

8002 RETIREMENT - DESIGN PRINCIPLES - OVERALL



TROPICAL
LANDSCAPE
CONNECTIVITY



ATRIUM &
GATHERING



UNDULATING
SCALE



SUBTROPICAL

REV	DATE	DESCRIPTION	DRAWN	CHECKED
A	22/12/2023	DRAFT DA ISSUE	OGE	SA
B	19/1/2024	DRAFT DA	OGE	SA
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D	13/2/2024	RFI UPDATE	JRY	JRY
E	26/3/2024	RFI RESPONSE	SA	NC

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RFI ISSUE
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PROJECT
Vertical Retirement Village
Lot 8002 Baringa Drive, Aura QLD

DRAWING TITLE
DESIGN PRINCIPLES - OVERALL
CLIENT
Plantation Retirement Resorts

PROJECT No.
23040

DATE
26/3/2024
DRAWING No.
DA_I.03

SCALE @ A3
ISSUE No.
E

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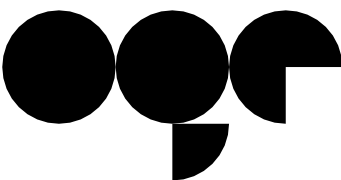
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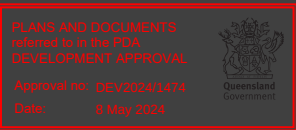
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8002 RETIREMENT - DESIGN PRINCIPLES - COMMON AREA



ACTIVE
EDGES



SENSE OF
ENTRY



LAGOON POOL



NATURAL
CANOPY

REV	DATE	DESCRIPTION	DRAWN	CHECKED
01	22/12/2023	DRAFT DA ISSUE	OGE	SA
A	19/1/2024	DRAFT DA	OGE	SA
B	29/1/2024	DA ISSUE	OGE	JRY
C	13/2/2024	RFI UPDATE	JRY	JRY
D	26/3/2024	RFI RESPONSE	SA	NC

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PROJECT
Vertical Retirement Village
Lot 8002 Baringa Drive, Aura QLD

DRAWING TITLE
DESIGN PRINCIPLES - COMMON AREA
CLIENT
Plantation Retirement Resorts

DATE
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SCALE @ A3

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8002 RETIREMENT - DESIGN PRINCIPLES - RESORT



SUBTROPICAL
LOOK & FEEL



PODIUM
LANDSCAPE



HORIZONTALITY



INTERNAL
ATRIUM

REV	DATE	DESCRIPTION	DRAWN	CHECKED
01	22/12/2023	DRAFT DA ISSUE	OGE	SA
A	19/1/2024	DRAFT DA	OGE	SA
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PROJECT
Vertical Retirement Village
Lot 8002 Baringa Drive, Aura QLD

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DESIGN PRINCIPLES - RESORT
CLIENT
Plantation Retirement Resorts

PROJECT No.
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DATE
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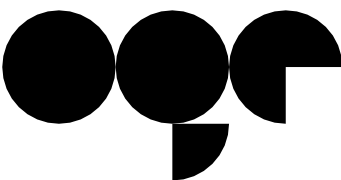
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8002 RETIREMENT - DESIGN PRINCIPLES - BUNGALOW



RESIDENTIAL
SCALE



FLOATING
EDGES



PRIVACY +
LANDSCAPE



BUILDING
COLOUR
PALETTE

RD2

RD1

STN

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DESIGN PRINCIPLES - BUNGALOW

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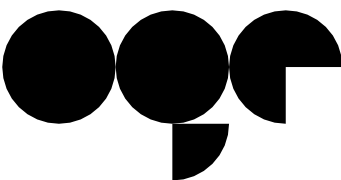
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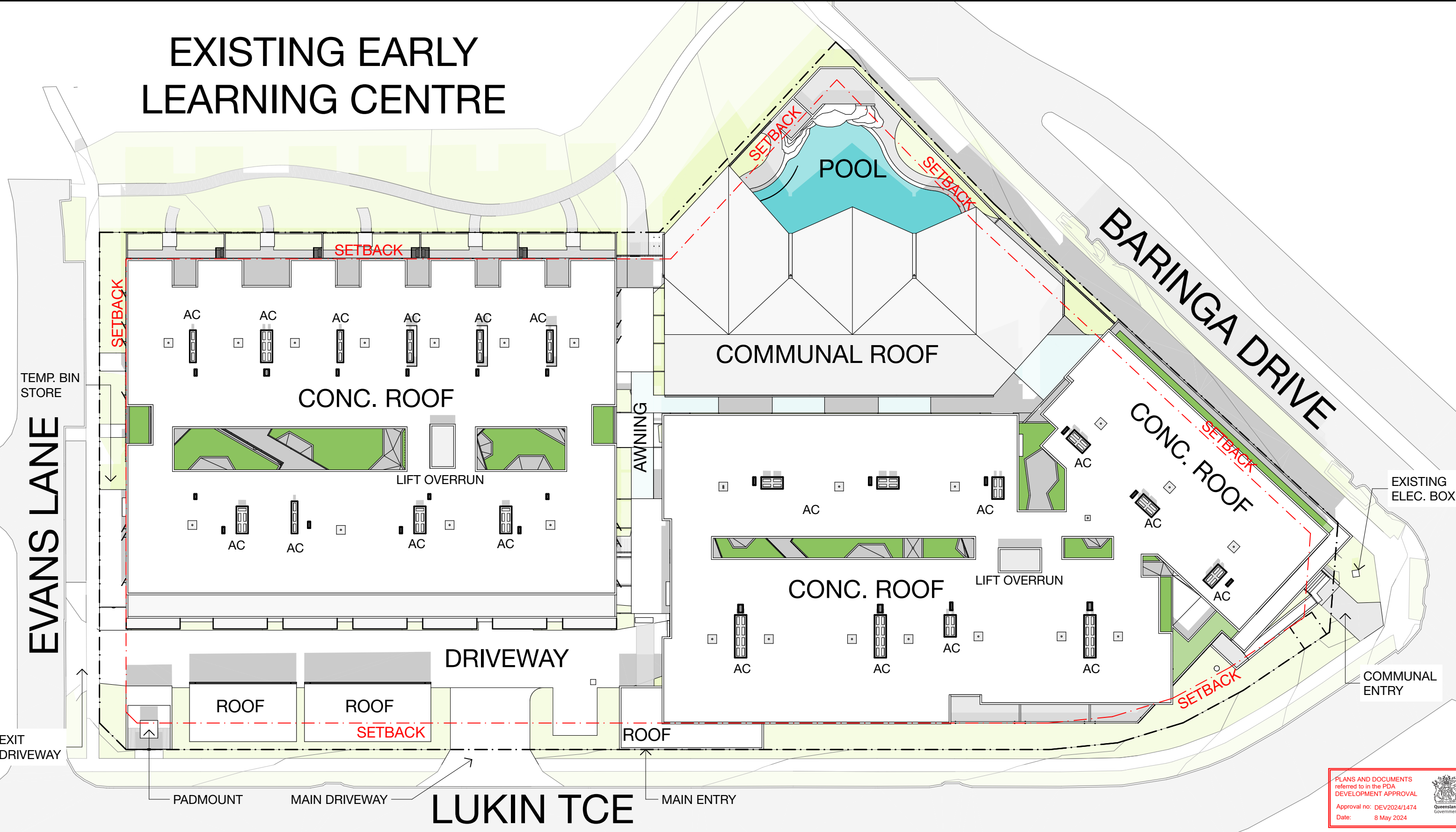


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8002 RETIREMENT - SITE PLAN

EXISTING EARLY LEARNING CENTRE

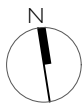
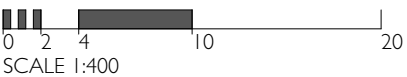


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Date: 8 May 2024

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Lot 8002 Baringa Drive, Aura QLD

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SITE PLAN
CLIENT
Plantation Retirement Resorts

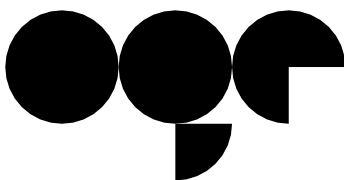
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8002 RETIREMENT - BUILDING MATRIX

BUILDING MATRIX - STAGE 1

			CLIENT RATES		EDQ RATES		
TYPE			UNIT QTY	CAR RATE	CAR REQ	CAR RATE	CAR REQ
	UNIT TYPE D1	2 BED, 2 BATH	12	1	12	1	12
	UNIT TYPE D3	3 BED, 2 BATH	16	2	32	1	16
	UNIT TYPE D5	2 BED, 2 BATH	12	1	12	1	12
	UNIT TYPE D6 (ACCESSIBLE HOUSING)	3 BED, 2 BATH	12	2	24	1	16
TOTAL			52		80		52
RES CARS PROVIDED			71				

BUILDING MATRIX - STAGE 2

			CLIENT RATES		EDQ RATES		
TYPE			UNIT QTY	CAR RATE	CAR REQ	CAR RATE	CAR REQ
	UNIT TYPE D2	2 BED, 2 BATH	8	1	8	1	8
	UNIT TYPE D3	3 BED, 2 BATH	21	2	42	1	21
	UNIT TYPE D1b	2 BED, 2 BATH	6	1	6	1	6
	UNIT TYPE D6 (ACCESSIBLE HOUSING)	3 BED, 2 BATH	4	2	8	1	4
	UNIT TYPE D7	2 BED, 2 BATH	4	1	4	1	4
	MANAGERS UNIT	2 BED, 2 BATH	1	1	1	1	1
TOTAL			43		69		44
RES CARS PROVIDED			48				
			+ MANAGERS UNIT				

BUILDING MATRIX - SUMMARY

			CLIENT	EDQ
TYPE			UNIT QTY	CAR REQ
	UNIT TYPE D1		12	12
	UNIT TYPE D2		8	8
	UNIT TYPE D3		37	74
	UNIT TYPE D1b		6	6
	UNIT TYPE D5		12	12
	UNIT TYPE D6 (ACCESSIBLE HOUSING)		16	32
	UNIT TYPE D7		4	4
	MANAGERS UNIT		1	1
TOTAL			149	96

TOTAL UNITS 95 + 1 MANAGERS UNIT

TOTAL ACCESSIBLE HOUSING UNITS 16 = 16.6%

RES CARS PROVIDED 119

VIS CARS PROVIDED 10 (1 PWD)

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PROJECT
Vertical Retirement Village
Lot 8002 Baringa Drive, Aura QLD

CLIENT
Plantation Retirement Resorts

DRAWING TITLE
BUILDING MATRIX

PROJECT No.
23040

DATE
26/3/2024

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DA_I.08

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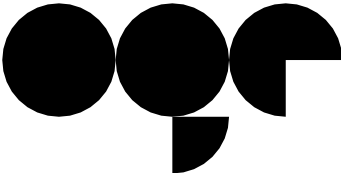
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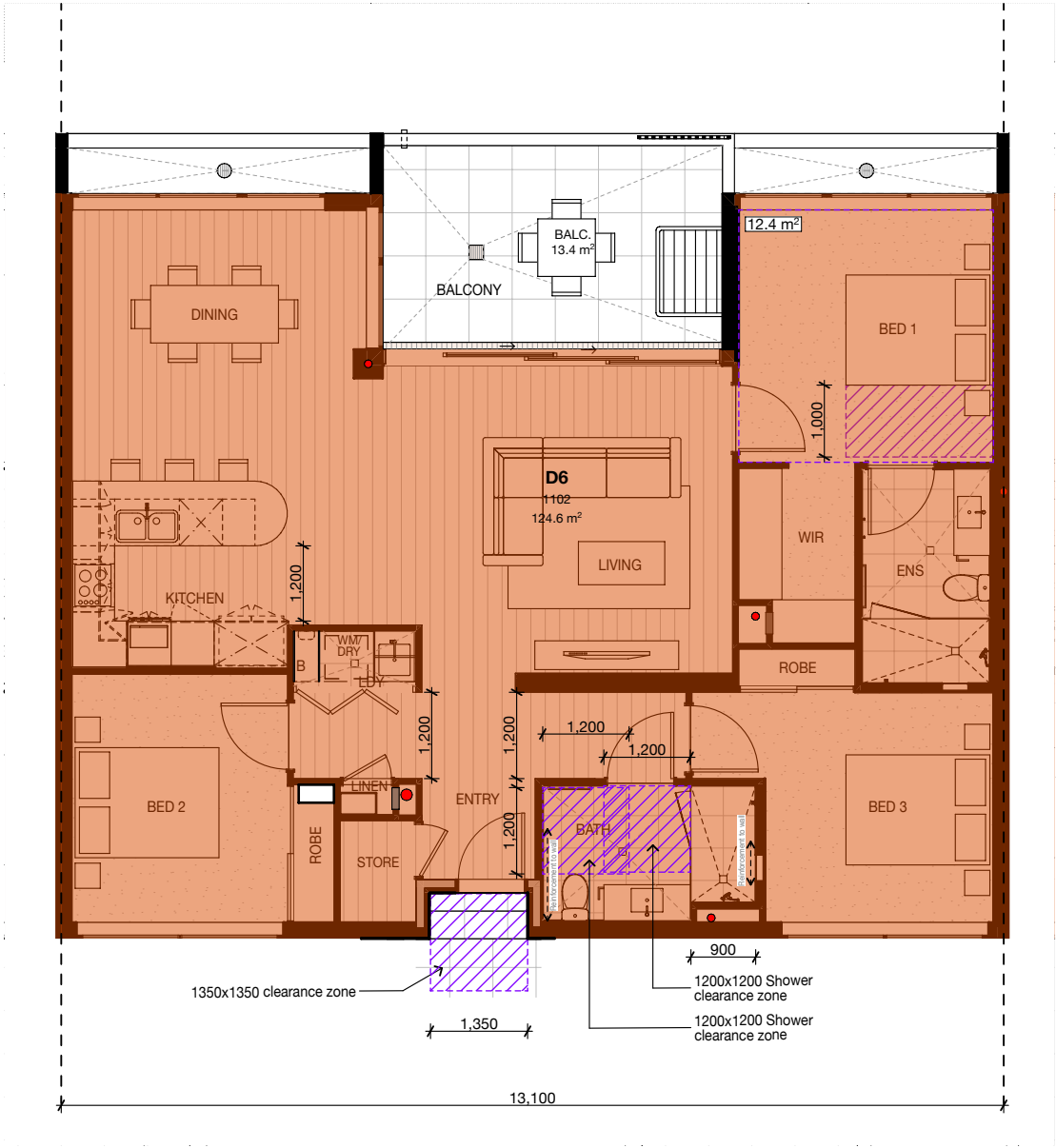
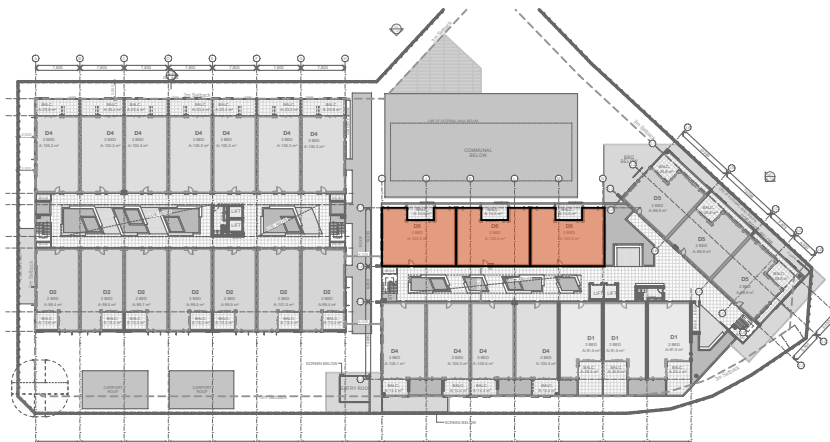
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referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2024/1474
Date: 8 May 2024



8002 RETIREMENT - TYPE D6

KEY PLAN



TYPE D6

PROJECT
Vertical Retirement Village
Lot 8002 Baringa Drive, Aura QLD

DRAWING TITLE
TYPE D6
CLIENT
Plantation Retirement Resorts

PROJECT No.
23040

DATE
23/4/2024

SCALE @ A3
1:100
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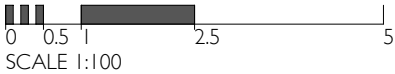
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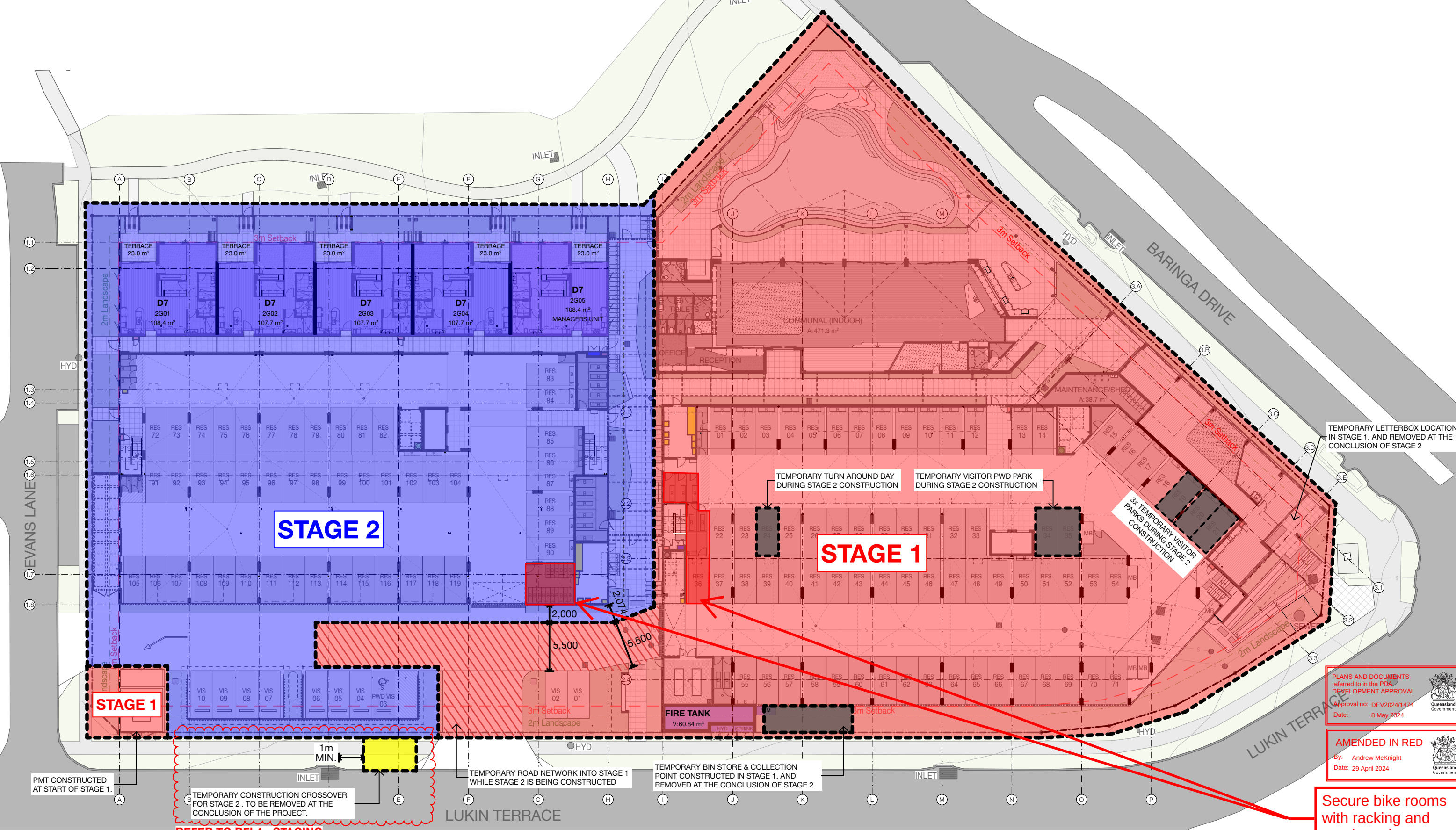
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8002 RETIREMENT - STAGING PLAN



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E	26/3/2024	RFI RESPONSE	SA	NC

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SCALE 1:400

PROJECT
Vertical Retirement Village
Lot 8002 Baringa Drive, Aura QLD

DRAWING TITLE
STAGING PLAN

CLIENT
Plantation Retirement Resorts

DATE
29/4/2024

SCALE @ A3
1:400

PROJECT No.
23040

DRAWING No.
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PLANS AND DOCUMENTS referred to in the PDA/ DEVELOPMENT APPROVAL
Approval no: DEV2024/1474
Date: 8 May 2024

AMENDED IN RED
By: Andrew McKnight
Date: 29 April 2024

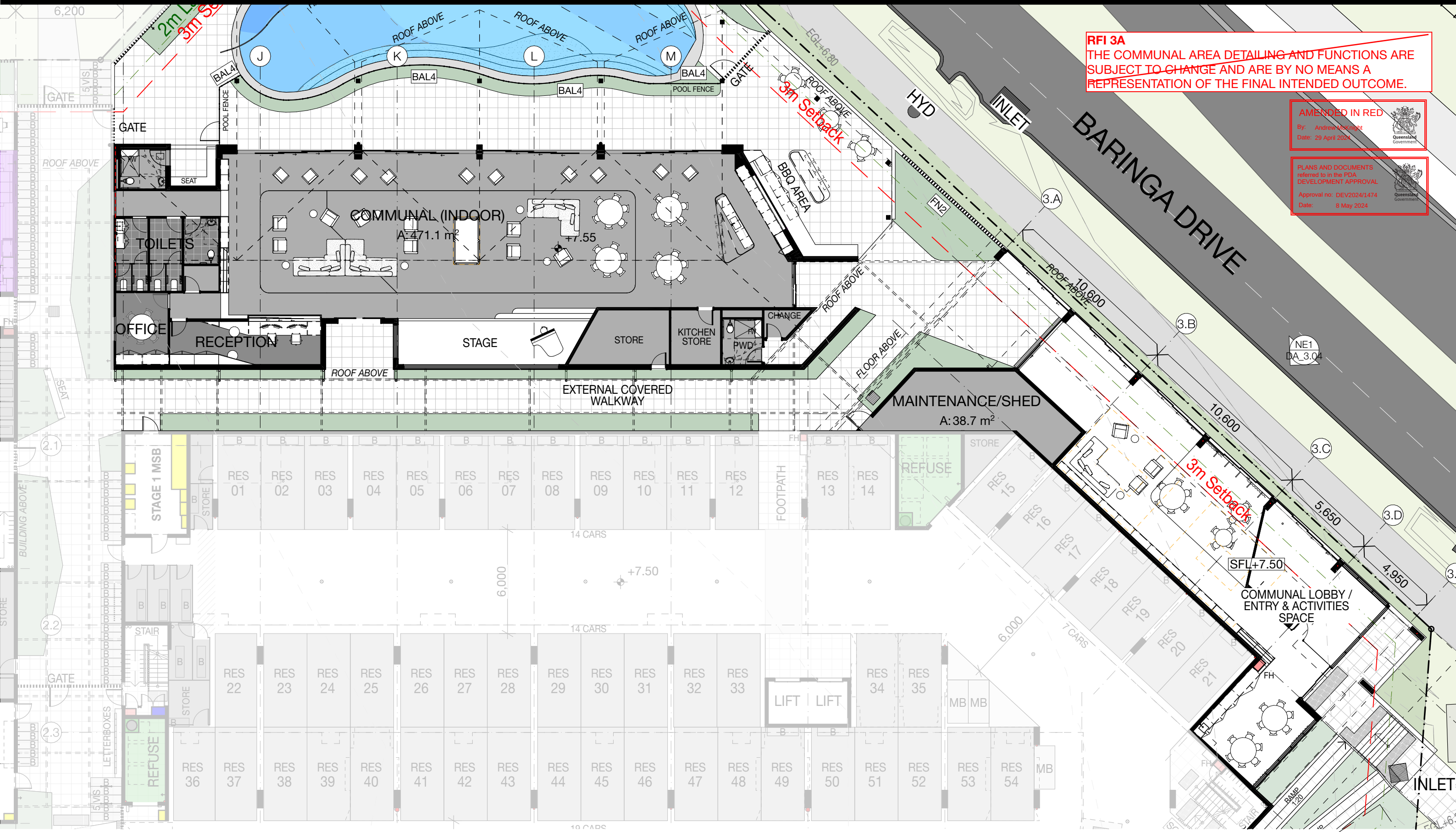
Secure bike rooms with racking and repair station

AMENDED IN RED By: Andrew McKnight Date: 29 April 2024		 Queensland Government
PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL Approval no: DEV2024/1474 Date: 8 May 2024		 Queensland Government



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8002 RETIREMENT - COMMUNAL PLAN



RFI 3A
THE COMMUNAL AREA DETAILING AND FUNCTIONS ARE
SUBJECT TO CHANGE AND ARE BY NO MEANS A
REPRESENTATION OF THE FINAL INTENDED OUTCOME.

AMENDED IN RED
By: Andrew Lockhart
Date: 29 April 2024

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL
Approval no: DEV2024/1474
Date: 8 May 2024

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A	26/3/2024	RFI RESPONSE	SA	NC

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0 1 2 5 10
SCALE 1:200



PROJECT
Vertical Retirement Village
Lot 8002 Baringa Drive, Aura QLD

DRAWING TITLE
COMMUNAL PLAN
CLIENT
Plantation Retirement Resorts

PROJECT No.
23040

DATE
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SCALE @ A3
1:200
ISSUE No.
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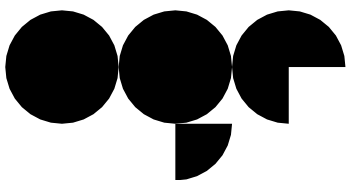
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8002 RETIREMENT - LEVEL 01



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C	29/1/2024	DA ISSUE	OGE	JRY
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PROJECT
Vertical Retirement Village
Lot 8002 Baringa Drive, Aura QLD

DRAWING TITLE
LEVEL 01
CLIENT
Plantation Retirement Resorts

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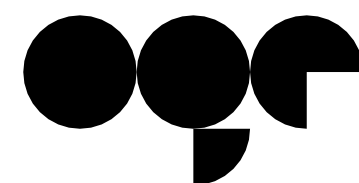
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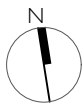
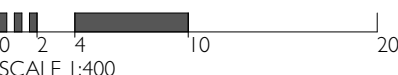
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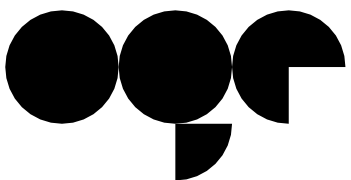
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