





This report has been prepared to assist the Georges River Council with exploring a potential opportunity to upgrade the Lot 100 River Road Oatley site for public recreation and seniors housing in the form of residential aged care. The report presents an initial precinct vision and building illustrations to convey the precinct's potential in terms of amenity, operation and offering to the wider community.

The existing access point to the precinct is upgraded to provide public parking approaching a new public recreation area. Shaped to preserve the existing tree canopy, the public recreation space is imagined to incorporate accessible public toilets with parents' change facilities, community barbecues, connection to the existing walk trail network, community gardens, and a bush setting nature play area. The design intent is to enhance the existing precinct in a sensitive, sustainable and positive way, highlighting local nature, history and culture along the way. The precinct vision also suggests redevelopment of two existing unused bowling greens into a 74 bed aged care facility at the north east corner of the site, adjacent to an existing residential precinct, and closest to the precinct entry and Oatley Railway Station.

This package is only intended as an initial "vision document" illustrating ideas for how the precinct may look and feel. It represents the first step in an involved design and consultation process with the broader community. The report should not be read as a detailed financial feasibility, or "concept design package", or "schematic design package". Each of these future phases would require a level of specialist consultant financial, survey, statutory, site, planning, design, services, structural and infrastructure investigation prior to their development. All enquiries regarding the current report's preparation, content, status, detail and evolution should be directed to the Georges River Council.



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## ***disclaimer***

*note : report is intended to print in A3 landscape double sided colour format*







*a reinvigorated public recreation precinct incorporating structured recreation, bush walk trails, nature based adventure play, exercise stations, barbecue facilities, leisure walks, community gardens, shaded lawn, local history totems, and accessible parking*



### **site use**

The existing site accommodates an unused pair of retained bowling greens and public access to the river edge. The precinct is proposed to be upgraded to create improved public access to the river edge, a public recreation area, and aged care located on the site of the old bowling greens. The upgrade and improved amenity should encourage greater use of the precinct by the community. A permanent residential population adds a level of passive surveillance to the precinct.

### **topography**

Existing bowling greens are currently elevated and retained at the north east corner of the site. The broader site generally falls to the south west corner towards the river. The existing topography is proposed to be followed where practical. The elevated, retained bowling greens provide a reasonably level building pad for the aged care facility with the benefit of panoramic views to the natural surrounds. Where the elevated greens are not supporting built form, they are suggested to be tiered down towards the access road to improve visibility and openness to the public recreation area.

### **building locations**

Provision of seniors housing is defined by topography and bushfire requirements. The constraints dictate that the accommodation be restricted to the north east corner of the precinct. Support services are housed in outbuildings, which are permitted directly to the south of the aged care facility. A measured demarcation line on a CAD survey drawing would be required at concept, schematic and detailed design stages to establish a precise 'seniors housing' envelope. Further fire consultant input would be required regarding separation of uses across the demarcation line. A diagram of bushfire protection measures previously supplied to Council by a specialist fire consultant is included within the report body.

### **site access**

Vehicle access to the seniors housing site and the public recreation space is shared to minimise the extent and impact of roads on the precinct. Pedestrian / bicycle circulation is encouraged to the west of the access road away from the aged care site.

### **precinct planning and landscape**

Location of all built form at the north east corner of the site maximises the continuity and generosity of open space / landscape in the remaining precinct. This is a benefit of the limited seniors housing area resulting from bushfire constraints, and ensures new built form is colocated adjacent existing residents, rather than into the parkland. Roadways and parking are structured and rectilinear to minimise the asphalt footprint within the precinct and to ensure as much space as possible is dedicated to public recreation in a car free area. Public amenities (toilets, barbecues, shade structures) are positioned at the edge of the carpark or a short walk within the recreation area for ease of getting people and their picnic items from car to picnic space. Within the public recreation area, pedestrian circulation is free-form and organic, making the most of existing worn paths and trails within the landscape while capitalising on existing tree canopies.

### **vehicles and parking**

The precinct plan focuses on providing clear and direct vehicular access to the public recreation space, and extending the generous tree canopy throughout the parking areas to reduce heat banking. Substantial public parking is provided from the first point of arrival, with the assumption that signage will be used to delineate public parking from the "on lot" seniors housing parking. The seniors housing parking provides car bays for aged care staff, aged care visitors, residents, and delivery / service vehicles. Delivery vehicles and aged care emergency vehicles are also located well away from the public parking areas to prevent conflicts of use. Drop off is possible directly to the aged care forecourt in front of the entry doors. It is currently assumed that buses may need to three point turn - this can be reviewed at concept design stage.

### **land use conflict minimisation**

Clear delineation is provided between the aged care site and the public recreation site, with continuous access to the public recreation site provided. Aged care support services (plant areas, laundry, loading area, service yard) are located at the far east end of the site well away from the main public recreation area. Residents' accommodation is elevated at least one storey above the public recreation space so that privacy and security issues are minimised. At the same time there is the benefit of resident communal balconies overlooking the public recreation area to provide a level of passive security.

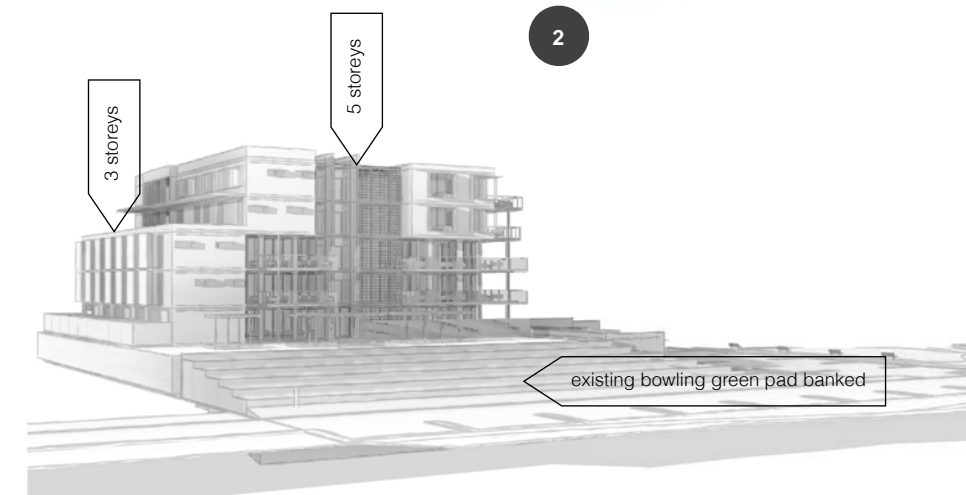
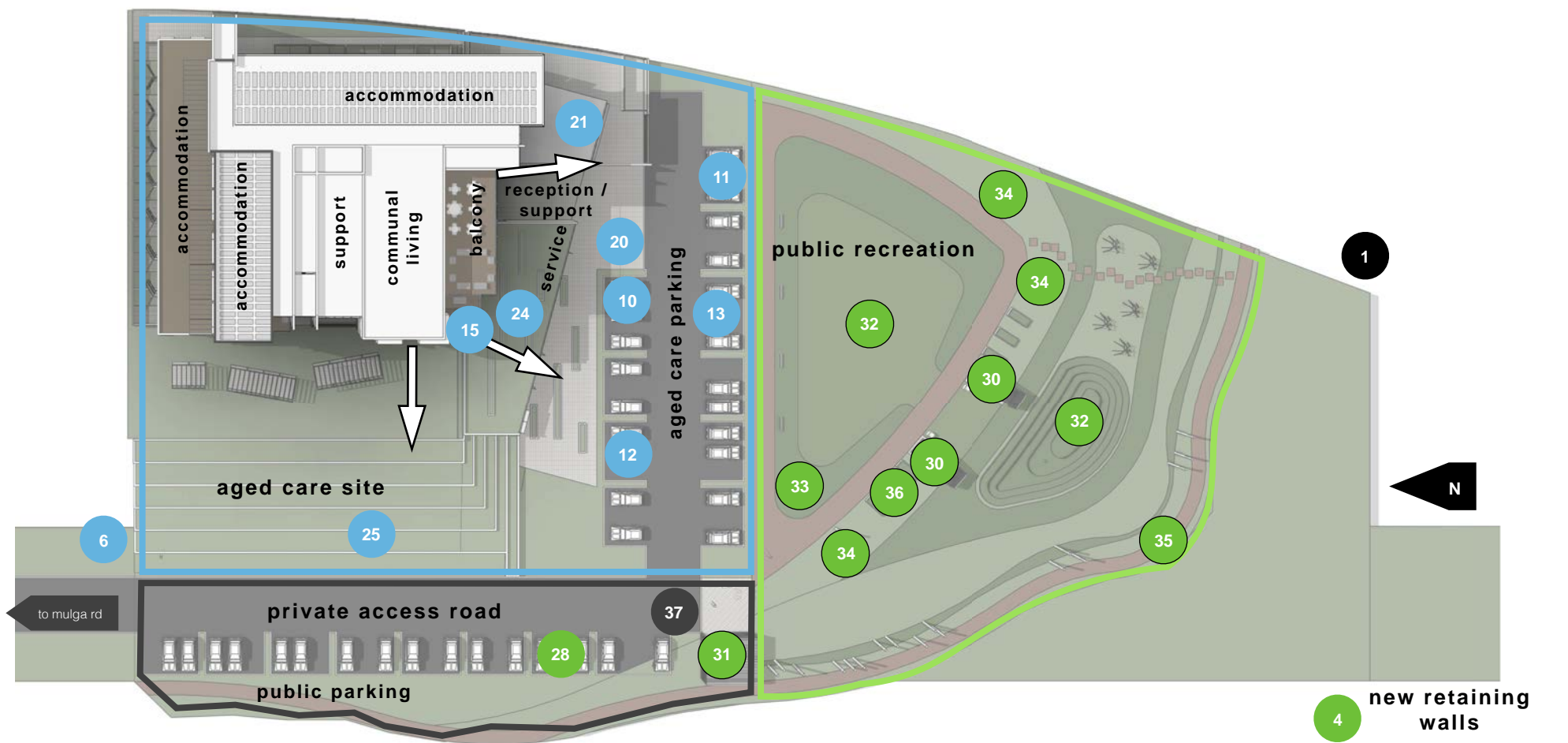
### **boundary fencing**

Boundary fencing is proposed to the northern boundary (separating aged care residents' private courtyards from adjacent residential lots), to the eastern boundary (adjacent the railway) and around the service enclosure (for security and visual screening purposes). There is no proposal to provide fencing to the south or west boundaries of the aged care lot. It is suggested that the development would better benefit from seamlessly extending the landscape into the broader precinct.

### **services and infrastructure**

An existing sewer line runs diagonally through the aged care site, which will require further investigation in the next design phase. While the building lot is located directly adjacent an existing residential precinct, next phase will require investigation into infrastructure / services locations, availability, connection points, capacity, easement and access requirements with respect to lighting, power, communications, water supply, drainage and waste services.

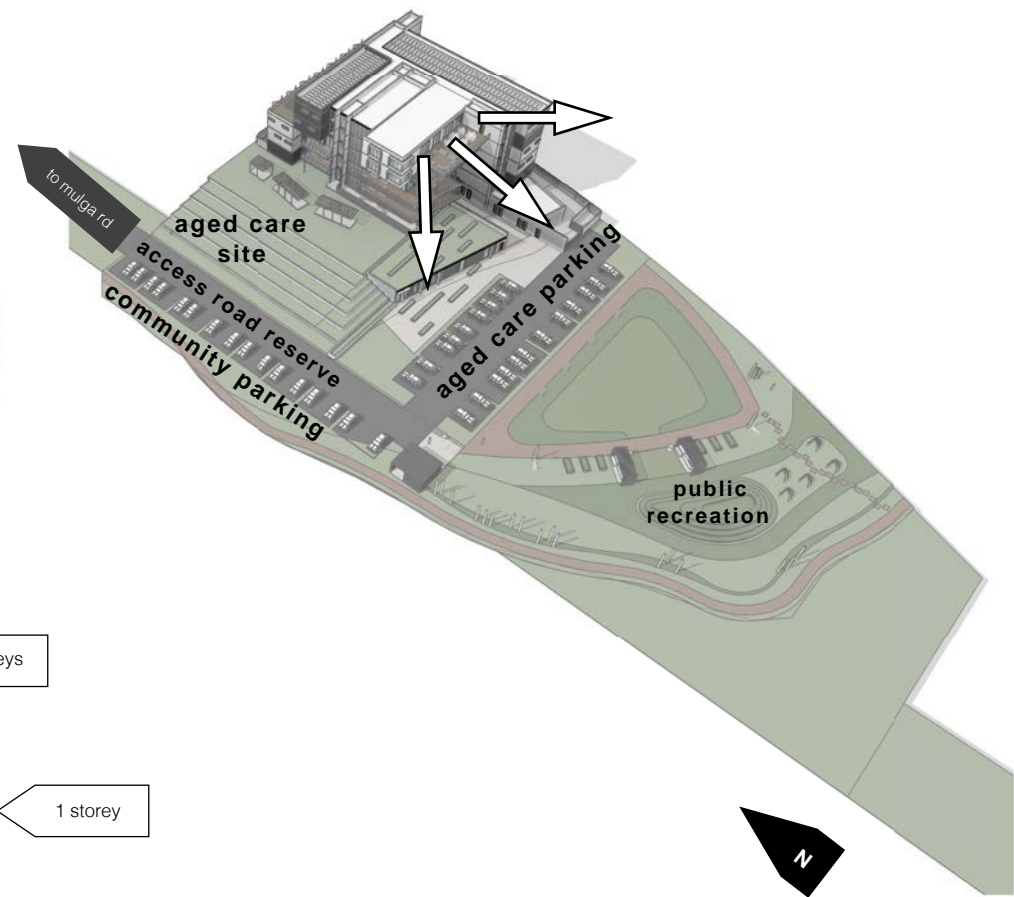




massing view from access road

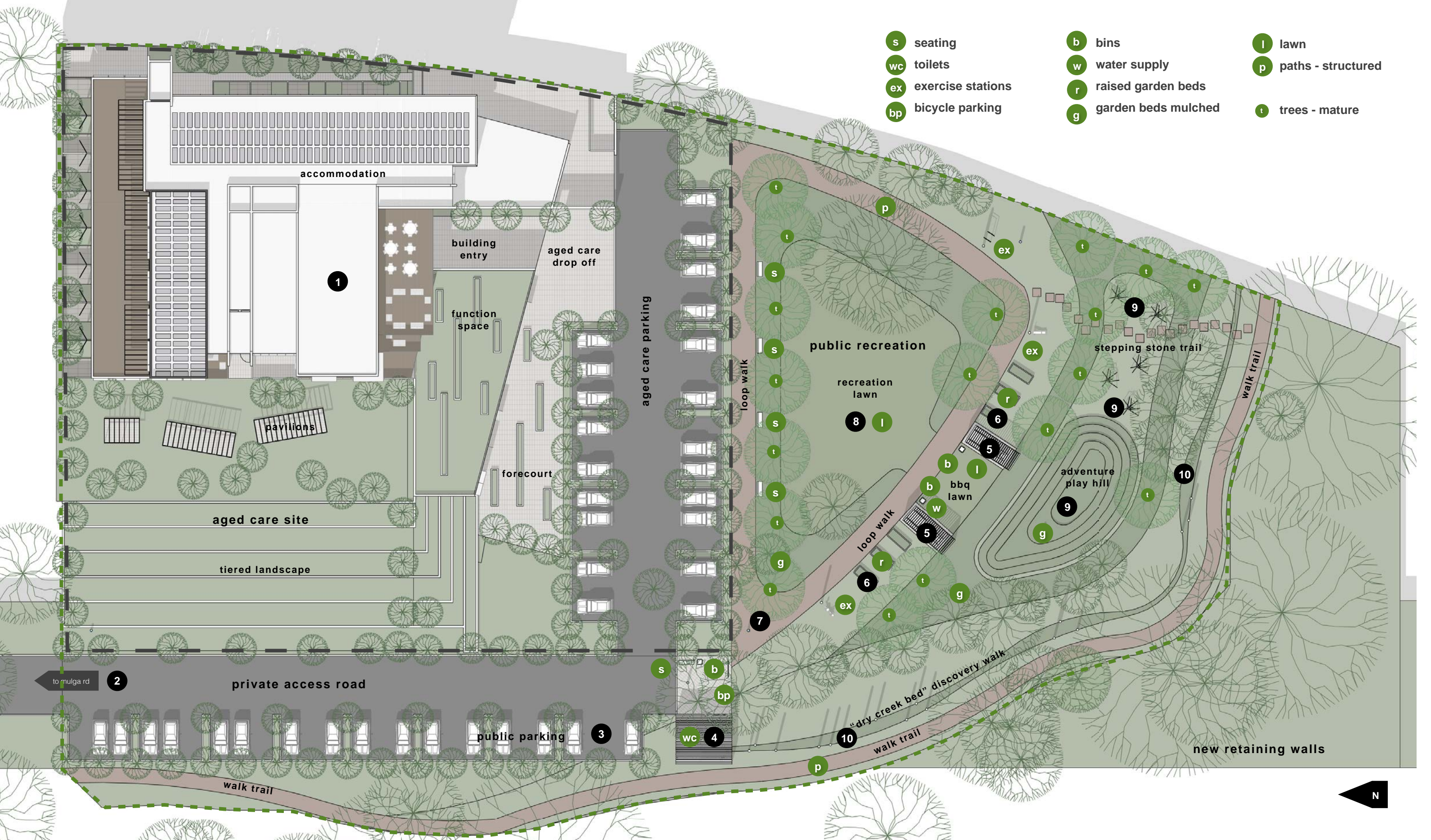


massing view from public open space



precinct strategy

item no	item	criteria
1	precinct area	11,010 sqm
2	area for access road + public parking	1,570 sqm
3	area for access road as % of precinct	14.3%
4	public recreation site area	3,814 sqm
5	public recreation % of precinct	34.6%
6	aged care site area	5,626 sqm
7	aged care % of precinct	51.1%
8	aged care beds	74 beds
9	aged care storeys	5 storeys generally, 3 storeys at north
10	aged care ambulance bays	1 car bays
11	aged care staff car bays	19 car bays
12	aged care visitor standard car bays	7 car bays
13	aged care visitor accessible car bays	3 car bays
14	accommodation format	1 plate
15	communal living view orientation	west bushland + south public recreation
16	living area natural light	generous
17	living area generosity / flexibility	generous
18	upper floor balcony generosity	generous
19	tiered building complexity	complex
20	drop off access	direct from car park
21	service building proximity	stand alone
22	vehicle access to service building	good
23	reception connectivity to living area	direct
24	support amenities building	stand alone
25	earthworks to elevated building pad	substantial
26	aged care massing	substantially tiered
27	aged care surveillance of public rec	living overlooks public recreation
28	public car bays	24 car bays
29	public parking format	along access road
30	bbq pavilions	clustered
31	public wc / change amenities	at public recreation entry
32	public recreation	combination of structured and adventure play
33	structured gardens	small
34	play / leisure equipment	clustered
35	path	meandering
36	produce garden	adjacent bbq area
37	private access road	provides access to aged care + public recreation



- s seating
- wc toilets
- ex exercise stations
- bp bicycle parking
- b bins
- w water supply
- r raised garden beds
- g garden beds mulched
- l lawn
- p paths - structured
- t trees - mature

- 1 aged care site
- 2 precinct entrance
- 3 public parking
- 4 public accessible toilets / parents rooms - self cleaning
- 5 shaded barbecue enclosures with electric bbqs, tables and bench seating
- 6 community gardens
- 7 loop walk
- 8 recreation lawn
- 9 bush adventure play
- 10 "dry creek bed" discovery walk with local history totems







**key strategic / risk considerations**

***bushfire area extent***

Provision of aged care is defined by topography and bushfire requirements. A measured demarcation line on a CAD survey drawing would be required at concept, schematic, DA and detailed design stages to establish precise 'seniors housing' envelope. Further fire consultant input would be required regarding separation of uses across this envelope line.

***existing sewer location***

Existing sewer line runs diagonally through the aged care site. This will require further investigation as the project progresses.

***land use of parking site***

Provision of at grade parking to south of the building reduces aged care build cost and provides car parking in a location which will have minimal impact on existing residents adjacent to the northern boundary. Car parking in this location may prevent future develop of this land or other uses (e.g. recreation, reception/function space) - cost/benefit analysis may be required. Basement parking would have a substantial impact on project cost.

***service offering***

74 beds assumed

***building heights***

3 storeys to north of site, 5 storeys generally at site interior, "in ground" reception and lobby, and 1 storey at south of site. Refer building elevations and sections provided for further detail.

***massing***

Transition and articulation of building bulk along the northern and eastern boundaries considers visual impacts from residents to the north and from the rail reserve.

***land management***

The future management and funding of access roads, public recreation areas, and public parking will require further consideration.



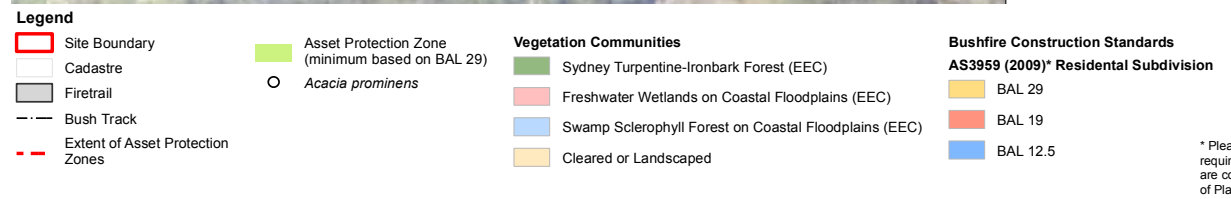


Fig 13. Bushfire Protection Measures (Residential Subdivision)

Source: Travers Bushfire and Ecology

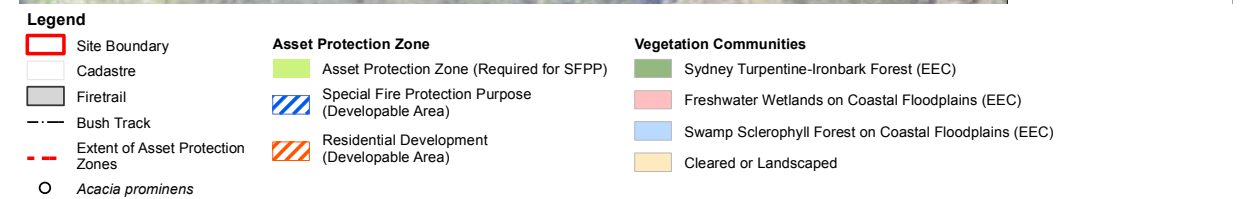


Fig 14. Bushfire Protection Measures (Developable Area for Special Fire Protection Purpose and Residential Development)

Source: Travers Bushfire and Ecology



### ***site access and parking***

The private access road provides direct and clear access to the public recreation area. Parking is immediately visible on precinct entry and runs right up to the edge of the public recreation space without encroaching into the land area of the public open space. Where practical, access road slopes should be minimised to maximise accessibility for people with mobility limitations. Shade trees are envisaged for all edges of the car park and access road to reduce heat banking.

### ***amenities***

Public accessible toilets with parent / baby change facilities are proposed for the entrance to the public recreation space. A paved / hardscaped surface adjacent to this facility provides seating, waste bins and bicycle parking.

### ***accessibility***

While the river bank walk trail is negotiating challenging terrain, a more accessible loop walk is intended to provide an accessible route to the barbecue facilities, community gardens and the edge of the structured recreation lawn. Additional tree shaded seating is provided at the top of the loop walk adjacent the aged care parking, with views overlooking the structured recreation area.

### ***barbecues, shade structures and community gardens***

Two built in electric barbecues with stainless steel preparation benches are proposed with shade canopies, picnic tables and bench seating directly adjacent to the community garden and structured recreation lawn. Community garden beds allow provision for vegetable gardens, herb gardens, local flora beds, or other community directed uses.

### ***structured recreation***

A shade tree surrounded structured recreation lawn is proposed for the centre of the public recreation space. It is intended to encourage picnics, one to one ball sports, community exercise programs, yoga, bootcamps and the like. Exercise stations are located around the perimeter of the recreation lawn.

### ***nature play***

A nature based adventure play area takes advantage of the edge of the existing tree canopy. Placement of structures that encourage imaginative play within a bushland setting include an adventure hill covered in local rocks and flora, a stepping stone trail, a “dry creek bed”, log walks, and loose framed structures that encourage building cubbies and mock camp sites.

### ***walk trails***

The proposed perimeter walk trail is intended to connect into the existing walk trail network. It provides a track around the site perimeter than can be used for leisure and also for precinct maintenance. Some parts of the trail intersect with the discovery walk.

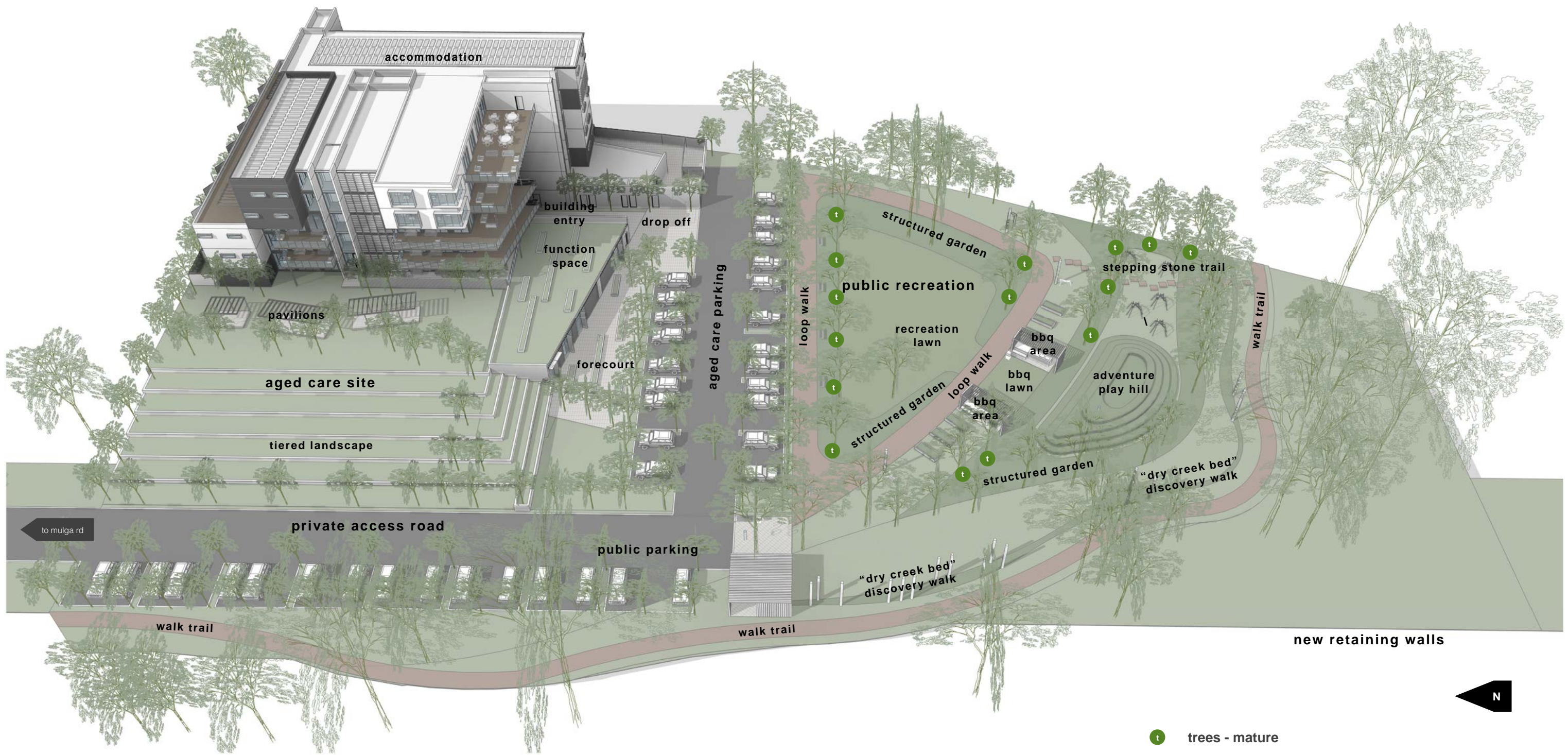
### ***discovery walk and local history***

A discovery walk is conceived as a “dry creek bed” along which a series of totems connect the community to local history, local culture and indigenous flora and fauna. It could be seen as a permanent installation, or the site of an evolving art and history program over time.

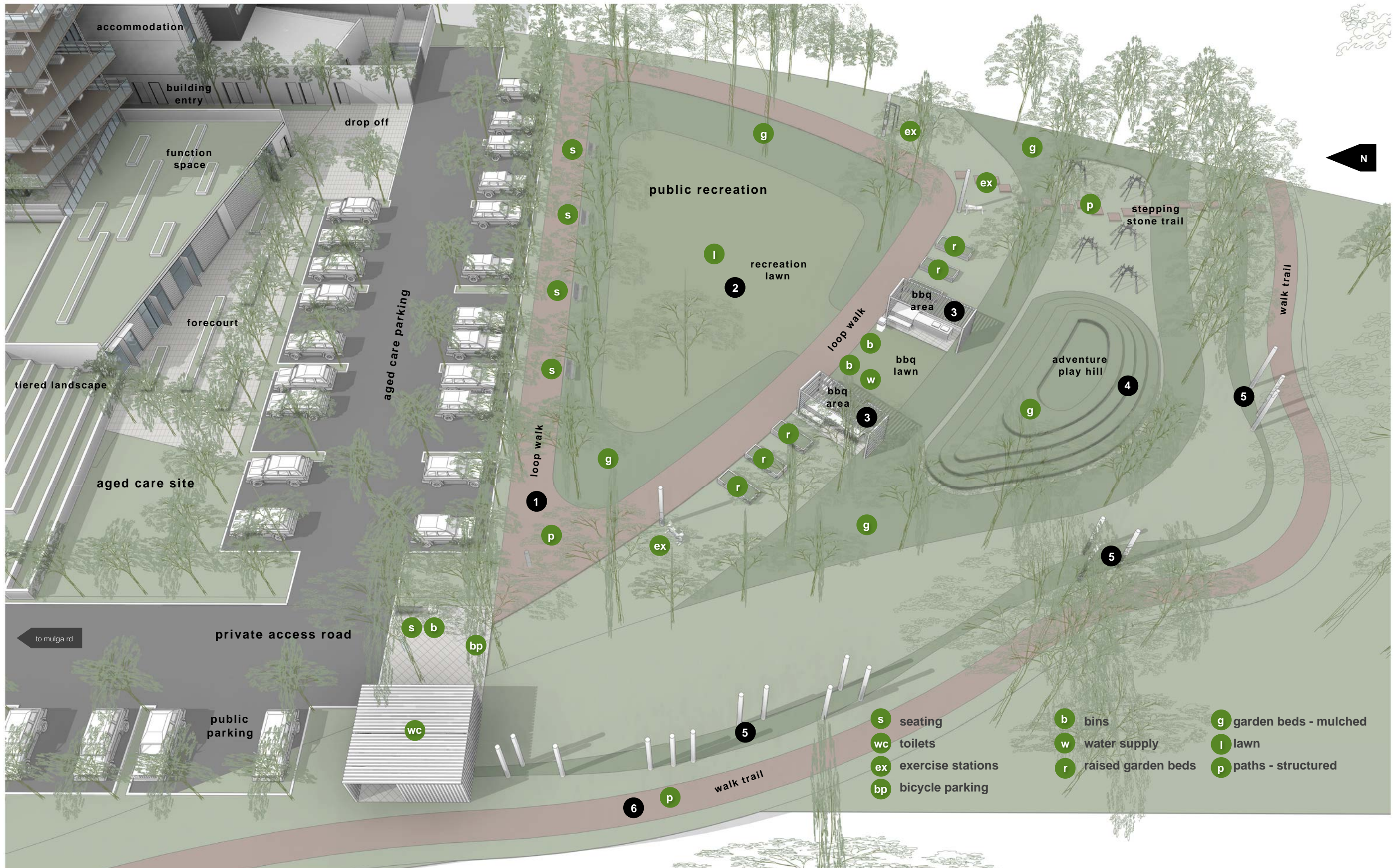
### ***hard and soft landscaping strategy***

Retention of existing trees and foliage is of high priority. The public recreation vision is a high level intention which can only be evolved, developed and enriched following a detailed survey of the existing landscape, topography, and flora and fauna. The intent is to : reinforce the existing tree canopy along walkways and around the edges of recreation spaces; embrace localised variations in slope, levels, topography, and rock mounds; fill garden beds with appropriate, sustainable, water wise local plant species that provide new habitats for indigenous bird and animal species.









1 shaded loop walk with exercise stations

2 structured recreation lawn with perimeter seating

3 shaded barbecue enclosures with electric bbqs, tables and bench seating

4 adventure play / recreation in regenerated bush setting

5 "dry creek bed" discovery walk with local history totems

6 walk trail connecting to existing trail network







- 1 funding and ongoing maintenance of public parking
- 2 precinct power / lighting / water - extent + maintenance
- 3 precinct surveillance and security
- 4 public accessible toilets / parents rooms - custodian

- 5 public alert, assembly space and egress strategy in case of fire threat
- 6 provision for bus access and turning
- 7 demarcation / separation of public parking and aged care parking
- 8 landscape maintenance and irrigation strategy

- 9 accessibility and equal opportunity to utilise leisure facilities
- 10 tree / bush / scrub management strategy
- 11 sustainable, safe and water wise species selection
- 12 operation / management of equipment, bbqs + community gardens













- 1 vehicle drop off
- 2 aged care parking adjacent public open space
- 3 servicing area + deliveries
- 4 street access to arrival lobby
- 5 communal living windows overlooking bushland
- 6 communal balconies overlooking public recreation space
- 7 living area oriented to public recreation space and bushland outlook
- 8 centralised vertical circulation
- 9 3 storey massing to north
- 10 green rooftop over support building + function space
- 11 extensive tiered green space at precinct entry
- 12 solar cells



### ***aged care site coverage***

The aged care building covers roughly 20 percent of the seniors housing plot, or 10% of the overall precinct area.

### ***building height and yield***

The aged care building is designed to accommodate 74 beds. The entry lobby and reception are illustrated as “in ground” beneath this five storey building (below the surface of the existing bowling green).

### ***aged care massing and form***

The aged care building is 3 storeys to the north of the site, to mediate bulk and mass adjacent to existing single residential lots. The building extends to 5 storeys high at the centre of the accommodation, to the east (adjacent the railway) and to the south (overlooking the public recreation space). Support buildings (to the south of the main accommodation building) are single storey only, and are also located one level below the existing bowling green to help transition from the elevated bowling green pad down to the public open space level. This means the complex has a 6 storey appearance from the car park. The aged care on site car park provides a buffer between built form and the adjacent public recreation area.

All facades have been subdivided into smaller visual masses using glazing breaks, material differentiation, light / dark colour contrast, deep balconies and shade / screen structures. Tree planting is further proposed to the building perimeter to reduce its prominence in the landscape from a pedestrian perspective.

### ***orientation***

Resident bedrooms are oriented north and east to capture morning light and avoid harsh late afternoon sun in summer. All east / west glazing has shading or louvres. Communal living areas face south, connecting to generous balconies that overlook the tree canopies and public recreation areas. Level by level support spaces are best positioned at the heart of each floor when they most efficiently / effectively serve both private and public areas.

### ***overlooking / privacy screening***

Communal living areas are deliberated facing south (rather than facing existing northern residences) to avoid major overlooking issues. Upper level bedrooms face north but are set back substantially so they do not look into northern neighbours' yards. Lower level bedrooms (facing northern neighbours and eastern railway) are set back greater than the 3m requirement, and additionally incorporate privacy screens mediating outlook, privacy and solar penetration.

### ***materials***

Materials are currently conceived as robust, raw and tonal, responding to the colours and textures within the surrounding setting. Material selections need to be durable and resilient within the natural bush setting, and be easy to clean and maintain. Colour tones pick up on the warmth of timber, the tans and deep greys of the bushland tree trunks. Charcoals, ochres and sandstone reflect the local geology with facades treated as varied and multi-patterned rather than appearing singular and monolithic.

### ***fenestration***

Glazing is used in curtain wall format to subdivide built form mass into smaller components. Framed “punch-hole” formats are used where framing of a view or creation of privacy is required. Wherever practical a deep tinted glass is proposed to deepen reveals and enable other richer materials to “punch out” from the facade. East and west louvres and screens provide further texture to built form while mediating solar penetration. Balconies are deep to provide good solar control, rain protection and enable generous furnishing to encourage their use as a “second living space”. Again the deep balconies improve facade articulation. All roof plant is proposed to be screened from view.

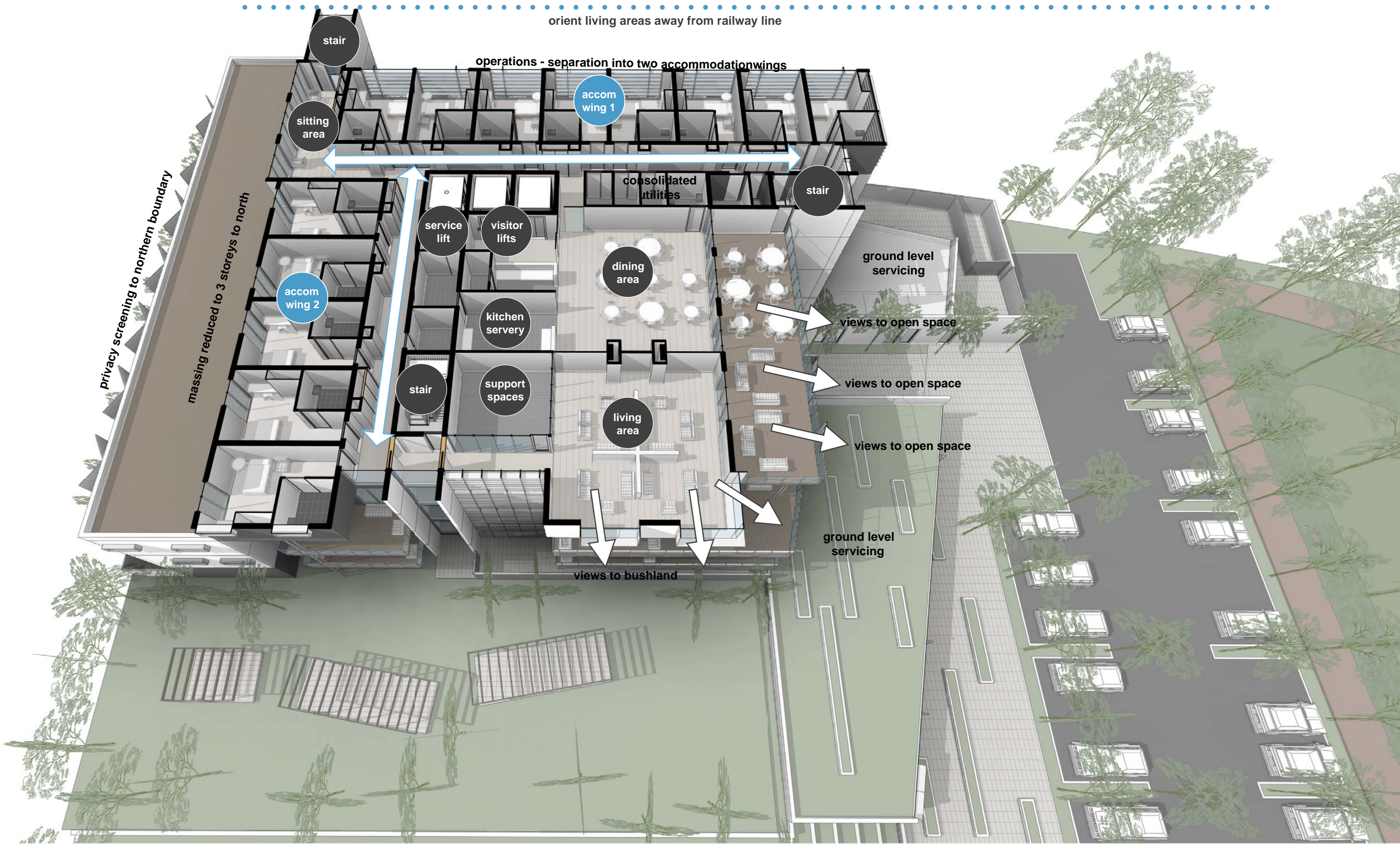
### ***external structures***

External structures are limited to a few shade pavilions, with a general preference for shade trees over hard landscape structures. This is consistent with the bush setting and the desire to extend the natural landscape wherever possible.

### ***solar impact / overshadowing***

Located directly the south of existing north facing residences, it is not anticipated that the proposed development will have any further overshadowing impact on neighbours.









PROJECT SUMMARY	
PRECINCT AREA	11,010 sqm
FSR GFA TOTAL	5,023 sqm
<b>FSR ACROSS PRECINCT</b>	<b>0.46</b>
<b>AGED CARE SITE AREA</b>	<b>5,626 sqm</b>
FSR ACROSS AGED CARE SITE ONLY	0.89
SITE COVERAGE ACROSS AGED CARE SITE ONLY	20.44%
GROUND FLOOR GFA	670 sqm
FIRST FLOOR GFA	1,150 sqm
SECOND FLOOR GFA	1,150 sqm
THIRD FLOOR GFA	1,150 sqm
FOURTH FLOOR GFA	950 sqm
FIFTH FLOOR GFA	950 sqm
<b>TOTAL GFA</b>	<b>6,020 sqm</b>
ON SITE PARKING / LOADING	1,250 sqm
# CAR BAYS ON AGED CARE SITE	7 visitors + 19 staff + 3 accessible + 1 ambulance = 30 car bays
<b>RESIDENT BEDS</b>	<b>74 beds</b>
AVG BEDROOM AREA + BATHROOM AREA	20 sqm + 6 sqm = 26 sqm
PROJECT GFA PER BED	81 sqm





3 level north tiering to reduce massing



view from elevated garden



main address on approach



arrival forecourt



**1** Elevation 1  
1 : 200



**2** Elevation 2  
1 : 200



No.	Description	Date
1	Initial Massing Investigation	30.04.2016
2	Revised Massing Investigation	09.05.2016
3	Revised Site Extent	11.08.2016
4	Massing Investigation + Public Recreation Strategy	24.08.2016
5	Planning Amendments	23.09.2016

SUITABILITY DESCRIPTION
PURPOSE OF ISSUE

CLIENT	Georges River Council
PROJECT	Lot 100 River Road Oatley NSW
SHEET	Elevations

Date	23/9/2016	Project number	300416	Scale (@ A3)	1 : 200
Drawn by	PS	DRAWING NUMBER	A401	REV	5
Checked by	PS				

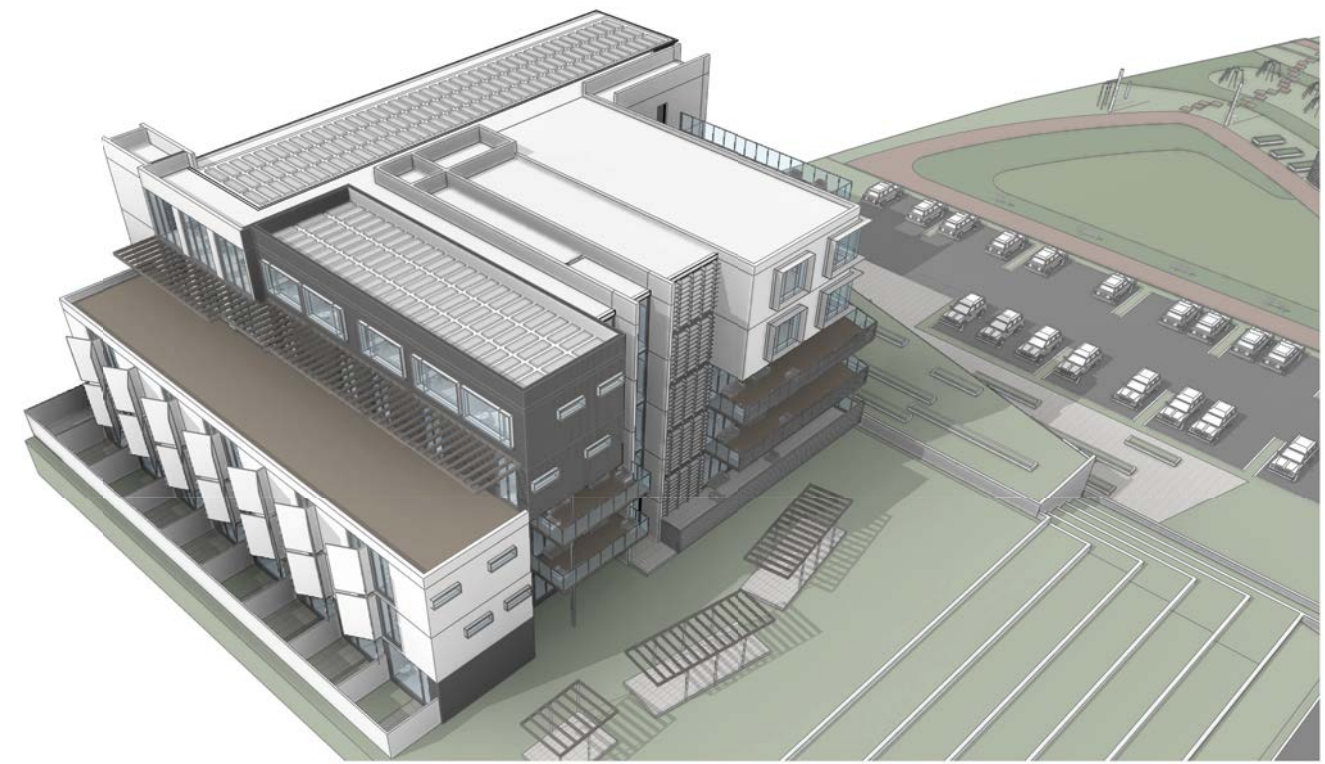
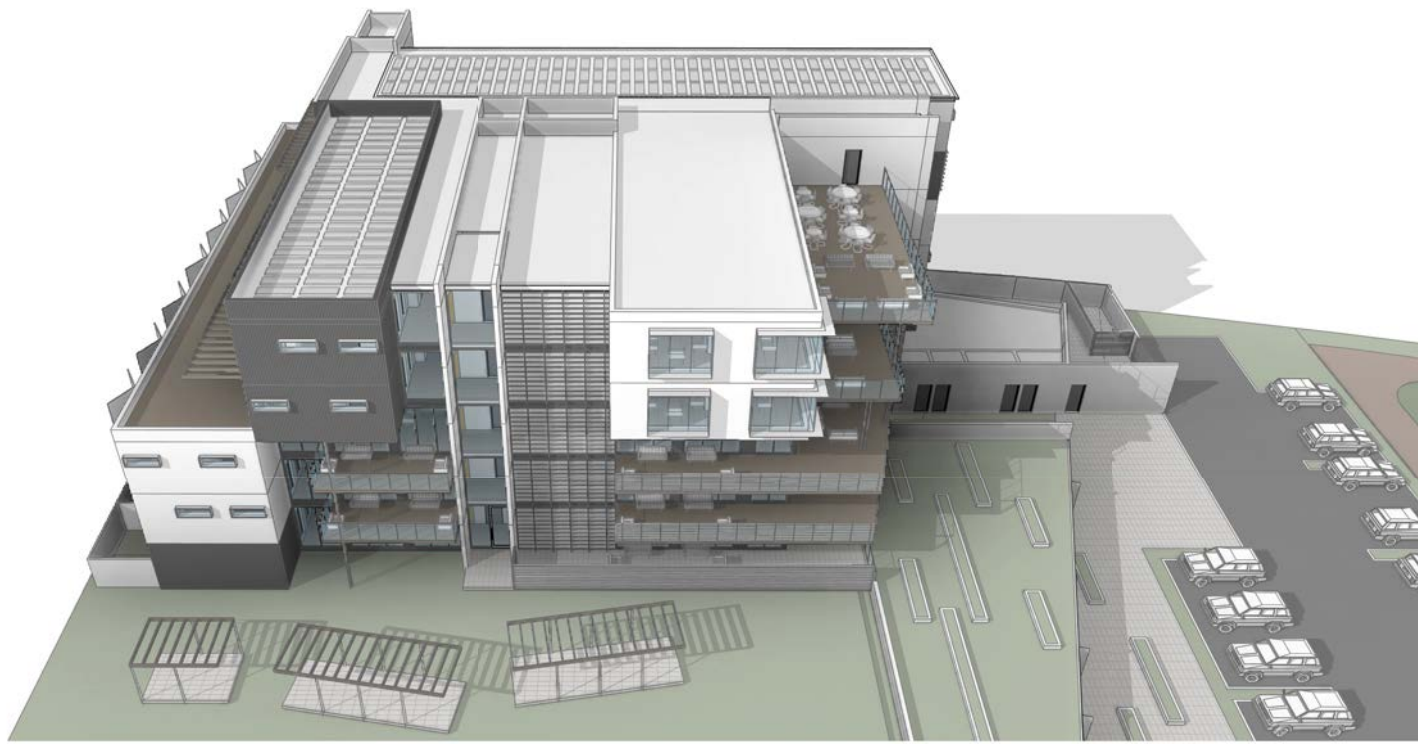
**1** Elevation 3  
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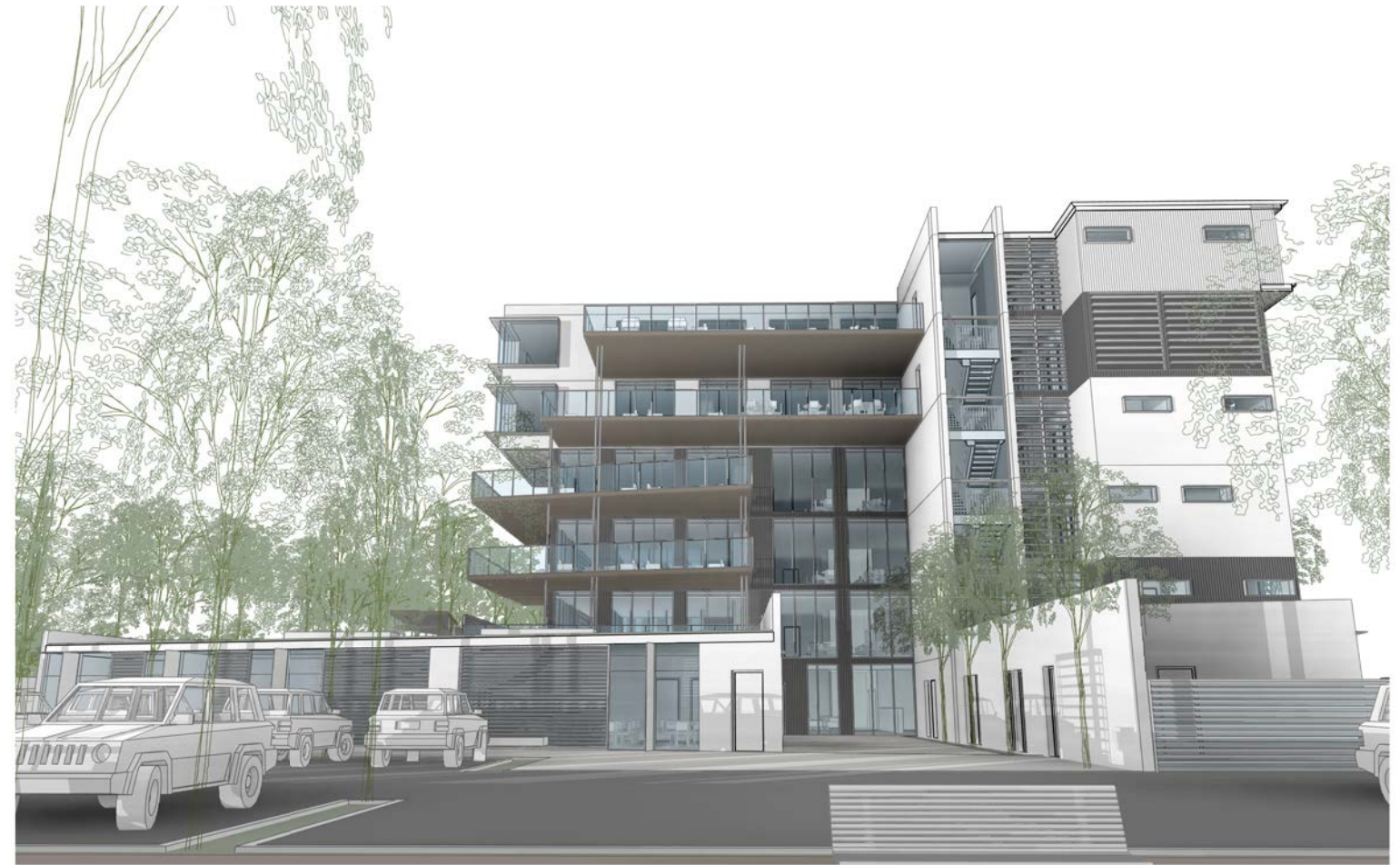


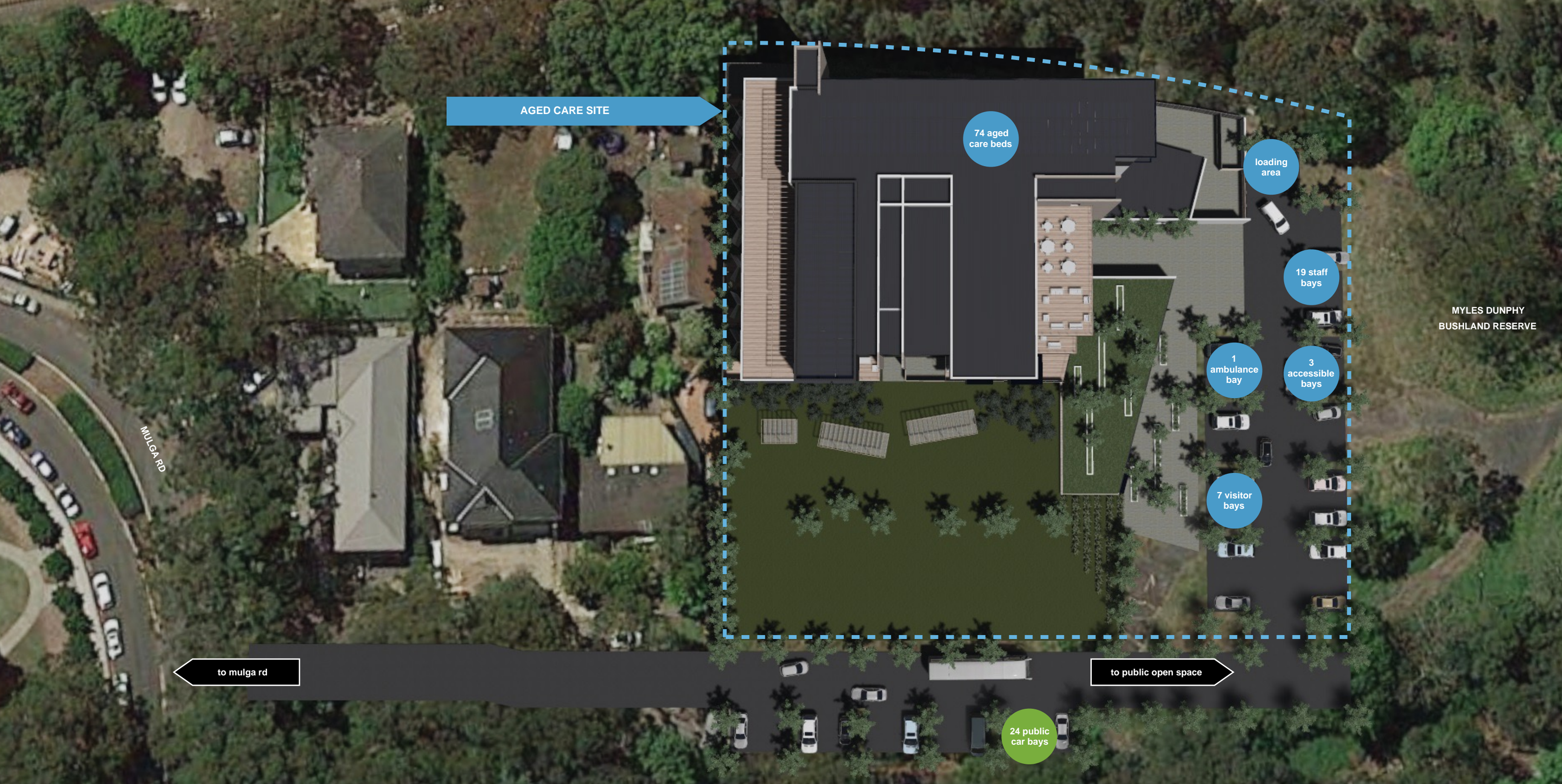
**2** Elevation 4  
1 : 200



No.	Description	Date	SUITABILITY DESCRIPTION	CLIENT	Date	Project number	Scale (@ A3)	
1	Initial Massing Investigation	30.04.2016	PURPOSE OF ISSUE	Georges River Council	23/9/2016	300416	1 : 200	
2	Revised Massing Investigation	09.05.2016			PROJECT	Drawn by PS	DRAWING NUMBER A402	REV 5
3	Revised Site Extent	11.08.2016				SHEET		
4	Massing Investigation + Public Recreation Strategy	24.08.2016		Elevations				
5	Planning Amendments	23.09.2016						







1	aged care beds	74 beds	assumed up to 80 beds on site depending on configuration
2	aged care ambulance bays	1 car bays	1 space per ambulance required according to Georges River Council DCP. located directly adjacent forecourt / entry approach and accessible bays
3	aged staff car bays	19 car bays	1 space per 2 staff required according to Georges River Council DCP = 38 maximum staff assumed at peak shift handover. potential operator to confirm staff numbers prior to design
4	aged care visitor standard car bays	7 car bays	1 space per 10 beds required according to Georges River Council DCP = 8 spaces required. 10 spaces provided including aged care visitor accessible bays
5	aged care visitor accessible car bays	3 car bays	closest bays to building entry. included as part of aged care visitor bay calculations
6	car wash bay	0 car bays	visitor bay can double as car wash bay according to Georges River Council DCP
8	public car bays	24 car bays	24 standard bays
TOTAL PRECINCT CAR BAYS		54 car bays	





1 vehicle parking

2 main entrance

3 servicing area + deliveries + emergency vehicles

4 forecourt

5 green rooftop to commercial kitchen and function area

6 balconies with views to open space

7 asphalt driveway with water collection

8 paved car bays (26 regular + 4 accessible / ambulance bays) w/ shade trees

9 screened loading, storage + waste management

10 pavilions overlooking tiered green space

11 screened plant area

12 rooftop solar collection





	GROSS FLOOR AREA TOTAL	COMMON AREAS / SERVICE	TOTAL NLA	NLA/GFA RATIO	BEDROOMS	BEDROOM NLA TOTAL	AVG NLA PER BEDROOM	BATHROOMS	BATHROOM NLA TOTAL	AVG NLA PER BATHROOM	AVG GFA PER BED	AVG NLA PER BED
lower ground floor	670 sqm	670 sqm										
first floor	1,150 sqm	734 sqm	416 sqm	0.36	16	320 sqm	20 sqm	16	96 sqm	6 sqm	72 sqm	26 sqm
second floor	1,150 sqm	734 sqm	416 sqm	0.36	16	320 sqm	20 sqm	16	96 sqm	6 sqm	72 sqm	26 sqm
third floor	1,150 sqm	734 sqm	416 sqm	0.36	16	320 sqm	20 sqm	16	96 sqm	6 sqm	72 sqm	26 sqm
fourth floor	950 sqm	612 sqm	338 sqm	0.36	13	260 sqm	20 sqm	13	78 sqm	6 sqm	73 sqm	26 sqm
fifth floor	950 sqm	612 sqm	338 sqm	0.36	13	260 sqm	20 sqm	13	78 sqm	6 sqm	73 sqm	26 sqm
<b>total</b>	<b>6,020 sqm</b>	<b>4,096 sqm</b>	<b>1,924 sqm</b>	<b>0.32</b>	<b>74</b>	<b>1,480 sqm</b>	<b>20 sqm</b>	<b>74</b>	<b>444 sqm</b>	<b>6 sqm</b>	<b>81 sqm</b>	<b>26 sqm</b>





item	function	LEVEL 0	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	TOTAL	% of GFA	COMMENTARY
1	LIVING		87 sqm	87 sqm	87 sqm	90 sqm	90 sqm	441 sqm	7.33%	
2	DINING		99 sqm	99 sqm	99 sqm	96 sqm	96 sqm	489 sqm	8.12%	
3	SITTING		28 sqm	28 sqm	28 sqm	41 sqm	41 sqm	166 sqm	2.76%	
4	KITCHEN / SERVERY		21 sqm	21 sqm	21 sqm	21 sqm	21 sqm	105 sqm	1.74%	
5	NURSES / CARERS STATION		11 sqm	11 sqm	11 sqm	11 sqm	11 sqm	55 sqm	0.91%	
6	OFFICE			43 sqm	18 sqm	27 sqm		88 sqm	1.46%	
7	PHYSIO / MEDICAL / HEALTH AND BEAUTY		26 sqm	26 sqm				52 sqm	0.86%	
8	ACCESS WC	20 sqm	6 sqm	6 sqm	6 sqm	6 sqm	6 sqm	50 sqm	0.83%	
9	STAFF WC	6 sqm				6 sqm	6 sqm	18 sqm	0.30%	
10	CARE STORE		5 sqm	5 sqm	5 sqm	3 sqm	3 sqm	21 sqm	0.35%	
11	MEDICAL STORE		4 sqm	4 sqm	4 sqm	4 sqm	4 sqm	20 sqm	0.33%	
12	UTILITY		20 sqm	20 sqm	20 sqm	7 sqm	7 sqm	74 sqm	1.23%	
13	TROLLEY STORE		10 sqm	10 sqm	10 sqm	10 sqm	10 sqm	50 sqm	0.83%	
14	MOBILITY STORE		7 sqm	7 sqm	7 sqm	7 sqm	7 sqm	35 sqm	0.58%	
15	LIFTS	23 sqm	23 sqm	23 sqm	23 sqm	23 sqm	23 sqm	138 sqm	2.29%	
16	SERVICE LOBBY	7 sqm	7 sqm	7 sqm	7 sqm	7 sqm	7 sqm	42 sqm	0.70%	
17	RESIDENT LOBBY	14 sqm	15 sqm	15 sqm	15 sqm	15 sqm	15 sqm	89 sqm	1.48%	
18	FIRE STAIRS	24 sqm	36 sqm	36 sqm	36 sqm	36 sqm	36 sqm	204 sqm	3.39%	
19	CORRIDORS	23 sqm	155 sqm	155 sqm	155 sqm	131 sqm	131 sqm	750 sqm	12.46%	
20	RISERS / CUPBOARDS / WALLS / OTHER	49 sqm	94 sqm	93 sqm	92 sqm	68 sqm	68 sqm	464 sqm	7.71%	
21	ACTIVITIES				64 sqm		27 sqm	91 sqm	1.51%	
22	LINEN		11 sqm	11 sqm	11 sqm	3 sqm	3 sqm	39 sqm	0.65%	
23	STORE		6 sqm	27 sqm	15 sqm			48 sqm	0.80%	
24	CLEANER	20 sqm						20 sqm	0.33%	
25	STAFF ROOM + STAFF KITCHEN	40 sqm						40 sqm	0.66%	
26	STAFF LOCKER	15 sqm						15 sqm	0.25%	
27	STAFF SHOWER / CHANGE	4 sqm						4 sqm	0.07%	
28	ADMINISTRATION		43 sqm					43 sqm	0.71%	
29	MANAGER		12 sqm					12 sqm	0.20%	
30	ARCHIVE / STORE		8 sqm					8 sqm	0.13%	
31	RECEPTION	26 sqm						26 sqm	0.43%	
32	LOBBY / WAITING	50 sqm						50 sqm	0.83%	
33	LOADING / HOLDING	48 sqm						48 sqm	0.80%	
34	PLANT	28 sqm						28 sqm	0.47%	
35	WORKSHOP	38 sqm						38 sqm	0.63%	
36	COMMERCIAL LAUNDRY	67 sqm						67 sqm	1.11%	
37	FUNCTION ROOM	85 sqm						85 sqm	1.41%	
38	FUNCTION STORE	4 sqm						4 sqm	0.07%	
39	COMMERCIAL KITCHEN	79 sqm						79 sqm	1.31%	
	<b>SUPPORT AREA SUBTOTAL</b>	<b>670 sqm</b>	<b>734 sqm</b>	<b>734 sqm</b>	<b>734 sqm</b>	<b>612 sqm</b>	<b>612 sqm</b>	<b>4,096 sqm</b>	<b>68.04%</b>	
40	RESIDENTS ROOMS		416 sqm	416 sqm	416 sqm	338 sqm	338 sqm	1,924 sqm	31.96%	13-16 ROOMS PER FLOOR @ 26 SQM NLA EACH
	<b>ACCOMMODATION SUBTOTAL</b>	<b>0 sqm</b>	<b>416 sqm</b>	<b>416 sqm</b>	<b>416 sqm</b>	<b>338 sqm</b>	<b>338 sqm</b>	<b>1,924 sqm</b>	<b>31.96%</b>	
	<b>TOTAL GFA</b>	<b>670 sqm</b>	<b>1,150 sqm</b>	<b>1,150 sqm</b>	<b>1,150 sqm</b>	<b>950 sqm</b>	<b>950 sqm</b>	<b>6,020 sqm</b>	<b>100.00%</b>	





No.	Description	Date	SUITABILITY DESCRIPTION	CLIENT	Date	Project number	Scale (@ A3)	
1	Initial Massing Investigation	30.04.2016	PURPOSE OF ISSUE	Georges River Council	23/9/2016	300416	1 : 200	
2	Revised Massing Investigation	09.05.2016			PROJECT	Lot 100 River Road Oatley NSW	Drawn by	DRAWING NUMBER
3	Revised Site Extent	11.08.2016					PS	
4	Massing Investigation + Public Recreation Strategy	24.08.2016					Checked by	
5	Planning Amendments	23.09.2016					PS	
				SHEET	A301		REV	
				Sections		5		



No.	Description	Date
1	Initial Massing Investigation	30.04.2016
2	Revised Massing Investigation	09.05.2016
3	Revised Site Extent	11.08.2016
4	Massing Investigation + Public Recreation Strategy	24.08.2016
5	Planning Amendments	23.09.2016

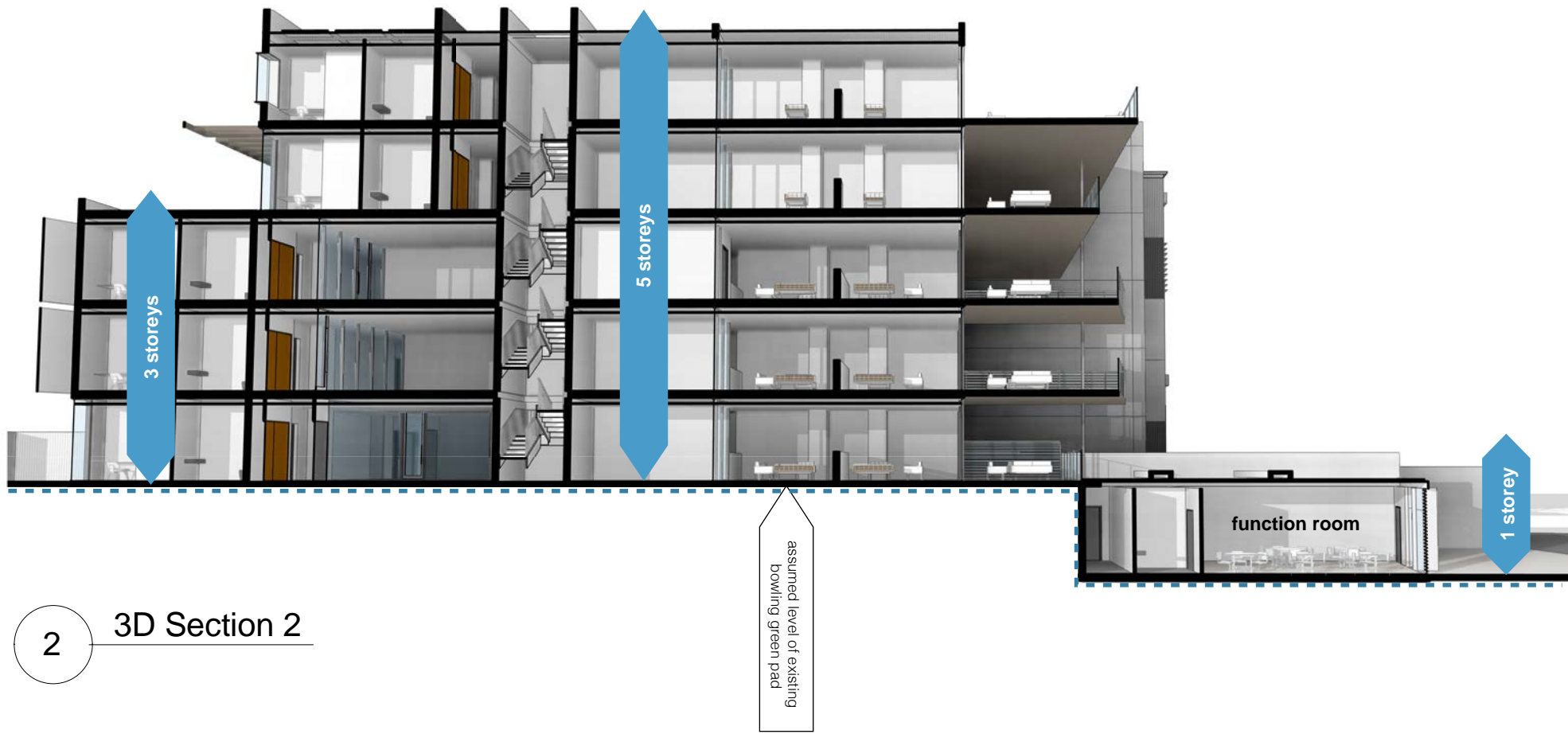
SUITABILITY DESCRIPTION
PURPOSE OF ISSUE

CLIENT	Georges River Council
PROJECT	Lot 100 River Road Oatley NSW
SHEET	Sections

Date	23/9/2016	Project number	300416	Scale (@ A3)	1 : 200
Drawn by	PS	DRAWING NUMBER	A302	REV	5
Checked by	PS				



1 3D Section 1



2 3D Section 2

**building height definition for height from the HLEP 2012**

Building Height (or height of building) means:

- (a) in relation to the height of a building in metres—the vertical distance from ground level (existing) to the highest point of the building, or
- (b) in relation to the RL of a building—the vertical distance from the Australian Height Datum to the highest point of the building, including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.

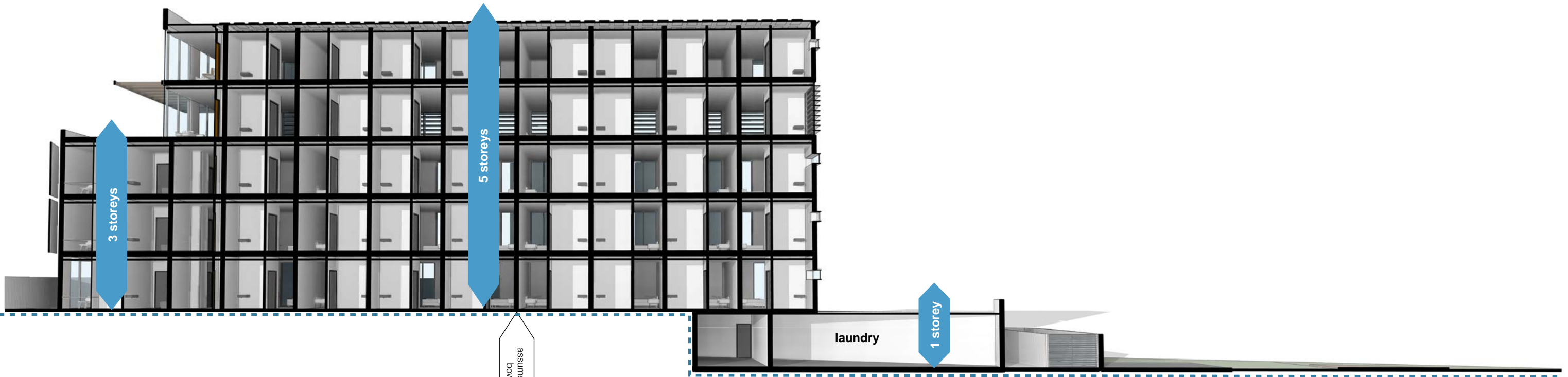
**building height qualifications for the illustrated scheme**

- The illustrated scheme has been prepared in the absence of measured survey drawing and site levels
- Level 1 of the illustrated building is assumed to be located at RL of the existing upper bowling green surface (north east corner green). The existing bowling greens are taken as “existing ground level”
- Level 0 lobby and reception is assumed to be cut below ground - i.e. below the surface of the existing upper bowling green surface (north east corner green)
- The scheme provided is a vision illustration only - it does not incorporate services input, lift consultant input, roof safety consultant input or structural input
- The scheme assumes a machine room-less lift (i.e. without rooftop lift motor room or lift over-run). An additional storey would be required for incorporation of a traditional lift with overhead lift motor room and lift over-run
- Roof access is assumed to be via an access hatch and ladder. An additional storey would be required should stair access to the roof be required
- Roof plant is assumed to be located predominantly on the northern roof at Level 4. Services consultants may recommend relocation of some plant to the roof over Level 5, which would impact building height
- Roof top fire tanks may be required as an alternative to in-ground tanks and pumps. If so these may add to building height
- Rooftop building maintenance units are not currently accounted for in building height
- Screening to roof plant is not currently accounted for in building height





1 3D Section 3



2 3D Section 4





No.	Description	Date
1	Initial Massing Investigation	30.04.2016
2	Revised Massing Investigation	09.05.2016
3	Revised Site Extent	11.08.2016
4	Massing Investigation + Public Recreation Strategy	24.08.2016
5	Planning Amendments	23.09.2016

SUITABILITY DESCRIPTION
PURPOSE OF ISSUE

CLIENT	Georges River Council
PROJECT	Lot 100 River Road Oatley NSW
SHEET	Site Plan

Date	23/9/2016	Project number	300416	Scale (@ A3)	1 : 500
Drawn by	PS	DRAWING NUMBER	A001	REV	5
Checked by	PS				

14/09/2016 15:23:01



reception	26 sqm
lobby / waiting	50 sqm
loading / holding	48 sqm
access wc	6 sqm
service lobby	7 sqm
residents lobby	14 sqm
plant 1	7 sqm
plant 2	5 sqm
plant 3	7 sqm
plant 4	6 sqm
plant 5	3 sqm
workshop	38 sqm
cleaner	20 sqm
commercial laundry	67 sqm
function room	85 sqm
function store	4 sqm
commercial kitchen	79 sqm
staff room	40 sqm
staff lockers	15 sqm
access wc / chg 1	7 sqm
access wc / chg 2	7 sqm
staff wc / chg 1	3 sqm
staff wc / chg 2	3 sqm
staff shr 1	2 sqm
staff shr 2	2 sqm
service corridor	23 sqm
lifts	23 sqm
fire stairs	24 sqm
risers / cpbds / walls / other	49 sqm
<b>GFA TOTAL</b>	<b>670 sqm</b>

1 Level 0  
1 : 200

No.	Description	Date
1	Initial Massing Investigation	30.04.2016
2	Revised Massing Investigation	09.05.2016
3	Revised Site Extent	11.08.2016
4	Massing Investigation + Public Recreation Strategy	24.08.2016
5	Planning Amendments	23.09.2016

SUITABILITY DESCRIPTION
PURPOSE OF ISSUE

CLIENT	Georges River Council
PROJECT	Lot 100 River Road Oatley NSW
SHEET	Floor Plan - Level 0

Date	23/9/2016	Project number	300416	Scale (@ A3)	1 : 200
Drawn by	PS	DRAWING NUMBER	A100	REV	5
Checked by	PS				



living	87 sqm
dining	99 sqm
sitting	28 sqm
kitchen / servery	21 sqm
health and beauty	26 sqm
admin	43 sqm
manager	12 sqm
general store	6 sqm
archive / store	8 sqm
mobility store 1	4 sqm
linen	11 sqm
care store	5 sqm
medical store	4 sqm
utility	20 sqm
trolley store	10 sqm
access wc	6 sqm
mobility store 2	3 sqm
16 bedrooms @ 20 sqm	320 sqm
16 bathrooms @ 6 sqm	96 sqm
lifts	23 sqm
service lobby	7 sqm
resident lobby	15 sqm
3 fire stairs @ 12 sqm	36 sqm
corridors	155 sqm
risers / cpbds / walls / other	94 sqm
<b>GFA TOTAL</b>	<b>1150 sqm</b>
balconies	122 sqm

**1 Level 1**  
1 : 200

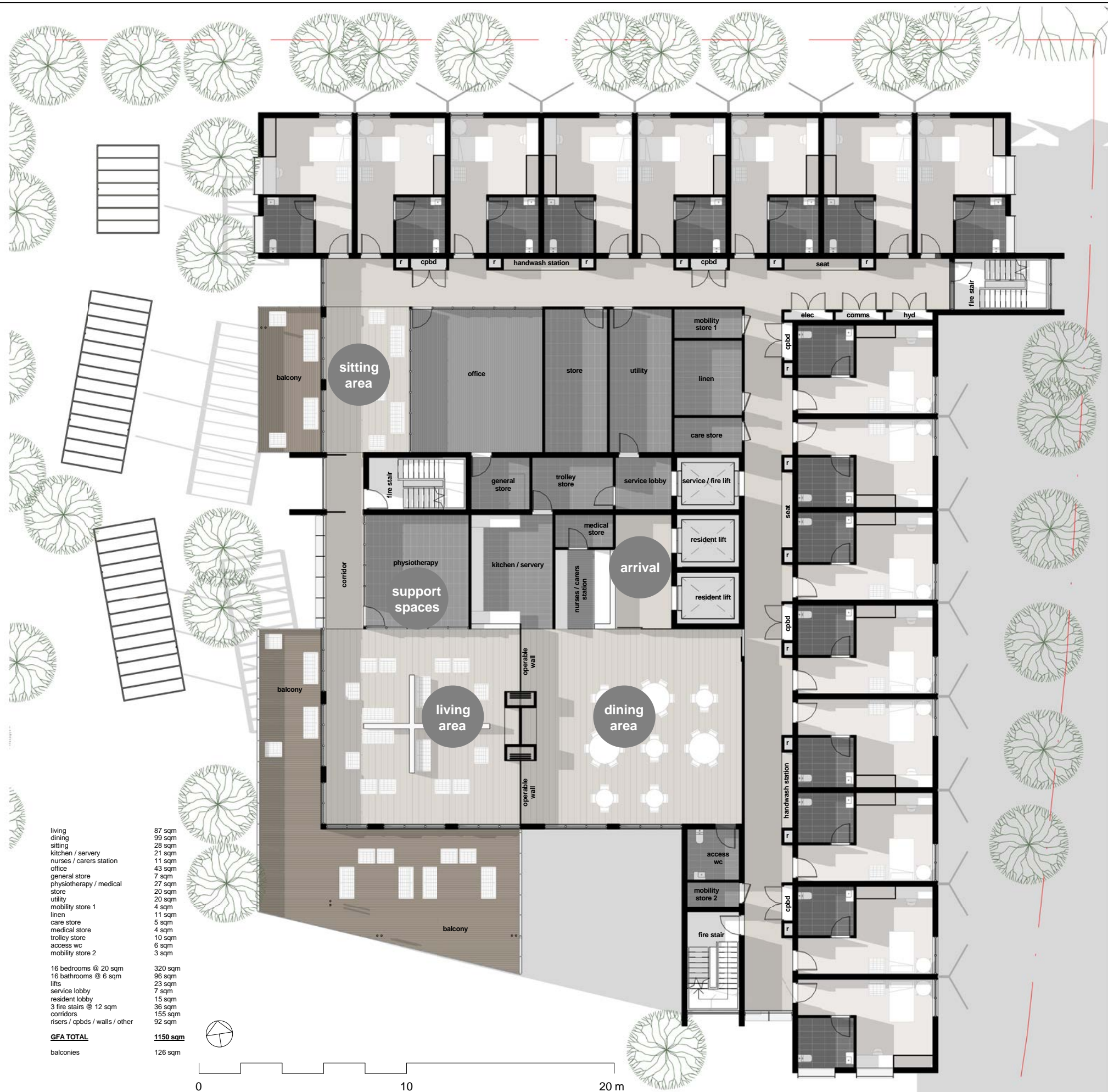
No.	Description	Date
1	Initial Massing Investigation	30.04.2016
2	Revised Massing Investigation	09.05.2016
3	Revised Site Extent	11.08.2016
4	Massing Investigation + Public Recreation Strategy	24.08.2016
5	Planning Amendments	23.09.2016

SUITABILITY DESCRIPTION
PURPOSE OF ISSUE

CLIENT	Georges River Council
PROJECT	Lot 100 River Road Oatley NSW
SHEET	Floor Plan - Level 1

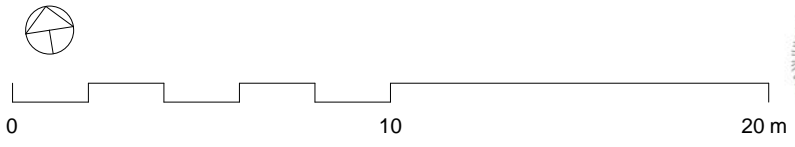
Date	23/9/2016	Project number	300416	Scale (@ A3)	1 : 200
Drawn by	PS	DRAWING NUMBER	A101	REV	5
Checked by	PS				





living	87 sqm
dining	99 sqm
sitting	28 sqm
kitchen / servery	21 sqm
nurses / carers station	11 sqm
office	43 sqm
general store	7 sqm
physiotherapy / medical store	27 sqm
utility	20 sqm
mobility store 1	4 sqm
linen	11 sqm
care store	5 sqm
medical store	4 sqm
trolley store	10 sqm
access wc	6 sqm
mobility store 2	3 sqm
16 bedrooms @ 20 sqm	320 sqm
16 bathrooms @ 6 sqm	96 sqm
lifts	23 sqm
service lobby	7 sqm
resident lobby	15 sqm
3 fire stairs @ 12 sqm	36 sqm
corridors	155 sqm
risers / cpbds / walls / other	92 sqm
<b>GFA TOTAL</b>	<b>1150 sqm</b>
balconies	126 sqm

**1** Level 2  
1 : 200

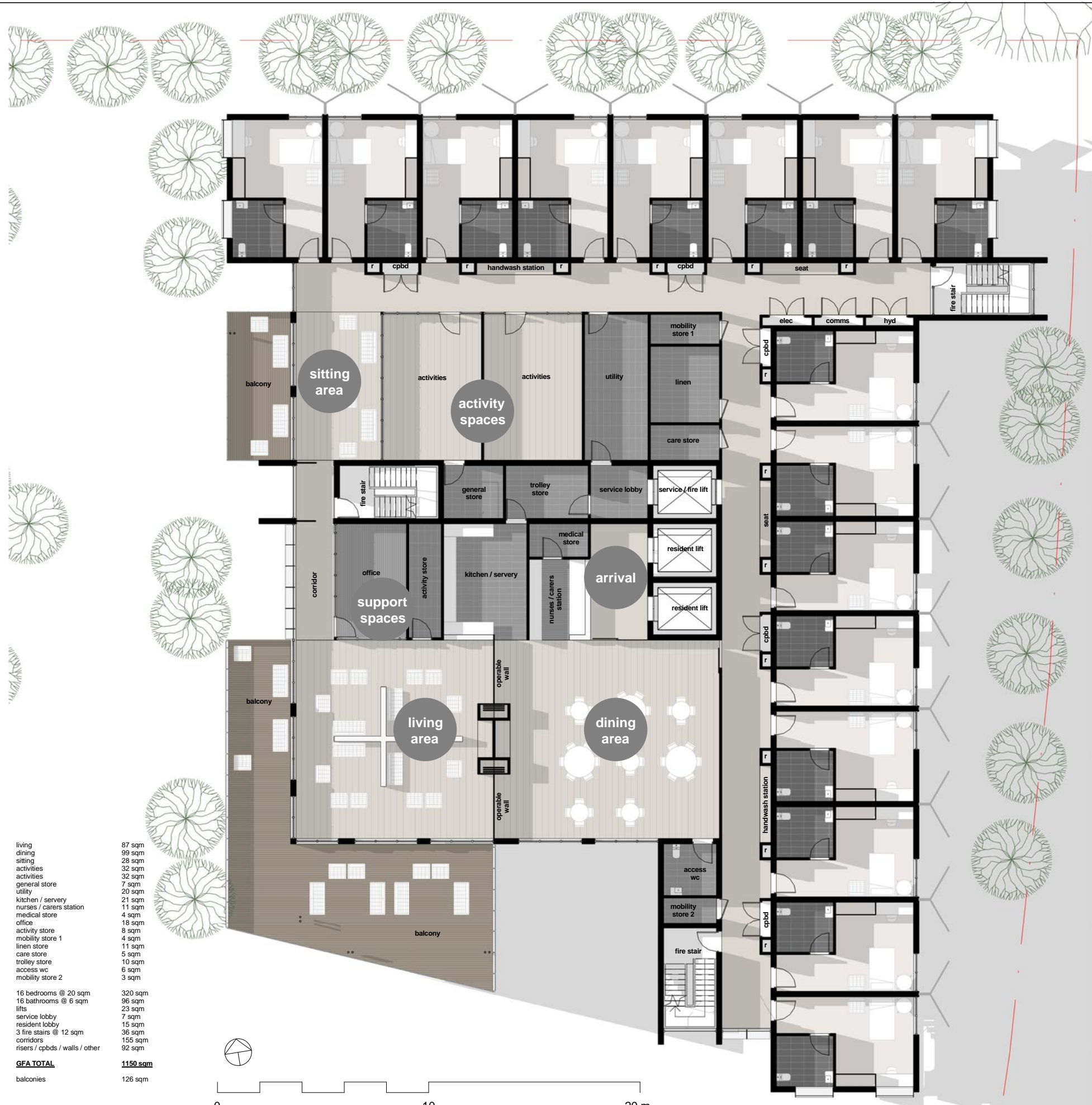


No.	Description	Date
1	Initial Massing Investigation	30.04.2016
2	Revised Massing Investigation	09.05.2016
3	Revised Site Extent	11.08.2016
4	Massing Investigation + Public Recreation Strategy	24.08.2016
5	Planning Amendments	23.09.2016

SUITABILITY DESCRIPTION
PURPOSE OF ISSUE

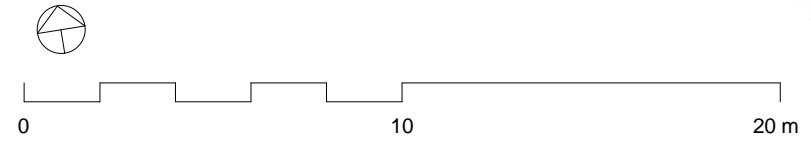
CLIENT	Georges River Council
PROJECT	Lot 100 River Road Oatley NSW
SHEET	Floor Plan - Level 2

Date	23/9/2016	Project number	300416	Scale (@ A3)	1 : 200
Drawn by	PS	DRAWING NUMBER	A102	REV	5
Checked by	PS				



living	87 sqm
dining	99 sqm
sitting	28 sqm
activities	32 sqm
activities	32 sqm
general store	7 sqm
utility	20 sqm
kitchen / servery	21 sqm
nurses / carers station	11 sqm
medical store	4 sqm
office	18 sqm
activity store	8 sqm
mobility store 1	4 sqm
linen store	11 sqm
care store	5 sqm
trolley store	10 sqm
access wc	6 sqm
mobility store 2	3 sqm
16 bedrooms @ 20 sqm	320 sqm
16 bathrooms @ 6 sqm	96 sqm
lifts	23 sqm
service lobby	7 sqm
resident lobby	15 sqm
3 fire stairs @ 12 sqm	36 sqm
corridors	155 sqm
risers / cpbds / walls / other	92 sqm
<b>GFA TOTAL</b>	<b>1150 sqm</b>
balconies	126 sqm

**1** Level 3  
1 : 200



No.	Description	Date
1	Initial Massing Investigation	30.04.2016
2	Revised Massing Investigation	09.05.2016
3	Revised Site Extent	11.08.2016
4	Massing Investigation + Public Recreation Strategy	24.08.2016
5	Planning Amendments	23.09.2016

SUITABILITY DESCRIPTION
PURPOSE OF ISSUE

CLIENT	Georges River Council
PROJECT	Lot 100 River Road Oatley NSW
SHEET	Floor Plan - Level 3

Date	23/9/2016	Project number	300416	Scale (@ A3)	1 : 200
Drawn by	PS	DRAWING NUMBER	A103	REV	5
Checked by	PS				

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living 90 sqm  
 dining 96 sqm  
 sitting 41 sqm  
 kitchen / servery 21 sqm  
 medical store 4 sqm  
 office / multipurpose 27 sqm  
 access wc 6 sqm  
 staff wc 6 sqm  
 linen 3 sqm  
 care store 3 sqm  
 utility 7 sqm  
 trolley store 10 sqm  
 mobility store 1 4 sqm  
 mobility store 2 3 sqm

13 bedrooms @ 20 sqm 260 sqm  
 13 bathrooms @ 6 sqm 78 sqm  
 lifts 23 sqm  
 service lobby 7 sqm  
 resident lobby 15 sqm  
 3 fire stairs @ 12 sqm 36 sqm  
 corridors 131 sqm  
 risers / cpbds / walls / other 68 sqm

**GFA TOTAL 950 sqm**  
 balconies 88 sqm

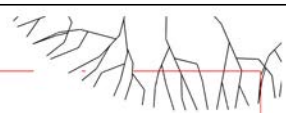


No.	Description	Date
1	Initial Massing Investigation	30.04.2016
2	Revised Massing Investigation	09.05.2016
3	Revised Site Extent	11.08.2016
4	Massing Investigation + Public Recreation Strategy	24.08.2016
5	Planning Amendments	23.09.2016

SUITABILITY DESCRIPTION
PURPOSE OF ISSUE

CLIENT	Georges River Council
PROJECT	Lot 100 River Road Oatley NSW
SHEET	Floor Plan - Level 4

Date	23/9/2016	Project number	300416	Scale (@ A3)	1 : 200
Drawn by	PS	DRAWING NUMBER	A104	REV	5
Checked by	PS				



living	90 sqm
dining	96 sqm
sitting	41 sqm
kitchen / servery	21 sqm
nurses / carers station	11 sqm
medical store	4 sqm
activity	27 sqm
access wc	6 sqm
staff wc	6 sqm
linen	3 sqm
care store	3 sqm
utility	7 sqm
trolley store	10 sqm
mobility store 1	4 sqm
mobility store 2	3 sqm
13 bedrooms @ 20 sqm	260 sqm
13 bathrooms @ 6 sqm	78 sqm
lifts	23 sqm
service lobby	7 sqm
resident lobby	15 sqm
3 fire stairs @ 12 sqm	36 sqm
corridors	131 sqm
risers / cpbds / walls / other	68 sqm
<b>GFA TOTAL</b>	<b>950 sqm</b>
balconies	101 sqm

**1** Level 5  
1 : 200



0 10 20 m

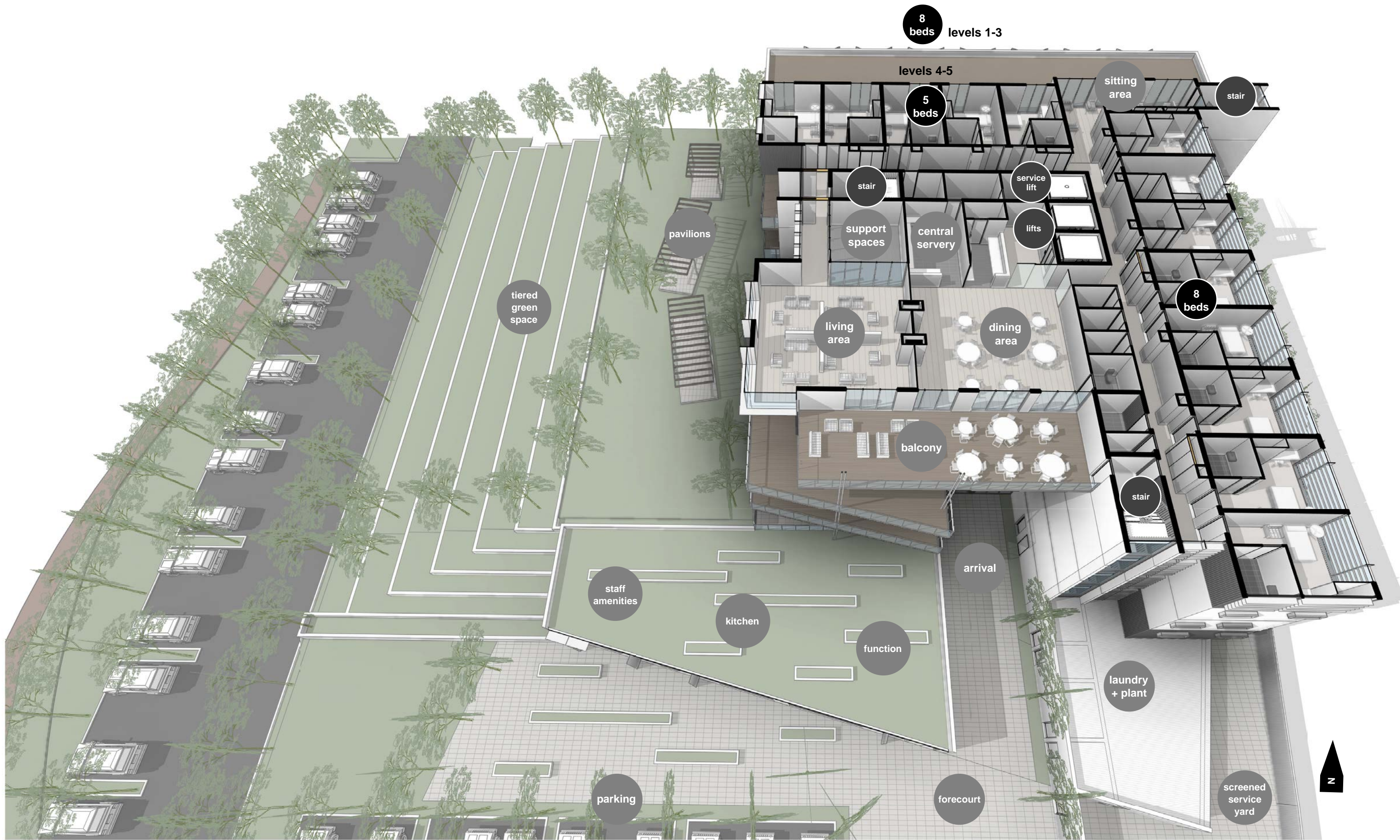


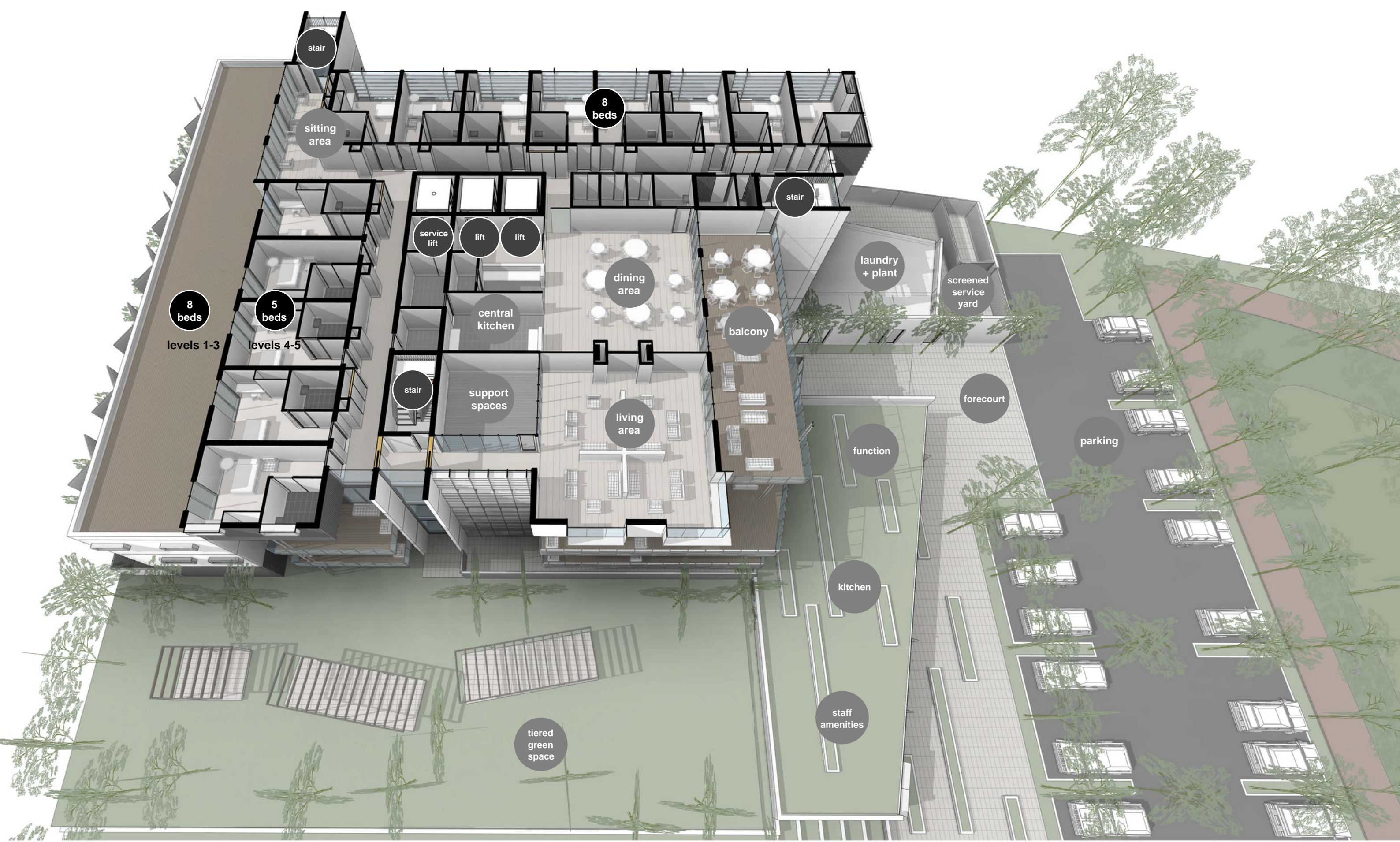
No.	Description	Date
1	Initial Massing Investigation	30.04.2016
2	Revised Massing Investigation	09.05.2016
3	Revised Site Extent	11.08.2016
4	Massing Investigation + Public Recreation Strategy	24.08.2016
5	Planning Amendments	23.09.2016

SUITABILITY DESCRIPTION
PURPOSE OF ISSUE

CLIENT	Georges River Council
PROJECT	Lot 100 River Road Oatley NSW
SHEET	Floor Plan - Level 5

Date	23/9/2016	Project number	300416	Scale (@ A3)	1 : 200
Drawn by	PS	DRAWING NUMBER	A105	REV	5
Checked by	PS				





### FSR definition for 'gross floor area':

o gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor,

and includes:

- a) the area of a mezzanine, and
- b) habitable rooms in a basement or an attic, and
- c) any shop, auditorium, cinema, and the like, in a basement or attic,

but excludes:

- d) any area for common vertical circulation, such as lifts and stairs, and
- e) any basement:
  - (i) storage, and
  - (ii) vehicular access, loading areas, garbage and services, and
- f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
- g) car parking to meet any requirements of the consent authority (including access to that car parking), and
- h) any space used for the loading or unloading of goods (including access to it), and
- i) terraces and balconies with outer walls less than 1.4 metres high, and
- j) voids above a floor at the level of a storey or storey above.

### interpretation of FSR definition - assumptions made in illustrated scheme :

for the illustrated scheme assumed inclusions in FSR :

- all resident occupied areas including private resident bathrooms, corridors within rooms, access toilets in public spaces, communal corridors, communal living and dining
- general employee workspaces including kitchen / server, commercial kitchen, commercial laundry, staff room, staff kitchen, staff change rooms, staff toilets, staff lockers
- in ground reception and waiting lobby at level 0
- function space and supporting toilets at level 0

for the illustrated scheme assumed exclusions in FSR :

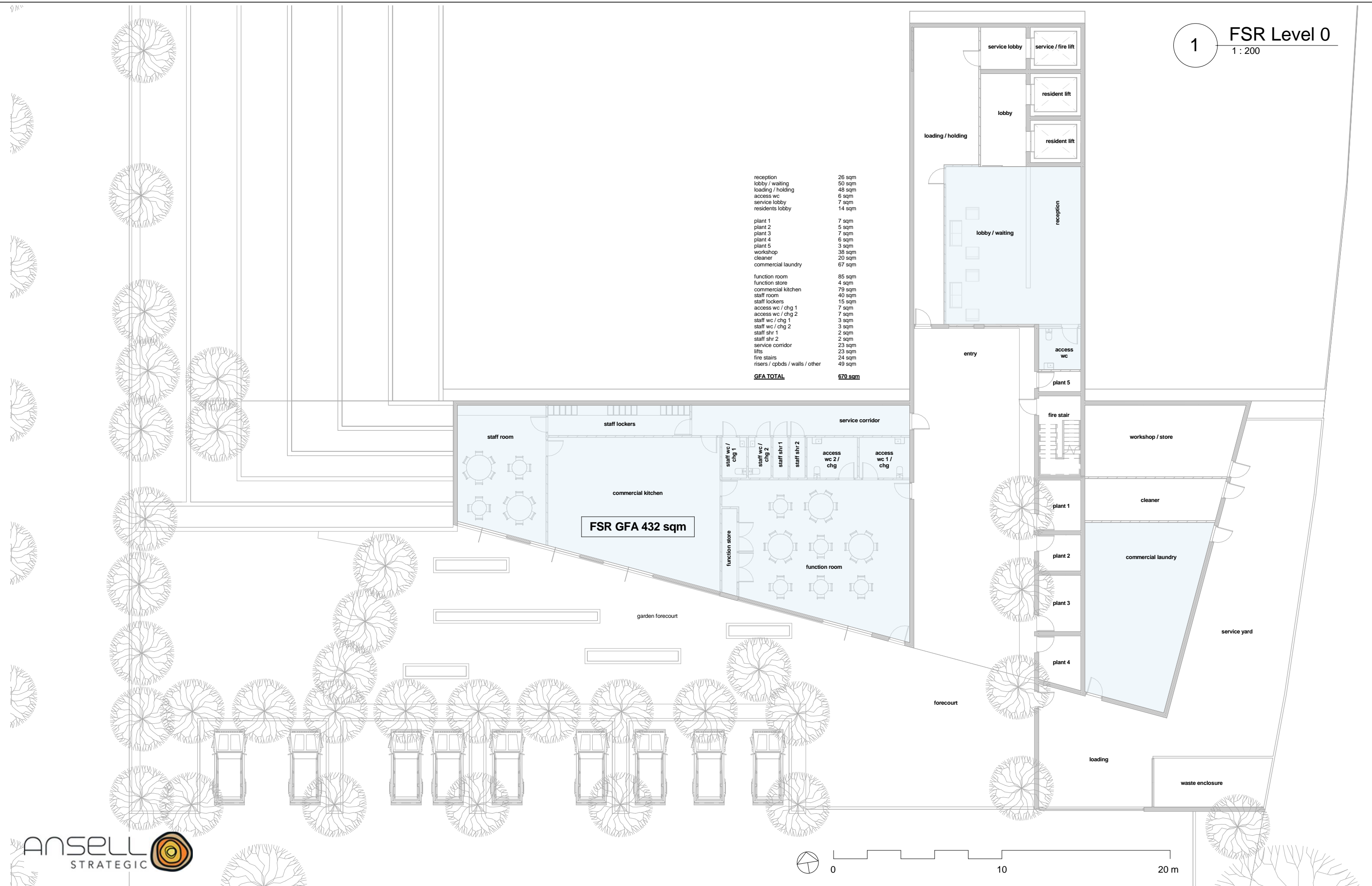
- first 3 metres of lobby outside all lifts excluded as part of the vertical circulation network
- risers and cupboards
- loading / holding corridor adjacent service lobby at level 0
- workshop / store (used for furniture repairs and storage of replacement fittings / fixtures / furniture / maintenance materials / tools + equipment)
- cleaners room (used for storage of cleaning equipment and supplies)
- all terraces, balconies and external courtyards

### disclaimer :

The FSR calculations provided should not be relied upon by any prospective developer, operator or other third party. It is the responsibility of any third party to commission their own independent planning advice and to liaise directly with relevant authorities to ascertain their interpretation of the FSR for any proposed development

LEVEL	FSR GFA	FULL GFA
lower ground floor	432 sqm	670 sqm
first floor	983 sqm	1,150 sqm
second floor	969 sqm	1,150 sqm
third floor	981 sqm	1,150 sqm
fourth floor	829 sqm	950 sqm
fifth floor	829 sqm	950 sqm
<b>total</b>	<b>5,023 sqm</b>	<b>6,020 sqm</b>





reception	26 sqm
lobby / waiting	50 sqm
loading / holding	48 sqm
access wc	6 sqm
service lobby	7 sqm
residents lobby	14 sqm
plant 1	7 sqm
plant 2	5 sqm
plant 3	7 sqm
plant 4	6 sqm
plant 5	3 sqm
workshop	38 sqm
cleaner	20 sqm
commercial laundry	67 sqm
function room	85 sqm
function store	4 sqm
commercial kitchen	79 sqm
staff room	40 sqm
staff lockers	15 sqm
access wc / chg 1	7 sqm
access wc / chg 2	7 sqm
staff wc / chg 1	3 sqm
staff wc / chg 2	3 sqm
staff shr 1	2 sqm
staff shr 2	2 sqm
service corridor	23 sqm
lifts	23 sqm
fire stairs	24 sqm
risers / cpbds / walls / other	49 sqm
<b>GFA TOTAL</b>	<b>670 sqm</b>



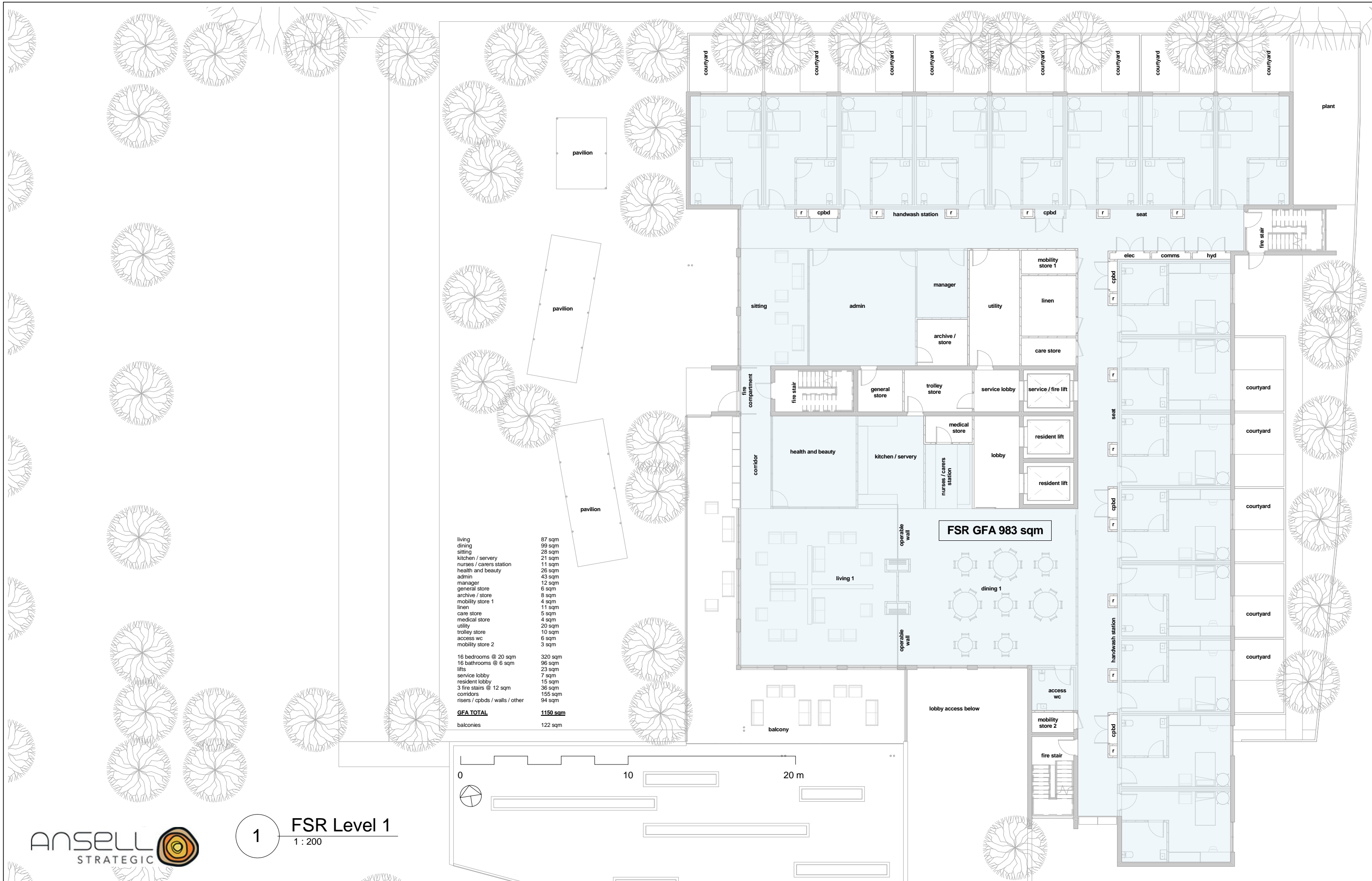
No.	Description	Date
1	Initial Massing Investigation	30.04.2016
2	Revised Massing Investigation	09.05.2016
3	Revised Site Extent	11.08.2016
4	Massing Investigation + Public Recreation Strategy	24.08.2016
5	Planning Amendments	23.09.2016

SUITABILITY DESCRIPTION
PURPOSE OF ISSUE

CLIENT	Georges River Council
PROJECT	Lot 100 River Road Oatley NSW
SHEET	FSR - Level 0

Date	23/9/2016	Project number	300416	Scale (@ A3)	1 : 200
Drawn by	PS	DRAWING NUMBER	A700	REV	5
Checked by	PS				





living	87 sqm
dining	99 sqm
sitting	28 sqm
kitchen / servery	21 sqm
nurses / carers station	11 sqm
health and beauty	26 sqm
admin	43 sqm
manager	12 sqm
general store	6 sqm
archive / store	8 sqm
mobility store 1	4 sqm
linen	11 sqm
care store	5 sqm
medical store	4 sqm
utility	20 sqm
trolley store	10 sqm
access wc	6 sqm
mobility store 2	3 sqm
16 bedrooms @ 20 sqm	320 sqm
16 bathrooms @ 6 sqm	96 sqm
lifts	23 sqm
service lobby	7 sqm
resident lobby	15 sqm
3 fire stairs @ 12 sqm	36 sqm
corridors	155 sqm
risers / cpbds / walls / other	94 sqm
<b>GFA TOTAL</b>	<b>1150 sqm</b>
balconies	122 sqm

**FSR GFA 983 sqm**



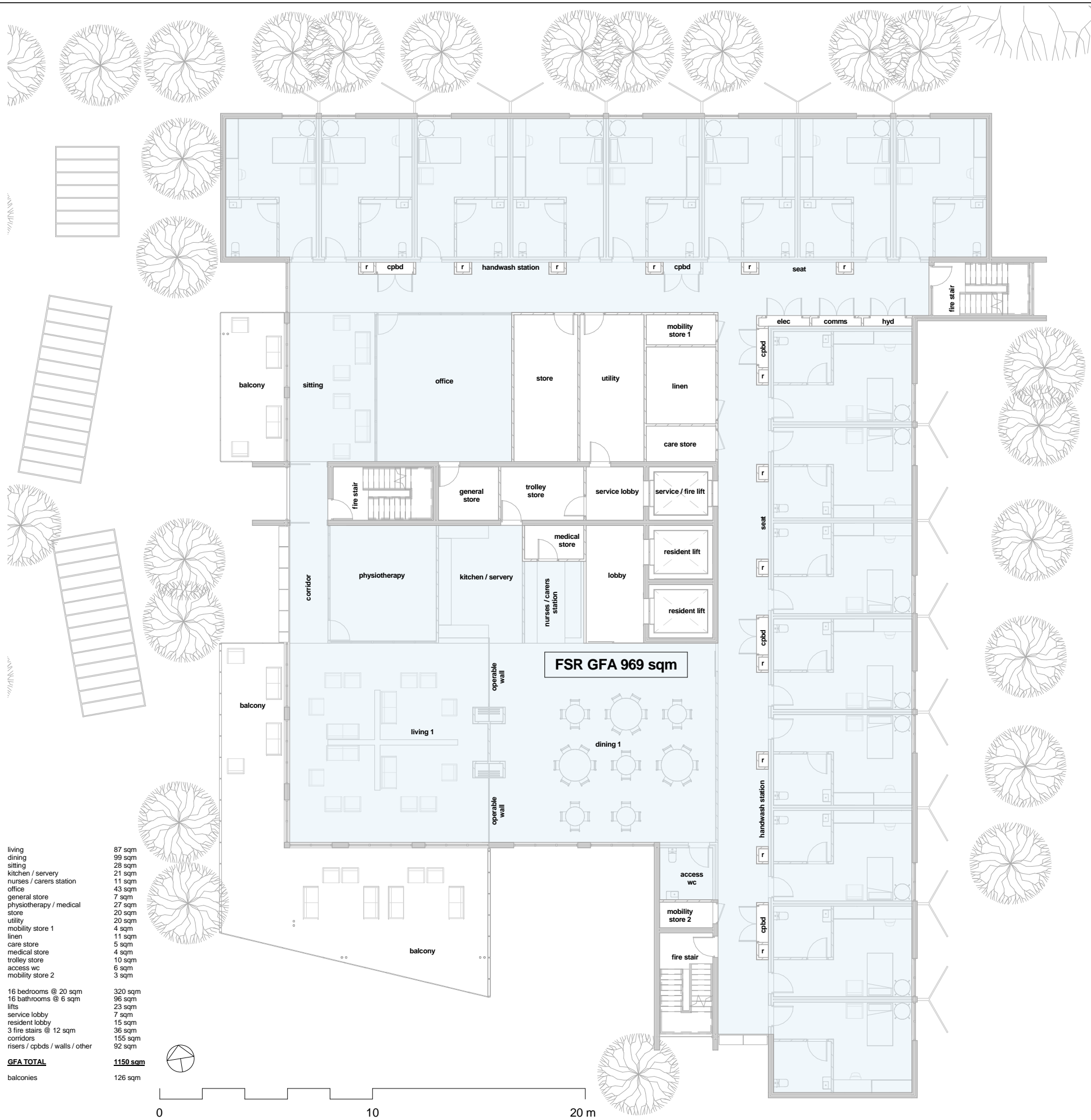
**1 FSR Level 1**  
1 : 200

No.	Description	Date
1	Initial Massing Investigation	30.04.2016
2	Revised Massing Investigation	09.05.2016
3	Revised Site Extent	11.08.2016
4	Massing Investigation + Public Recreation Strategy	24.08.2016
5	Planning Amendments	23.09.2016

SUITABILITY DESCRIPTION
PURPOSE OF ISSUE

CLIENT	Georges River Council
PROJECT	Lot 100 River Road Oatley NSW
SHEET	FSR - Level 1

Date	24/8/2016	Project number	300416	Scale (@ A3)	1 : 200
Drawn by	PS	DRAWING NUMBER	A701	REV	5
Checked by	PS				



living	87 sqm
dining	99 sqm
sitting	28 sqm
kitchen / servery	21 sqm
nurses / carers station	11 sqm
office	43 sqm
general store	7 sqm
physiotherapy / medical store	27 sqm
utility	20 sqm
mobility store 1	4 sqm
linen	11 sqm
care store	5 sqm
medical store	4 sqm
trolley store	10 sqm
access wc	6 sqm
mobility store 2	3 sqm
16 bedrooms @ 20 sqm	320 sqm
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resident lobby	15 sqm
3 fire stairs @ 12 sqm	36 sqm
corridors	155 sqm
risers / cpbds / walls / other	92 sqm
<b>GFA TOTAL</b>	<b>1150 sqm</b>
balconies	126 sqm

**1 FSR Level 2**  
1 : 200



No.	Description	Date
1	Initial Massing Investigation	30.04.2016
2	Revised Massing Investigation	09.05.2016
3	Revised Site Extent	11.08.2016
4	Massing Investigation + Public Recreation Strategy	24.08.2016
5	Planning Amendments	23.09.2016

SUITABILITY DESCRIPTION
PURPOSE OF ISSUE

CLIENT	Georges River Council
PROJECT	Lot 100 River Road Oatley NSW
SHEET	FSR - Level 2

Date	23/9/2016	Project number	300416	Scale (@ A3)	1 : 200
Drawn by	PS	DRAWING NUMBER	A702	REV	5
Checked by	PS				

living	87 sqm
dining	99 sqm
sitting	28 sqm
activities	32 sqm
activities	32 sqm
general store	7 sqm
utility	20 sqm
kitchen / servery	21 sqm
nurses / carers station	11 sqm
medical store	4 sqm
office	18 sqm
activity store	8 sqm
mobility store 1	4 sqm
linen store	11 sqm
care store	5 sqm
trolley store	10 sqm
access wc	6 sqm
mobility store 2	3 sqm
16 bedrooms @ 20 sqm	320 sqm
16 bathrooms @ 6 sqm	96 sqm
lifts	23 sqm
service lobby	7 sqm
resident lobby	15 sqm
3 fire stairs @ 12 sqm	36 sqm
corridors	155 sqm
risers / cpbds / walls / other	92 sqm
<b>GFA TOTAL</b>	<b>1150 sqm</b>
balconies	126 sqm

0 10 20 m



No.	Description	Date
1	Initial Massing Investigation	30.04.2016
2	Revised Massing Investigation	09.05.2016
3	Revised Site Extent	11.08.2016
4	Massing Investigation + Public Recreation Strategy	24.08.2016
5	Planning Amendments	23.09.2016

SUITABILITY DESCRIPTION
PURPOSE OF ISSUE

CLIENT	Georges River Council
PROJECT	Lot 100 River Road Oatley NSW
SHEET	FSR - Level 3

Date	23/9/2016	Project number	300416	Scale (@ A3)	1 : 200
Drawn by	PS	DRAWING NUMBER	A703	REV	5
Checked by	PS				

**1 FSR Level 4**  
1 : 200

- living 90 sqm
- dining 96 sqm
- sitting 41 sqm
- kitchen / servery 21 sqm
- nurses / carers station 11 sqm
- medical store 4 sqm
- office / multipurpose 27 sqm
- access wc 6 sqm
- staff wc 6 sqm
- linen 3 sqm
- care store 3 sqm
- utility 7 sqm
- trolley store 10 sqm
- mobility store 1 4 sqm
- mobility store 2 3 sqm
- 13 bedrooms @ 20 sqm 260 sqm
- 13 bathrooms @ 6 sqm 78 sqm
- lifts 23 sqm
- service lobby 7 sqm
- resident lobby 15 sqm
- 3 fire stairs @ 12 sqm 36 sqm
- corridors 131 sqm
- risers / cpbds / walls / other 68 sqm
- GFA TOTAL 950 sqm**
- balconies 88 sqm



No.	Description	Date
1	Initial Massing Investigation	30.04.2016
2	Revised Massing Investigation	09.05.2016
3	Revised Site Extent	11.08.2016
4	Massing Investigation + Public Recreation Strategy	24.08.2016
5	Planning Amendments	23.09.2016

SUITABILITY DESCRIPTION
PURPOSE OF ISSUE

CLIENT	<b>Georges River Council</b>
PROJECT	<b>Lot 100 River Road Oatley NSW</b>
SHEET	<b>FSR - Level 4</b>

Date	23/9/2016	Project number	300416	Scale (@ A3)	1 : 200
Drawn by	PS	DRAWING NUMBER	A704	REV	5
Checked by	PS				

living	90 sqm
dining	96 sqm
sitting	41 sqm
kitchen / servery	21 sqm
nurses / carers station	11 sqm
medical store	4 sqm
activity	27 sqm
access wc	6 sqm
staff wc	6 sqm
linen	3 sqm
care store	3 sqm
utility	7 sqm
trolley store	10 sqm
mobility store 1	4 sqm
mobility store 2	3 sqm
13 bedrooms @ 20 sqm	260 sqm
13 bathrooms @ 6 sqm	78 sqm
lifts	23 sqm
service lobby	7 sqm
resident lobby	15 sqm
3 fire stairs @ 12 sqm	36 sqm
corridors	131 sqm
risers / cpbds / walls / other	68 sqm
<b>GFA TOTAL</b>	<b>950 sqm</b>
balconies	101 sqm

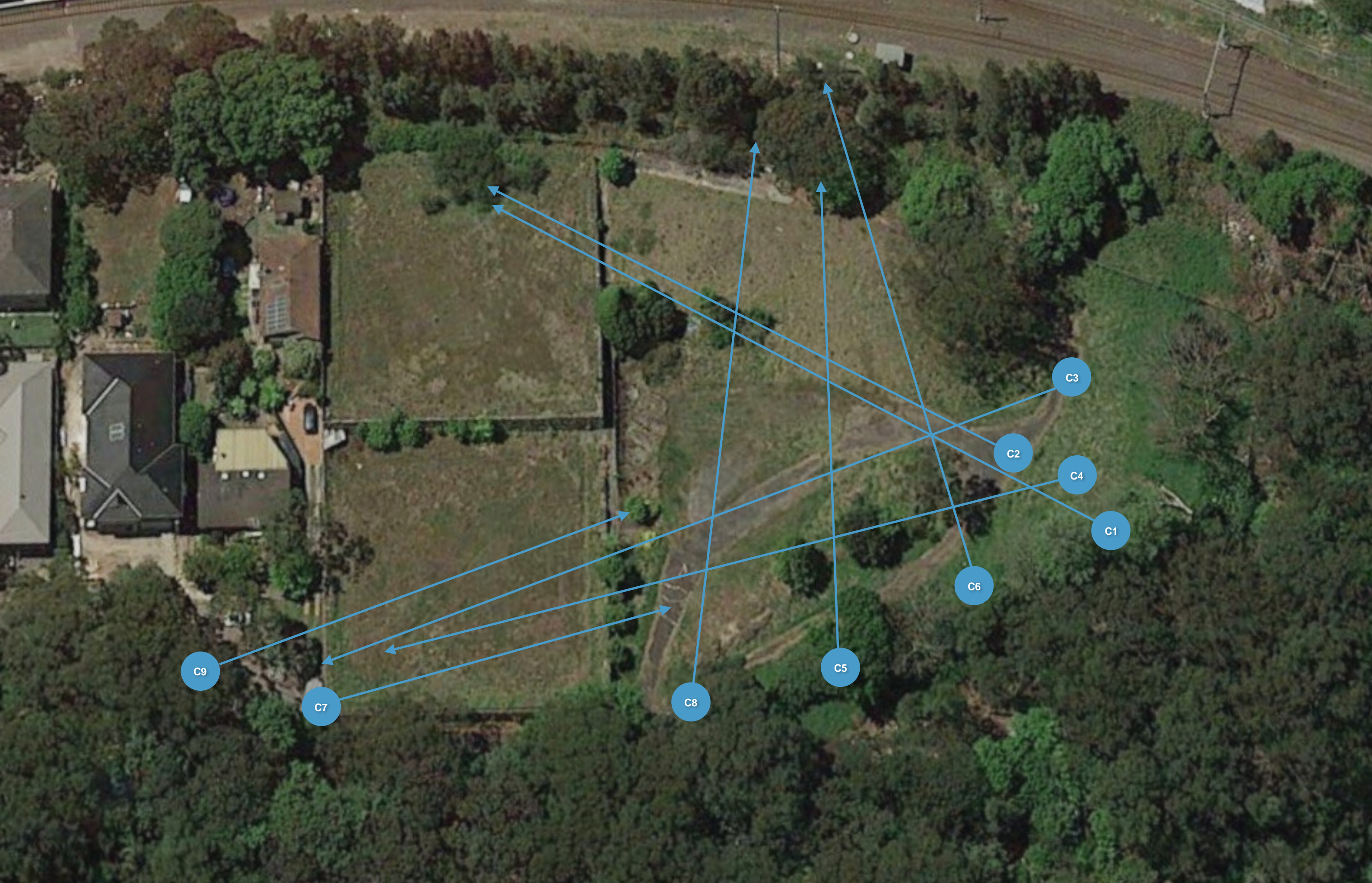


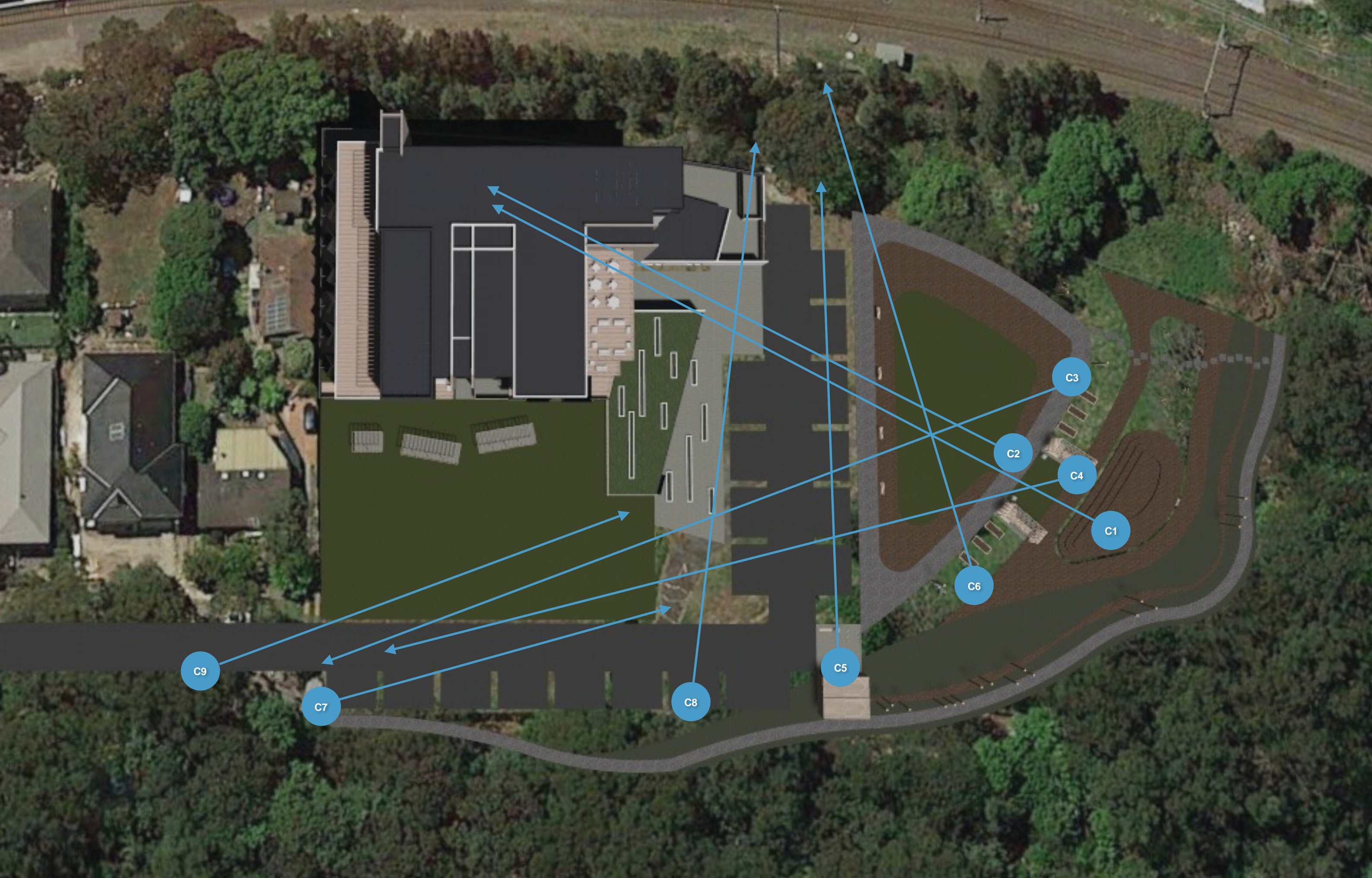
No.	Description	Date
1	Initial Massing Investigation	30.04.2016
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5	Planning Amendments	23.09.2016

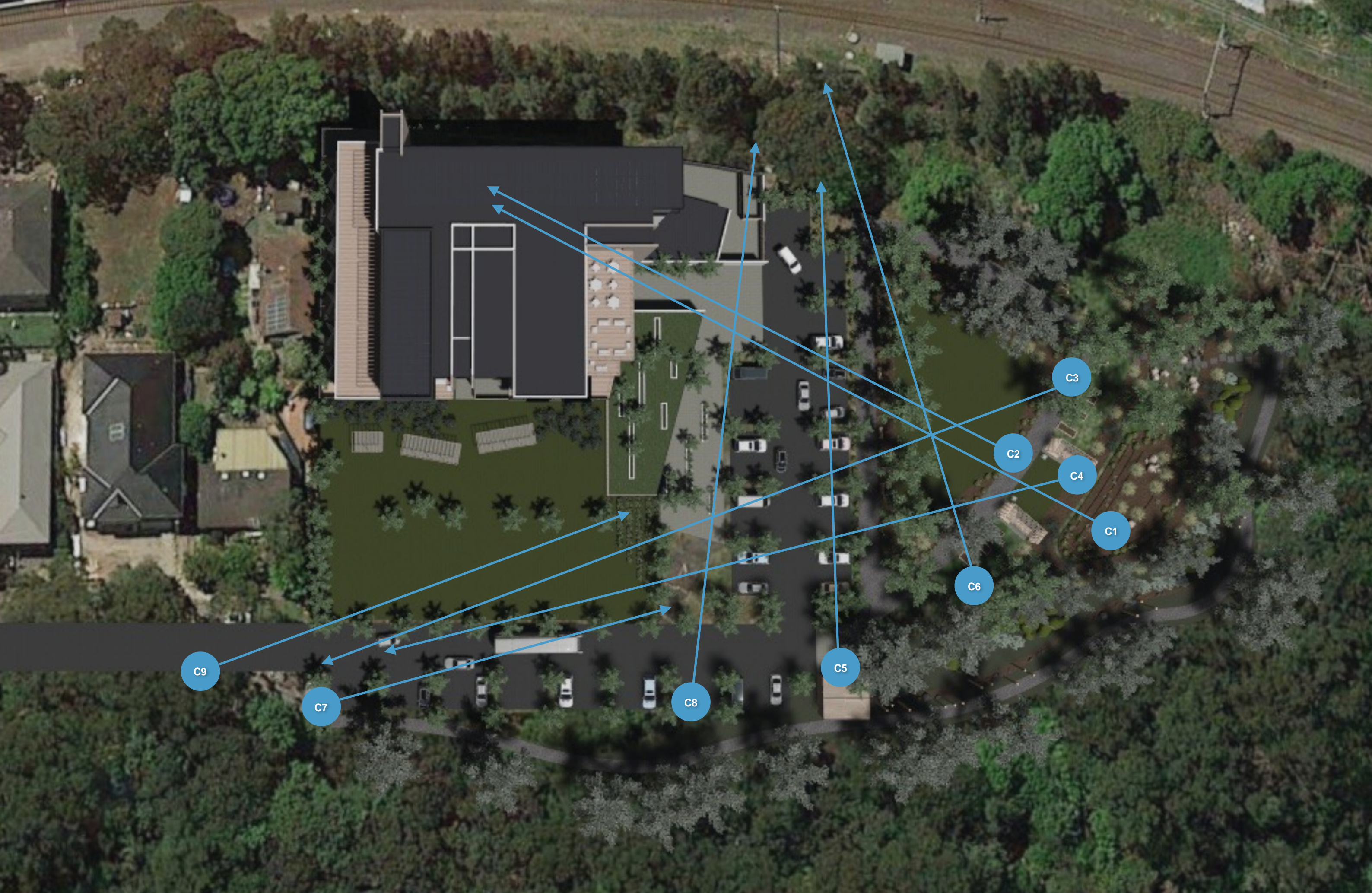
SUITABILITY DESCRIPTION
PURPOSE OF ISSUE

CLIENT	Georges River Council		
PROJECT	Lot 100 River Road Oatley NSW		
SHEET	FSR - Level 5		

Date	23/9/2016	Project number	300416	Scale (@ A3)	1 : 200
Drawn by	PS	DRAWING NUMBER	A705	REV	5
Checked by	PS				



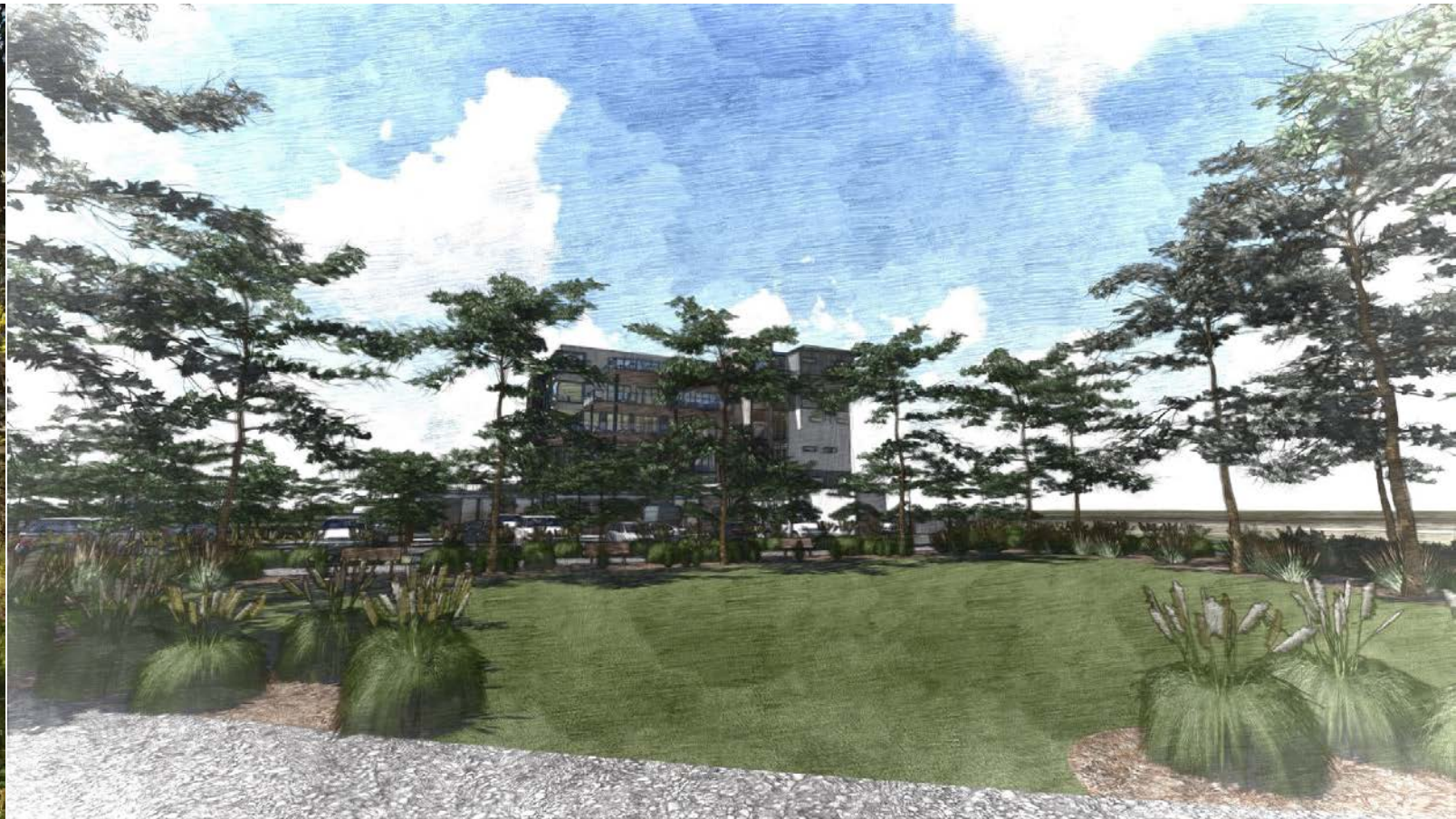




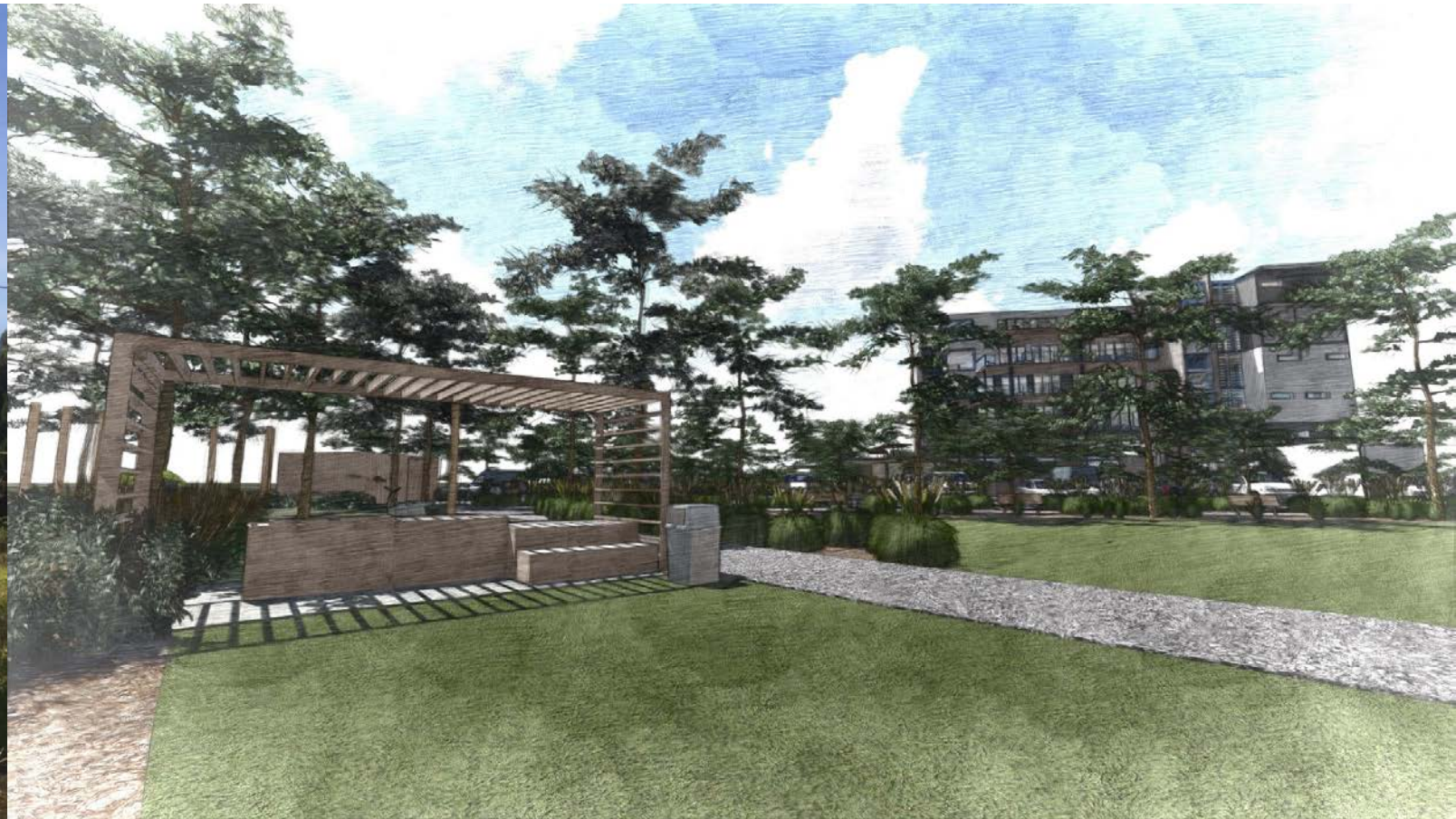
lot 100 river rd oatley\_aged care feasibility\_rev6 before and after sketch camera locations - with trees

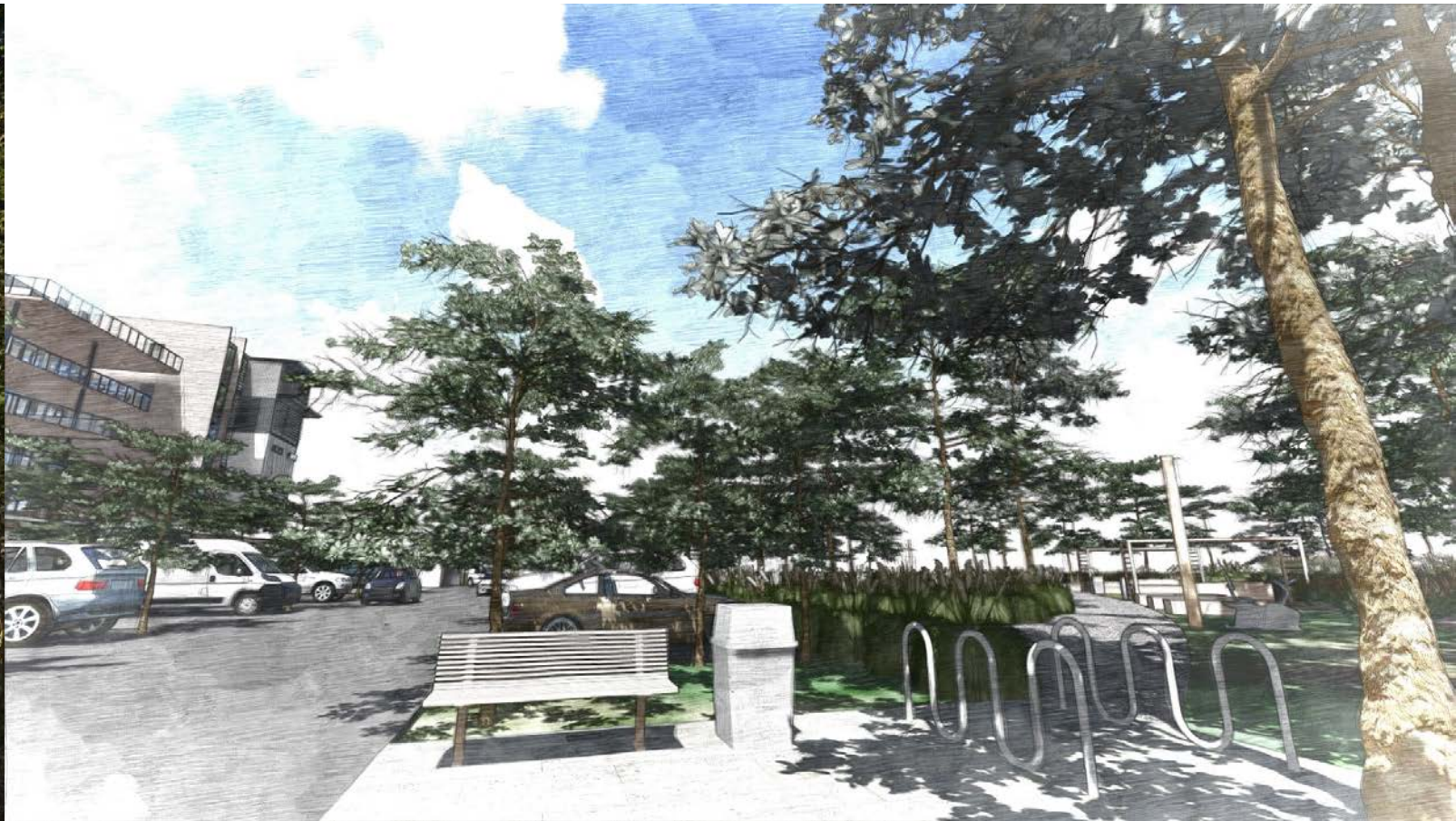


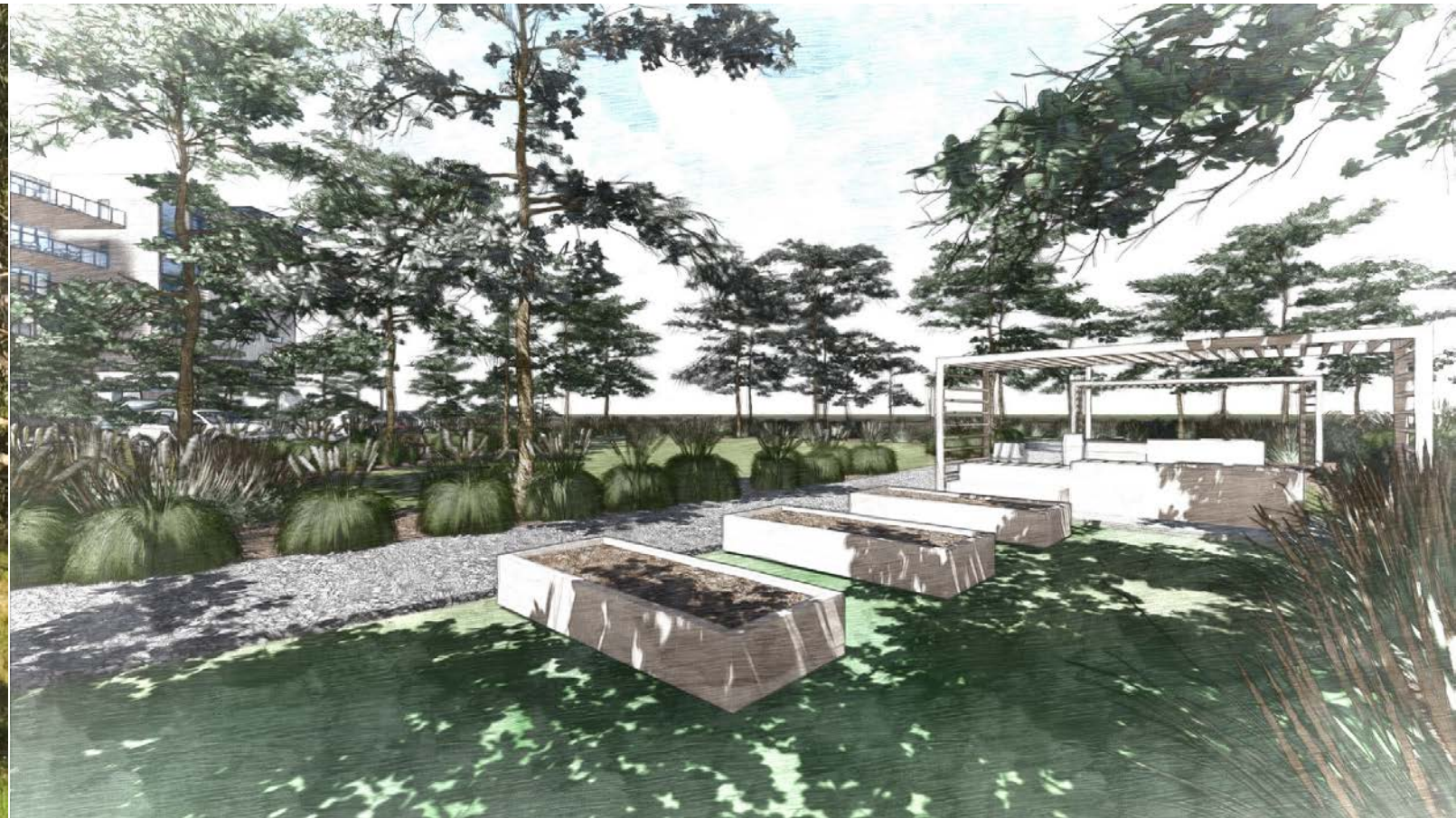






















Disclaimer : This is a preliminary feasibility investigation only. It requires a statutory planning review, bushfire proximity / building use review and infrastructure proximity review prior to any further action as these issues will have a determining impact on project feasibility. It has been prepared to communicate the initial massing intent for the project prior to technical input from specialist consultants. Drawings are not sufficient for authority applications, pricing, tendering or construction. Prior to these activities or any concept design, the work should be audited with regard to building code, safety and accessibility compliance. Drawings have been prepared in the absence of a current site survey drawing. Inputs are necessary from specialist consultants including, but not limited to : fire safety, statutory and town planning, traffic, civil infrastructure, structure, sustainability, statutory code advisers, mechanical, hydraulic, electrical, communications + data, authority compliance, geotechnical, land surveying, and materials performance. It is anticipated that the appointed local architect will develop the preliminary vision into a return brief, conceptual design, schematic design, detailed design and authority drawings based upon the input of these specialists. Any 3d and CAD material provided with this package is for visualisation purposes only and should not be construed as suitable base material for documentation.

