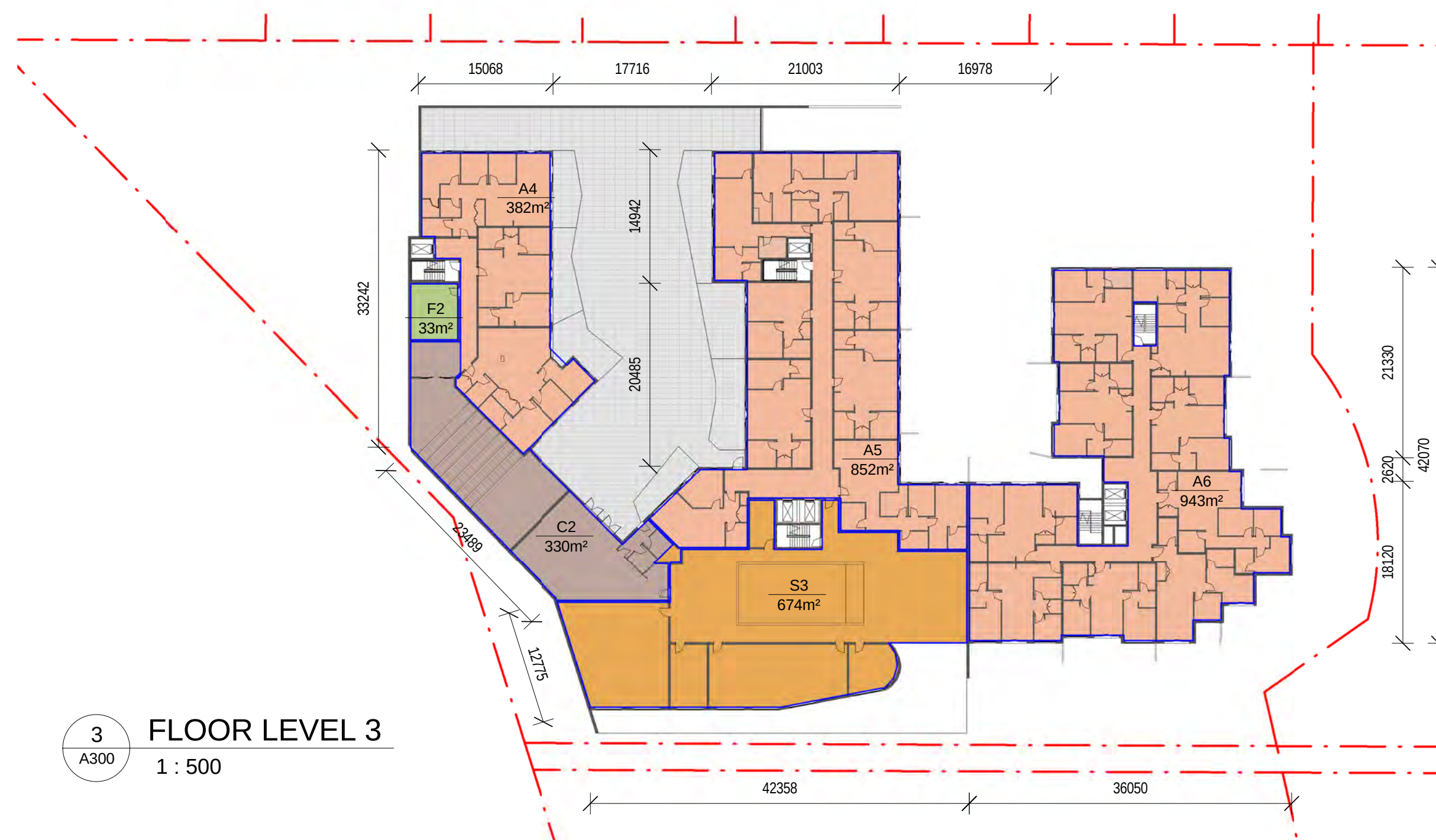
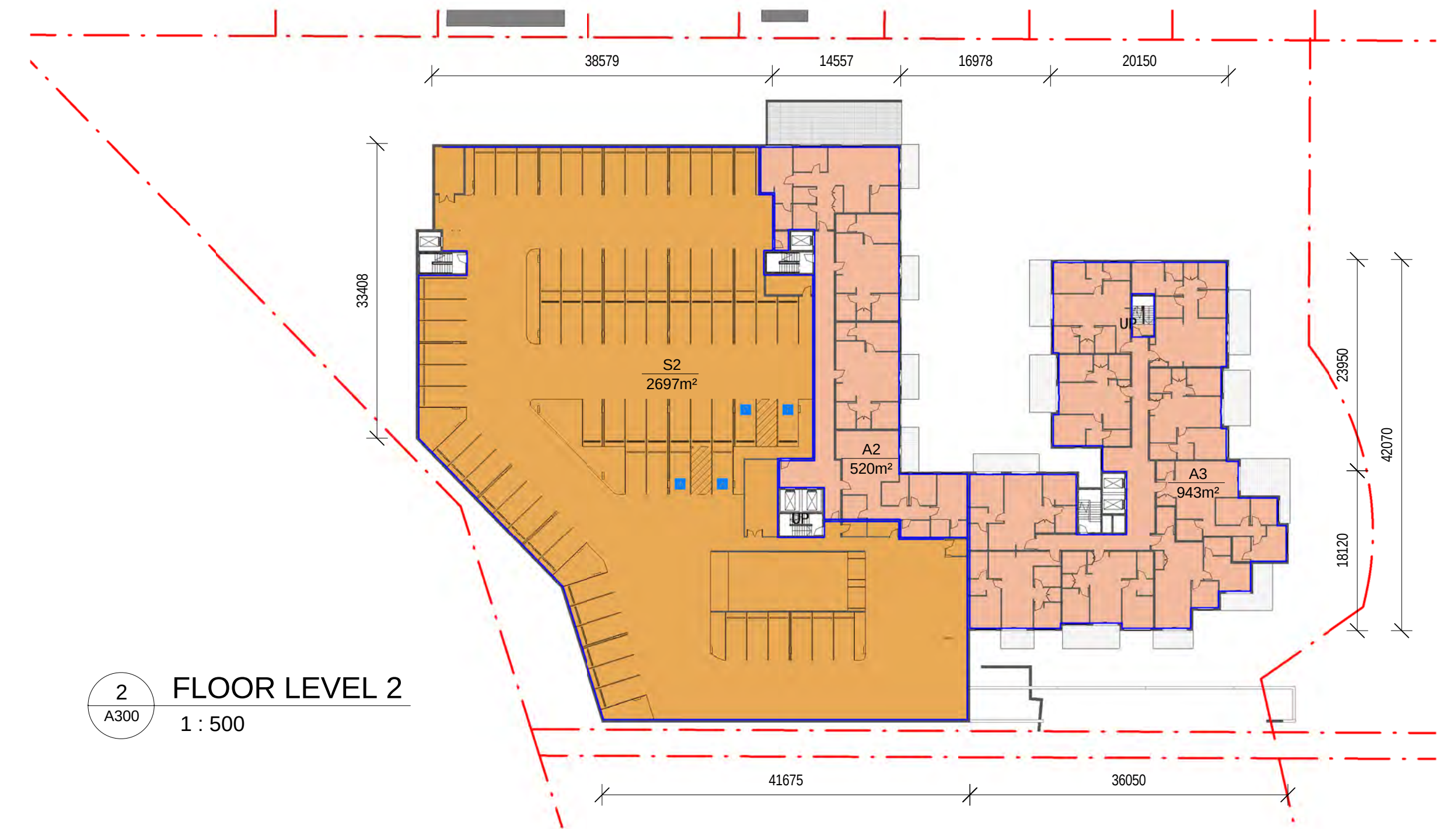
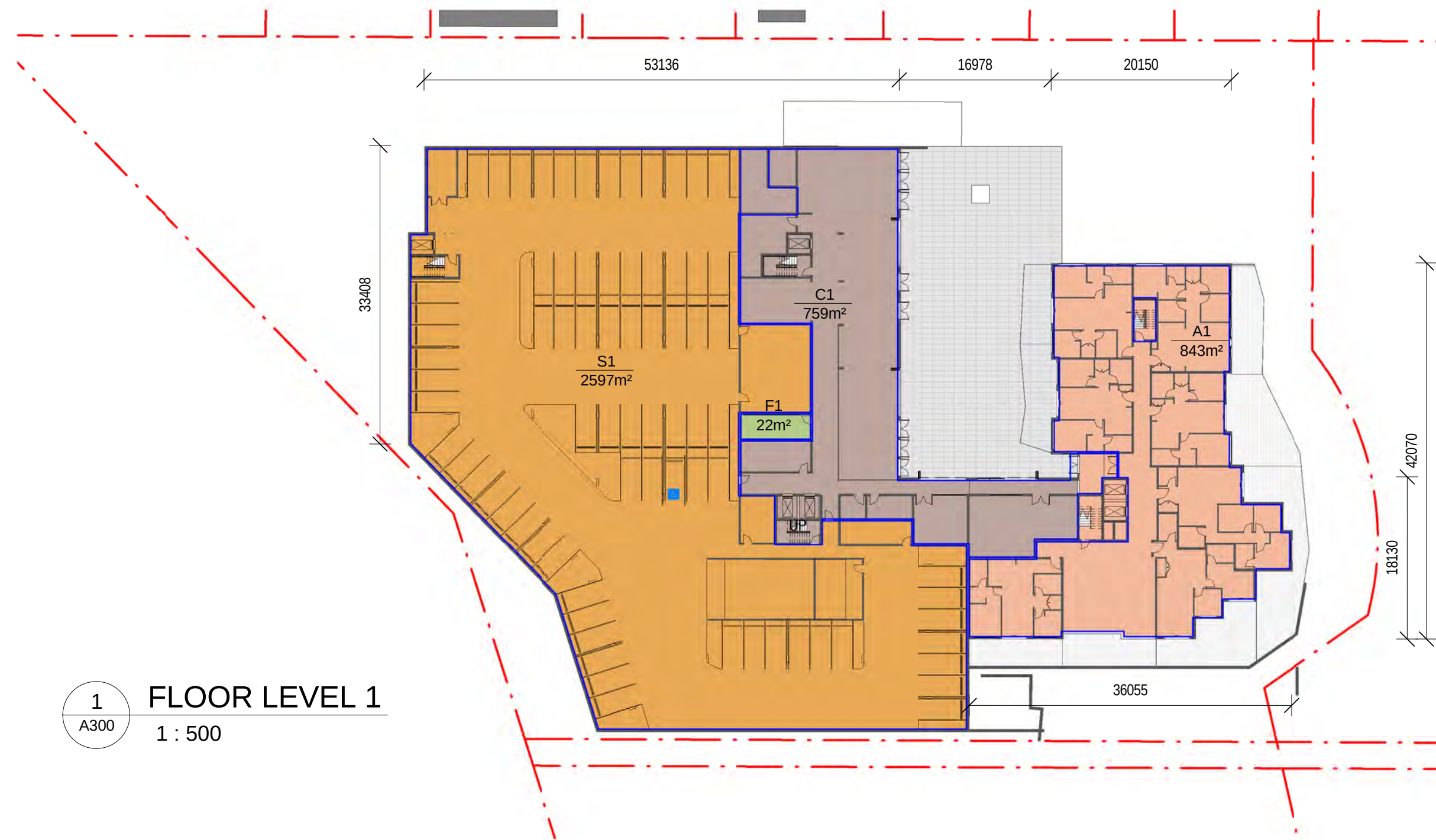


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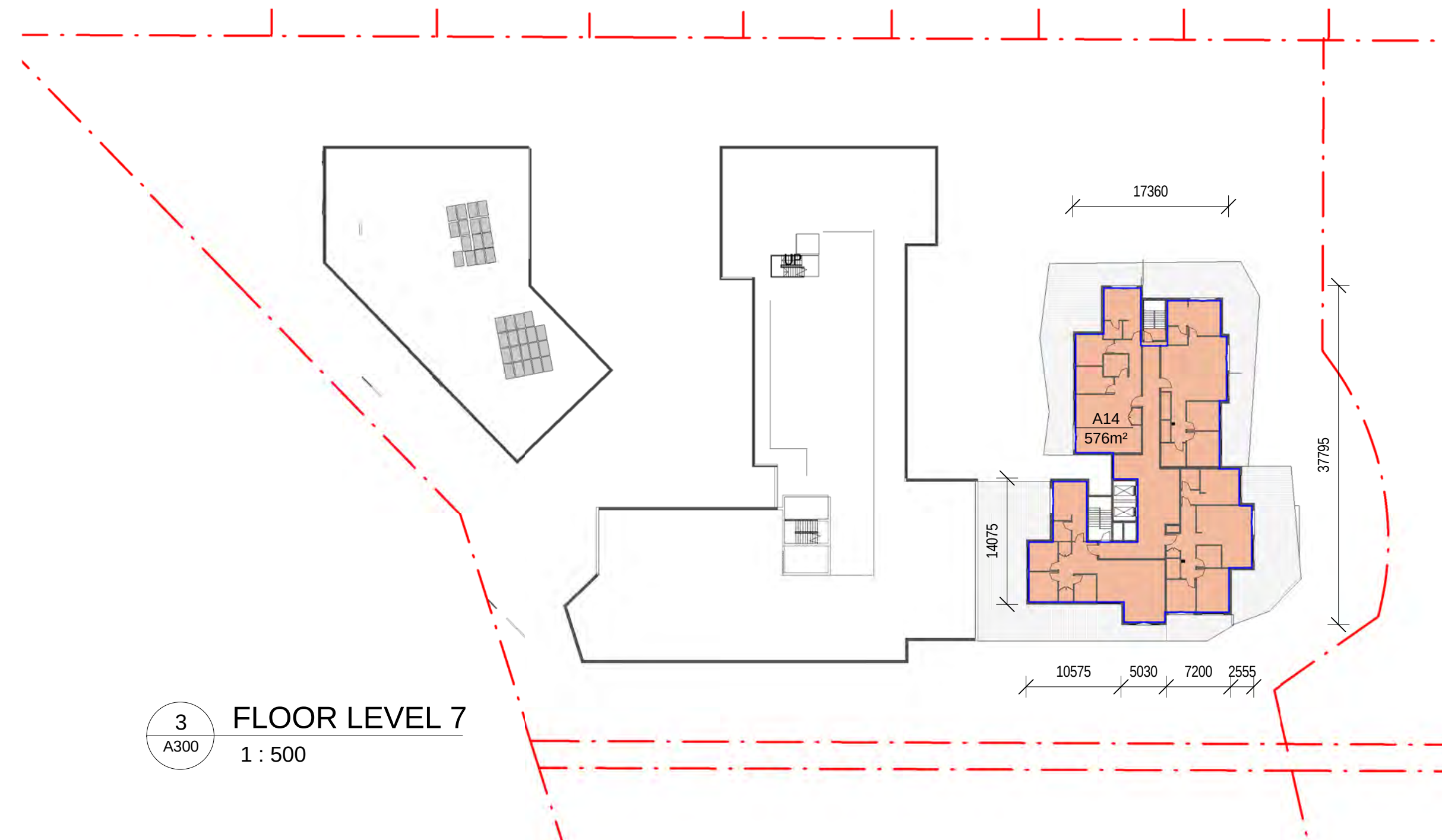
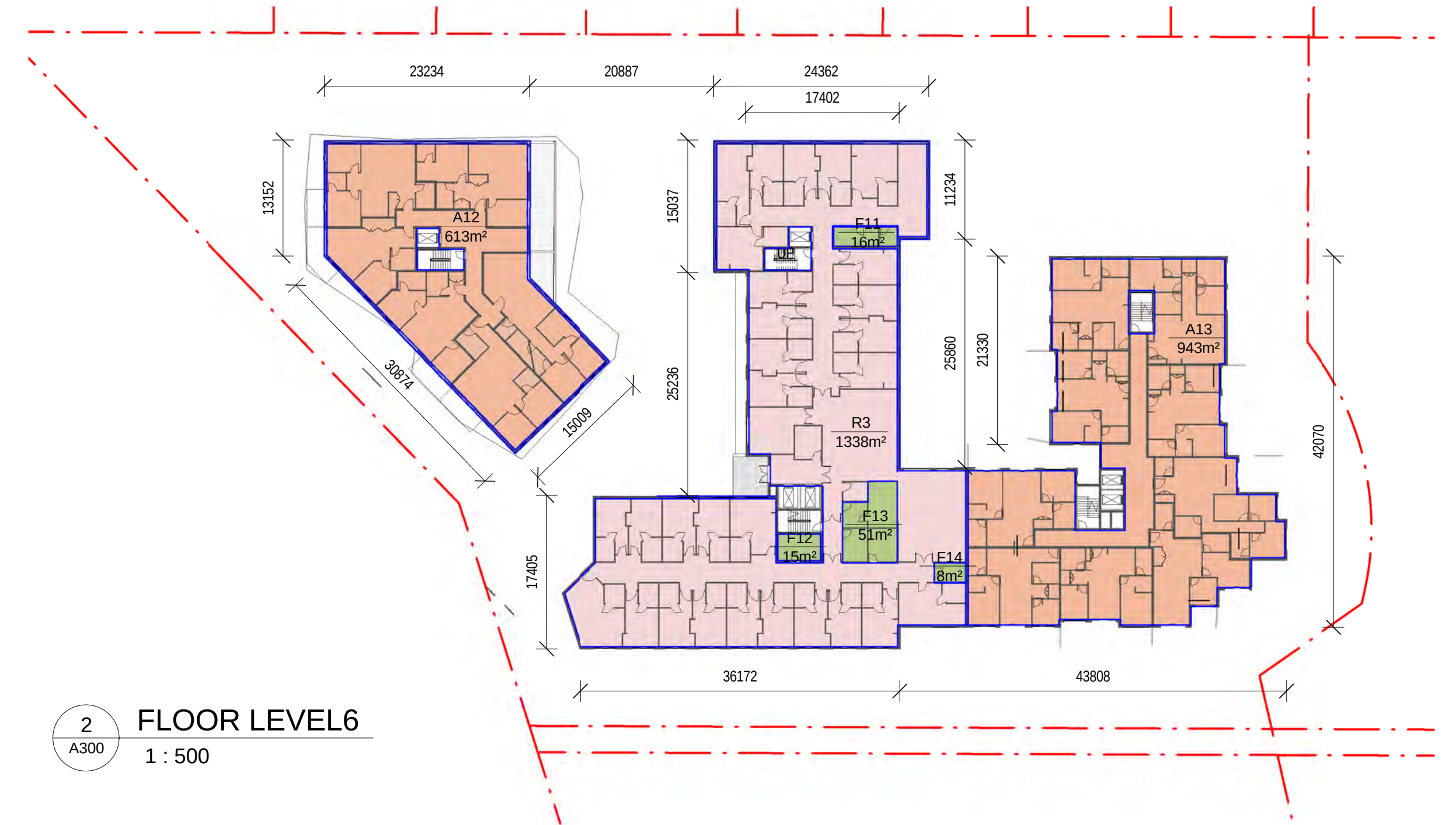
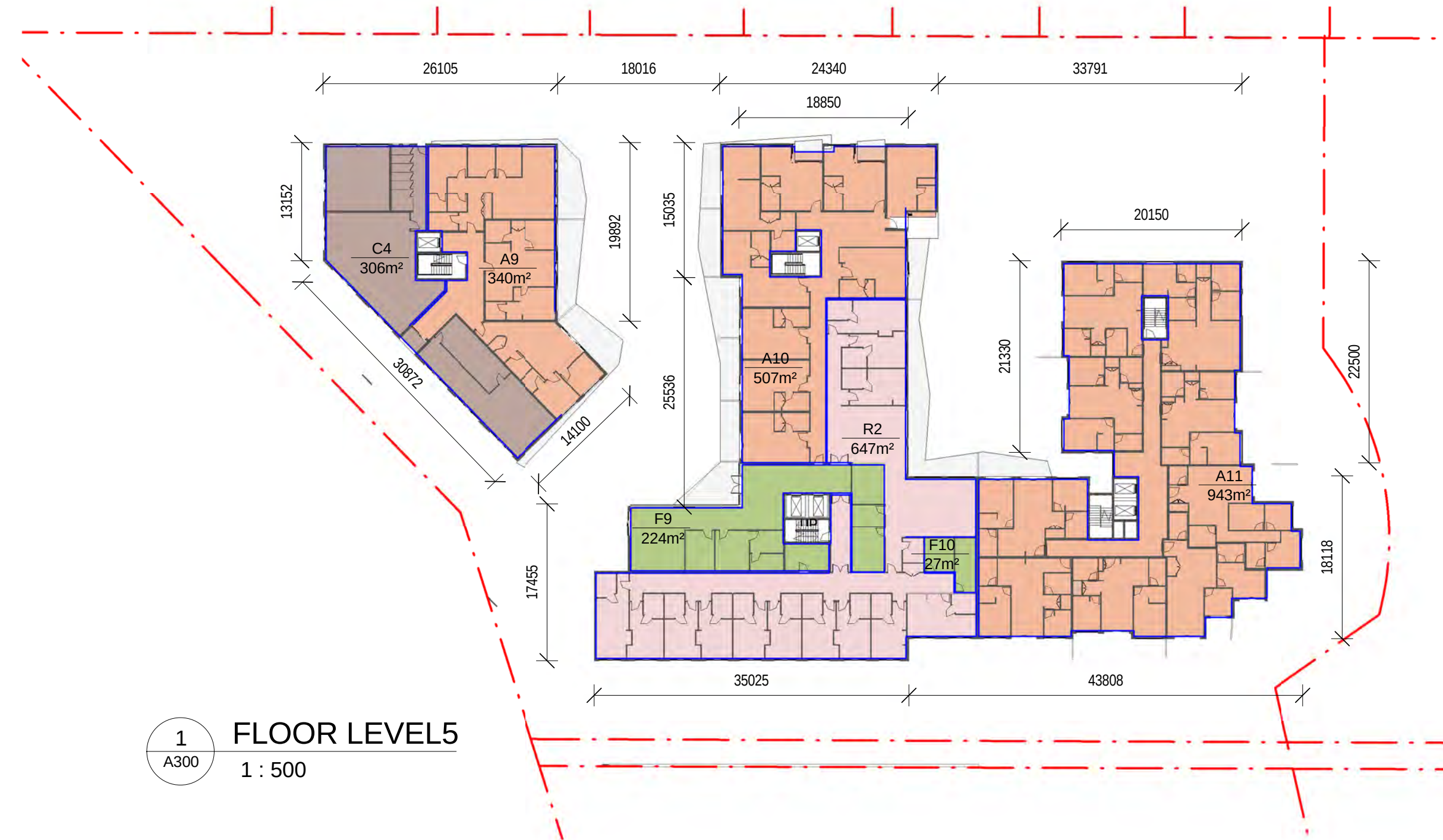
AREA PLANS - SHEET 1

1 : 500 @ A1

A400

23.11.2016

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AREAS / GFA / FSR / APARTMENT MIX

AREA TYPES

SENIOR'S LIVING

A1	843 sq.m
A2	520 sq.m
A3	943 sq.m
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 (Site stretching until Golf Course)	14,673 sq.m
• Developable Area (As Clarified in the Survey)	9,204 sq.m
• FSR Allowed	1.60:1
• GFA Allowed	14,726 sq.m

Conforming Option

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

Non-Conforming Option

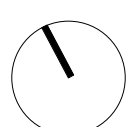
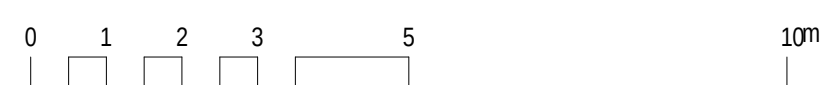
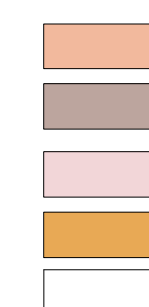
• Total Built Area	21,106 sq.m
• Total GFA (Includes all considered in conforming option GFA above, plus the non-conforming Penthouses on Level 7, Building C)	14,520 sq.m
• FSR	1.58:1

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



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AREA PLANS - SHEET 2

As indicated @ A1

A401

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PROPERTY BOUNDARY

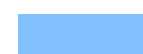
BUILDING A ABOVE

BUILDING B

BUILDING C

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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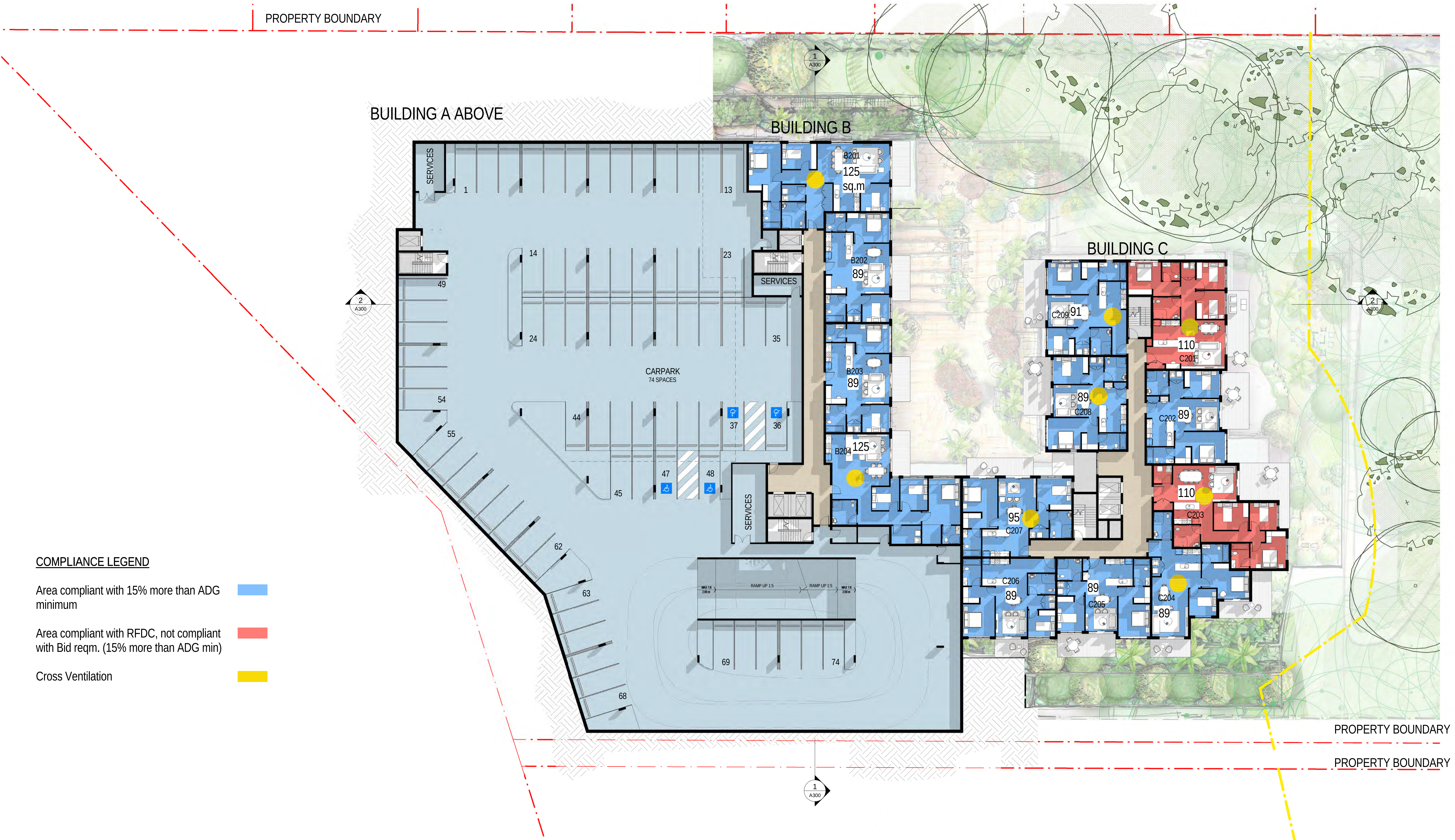
Compliance Study - Level 1

1 : 200 @ A1

23.11.2016

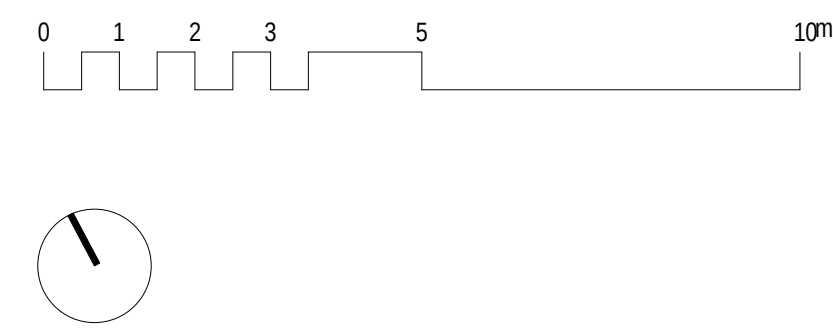
A410

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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



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Compliance Study - Level 2

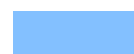
1 : 200 @ A1
A411

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rev. J



COMPLIANCE LEGEND

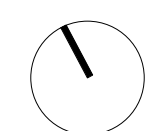
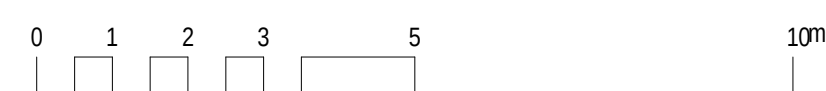
Area compliant with 15% more than ADG minimum



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



Cross Ventilation

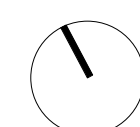




COMPLIANCE LEGEND

- 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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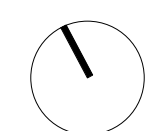
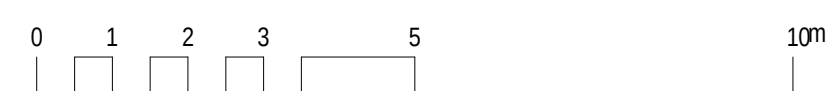
Compliance Study - Level 4

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A413

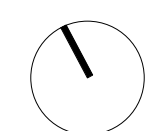
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0 1 2 3 5 10m



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Compliance Study - Level 7

1 : 200 @ A1

A416

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