

16 TWENTY FOURTH AVENUE, BRIGHTON

SHEET NO.	TITLE.	REV.
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DA-A01.003	Floor Plan - Proposed Masterplan	A
DA-A01.004	Floor Plan - Future Masterplan	A
DA-A01.005	Floor Plan - Staging Plans	A
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DA-A01.103	Floor Plan - Level 03	A
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DA-A01.500	Development Summary	A



PROJECT PERSPECTIVE
INDICATIVE ILLUSTRATION ONLY

DEVELOPMENT APPLICATION

Revisions / A 23.12.25 DEVELOPMENT APPLICATION ML

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Project / **The Baybrook**

Drawing / **Cover Sheet**

Project No / **224250** Author / **ML**

Scale: @ A1/

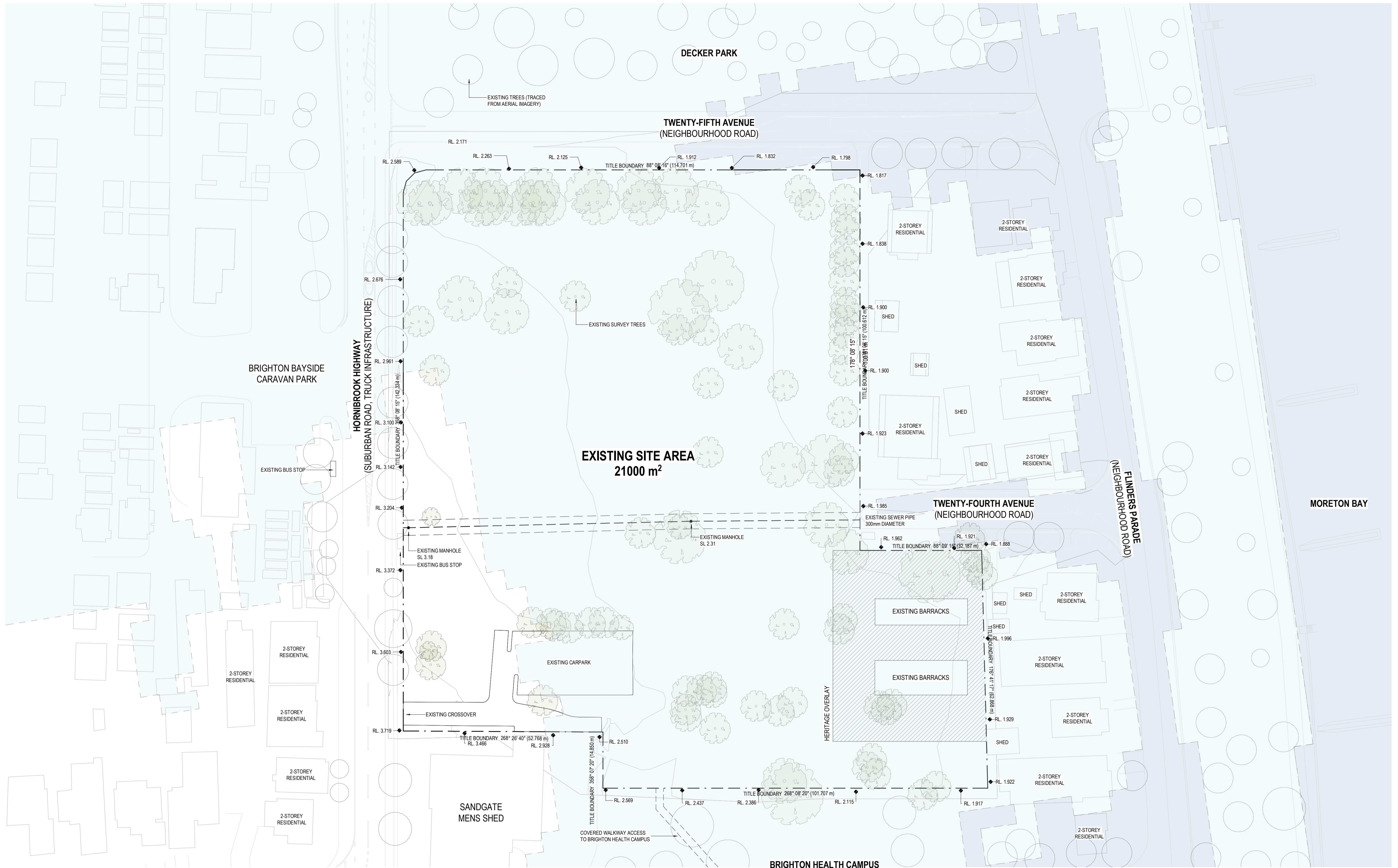
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KEY -

- HIGH STORM-TIDE INUNDATION
- MEDIUM STORM-TIDE INUNDATION

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Drawing / **Floor Plan - Existing Site Plan**

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Project No / **224250** Author / **ML**

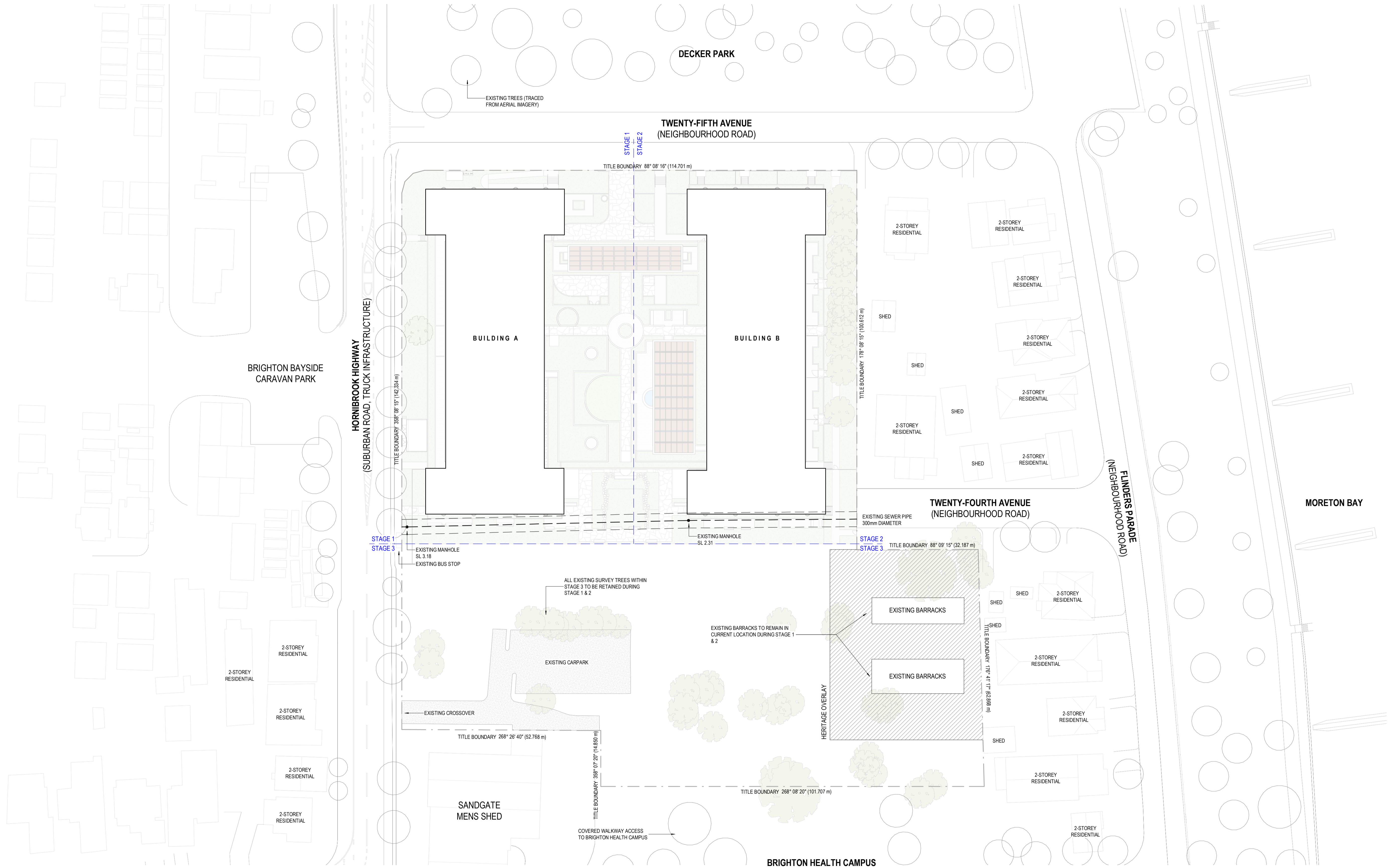
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Drawing No. / **DA-A01.001**

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Drawing / **Floor Plan - Proposed Masterplan**

Project No / **224250** Author / **ML**

Scale: @ A1 / **1 : 500**

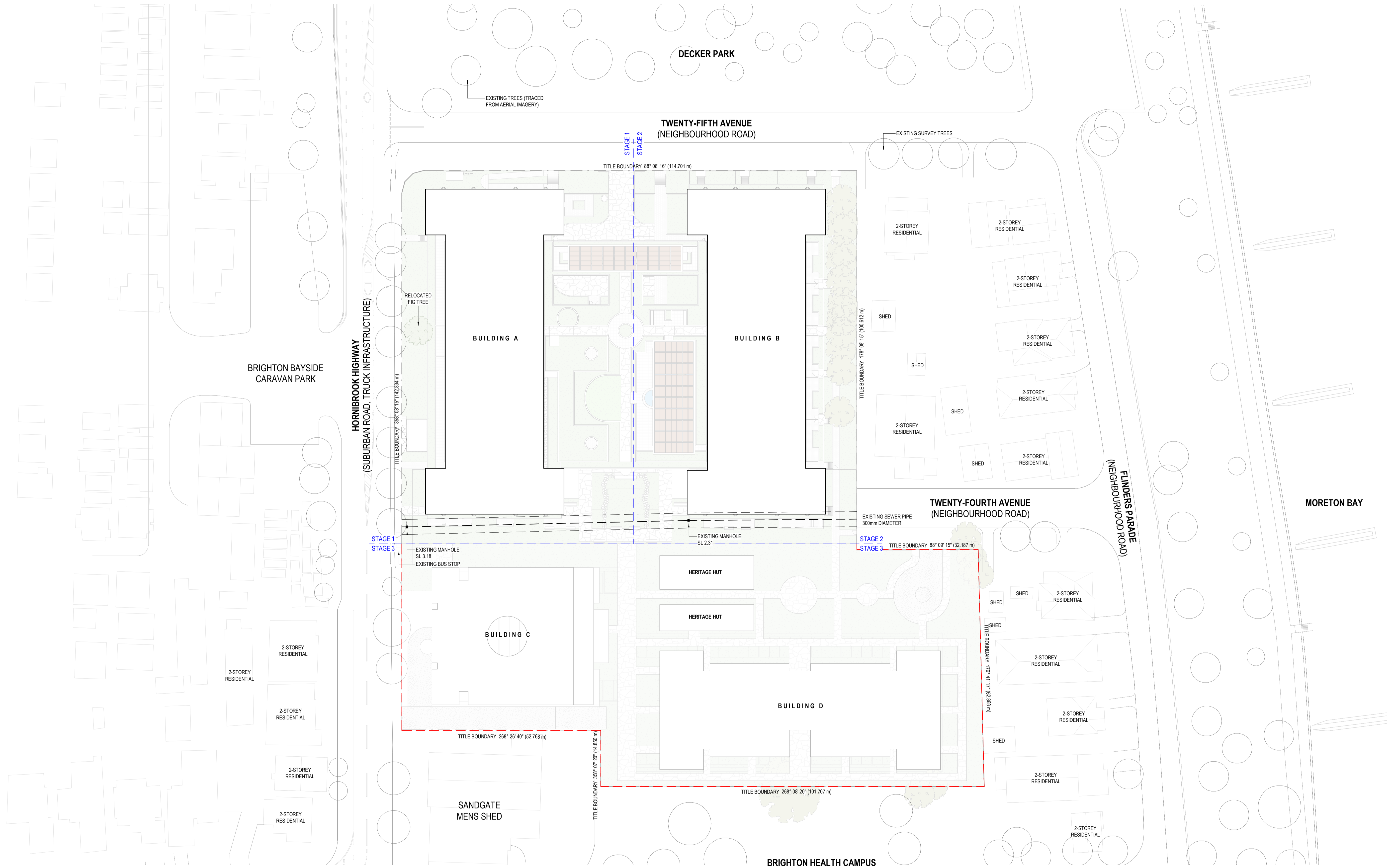
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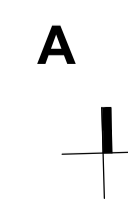
Drawing / **Floor Plan - Future Masterplan**

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Project No / **224250** Author / **ML**

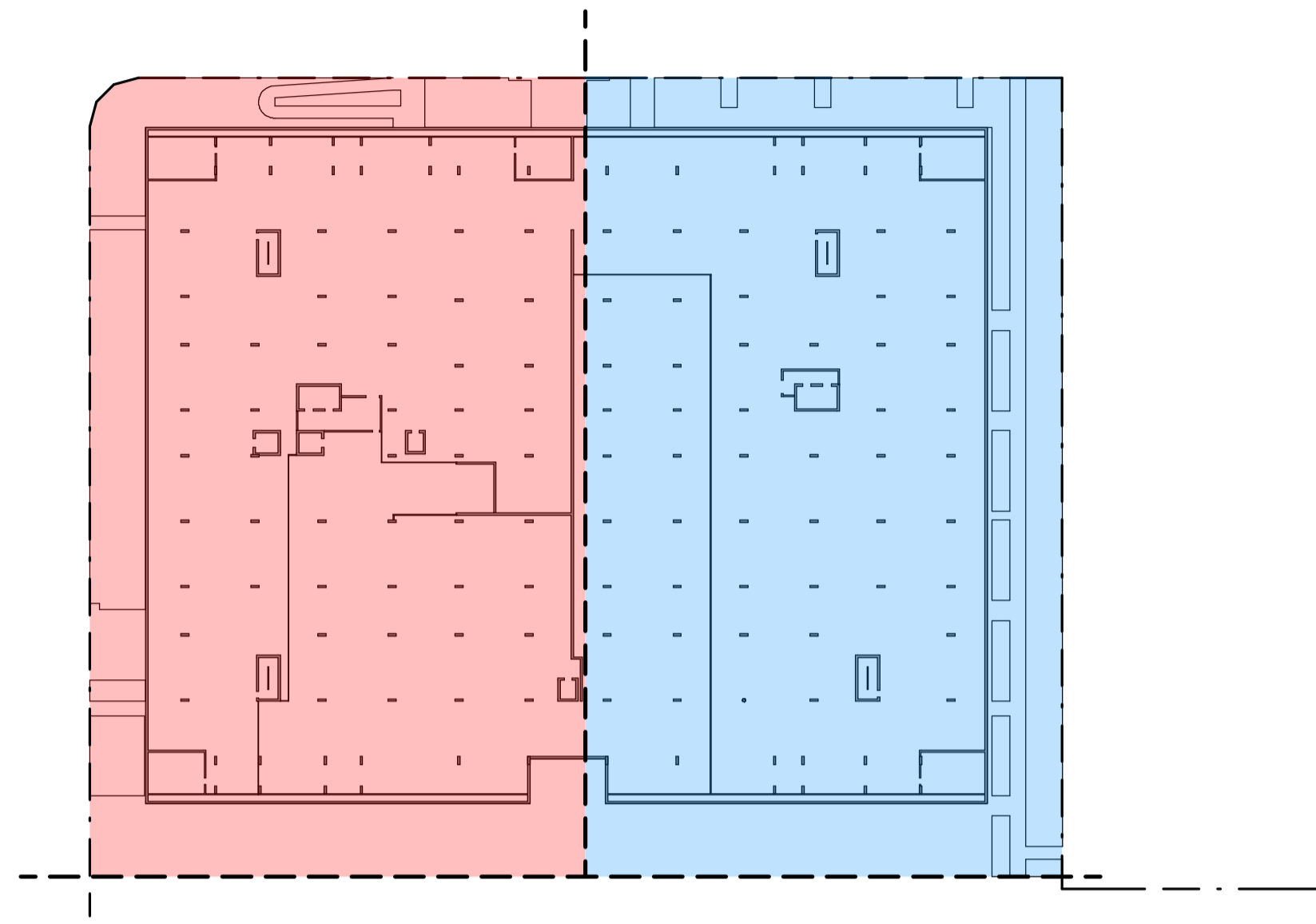
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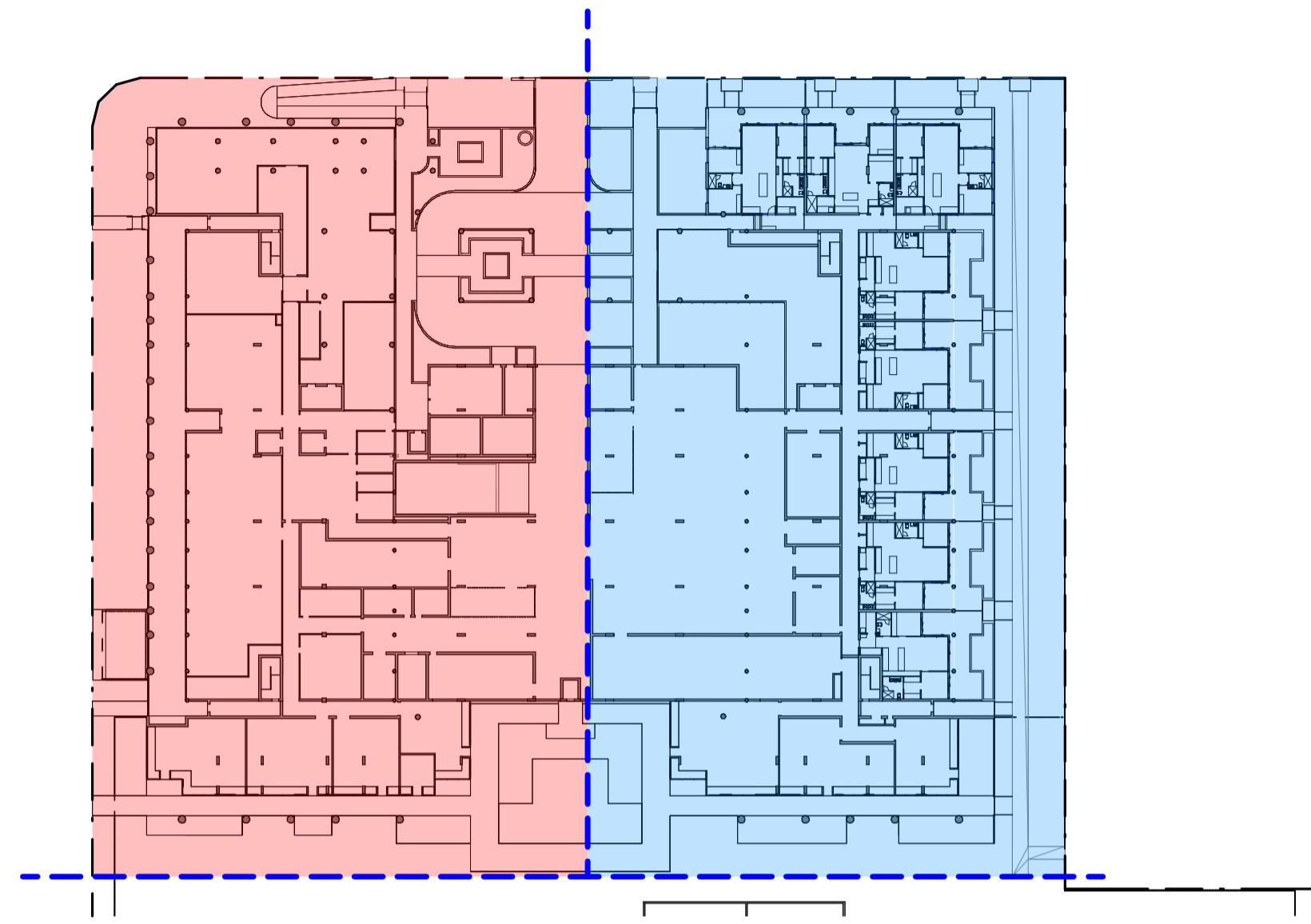


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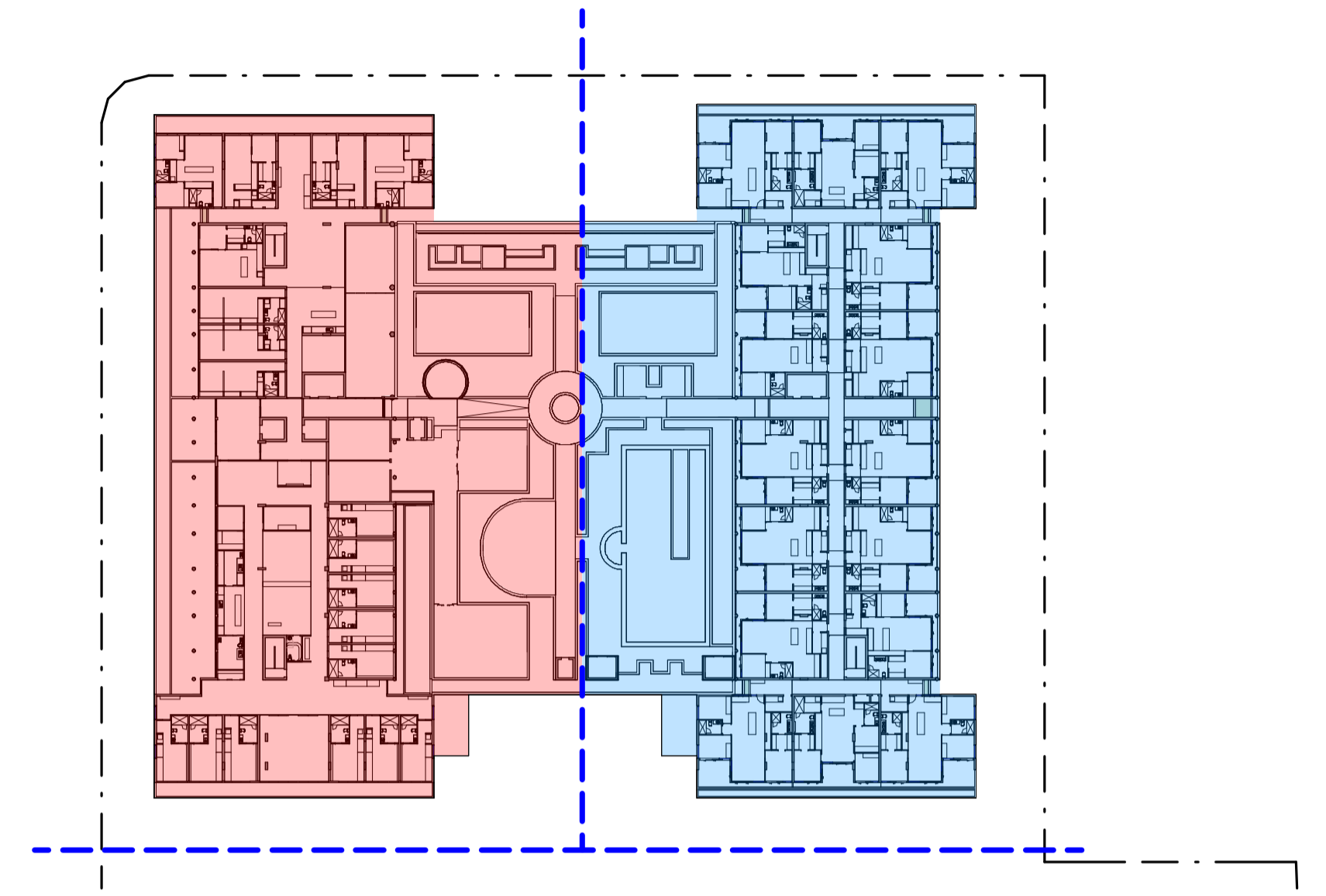
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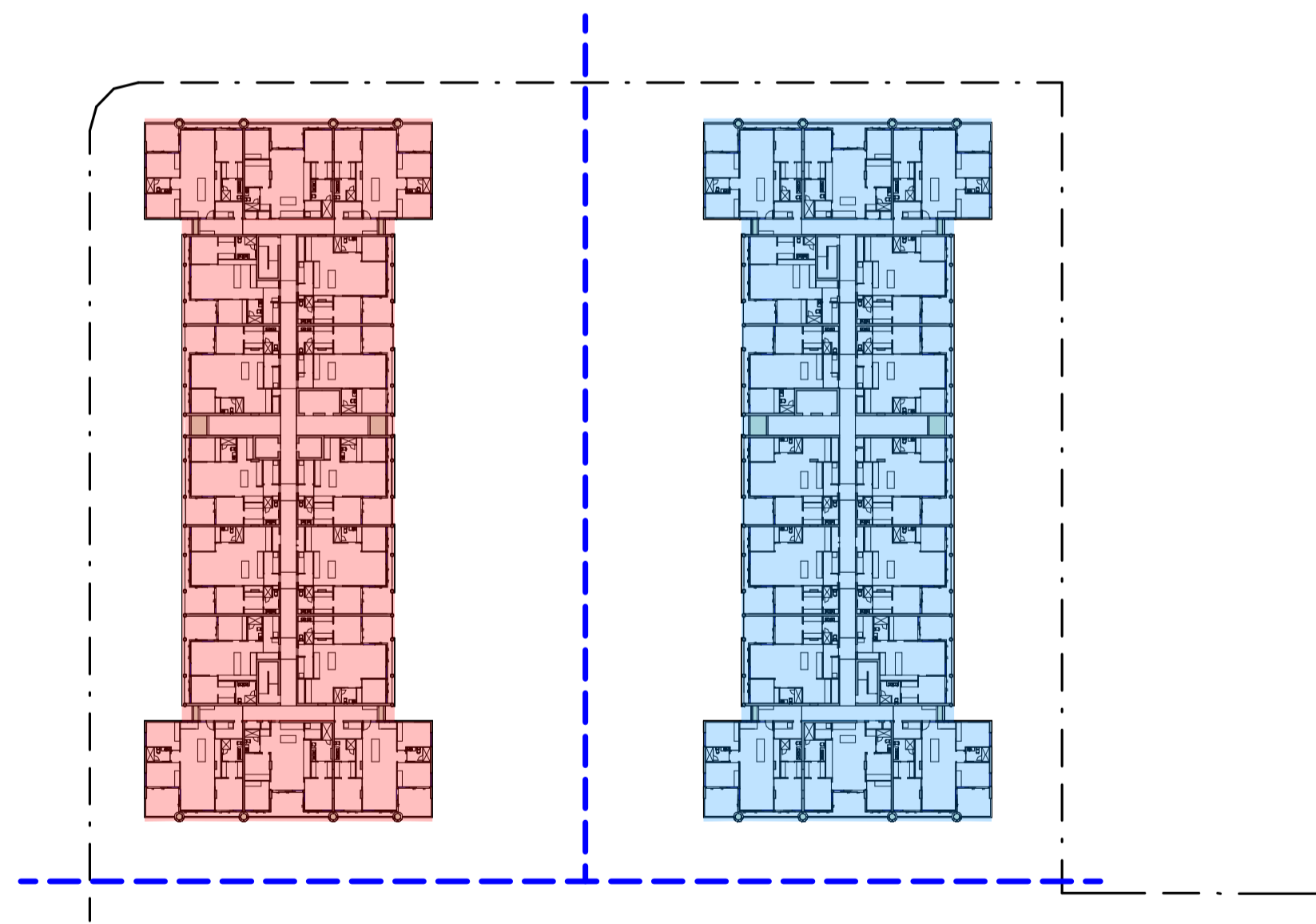
1 STAGING PLAN - BASEMENT
1 : 750



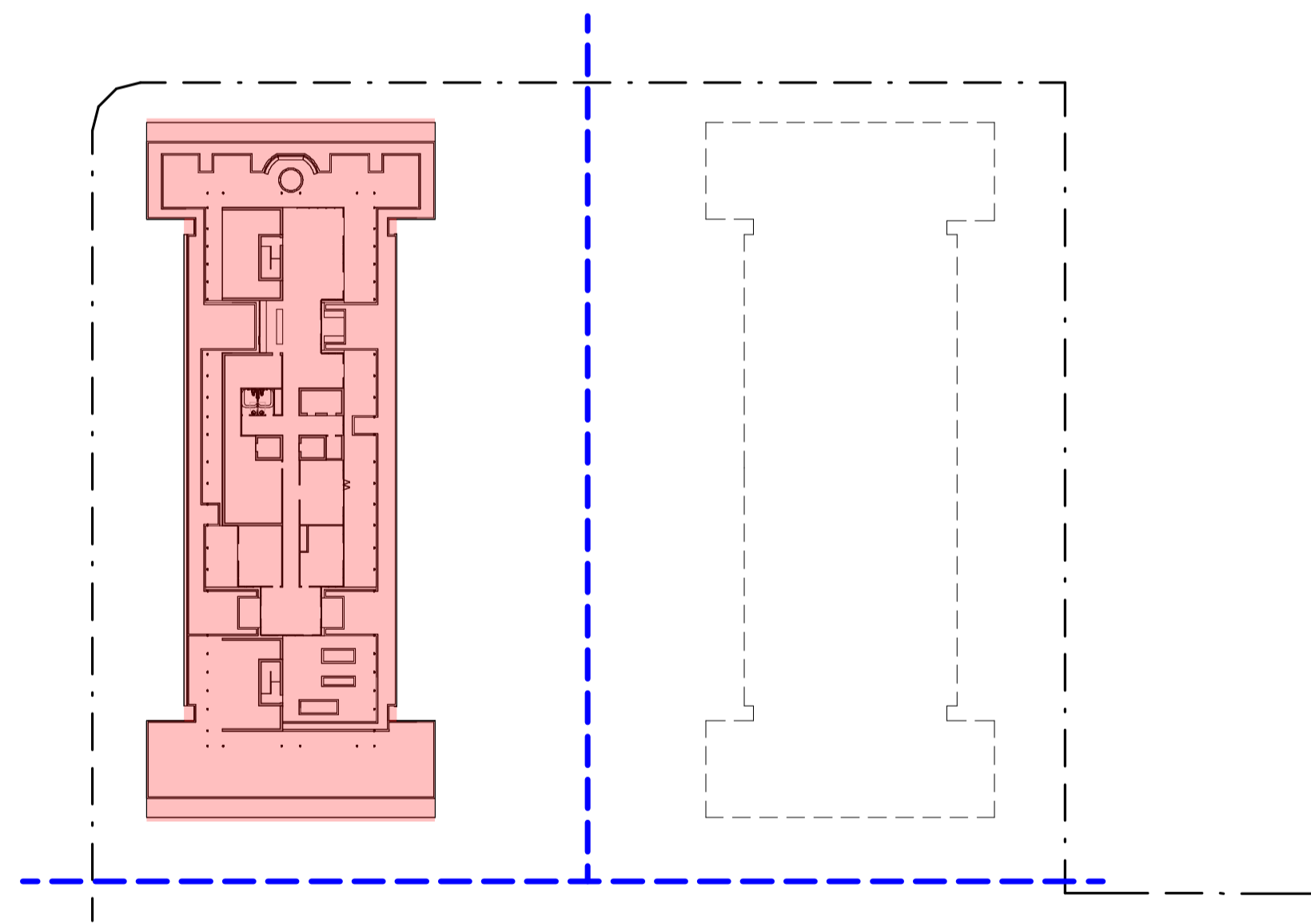
2 STAGING PLAN - GROUND
1 : 750



3 STAGING PLAN - LEVEL 02
1 : 750



4 STAGING PLAN - LEVEL 03 - 05 (TYPICAL)
1 : 750



5 STAGING PLAN - LEVEL 07
1 : 750

KEY -
 STAGE 1
 STAGE 2
 STAGING LINE

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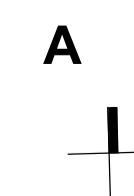
Project / **The Baybrook**
 16 Twenty Fourth Avenue, Brighton

Drawing / **Floor Plan - Staging Plans**

Project No / **224250** Author / **MBS**

Scale: @ A1 / **As indicated**

Drawing No. / **DA-A01.005**



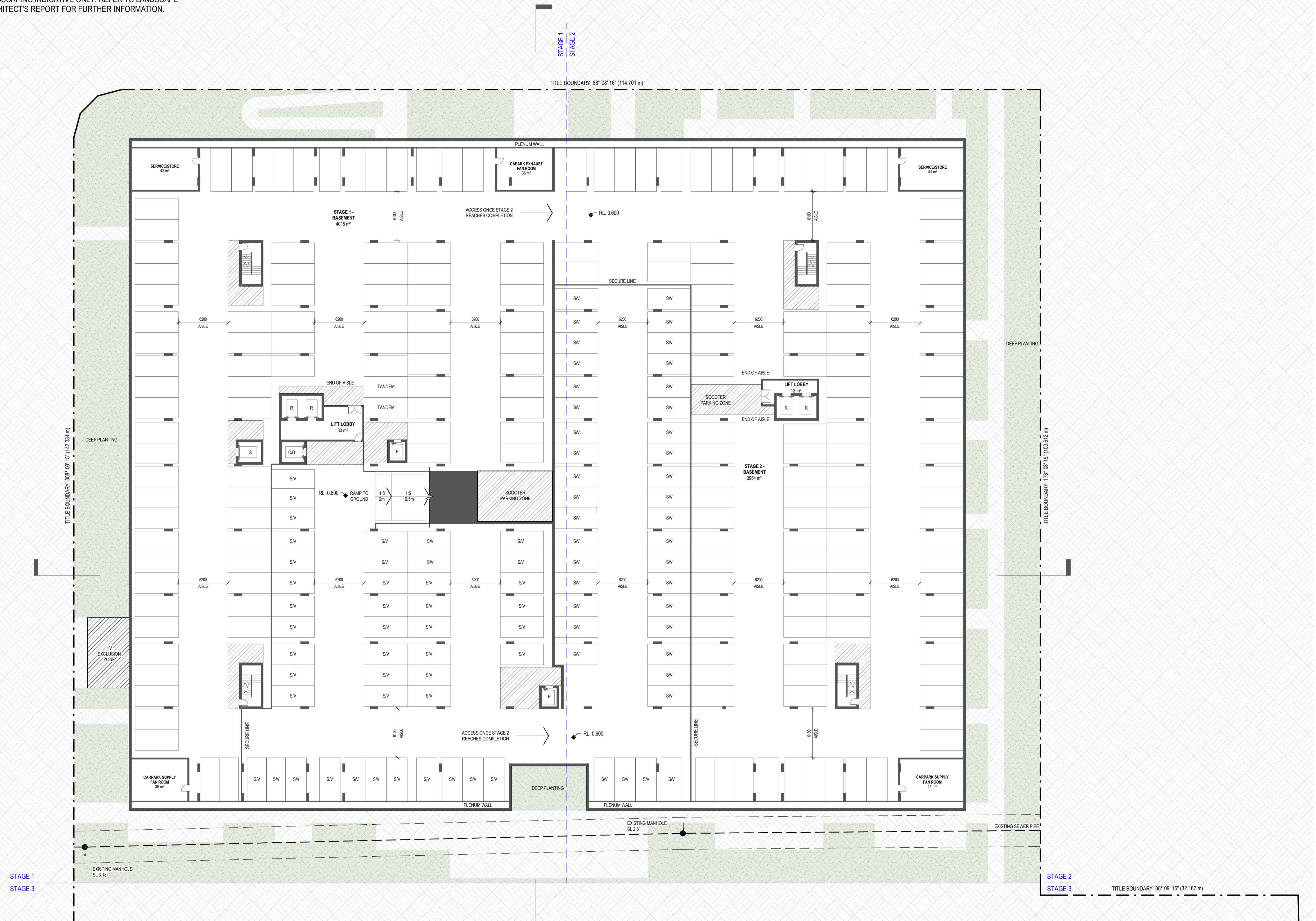
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Drawing / **Floor Plan - Basement**

Project No / **224250** Author / **ML**

Scale: @ A1 / **1 : 250**

Drawing No. / **DA-A01.100**

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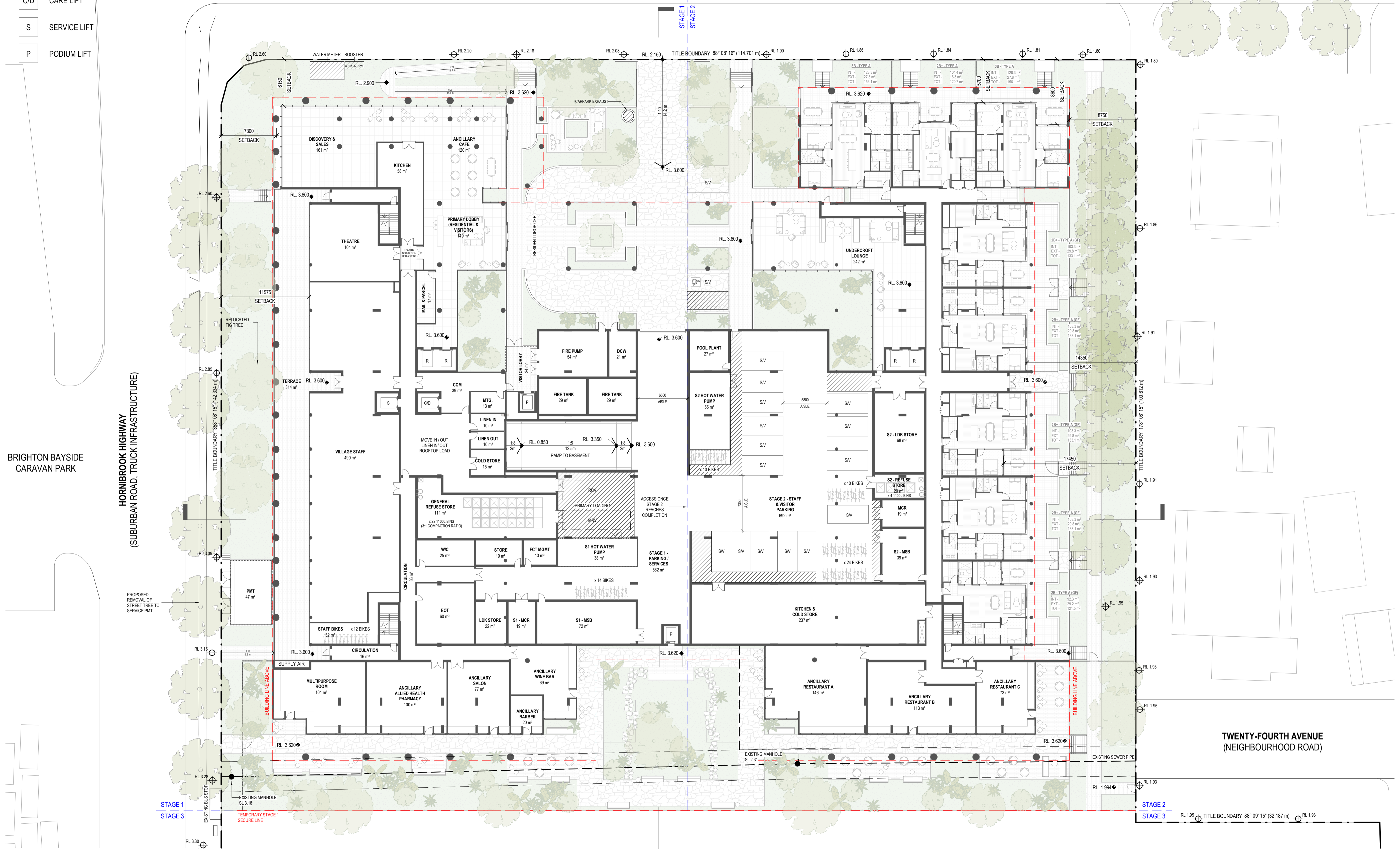
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**TWENTY-FIFTH AVENUE
 (NEIGHBOURHOOD ROAD)**



BRIGHTON BAYSIDE CARAVAN PARK

HORNIBROOK HIGHWAY
 (SUBURBAN ROAD, TRUCK INFRASTRUCTURE)

TWENTY-FOURTH AVENUE
 (NEIGHBOURHOOD ROAD)

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Project / **The Baybrook**

Drawing / **Floor Plan - Level Ground**

Project No / **224250**

Author / **ML**

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Drawing No. / **DA-A01.101**

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Project / **The Baybrook**

16 Twenty Fourth Avenue, Brighton

Drawing / **Floor Plan - Level 02**

Project No / **224250**

Author / **ML**

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Drawing No. / **DA-A01.102**

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Project / **The Baybrook**

16 Twenty Fourth Avenue, Brighton

Drawing / **Floor Plan - Level 03**

Project No / **224250**

Author / **MBS**

Scale: @ A1 / **1 : 250**

Drawing No. / **DA-A01.103**

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Project / **The Baybrook**

16 Twenty Fourth Avenue, Brighton

Drawing / **Floor Plan - Level 04**

Project No / **224250**

Author / **MBS**

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Project / **The Baybrook**

16 Twenty Fourth Avenue, Brighton

Drawing / **Floor Plan - Level 05**

Project No / **224250**

Author / **MBS**

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Drawing / **Floor Plan - Level 06**

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Project No / **224250**

Author / **MBS**

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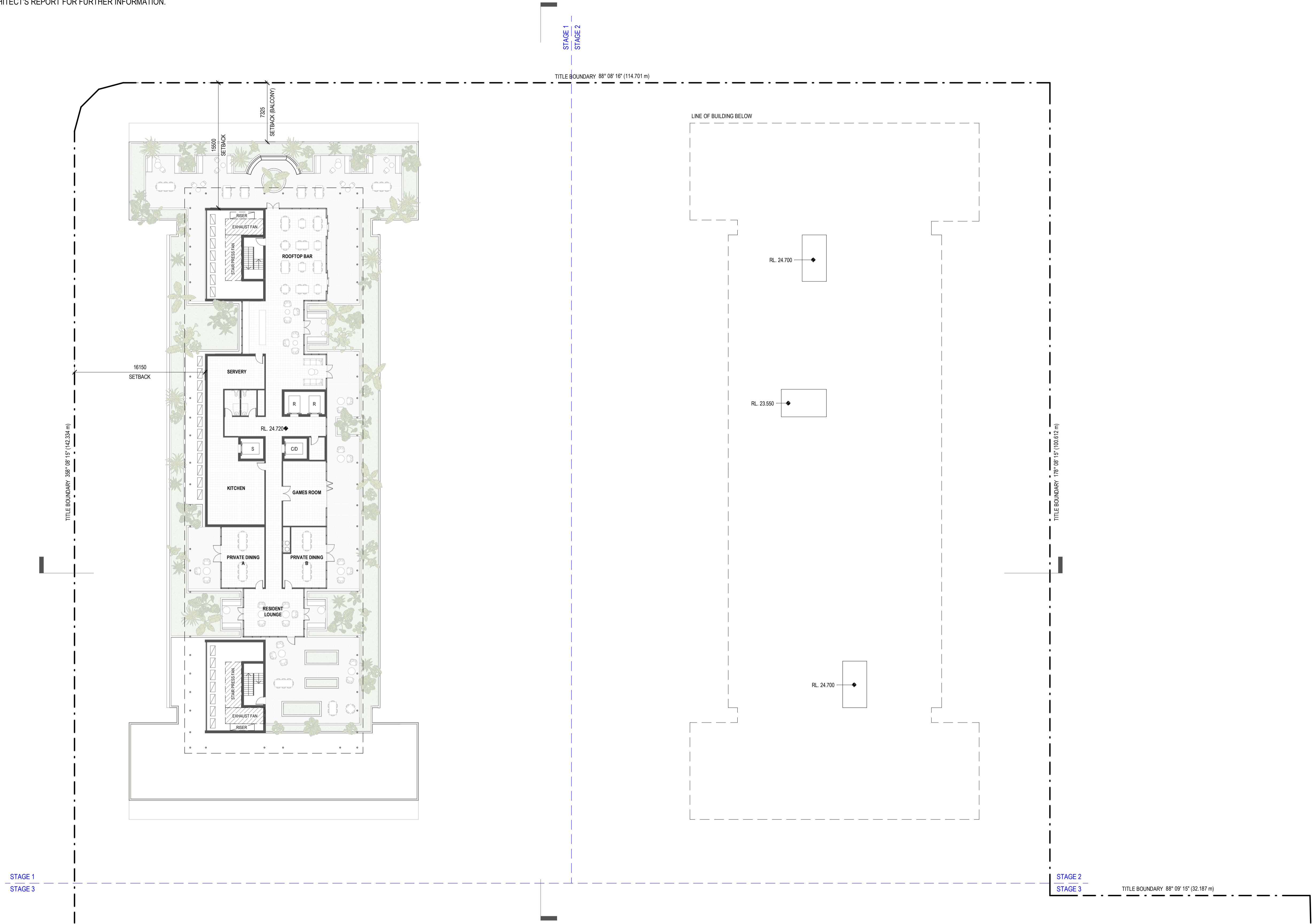
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Project / **The Baybrook**

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Drawing / **Floor Plan - Level 07**

Project No / **224250**

Author / **ML**

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Drawing No. / **DA-A01.107**



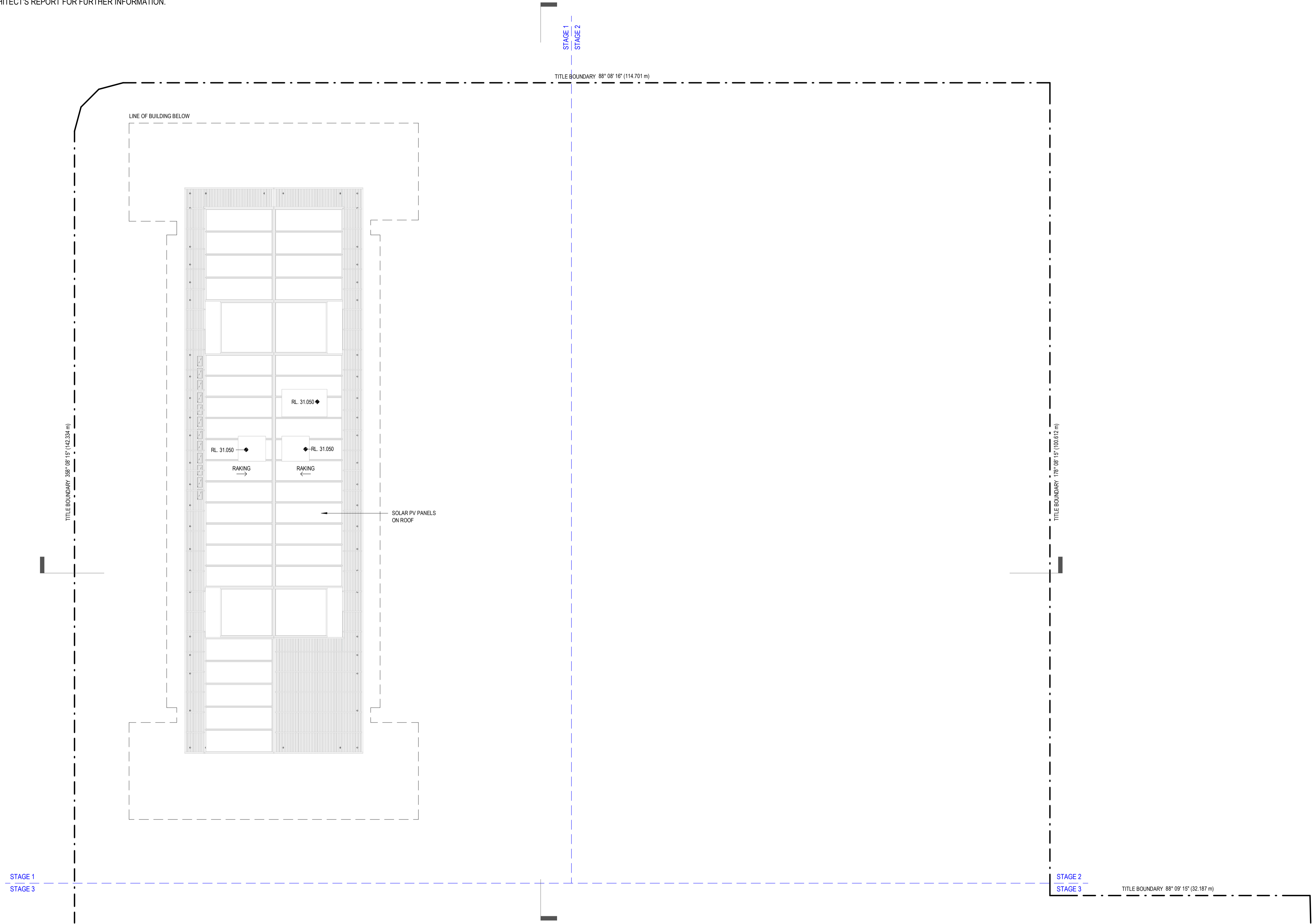
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Drawing / **Floor Plan - Roof**

Project No / **224250**

Author / **MBS**

Scale: @ A1 / **1 : 250**

Drawing No. / **DA-A01.108**



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BUILDING A



MATERIAL LEGEND

- AF01 - APPLIED FINISH - LIGHT
- AF02 - TEXTURED FINISH - BEIGE
- AF03 - TEXTURED FINISH - MEDIUM
- BL01 - FABRIC BLIND
- GT01 - GLASS TYPE 01 - REFLECTIVE TINTED GREY
- GT02 - GLASS TYPE 02 - REFLECTIVE CLEAR
- GT03 - GLASS TYPE 03 - REFLECTIVE TINTED GREY PATTERNED
- PCE01 - POWDER COATED FINISH - BRONZE
- RF01 - METAL ROOFING - BRONZE

NOTE: ALL LANDSCAPING IS INDICATIVE. REFER LANDSCAPE ARCHITECTS DOCUMENTATION

2 ELEVATION WEST
1 : 200



BUILDING A



1 ELEVATION NORTH
1 : 200



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Project / **The Baybrook**

16 Twenty Fourth Avenue, Brighton

Drawing / **Elevation - North and West**

Project No / **224250**

Author / **MBS**

Scale: @ A1 / **1 : 200**

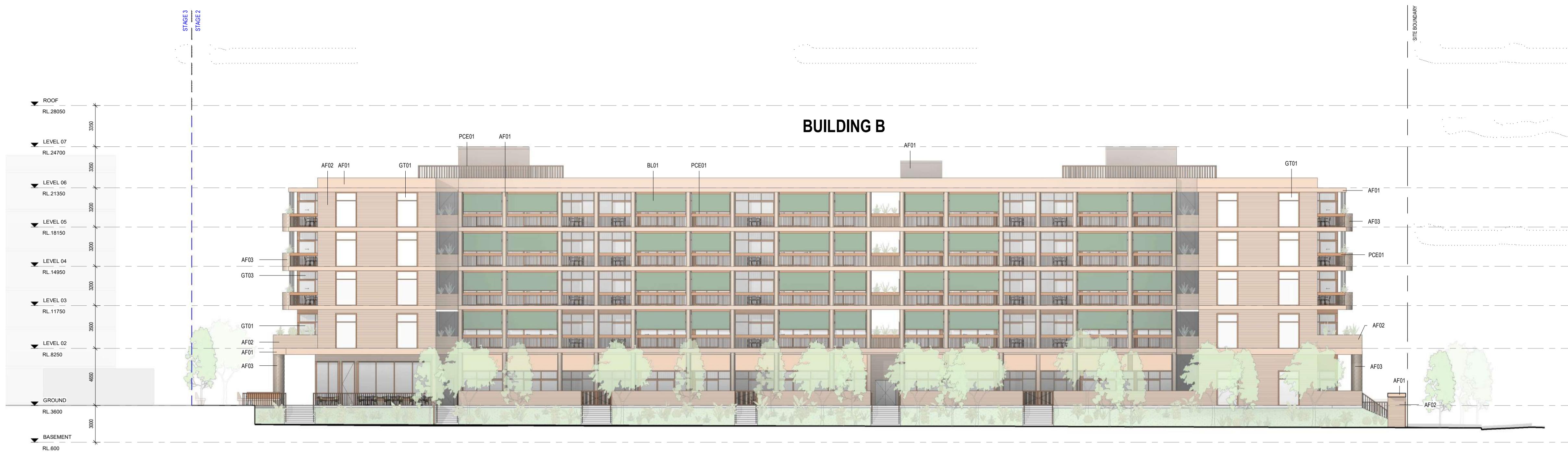
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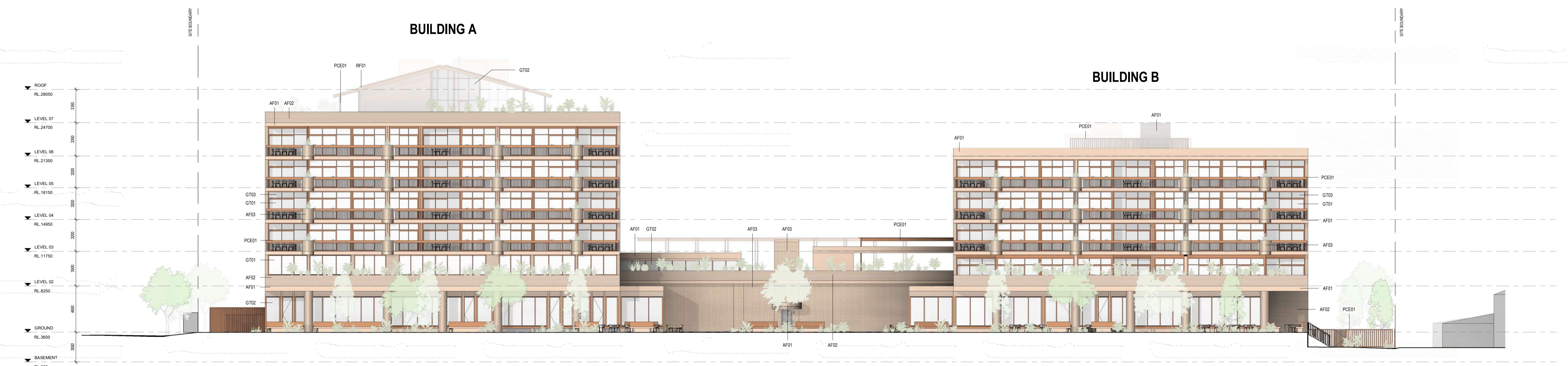


MATERIAL LEGEND

- AF01 - APPLIED FINISH - LIGHT
- AF02 - TEXTURED FINISH - BEIGE
- AF03 - TEXTURED FINISH - MEDIUM
- BL01 - FABRIC BLIND
- GT01 - GLASS TYPE 01 - REFLECTIVE TINTED GREY
- GT02 - GLASS TYPE 02 - REFLECTIVE CLEAR
- GT03 - GLASS TYPE 03 - REFLECTIVE TINTED GREY PATTERNED
- PCE01 - POWDER COATED FINISH - BRONZE
- RF01 - METAL ROOFING - BRONZE

NOTE: ALL LANDSCAPING IS INDICATIVE. REFER LANDSCAPE ARCHITECTS DOCUMENTATION

2
ELEVATION EAST
1:200



1
ELEVATION SOUTH
1:200

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Project / **The Baybrook**
16 Twenty Fourth Avenue, Brighton

Drawing / **Elevations - South and East**

Project No / **224250**

Author / **MBS**

Scale: @ A1 / **1:200**

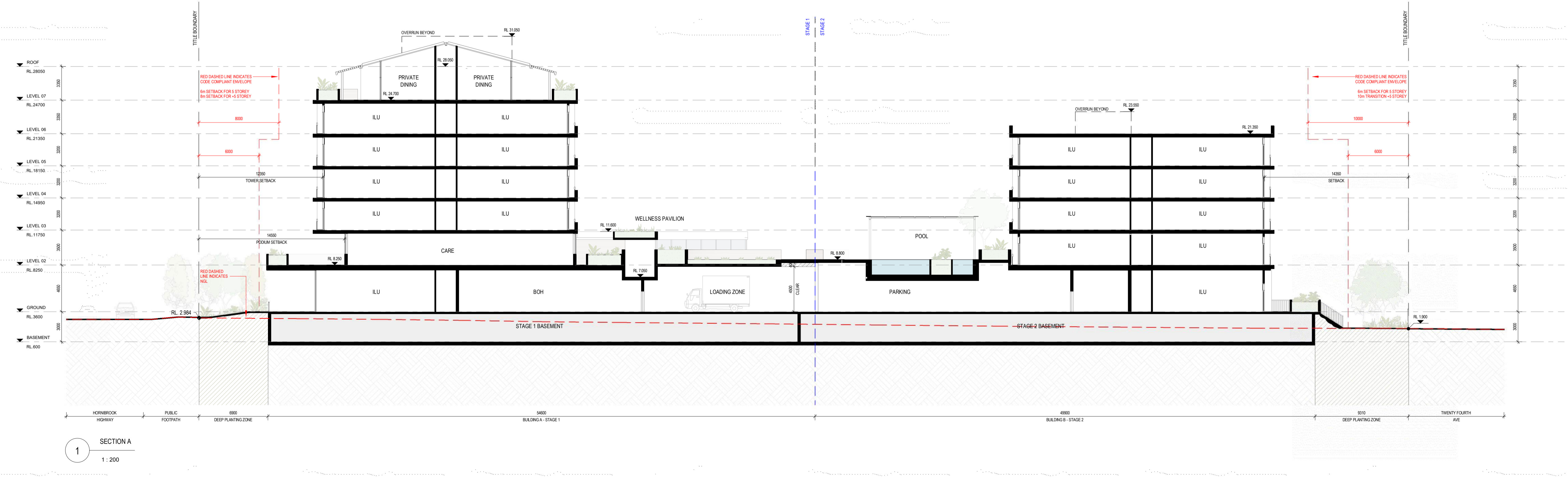
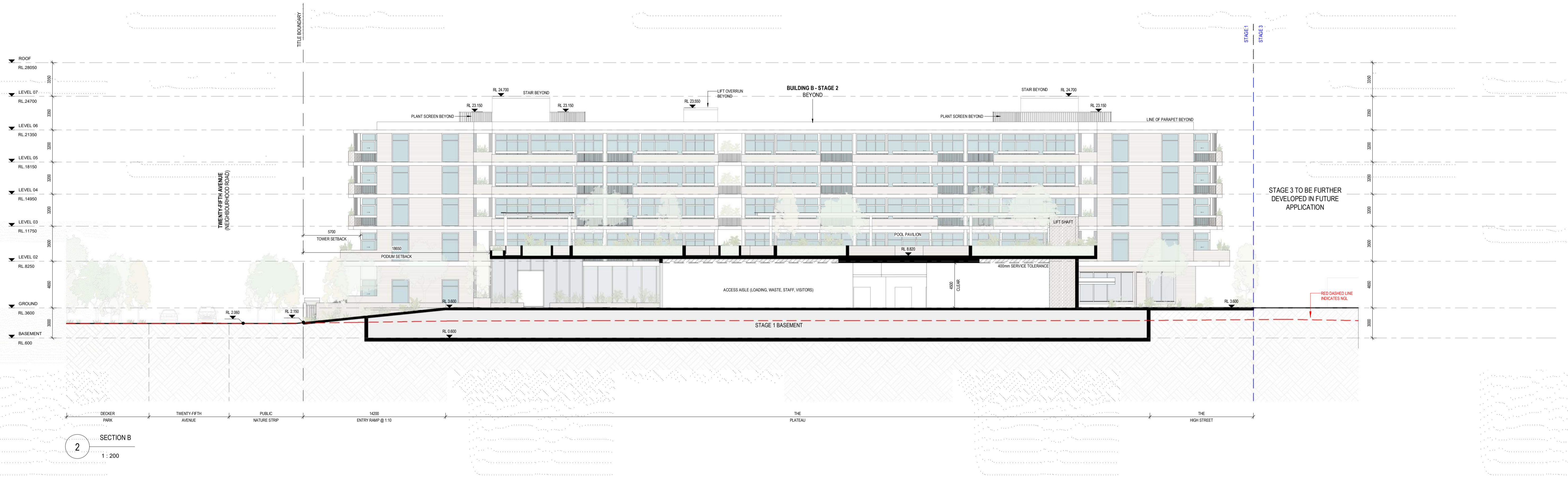
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Project / **The Baybrook**

16 Twenty Fourth Avenue, Brighton

Drawing / **Building Section A & B**

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Project No / **224250**

Author / **MBS**

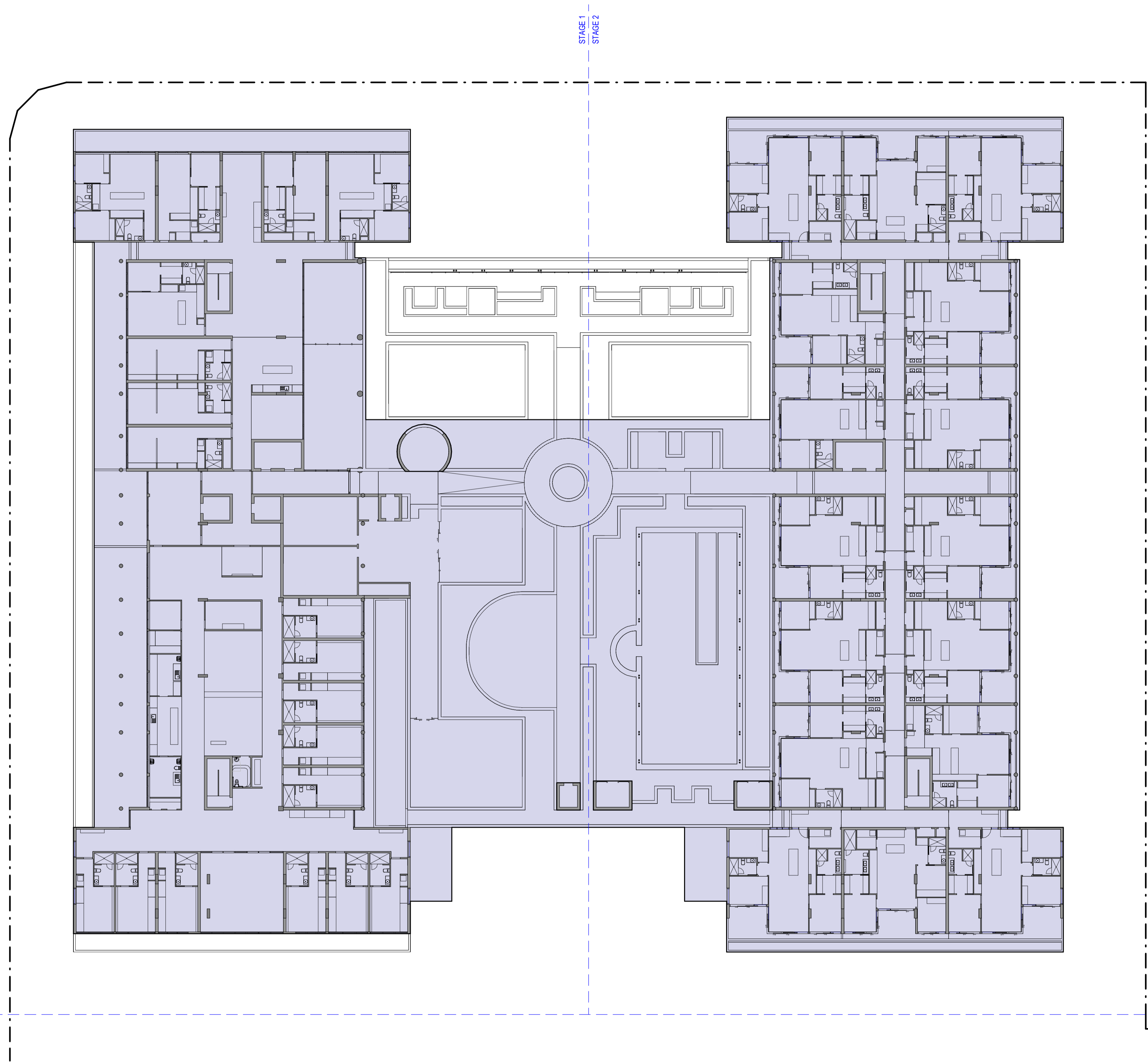
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STAGE 1 & 2 - OVERALL SITE COVERAGE

SITE COVERAGE	% OF STAGE 1 & 2 SITE AREA
7096 m ²	59.4%
7096 m ²	59.4%

TOTAL STAGE 1 & 2 SITE AREA = 11952 m²

BCC SITE COVERAGE DEFINITION:

THE PORTION OF THE SITE THAT WILL BE COVERED BY A BUILDING OR STRUCTURE, MEASURED TO ITS OUTERMOST PROJECTION, AFTER THE DEVELOPMENT IS CARRIED OUT, OTHER THAN A BUILDING OR STRUCTURE, OR PART OF A BUILDING OR STRUCTURE, THAT IS:

- IN A LANDSCAPED OR OPEN SPACE AREA, INCLUDING, FOR EXAMPLE, A GAZEBO OR SHADE STRUCTURE; OR
- A BASEMENT THAT IS COMPLETELY BELOW GROUND LEVEL AND USED FOR CAR PARKING; OR
- THE EAVES OF A BUILDING; OR
- A SUN SHADE

KEY -

■ SITE COVERAGE

DEVELOPMENT APPLICATION

Revisions / A 23.12.25 DEVELOPMENT APPLICATION ML

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APPLICATION REF
 A006934945

Project / **The Baybrook**

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Drawing / **Floor Plans - Site Coverage**

Project No / **224250** Author / **ML**

Scale: @ A1 / **1 : 250**

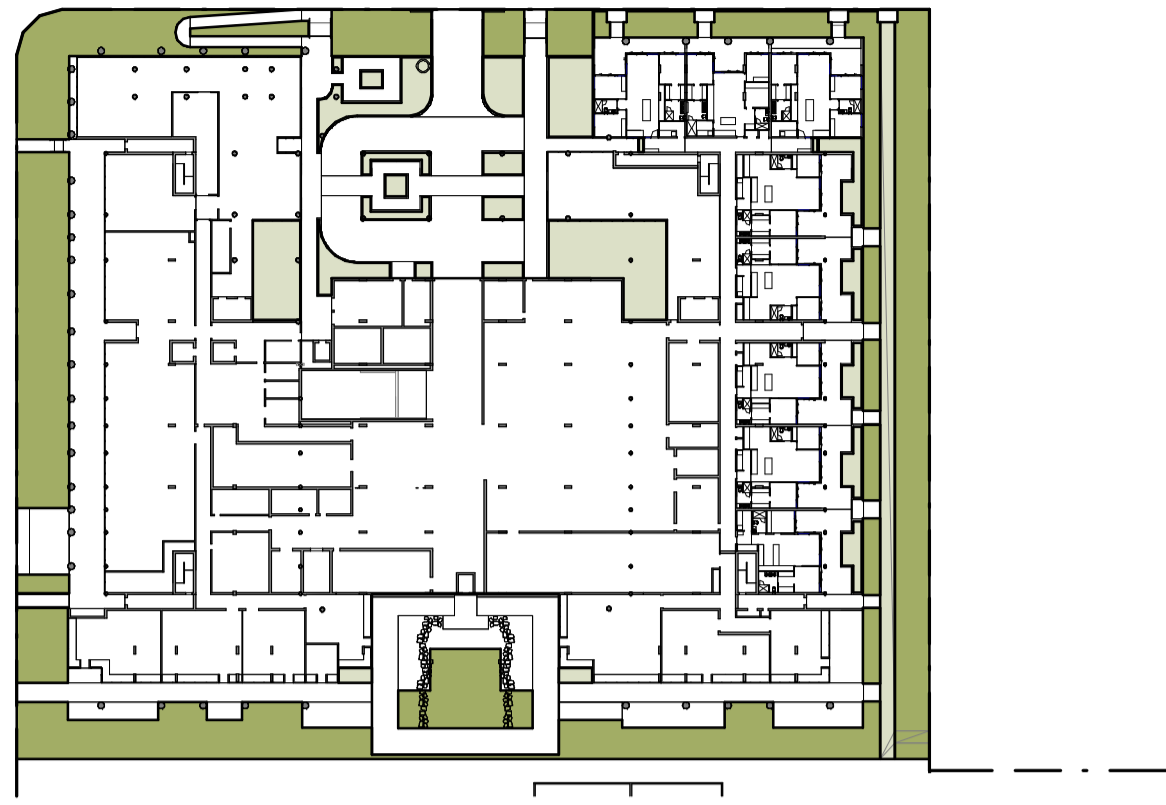
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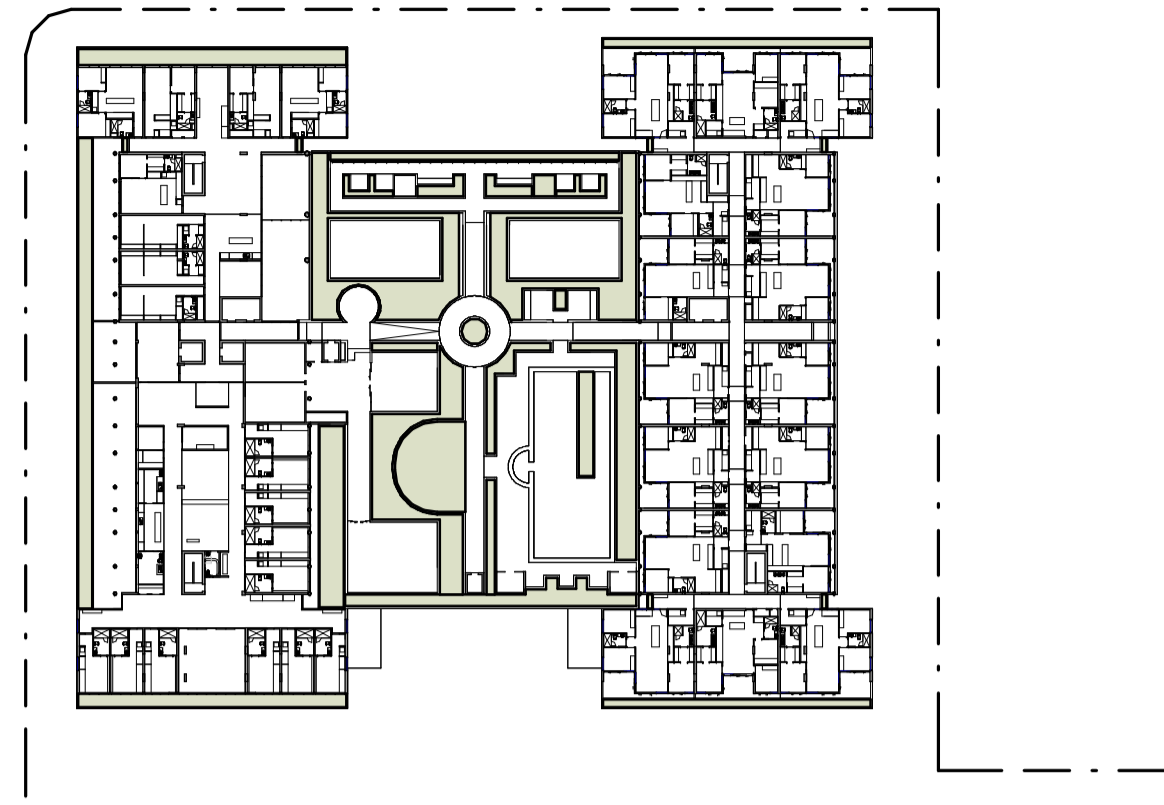


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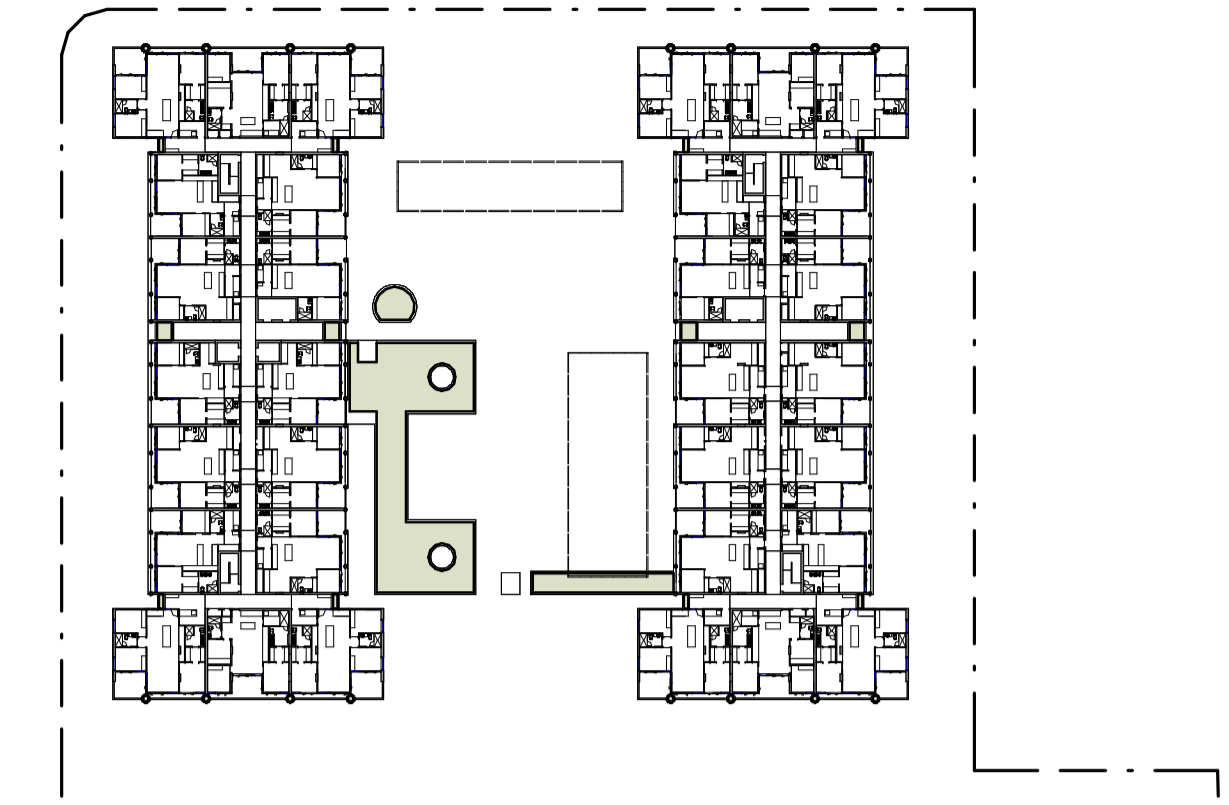
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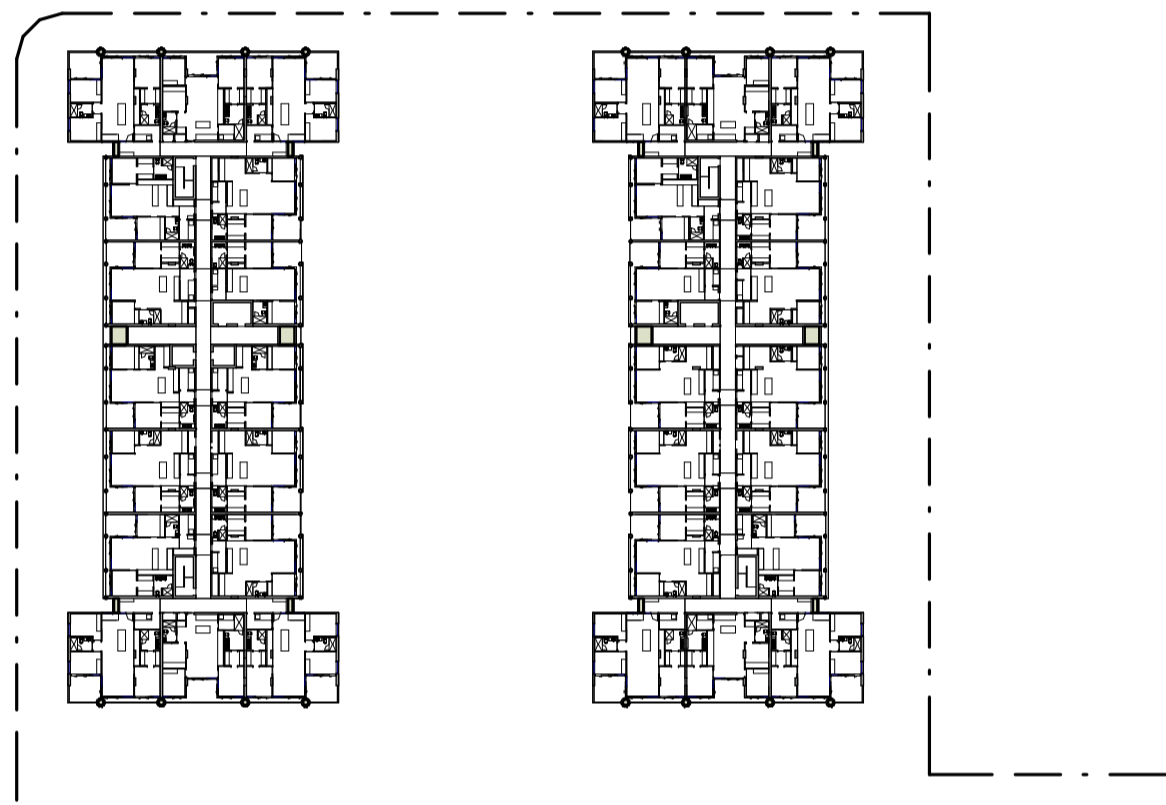
1 LANDSCAPING - GROUND
1 : 1000



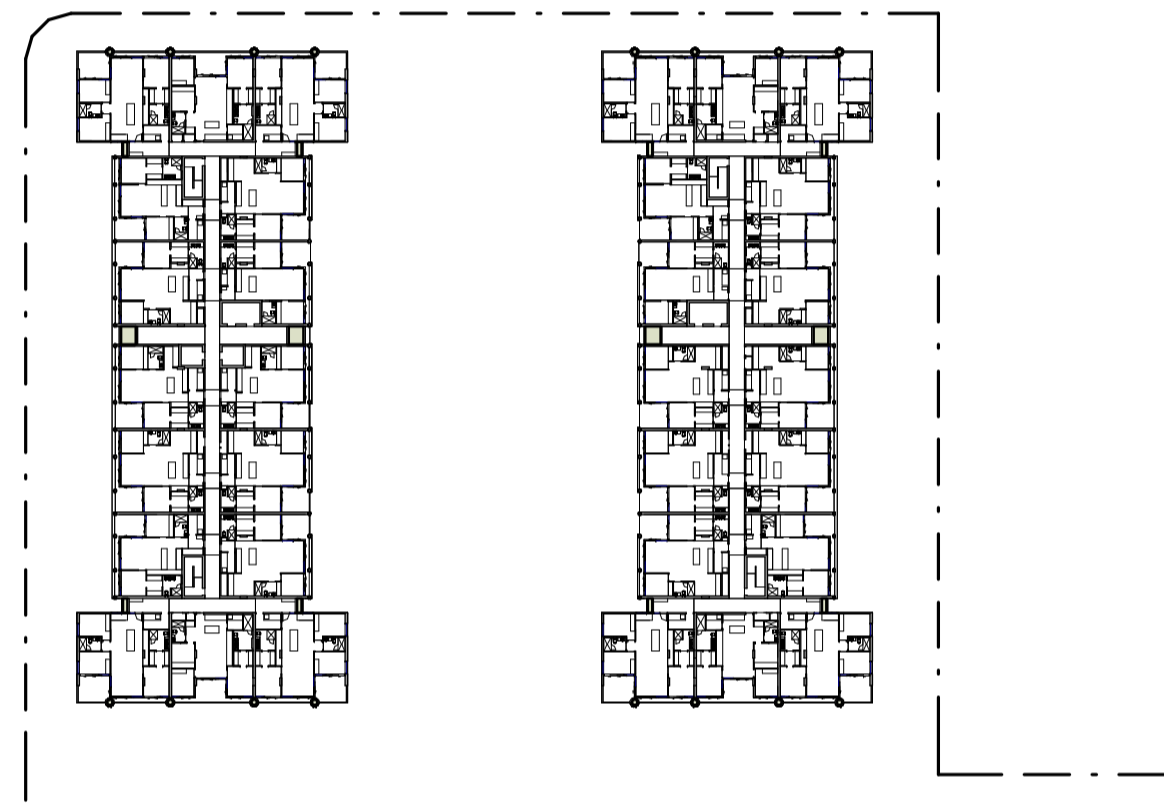
2 LANDSCAPING - LEVEL 02
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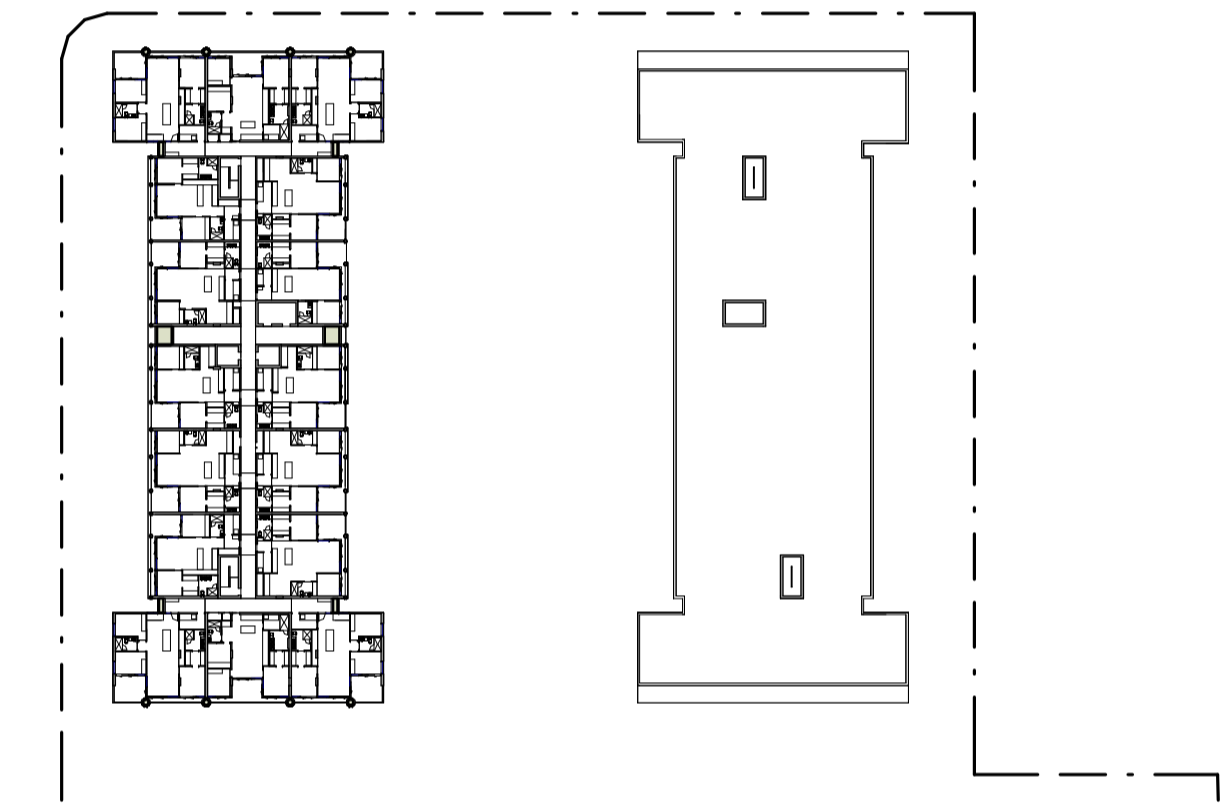
4 LANDSCAPING - LEVEL 03
1 : 1000



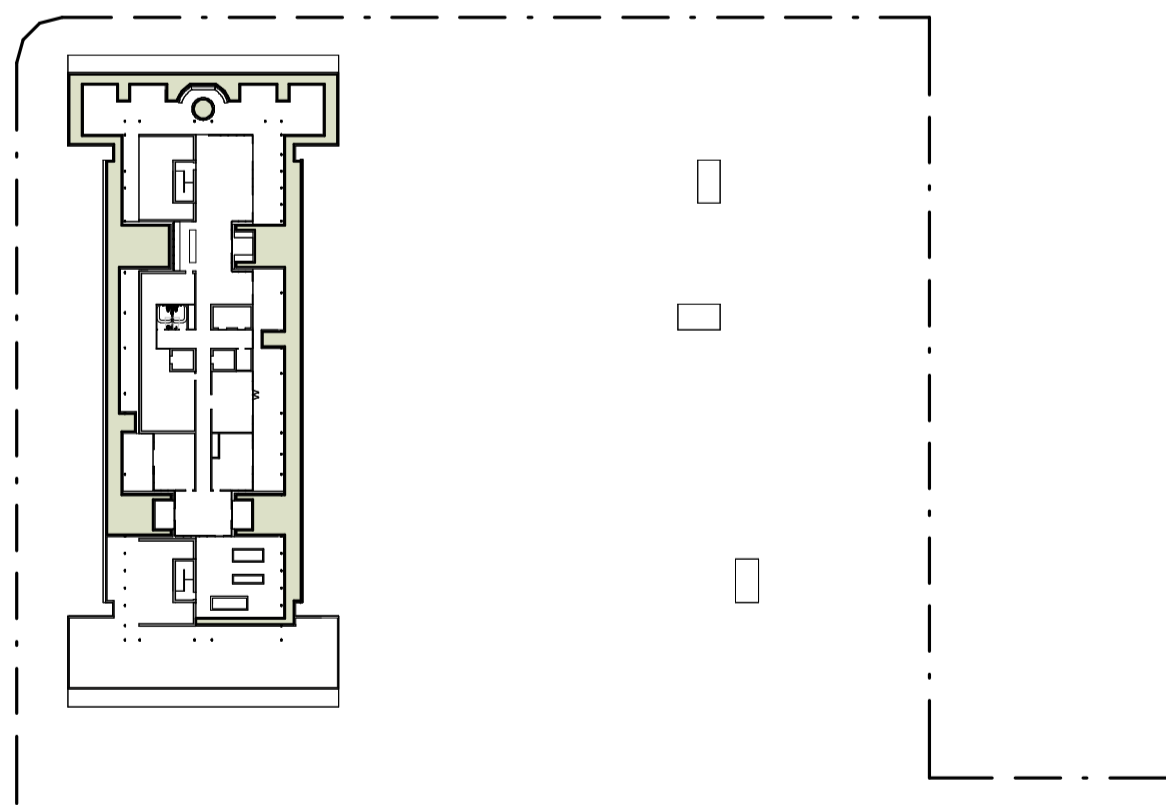
5 LANDSCAPING - LEVEL 04
1 : 1000



6 LANDSCAPING - LEVEL 05
1 : 1000



7 LANDSCAPING - LEVEL 06
1 : 1000



3 LANDSCAPING - LEVEL 07
1 : 1000

STAGE 1 & 2 - OVERALL LANDSCAPING

Level	TOTAL LANDSCAPING	% OF STAGE 1 & 2 SITE AREA
GROUND	3004 m ²	25.1%
LEVEL 02	1198 m ²	10.0%
LEVEL 03	399 m ²	3.3%
LEVEL 04	36 m ²	0.3%
LEVEL 05	36 m ²	0.3%
LEVEL 06	18 m ²	0.2%
LEVEL 07	454 m ²	3.8%
	5146 m ²	43.1%

TOTAL STAGE 1 & 2 SITE AREA = 11952 m²

STAGE 1 & 2 - OVERALL SOFT LANDSCAPING

Level	SOFT LANDSCAPING	% OF STAGE 1 & 2 SITE AREA
GROUND	814 m ²	6.8%
LEVEL 02	1198 m ²	10.0%
LEVEL 03	399 m ²	3.3%
LEVEL 04	36 m ²	0.3%
LEVEL 05	36 m ²	0.3%
LEVEL 06	18 m ²	0.2%
LEVEL 07	454 m ²	3.8%
	2956 m ²	24.7%

STAGE 1 & 2 - OVERALL DEEP SOIL

Level	DEEP SOIL PLANTING	% OF STAGE 1 & 2 SITE AREA
GROUND	2190 m ²	18.3%
	2190 m ²	18.3%

KEY -

- DEEP SOIL PLANTING
- LANDSCAPE (SOFTSCAPE, PLANTERS, LAWN, GREEN ROOF)

DEVELOPMENT APPLICATION

Revisions / A 23.12.25 DEVELOPMENT APPLICATION ML

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Drawing / **Floor Plans - Deep Soil & Landscape Coverage**

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DEVELOPMENT SUMMARY - PROPOSED MASTERPLAN

LEVEL	RESIDENTIAL (NSA)	CIRCULATION/SERVICES	PARKING	TERRACE	TOTAL COMMUNAL (EXCL. MC & HC COMM.)	COMMUNAL BREAKDOWN				HIGH CARE COMMUNAL	CARE UNITS		ILU APARTMENTS				TOTAL UNITS
						ENTERTAINMENT	STAFF & SALES	WELLBEING & WELLNESS	No. HIGH CARE STUDIO		No. HIGH CARE 1 BEDS	No. ILU 2 BEDS	No. ILU 2 BEDS PLUS	No. ILU 3 BEDS	No. ILU PENTHOUSE		
BASEMENT	0 m²	331 m²	7979 m²	13 m²	0 m²	0 m²	0 m²	0 m²	0 m²	0 m²	0	0	0	0	0	0	0
GROUND	871 m²	1814 m²	1254 m²	693 m²	1986 m²	868 m²	769 m²	350 m²	0 m²	1986 m²	0	1	5	2	0	0	8
LEVEL 02	2583 m²	623 m²	0 m²	563 m²	219 m²	0 m²	0 m²	219 m²	701 m²	0 m²	11	8	3	9	4	0	35
LEVEL 03	3445 m²	523 m²	0 m²	527 m²	0 m²	0 m²	0 m²	0 m²	0 m²	0 m²	0	0	8	16	8	0	32
LEVEL 04	3445 m²	523 m²	0 m²	527 m²	0 m²	0 m²	0 m²	0 m²	0 m²	0 m²	0	0	8	16	8	0	32
LEVEL 05	3445 m²	523 m²	0 m²	527 m²	0 m²	0 m²	0 m²	0 m²	0 m²	0 m²	0	0	8	16	8	0	32
LEVEL 06	1716 m²	267 m²	0 m²	264 m²	0 m²	0 m²	0 m²	0 m²	0 m²	0 m²	0	5	7	4	0	16	
LEVEL 07	0 m²	250 m²	0 m²	433 m²	341 m²	341 m²	0 m²	0 m²	0 m²	0 m²	0	0	0	0	0	0	
	15504 m²	4854 m²	9233 m²	3547 m²	2546 m²	1209 m²	769 m²	569 m²	701 m²	0 m²	11	8	33	69	34	0	155
											7.1%	5.2%	21.3%	44.5%	21.9%	0.0%	100%

DEVELOPMENT SUMMARY - STAGE 1

LEVEL	RESIDENTIAL (NSA)	CIRCULATION/SERVICES	PARKING	TERRACE	TOTAL COMMUNAL (EXCL. MC & HC COMM.)	COMMUNAL BREAKDOWN				HIGH CARE COMMUNAL	CARE UNITS		ILU APARTMENTS				TOTAL UNITS
						ENTERTAINMENT	STAFF & SALES	WELLBEING & WELLNESS	No. HIGH CARE STUDIO		No. HIGH CARE 1 BEDS	No. ILU 2 BEDS	No. ILU 2 BEDS PLUS	No. ILU 3 BEDS	No. ILU PENTHOUSE		
BASEMENT	0 m²	210 m²	4015 m²	0 m²	0 m²	0 m²	0 m²	0 m²	0 m²	0 m²	0	0	0	0	0	0	0
GROUND	0 m²	1056 m²	562 m²	352 m²	1412 m²	293 m²	769 m²	350 m²	0 m²	1412 m²	0	0	0	0	0	0	0
LEVEL 02	854 m²	371 m²	0 m²	296 m²	200 m²	0 m²	0 m²	200 m²	701 m²	0 m²	11	8	0	0	0	0	19
LEVEL 03	1716 m²	267 m²	0 m²	267 m²	0 m²	0 m²	0 m²	0 m²	0 m²	0 m²	0	5	7	4	0	0	16
LEVEL 04	1716 m²	267 m²	0 m²	264 m²	0 m²	0 m²	0 m²	0 m²	0 m²	0 m²	0	0	5	7	4	0	16
LEVEL 05	1716 m²	267 m²	0 m²	264 m²	0 m²	0 m²	0 m²	0 m²	0 m²	0 m²	0	0	5	7	4	0	16
LEVEL 06	1716 m²	267 m²	0 m²	264 m²	0 m²	0 m²	0 m²	0 m²	0 m²	0 m²	0	0	5	7	4	0	16
LEVEL 07	0 m²	250 m²	0 m²	433 m²	341 m²	341 m²	0 m²	0 m²	0 m²	0 m²	0	0	0	0	0	0	0
	7719 m²	2956 m²	4577 m²	2134 m²	1953 m²	634 m²	769 m²	550 m²	701 m²	0 m²	11	8	20	28	16	0	83
											13.3%	9.6%	24.1%	33.7%	19.3%	0.0%	100%

DEVELOPMENT SUMMARY - STAGE 2

LEVEL	RESIDENTIAL (NSA)	CIRCULATION/SERVICES	PARKING	TERRACE	TOTAL COMMUNAL (EXCL. MC & HC COMM.)	COMMUNAL BREAKDOWN				HIGH CARE COMMUNAL	CARE UNITS		ILU APARTMENTS				TOTAL UNITS
						ENTERTAINMENT	STAFF & SALES	WELLBEING & WELLNESS	No. HIGH CARE STUDIO		No. HIGH CARE 1 BEDS	No. ILU 2 BEDS	No. ILU 2 BEDS PLUS	No. ILU 3 BEDS	No. ILU PENTHOUSE		
BASEMENT	0 m²	121 m²	3964 m²	13 m²	0 m²	0 m²	0 m²	0 m²	0 m²	0 m²	0	0	0	0	0	0	0
GROUND	871 m²	798 m²	692 m²	342 m²	575 m²	575 m²	0 m²	0 m²	0 m²	0 m²	0	0	1	5	2	0	8
LEVEL 02	1728 m²	252 m²	0 m²	264 m²	19 m²	0 m²	0 m²	19 m²	0 m²	0 m²	0	3	9	4	0	0	16
LEVEL 03	1728 m²	256 m²	0 m²	264 m²	0 m²	0 m²	0 m²	0 m²	0 m²	0 m²	0	3	9	4	0	0	16
LEVEL 04	1728 m²	256 m²	0 m²	264 m²	0 m²	0 m²	0 m²	0 m²	0 m²	0 m²	0	3	9	4	0	0	16
LEVEL 05	1728 m²	256 m²	0 m²	264 m²	0 m²	0 m²	0 m²	0 m²	0 m²	0 m²	0	3	9	4	0	0	16
LEVEL 06	1728 m²	256 m²	0 m²	264 m²	0 m²	0 m²	0 m²	0 m²	0 m²	0 m²	0	3	9	4	0	0	16
LEVEL 07	0 m²	250 m²	0 m²	433 m²	341 m²	341 m²	0 m²	0 m²	0 m²	0 m²	0	0	0	0	0	0	0
	7785 m²	1899 m²	4656 m²	1413 m²	593 m²	575 m²	0 m²	19 m²	0 m²	0 m²	0	0	13	41	18	0	72
											0.0%	0.0%	18.1%	56.9%	25.0%	0.0%	100%

DEVELOPMENT STATISTICS - STAGE 1 & 2

NOTE : FOR FURTHER INFORMATION REFER TO DA-A01.400 DEVELOPMENT PLANS

STAGE 1 & 2 - GROSS BUILDING AREA

Level	GBA
BASEMENT	8768 m²
GROUND	6963 m²
LEVEL 02	5428 m²
LEVEL 03	4985 m²
LEVEL 04	4984 m²
LEVEL 05	4984 m²
LEVEL 06	2545 m²
LEVEL 07	646 m²
	39304 m²

STAGE 1 & 2 - OVERALL GFA

Level	GFA	% OF STAGE 1 & 2 SITE AREA
GROUND	4356 m²	36.4%
LEVEL 02	4475 m²	37.4%
LEVEL 03	4129 m²	34.5%
LEVEL 04	4129 m²	34.5%
LEVEL 05	4129 m²	34.5%
LEVEL 06	2055 m²	17.2%
LEVEL 07	565 m²	4.7%
	23838 m²	199.4%

STAGE 1 & 2 - GBA EXTERNAL

Level	GBA EXTERNAL
GROUND	3822 m²
LEVEL 02	2553 m²
LEVEL 03	960 m²
LEVEL 06	2440 m²
LEVEL 07	1900 m²
ROOF	1498 m²
	13173 m²

STAGE 1 & 2 - OVERALL SITE COVERAGE

SITE COVERAGE	% OF STAGE 1 & 2 SITE AREA
7096 m²	59.4%
7096 m²	59.4%

STAGE 1 & 2 - OVERALL LANDSCAPING

Level	TOTAL LANDSCAPING	% OF STAGE 1 & 2 SITE AREA
GROUND	3004 m²	25.1%
LEVEL 02	1198 m²	10.0%
LEVEL 03	399 m²	3.3%
LEVEL 04	36 m²	0.3%
LEVEL 05	36 m²	0.3%
LEVEL 06	18 m²	0.2%
LEVEL 07	454 m²	3.8%
	5146 m²	43.1%

STAGE 1 & 2 - OVERALL SOFT LANDSCAPING

Level	SOFT LANDSCAPING	% OF STAGE 1 & 2 SITE AREA
GROUND	814 m²	6.8%
LEVEL 02	1198 m²	10.0%
LEVEL 03	399 m²	3.3%
LEVEL 04	36 m²	0.3%
LEVEL 05	36 m²	0.3%
LEVEL 06	18 m²	0.2%
LEVEL 07	454 m²	3.8%
	2956 m²	24.7%

STAGE 1 & 2 - OVERALL DEEP SOIL

Level	DEEP SOIL PLANTING	% OF STAGE 1 & 2 SITE AREA
GROUND	2190 m²	18.3%
	2190 m²	18.3%

TOTAL STAGE 1 & 2 SITE AREA = 11952 m²

BCC DEFINITIONS -

GROSS FLOOR AREA:

THE TOTAL FLOOR AREA OF ALL STOREYS OF THE BUILDING (MEASURED FROM THE OUTSIDE OF THE EXTERNAL WALLS OR THE CENTRE OF A COMMON WALL), OTHER THAN AREAS USED FOR THE FOLLOWING:
 (A) BUILDING SERVICES, PLANT AND EQUIPMENT;
 (B) ACCESS BETWEEN LEVELS;
 (C) GROUND FLOOR PUBLIC LOBBY;
 (D) A MALL;
 (E) THE PARKING, LOADING OR MANOEUVRING OF MOTOR VEHICLES; UNENCLOSED PRIVATE BALCONIES, WHETHER ROOFED OR NOT.

SITE COVERAGE DEFINITION:

THE PORTION OF THE SITE THAT WILL BE COVERED BY A BUILDING OR STRUCTURE, MEASURED TO ITS OUTERMOST PROJECTION, AFTER THE DEVELOPMENT IS CARRIED OUT, OTHER THAN A BUILDING OR STRUCTURE, OR PART OF A BUILDING OR STRUCTURE, THAT IS:
 •IN A LANDSCAPED OR OPEN SPACE AREA, INCLUDING, FOR EXAMPLE, A GAZEBO OR SHADE STRUCTURE; OR
 •A BASEMENT THAT IS COMPLETELY BELOW GROUND LEVEL AND USED FOR CAR PARKING; OR
 •THE EAVES OF A BUILDING; OR
 •A SUN SHADE

PARKING - PROPOSED MASTERPLAN

LEVEL	CARPARKS			BICYCLES		
	RESIDENTIAL	VISITOR / STAFF	TOTAL	RESIDENT	VISITOR	STAFF
BASEMENT	191	84	275	0	0	0
GROUND	0	17	17	58	0	12
	191	101	292	58	0	12

PARKING - STAGE 1

LEVEL	CARPARKS		
	RESIDENTIAL	VISITOR / STAFF	TOTAL
BASEMENT	86	44	130
	86	44	130

PARKING - STAGE 2

LEVEL	CARPARKS		
	RESIDENTIAL	VISITOR / STAFF	TOTAL
BASEMENT	105	40	145
GROUND	0	17	17
	105	57	162

CARPARK RATE CALCULATIONS-

NOTE : FOR FURTHER INFORMATION REFER TO TRAFFIC ENGINEER REPORT

STAGE 1:

USE	RATE
RESIDENTIAL CARE FACILITY (HIGH CARE UNITS)	0.16 (1 PER 6 BEDS)
RETIREMENT FACILITY (ILU APARTMENTS)	1.0 (0.7 PER DWELLING + 0.3 STAFF/ VISITOR PER DWELLING)
CAFE (ANCILLARY)	0.12 (12 PER 100 m² GFA)

REQUIRED

83 SPACES

PROVIDED

130 SPACES (+ 47)

STAGE 2:

USE	RATE
RETIREMENT FACILITY (ILU APARTMENTS)	1.0 (0.7 PER DWELLING + 0.3 STAFF/ VISITOR PER DWELLING)

REQUIRED

72 SPACES

PROVIDED

162 SPACES (+ 90)

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Drawing / **Development Summary**

Project No / **224250** Author / **MBS**

Scale: @ A1/

Drawing No. / **DA-A01.500**

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