

"PETER BADCOE VC" RESIDENTIAL AGED CARE FACILITY & "LONG TAN" INDEPENDENT LIVING UNIT RESIDENCES



LOTS 6, 7, & 8, DP 95174 & DP 95173, no.510 KING ST., NEWCASTLE WEST

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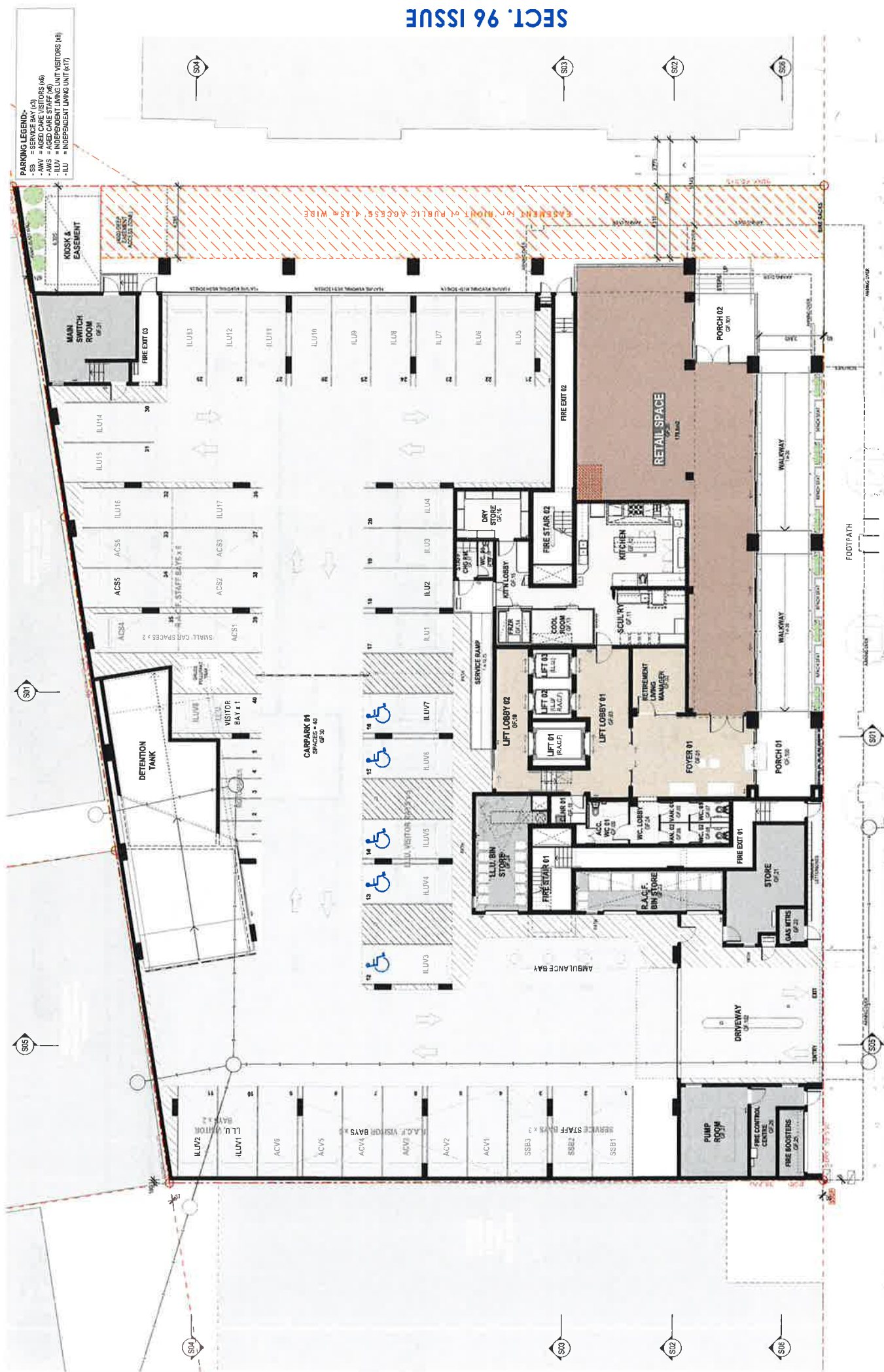
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PARKING LEGEND:
 - LU = INDEPENDENT PARKING UNIT (57)
 - Overall Total LU 712

DOMESTIC HYD/C PLANT ROOM 1
 LU01

CARPARK 02
 SPACES = 57
 LU02

VEHICULAR RAMP

STORE 01
 LU03

STORE 02
 LU04

STORE 03
 LU05

STORE 04
 LU06

VOID OVER POTER

VOID OVER RETAIL

VOID OVER WALKWAY

PLACEMENT ROOM
 LU07

KITCHEN
 LU08

BATH ROOM
 LU09

FIRE STAIR 01
 LU10

FIRE STAIR 02
 LU11

MAINTENANCE OFFICE
 LU12

LIFT LOBBY 03
 LU13

LIFT 01
 (R.A.S.F.)
 LU14

LIFT 02
 (R.A.S.F.)
 LU15

LIFT 03
 (R.A.S.F.)
 LU16

ILU01 through **ILU73**

ILU01 through **ILU04**

ILU05 through **ILU08**

ILU09 through **ILU12**

ILU13 through **ILU16**

ILU17 through **ILU20**

ILU21 through **ILU24**

ILU25 through **ILU28**

ILU29 through **ILU32**

ILU33 through **ILU36**

ILU37 through **ILU40**

ILU41 through **ILU44**

ILU45 through **ILU48**

ILU49 through **ILU52**

ILU53 through **ILU56**

ILU57 through **ILU60**

ILU61 through **ILU64**

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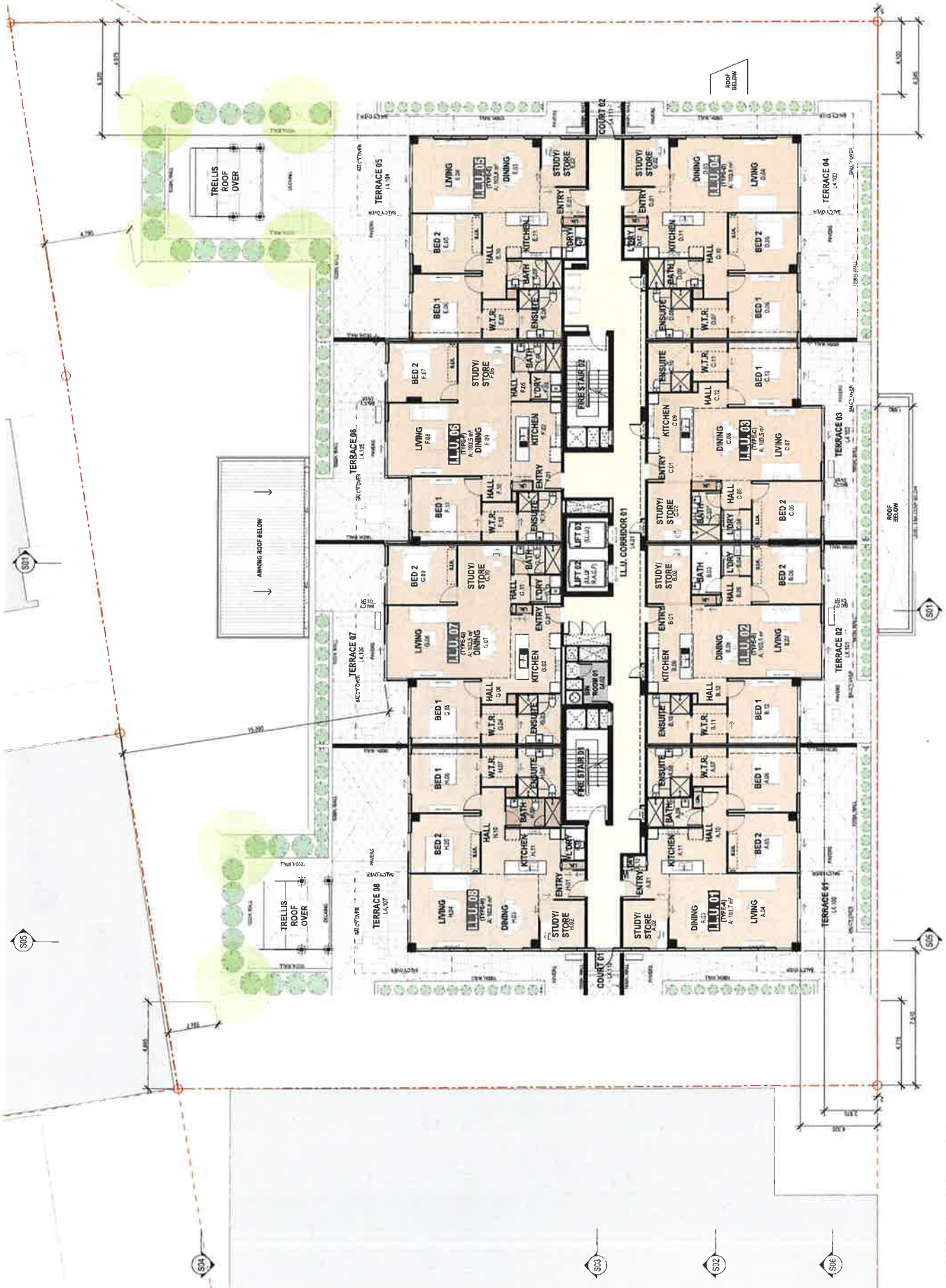
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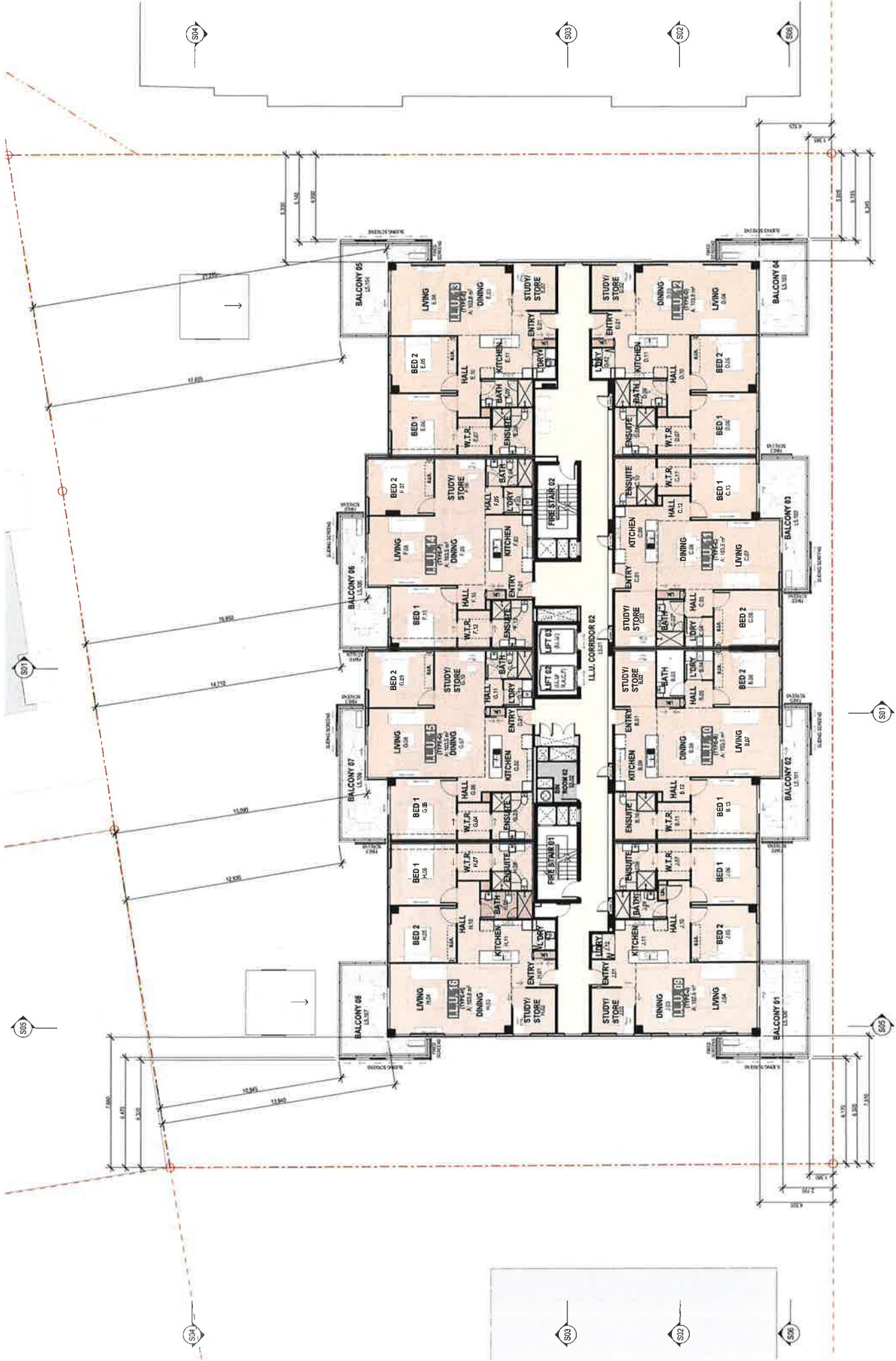
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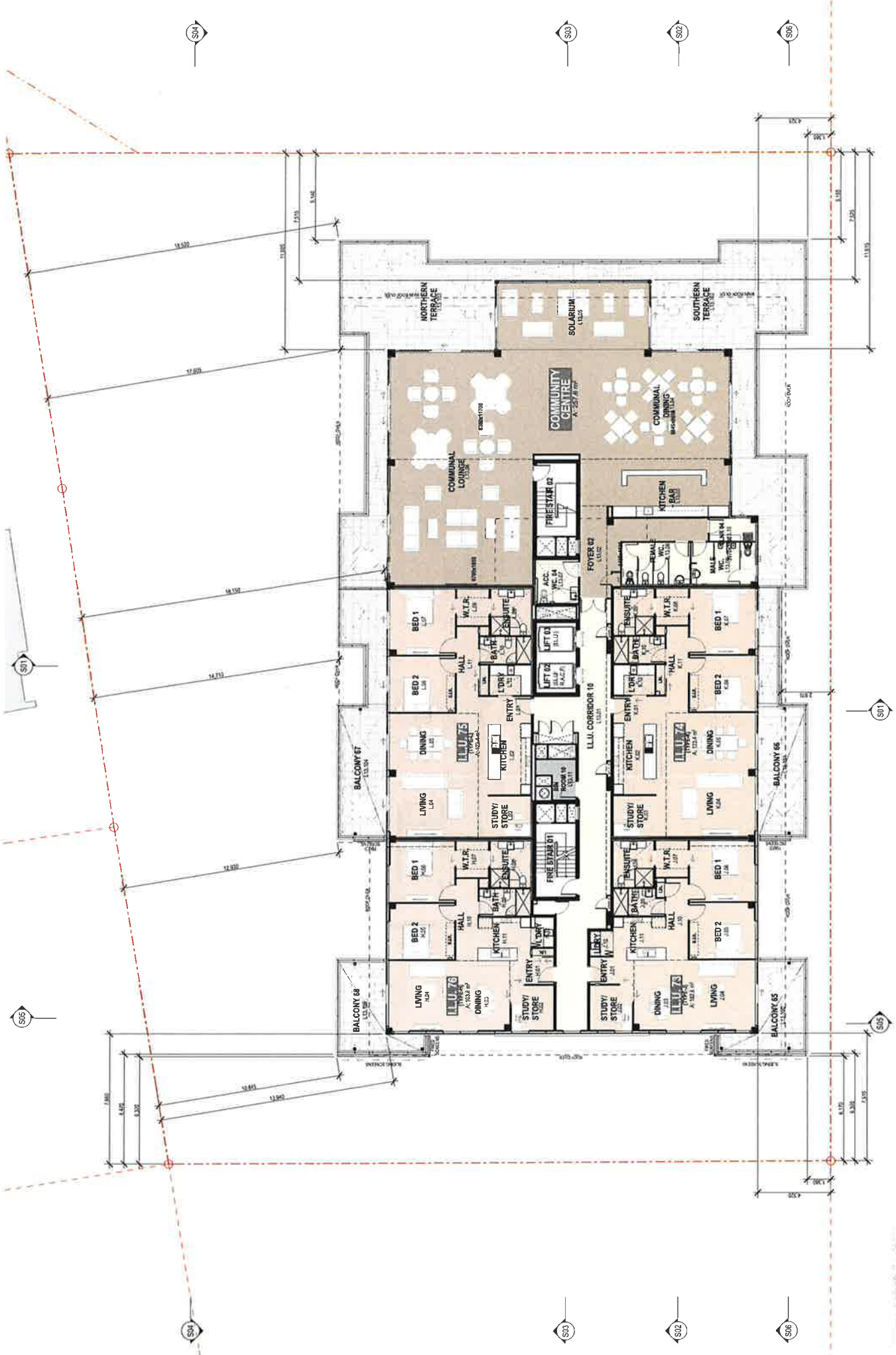
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9. Project Engineer	11000A101 12000A101
10. Project Designer	11000A101 12000A101
11. Project Contractor	11000A101 12000A101
12. Project Consultant	11000A101 12000A101
13. Project Manager	11000A101 12000A101
14. Project Supervisor	11000A101 12000A101
15. Project Coordinator	11000A101 12000A101
16. Project Assistant	11000A101 12000A101
17. Project Clerk	11000A101 12000A101
18. Project Receptionist	11000A101 12000A101
19. Project Security Guard	11000A101 12000A101
20. Project Janitor	11000A101 12000A101
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22. Project Landscaper	11000A101 12000A101
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25. Project Plumber	11000A101 12000A101
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83. Project Life Care Conclusion	11000A101 12000A101
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89. Project Life Care Conclusion	11000A101 12000A101
90. Project Life Care Summary	11000A101 12000A101





BIRDWOOD PARK DEVELOPMENT
"LONG TAN" I.L.U. RESIDENCES - LEVELS 5-12 FLOOR PLAN

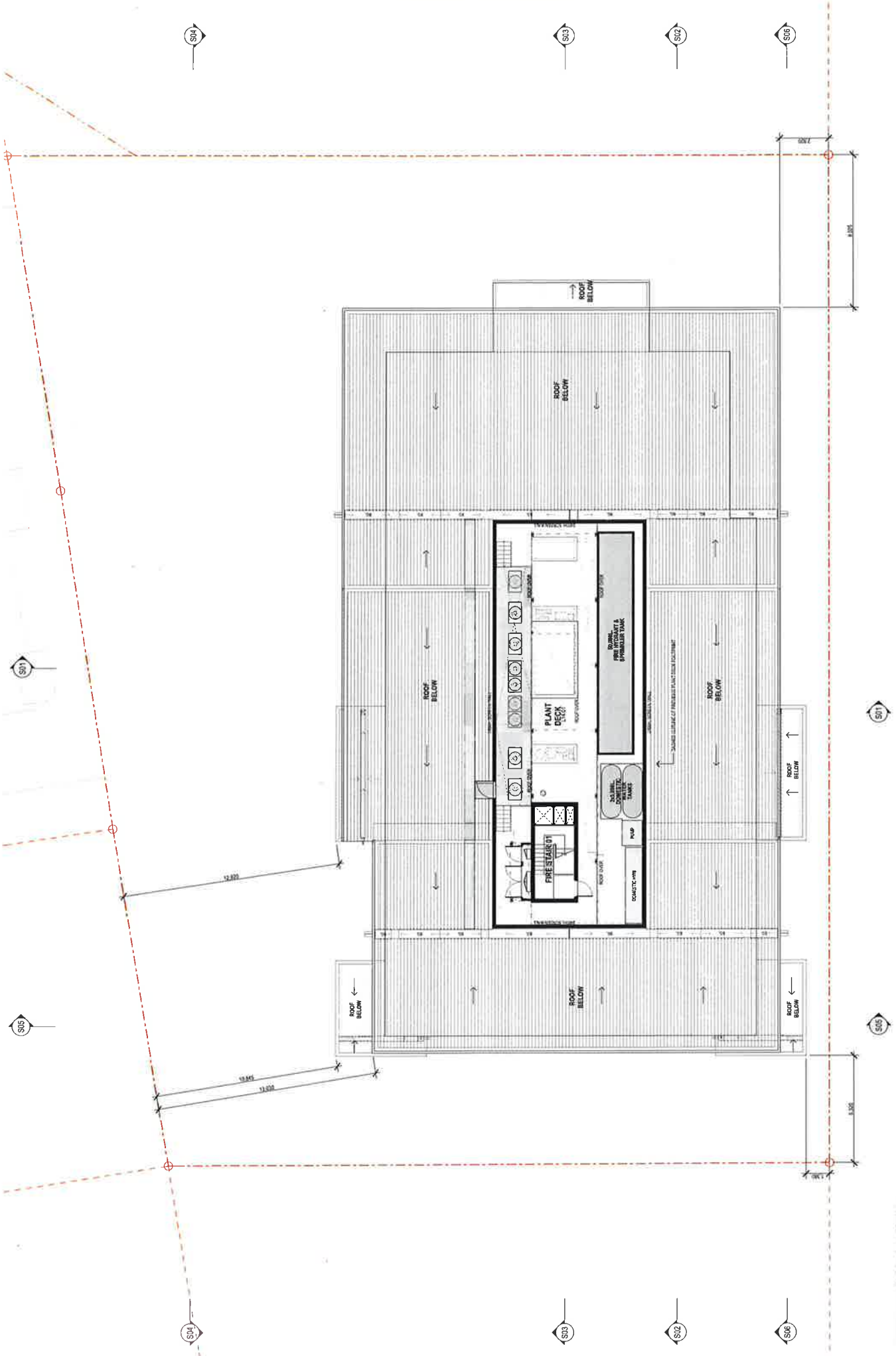


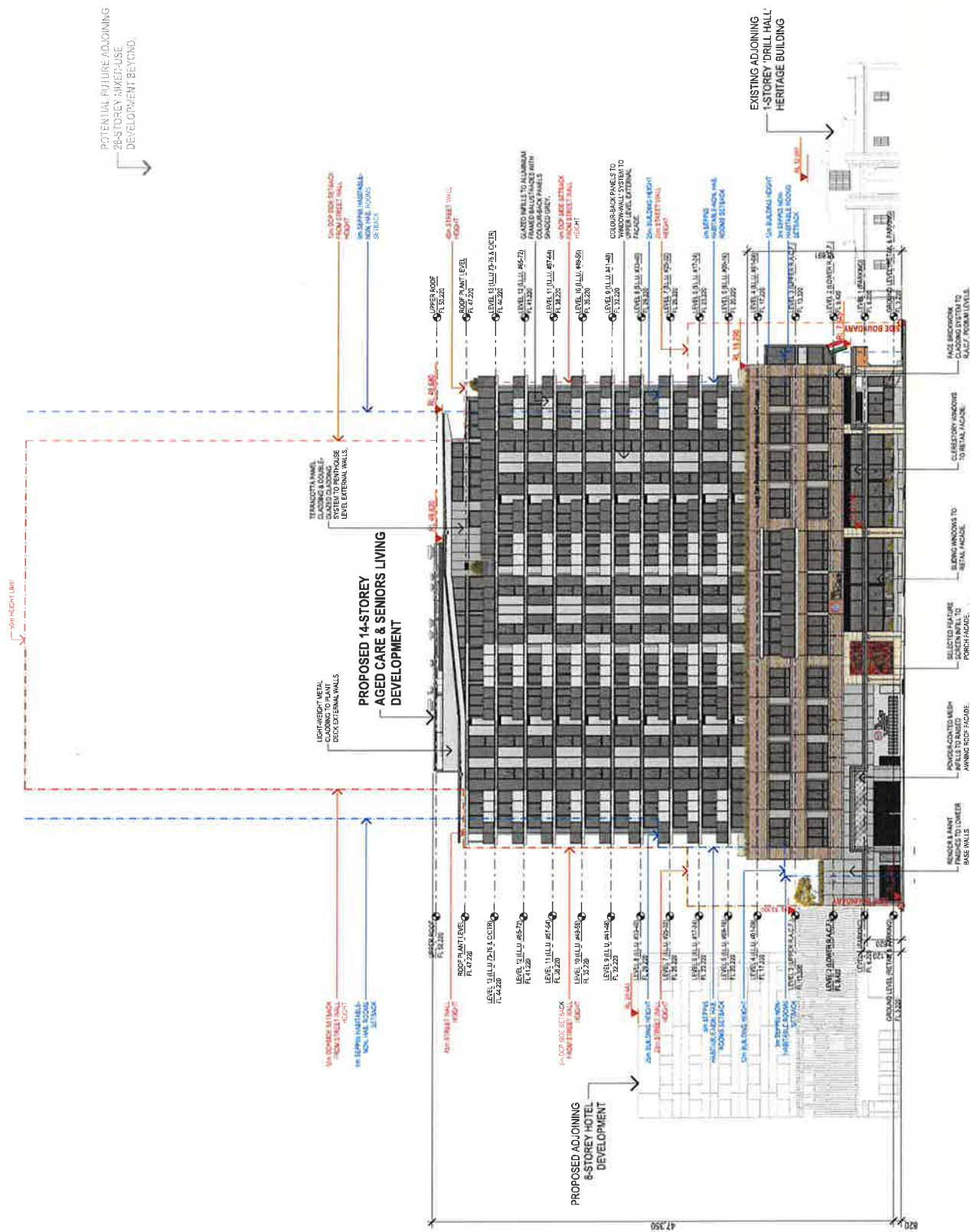




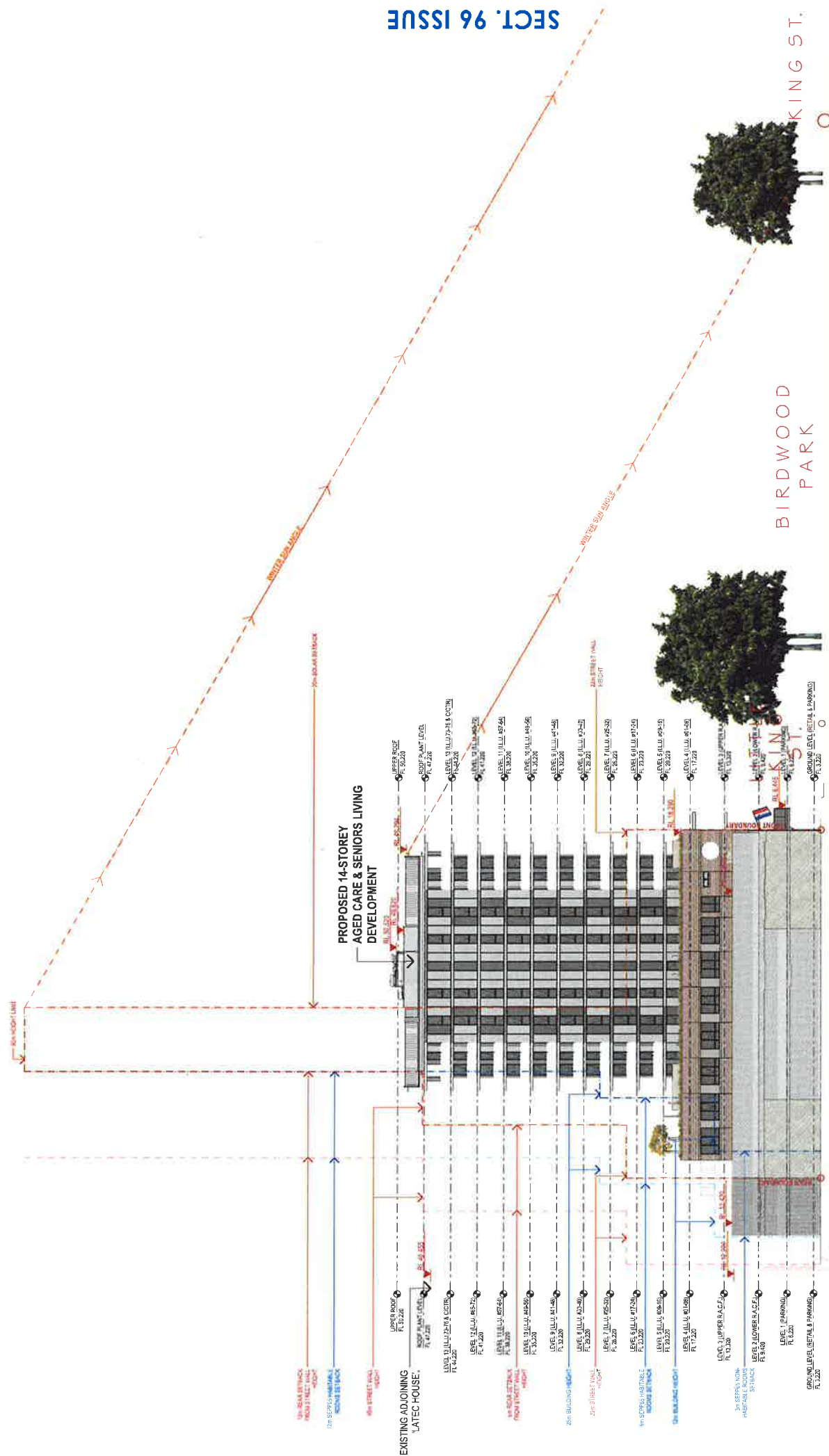
BIRDWOOD PARK DEVELOPMENT

ROOF PLAN
SCALE: 1:100 @ A1 or 1:200 @ A3

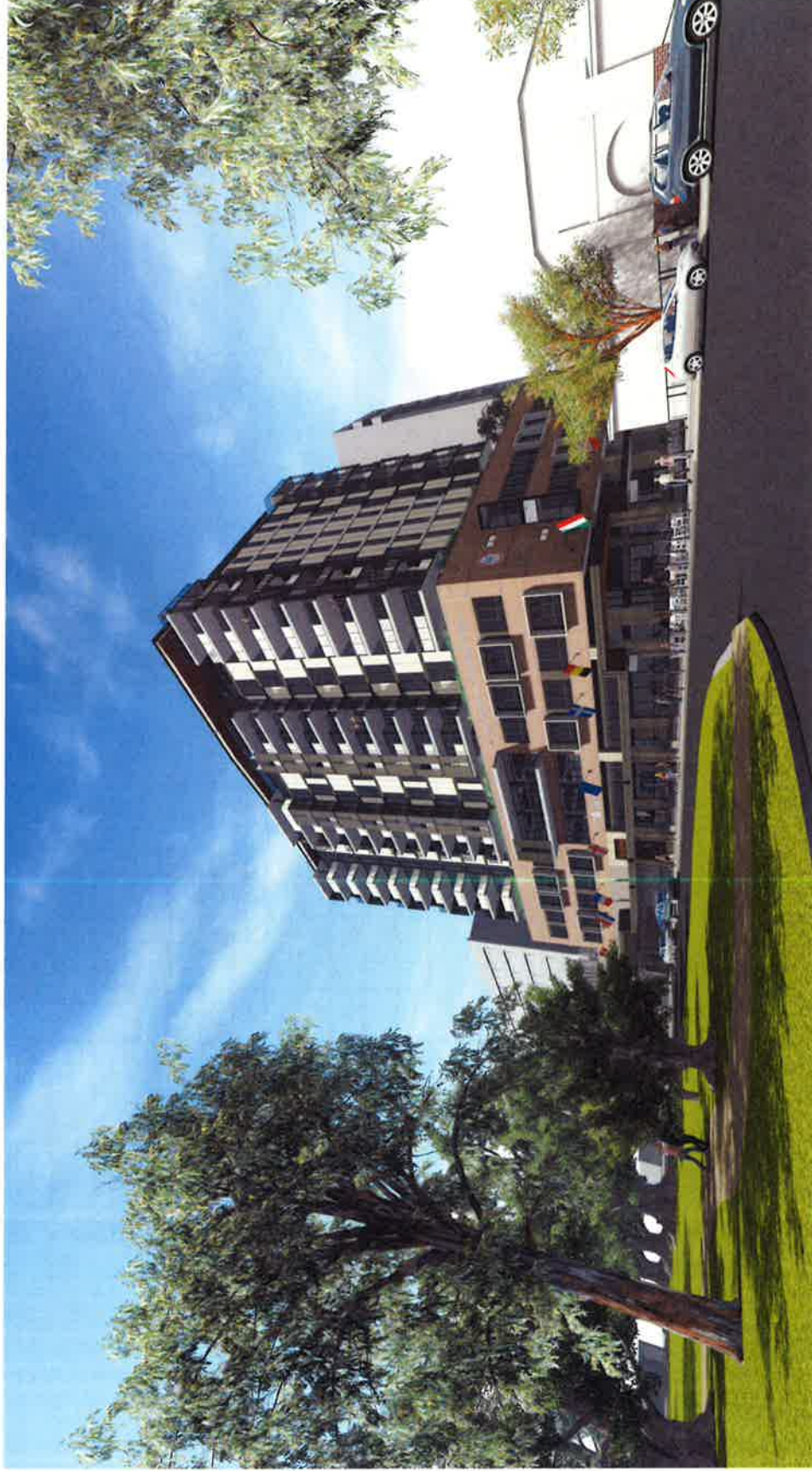














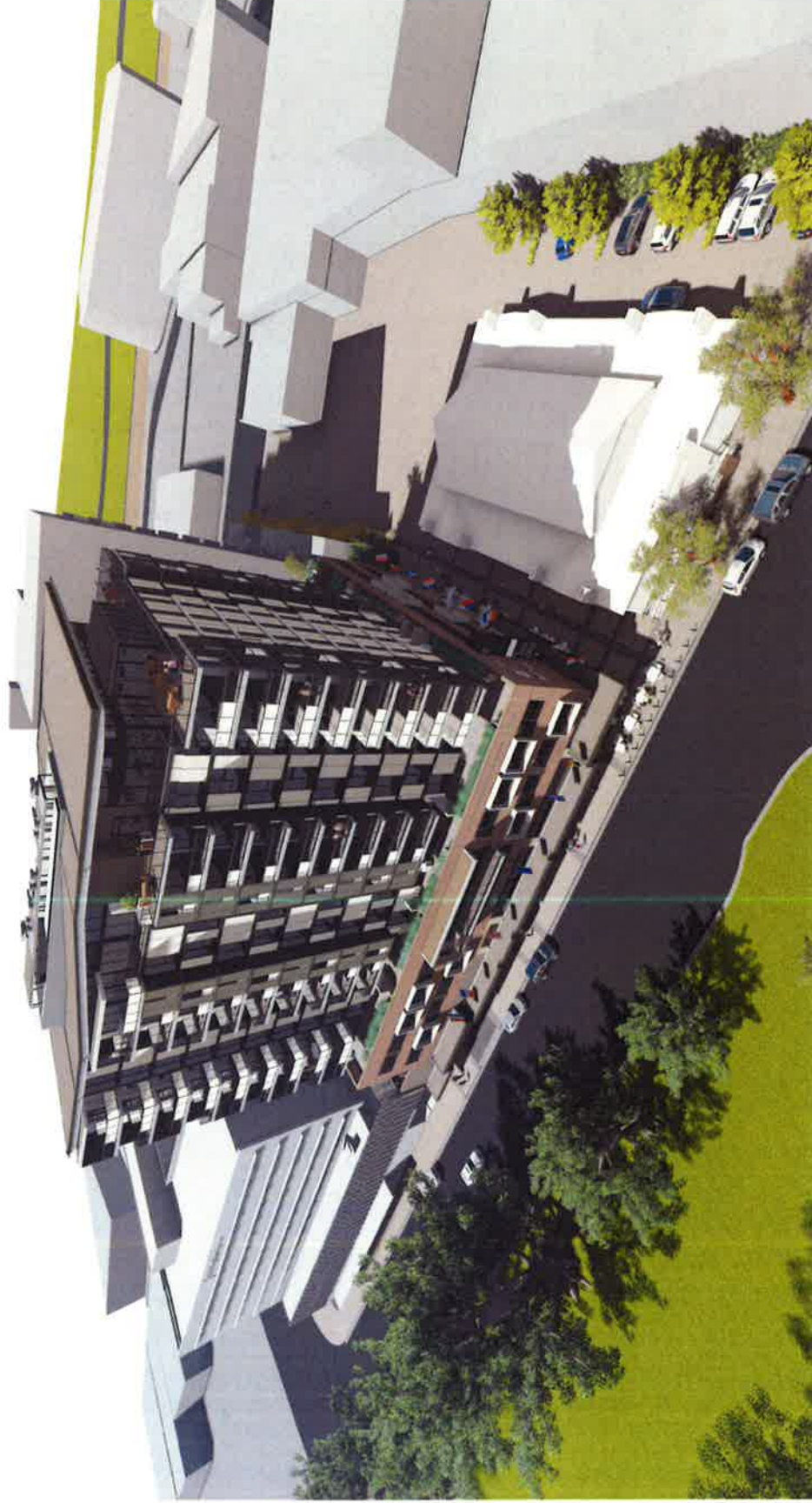
SECT. 96 ISSUE



SECT. 96 ISSUE



SECT. 96 ISSUE



SECT. 96 ISSUE



SECT. 96 ISSUE



SECT. 96 ISSUE



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SECT. 96 ISSUE





SECT. 96 ISSUE



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SECT. 96 ISSUE



BIRDWOOD PARK DEVELOPMENT

TYPICAL BALCONY VIEWS





MEMORIAL PRECEDENT



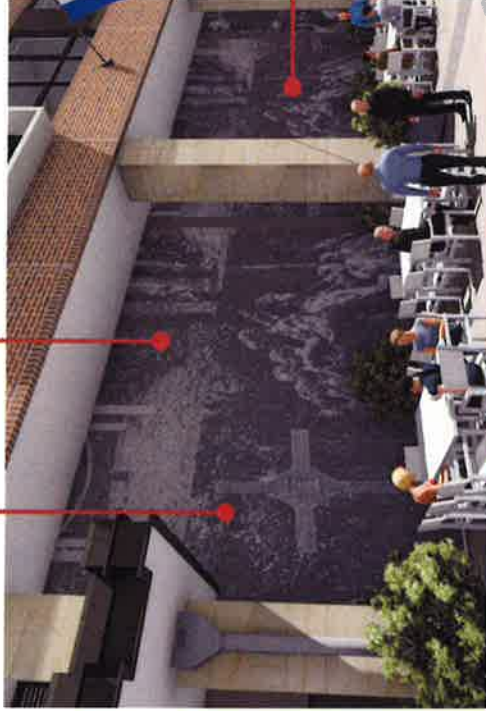
MEMORIAL PRECEDENT



WOODLAND GREY POWDER-COATED ALUMINIUM - WINDOW & DOOR FRAMING



WOODLAND GREY POWDER-COATED ALUMINIUM - BALCONY FRAMING & LOUVERS



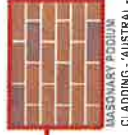
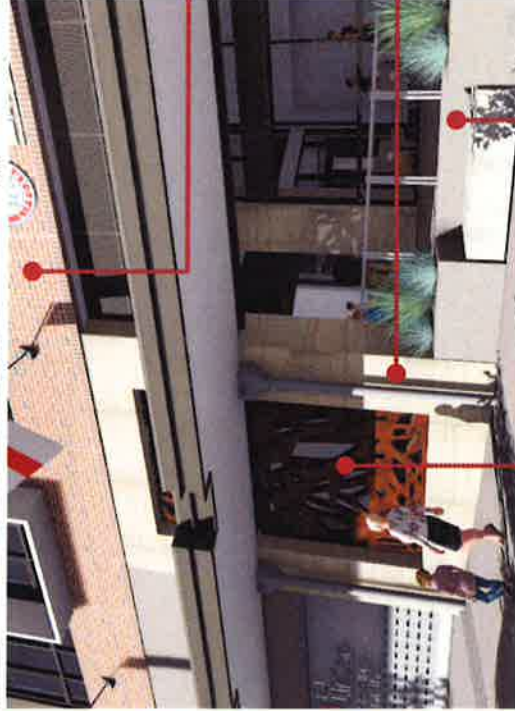
PATTERNED PERFORATED MESH EXAMPLE



MAIN TOWER FACADE WALLS - RAL 9002 'GREY-WHITE' COLOUR-BANK GLAZING



OPALITE BALUSTRADE INFILL PANELS - RAL 9002 GREY-WHITE COLOUR-BANK GLAZING



MASONRY PODIUM CLADDING - 'AUSTRAL' - 'CERISE BROWN'



STONE CLADDING - LOWER LEVELS



LOWER BASE EXTERNAL WALLS - 'MID-GREY' RENDER & PAINT FINISH



SCREENWOOD UK EQUAL TIMBER-LOOK SOFFITS



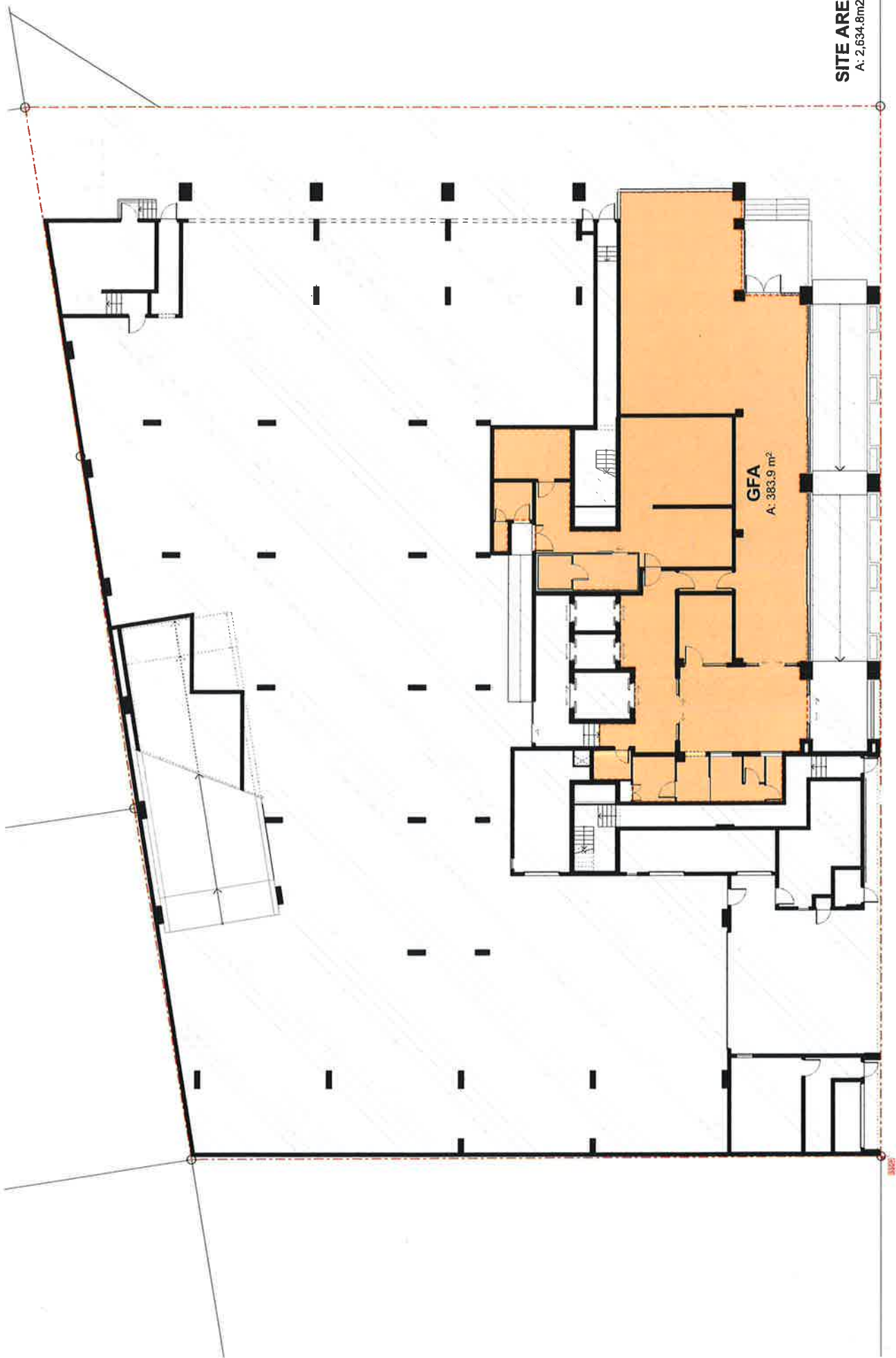
PAVING STONE



FEATURE SILETTE SCREEN

BIRDWOOD PARK DEVELOPMENT MATERIAL PALETTE





SITE AREA
A: 2,634.8m²

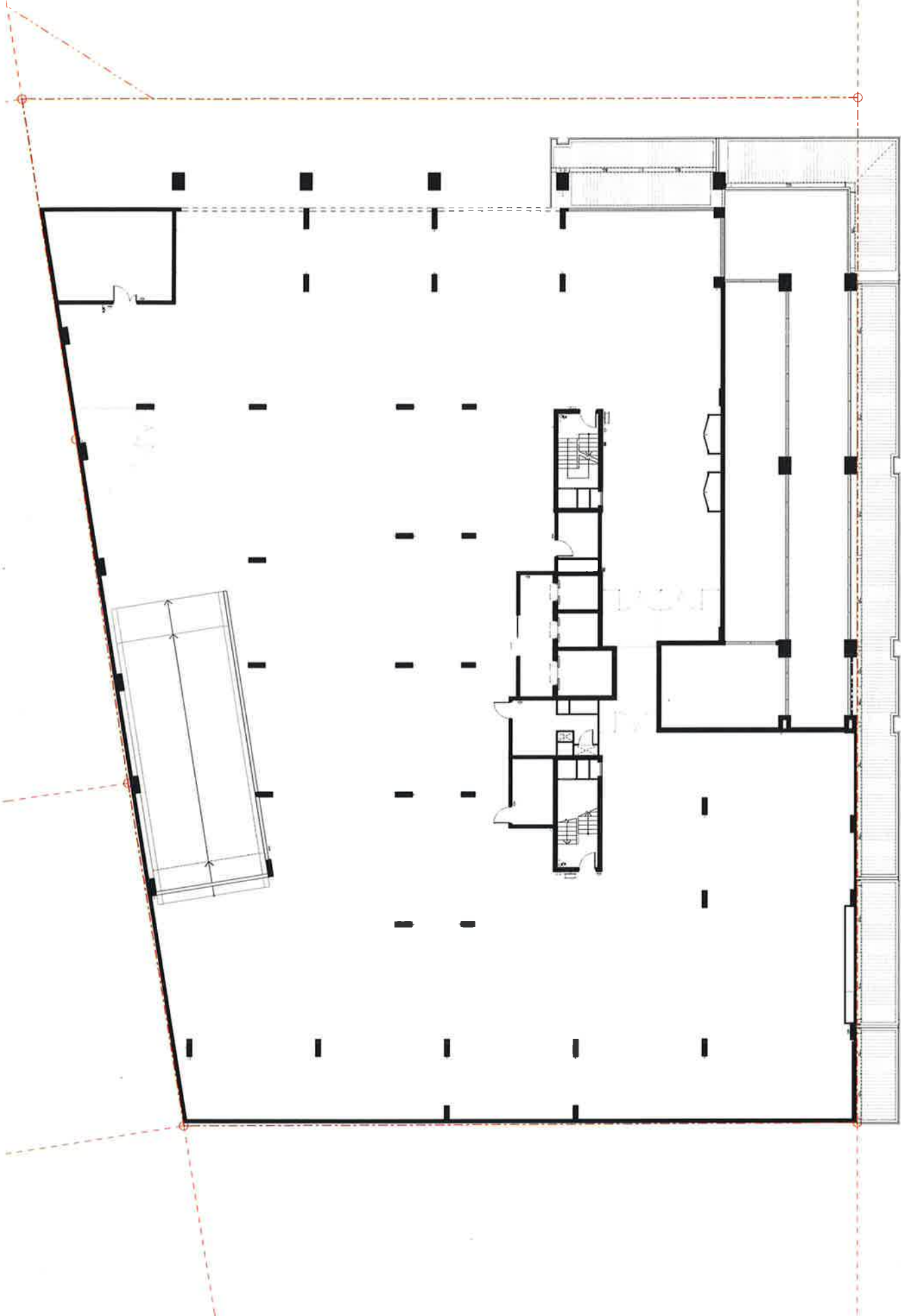
GFA
A: 383.9 m²



BIRDWOOD PARK DEVELOPMENT

GROUND FLOOR GFA
SCALE: 1:100 (A1) or 1:200 (A3)





SECT. 96 ISSUE



BIRDWOOD PARK DEVELOPMENT

LEVEL 1 GFA
SCALE 1:100 @ A1 or 1:200 @ A3

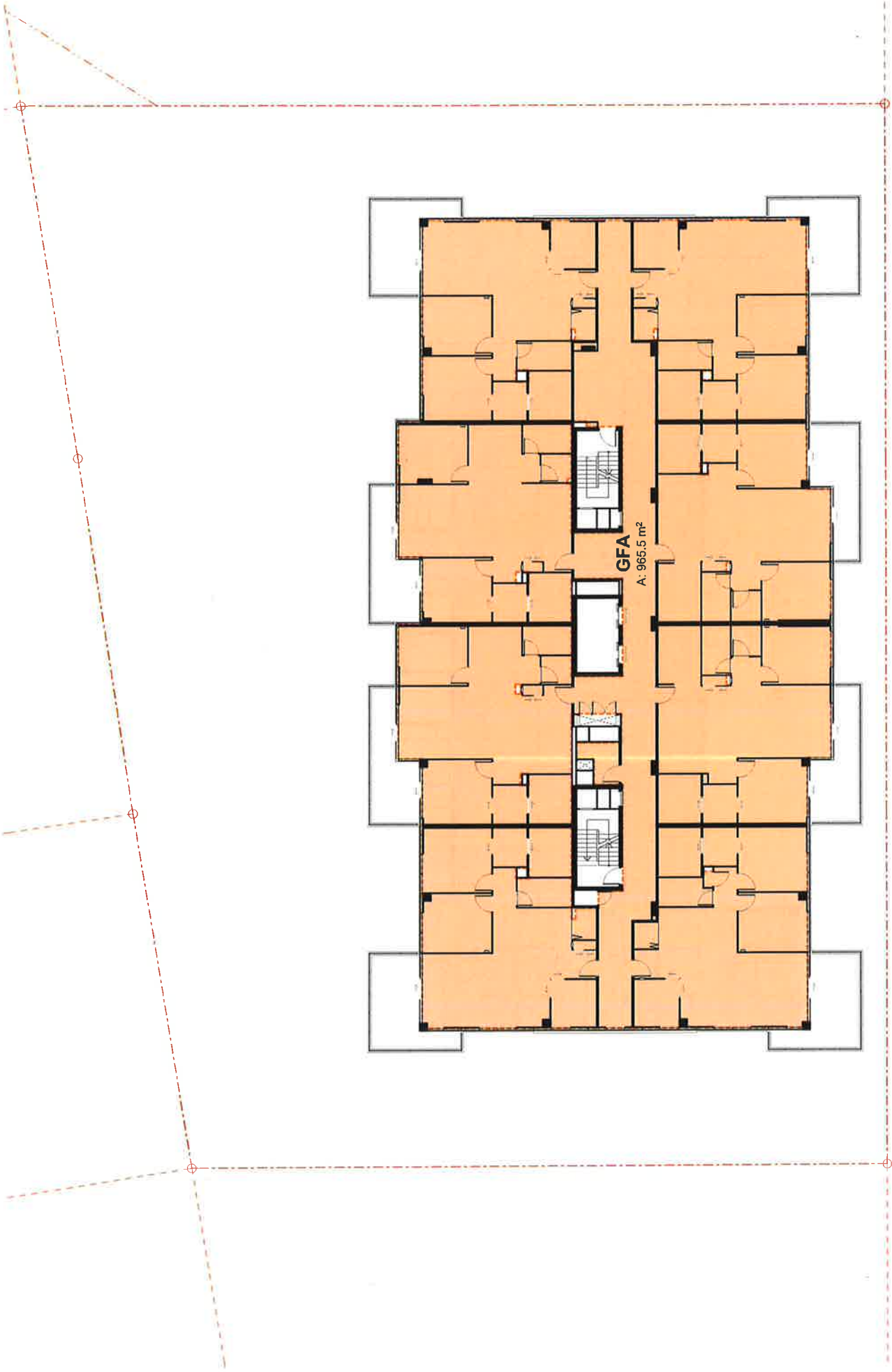


THE HAZZARD GROUP REAL ESTATE AGENTS









GFA
A: 965.5 m²



GFA SUMMARY

GROUND FLOOR LEVEL = 383.9m²
LEVEL 1 = 0m²
LEVELS 2 (R.A.C.F.) = 1,659.6m²
LEVELS 3 (R.A.C.F.) = 1,604.9m²
LEVELS 4-12 (ILU's) = 965.5m² eAWh x 9 = 8,689.5m²
LEVEL 13 = 833.7m²

TOTAL GFA = 13,171.6m²

FSR SUMMARY

SITE AREA = 2,634.8m²
TOTAL GFA = 13,171.6m²

FLOOR/SPAWE RATIO = 4,999 : 1