

# 3.0 MASTERPLAN

## 3.1 ORIGINAL CONSENTED PLAN (REFER RM120928)

# OLIVE ESTATE LIFESTYLE VILLAGE

ORIGINAL CONSENTED DEVELOPMENT	TOTAL
VILLAS	119
TOWNHOUSES	32
APARTMENTS	02 (16 UNITS)
CARRIAGE-HOUSES	04
CARE FACILITY UNIT	01

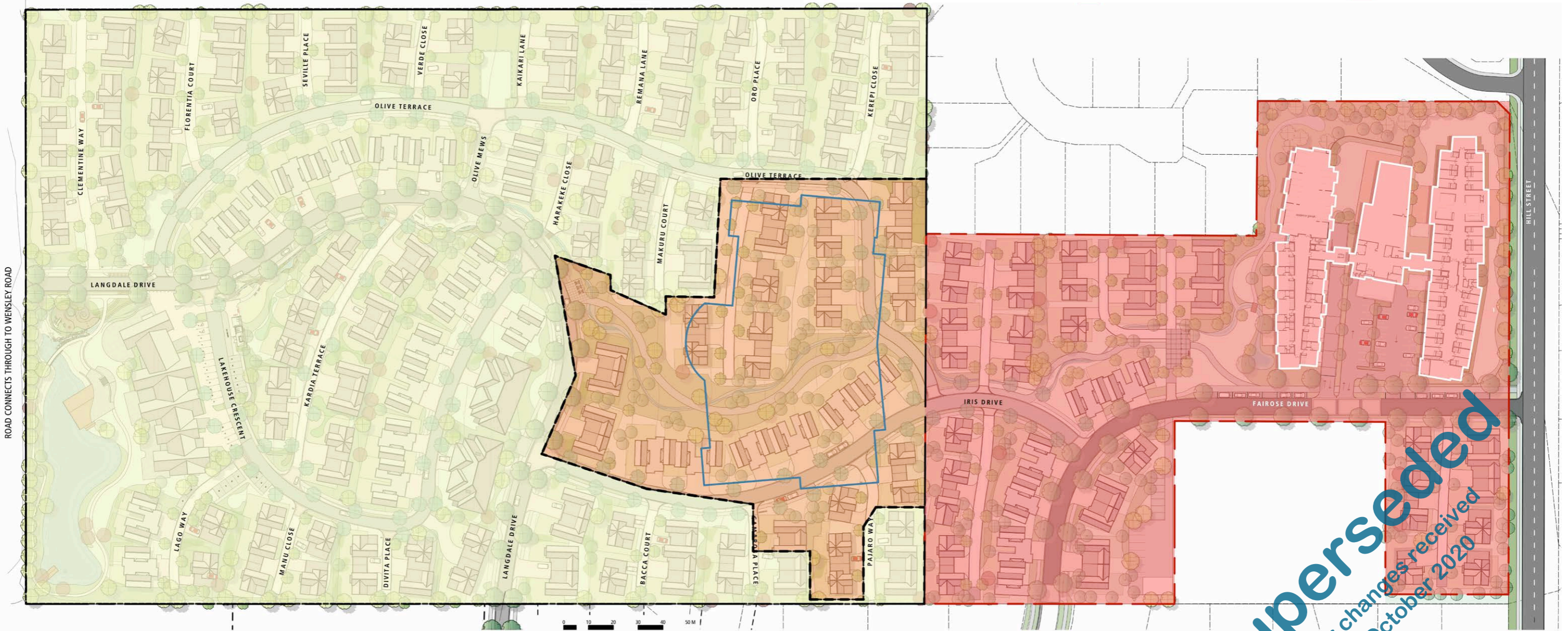


# 3.0 MASTERPLAN

## 3.2 OVERALL SITE DEVELOPMENT STAGES

**LEGEND**

- HILL STREET BLOCK SITE BOUNDARY
- ORIGINAL CONSENTED DEVELOPMENT BOUNDARY
- CHANGES TO ORIGINAL CONSENTED DEVELOPMENT BOUNDARY
- OPEN SPACE
- PLANTING
- PRIVATE OUTDOOR LIVING SPACE
- SWALES
- DETENTION POND
- RAISED THRESHOLD
- 1.4m PEDESTRIAN PATH
- CYCLE / WALKING TRAIL
- TREES
- 7.0m ROAD (FAIROSE DRIVE)
- 6.0m ROAD
- 5.0m ACCESS ROAD
- 4.0m ACCESS PLACE
- PROPOSED HILL STREET BLOCK DEVELOPMENT
- CHANGES TO ORIGINAL CONSENTED DEVELOPMENT
- ORIGINAL CONSENTED DEVELOPMENT
- ORIGINAL CONSENTED CARE FACILITY FOOTPRINT
- PROPOSED CARE FACILITY FOOTPRINT

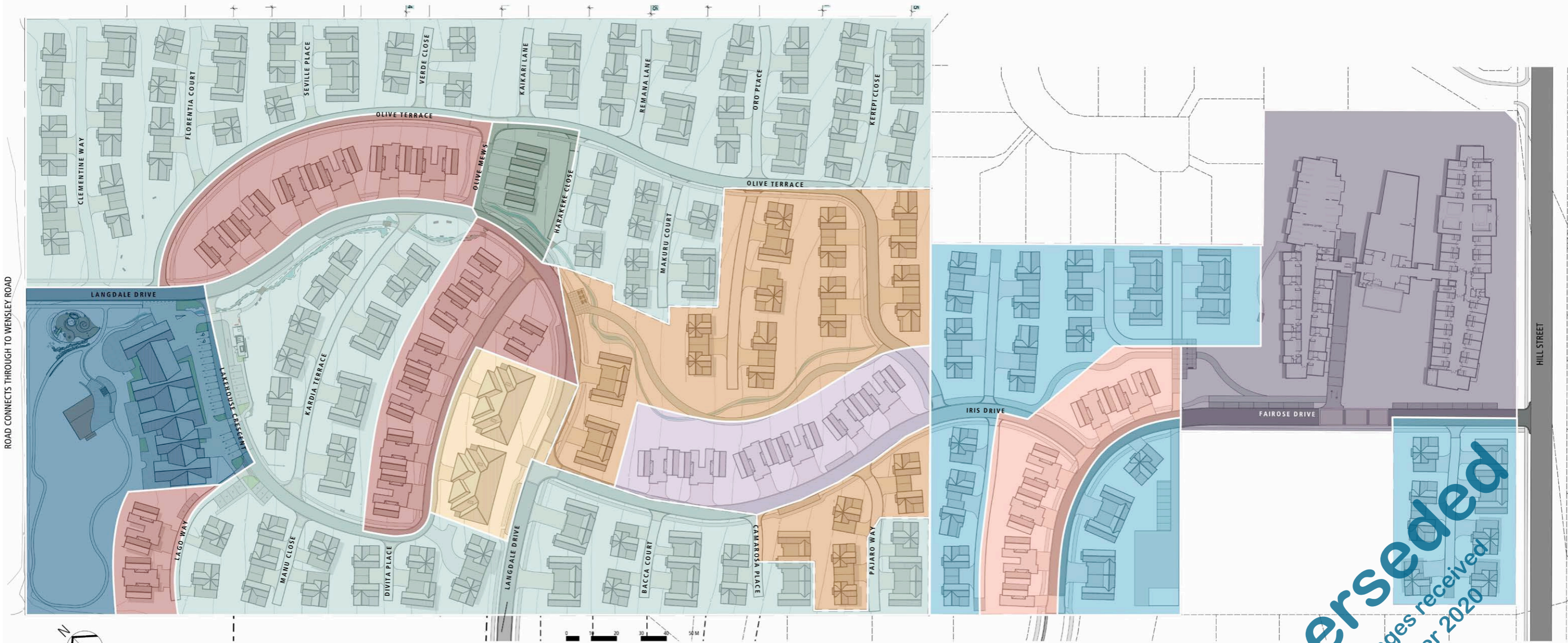


EXISTING OLIVE ESTATE SITE	
<span style="background-color: #ffffcc; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Original Olive Estate Consented Development = 69,800m <sup>2</sup> (Development in various stages of completion)	<span style="background-color: #ffcc99; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Changes to Original Consented Development = 17,200m <sup>2</sup> (As part of Hill Street Block Development)
	<span style="border-bottom: 1px solid blue; display: inline-block; width: 15px; height: 2px;"></span> Original Consented Care Facility Footprint = 7,700m <sup>2</sup>

PROPOSED HILL STREET BLOCK SITE	
<span style="background-color: #ffcccc; border: 1px solid red; display: inline-block; width: 15px; height: 10px;"></span> Proposed Hill Street Block Development = 34,000m <sup>2</sup>	
<span style="background-color: #ffcccc; border: 1px solid red; display: inline-block; width: 15px; height: 10px;"></span> Proposed Care Facility Footprint = 4400m <sup>2</sup>	

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## 3.3 OVERALL SITE BUILDING TYPE NUMBERS



ORIGINAL CONSENTED DEVELOPMENT - REFER P13	
	TOTAL
VILLAS	119
TOWNHOUSES	32
APARTMENTS	02 (16 UNITS)
CARRIAGE-HOUSES	04
CARE FACILITY UNIT	01

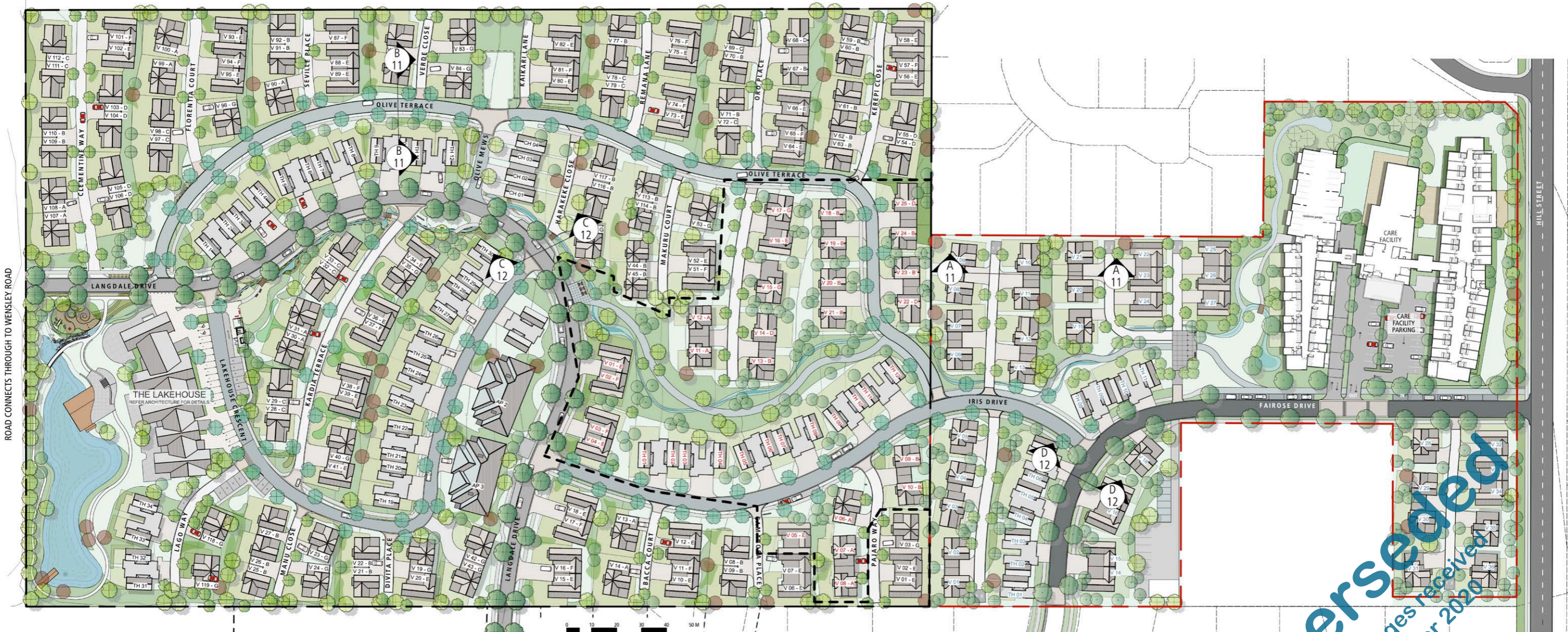
	ORIGINAL CONSENTED DEVELOPMENT BUILDINGS TO BE RETAINED	CHANGES TO ORIGINAL CONSENTED DEVELOPMENT BUILDINGS	TOTAL
VILLAS	111	25	136
TOWNHOUSES	30	12	42
APARTMENTS	02 (16 UNITS)	-	02
CARRIAGE-HOUSES	04	-	04
CARE FACILITY UNIT	-	-	-

PROPOSED HILL STREET BLOCK BUILDINGS	
	TOTAL
VILLAS	36
TOWNHOUSES	11
APARTMENTS	-
CARRIAGE-HOUSES	-
CARE FACILITY UNIT	01

**Superseded**  
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## 3.4 OVERALL SITE MASTERPLAN



**LEGEND**

HILL STREET BLOCK SITE BOUNDARY	PLANTING	RAISED THRESHOLD	7.0m ROAD (FAIROSE DRIVE)
EXISTING CONSENTED DEVELOPMENT BOUNDARY	PRIVATE OUTDOOR LIVING SPACE	1.4m PEDESTRIAN PATH	6.0m ROAD
CHANGES TO EXISTING CONSENTED DEVELOPMENT BOUNDARY	SWALES	CYCLE / WALKING TRAIL	5.0m ACCESS ROAD
OPEN SPACE	DETENTION POND	TREES	4.0m ACCESS PLACE
		SECTION ELEVATION (DRAWING NUMBER/SHEET NUMBER)	

	CONSENTED BUILDINGS	NON-CONSENTED BUILDINGS (CHANGES TO EXISTING CONSENTED DEVELOPMENT)	HILL STREET BLOCK BUILDINGS
VILLAS	V 22 - B (TOTAL) = 112	V 21 - B (TOTAL) = 25	V 02 (TOTAL) = 36
TOWNHOUSES	TH 12 30	TH 11 12	TH 03 11
APARTMENTS	AP 3 02		
CARRIAGE-HOUSES	CH 02 04		

Note: All Street lighting within the development to comply with the current regulations outlined in the TRMP

Superseded

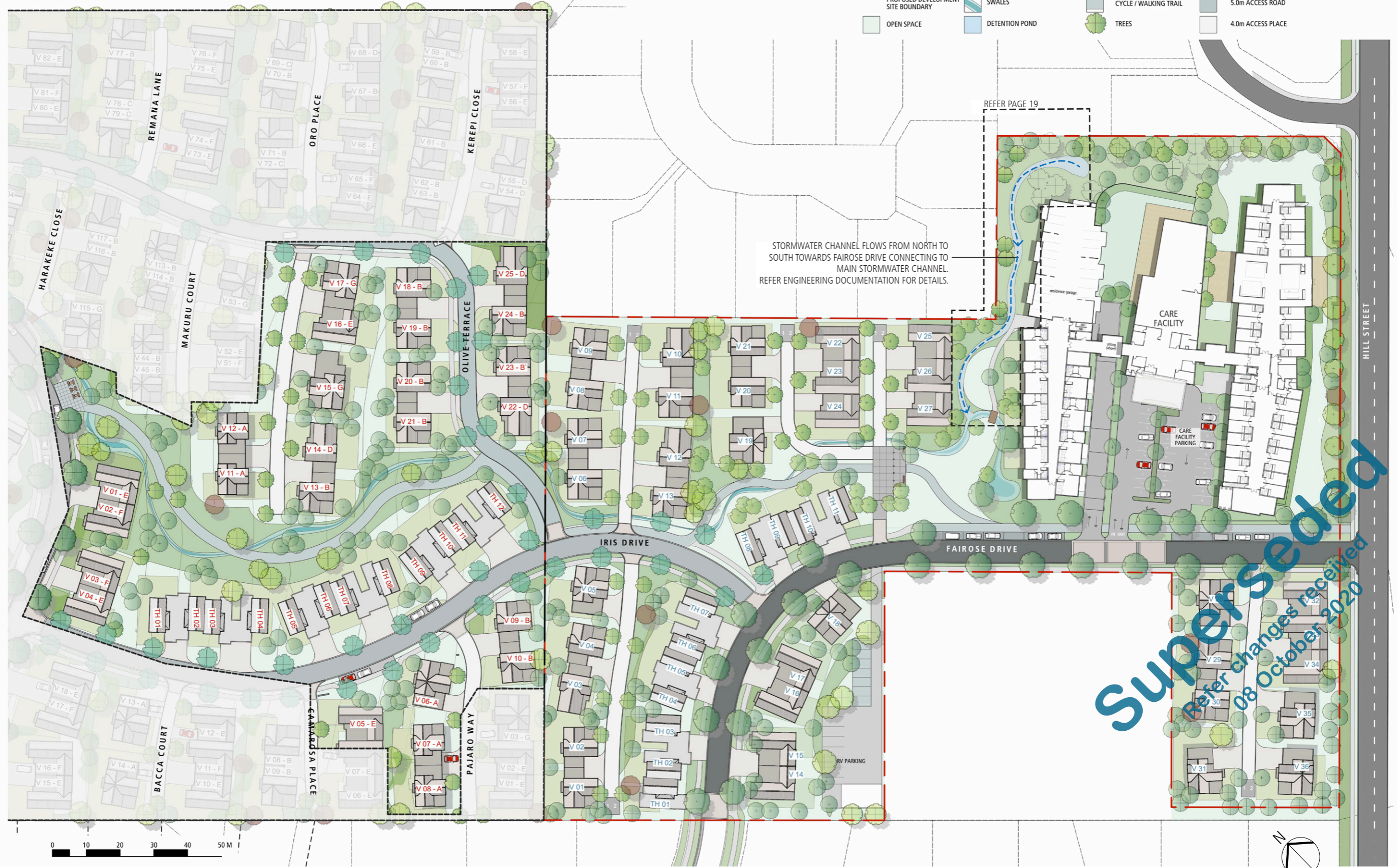
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# 3.0 MASTERPLAN

## 3.5 PROPOSED DEVELOPMENT

### LEGEND

- HILL STREET BLOCK SITE BOUNDARY
- EXISTING DEVELOPMENT SITE BOUNDARY
- PROPOSED DEVELOPMENT SITE BOUNDARY
- OPEN SPACE
- PLANTING
- PRIVATE OUTDOOR LIVING SPACE
- SWALES
- DETENTION POND
- RAISED THRESHOLD
- 1.4m PEDESTRIAN PATH
- CYCLE / WALKING TRAIL
- TREES
- 7.0m ROAD (FAIROSE DRIVE)
- 6.0m ROAD
- 5.0m ACCESS ROAD
- 4.0m ACCESS PLACE

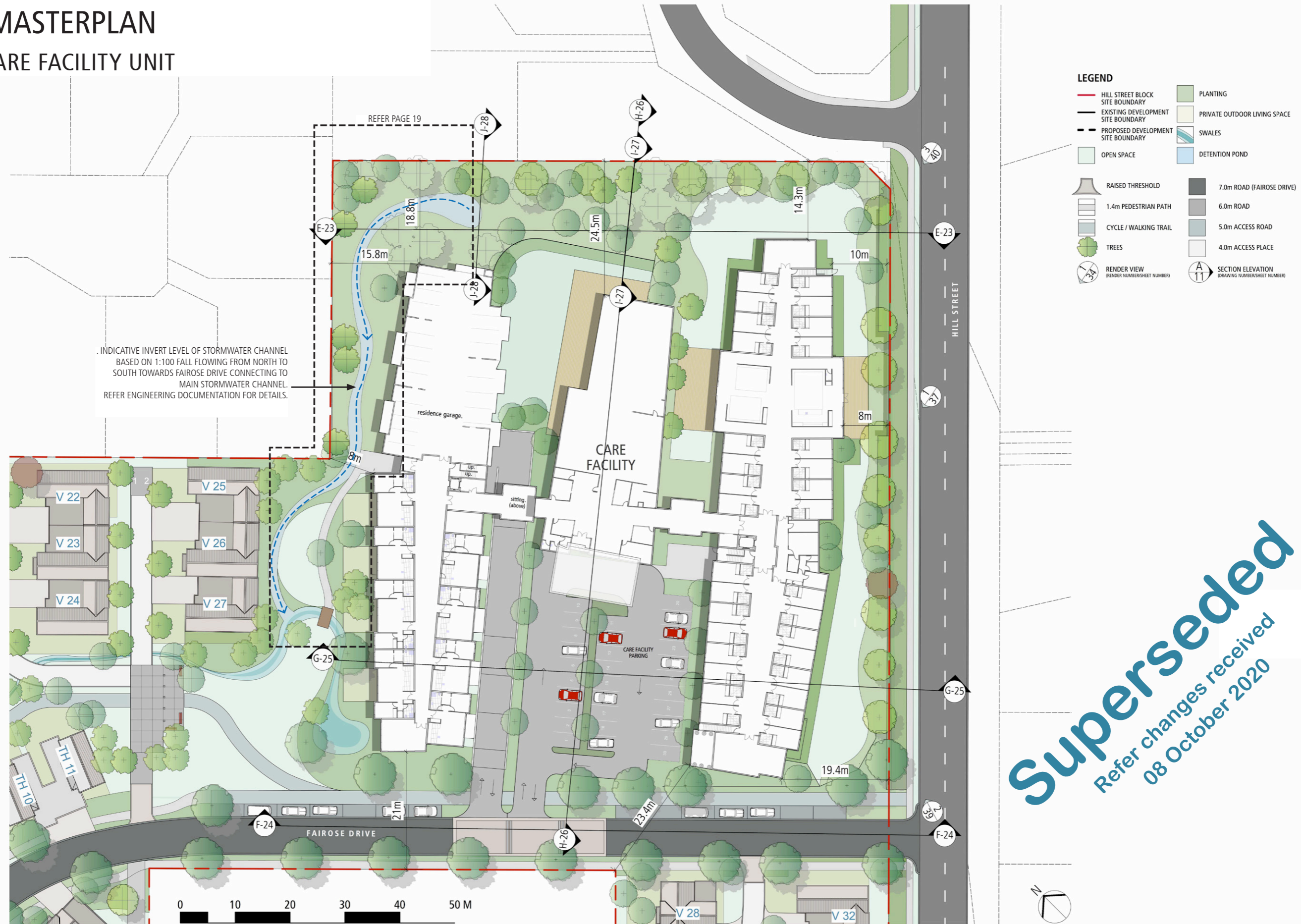


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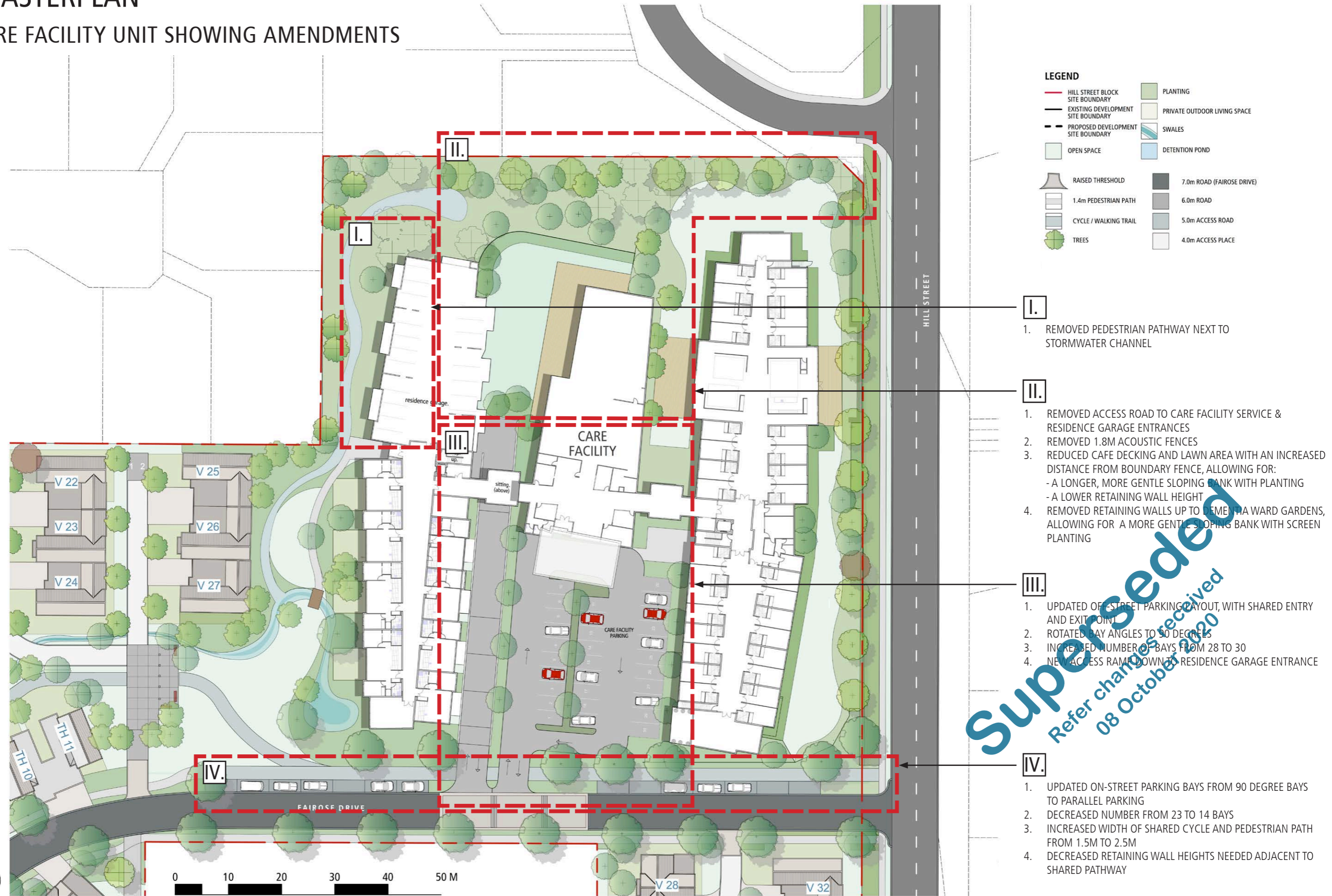
## 3.6 CARE FACILITY UNIT



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## 3.6 CARE FACILITY UNIT SHOWING AMENDMENTS



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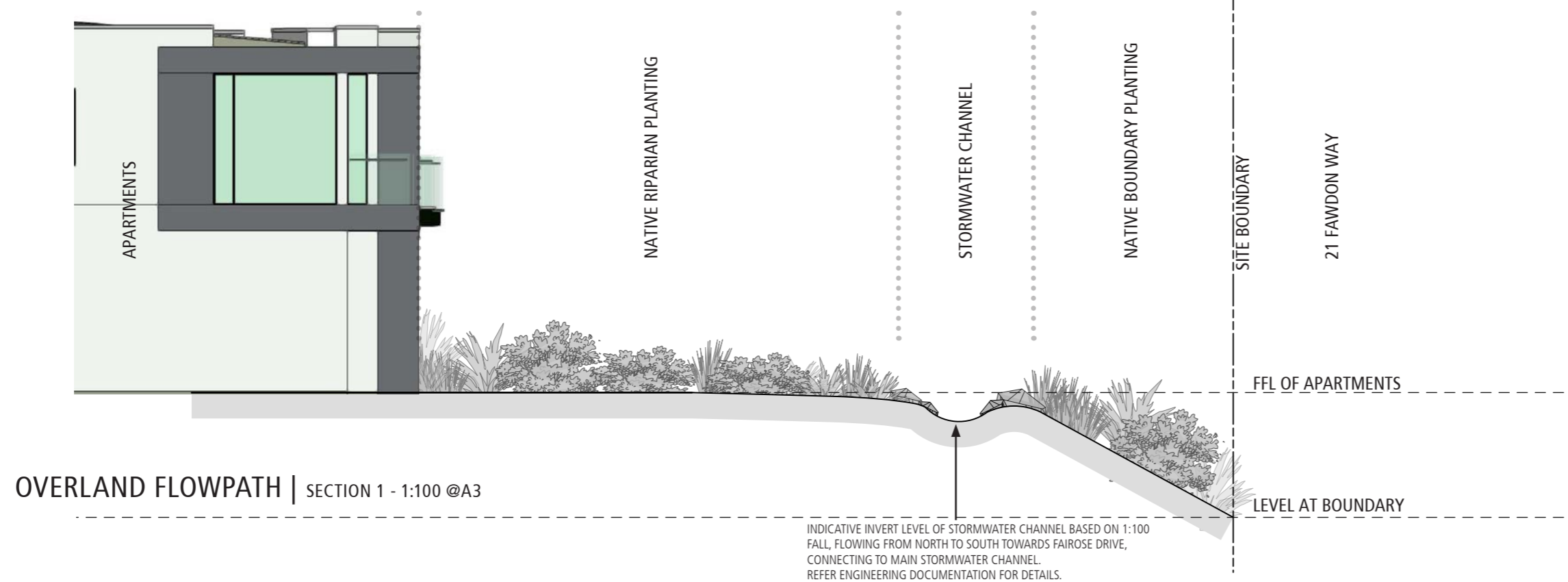
#### 3.7 CARE FACILITY UNIT - OVERLAND FLOWPATH



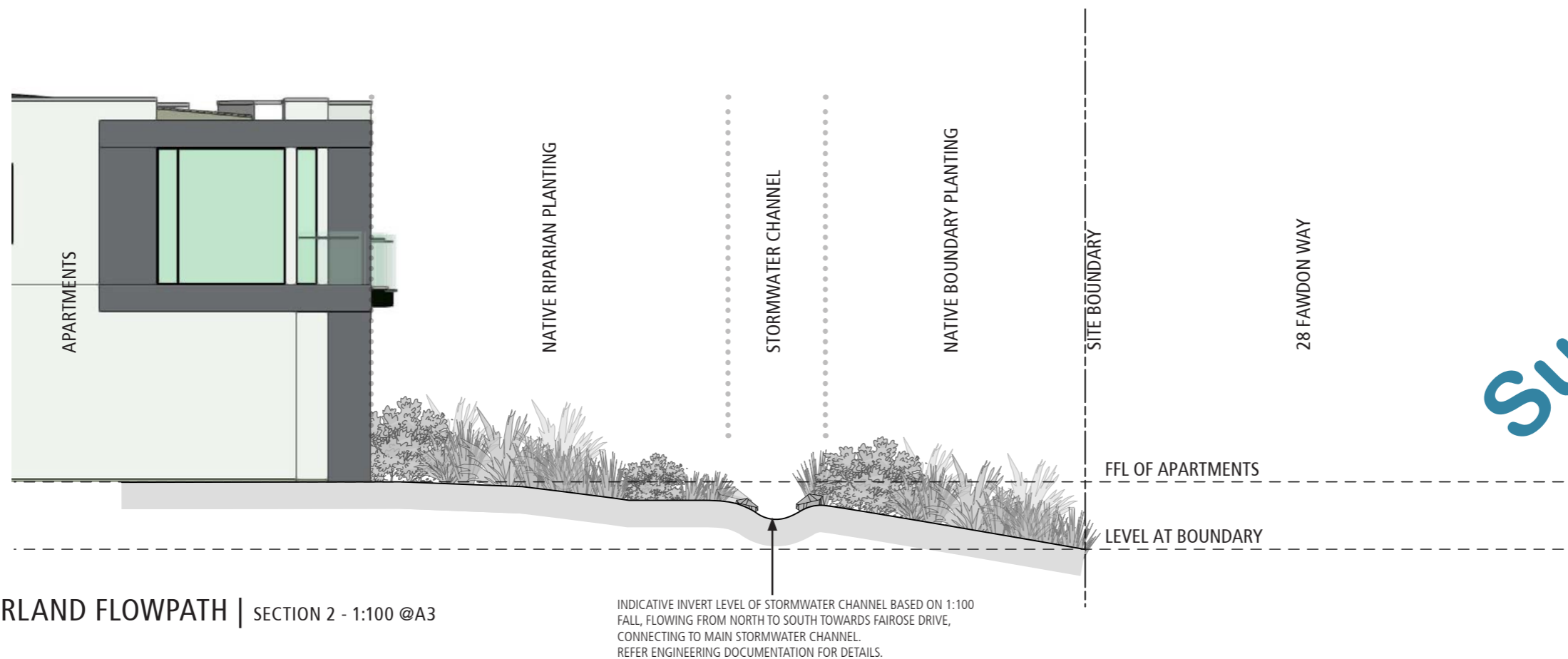


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#### 3.8 CARE FACILITY UNIT - OVERLAND FLOWPATH SECTIONS



OVERLAND FLOWPATH | SECTION 1 - 1:100 @A3

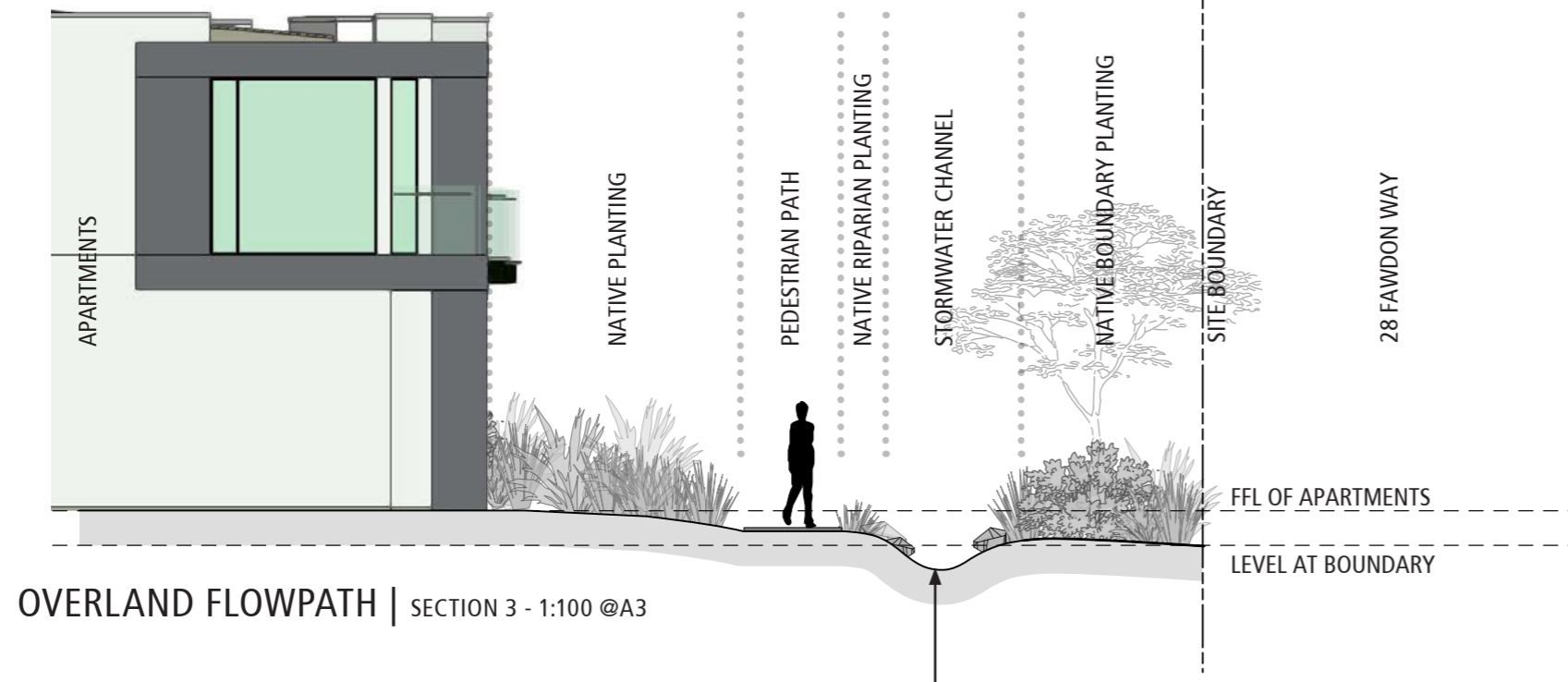


OVERLAND FLOWPATH | SECTION 2 - 1:100 @A3

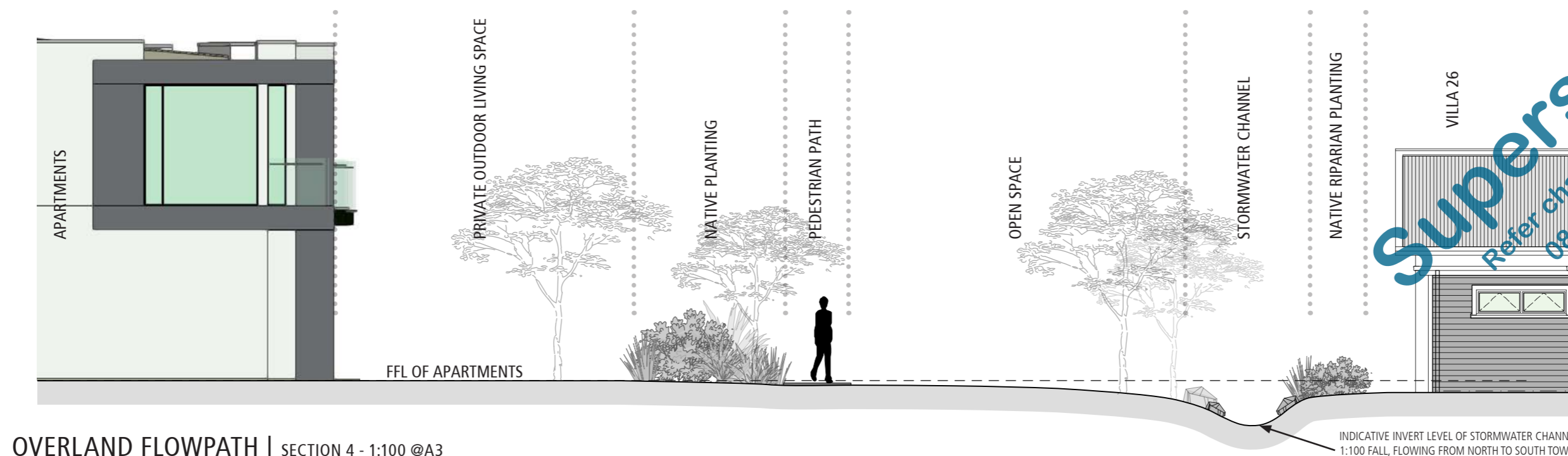
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#### 3.8 CARE FACILITY UNIT - OVERLAND FLOWPATH SECTIONS



INDICATIVE INVERT LEVEL OF STORMWATER CHANNEL BASED ON 1:100 FALL, FLOWING FROM NORTH TO SOUTH TOWARDS FAIROSE DRIVE, CONNECTING TO MAIN STORMWATER CHANNEL. REFER ENGINEERING DOCUMENTATION FOR DETAILS.

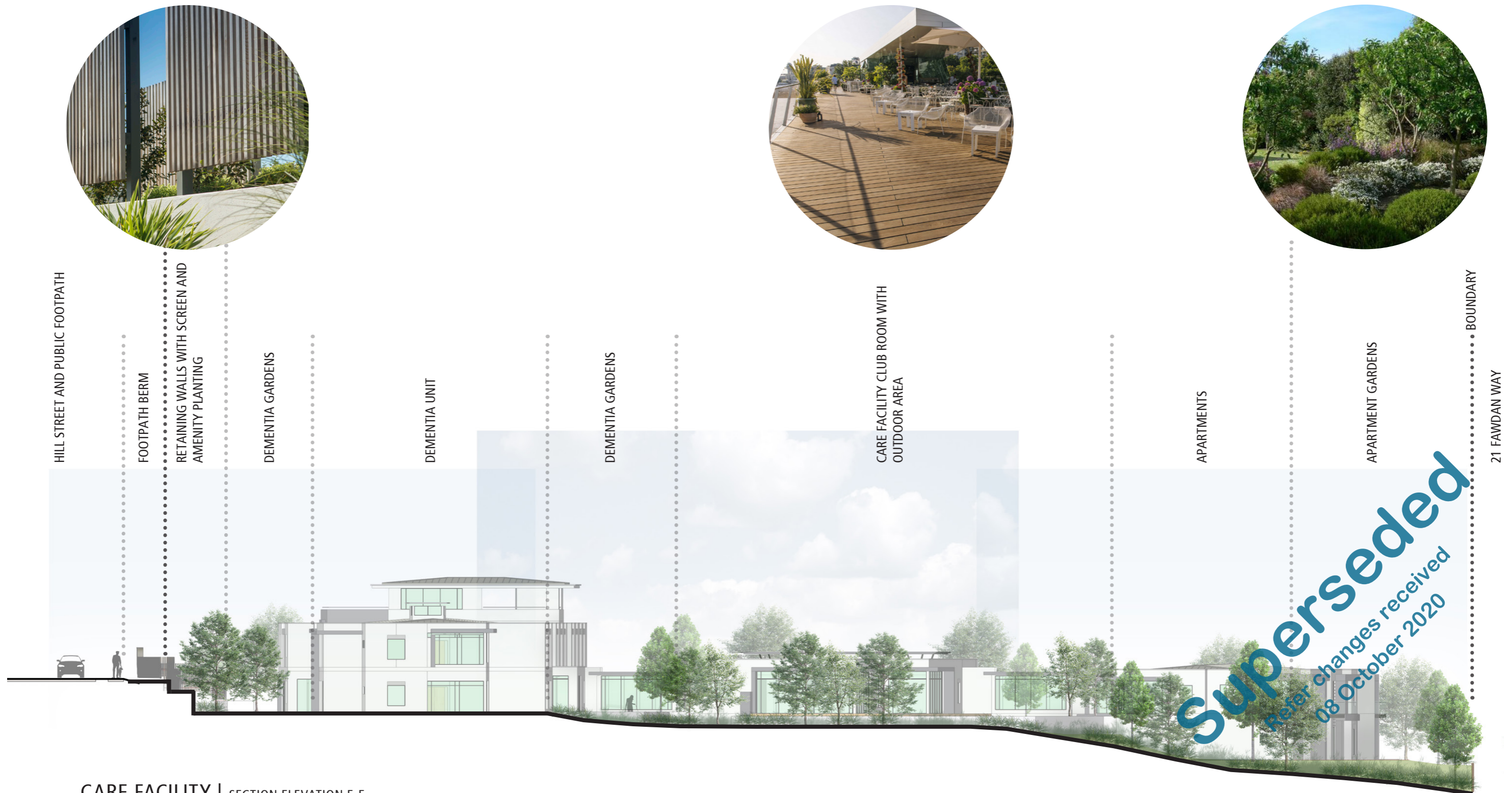


INDICATIVE INVERT LEVEL OF STORMWATER CHANNEL BASED ON 1:100 FALL, FLOWING FROM NORTH TO SOUTH TOWARDS FAIROSE DRIVE, CONNECTING TO MAIN STORMWATER CHANNEL. REFER ENGINEERING DOCUMENTATION FOR DETAILS.

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#### 3.9 CARE FACILITY UNIT - SECTION ELEVATION E-E



CARE FACILITY | SECTION ELEVATION E-E

NOTE: TREE SIZES ILLUSTRATED ON ELEVATIONS ARE BASED ON 10 YEARS OF GROWTH FROM TIME OF PLANTING. SPECIES ON HILL STREET ARE TO BE SMALL TO MEDIUM SIZED WITH TYPICAL MATURE HEIGHT OF 8.0m

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## 3.9 CARE FACILITY UNIT - SECTION ELEVATION F-F

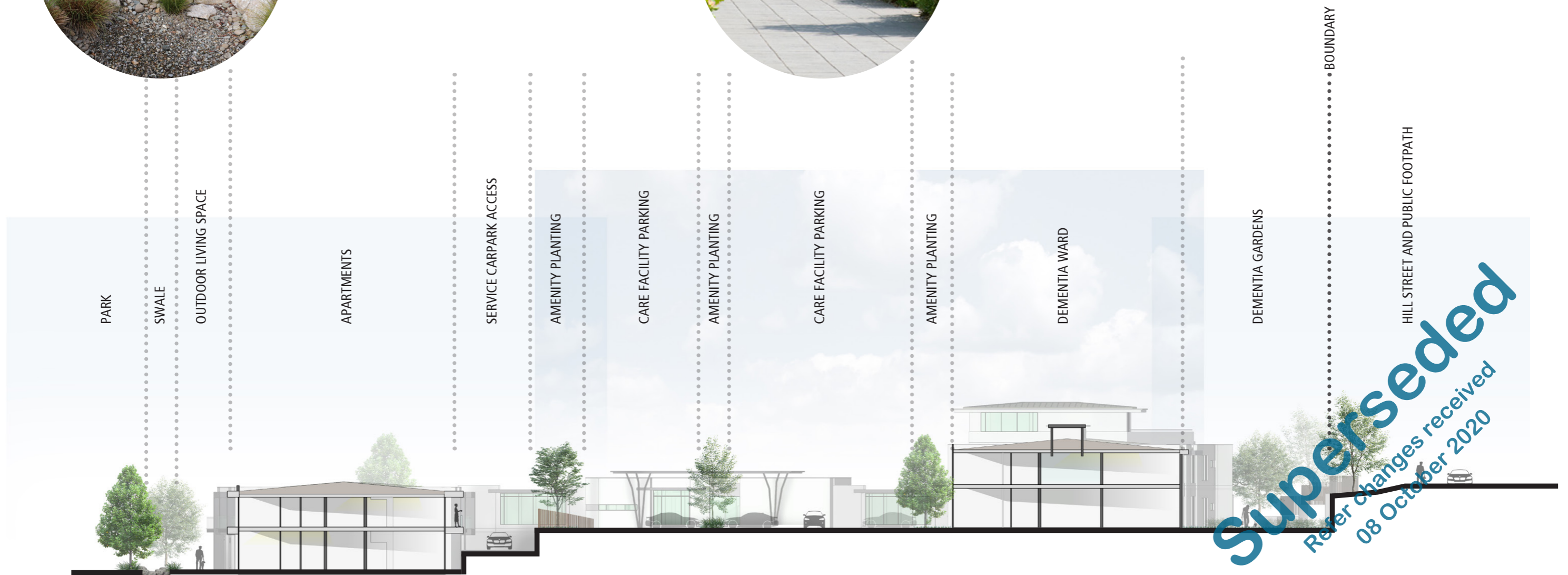


### CARE FACILITY | SECTION ELEVATION F-F

NOTE: TREE SIZES ILLUSTRATED ON ELEVATIONS ARE BASED ON 10 YEARS OF GROWTH FROM TIME OF PLANTING. SPECIES ON HILL STREET ARE TO BE SMALL TO MEDIUM SIZED WITH TYPICAL MATURE HEIGHT OF 8.0m

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## 3.9 CARE FACILITY UNIT - SECTION ELEVATION G-G



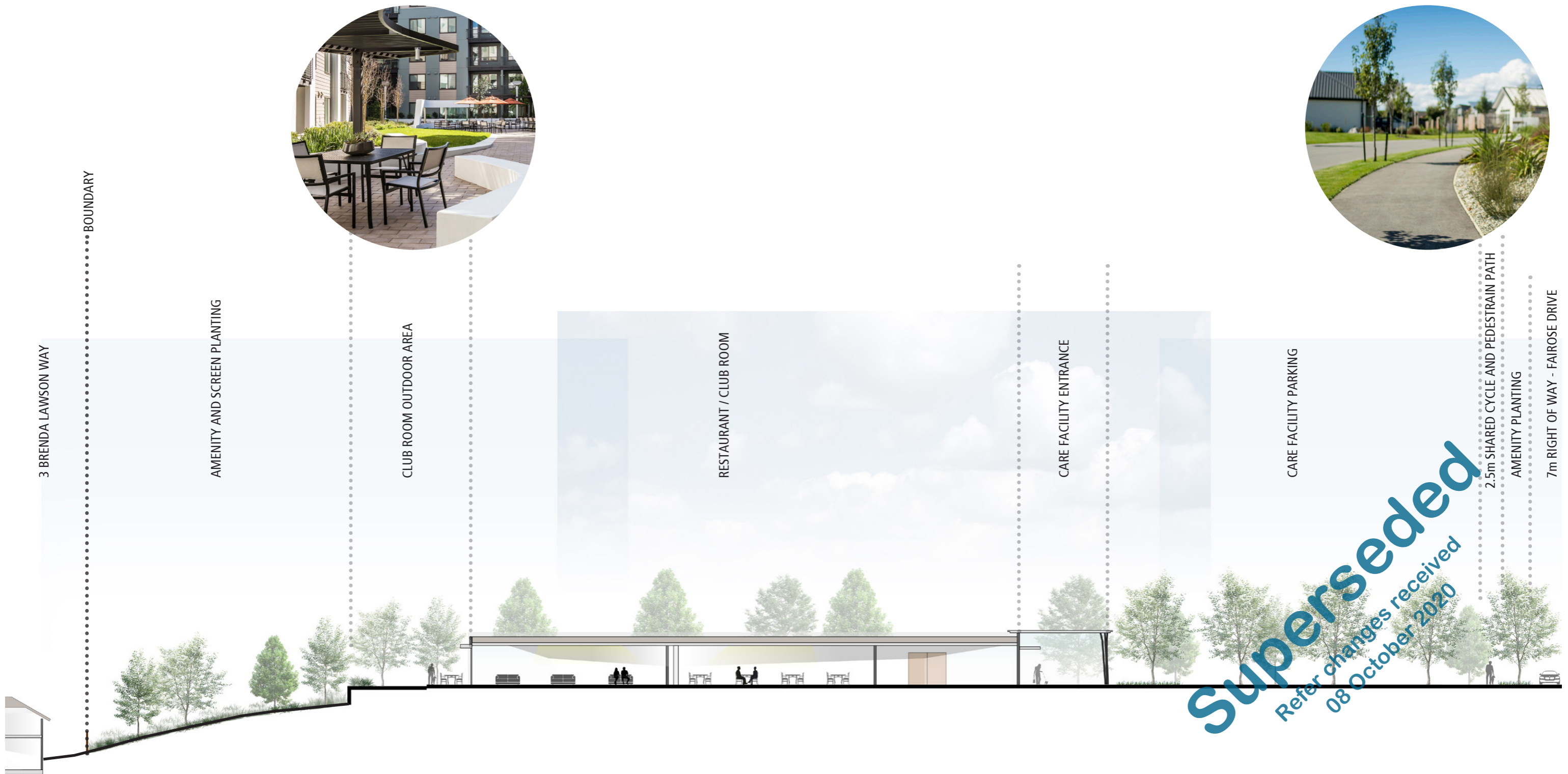
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### CARE FACILITY | CROSS SECTION G-G

NOTE: TREE SIZES ILLUSTRATED ON ELEVATIONS ARE BASED ON 10 YEARS OF GROWTH FROM TIME OF PLANTING. SPECIES ON HILL STREET ARE TO BE SMALL TO MEDIUM SIZED WITH TYPICAL MATURE HEIGHT OF 8.0m

# 3.0 MASTERPLAN

## 3.9 CARE FACILITY UNIT - SECTION ELEVATION H-H

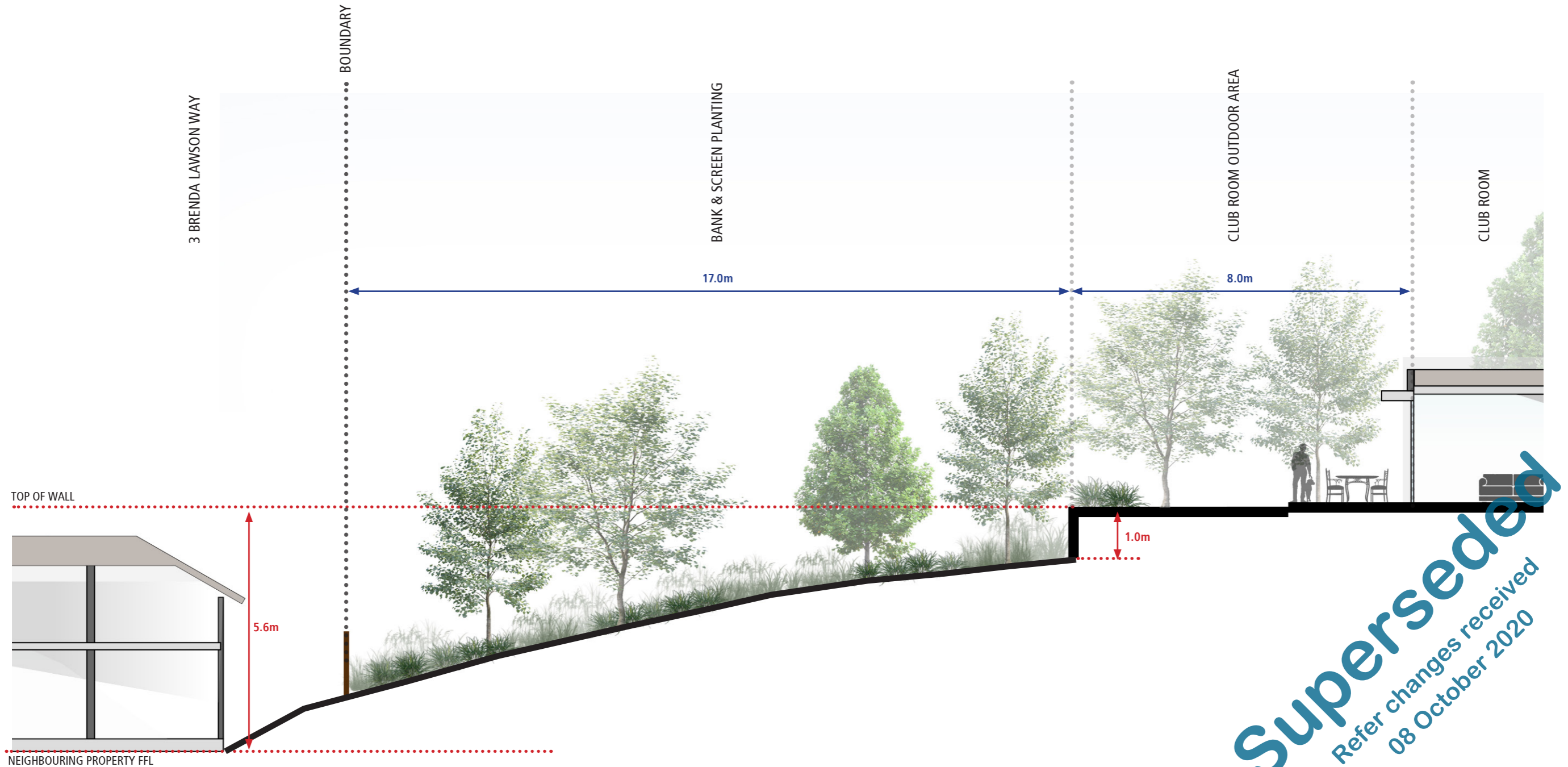


CARE FACILITY | CROSS SECTION H-H

NOTE: TREE SIZES ILLUSTRATED ON ELEVATIONS ARE BASED ON 10 YEARS OF GROWTH FROM TIME OF PLANTING. SPECIES ON HILL STREET ARE TO BE SMALL TO MEDIUM SIZED WITH TYPICAL MATURE HEIGHT OF 8.0m

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#### 3.9 CARE FACILITY SERVICE ROAD - SECTION ELEVATION I-I

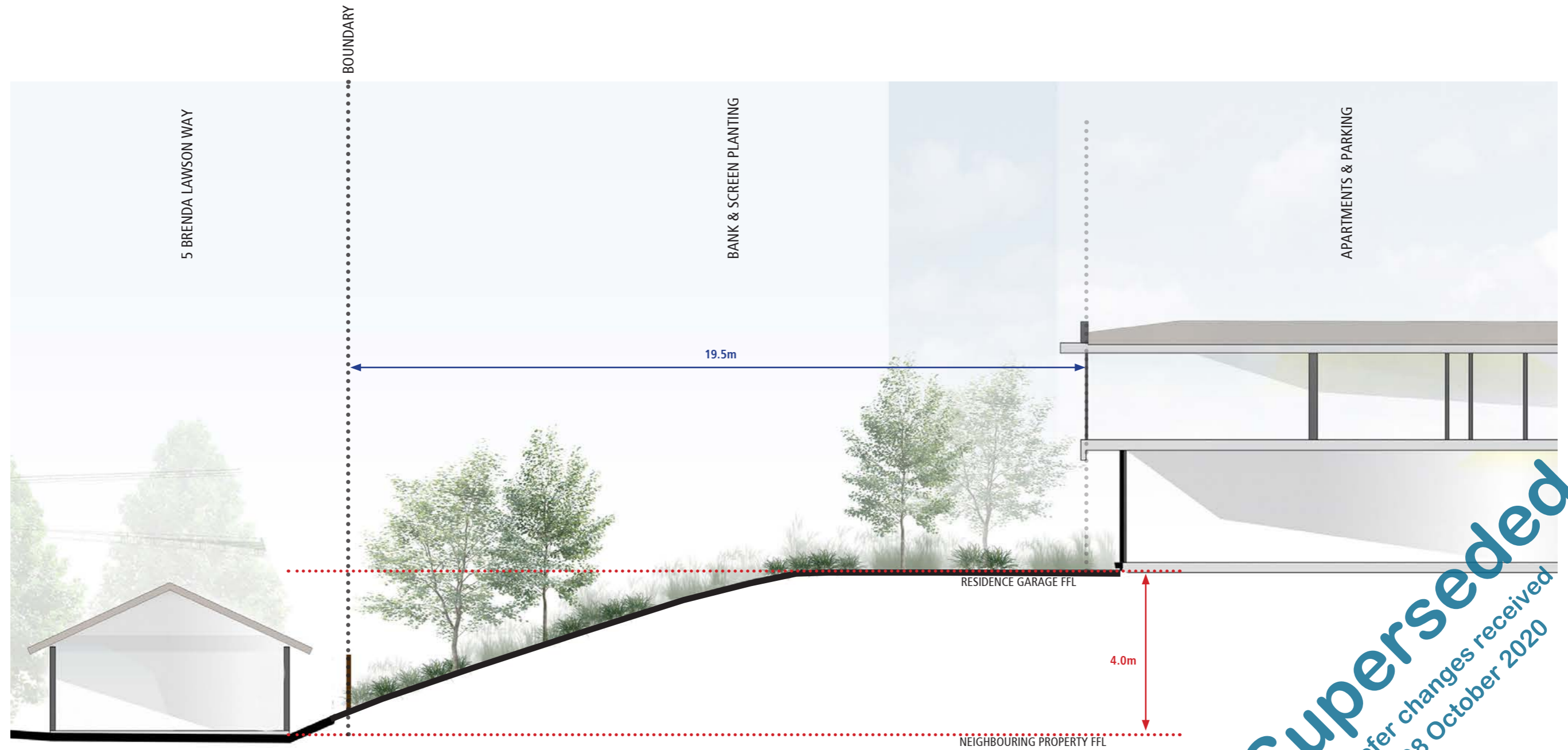


CARE FACILITY | SECTION ELEVATION I-I

NOTE: TREE SIZES ILLUSTRATED ON ELEVATIONS ARE BASED ON 10 YEARS OF GROWTH FROM TIME OF PLANTING. SPECIES ON HILL STREET ARE TO BE SMALL TO MEDIUM SIZED WITH TYPICAL MATURE HEIGHT OF 8.0m

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#### 3.9 CARE FACILITY SERVICE ROAD - SECTION ELEVATION J-J



CARE FACILITY | SECTION ELEVATION J-J

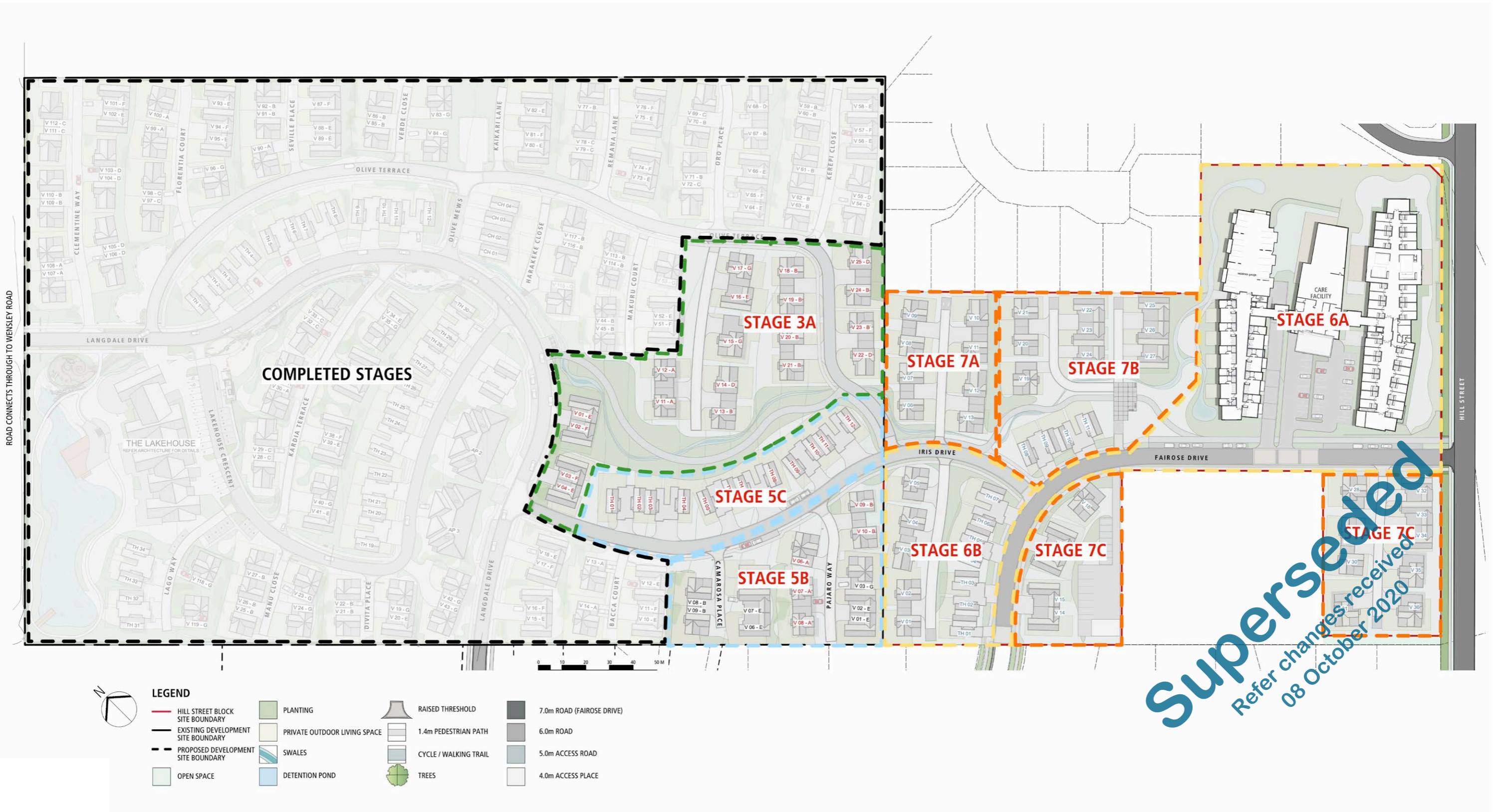
NOTE: TREE SIZES ILLUSTRATED ON ELEVATIONS ARE BASED ON 10 YEARS OF GROWTH FROM TIME OF PLANTING. SPECIES ON HILL STREET ARE TO BE SMALL TO MEDIUM SIZED WITH TYPICAL MATURE HEIGHT OF 8.0m

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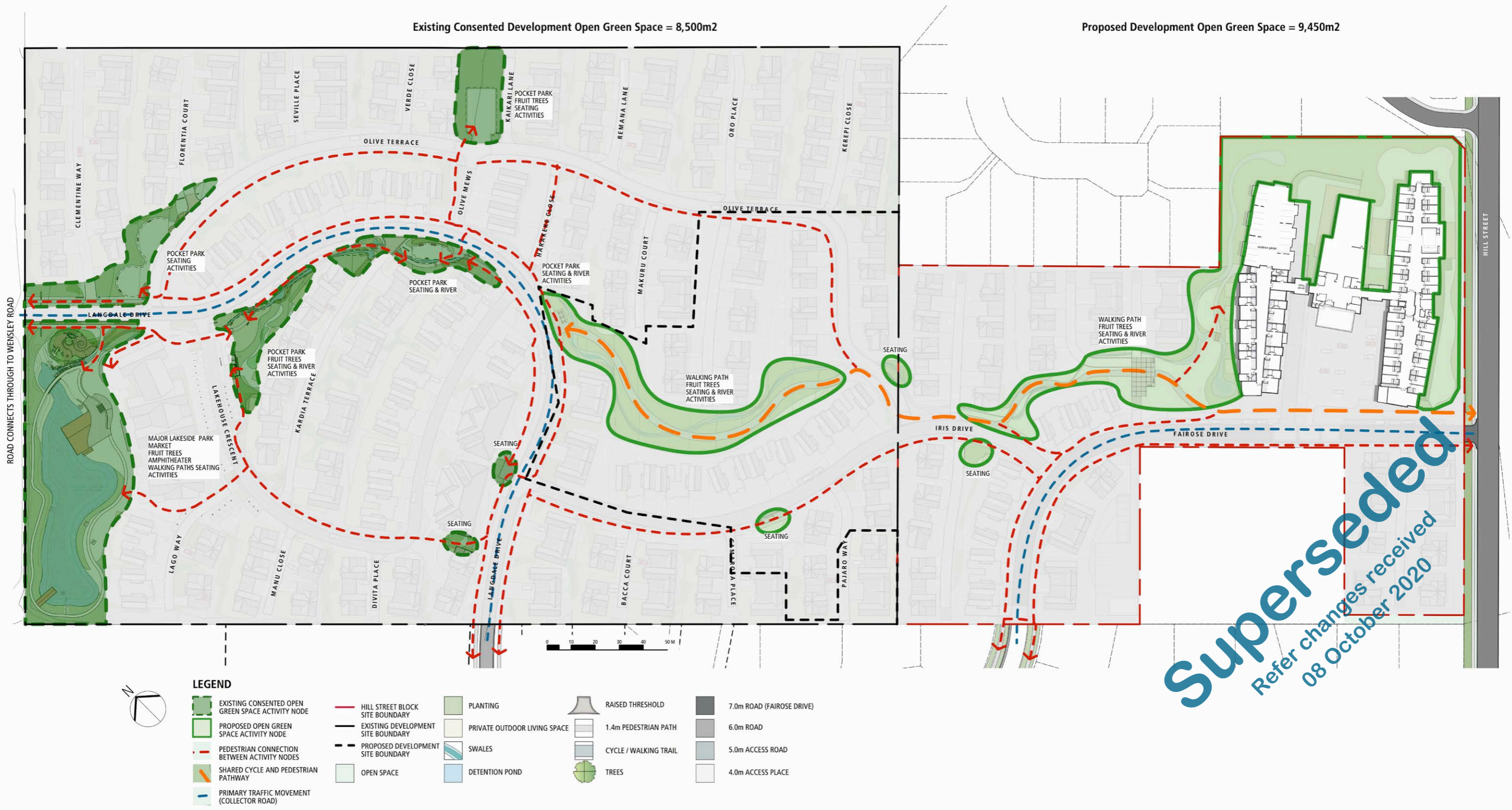
## 3.10 CONSTRUCTION STAGING PLAN



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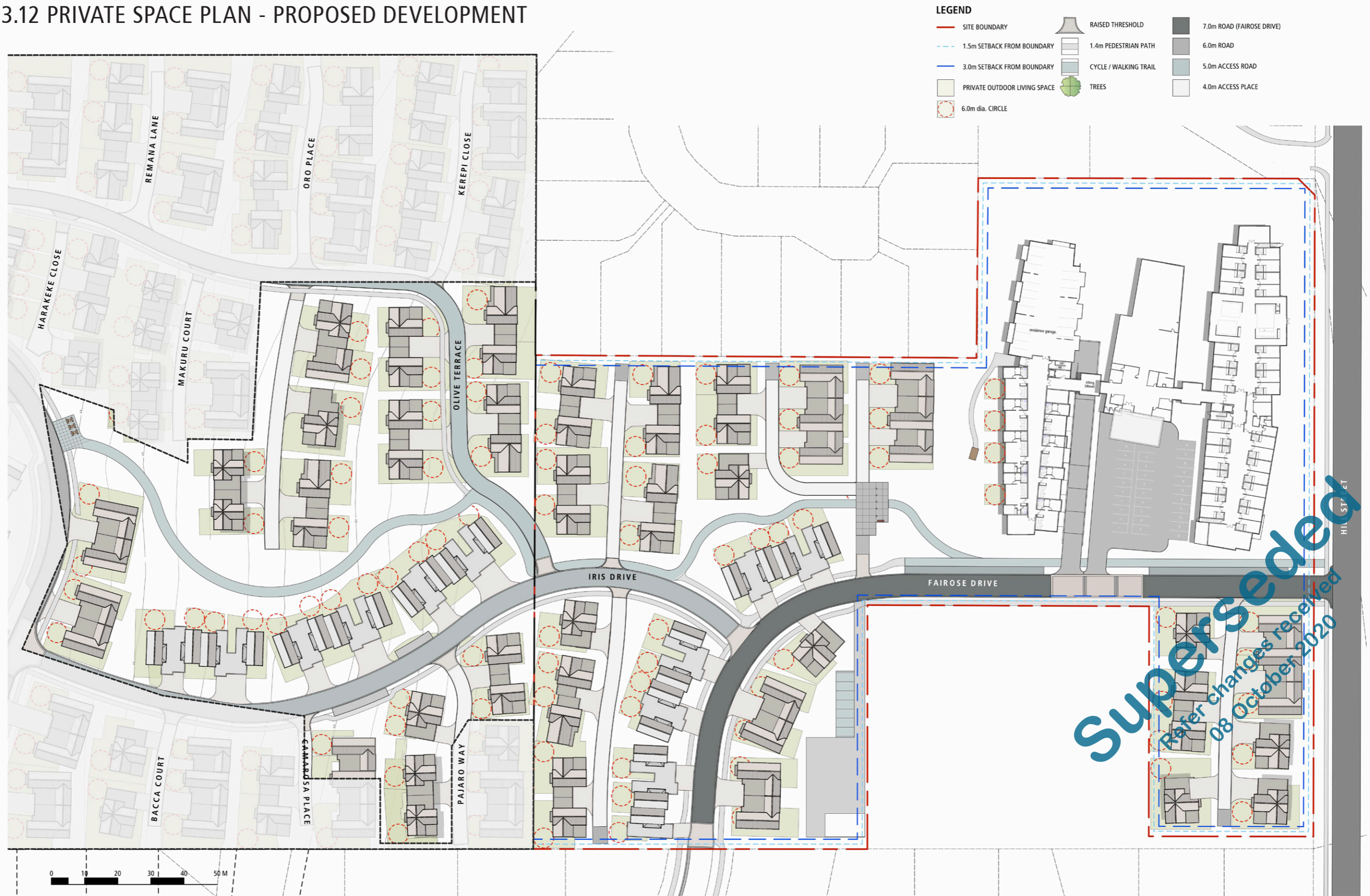
## 3.11 OPEN SPACE PLAN - OVERALL SITE



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#### 3.12 PRIVATE SPACE PLAN - PROPOSED DEVELOPMENT



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## 3.13 PLANTING ZONES - PROPOSED DEVELOPMENT ALONGSIDE EXISTING

**LEGEND**

- COLLECTOR ROAD A TREES
- COLLECTOR ROAD B TREES
- ACCESS ROAD TREES
- ACCESS PLACE TREES
- RIPARIAN PLANTING
- ORCHARD TREES

