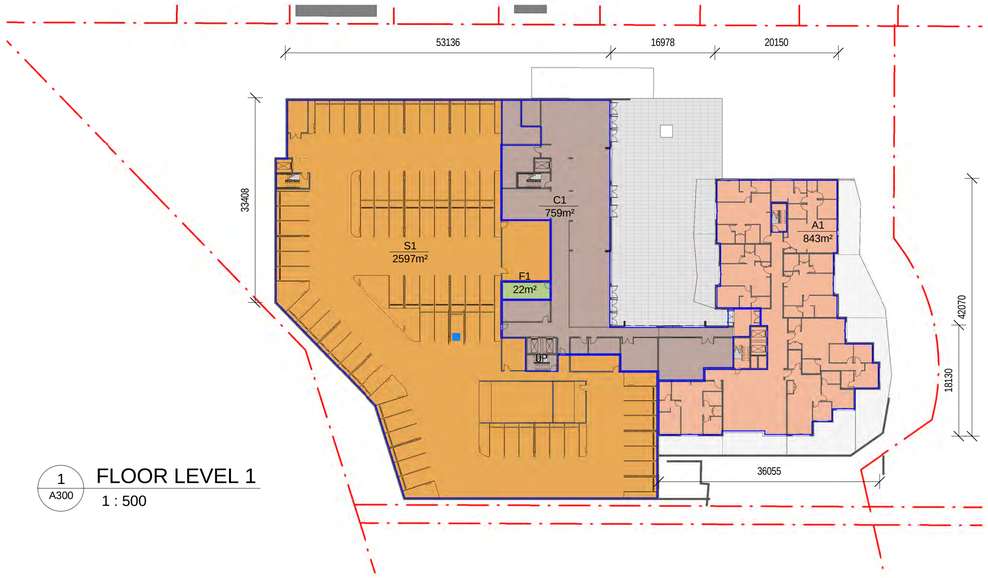
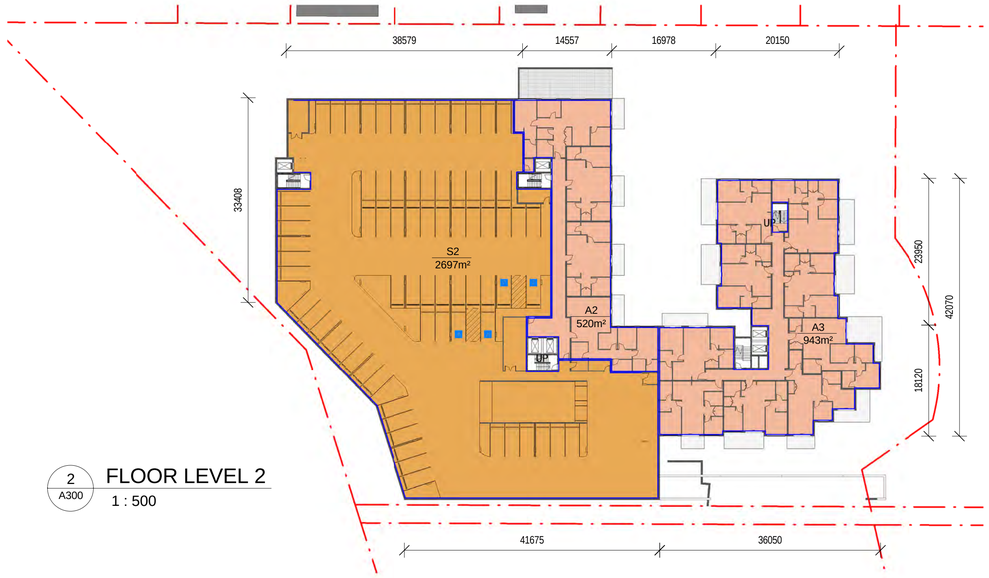
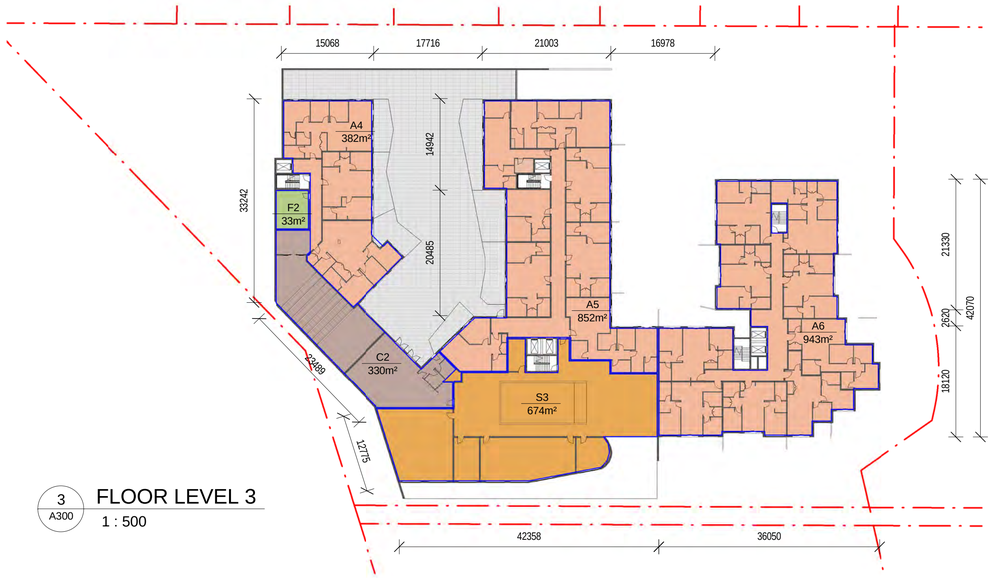


1 A300 FLOOR LEVEL 1
1 : 500



2 A300 FLOOR LEVEL 2
1 : 500



3 A300 FLOOR LEVEL 3
1 : 500

4 A300 FLOOR LEVEL 4
1 : 500

0 1 2 3 5 10m

Australian Unity

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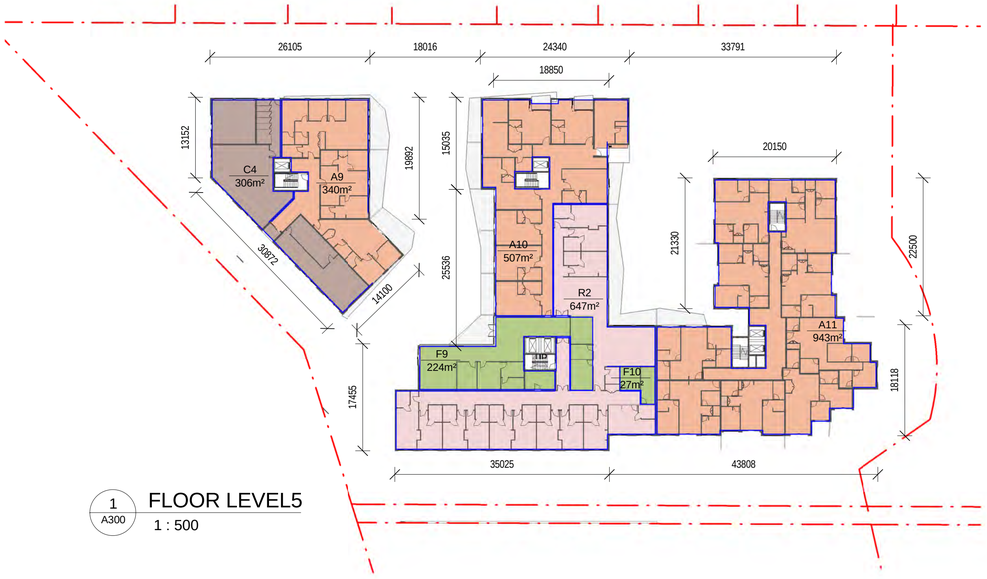
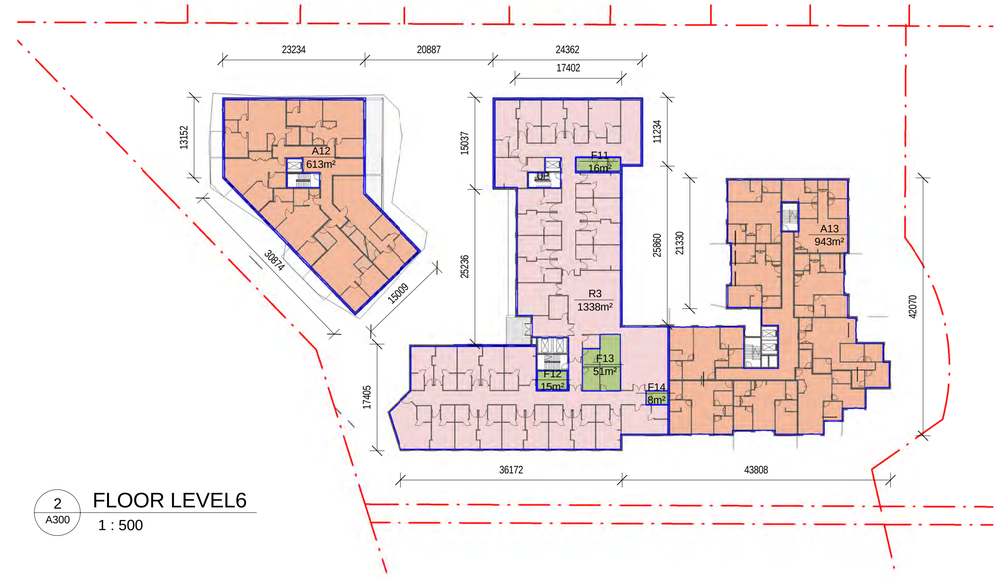
AREA PLANS - SHEET 1

1 : 500 @ A1 23.11.2016

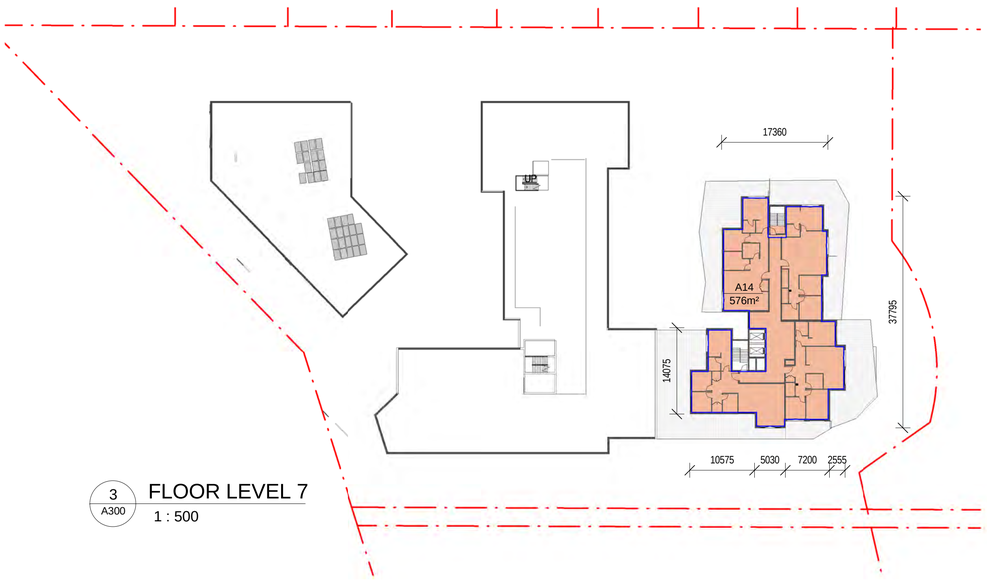
A400 rev. J



1 A300 FLOOR LEVEL5
1 : 500



2 A300 FLOOR LEVEL6
1 : 500



3 A300 FLOOR LEVEL 7
1 : 500

AREAS / GFA / FSR / APARTMENT MIX

AREA TYPES

SENIOR'S LIVING
A1 843 sq.m
A2 520 sq.m
A3 943 sqm
A4 382 sq.m
A5 852 sq.m
A6 943 sq.m
A7 390 sq.m
A8 943 sq.m
A9 340 sq.m
A10 507 sq.m
A11 943 sq.m
A12 613 sq.m
A13 943 sq.m
A14 576 sq.m

COMMON AREA
C1 759 sq.m
C2 330 sq.m
C3 67 sq.m
C4 306 sq.m

AREA EXCLUDED FROM FSR
(SEPP Seniors, Part 6, Clause 45.4)
F1 22 sq,m
F2 33 sq.m
F3 33 sq.m
F4 64 sq.m
F5 81 sq.m
F6 16 sq.m
F7 116 sq.m
F8 09 sq.m
F9 224 sq.m
F10 78 sq.m
F11 16 sq.m
F12 16 sq.m
F13 141 sq.m

RESIDENTIAL AGED CARE
R1 1238 sq.m
R2 596 sq.m
R3 1256 sq.m

SERVICES / CARPARK
S1 2597 sq.m
S2 2697 sq.m
S3 674 sq.m

GFA / FSR CALCULATIONS:

- Total Site Area 14,673 sq.m
  (Site stretching until Golf Course)
- Developable Area 9,204 sq.m
  (As Clarified in the Survey)
- FSR Allowed 1.60:1
- GFA Allowed 14,726 sq.m

Conforming Option
- Total built Area 20530 sq.m
- Total GFA 14,691 sq.m
  (Includes A1-A13, C1-C5, R1-R3.
  Does not Include S1-S3, F1-F14)
- FSR AChieved 1.51:1

Non-Conforming Option
- Total Built Area 21,106 sq.m
- Total GFA 14,520 sq.m
  (Includes all considered in conforming option GFA above, plus the non-conforming Penthouses on Level 7, Building C)
- FSR 1.58:1

APARTMENT MIX

Studio	9
1 Bedroom	3
2 Bedroom	55
3 Bedroom	22
3 Bedroom Penthouses (Non-conforming)	4
Total No. of Apartments	93
Total Aged Care Beds	70

AREA LEGEND

- Senior's Living
- Common Areas
- Residential Aged Care
- Services/Carpark
- SEPP Seniors FSR Exclusion

0 1 2 3 5 10m

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AREA PLANS - SHEET 2

As indicated @ A1 23.11.2016

A401 rev. J

COMPLIANCE LEGEND

Area compliant with 15% more than ADG minimum

Area compliant with RFDC, not compliant with Bid reqm. (15% more than ADG min)

Cross Ventilation

0 1 2 3 5 10m

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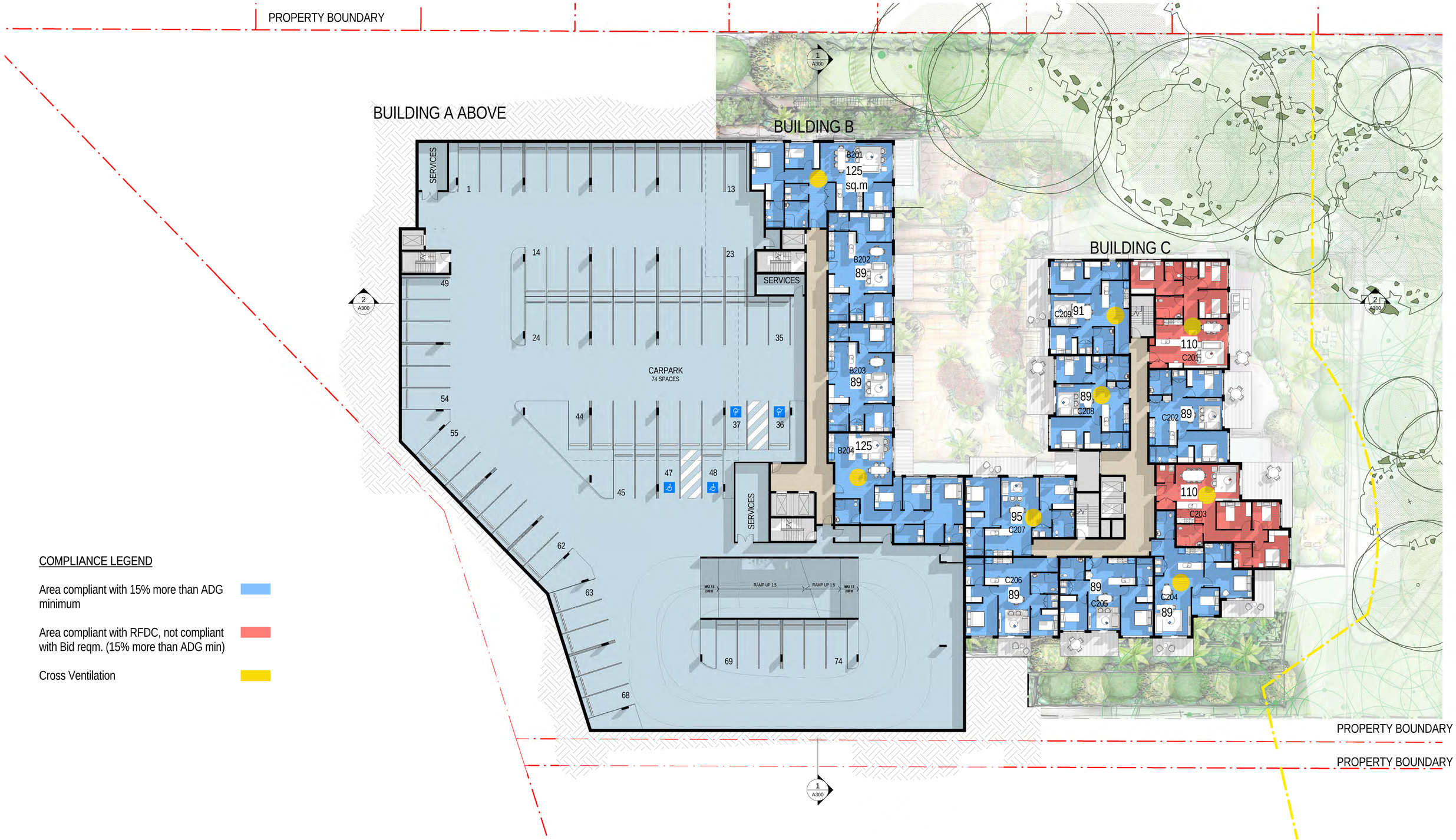
Compliance Study - Level 1

1 : 200 @ A1

23.11.2016

A410

rev. J



COMPLIANCE LEGEND

Area compliant with 15% more than ADG minimum

Area compliant with RFDC, not compliant with Bid reqm. (15% more than ADG min)

Cross Ventilation

0 1 2 3 5 10m

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Compliance Study - Level 2

1 : 200 @ A1

23.11.2016

A411

rev. J

COMPLIANCE LEGEND

Area compliant with 15% more than ADG minimum

Area compliant with RFDC, not compliant with Bid reqm. (15% more than ADG min)

Cross Ventilation

0 1 2 3 5 10m

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Compliance Study - Level 3

1 : 200 @ A1

23.11.2016

A412

rev. J

COMPLIANCE LEGEND

Area compliant with 15% more than ADG minimum

Area compliant with RFDC, not compliant with Bid reqm. (15% more than ADG min)

Cross Ventilation

0 1 2 3 5 10m

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Compliance Study - Level 4

1 : 200 @ A1

23.11.2016

A413

rev. J

0 1 2 3 5 10m

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Compliance Study - Level 5

1 : 200 @ A1

23.11.2016

A414

rev. J

0 1 2 3 5 10m

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Compliance Study - Level 6

1 : 200 @ A1

23.11.2016

A415

rev. J

0 1 2 3 5 10m

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Compliance Study - Level 7

1 : 200 @ A1

23.11.2016

A416

rev. J