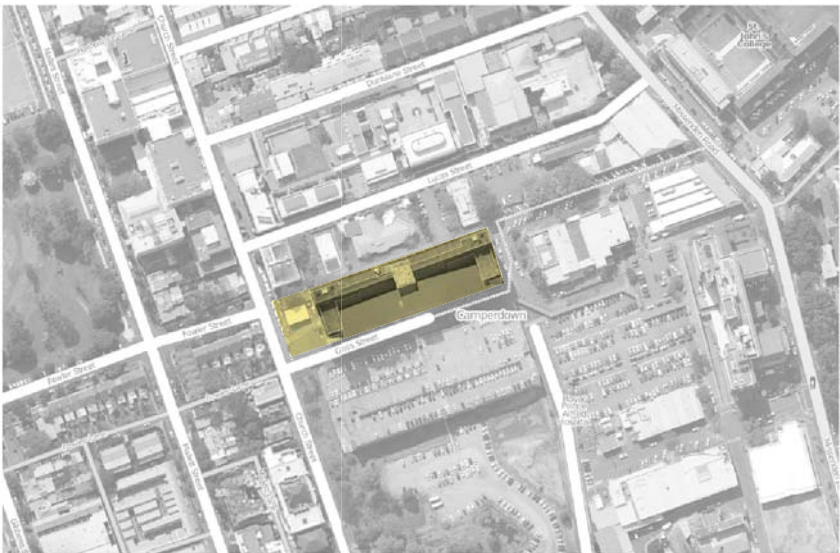
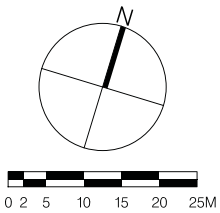
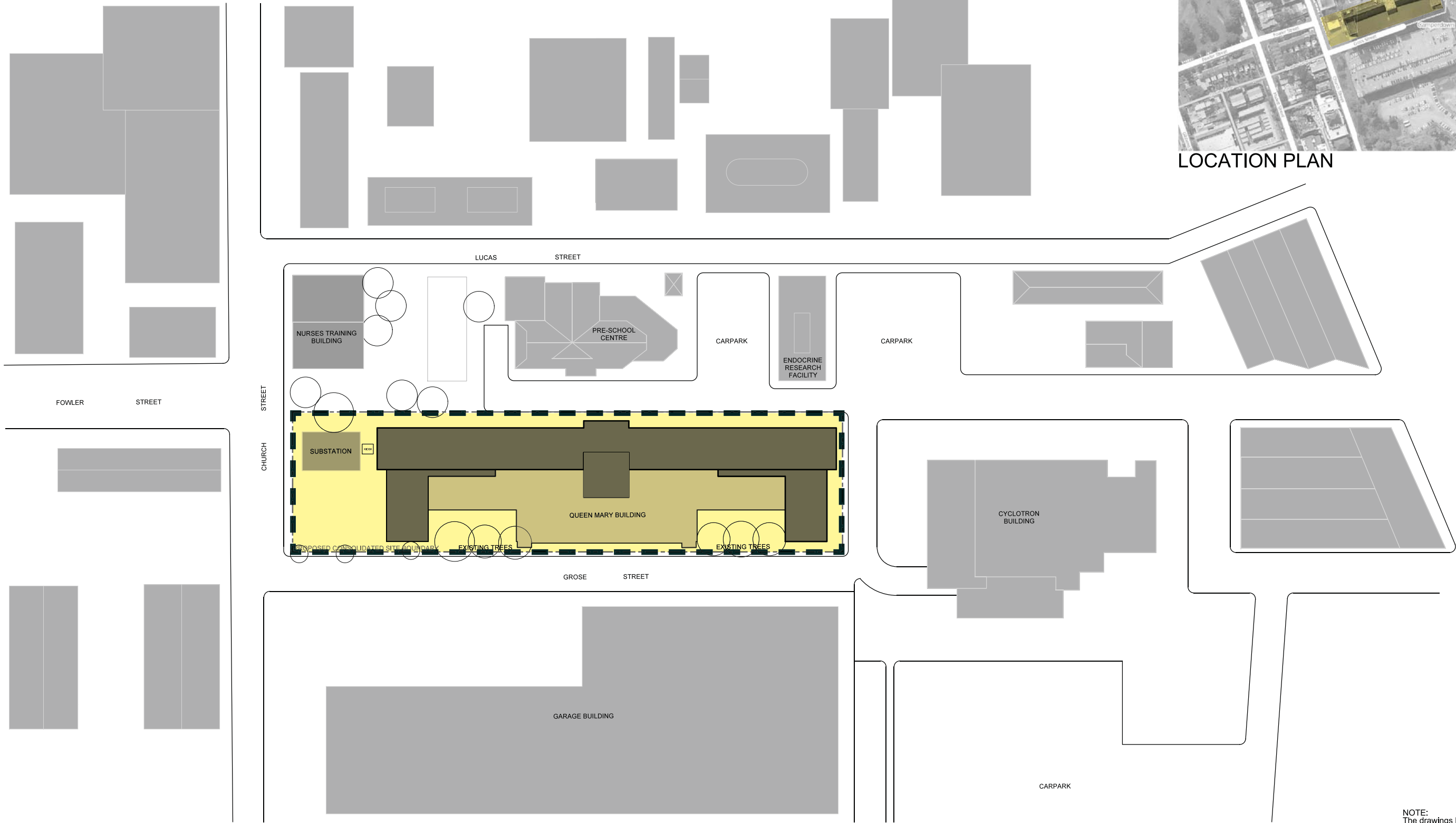


EXISTING SITE PLAN



LOCATION PLAN



NOTE:
The drawings have been produced on the basis of the issued CADD files and have not been checked in relation to scale, surveys or the existing building condition. All areas noted in schedule have been taken off these provided drawings.

EXISTING SITE PHOTOS



WEST FACADE VIEW AT CHURCH STREET



WEST FACADE VIEW AT CHURCH STREET



NORTH EAST FACADE VIEW AT LUCAS STREET



NORTH FACADE VIEW AT LUCAS STREET



NORTH FACADE VIEW AT LUCAS STREET



SOUTH FACADE GROUND AT GROSE STREET



SOUTH FACADE GROUND AT GROSE STREET



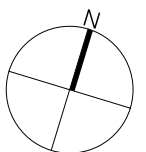
SOUTH FACADE GROUND AT GROSE STREET

ACCOMMODATION SCHEDULE

QUEEN MARY BUILDING																									SITE COMPATIBILTY ACCOMMODATION SCHEDULE										GROUPGSA	
Consolidated Site Area 4850sq.m.	Car Parking		Landscape	Terrace Area	Communal Balcony/Courtyard	Existing Building		Proposed Development						Lounge/Kitchen/Laundry/Gym		Balcony		SEPP 65																		
	Required	Proposed	Area	Area	Area	Bedrooms	Lounges	Proposed No. Rooms		No. New Rooms	Total No. Beds	No. Single Rm: No. Double Rm	Number	Area	Rooms with Balcony/Courtyard	Area	Solar 3 Hr	Solar 2 hr	Solar 1 hr	Solar 0 hr	South Facing	Ventilation	Storage Area													
Approximate Room Areas						11.0 sq.m.		11.0 sq.m.	10.8/16 sq.m.					315			790																			
LOWER GROUND FLOOR						0		0																												
Commercial Space	12	12						1500 sq.m.																												
Courtyards			340																																	
Visitor / Student Street Parking	5	8																																		
Disabled Parking	2	2																																		
Loading Bay	1	1																																		
Bicycle Storage								250 bikes																												
GROUND FLOOR																																				
Student Administration	1	1						90 sq. m.																												
Retail	6	6						275 sq. m.																												
Ground Floor			720		165	0	3		26	34	18:8	8	1005		26	130	14	0	0	0	12	-	40													
LEVEL 1				1200	70	71	3	64	4	68	68:0	5	195		24	210	39	5	5	3	14	62	70													
LEVEL 2 - 10					90	648	27	576	36	612	612:0	45	1905		90	480	357	45	45	36	126	558	660													
LEVEL 11				245	10	50	3	42	8	52	48:2	3	255		12	60	34	2	2	0	16	42	50													
TOTAL	27	30	1060	1445	335	769	36	682	74	766	746:10	61	3675		152	880	444	52	52	39	168	662	1625													
Comments																																				
	Landscape 22% site area				Total 769 single bedrooms		Total 756 single/double bedrooms / 766 beds																													
	1.4 landscape sq.m./rm		1.9 terrace sq m./rm				1 lounge/22 rms		1 bike space / 3 rms				1 lounge/13 rms		4.9 lounge sq.m. / rm		59%		7%	7%	5%	22%	91%	2.9 m3/bed												
22 % deep soil landscape				15% rms with balcony / 30% of lounges with balcony								59% lounges with balcony/courtyard		20% rms with balcony min. 4.5 sq.m.		66% receive 2-3 hrs between 9am-3pm		91% cross ventilation to bedrooms				Additional storage on LG1 + GF = 2.8 m3/bed														

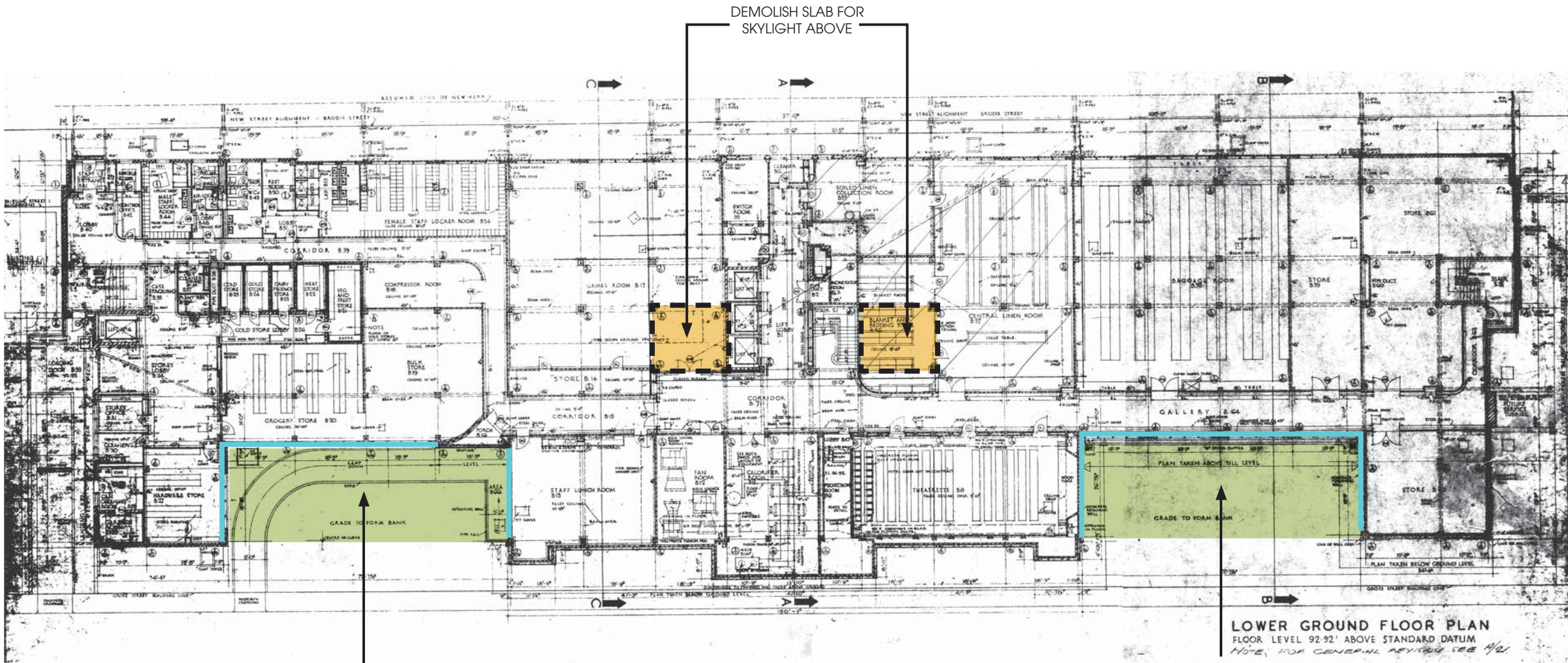
QUEEN MARY BUILDING FLOOR AREA CALCULATIONS			GROUPGSA
Consolidated Site Area 4850 sq.m.	GFA	FSR	
Lower Ground Floor	3175		
Ground Floor	2880		
Level 1	1720		
Level 2 - 10	15480		
Level 11	1460		
Main Roof (Mech.)	1290		
Tower Roof (Lift Mech.)	215		
TOTAL	26220	5.40	
* In Accordance to the Leichardt Local Environmental Plan 2000			

CONSOLIDATED SITE AREA



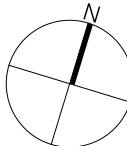
SITE COMPATIBILITY

EXISTING BUILDING PLAN



REPLACE EXISTING WINDOWS
AND SELECTIVE EXCAVATION OF
COURTYARD

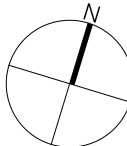
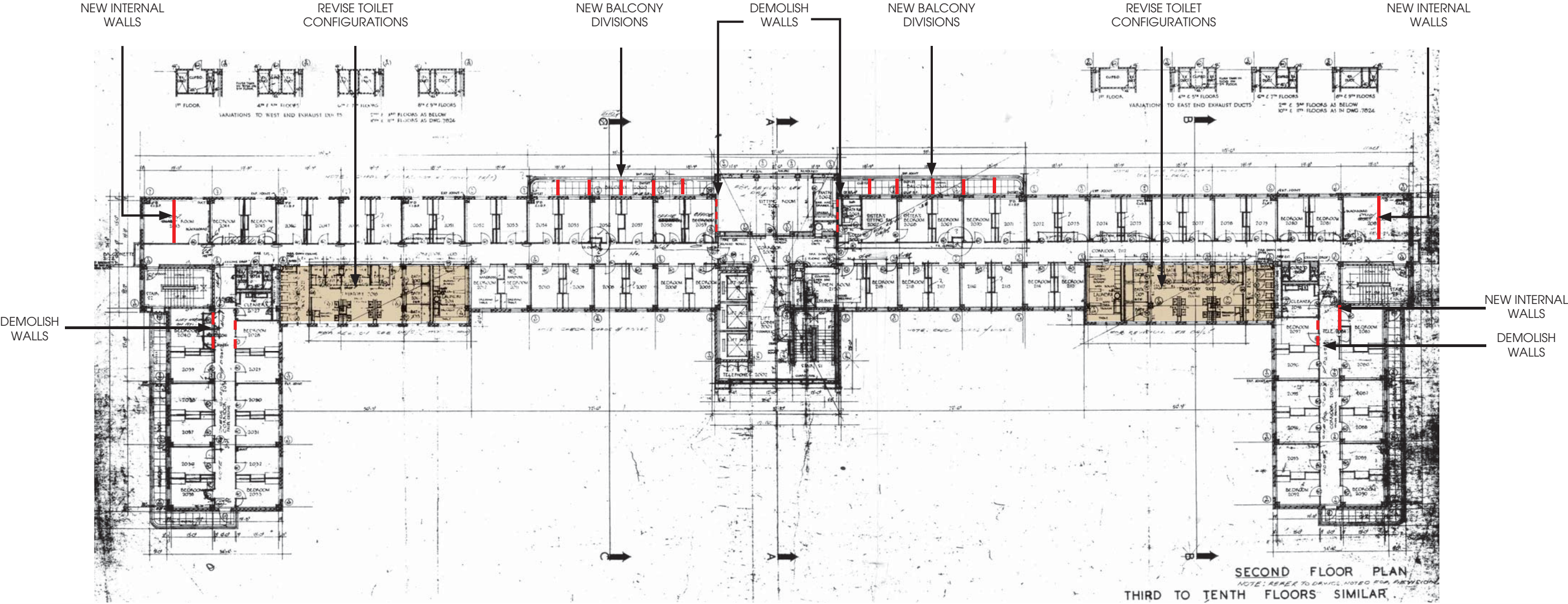
REPLACE EXISTING WINDOWS
AND SELECTIVE EXCAVATION OF
COURTYARD



NOTE:
The existing construction drawings do not
accurately reflect the constructed building.

SITE COMPATIBILITY

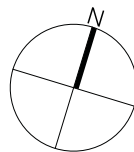
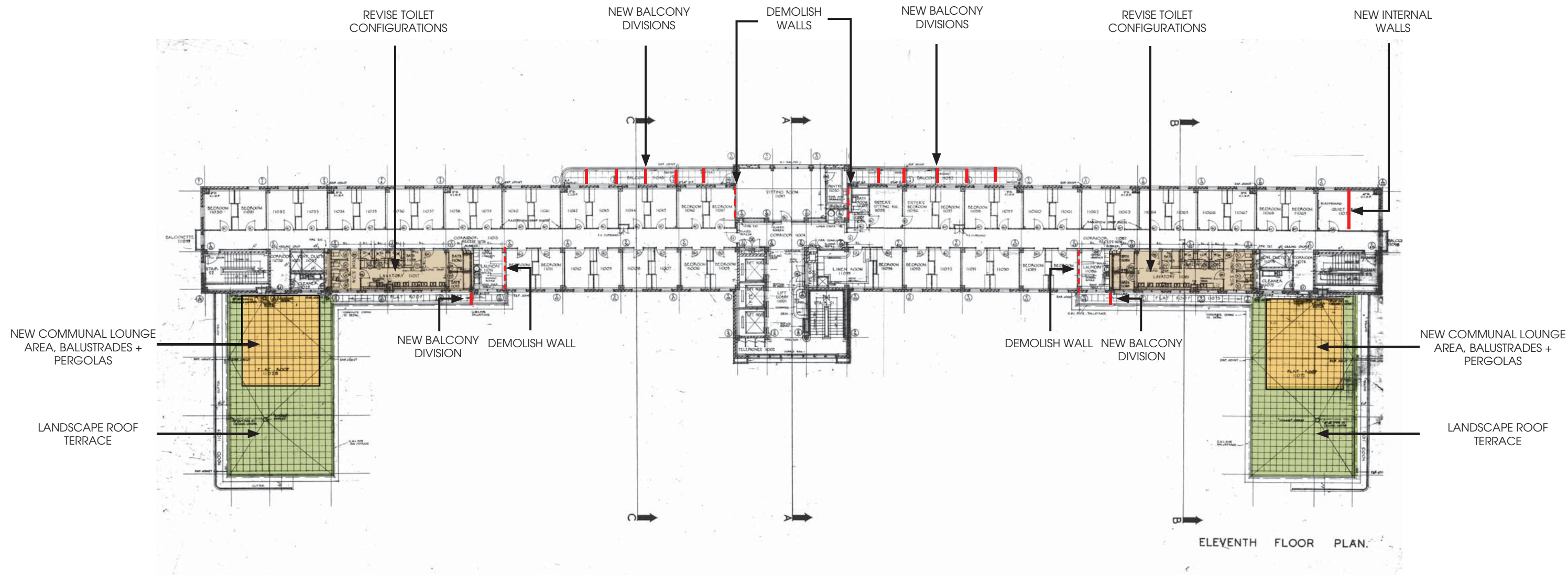
EXISTING BUILDING PLAN



NOTE:
The existing construction drawings do not accurately reflect the constructed building.

SITE COMPATIBILITY

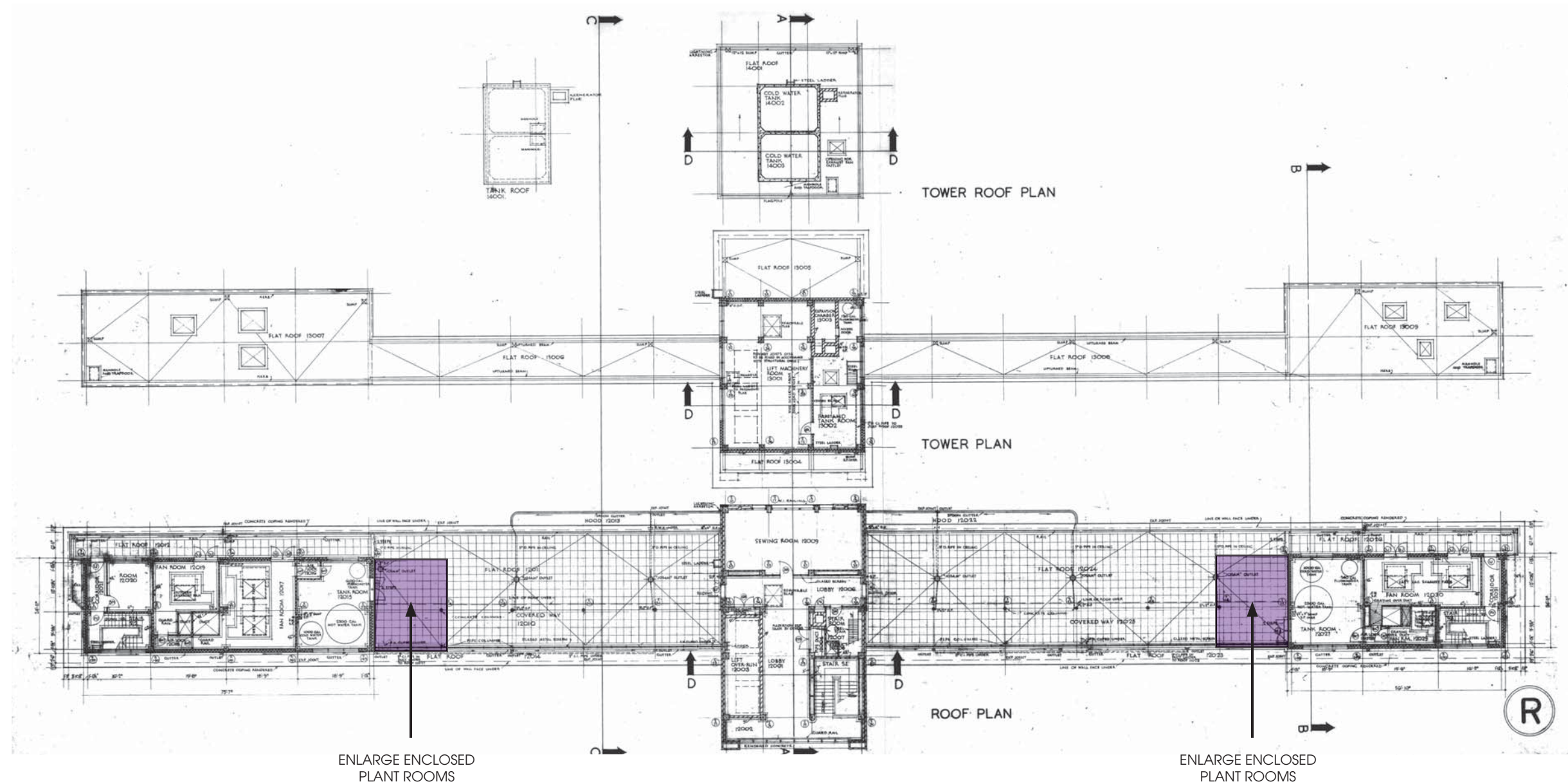
EXISTING BUILDING PLAN



NOTE:
The existing construction drawings do not accurately reflect the constructed building.

SITE COMPATIBILITY

EXISTING BUILDING PLAN



NOTE:
The existing construction drawings do not accurately reflect the constructed building.

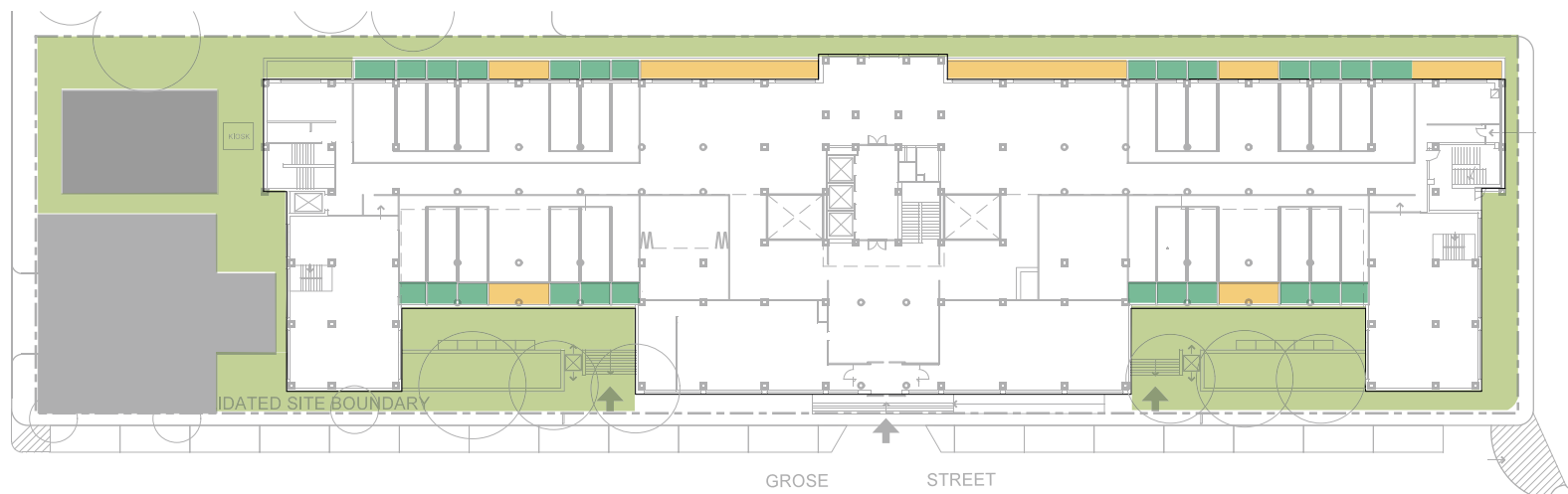
SITE COMPATIBILITY

LANDSCAPED AREAS



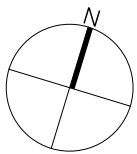
LEVEL 1

LANDSCAPE AREA	1200 M ²
PRIVATE COURTYARD AREA	160 M ²
PRIVATE BALCONY AREA	55 M ²
LANDSCAPED COMMUNAL BALCONY/ COURTYARD AREA	70 M ²



GROUND FLOOR LEVEL

LANDSCAPE AREA	1060 M ²
PRIVATE COURTYARD AREA	0 M ²
PRIVATE BALCONY AREA	130 M ²
LANDSCAPED COMMUNAL BALCONY/ COURTYARD AREA	165 M ²



NOTE:
The drawings have been produced on the basis of the issued CADD files and have not been checked in relation to scale, surveys or the existing building condition. All areas noted in schedule have been taken off these provided drawings.

SITE COMPATIBILITY

LANDSCAPED AREAS



LEVEL 11

LANDSCAPE AREA	245 M ²
PRIVATE COURTYARD AREA	0 M ²
PRIVATE BALCONY AREA	60 M ²
LANDSCAPED COMMUNAL BALCONY/ COURTYARD AREA	10 M ²

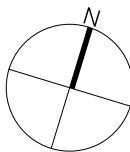


LEVELS 2-10

LANDSCAPE AREA	0 M ²
PRIVATE COURTYARD AREA	0 M ²
PRIVATE BALCONY AREA	480 M ²
LANDSCAPED COMMUNAL BALCONY/ COURTYARD AREA	90 M ²

TOTAL

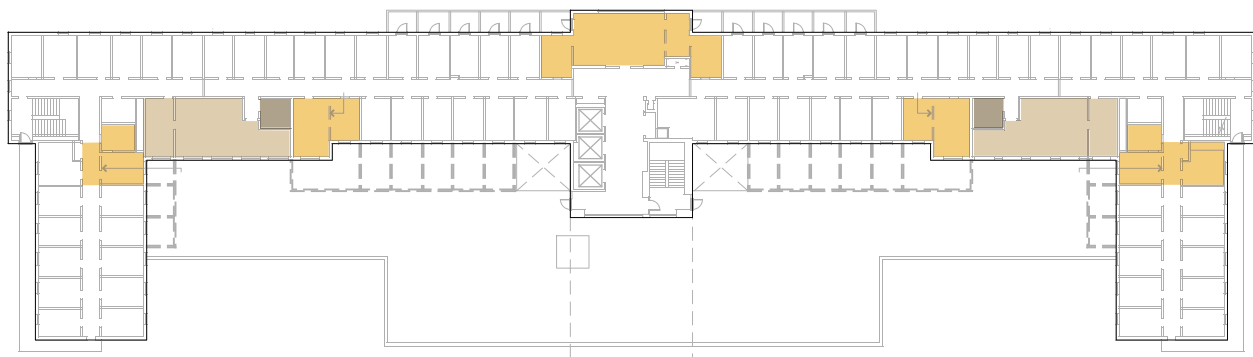
LANDSCAPE AREA	2505 M ²
PRIVATE COURTYARD AREA	160 M ²
PRIVATE BALCONY AREA	725 M ²
LANDSCAPED COMMUNAL BALCONY/ COURTYARD AREA	335 M ²
LANDSCAPED AREA % OF SITE AREA	22%
LANDSCAPED AREA / ROOM	1.4 M ² /ROOM



NOTE:
The drawings have been produced on the basis of the issued CADD files and have not been checked in relation to scale, surveys or the existing building condition. All areas noted in schedule have been taken off these provided drawings.

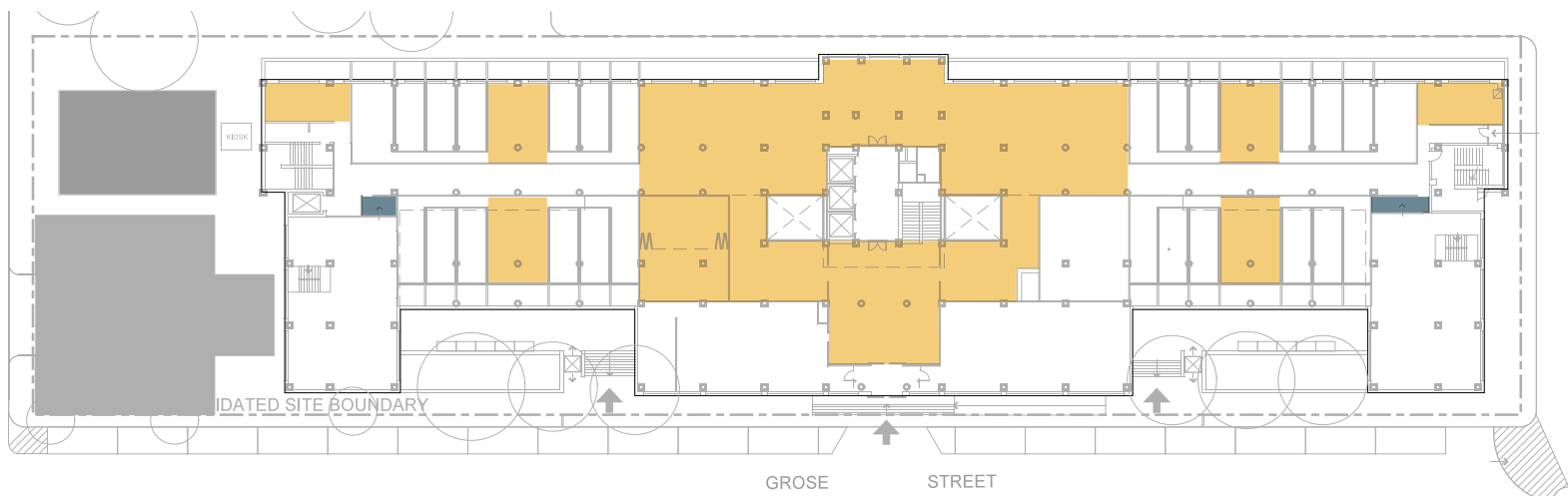
SITE COMPATIBILITY

STUDENT AMENITY AREAS



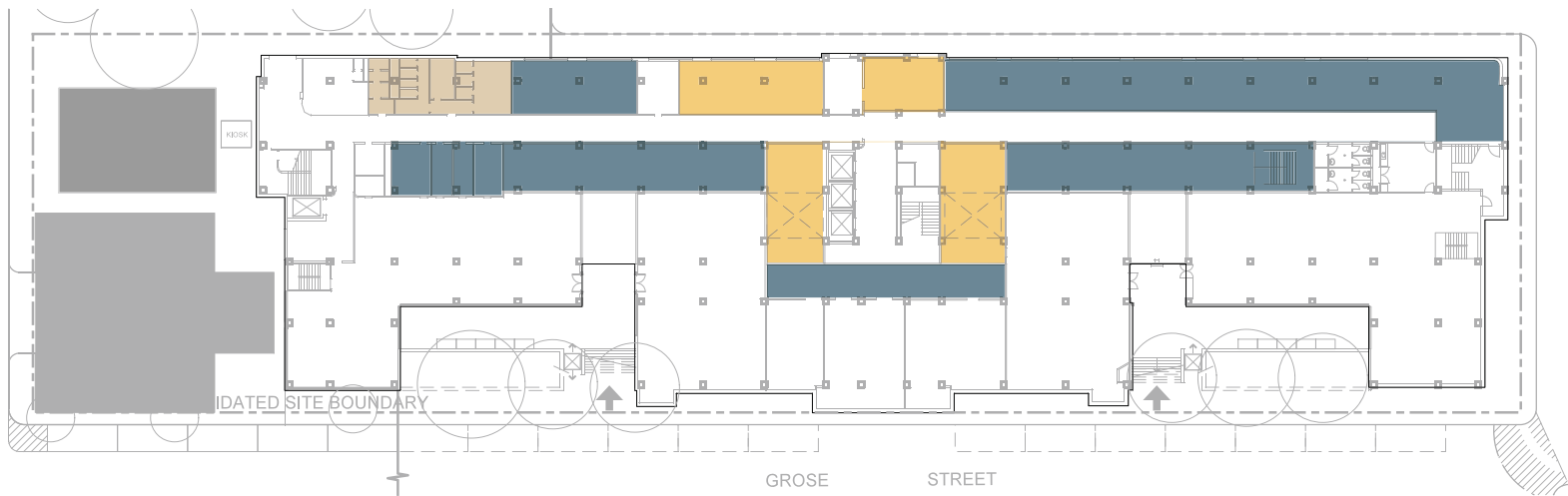
LEVEL 1

	KITCHEN/LOUNGE/LAUNDRY	195 M ²
	TOILET AREAS	
	ACCESSIBLE BATHROOM	



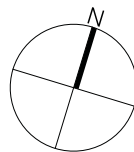
GROUND FLOOR LEVEL

	KITCHEN/LOUNGE/LAUNDRY	1005 M ²
	STORAGE	15 M ²



LOWER GROUND FLOOR LEVEL

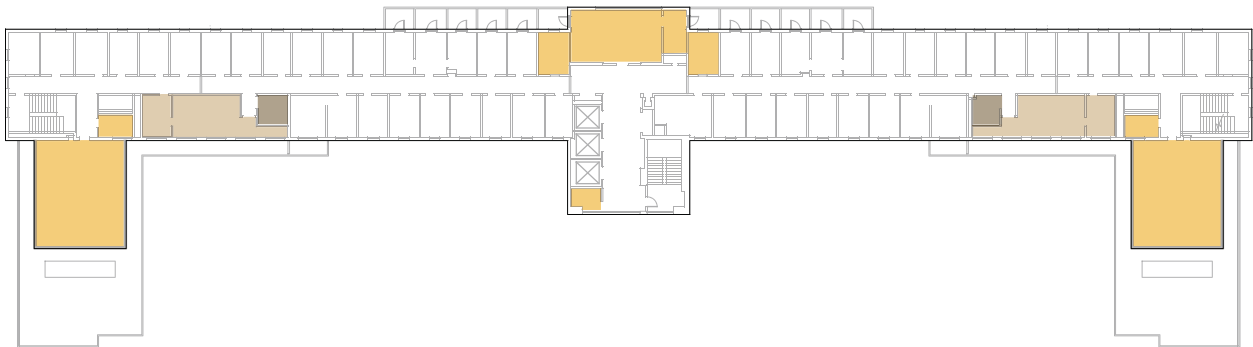
	GYM/LAUNDRY	315 M ²
	BIKE + STUDENT STORAGE	790 M ²
	TOILET AREAS	



NOTE:
The drawings have been produced on the basis of the issued CADD files and have not been checked in relation to scale, surveys or the existing building condition. All areas noted in schedule have been taken off these provided drawings.

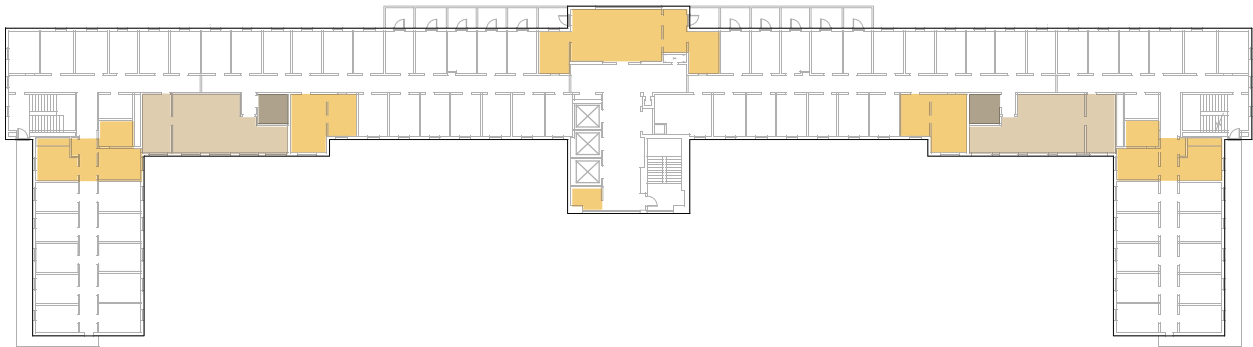
SITE COMPATIBILITY

STUDENT AMENITY AREAS



LEVEL 11

	KITCHEN/LOUNGE/LAUNDRY	255 M²
	TOILET AREAS	
	ACCESSIBLE BATHROOM	

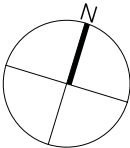


LEVEL 2-10

	KITCHEN/LOUNGE/LAUNDRY	1905 M²
	TOILET AREAS	
	ACCESSIBLE BATHROOM	

TOTAL

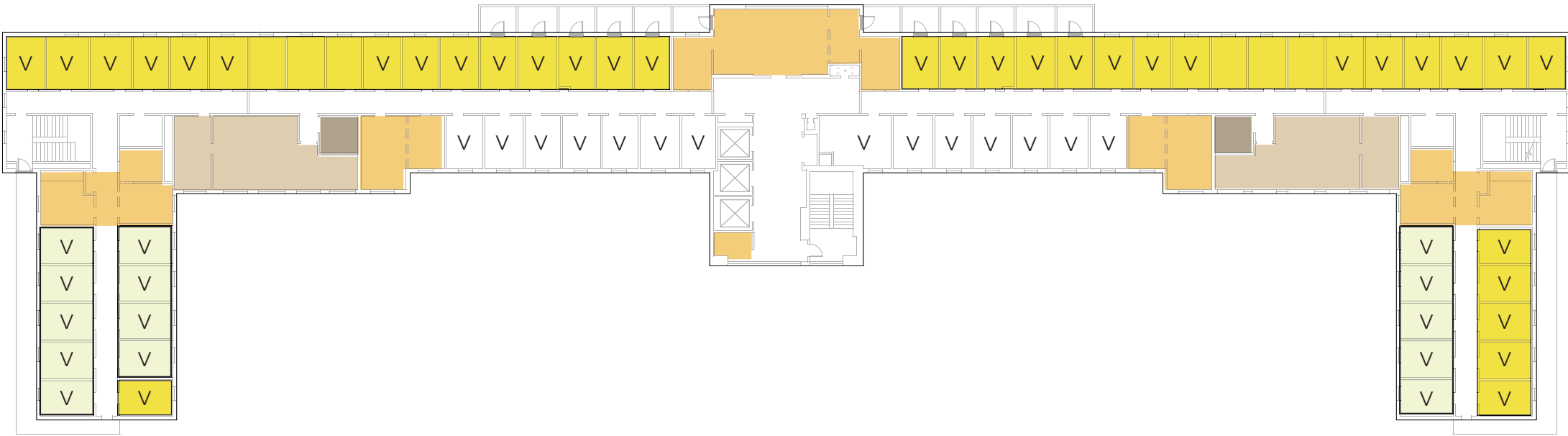
	KITCHEN/LOUNGE/LAUNDRY/GYM	3675 M²
	KITCHEN/LOUNGE/LAUNDRY/GYM AREA PER BEDROOM	4.9 M²/ROOM



NOTE:
The drawings have been produced on the basis of the issued CADD files and have not been checked in relation to scale, surveys or the existing building condition. All areas noted in schedule have been taken off these provided drawings.

SITE COMPATIBILITY

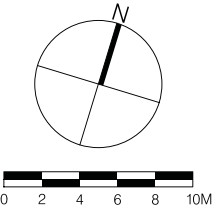
SOLAR & CROSS VENTILATION ANALYSIS



LEGEND

NOTE: REFER TO SUSTAINABILITY REPORT FOR DETAILED CROSS VENTILATION DIAGRAMS

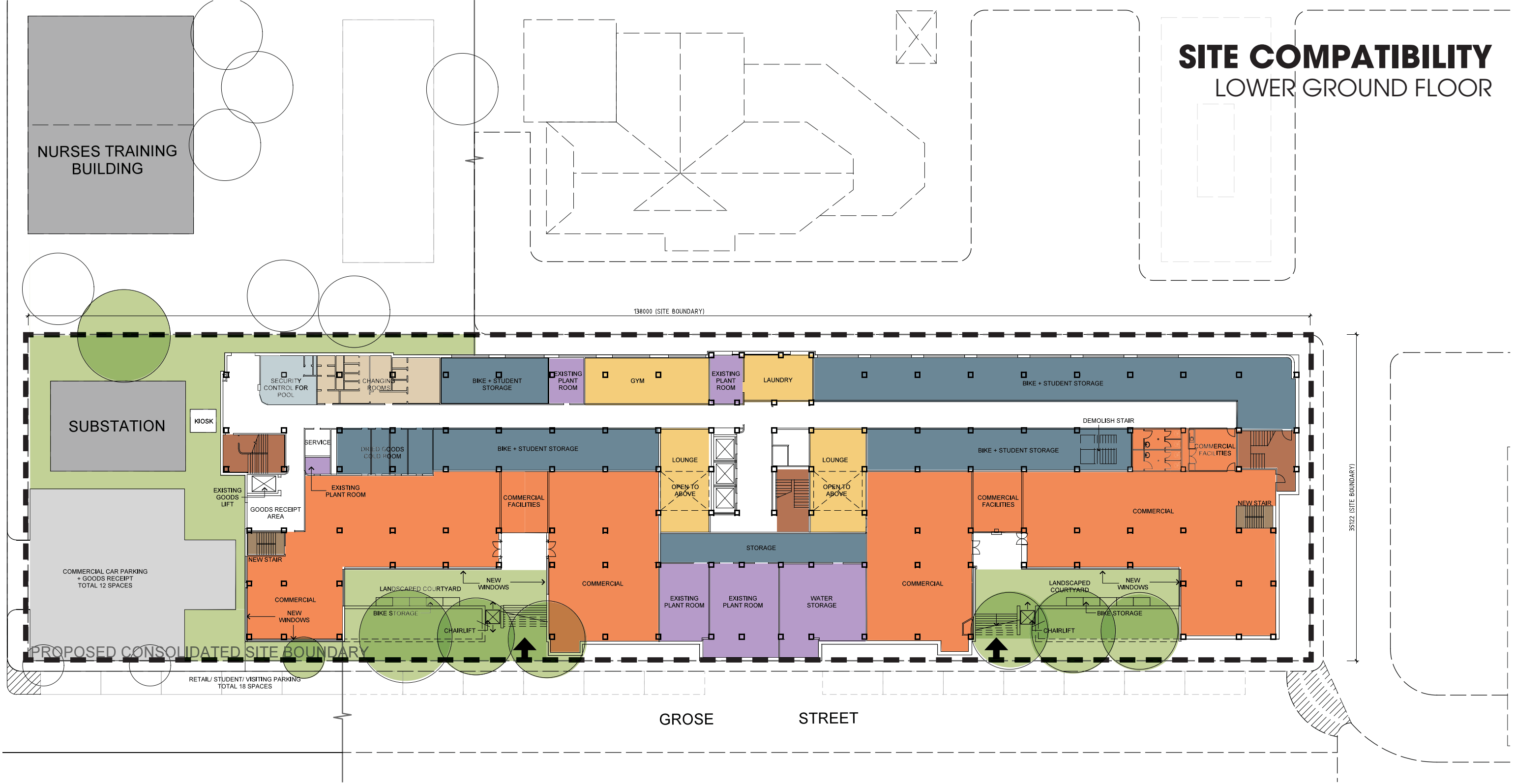
	BEDROOMS W/ 3 HR. SOLAR ACCESS		KITCHEN/LOUNGE/LAUNDRY
	BEDROOMS W/ 1-2 HR. SOLAR ACCESS		TOILET AREAS
	BEDROOMS W/ NO SOLAR ACCESS		ACCESSIBLE BATHROOM
V	CROSS VENTILATED BEDROOMS		



NOTE:
The drawings have been produced on the basis of the issued CADD files and have not been checked in relation to scale, surveys or the existing building condition. All areas noted in schedule have been taken off these provided drawings.

NURSES TRAINING BUILDING

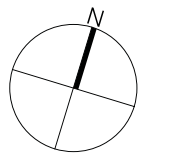
SITE COMPATIBILITY LOWER GROUND FLOOR



LEGEND

	EXISTING FIRE STAIRS		COMMERCIAL
	KITCHEN/LOUNGE/ LAUNDRY/ GYM		TOILET AREAS
	BIKE + STUDENT STORAGE		LANDSCAPE
	ADMINISTRATION		PLANT ROOMS

- COMMERCIAL ENTRANCE LEVEL



0 2 4 6 8 10M

NOTE:
The drawings have been produced on the basis of the issued CADD files and have not been checked in relation to scale, surveys or the existing building condition. All areas noted in schedule have been taken off these provided drawings.



SITE COMPATIBILITY

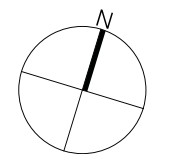
LEVEL 1



LEGEND

	EXISTING FIRE STAIRS		BEDROOMS (SINGLES)
	KITCHEN/LOUNGE/LAUNDRY		TOILET AREAS
	LANDSCAPE		PLANT ROOMS/ B.O.H./MECH

- EXISTING BUILDING ACCOMMODATES 71 SINGLE ROOMS
- PROPOSED DEVELOPMENT ACCOMMODATES 68 SINGLE ROOMS

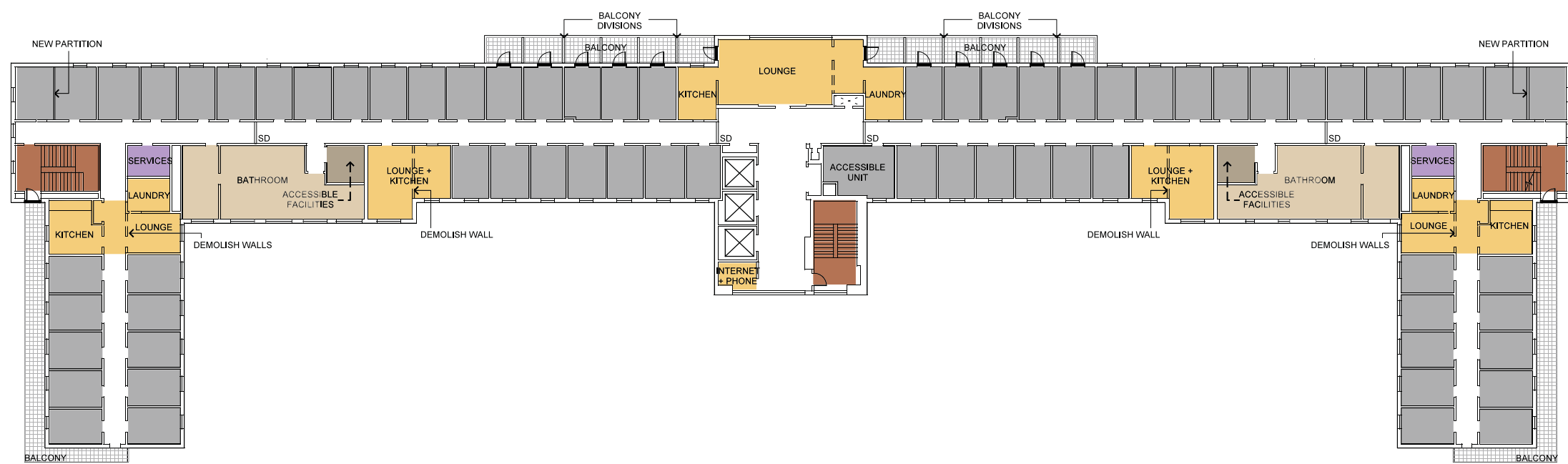


NOTE:
The drawings have been produced on the basis of the issued CADD files and have not been checked in relation to scale, surveys or the existing building condition. All areas noted in schedule have been taken off these provided drawings.

SITE COMPATIBILITY

TYPICAL FLOOR PLAN

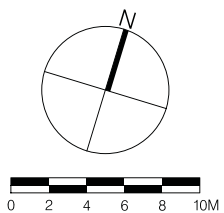
LEVELS 2-10



LEGEND

	EXISTING FIRE STAIRS		BEDROOMS (SINGLES)
	KITCHEN/LOUNGE/LAUNDRY		TOILET AREAS
	PLANT ROOMS/ B.O.H./MECH		

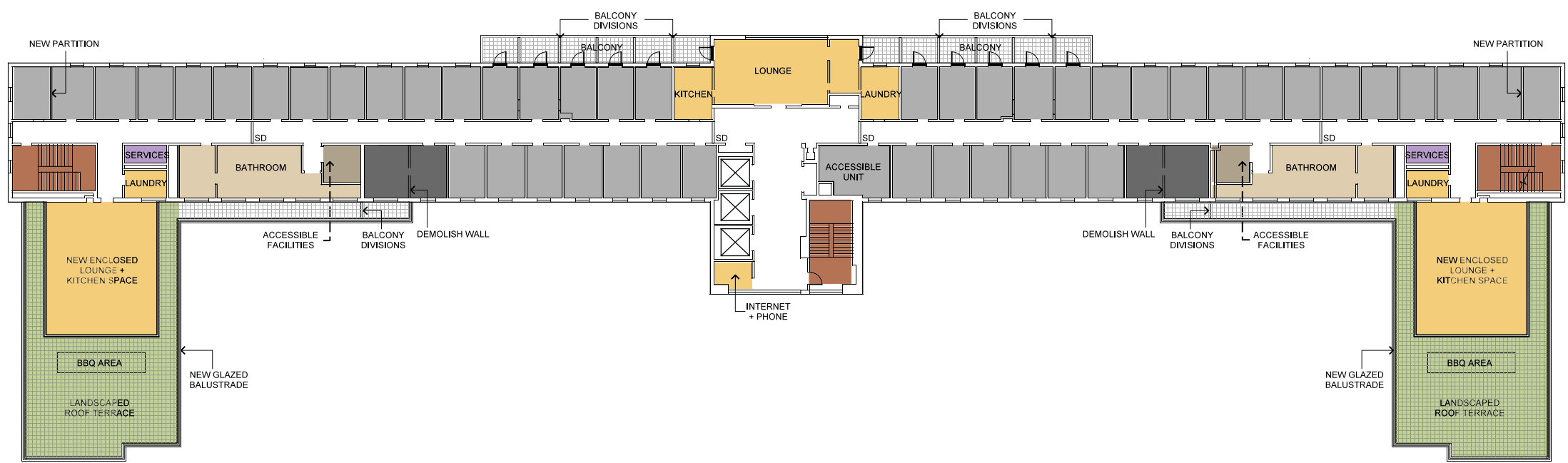
- EXISTING BUILDING ACCOMMODATES 72 SINGLE ROOMS PER LEVEL
- PROPOSED DEVELOPMENT ACCOMMODATES 68 SINGLE ROOMS PER LEVEL



NOTE:
The drawings have been produced on the basis of the issued CADD files and have not been checked in relation to scale, surveys or the existing building condition. All areas noted in schedule have been taken off these provided drawings.

SITE COMPATIBILITY

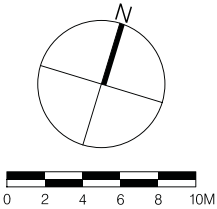
LEVEL 11



LEGEND

	EXISTING FIRE STAIRS		BEDROOMS (SINGLES)
	KITCHEN/LOUNGE/LAUNDRY		BEDROOMS (DOUBLES)
	LANDSCAPE		TOILET AREAS
	PLANT ROOMS/ B.O.H./MECH		

- EXISTING BUILDING ACCOMMODATES 50 SINGLE ROOMS
- PROPOSED DEVELOPMENT ACCOMMODATES 48 SINGLE ROOMS & 2 DOUBLE ROOMS, TOTAL OF 52 BEDS



NOTE:
The drawings have been produced on the basis of the issued CADD files and have not been checked in relation to scale, surveys or the existing building condition. All areas noted in schedule have been taken off these provided drawings.

SITE COMPATIBILITY

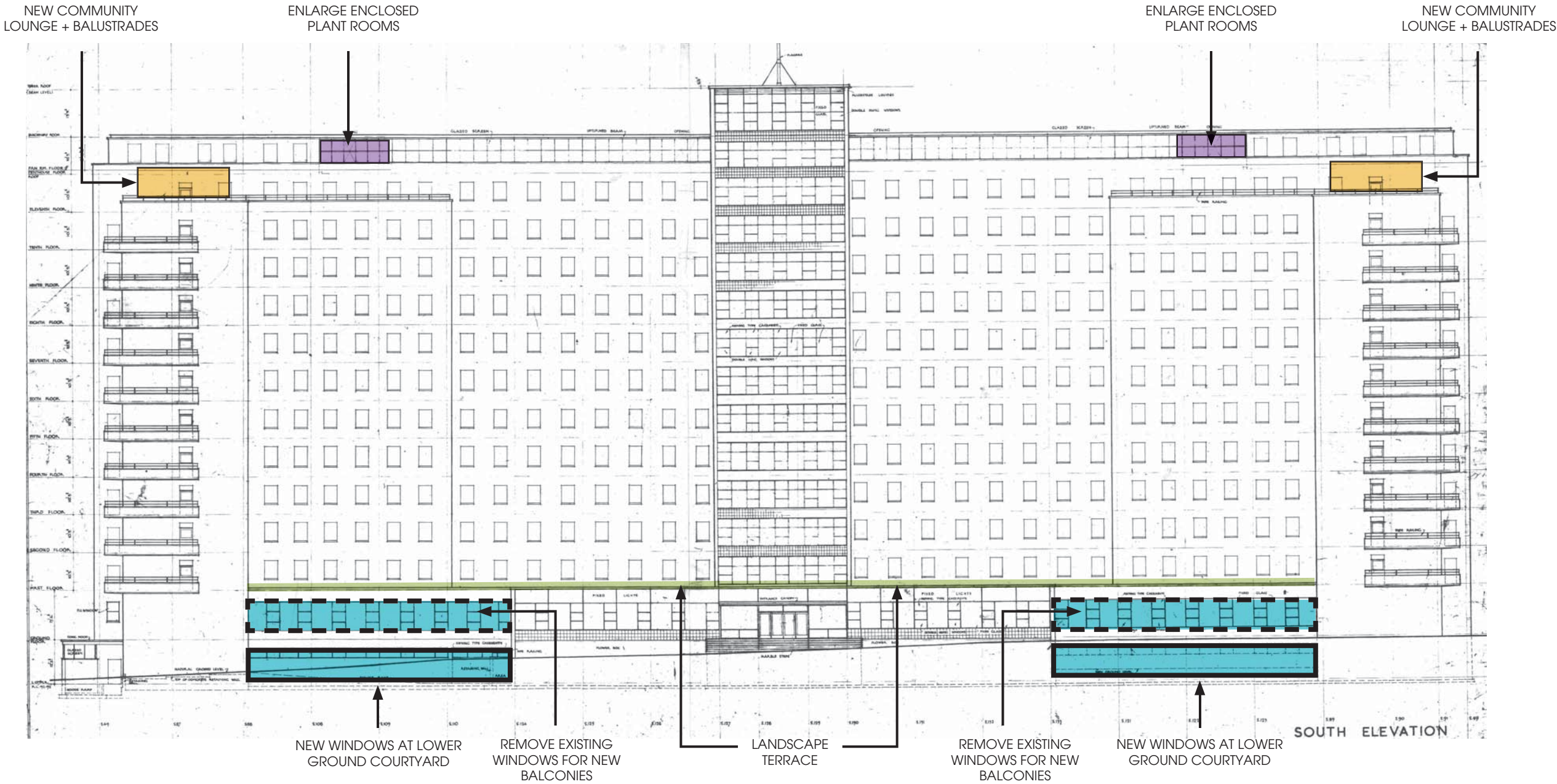
EXISTING BUILDING ELEVATION



NOTE:
The existing construction drawings do not accurately reflect the constructed building.

SITE COMPATIBILITY

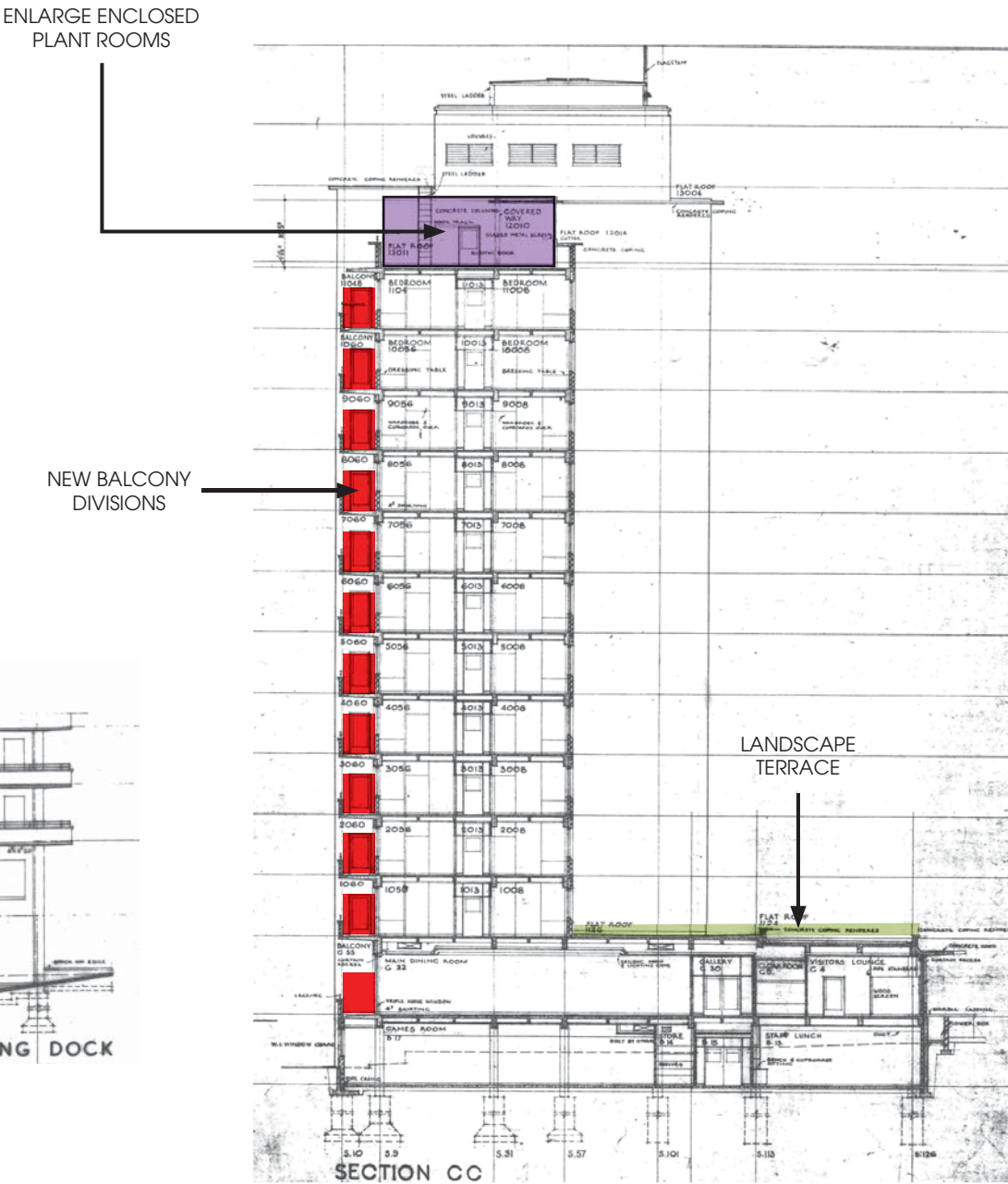
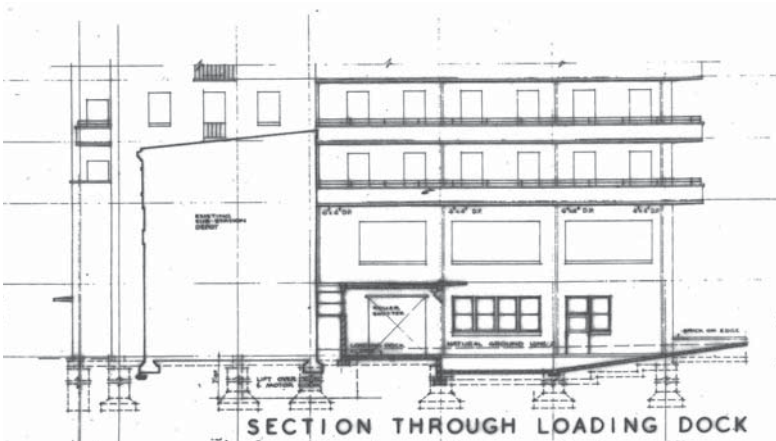
EXISTING BUILDING ELEVATION



NOTE:
The existing construction drawings do not accurately reflect the constructed building.

SITE COMPATIBILITY

EXISTING BUILDING ELEVATION + SECTION



NOTE:
The existing construction drawings do not accurately reflect the constructed building.