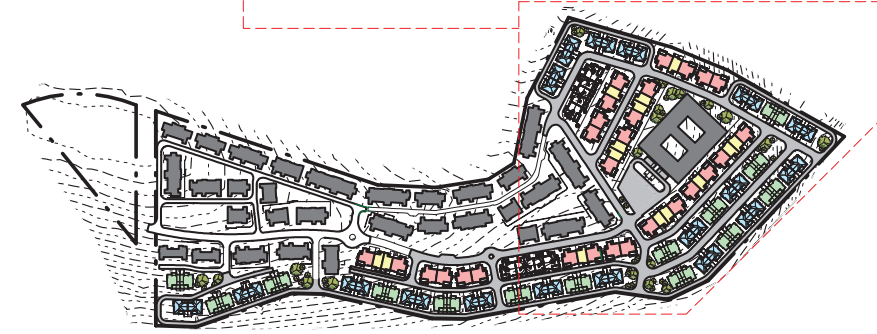
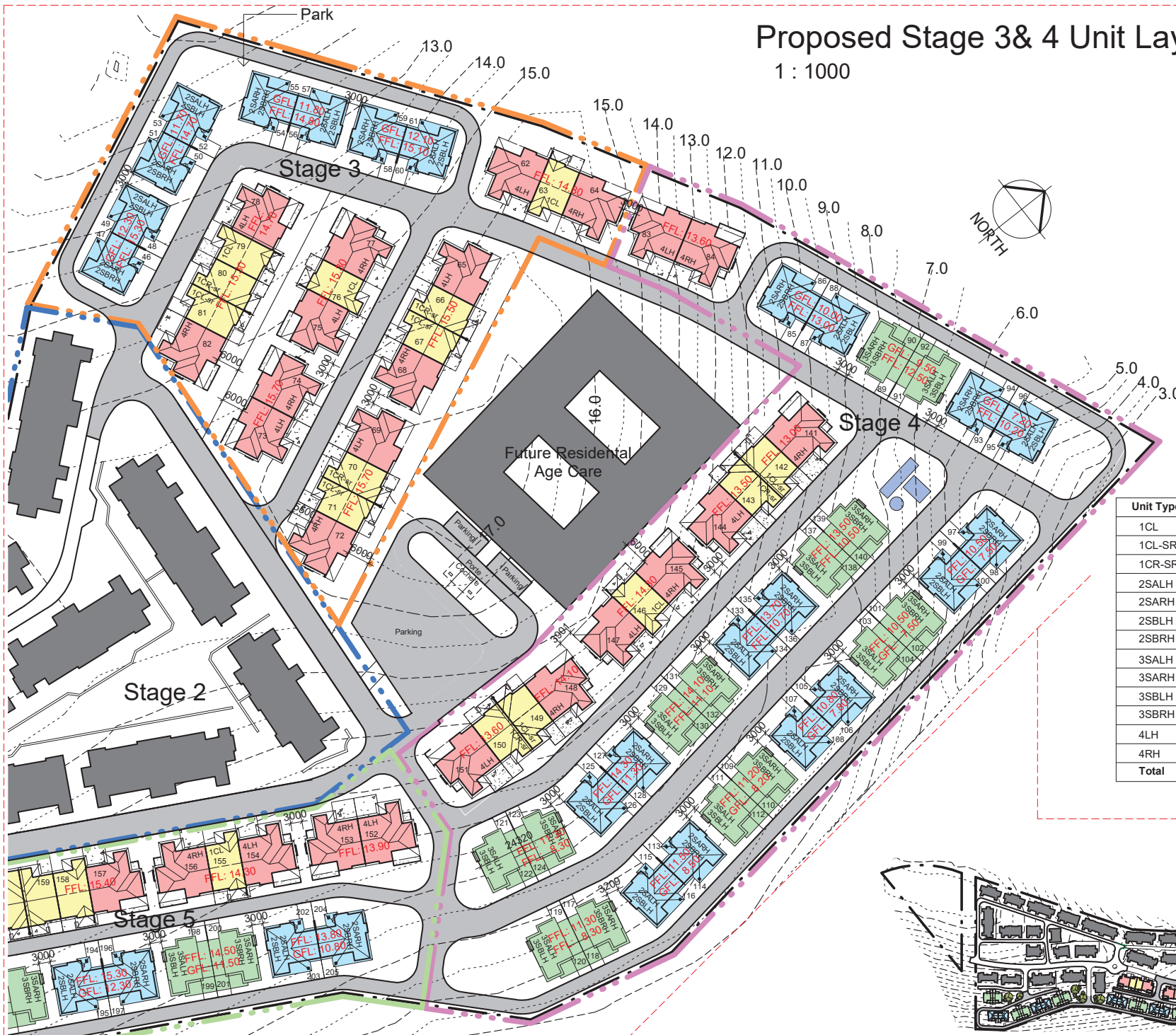


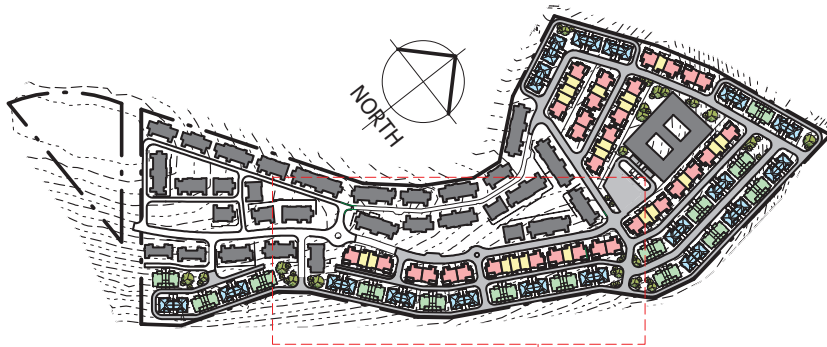
Shortland Waters
(stage- 3& 4)
2/90 Vale Street,
Brimingham Gardens,
Shortland NSW 2307

Site Plan	Scale	1:1000 on A3
	Date	06/11/17
Rev 5	Drawn	PAL
	Checked	PAL
	Sheet #	SP-01

Stage 3, 4 & 5

Unit Type	Number	Bedrooms	GFA each	Total GFA
1CL	6	2	95.1m ²	570.6m ²
1CL-SR	7	2	95.1m ²	665.7m ²
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4RH	16	2	119.5m ²	1912m ²
Total	180			18320m²



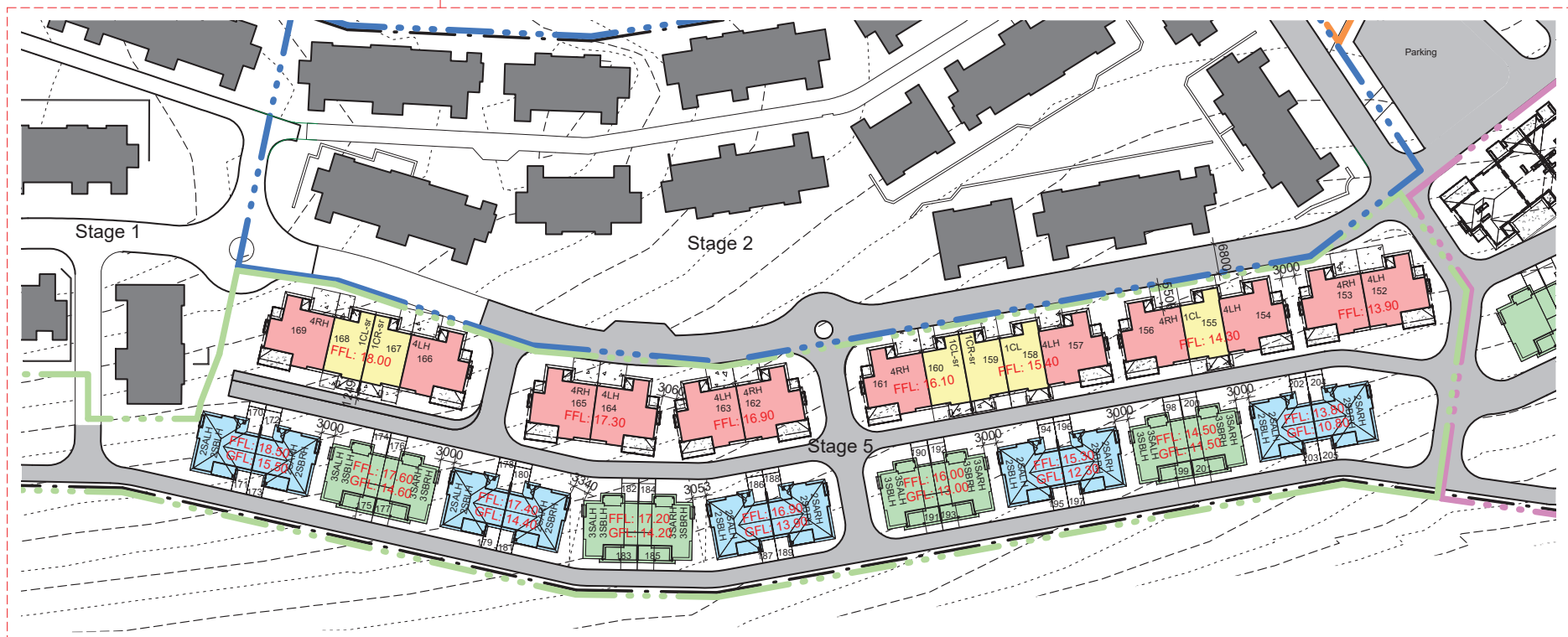


Stage 3, 4 & 5

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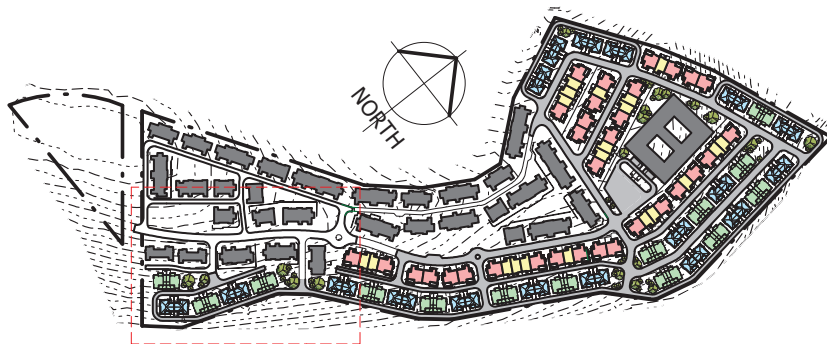
Shortland Waters
(stage - 5)
2/90 Vale Street,
Brimingham Gardens,
Shortland NSW 2307

Site Plan	Scale	1:1000 on A3
	Date	06/11/17
Rev 5	Drawn	PAL
	Checked	PAL
	Sheet #	SP-02



Proposed Stage 5 Unit Layout - Option 2

1 : 1000

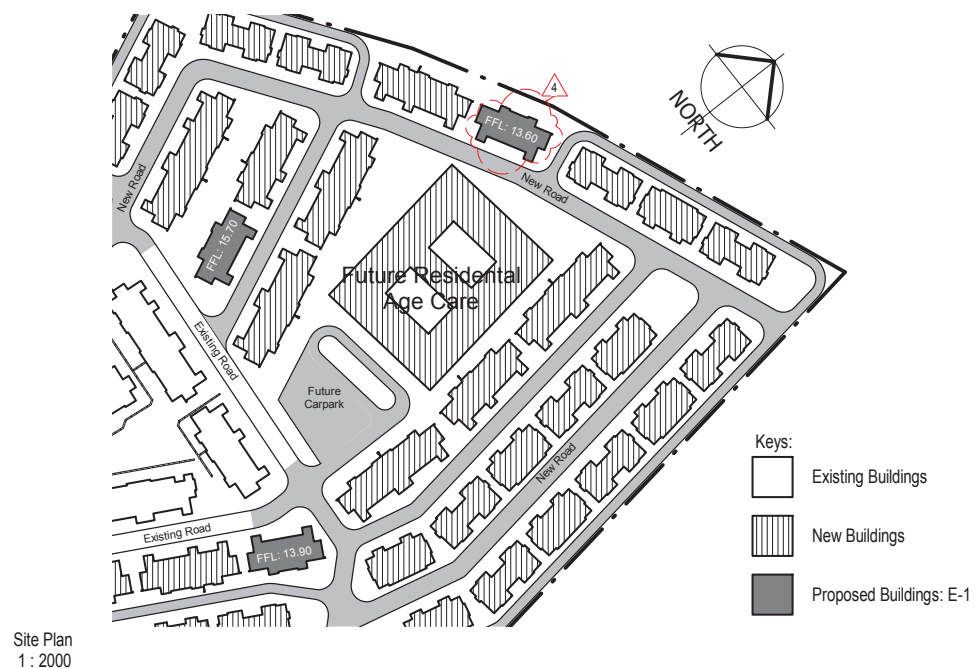
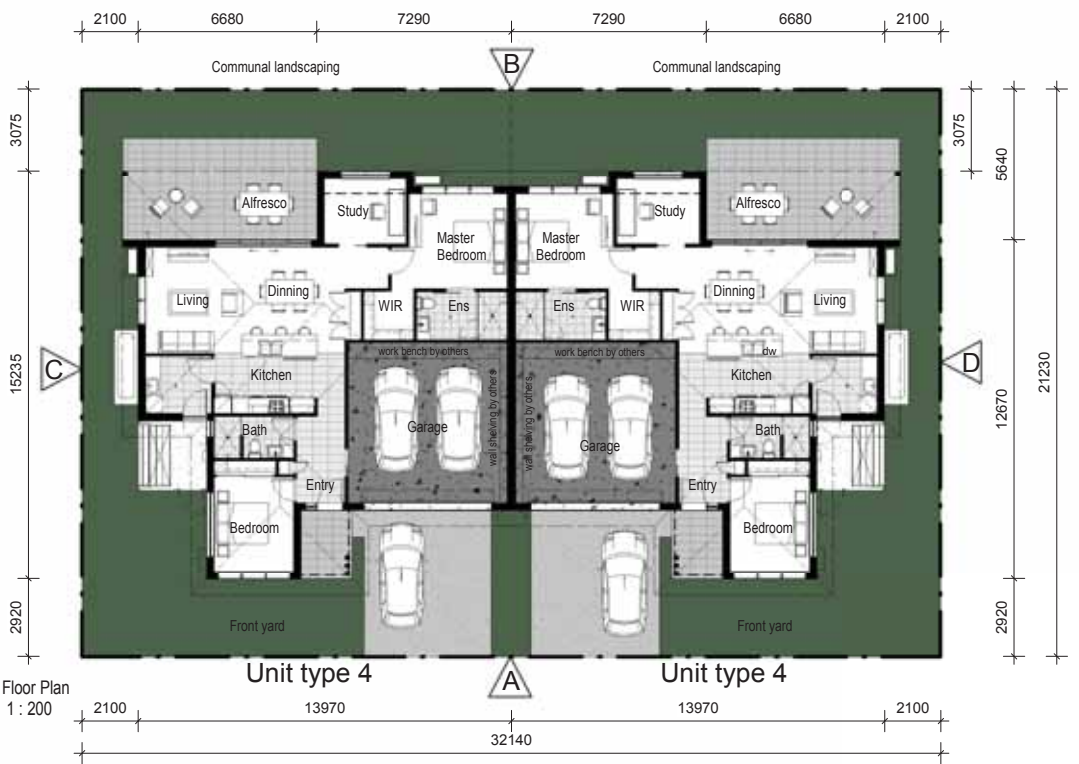
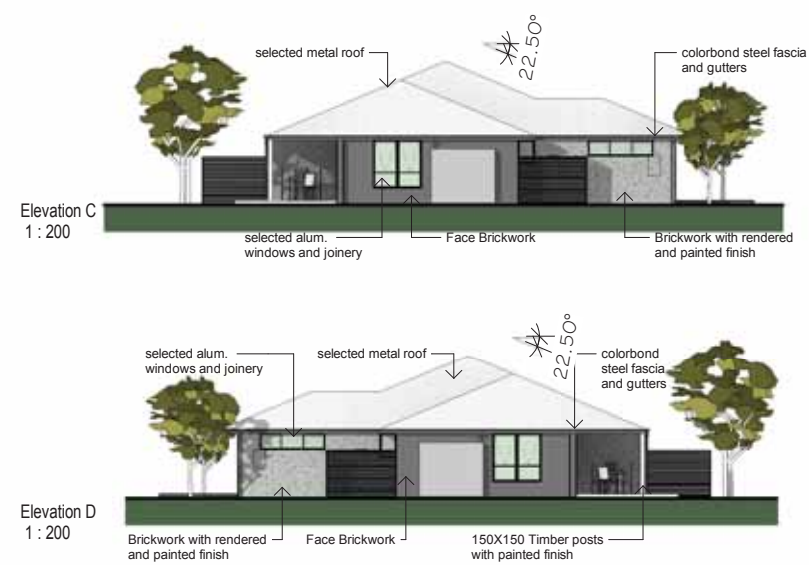


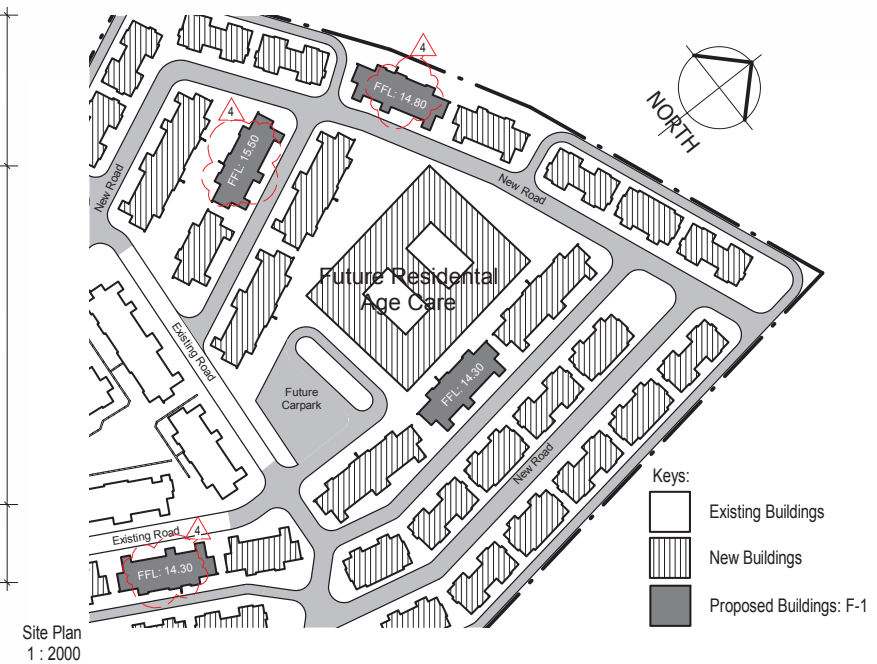
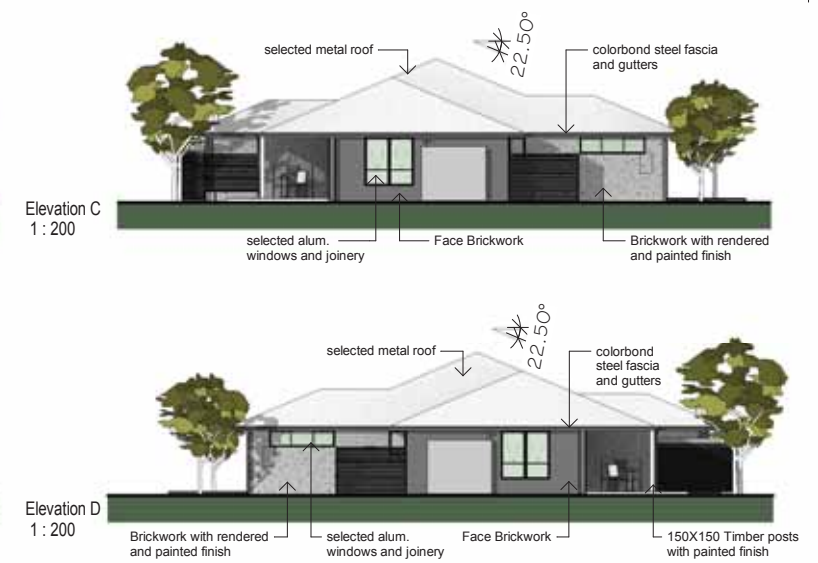
Stage 3, 4 & 5

Unit Type	Number	Bedrooms	GFA each	Total GFA
1CL	6	2	95.1m ²	570.6m ²
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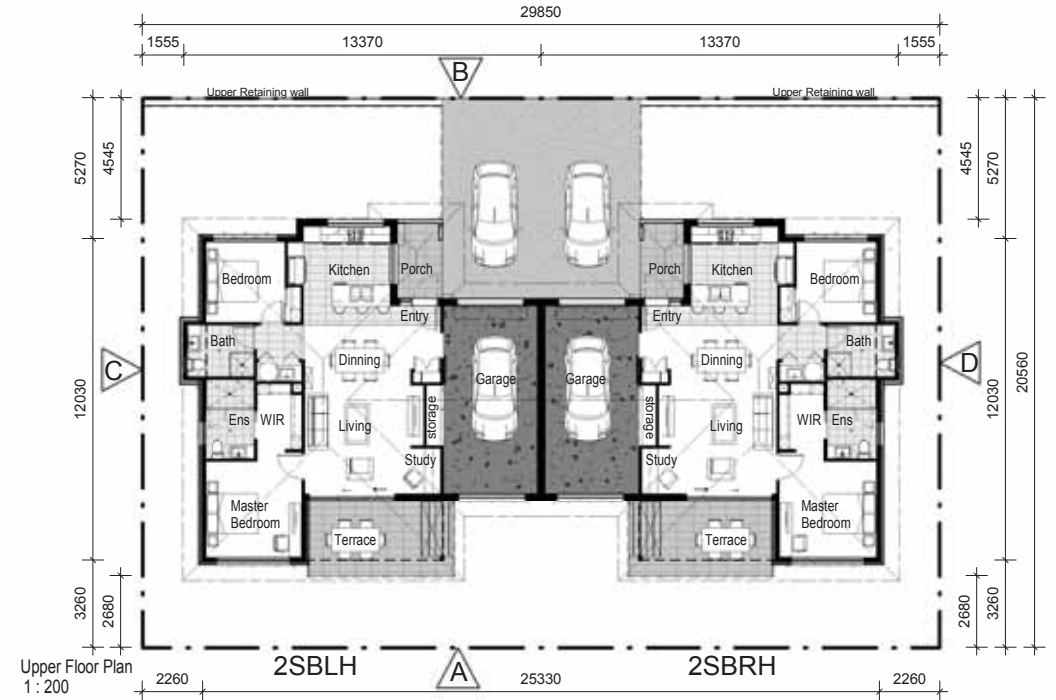
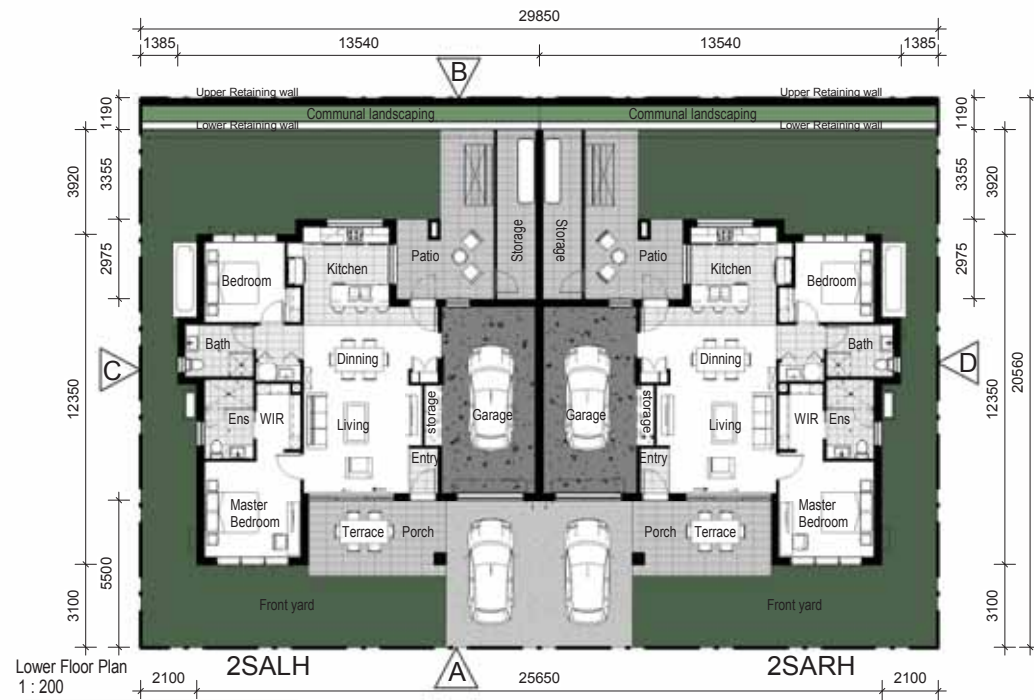
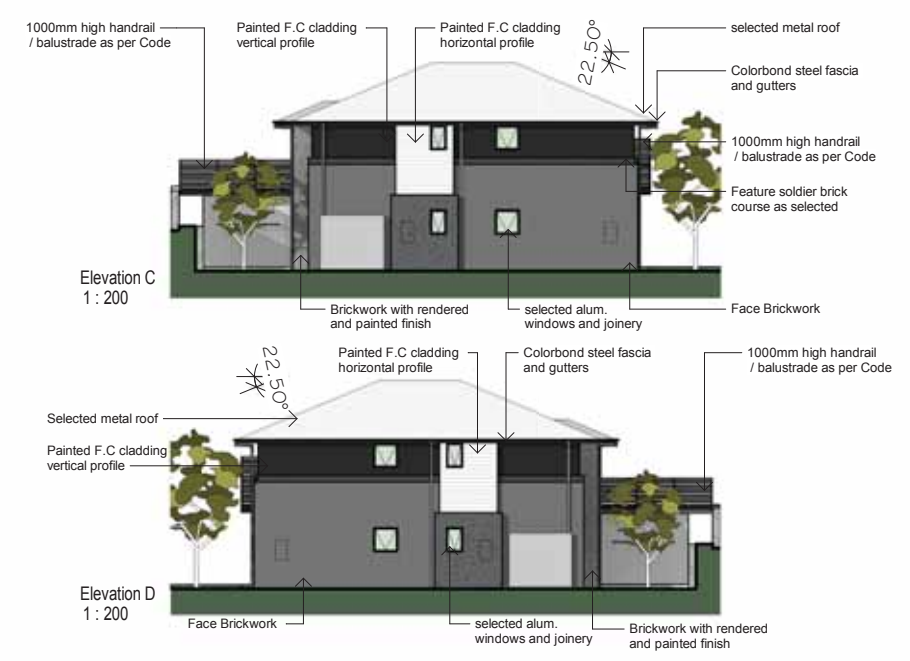
Proposed Stage 5 Unit Layout - Option 2

1 : 1000





		Shortland Waters Stage 3, 33 Shearwater Drive, Shortland NSW 2307 Aveo Retirement Living	<table><tr><td>4</td><td>06/11/17</td><td>Revised FFL</td><td>PAL</td></tr><tr><td>3</td><td>1/11/17</td><td>Issued DA</td><td>PAL</td></tr><tr><td>2</td><td>30/10/17</td><td>Working Drawing</td><td>PAL</td></tr><tr><td>1</td><td>03/10/17</td><td>Client Approval</td><td>PAL</td></tr><tr><td>Rev</td><td>Date</td><td>Description</td><td>Drawn</td></tr></table>				4	06/11/17	Revised FFL	PAL	3	1/11/17	Issued DA	PAL	2	30/10/17	Working Drawing	PAL	1	03/10/17	Client Approval	PAL	Rev	Date	Description	Drawn	PLAN	Building F-1
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			3	1/11/17	Issued DA	PAL																						
			2	30/10/17	Working Drawing	PAL																						
			1	03/10/17	Client Approval	PAL																						
			Rev	Date	Description	Drawn																						
			CURRENT REVISION / ISSUED DATE																									
			4		06/11/17																							
			REAL PROPERTY DESCRIPTION																									
			LOT / DP																									
FACADE																												
Metal Roof / Render & Facebrick																												
SCALE																												
As indicated on A3																												
DATE DRAWN																												
03/10/2017		JOB #:																										
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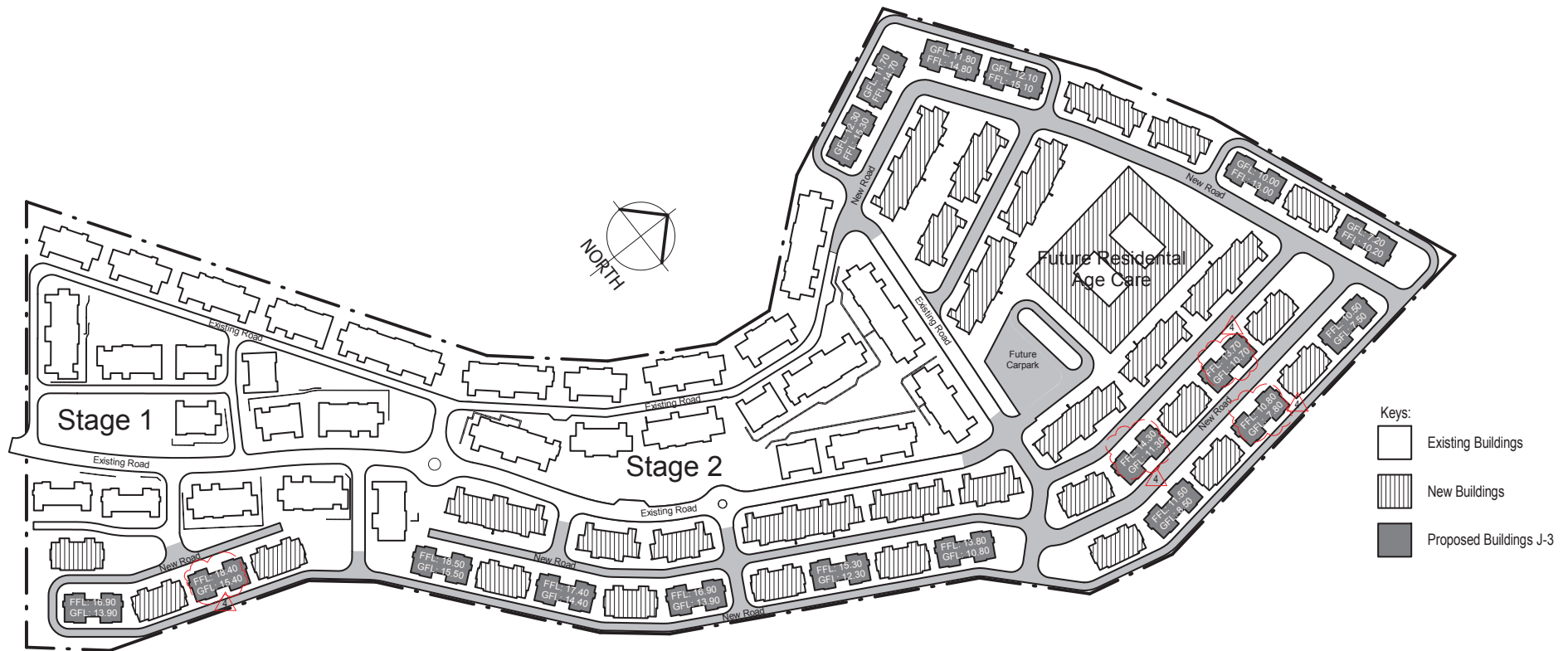


Shortland Waters Stage 3, 4 & 5
33 Shearwater Drive, Shortland NSW 2307
Aveo Retirement Living

3	01/11/17	Issued DA	PAL
2	10/10/17	Re-design road to allow 70m APZ	PAL
1	03/10/17	Client Approval	PAL
Rev	Date	Description	Drawn
3	01/11/17		
CURRENT REVISION / ISSUED DATE			
REAL PROPERTY DESCRIPTION		LOT / DP	

PLAN		Building J-3			
FACADE		Metal Roof / Render & Facebrick			
SCALE		1 : 200 on A3			
DATE DRAWN		03/10/2017	JOB #:		
DRAWN		PAL	CHKD	PAL	SHT # DA-01

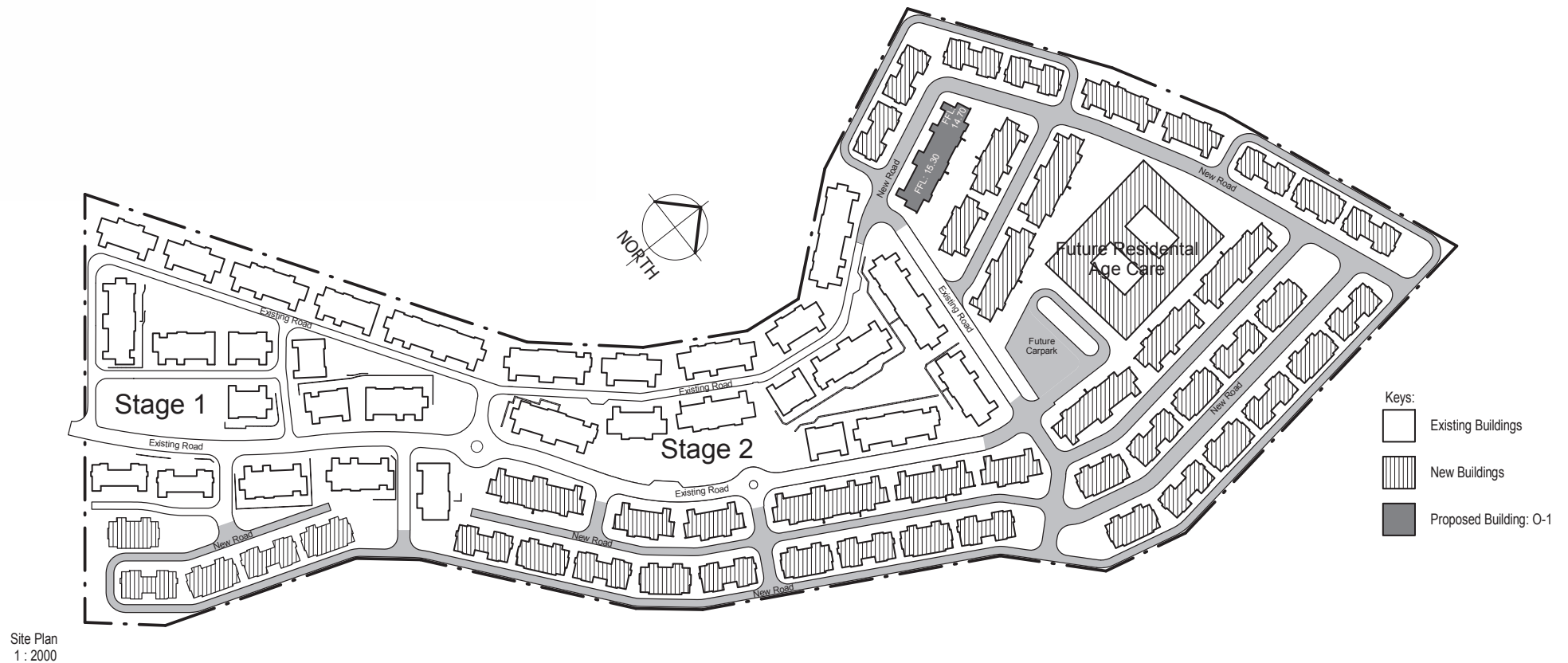
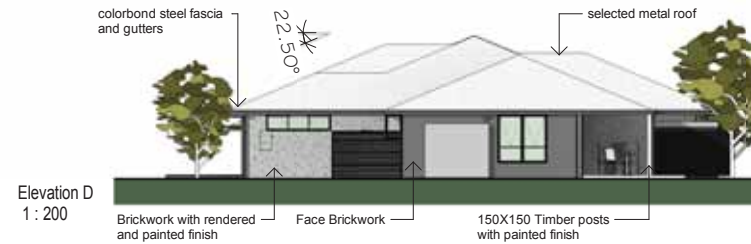
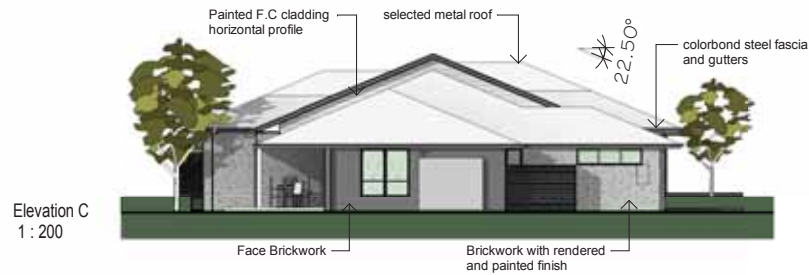
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- Keys:
- Existing Buildings
 - New Buildings
 - Proposed Buildings J-3

Site Plan
1 : 2000

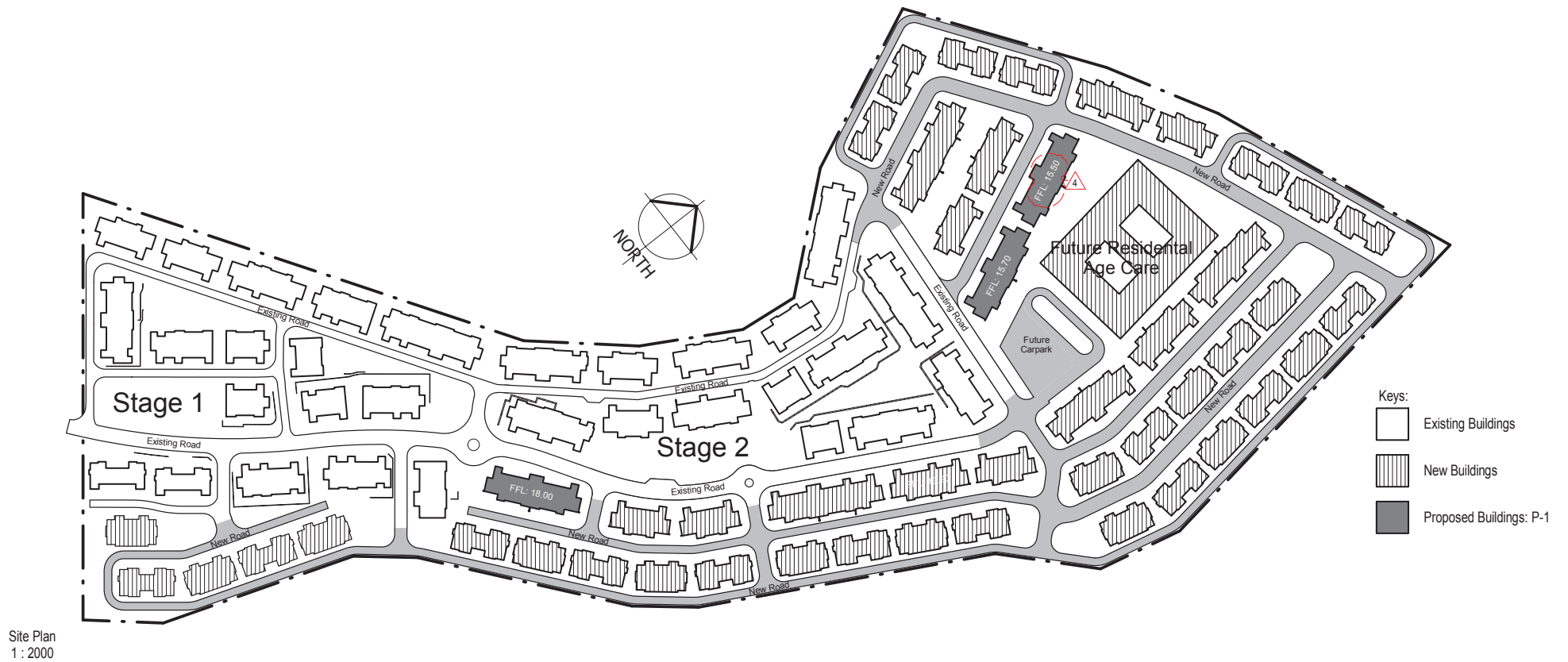
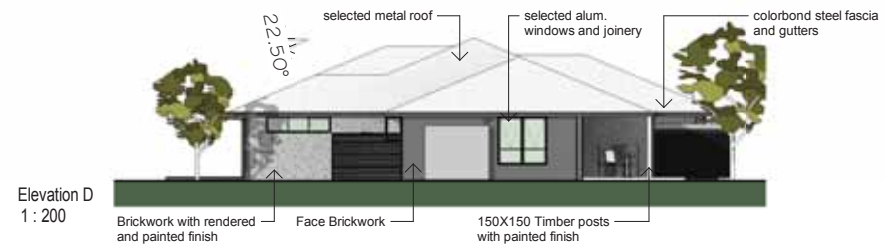
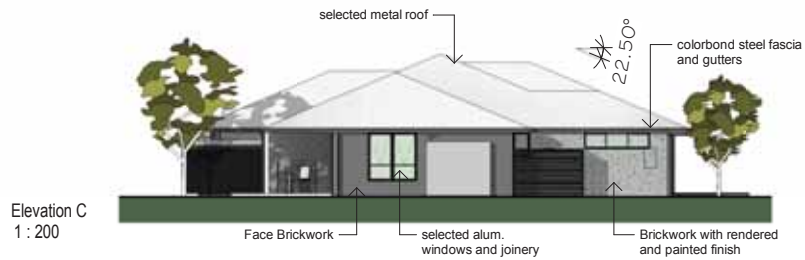
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3	01/11/17	Issued DA	PAL							
2	10/10/17	Re-design road to allow 70m APZ	PAL							
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Rev	Date	Description	Drawn	FACADE	Metal Roof / Render & Facebrick					
CURRENT REVISION / ISSUED DATE				SCALE	1 : 2000 on A3					
REAL PROPERTY DESCRIPTION	4	LOT / DP	06/11/17	DATE DRAWN	03/10/2017		JOB #:			
				DRAWN	PAL	CHKD	PAL	SHT #	DA-02	

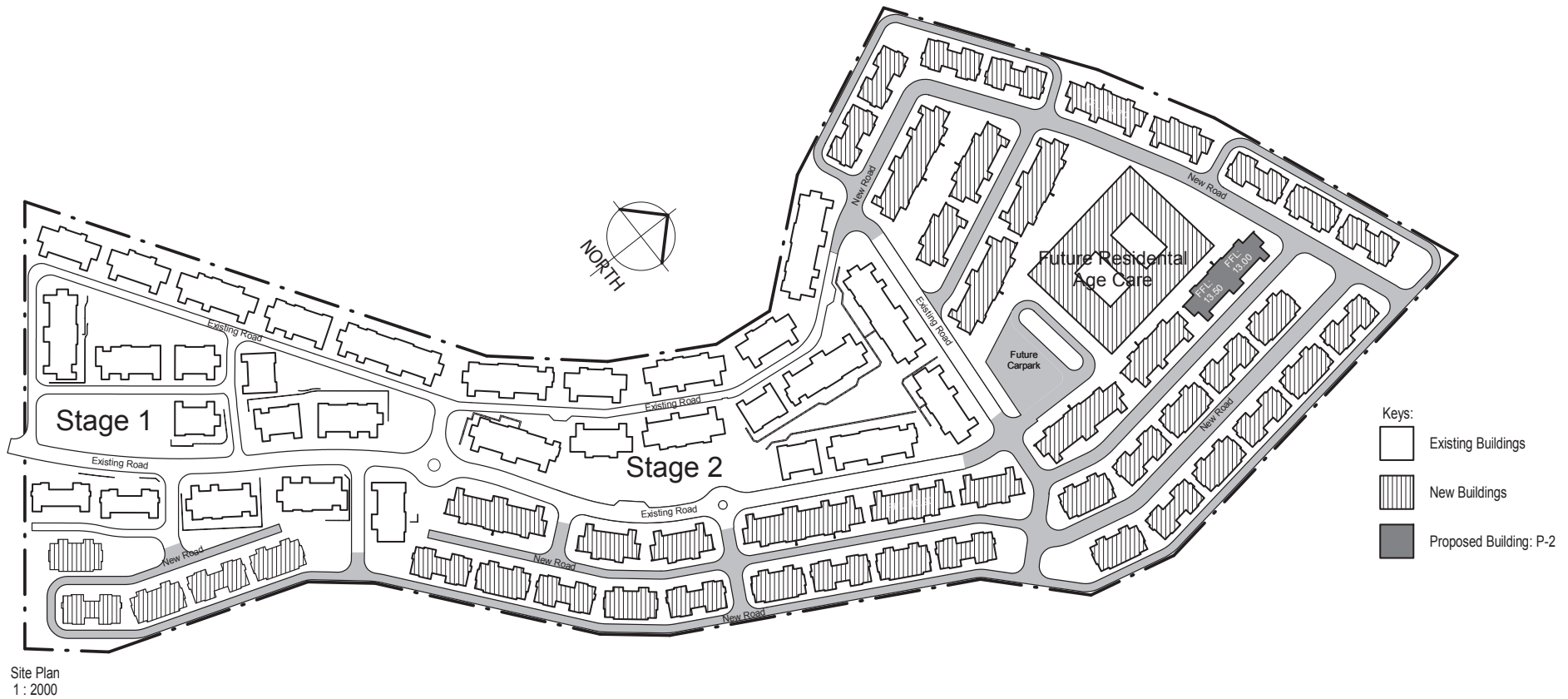
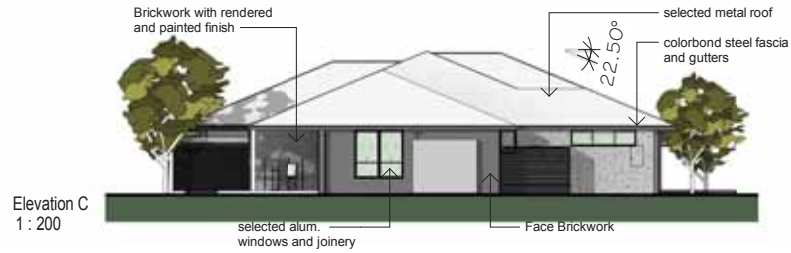


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3	01/11/17	Issued DA	PAL						
2	10/11/17	Re-design road to allow for 70m APZ	PAL						
1	03/10/17	Client Approval	PAL						
Rev	Date	Description	Drawn	FACADE	Metal Roof / Render & Facebrick				
CURRENT REVISION / ISSUED DATE				SCALE	As indicated on A3				
REAL PROPERTY DESCRIPTION	4	LOT / DP	06/11/17	DATE DRAWN	04/10/17	JOB #:			
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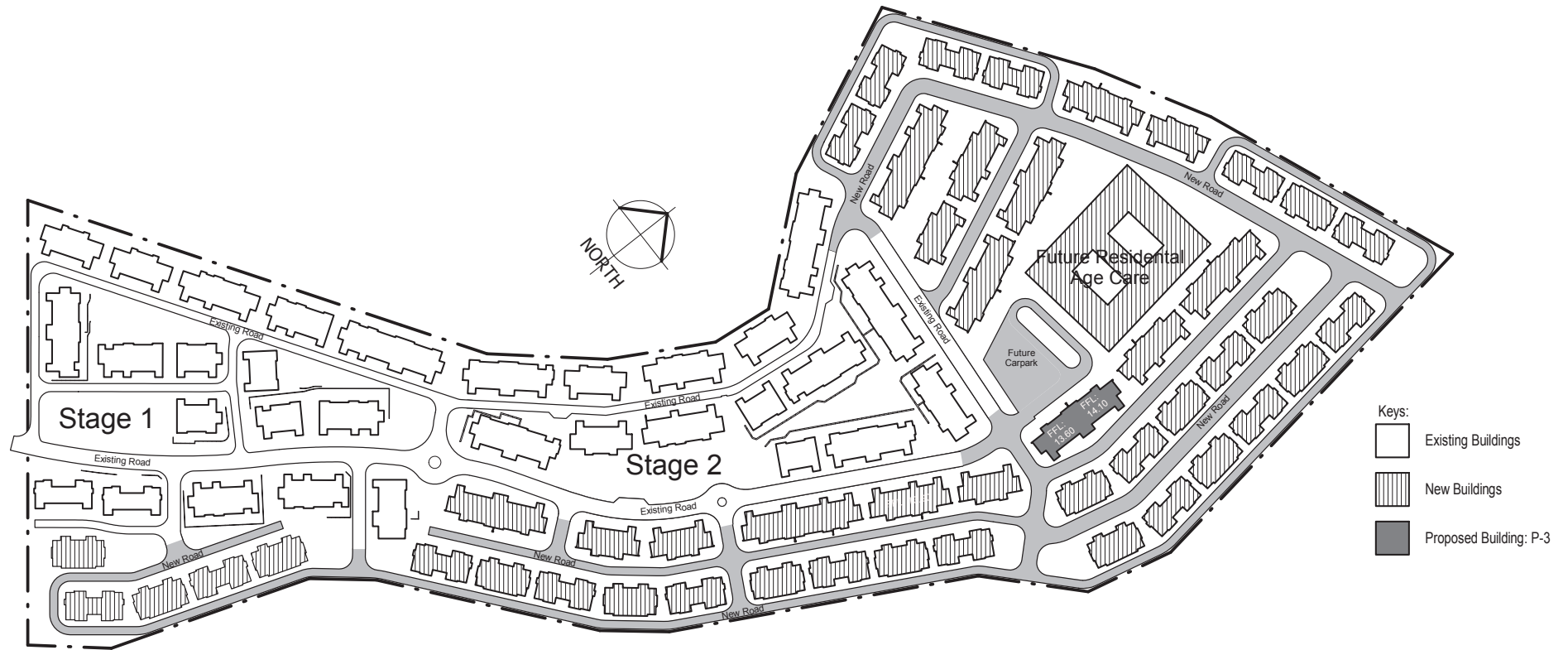
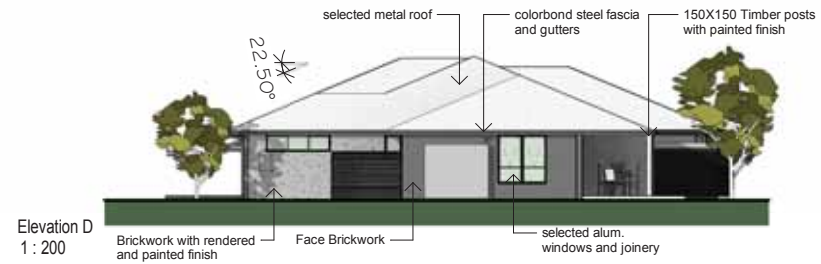
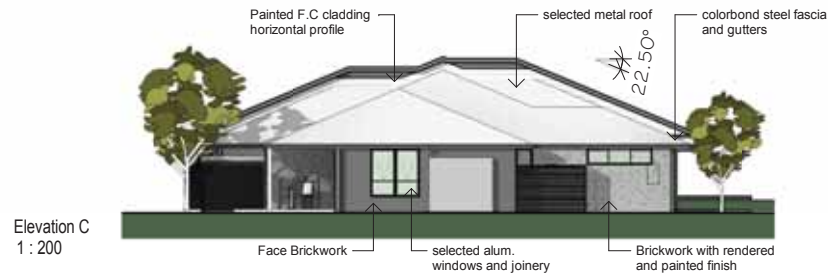






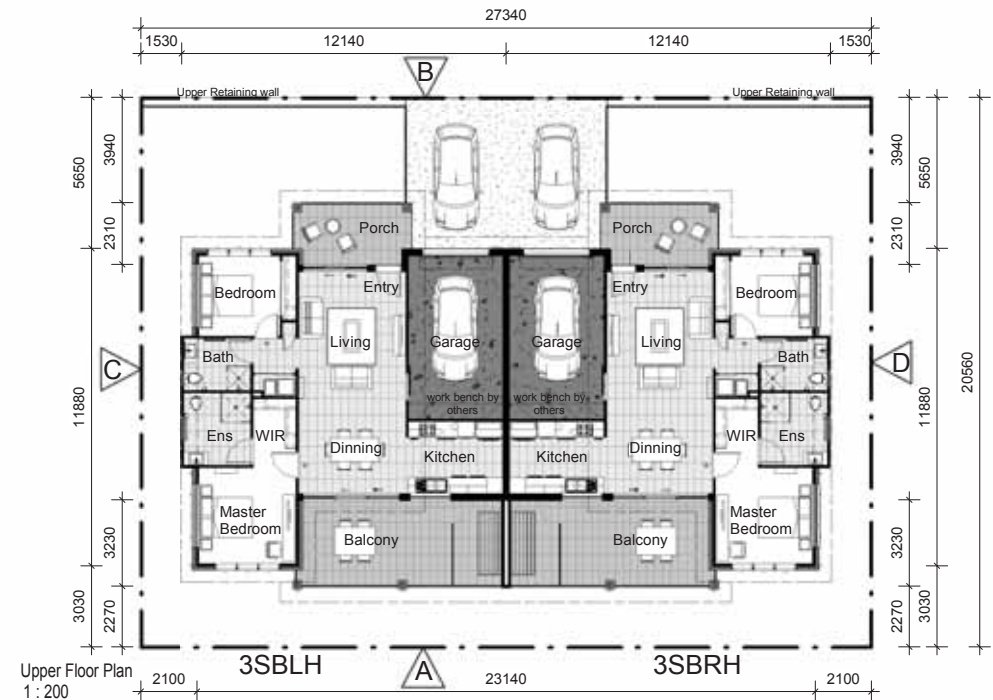
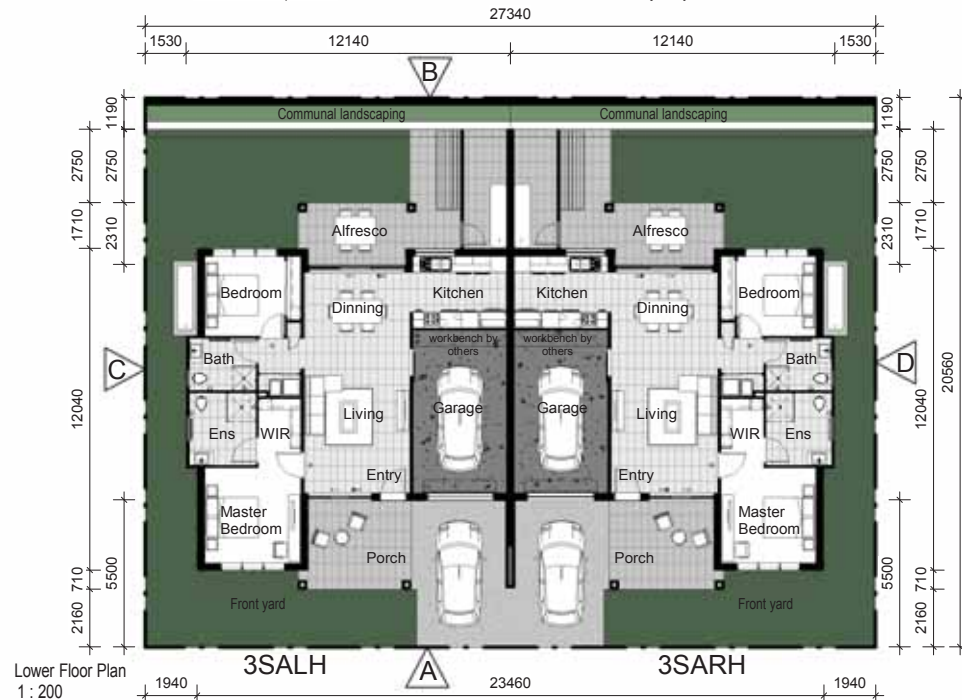
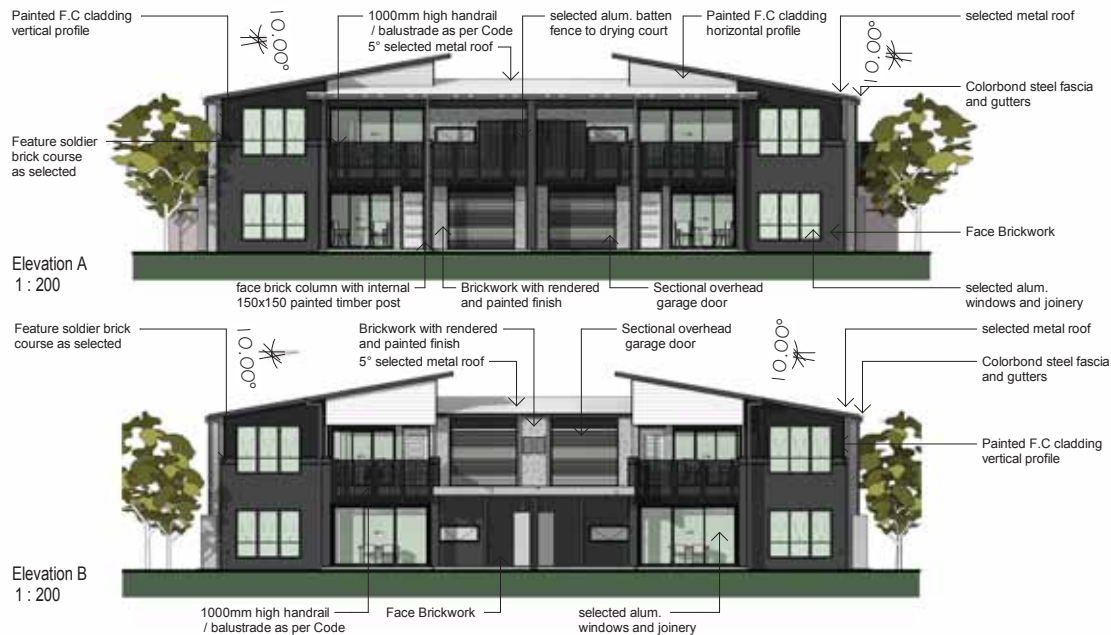


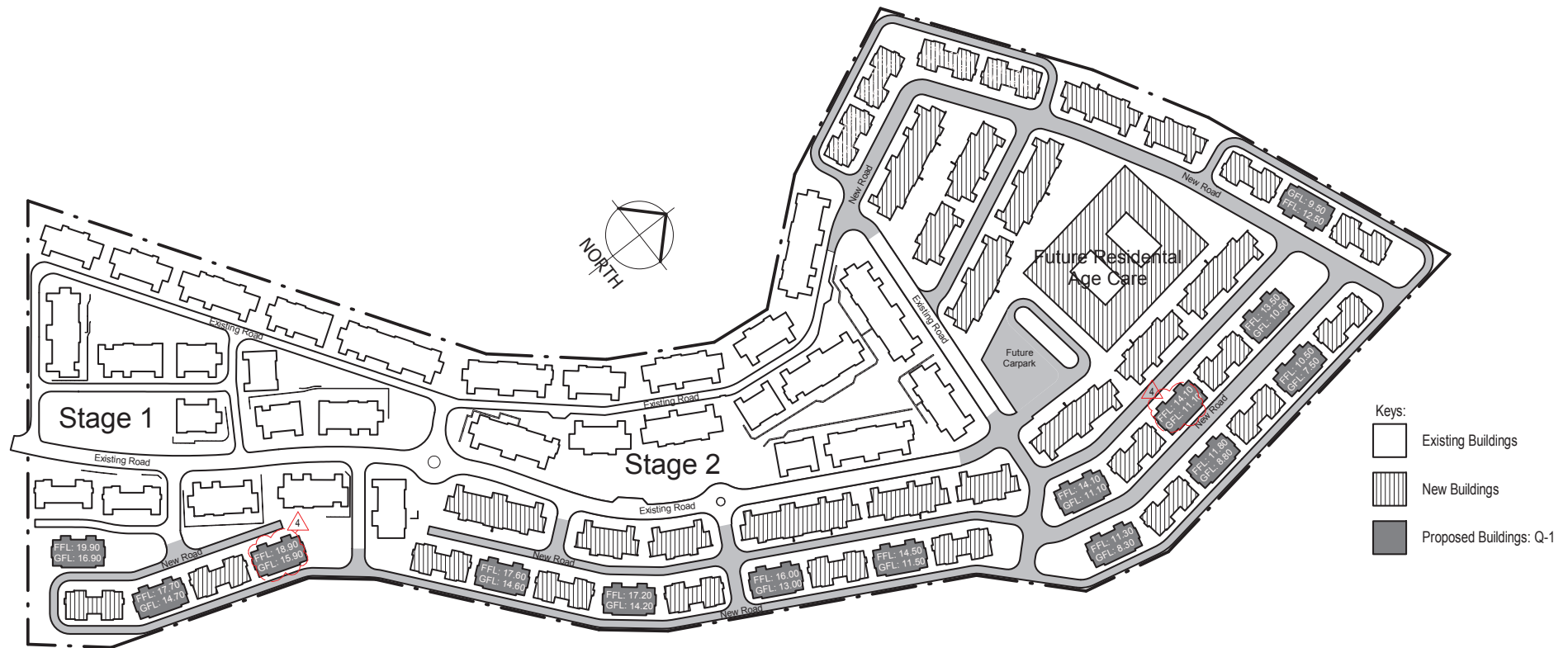




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Rev	Date	Description	Drawn
4	06/11/17		
CURRENT REVISION / ISSUED DATE			
REAL PROPERTY DESCRIPTION		LOT / DP	

PLAN	Building P-3			
FACADE	Metal Roof / Render & Facebrick			
SCALE	As indicated on A3			
DATE DRAWN	03/10/17	JOB #:		
DRAWN	PAL	CHKD	PAL	SHT # DA-02





Site Plan
1 : 2000



Shortland Waters Stage 3
33 Shearwater Drive, Shortland NSW 2307
Aveo Retirement Living

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Rev	Date	Description	Drawn
CURRENT REVISION / ISSUED DATE		4	06/11/17
REAL PROPERTY DESCRIPTION		LOT / DP	

PLAN	Building Q-1				
FACADE	Metal Roof / Render & Facebrick				
SCALE	1 : 2000 on A3				
DATE DRAWN	03/10/2017	JOB #:			
DRAWN	PAL	CHKD	PAL	SHT #	DA-02