

# 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

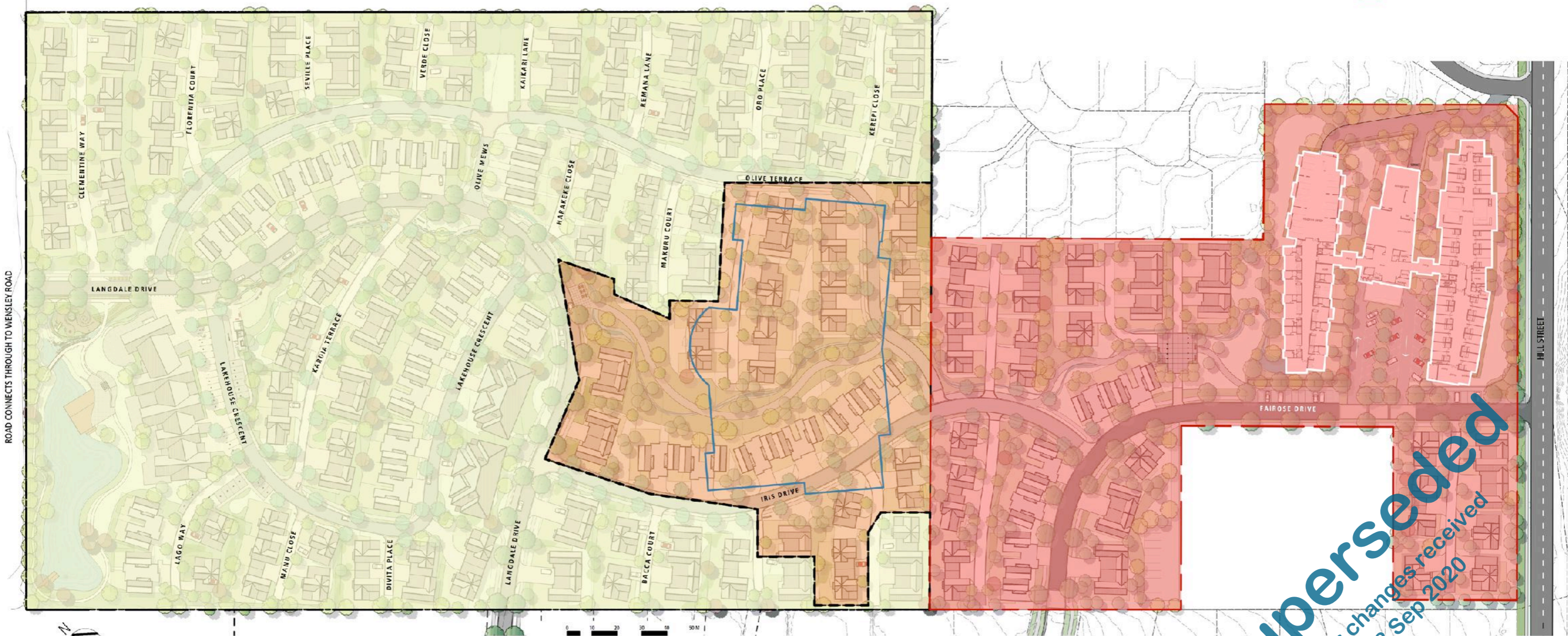


# 3.0 MASTERPLAN

## 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



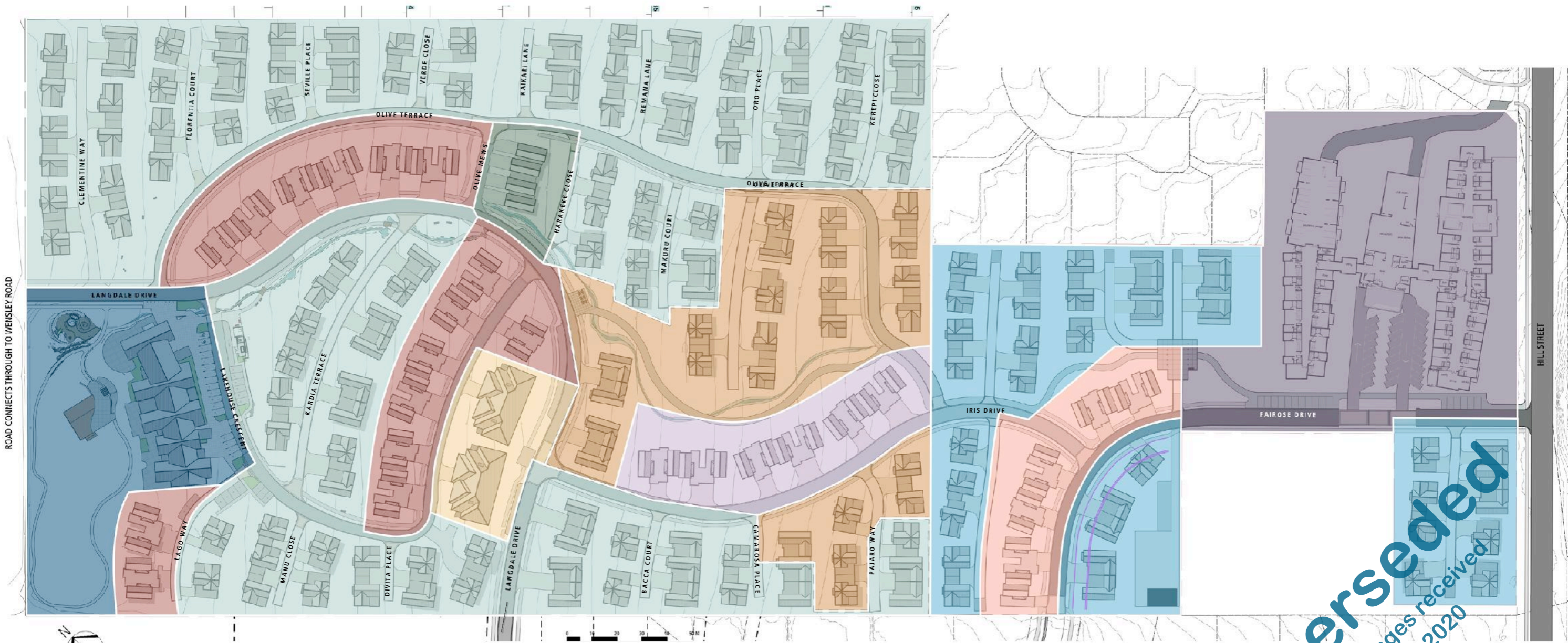
Superseded  
Refer changes received  
18 Sep 2020

EXISTING OLIVE ESTATE SITE	
<p><span style="background-color: yellow; width: 15px; height: 15px; display: inline-block;"></span> Original Olive Estate Consented Development = 69,800m<sup>2</sup> (Development in various stages of completion)</p>	<p><span style="background-color: orange; width: 15px; height: 15px; display: inline-block;"></span> Changes to Original Consented Development = 17,200m<sup>2</sup> (As part of Hill Street Block Development)</p> <p><span style="border-bottom: 1px solid blue; width: 20px; display: inline-block;"></span> Original Consented Care Facility Footprint = 7,700m<sup>2</sup></p>

PROPOSED HILL STREET BLOCK SITE	
<p><span style="background-color: #FFC0CB; width: 15px; height: 15px; display: inline-block;"></span> Proposed Hill Street Block Development = 34,000m<sup>2</sup></p>	<p><span style="border: 1px solid red; width: 15px; height: 15px; display: inline-block;"></span> Proposed Care Facility Footprint = 4400m<sup>2</sup></p>

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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

EXISTING OLIVE ESTATE SITE			
	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

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## 3.4 OVERALL SITE MASTERPLAN



### LEGEND

- HILL STREET BLOCK SITE BOUNDARY
- EXISTING CONSENTED DEVELOPMENT BOUNDARY
- - - CHANGES TO EXISTING 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
- A SECTION ELEVATION (DRAWING RELATIVE TO THE BLOCK)

	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		

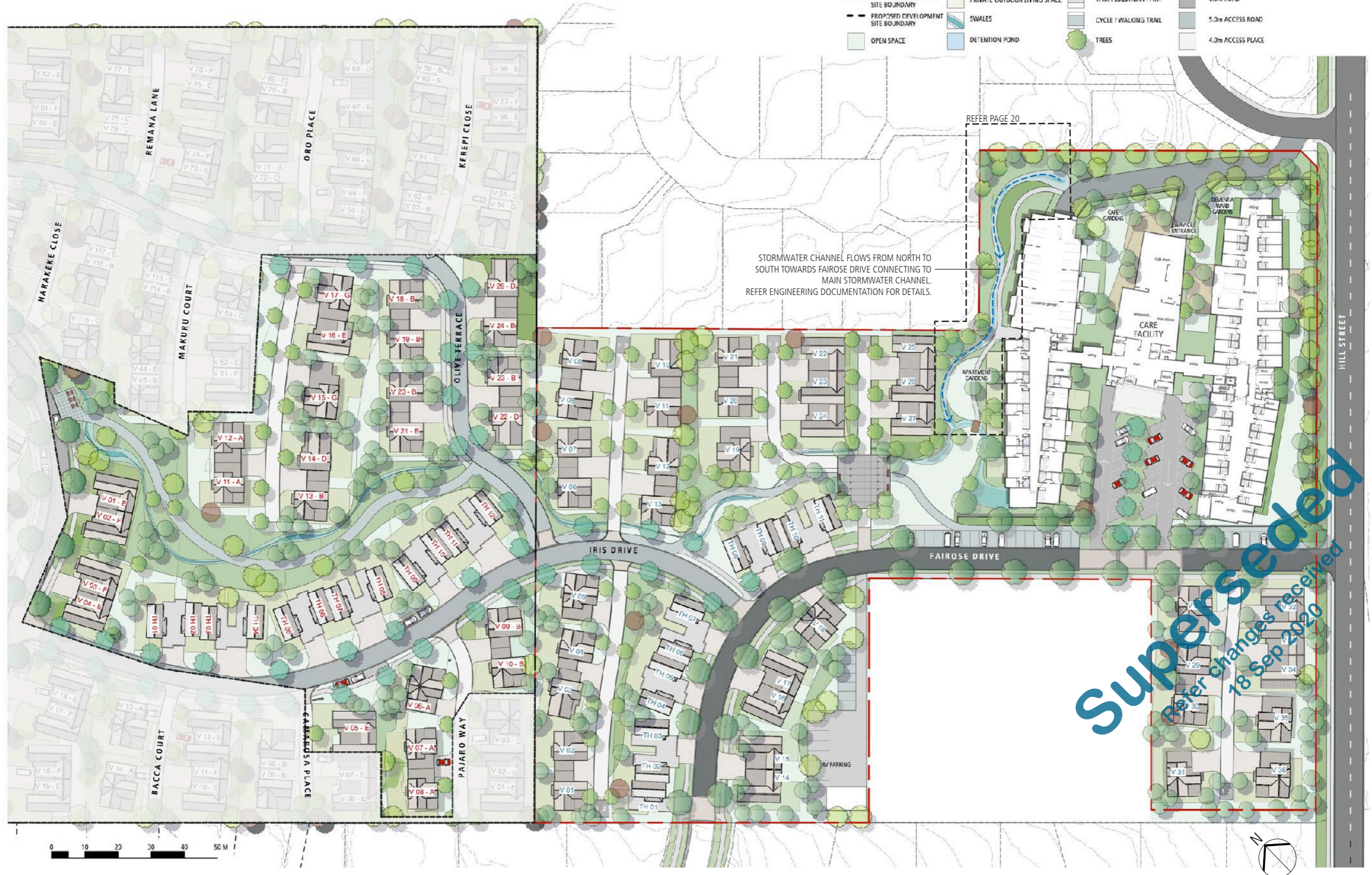
Note: All Street lighting within the development to comply with the current regulations outlined in the TRMP

Superseded

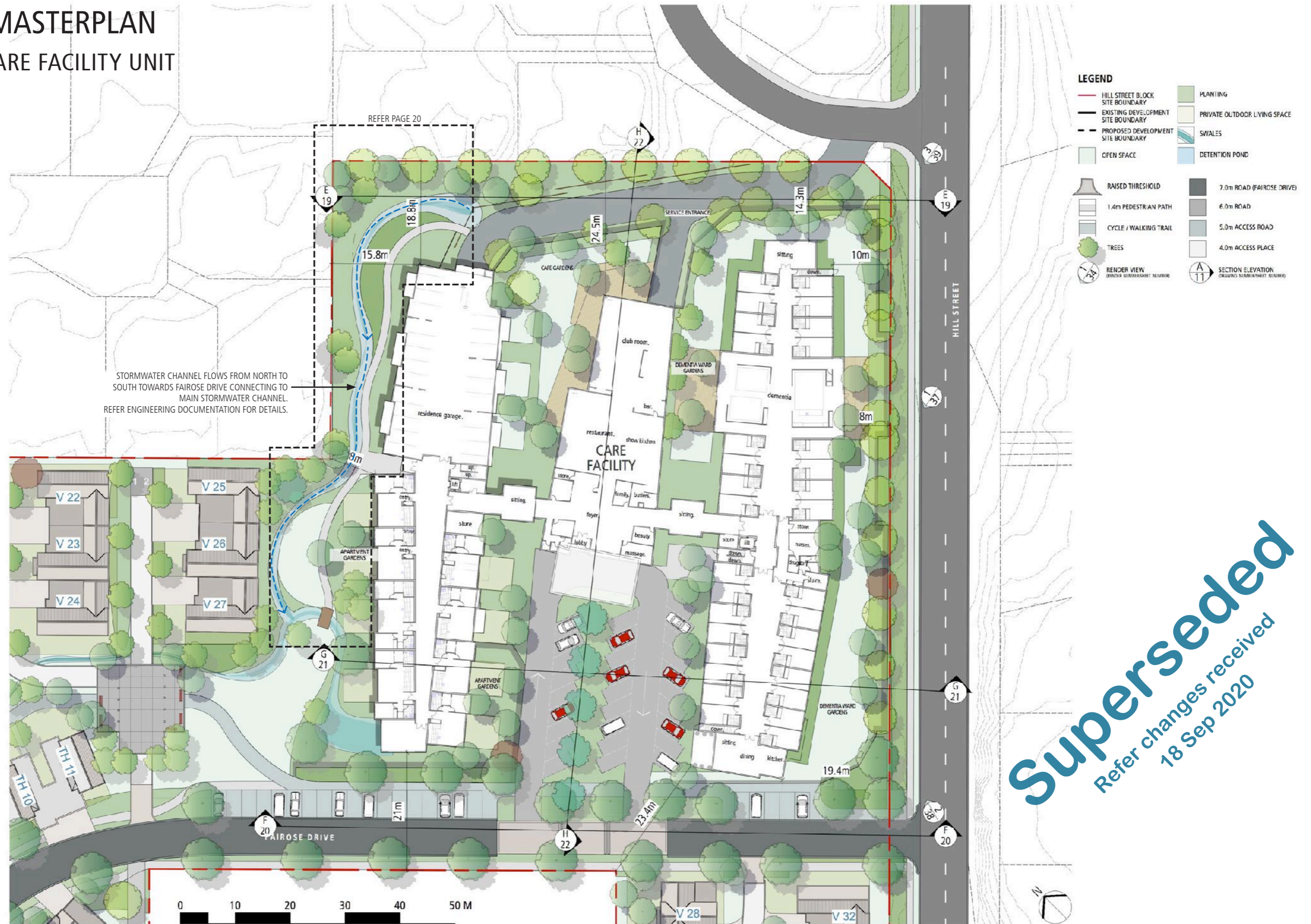
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## 3.5 PROPOSED DEVELOPMENT



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3.6 CARE FACILITY UNIT



RM190790 and ors - Integrity Care Group Ltd - Master Plans (these Rev 03 replaced the 'as lodged' version) dated 4 Mar 2020 p18

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## 3.7 CARE FACILITY UNIT - SERVICE ROAD

### 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
- 1.1m PEDESTRIAN PATH
- CYCLE / WALKING TRAIL
- TREES
- 7.0m ROAD (FAIROSE DRIVE)
- 6.0m ROAD
- 5.0m ACCESS ROAD
- 4.0m ACCESS PLACE
- SECTION ELEVATION (DRAWING DIMENSION SHEET NUMBER)

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.



Superseded

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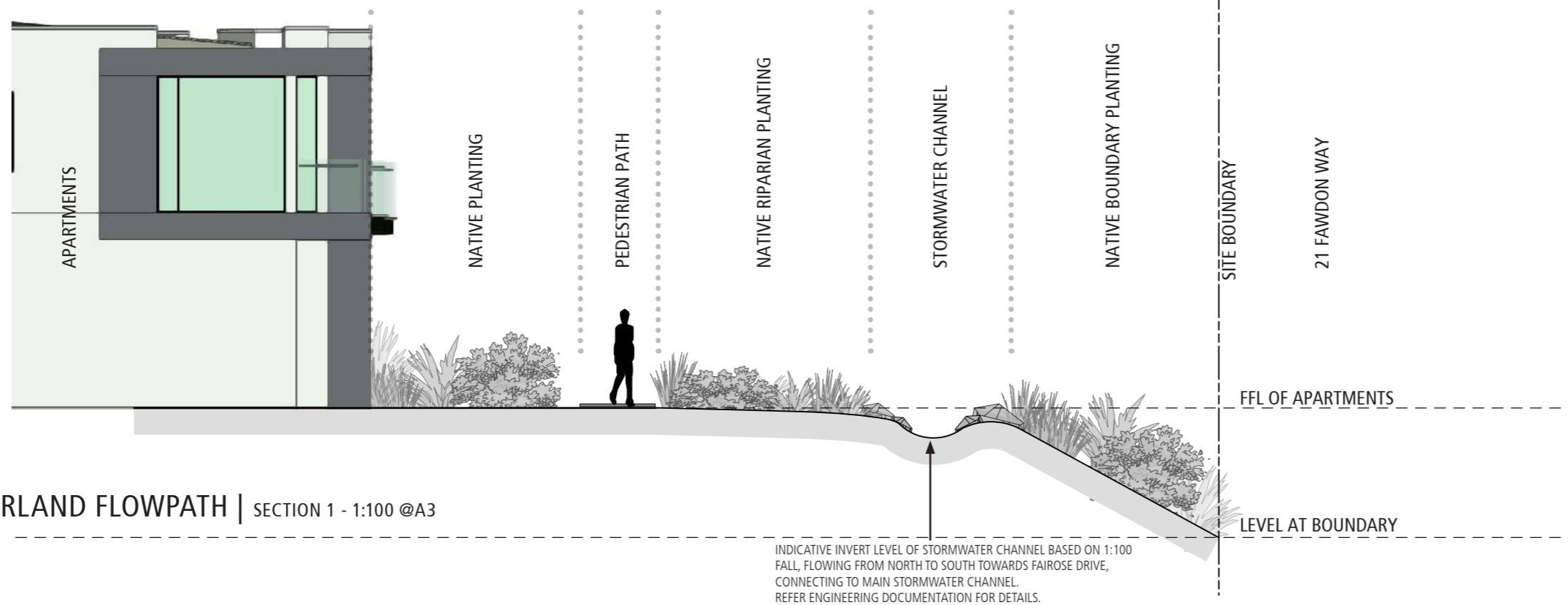
## 3.8 CARE FACILITY UNIT - OVERLAND FLOWPATH



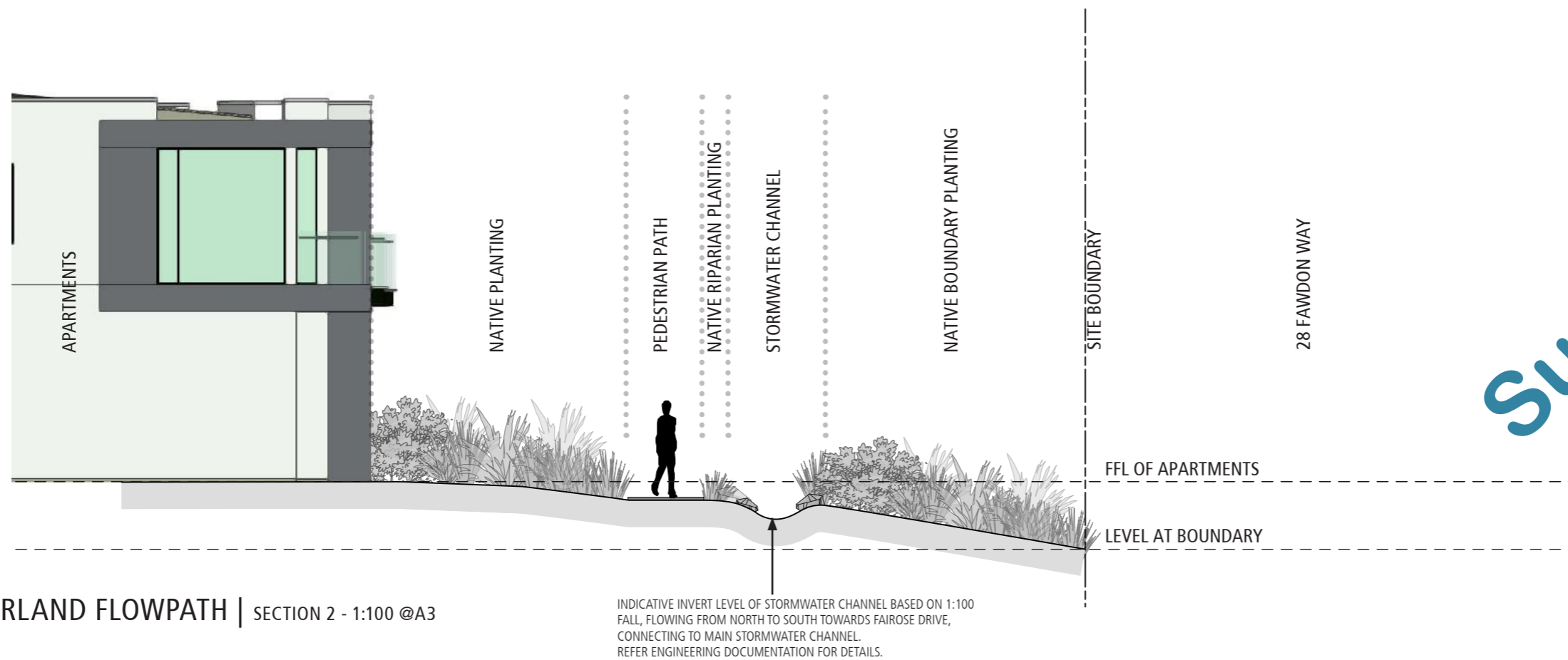


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## 3.9 CARE FACILITY UNIT - OVERLAND FLOWPATH SECTIONS



OVERLAND FLOWPATH | SECTION 1 - 1:100 @A3

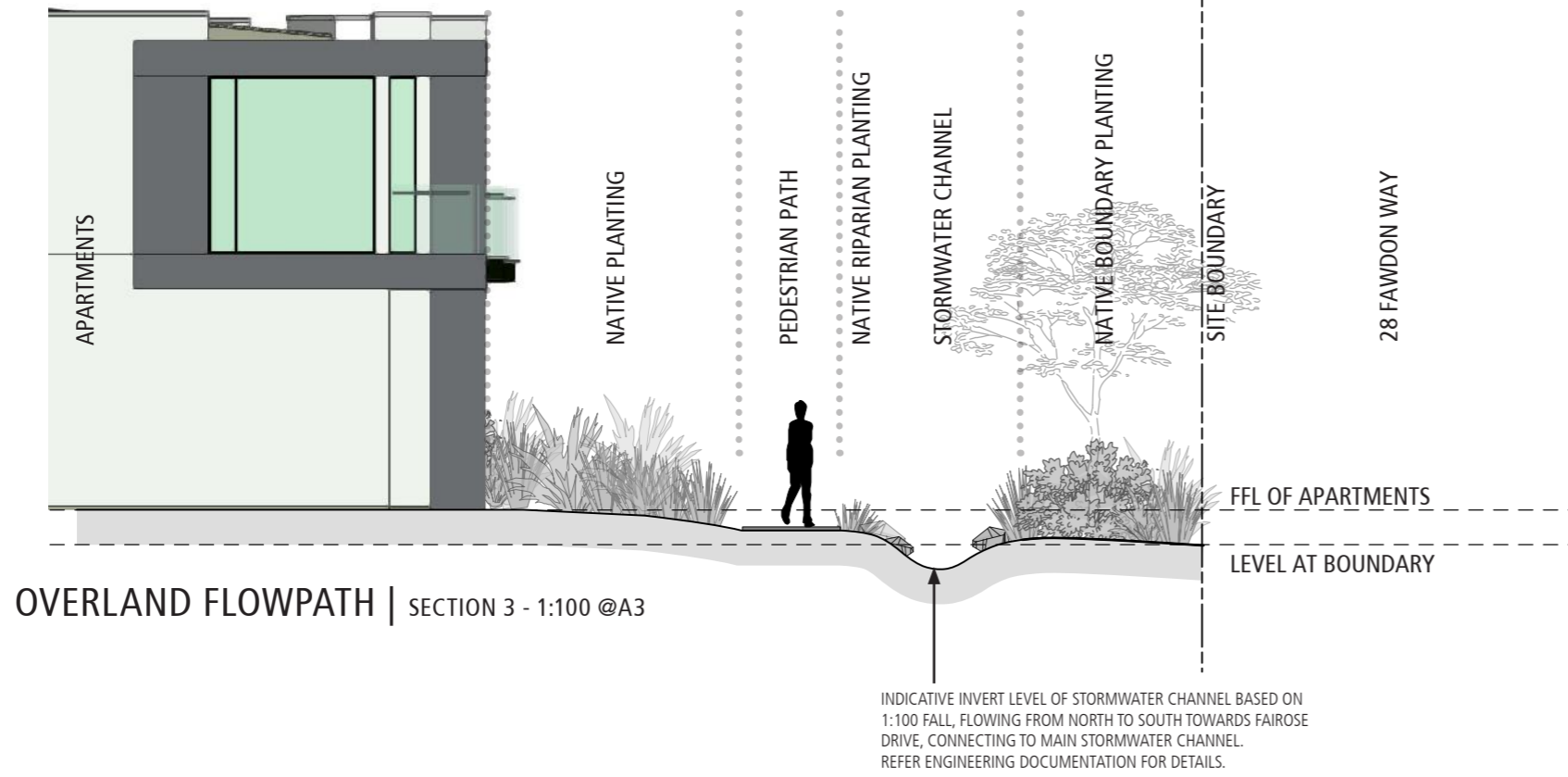


OVERLAND FLOWPATH | SECTION 2 - 1:100 @A3

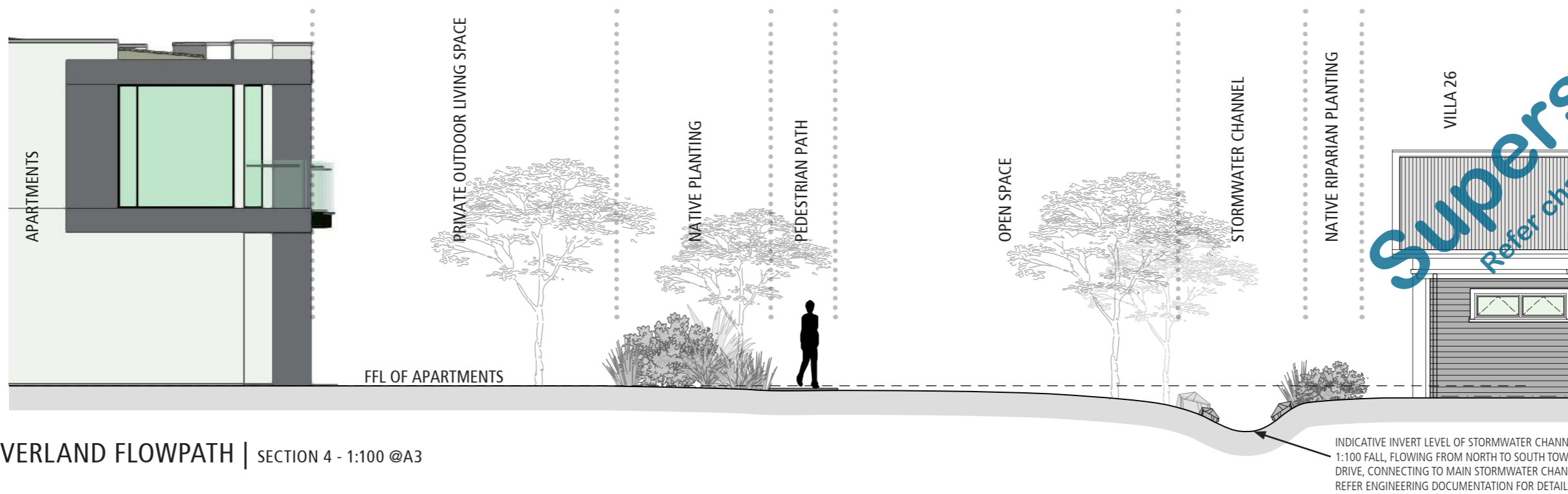
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## 3.9 CARE FACILITY UNIT - OVERLAND FLOWPATH SECTIONS



OVERLAND FLOWPATH | SECTION 3 - 1:100 @A3

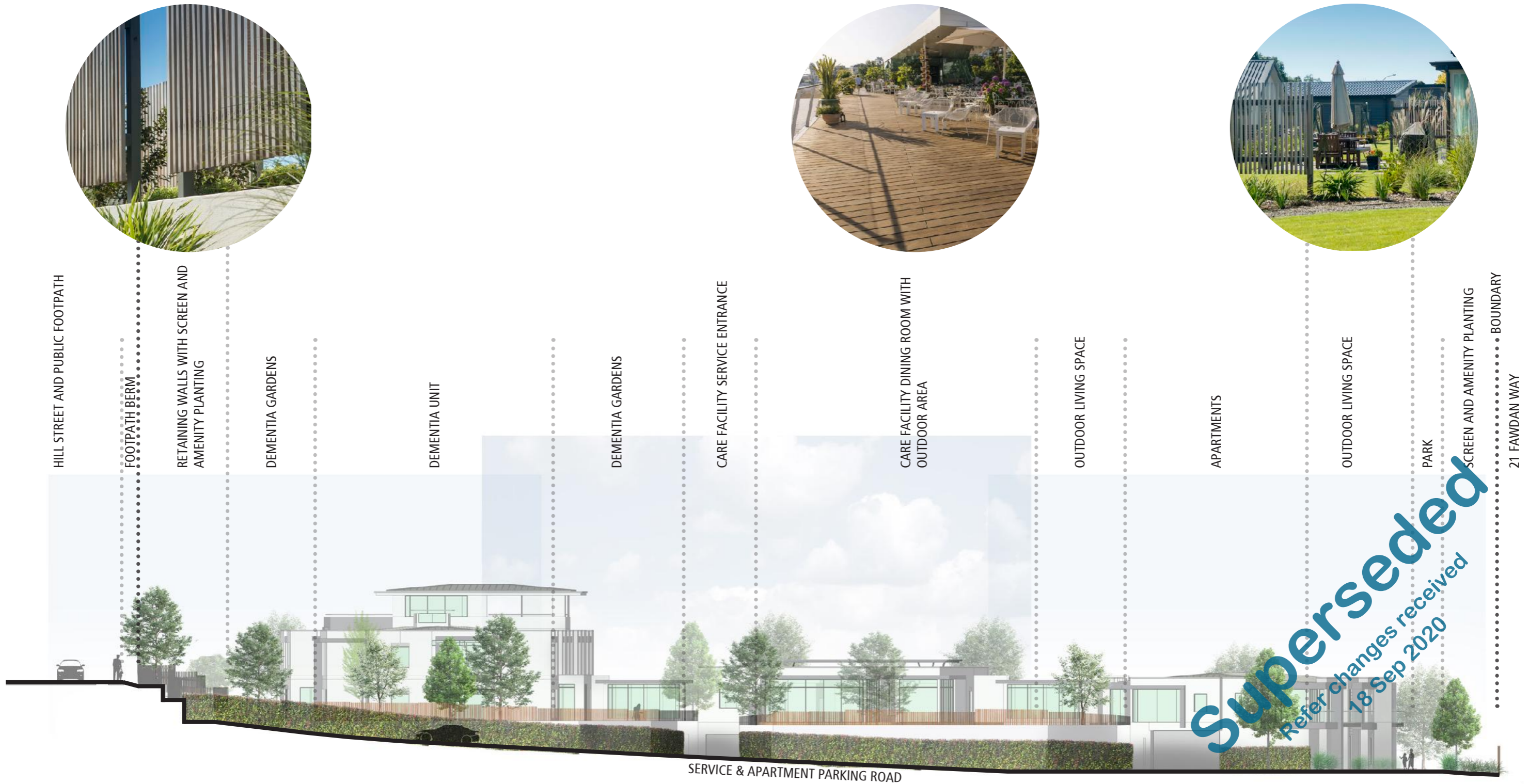


OVERLAND FLOWPATH | SECTION 4 - 1:100 @A3

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## 3.10 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

# 3.0 MASTERPLAN

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

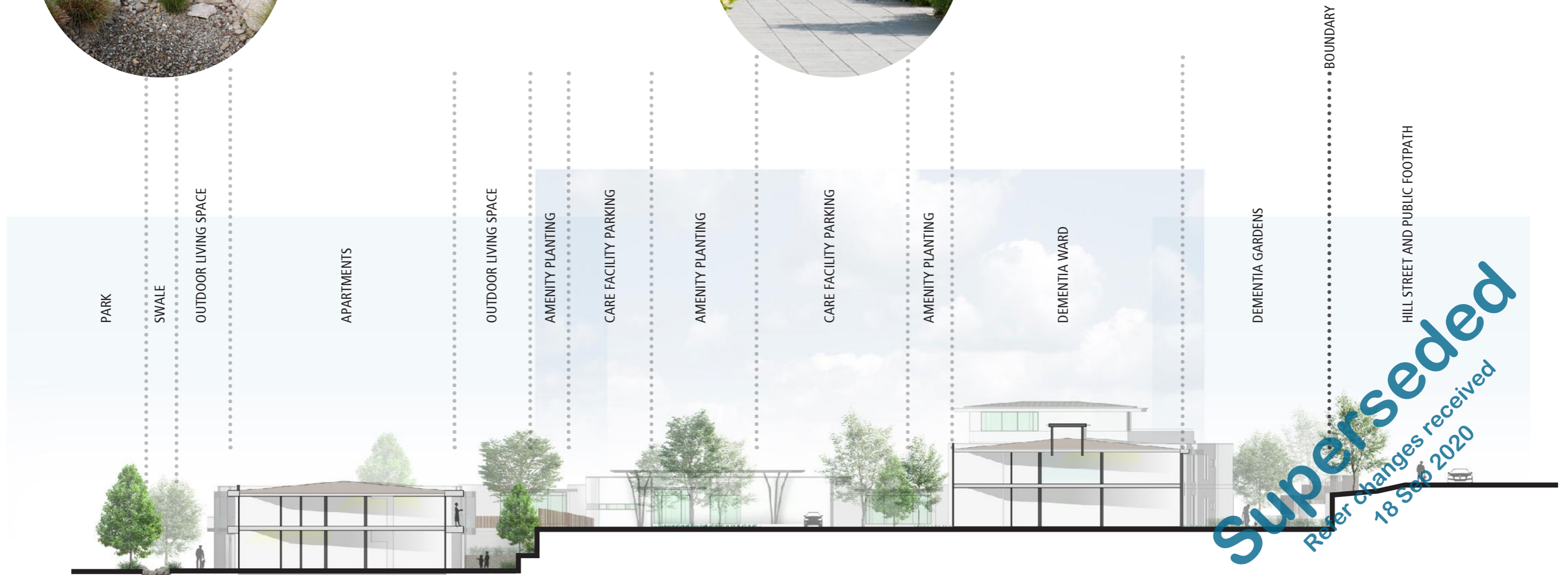


### CARE FACILITY | SECTION ELEVATION F-F

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



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

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

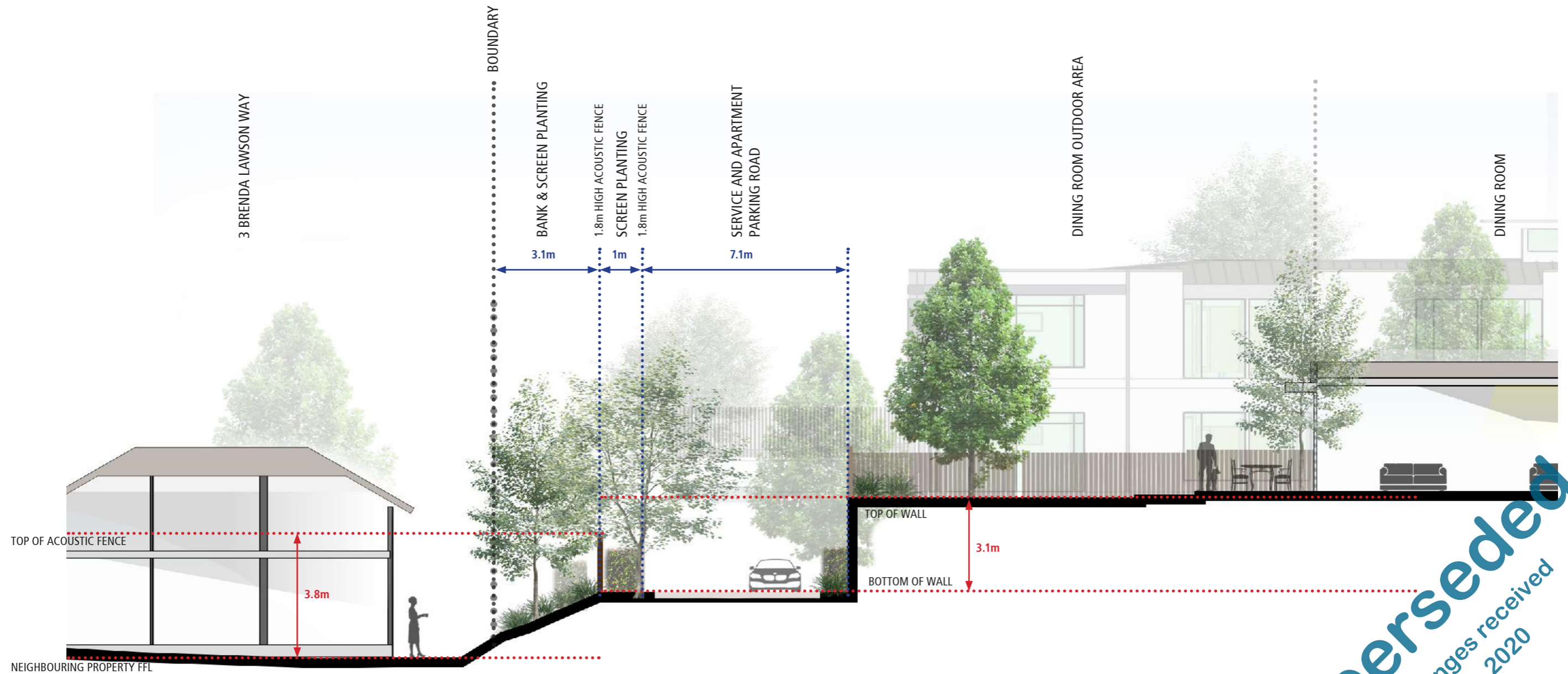


CARE FACILITY | CROSS SECTION H-H

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



CARE FACILITY | SECTION ELEVATION I-I

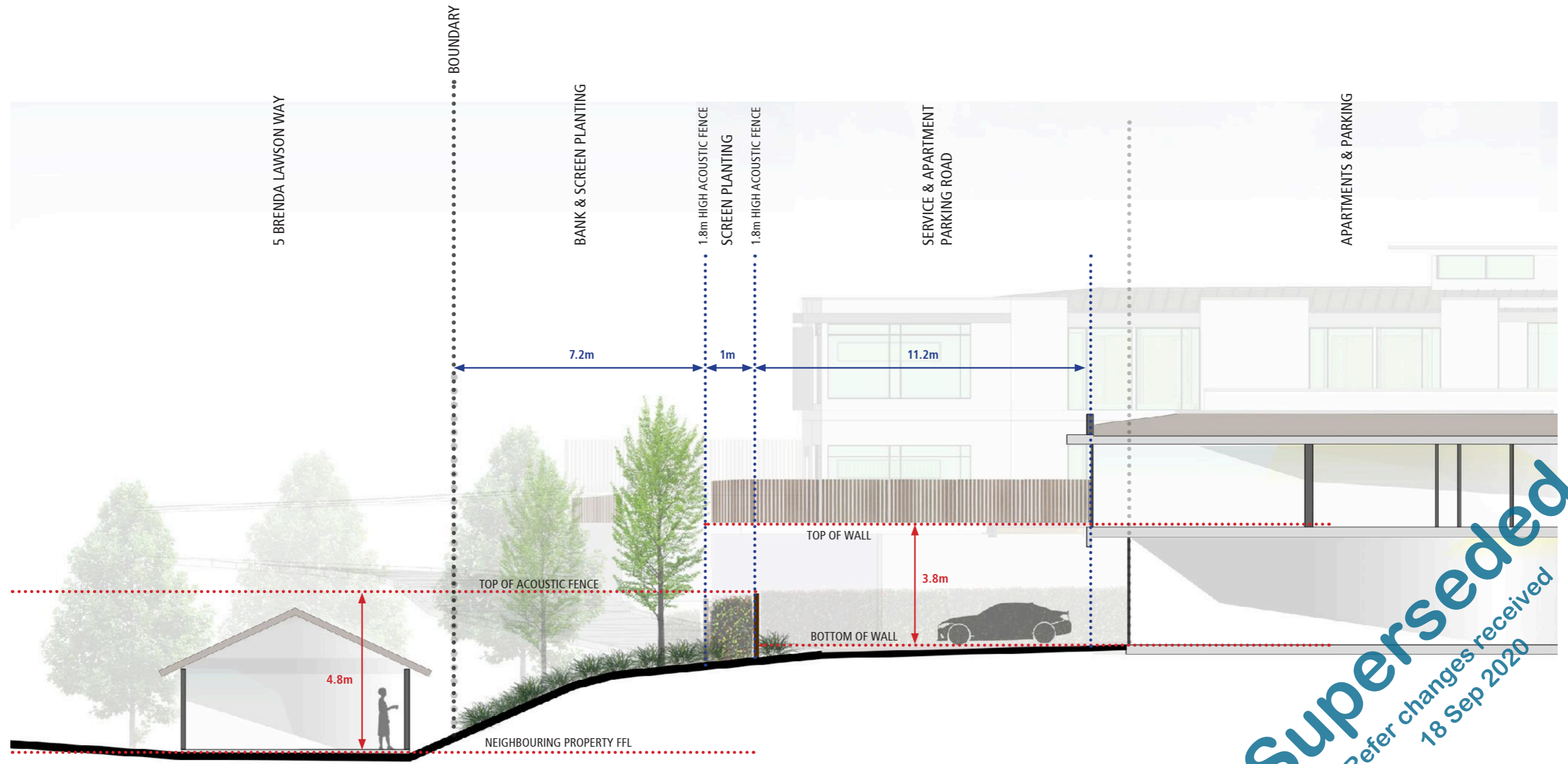
NOTE: TREE SIZES ILLUSTRATED ON ELEVATIONS ARE BASED ON 10 YEARS OF GROWTH FROM TIME OF PLANTING. SPECIES ON HILL STREET ARE TO BE SMALL TO MEDIUM SIZED WITH TYPICAL MATURE HEIGHT OF 8.0m

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 Refer changes received  
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RM190790 and ors - Integrity Care Group Ltd - Master Plans (these Rev 03 replaced the 'as lodged' version) dated 4 Mar 2020 p27

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



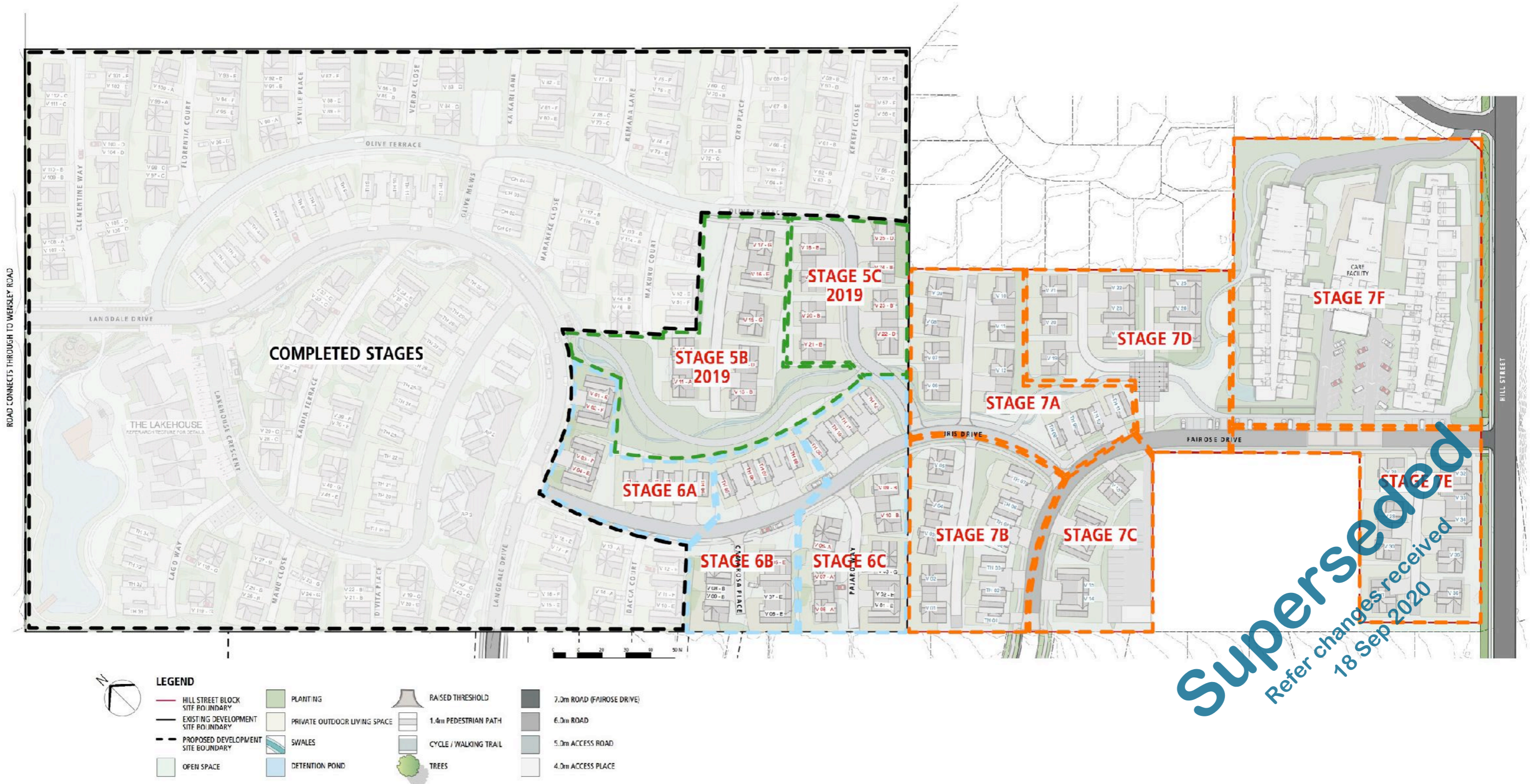
**CARE FACILITY | SECTION ELEVATION J-J**  
 NOTE: TREE SIZES ILLUSTRATED ON ELEVATIONS ARE BASED ON 10 YEARS OF GROWTH FROM TIME OF PLANTING. SPECIES ON HILL STREET ARE TO BE SMALL TO MEDIUM SIZED WITH TYPICAL MATURE HEIGHT OF 8.0m

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## 3.11 CONSTRUCTION STAGING PLAN



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## 3.12 OPEN SPACE PLAN - OVERALL SITE



**LEGEND**

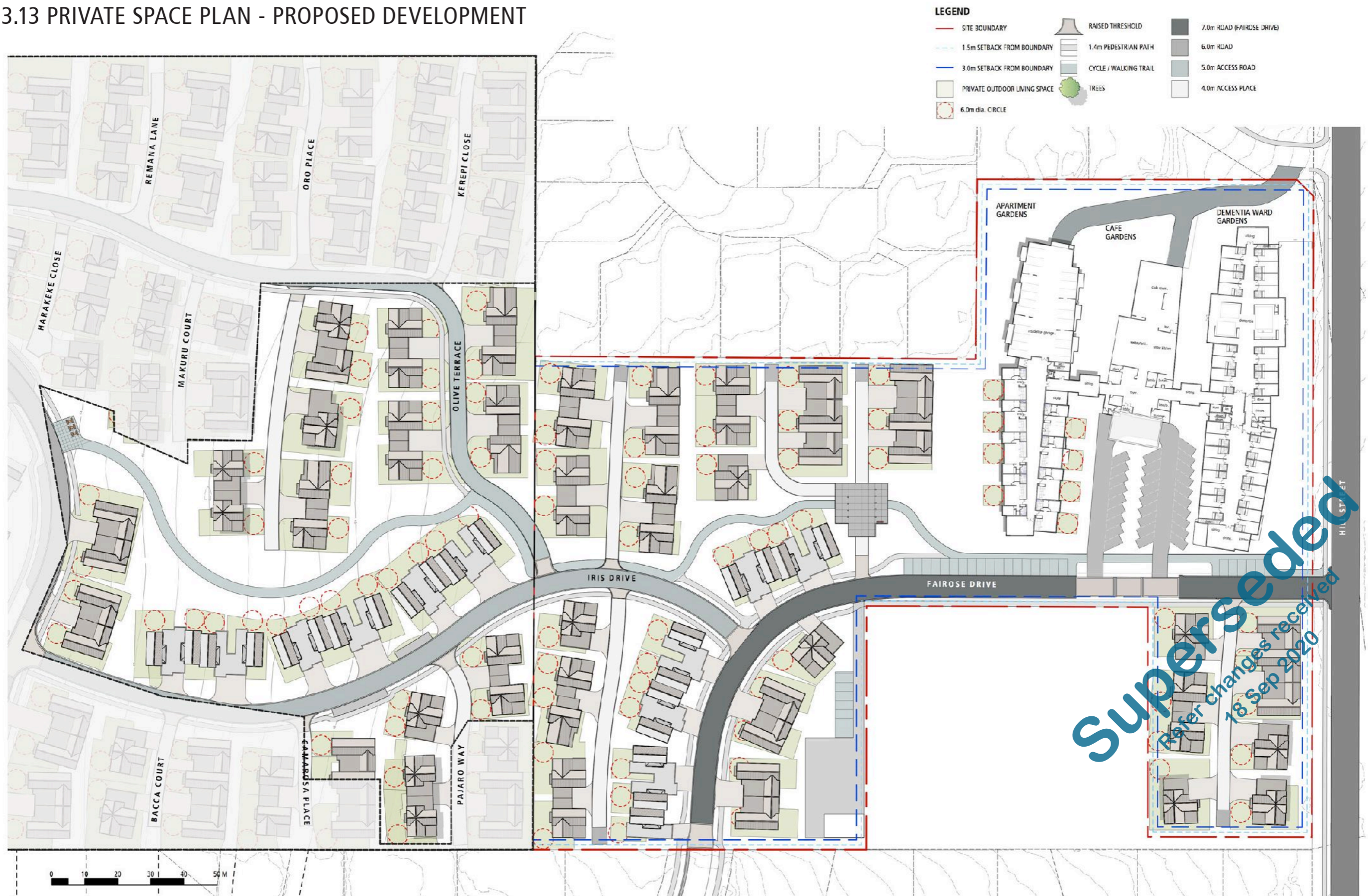
EXISTING CONSENTED OPEN GREEN SPACE ACTIVITY NODE	HILL STREET BLOCK SITE BOUNDARY	PLANTING	RAISED THRESHOLD	7.0m ROAD (FAIROSE DRIVE)
PROPOSED OPEN GREEN SPACE ACTIVITY NODE	EXISTING DEVELOPMENT SITE BOUNDARY	PRIVATE OUTDOOR LIVING SPACE	1.4m PEDESTRIAN PATH	6.0m ROAD
PEDESTRIAN CONNECTION BETWEEN ACTIVITY NODES	PROPOSED DEVELOPMENT SITE BOUNDARY	SWALES	CYCLE / WALKING TRAIL	5.0m ACCESS ROAD
SHARED CYCLE AND PEDESTRIAN PATHWAY	OPEN SPACE	DETENTION POND	TREES	4.0m ACCESS PLACE
PRIMARY TRAFFIC MOVEMENT (COLLECTOR ROAD)				

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## 3.13 PRIVATE SPACE PLAN - PROPOSED DEVELOPMENT



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## 3.14 PLANTING ZONES - PROPOSED DEVELOPMENT ALONGSIDE EXISTING

