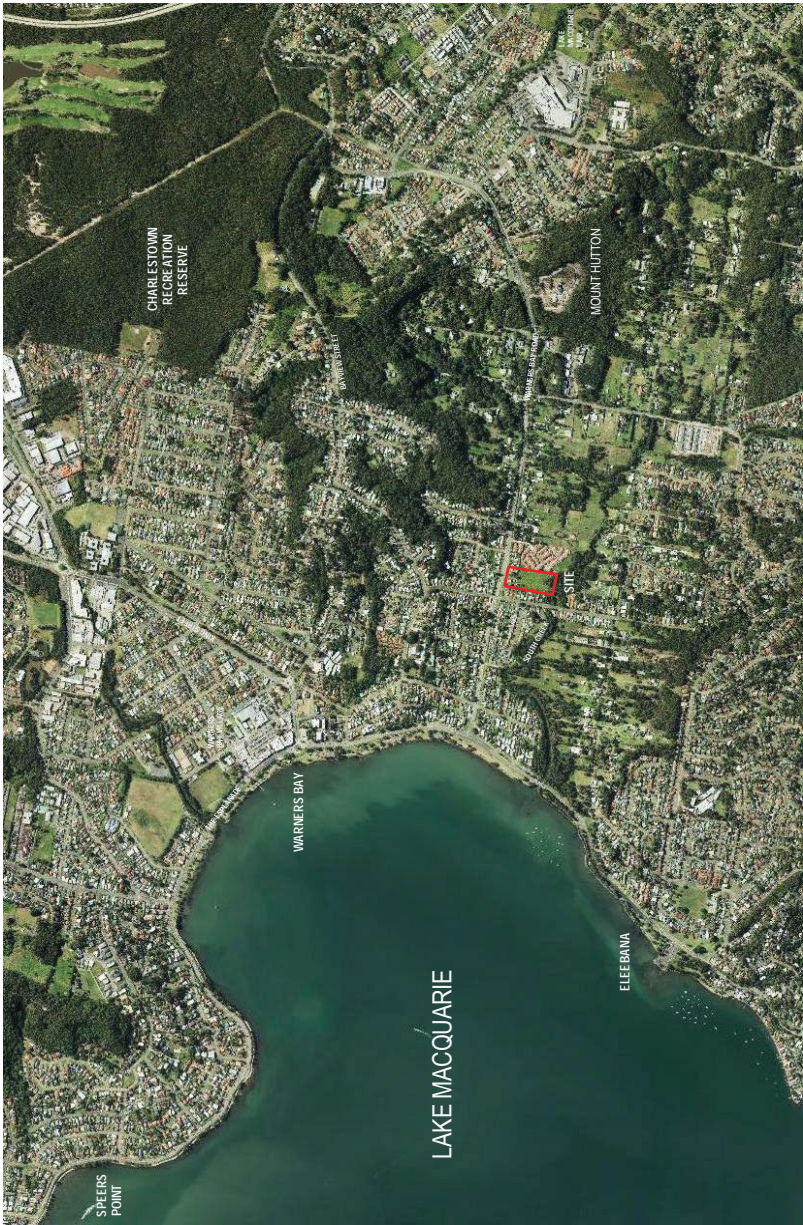


BUPA AGED CARE DEVELOPMENT - WARNERS BAY

144 BED AGED CARE FACILITY

64 - 72 WARNERS BAY ROAD, WARNERS BAY, NSW



SITE LOCATION PLAN
NTS

DRAWING LIST	
DA00	COVER SHEET & SITE PLAN
DA01	SITE ANALYSIS / DEMOLITION PLAN
DA02	PROPOSED SITE PLAN
DA09	SUB FLOOR PLAN
DA10	GROUND LEVEL FLOOR PLAN
DA11	LEVEL 1 FLOOR PLAN
DA12	ROOF PLAN
DA30	ELEVATIONS
DA40	SECTIONS
DA50	SHADOW DIAGRAMS
DA60	SIGNAGE & FENCING PLAN
PNP1	PUBLIC NOTIFICATION PLAN - SITE PLAN
PNP2	PUBLIC NOTIFICATION PLAN - ELEVATIONS
AREA CALCULATIONS	
144 BED RESIDENTIAL AGED CARE FACILITY COMPRISING:	
ADMINISTRATIVE / ENTRY AREA	423m ²
WELL BEING AREA	144m ²
HEALTH HUB	225 ²
36 BED SECURE COMMUNITY (2 X 18 BED DEMENTIA UNITS)	1,660m ²
36 BED CARE COMMUNITY	1,466m ²
36 BED CARE COMMUNITY	1,491m ²
36 BED CARE COMMUNITY	1,491m ²
SUPPORT AREAS	521m ²
TOTAL	7,420m ²
USEABLE FLOOR AREA (UFA)	
(Sum of all rooms excluding wall thicknesses)	8,072m ²
FULLY ENCLOSED COVERED AREA (FECA)	8,330m ²
(As defined by Bupa - Overall Building Footprint including external walls for each storey)	
GROSS FLOOR AREA (GFA)	7,750m ²
(Lake Macquarie City Council definition: Sum of the floor area of each floor measured from the internal face of the external walls at a height of 1.4m above the floor. Including all habitable rooms, excluding common vertical circulation, basements, plant, car parking, loading, external terraces and balconies, voids above a floor.)	
TOTAL SITE AREA	15,307m ²
TOTAL LANDSCAPED AREA	5,226m ²
TOTAL LANDSCAPED AREA AS A PERCENTAGE OF TOTAL SITE AREA	34.14%
UFA BUILDING AREA PER RESIDENT (excl PLANT)	55.7m ²
FECA BUILDING AREA PER RESIDENT	57.8m ²
LANDSCAPED AREA PER RESIDENT	36.3m ²

ARCHITECTURAL DOCUMENTATION FOR AUTHORITY APPROVAL PURPOSES ONLY

NOTIFICATION

DATE: 2014/12/26

PROJECT: Bupa Aged Care Development - Warners Bay

CLIENT: Bupa Aged Care Services

DESIGNER: Bupa Aged Care Services

DATE: 2014/12/26

PROJECT: Bupa Aged Care Development - Warners Bay

CLIENT: Bupa Aged Care Services

DESIGNER: Bupa Aged Care Services

DATE: 2014/12/26

DEVELOPMENT APPLICATION

DATE: 2014/12/26

PROJECT: Bupa Aged Care Development - Warners Bay

CLIENT: Bupa Aged Care Services

DESIGNER: Bupa Aged Care Services

DATE: 2014/12/26

COVER SHEET & SITE PLAN

DATE: 2014/12/26

PROJECT: Bupa Aged Care Development - Warners Bay

CLIENT: Bupa Aged Care Services

DESIGNER: Bupa Aged Care Services

DATE: 2014/12/26

DEVELOPMENT APPLICATION

DATE: 2014/12/26

PROJECT: Bupa Aged Care Development - Warners Bay

CLIENT: Bupa Aged Care Services

DESIGNER: Bupa Aged Care Services

DATE: 2014/12/26



144 BED AGED CARE FACILITY
64 - 72 WARNERS BAY ROAD, WARNERS BAY, NSW

144 BED AGED CARE FACILITY
64 - 72 WARNERS BAY ROAD, WARNERS BAY, NSW

144 BED AGED CARE FACILITY
64 - 72 WARNERS BAY ROAD, WARNERS BAY, NSW

144 BED AGED CARE FACILITY
64 - 72 WARNERS BAY ROAD, WARNERS BAY, NSW

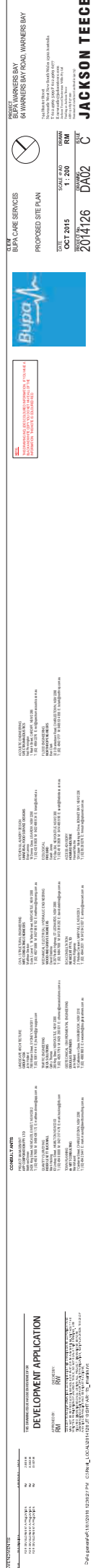


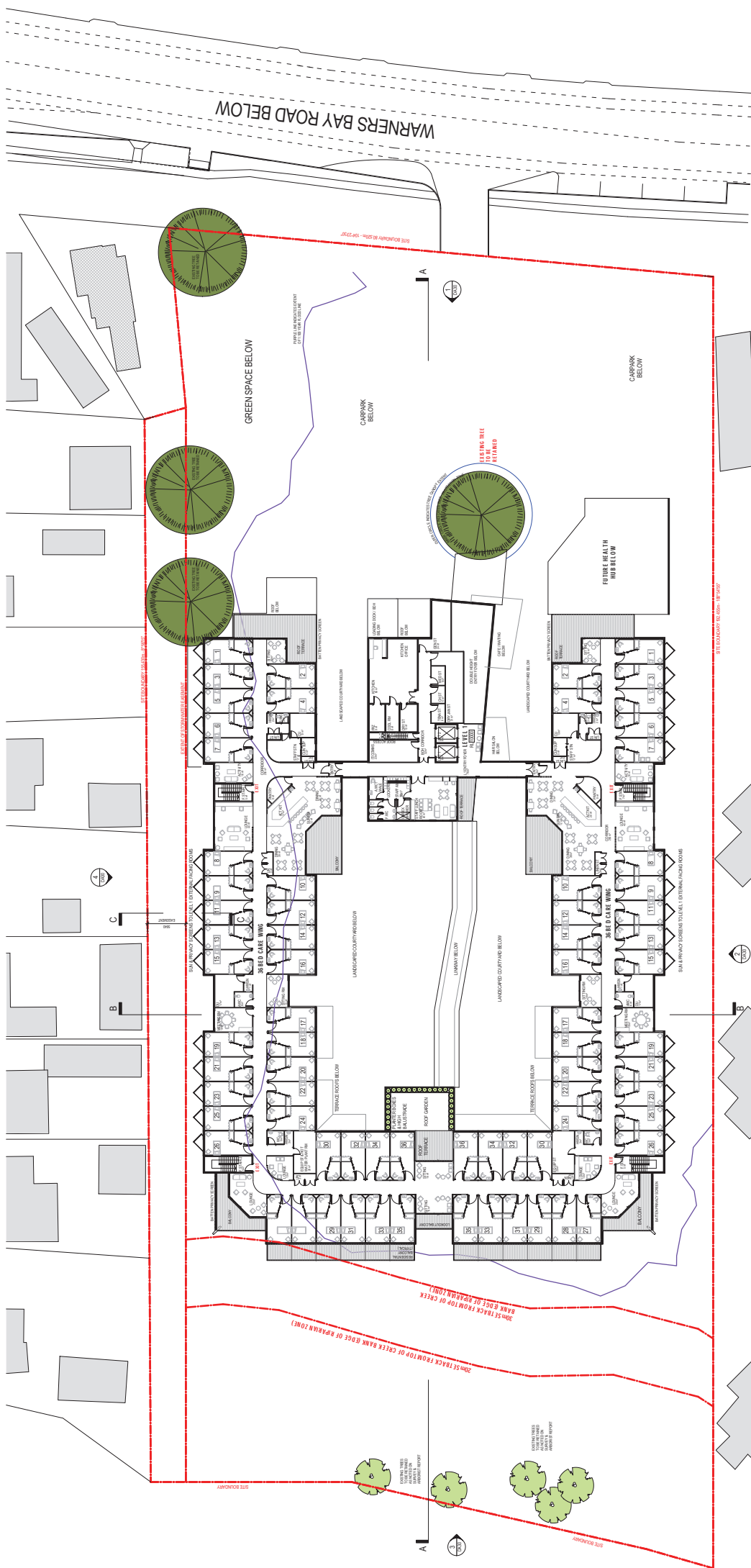
144 BED AGED CARE FACILITY
64 - 72 WARNERS BAY ROAD, WARNERS BAY, NSW

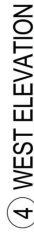
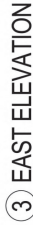
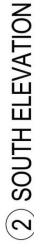
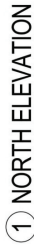
144 BED AGED CARE FACILITY
64 - 72 WARNERS BAY ROAD, WARNERS BAY, NSW

144 BED AGED CARE FACILITY
64 - 72 WARNERS BAY ROAD, WARNERS BAY, NSW

144 BED AGED CARE FACILITY
64 - 72 WARNERS BAY ROAD, WARNERS BAY, NSW









1:100

