WATERBROOK BAYVIEW

SENIOR LIVING FACILITY

BAYVIEW GOLF COURSE - CABBAGE TREE ROAD
SITE MASTERPLAN
30.07.2014

HOT WINDS SUMMER
COLD WINDS WINTER

NEWPORT BEACH

VIEWS ACROSS
TO PITTWATER

PREDOMINANTLY
STRONG WINDS

EVENING SUN
(WINTER)

MINKARA RETIREMENT
VILLAGE

KU-RING-GAI CHASE
NATIONAL PARK

PLEASANT BREEZE
COOL IN SUMMER
WARM IN WINTER

MORNING SUN
(WINTER)

BARRENJOEY ROAD
NORTH/SOUTH CORRIDOR

BAYVIEW GARDENS
RETIREMENT VILLAGE

BUNGAN BEACH

EVENING SUN
(SUMMER)

SUBJECT SITE

BAYVIEW GOLFCLUB

APPROX 3KM TO
MONA VALE BEACH

PENINSULA GARDENS
RETIREMENT VILLAGE

MORNING SUN
(SUMMER)

KATANDRA BUSHLAND
SANCTUARY

GUSTY WINDS
COOL IN WINTER

PITTTWATER
SHOPPING CENTRE

STRONG WINDS
COOL IN SUMMER
COLD IN WINTER

MONA VALE GOLF CLUB

MONA VALE BEACH

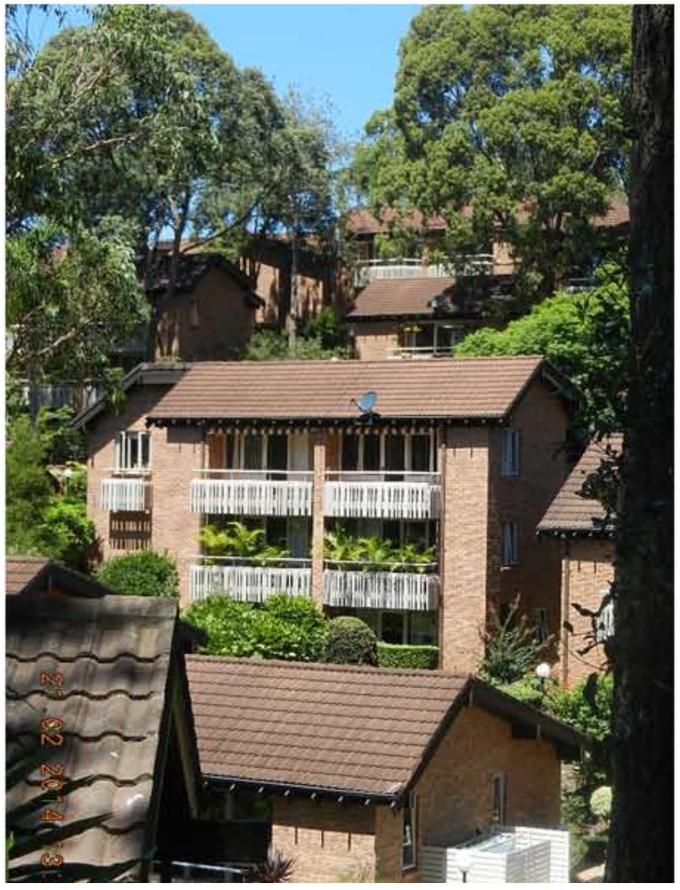
SITE ANALYSIS - REGIONAL | 1:20,000 @ A3

0 100m 200m 400m 600m 800m

30TH JULY 2014

AVEO- BAYVIEW GARDENS

AVEO - PENINSULA GARDENS



AVEO - MINKARA RESORT

30TH JULY 2014

SITE ANALYSIS - LOCAL | 1:1600 @ A3

0 8m 16m 32m 48m 64m

30TH JULY 2014

WATERBROOK BAYVIEW
SENIOR LIVING FACILITY

SITE COMPATIBILITY CERTIFICATE

marchesepartners

PROPOSED BOUNDARY RECONFIGURATION | 1:1000 @

0 5m 10m 20m 30m 40m

30TH JULY 2014

WATERBROOK BAYVIEW
SENIOR LIVING FACILITY

SITE COMPATIBILITY CERTIFICATE

marchesepartners

LEGEND:

- COASTAL ENRICHED SANDSTONE MOIST FOREST
- SWAMP SCLEROPHYLL FOREST (ENDANGERED ECOLOGICAL COMMUNITY
- MODIFIED LANDSCAPE - TREES IN MODIFIED / DEVELOPED LANDSCAPE
- THREATENED FLORA SPECIES: MAGENTA LILLYPILLY (SYZYGIUM PANICULATUM)

- BUILDING A
- BUILDING B
- BUILDING C
- BUILDING D
- BUILDING E
- BUILDING F
- VISITORS
- GOLF BUGGY

BASEMENT 02 PLAN | 1:1000 @ A3

0 5m 10m 20m 30m 40m

30TH JULY 2014

LEGEND:

- COASTAL ENRICHED SANDSTONE MOIST FOREST
- SWAMP SCLEROPHYLL FOREST (ENDANGERED ECOLOGICAL COMMUNITY
- MODIFIED LANDSCAPE - TREES IN MODIFIED / DEVELOPED LANDSCAPE
- THREATENED FLORA SPECIES: MAGENTA LILLYPILLY (SYZYGIUM PANICULATUM)

- BUILDING A
- BUILDING B
- BUILDING C
- BUILDING D
- BUILDING E
- BUILDING F
- VISITORS
- GOLF BUGGY

BASEMENT 01 PLAN| 1:1000 @ A3

0 5m 10m 20m 30m 40m

30TH JULY 2014

LEGEND:

- 4B PENTHOUSE
- 3B UNITS
- 2B UNITS
- COASTAL ENRICHED SANDSTONE MOIST FOREST
- SWAMP SCLEROPHYLL FOREST (ENDANGERED ECOLOGICAL COMMUNITY
- MODIFIED LANDSCAPE - TREES IN MODIFIED / DEVELOPED LANDSCAPE
- THREATENED FLORA SPECIES: MAGENTA LILLYPILLY (SYZYGIUM PANICULATUM)

SITE PLAN / BASEMENT OVERLAY| 1:1000 @ A3

0 5m 10m 20m 30m 40m

30TH JULY 2014

LEGEND:

- 4B PENTHOUSE
- 3B UNITS
- 2B UNITS
- COASTAL ENRICHED SANDSTONE MOIST FOREST
- SWAMP SCLEROPHYLL FOREST (ENDANGERED ECOLOGICAL COMMUNITY
- MODIFIED LANDSCAPE - TREES IN MODIFIED / DEVELOPED LANDSCAPE
- THREATENED FLORA SPECIES: MAGENTA LILLYPILLY (SYZYGIUM PANICULATUM)

PENTHOUSE LEVEL | 1:1000 @ A3

0 5m 10m 20m 30m 40m

30TH JULY 2014

WATERBROOK BAYVIEW
SENIOR LIVING FACILITY

SITE COMPATIBILITY CERTIFICATE

marchesepartners

LEGEND:

- 4B PENTHOUSE
- 3B UNITS
- 2B UNITS
- COASTAL ENRICHED SANDSTONE MOIST FOREST
- SWAMP SCLEROPHYLL FOREST (ENDANGERED ECOLOGICAL COMMUNITY
- MODIFIED LANDSCAPE - TREES IN MODIFIED / DEVELOPED LANDSCAPE
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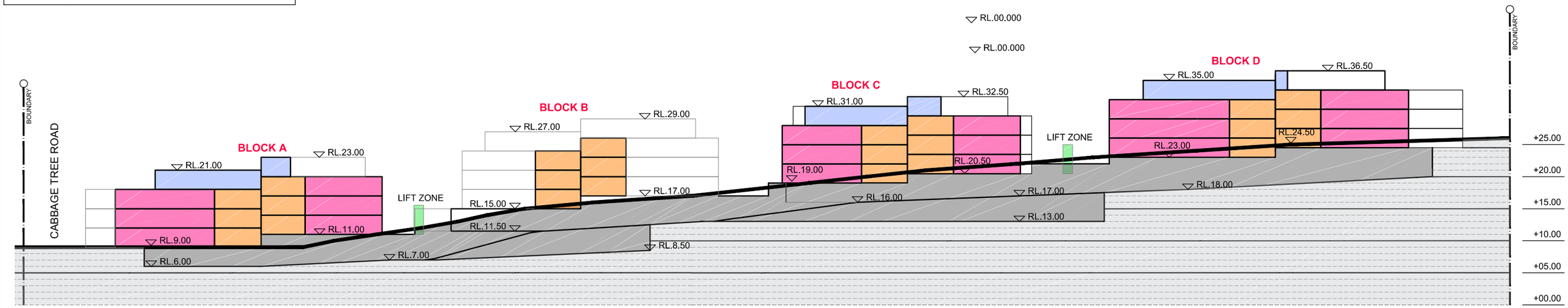
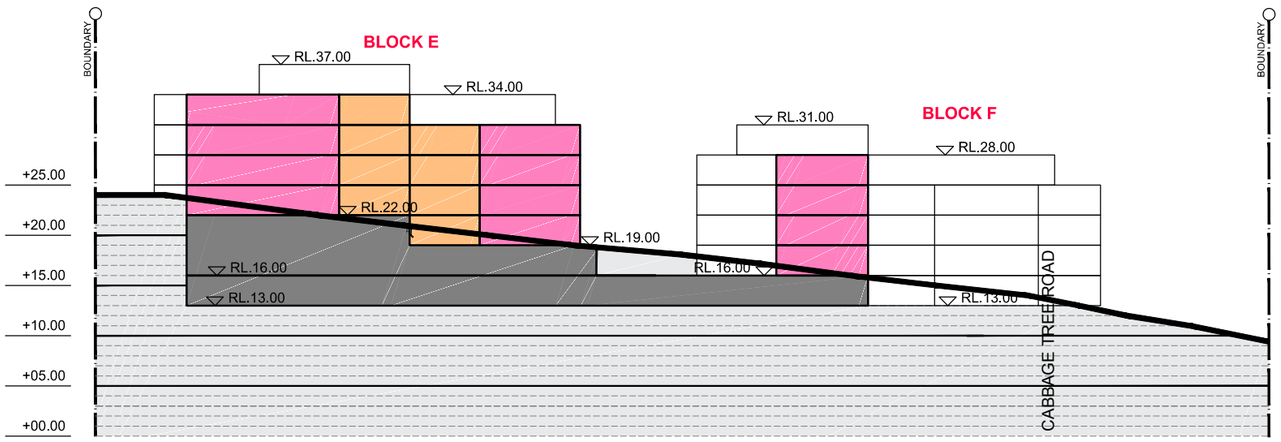
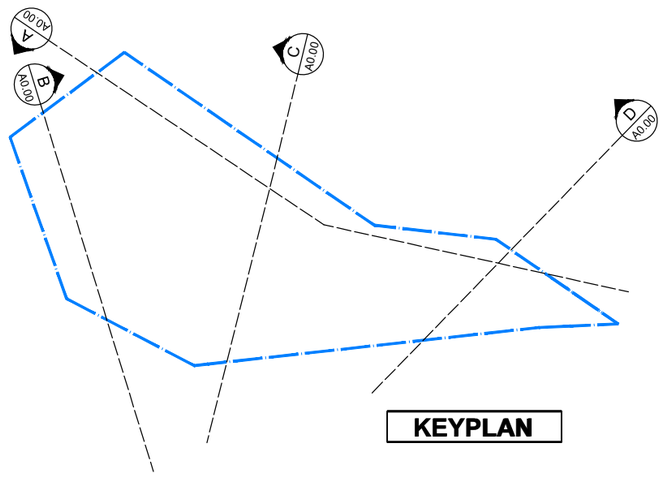


SECTION A



SECTION B



KEYPLAN

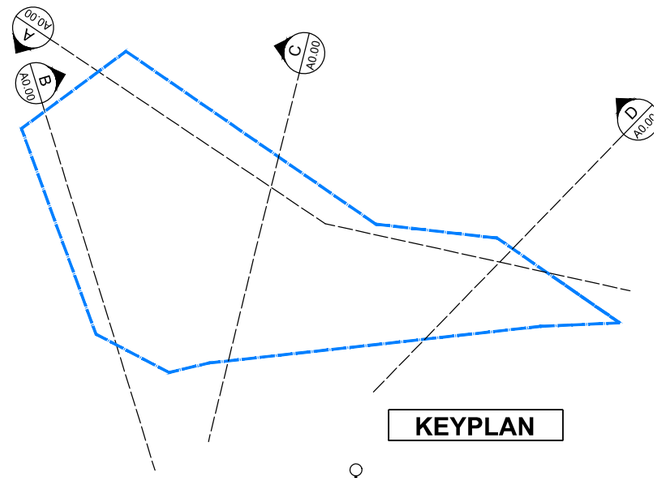
SECTIONS | 1:600 @ A3

0 3m 6m 12m 18m 24m

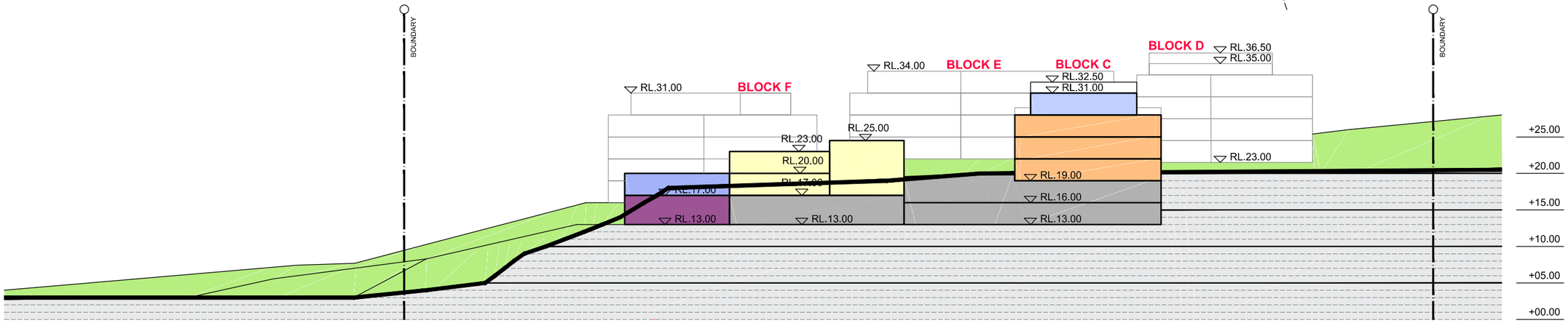
30TH JULY 2014

LEGEND:

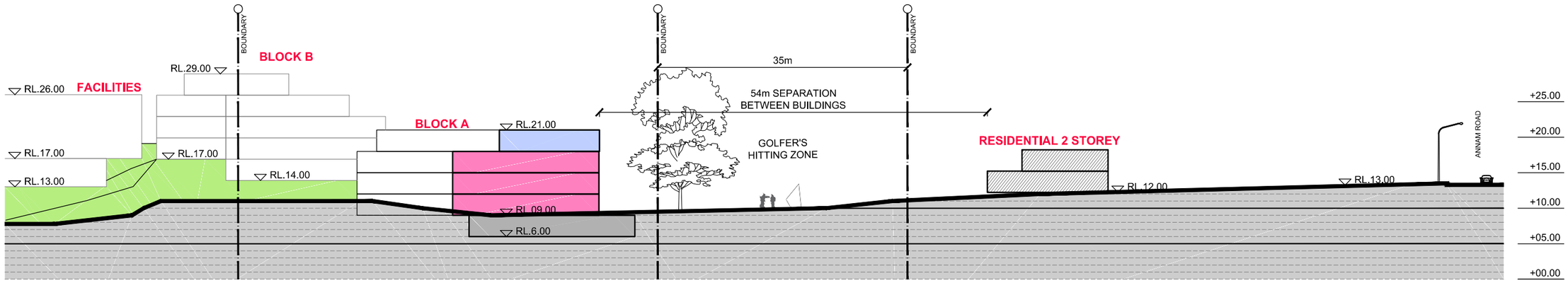
- 4B PENTHOUSE
- 3B UNITS
- 2B UNITS
- COASTAL ENRICHED SANDSTONE MOIST FOREST
- SWAMP SCLEROPHYLL FOREST (ENDANGERED ECOLOGICAL COMMUNITY
- MODIFIED LANDSCAPE - TREES IN MODIFIED / DEVELOPED LANDSCAPE
- THREATENED FLORA SPECIES: MAGENTA LILLYPILLY (SYZYGIUM PANICULATUM)



KEYPLAN



SECTION C



SECTION D

SECTIONS | 1:600 @ A3

0 3m 6m 12m 18m 24m

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FACILITIES - BASEMENT (RL +13.00 | 1:500 @ A3

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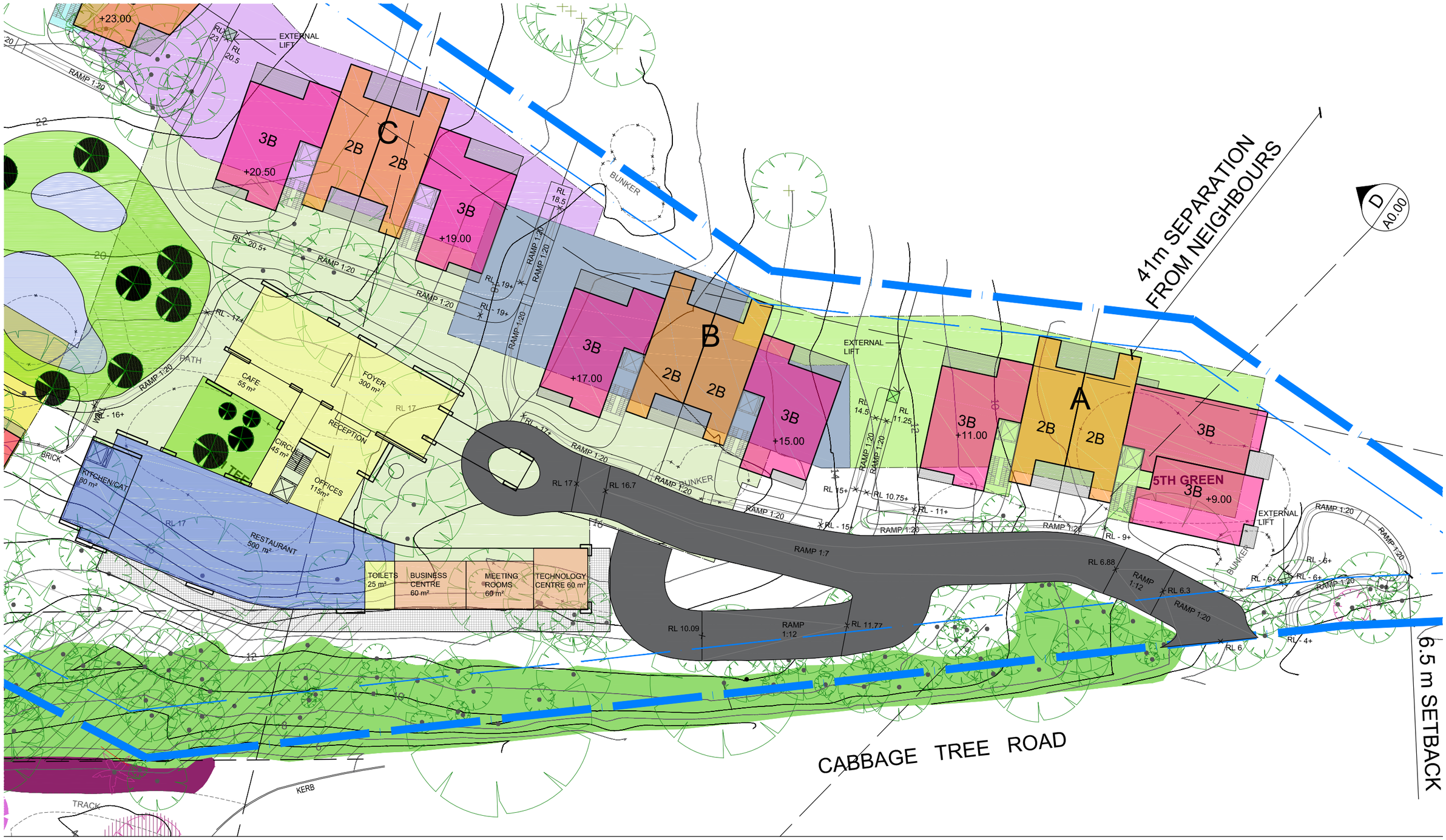

FACILITIES - GROUND (+17.00) | 1:500 @ A3

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FACILITIES - GROUND - LEVEL 01 (RL +20.00) | 1:500 @ A3

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PERSPECTIVE
SECTION

30TH JULY 2014

SITE OVERVIEW

VIEW TO
ENTRY FOYER

30TH JULY 2014

PERSPECTIVE IMAGES

30TH JULY 2014

Block A

LEVEL (3+1)	TYPE/NO OF BEDROOMS						INTERNAL GFA m²
	2B	2B	3B	3B	PH	UNITS	
	100 sqm	120sqm	140 sqm	160 sqm	180 sqm		
LEVEL 00	2		1	2			704
LEVEL 01	3		1	2			804
LEVEL 02	3		1	2			804
LEVEL 03- PENTHOUSE					2		390
TOTALS:	**8**		**3**	**6**	**2**	**19**	**2702**

Block B

LEVEL (3+1)	TYPE/NO OF BEDROOMS						INTERNAL GFA m²
	2B	2B	3B	3B	PH	UNITS	
	100 sqm	120sqm	140 sqm	160 sqm	180 sqm		
LEVEL 00		2		2			596
LEVEL 01		3		2			716
LEVEL 02		3		2			716
LEVEL 03- PENTHOUSE					2		390
TOTALS:		**8**	**0**	**6**	**2**	**16**	**2418**

Block C

LEVEL (3+1)	TYPE/NO OF BEDROOMS						INTERNAL GFA m²
	2B	2B	3B	3B	PH	UNITS	
	100 sqm	120sqm	140 sqm	160 sqm	180 sqm		
LEVEL 00		2		2			596
LEVEL 01		3		2			716
LEVEL 02		3		2			716
LEVEL 03- PENTHOUSE					2		390
TOTALS:		**8**	**0**	**6**	**2**	**16**	**2418**

Block D

LEVEL (3+1)	TYPE/NO OF BEDROOMS						INTERNAL GFA m²
	2B	2B	3B	3B	PH	UNITS	
	100 sqm	120sqm	140 sqm	160 sqm	180 sqm		
LEVEL 00	4		2				765
LEVEL 01	5		2				865
LEVEL 02	5		2				865
LEVEL 03- PENTHOUSE					2		390
TOTALS:	**14**		**6**	**0**	**2**	**22**	**2885**

Block E

LEVEL (4+1)	TYPE/NO OF BEDROOMS						INTERNAL GFA m²
	2B	2B	3B	3B	PH	UNITS	
	100 sqm	120sqm	140 sqm	160 sqm	180 sqm		
LEVEL 00	2		2	1			688
LEVEL 01	3		2	1			788
LEVEL 02	2		2	1			688
LEVEL 03	2		2	1			688
LEVEL 04- PENTHOUSE					2		390
TOTALS:	**9**		**8**	**4**	**2**	**23**	**3242**

Block F

LEVEL (4+1)	TYPE/NO OF BEDROOMS						INTERNAL GFA m²
	2B	2B	3B	3B	PH	UNITS	
	100 sqm	120sqm	140 sqm	160 sqm	180 sqm		
LEVEL 00		2		2			596
LEVEL 01		2		2			596
LEVEL 02		3		2			716
LEVEL 03		2		2			696
LEVEL 04- PENTHOUSE					2		390
TOTALS:		**9**	**0**	**8**	**2**	**19**	**2994**

BLOCKS SUBTOTAL	TYPE/NO OF BEDROOMS						INTERNAL GFA m²
	2B	2B	3B	3B	PH	UNITS	
	100 sqm	120sqm	140 sqm	160 sqm	180 sqm		
A	8		3	6	2	19	2702
B		8		6	2	16	2418
C		8		6	2	16	2418
D	14		6		2	22	2885
E	9		8	4	2	23	3242
F		9		8	2	19	2994
			17	**30**			
TOTALS:	**31**	**25**	**47**		**12**	**115**	**16659**

FACILITIES	**3048**

TOTAL GFA m²	**19707**

RESIDENTIAL BLOCKS	TYPE/NO OF BEDROOMS						INTERNAL GFA m²	CAR PARKING
	2B	2B	3B	3B	PH	UNITS		
	100 sqm	120sqm	140 sqm	160 sqm	180 sqm			
A	8		3	6	2	19	2702	28
B		8		6	2	16	2418	22
C		8		6	2	16	2418	22
D	14		6		2	22	2885	28
E	9		8	4	2	23	3242	36
F		9		8	2	19	2994	28
			17	**30**				
SUBTOTALS BLOCKS	**31**	**25**	**47**		**12**	**115**	**16659**	**164**

		THRESHOLD REQUIREMENT	PROJECT
FSR		**0.5:1**	**0.98:1**
GFA		**10000**	**19707**
LANDSCAPED AREA	(30%)	**6000**	**11000**
DEEP SOIL	(15%)	**3000**	**8200**

SCHEDULE: APARTMENTS

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FACILITIES

LEVEL	INTERNAL GFA m²
LEVEL 00	
Lobby Entry with grand stair and Lobby Bar and Tea Lounge	300
Reception / Concierge & Office Administration	115
Meeting Rooms	60
Business Centre	60
Technology Centre	60
Library	65
Restaurant 1 / Dining Room	500
Commercial Kitchen / Catering	80
Toilets	25
Café	55
LEVEL +01	
Offices	115
Library	65
LEVEL -01	
Spiritual Centre	65
Fitness / Yoga Centre / Human Movement Centre	115
Indoor Heated Pool / Water Therapy Centre	500
Bar 1	88
Hair & Beauty Salon	80
Cinema (Screens, one with stage)	100
Games Centre	120
Workshop	55
Equipment Store	45
Arts & Craft Centre	80
Circulation	300
SUBTOTALS:	**3048**

OUTDOOR	EXTERNAL GFA m²
Bowling greens	
Putting greens	
Chess	
Bar	
SITE A TOTALS:	

CAR PARKING	TOTALS
Facilities - visitors parking	54
Building A	28
Building B	22
Building C	22
Building D	28
Building E	36
Building F	28
SUBTOTALS:	**218**

GOLF BUGGY PARKING	TOTALS
Golf buggy	40
SUBTOTALS:	**40**

SCHEDULE: FACILITIES

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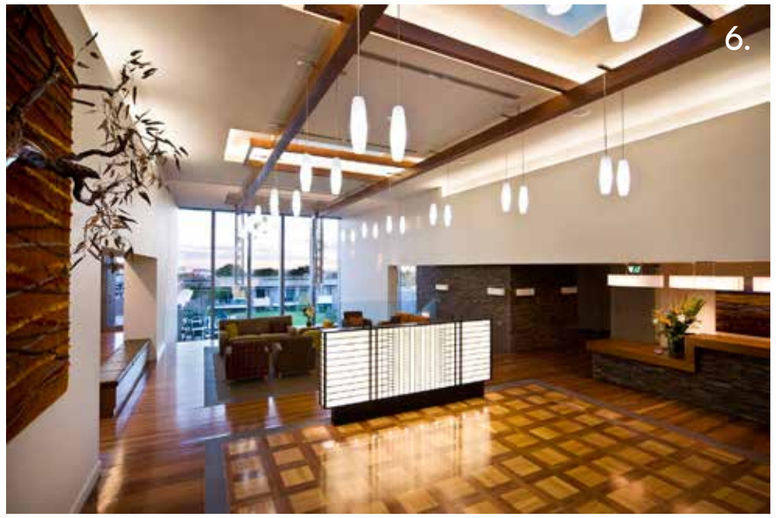

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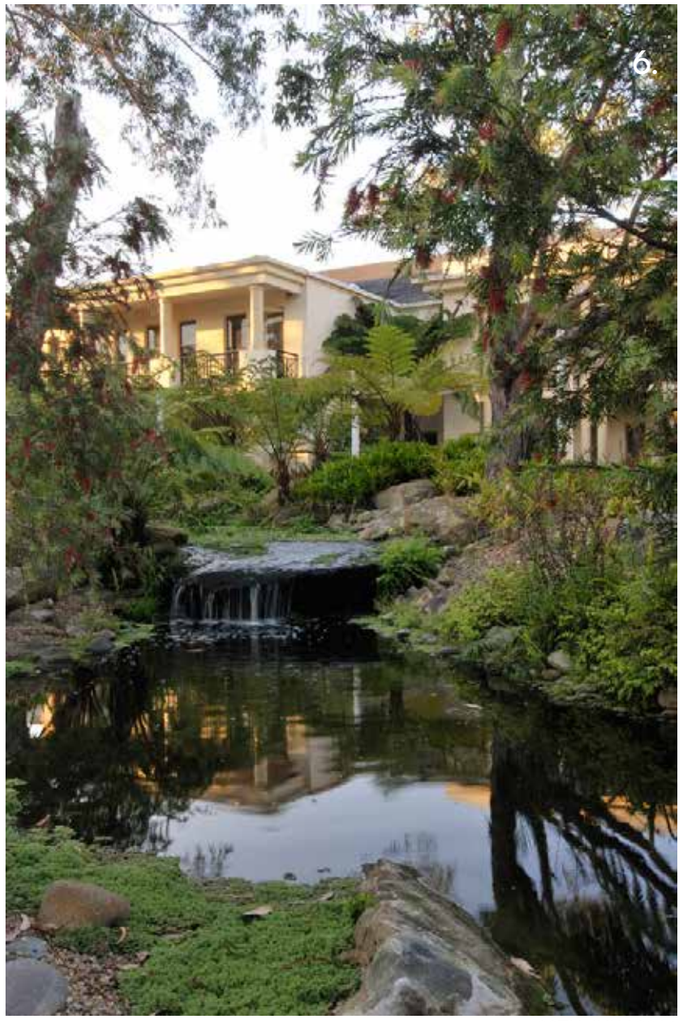

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