

PREFERRED PROJECT REPORT - FOR INFORMATION

## montefiore aged care facility

Sir Moses Montefiore Jewish Home 100 - 120 King Street & 30 - 36 Dangar Street, Randwick

**MAY 2016** 

JACKSON TEECE
Urban Design. Architecture. Interior Design

### PREFERRED PROJECT REPORT

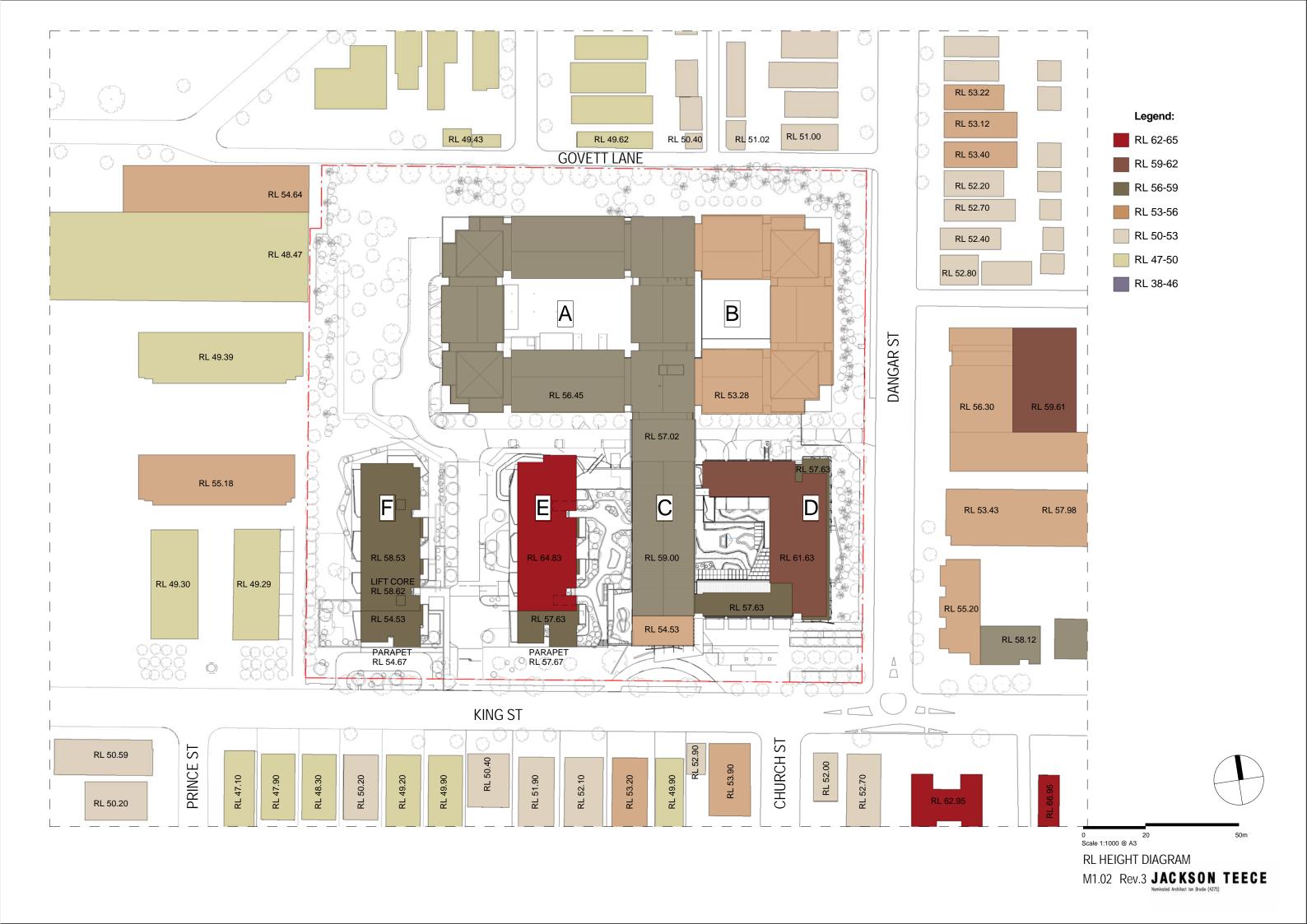
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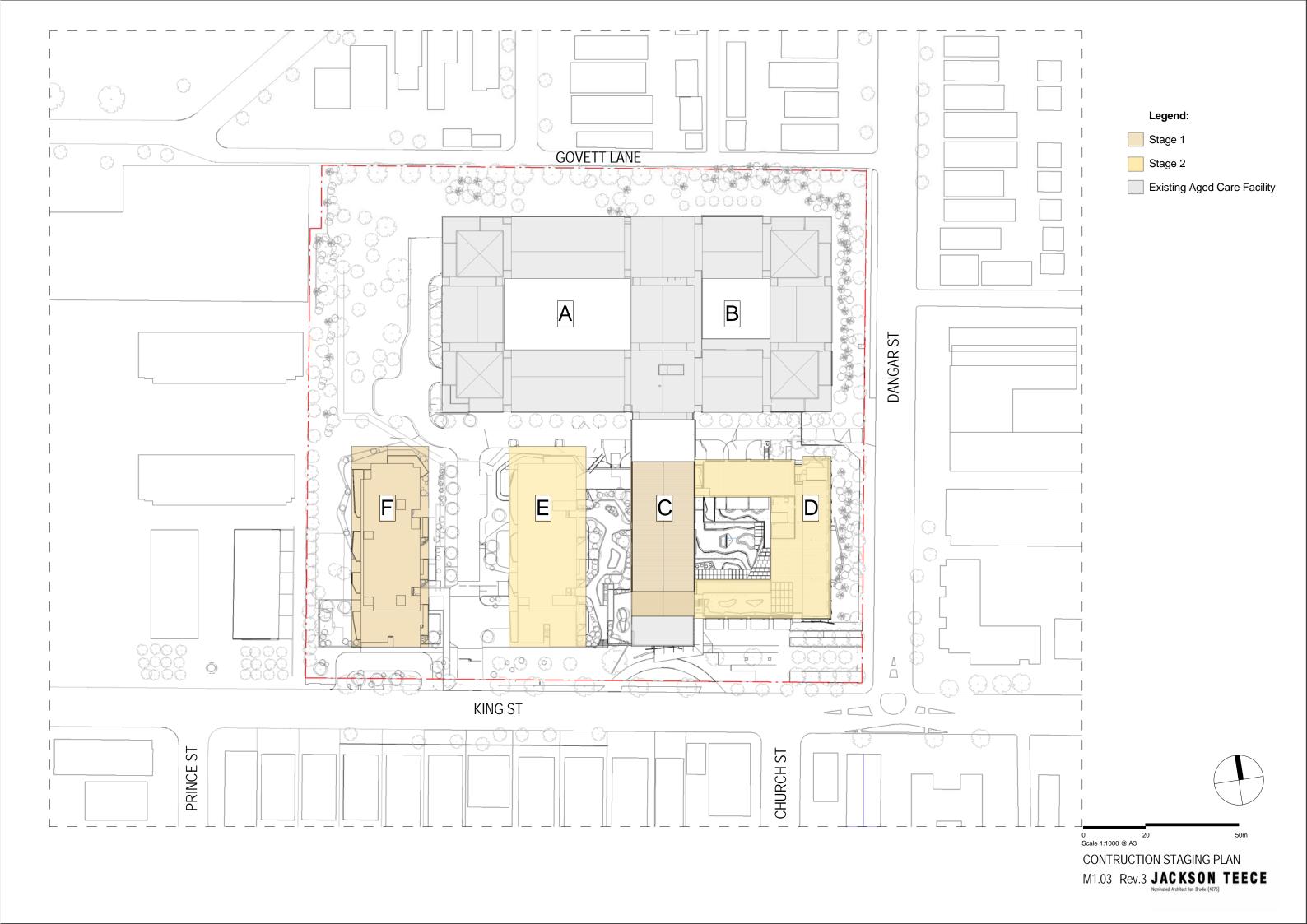
- 1. Site Plan & Context Information
- 2. Envelope Plan for Approval3. Elevations and Sections
- 4. Visualisation and Materials

- 5. View Analysis6. Solar Analysis7. SEPP65 Analysis8. Area Schedule / GFA Plans

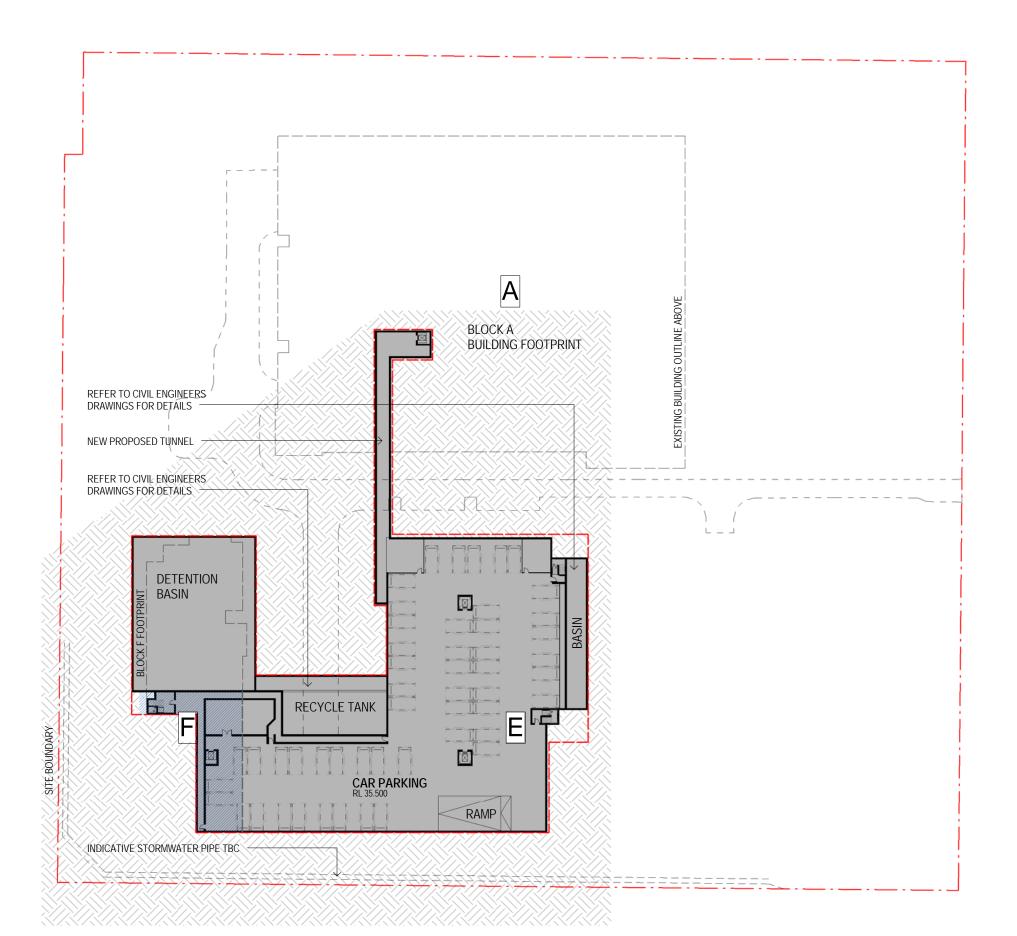
1. SITE PLAN & CONTEXT INFORMATION







2. ENVELOPE PLAN FOR APPROVAL



#### Legend:

- Residential Aged Care
- Residential Health / Wellbeing
- Adult Daycare
- Childcare
- Retail / Commercial
- Foyer / Administration
- Staff Facilities
- Self-Care Apartments
- Existing Aged Care Facility
- Carpark / Plantroom / Store
- Public Open Space
- Residential Aged Care Re-use of Existing Building
- Residential Health / Wellbeing Re-use of Existing Building
- Adult Daycare / Childcare Re-use of Existing Building
- Approved scheme envelope
- Building floor space envelope sought for approval
- Envelope from previous proposal Decrease
- Envelope from previous proposal Increase



0 10 20 30 40m
Scale 1:750 @ A3
BASEMENT LEVEL 2 CARPARK
M2.01 Rev.3 JACKSON TEECE

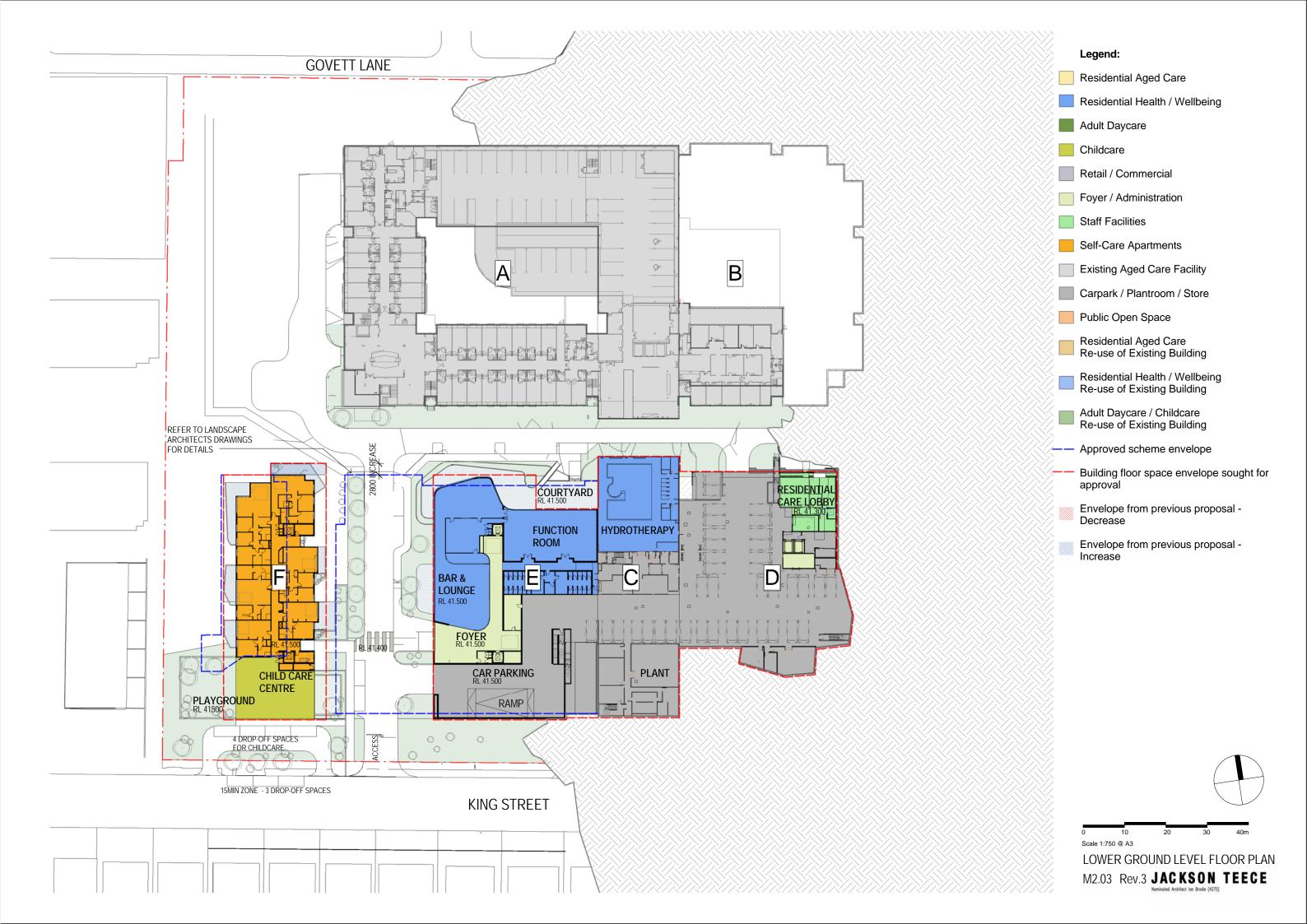


#### Legend:

- Residential Aged Care
- Residential Health / Wellbeing
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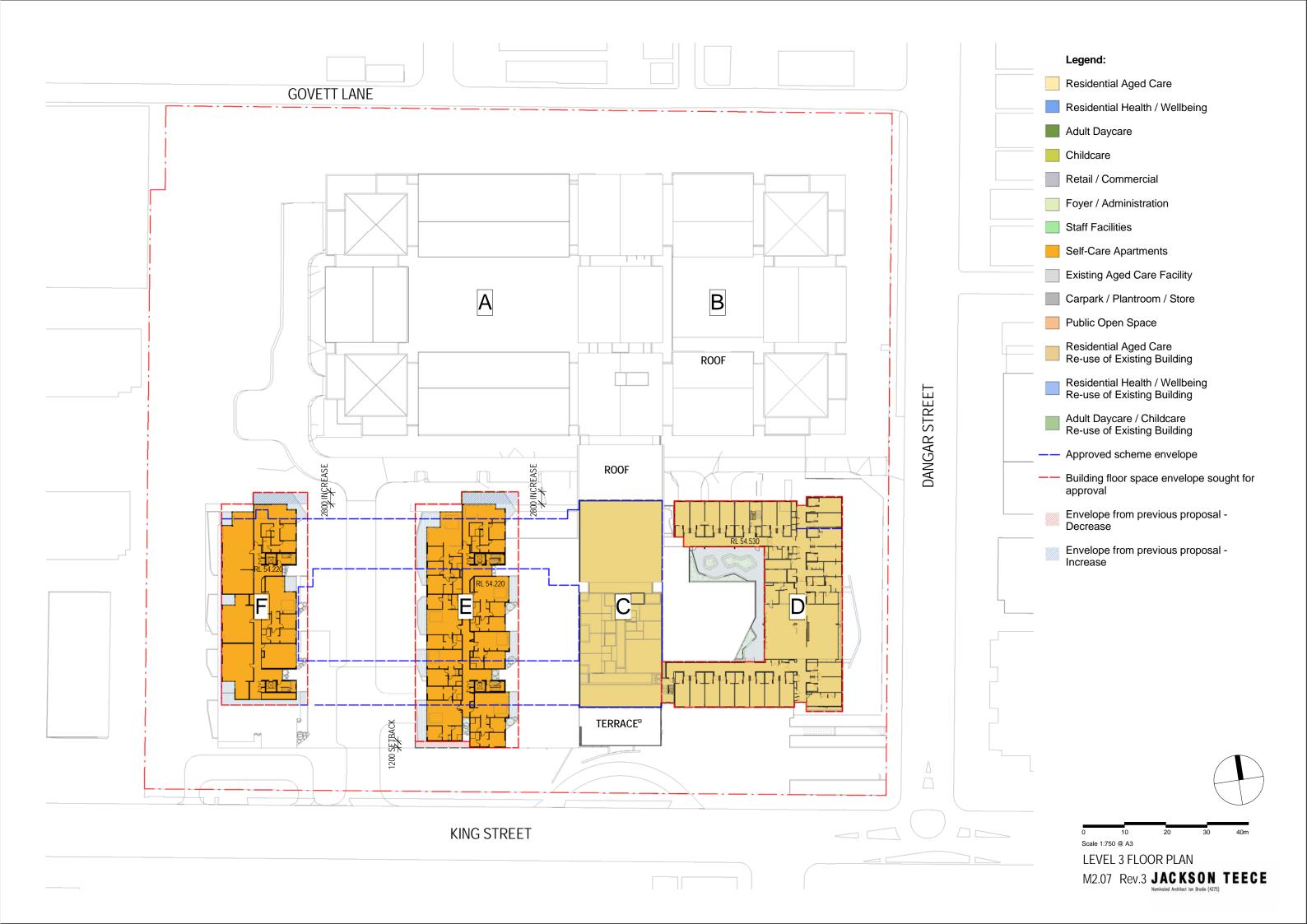
O 10 20 30 40m Scale 1:750 @ A3 BASEMENT LEVEL 1 CARPARK M2.02 Rev.3 **JACKSON TEECE** 

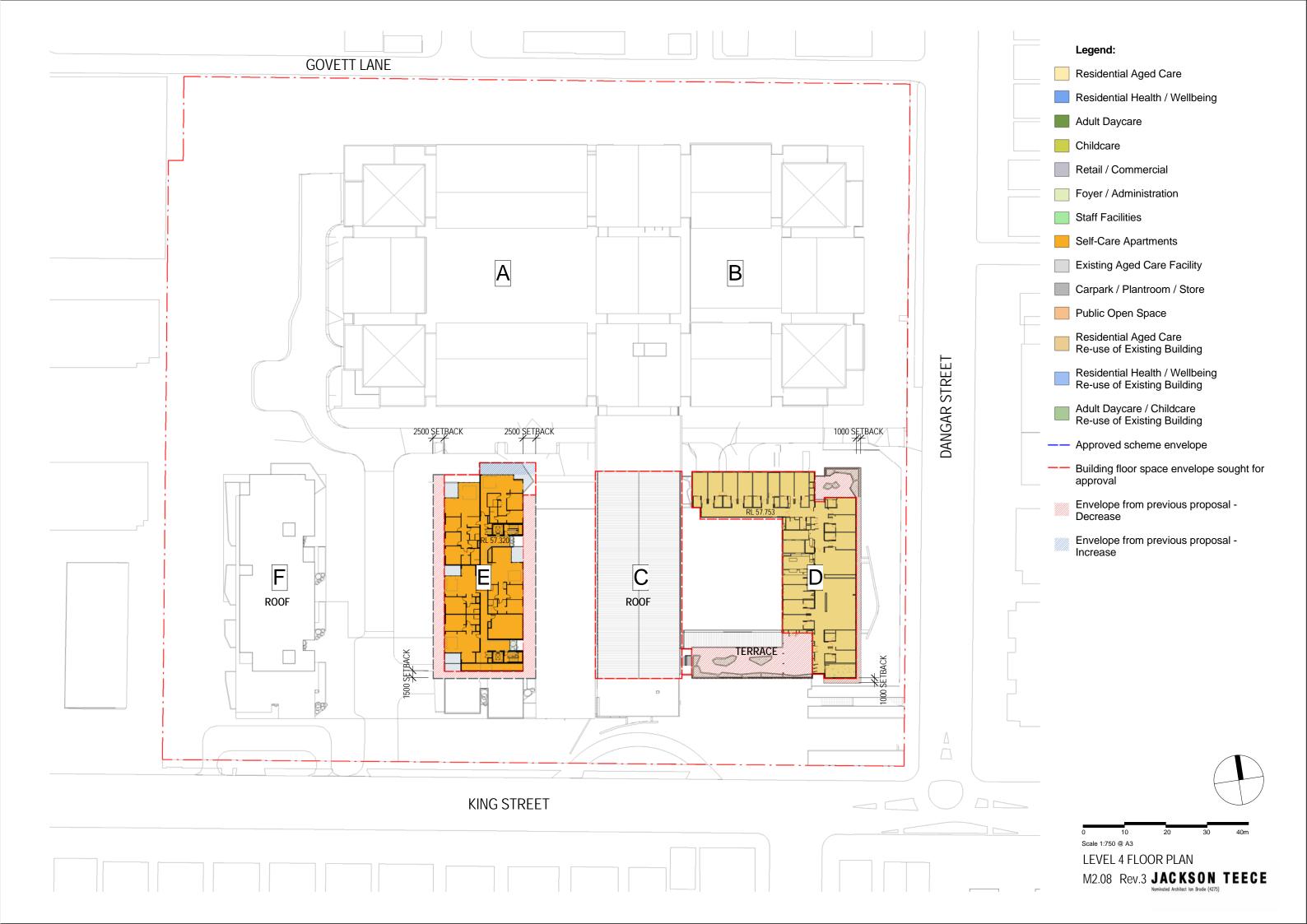


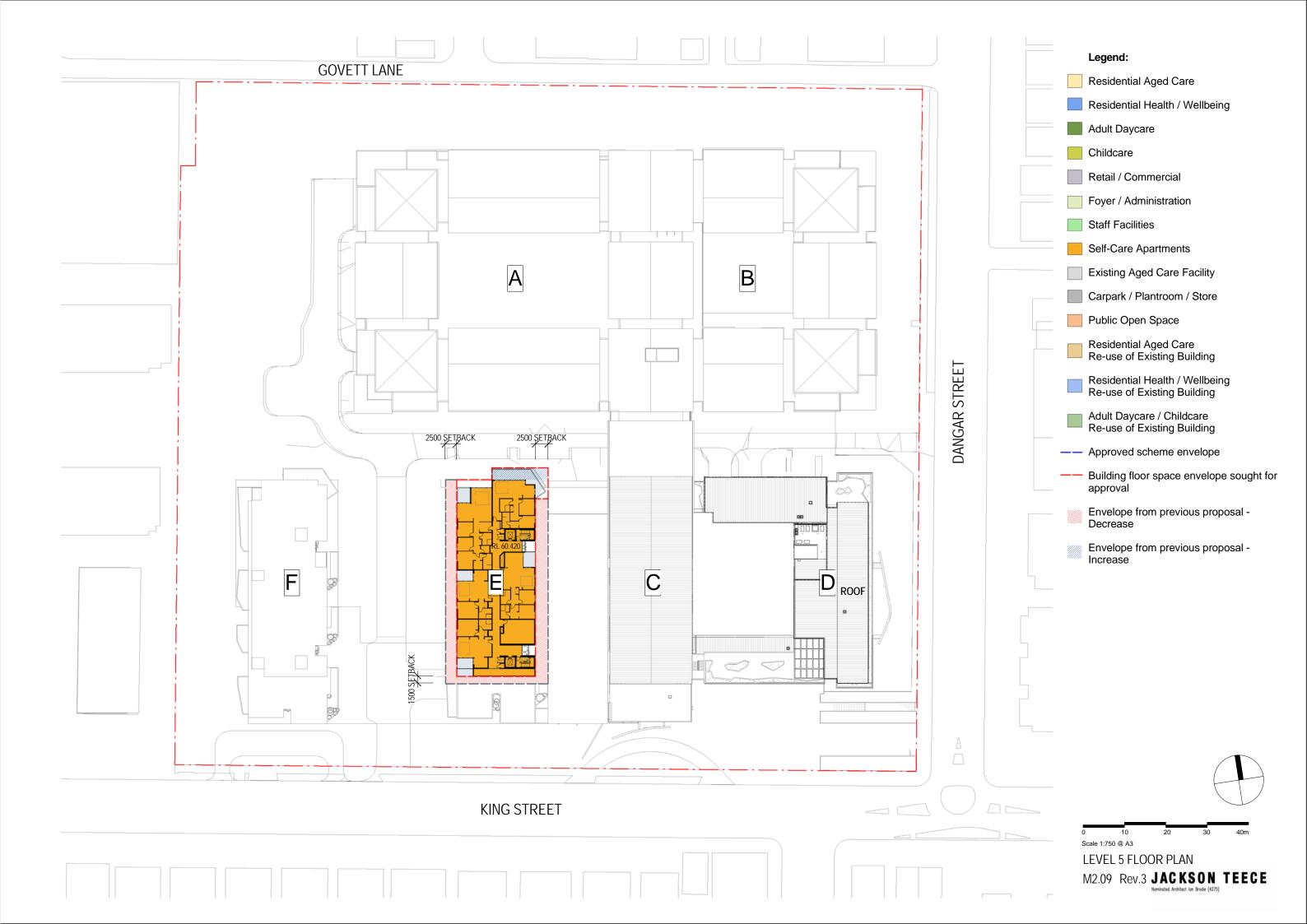


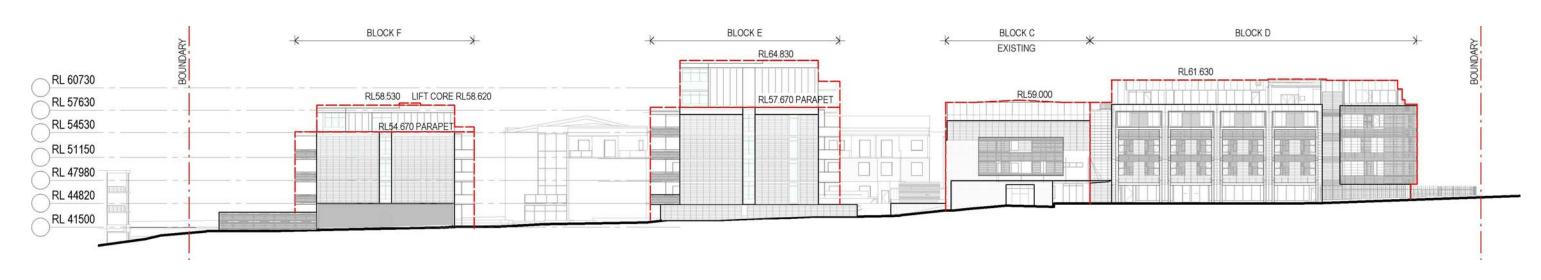




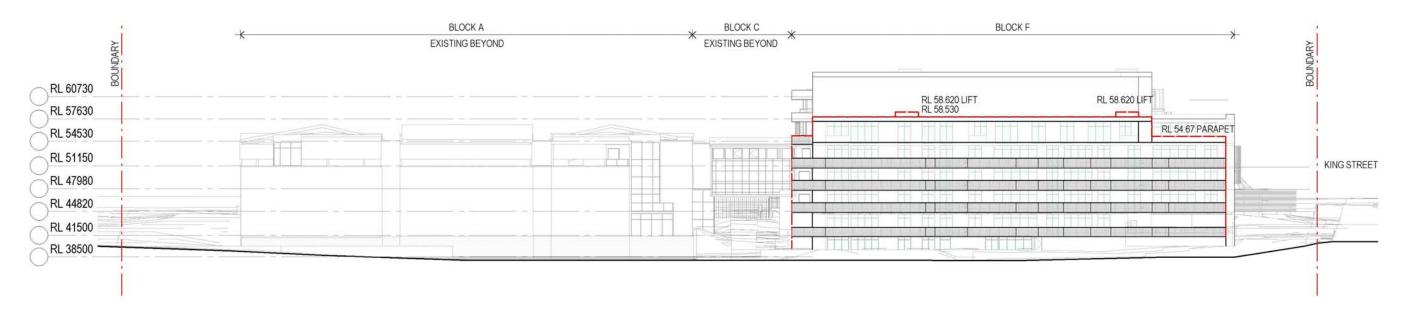




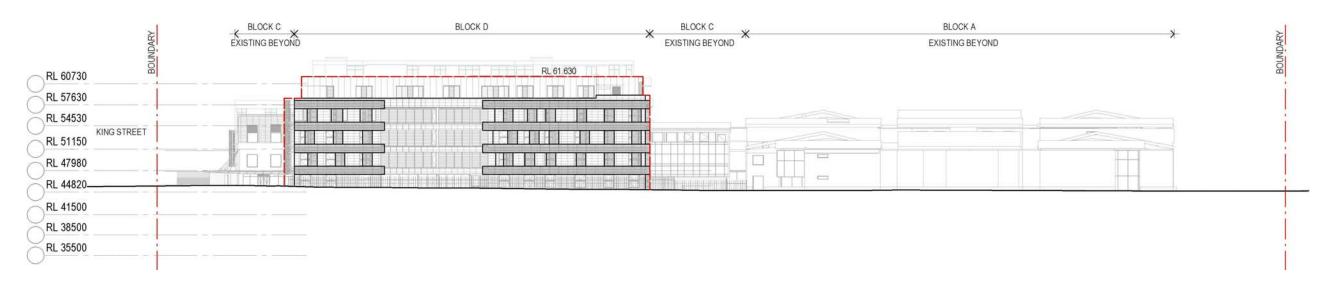




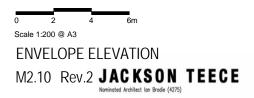
#### KING STREET ELEVATION



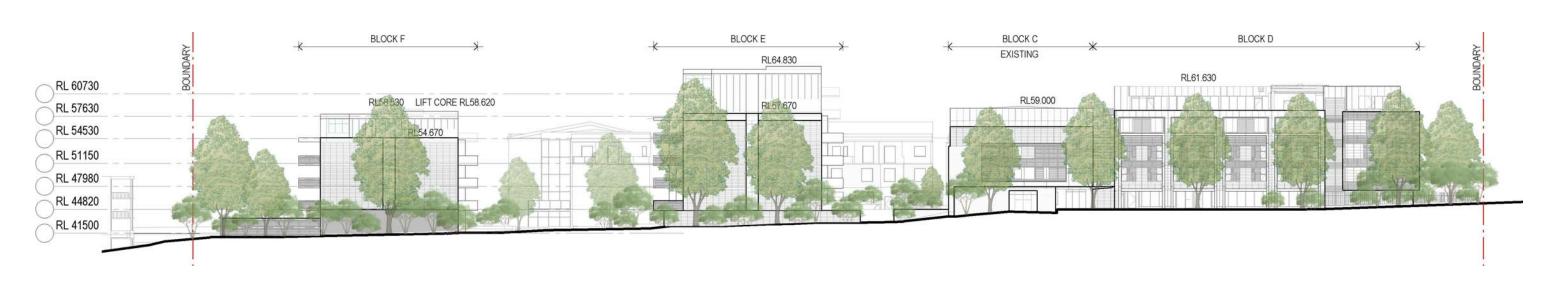
#### WEST ELEVATION



DANGAR STREET ELEVATION



# 3. ELEVATIONS AND SECTIONS



#### KING STREET ELEVATION

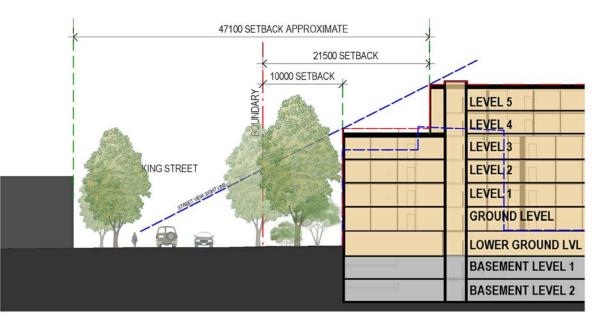


### WEST ELEVATION

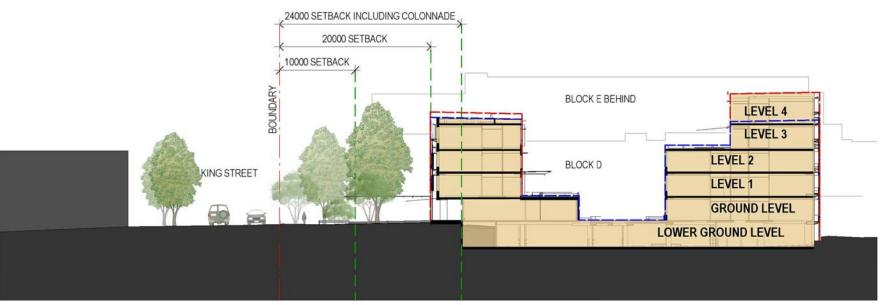


M3.01 Rev.3 JACKSON TEECE



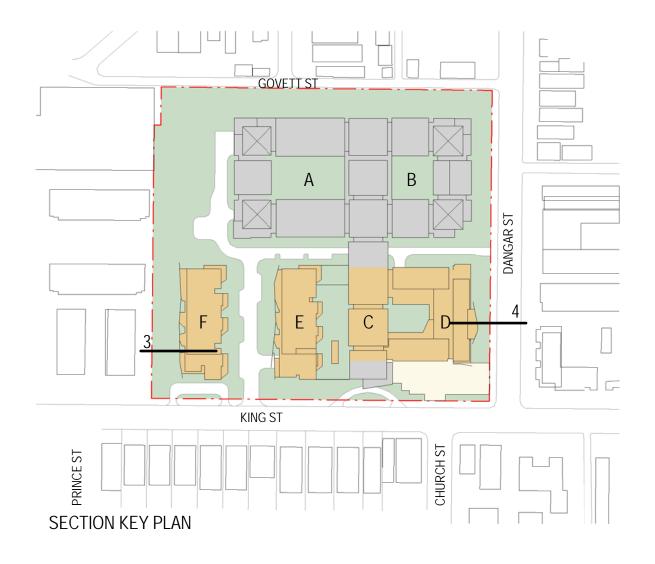


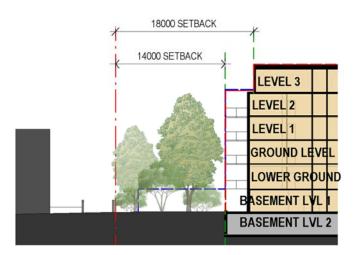
**SECTION 1** 



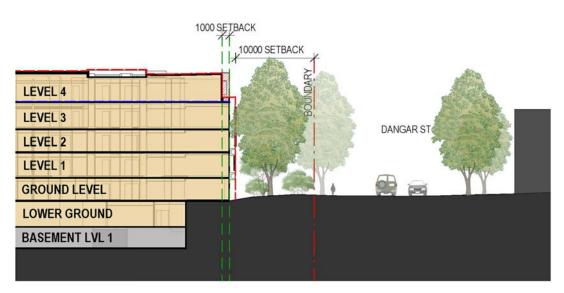
SECTION 2



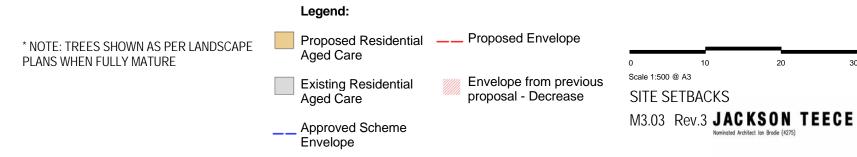


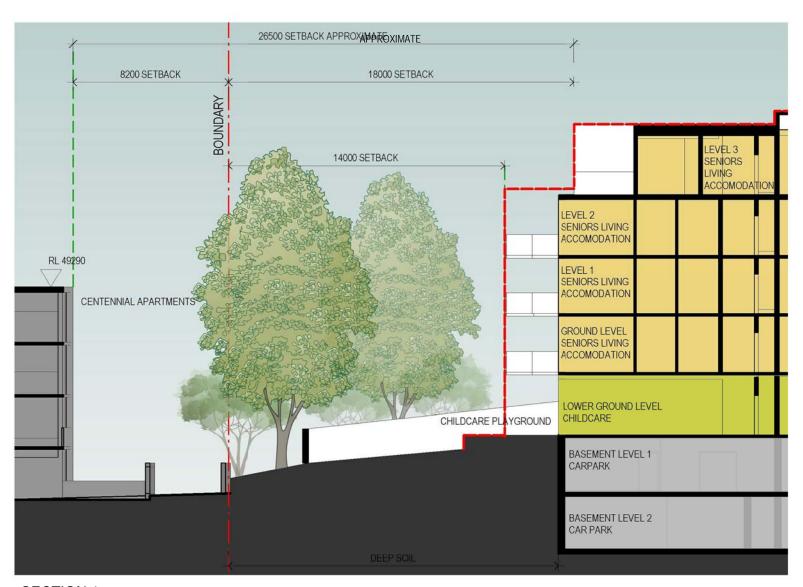


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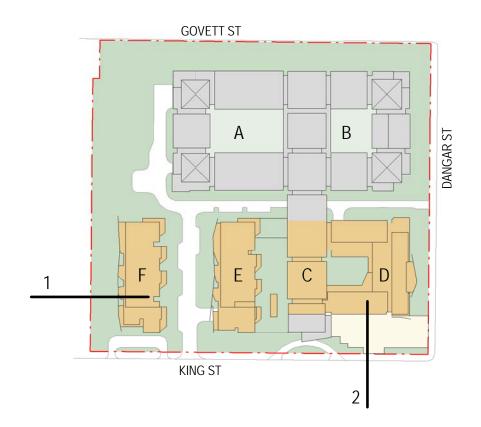
SECTION 4





SECTION 1



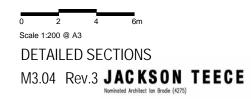


\* NOTE: TREES SHOWN AS PER LANDSCAPE PLANS WHEN FULLY MATURE



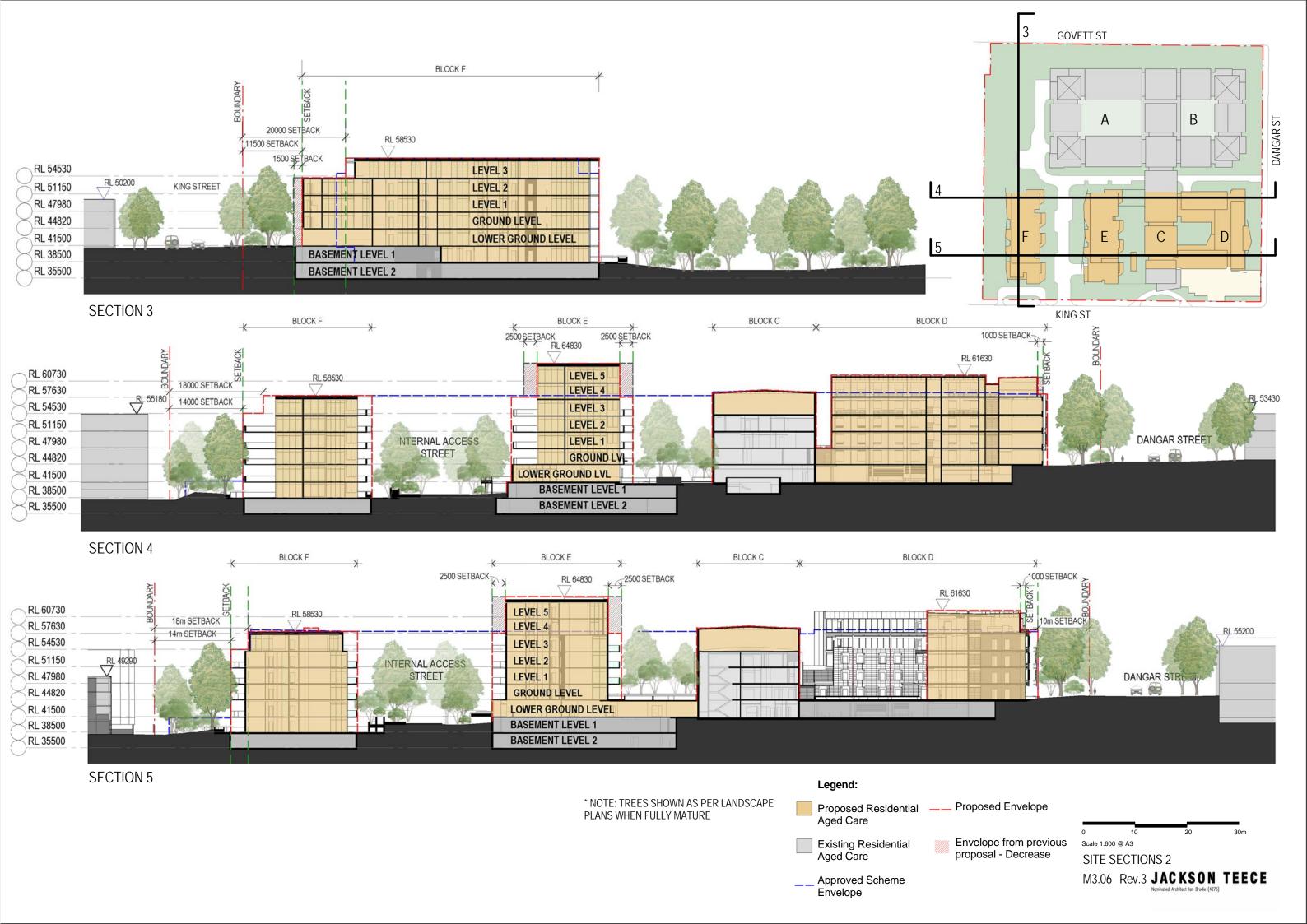
Approved scheme envelope

— Proposed scheme envelope



SECTION 2





# 4. VISUALISATIONS AND MATERIALS

ALL VISUALISATIONS THAT HAVE BEEN PREPARED SHOW CONCEPTUAL BUILDING DESIGN AND FORM





VIEW 1 - PHOTOMONTAGE FROM CORNER OF DANGAR STREET & KING STREET LOOKING WEST ALONG KING STREET - PROPOSED



VIEW 1 - PHOTOMONTAGE FROM CORNER OF DANGAR STREET & KING STREET LOOKING WEST ALONG KING STREET - APPROVED



VIEW 2 - PHOTOMONTAGE AT MAIN ENTRANCE ON DANGAR STREET LOOKING SOUTH - PROPOSED



VIEW 2 - PHOTOMONTAGE AT MAIN ENTRANCE ON DANGAR STREET LOOKING SOUTH - APPROVED



VIEW 3 - PHOTOMONTAGE FROM CHURCH STREET LOOKING NORTH - PROPOSED



VIEW 3 - PHOTOMONTAGE FROM CHURCH STREET LOOKING NORTH - APPROVED



VIEW 4 - PHOTOMONTAGE FROM THE CORNER OF PRINCE STREET & KING STREET LOOKING EAST ALONG KING STREET INCLUDING CENTENNIAL APARTMENTS - APPROVED DESIGN (IMAGE NOT PART OF PREVIOUS SUBMISSION)



VIEW 4 - PHOTOMONTAGE FROM THE CORNER OF PRINCE STREET & KING STREET LOOKING EAST ALONG KING STREET INCLUDING CENTENNIAL APARTMENTS - PROPOSED



VIEW 5 - PHOTOMONTAGE BEGINING OF BLOCK E LOOKING TOWARDS BLOCK F ON KING STREET - APPROVED DESIGN (IMAGE NOT PART OF PREVIOUS SUBMISSION)



VIEW 5 - PHOTOMONTAGE BEGINING OF BLOCK E LOOKING TOWARDS BLOCK F ON KING STREET - PROPOSED



VIEW 5 - PHOTOMONTAGE BEGINING OF BLOCK E LOOKING TOWARDS BLOCK F ON KING STREET (GHOSTED TREES) - APPROVED DESIGN (IMAGE NOT PART OF PREVIOUS SUBMISSION)



VIEW 5 - PHOTOMONTAGE BEGINING OF BLOCK E LOOKING TOWARDS BLOCK F ON KING STREET (GHOSTED TREES) - PROPOSED



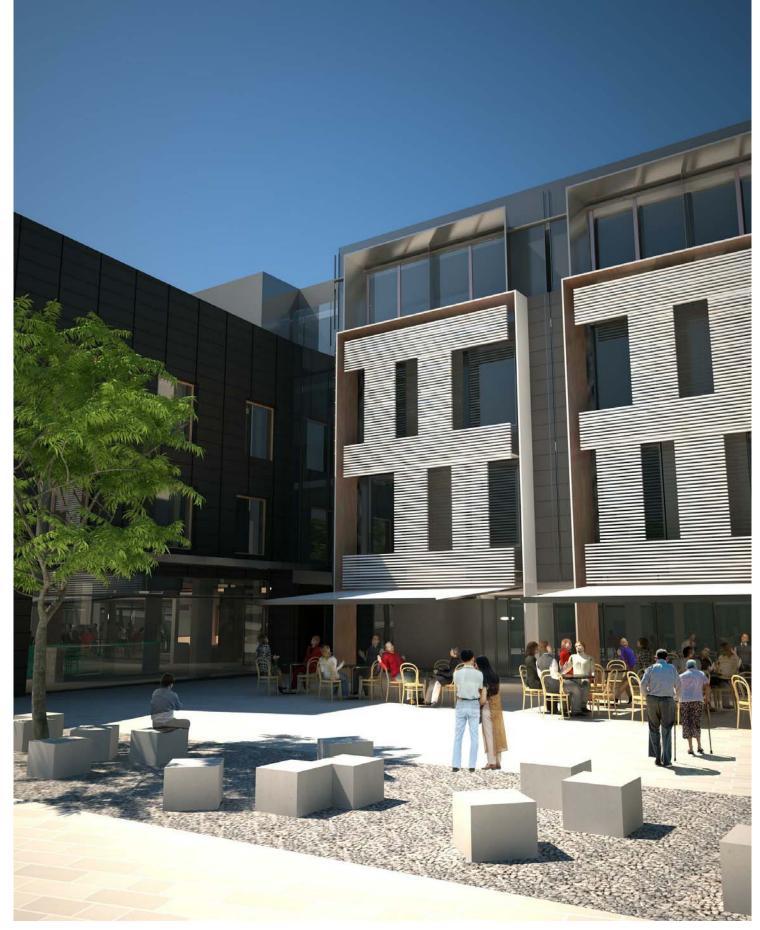
DETAILED PERSPECTIVE - SOUTHERN FACADE & PLAZA - PROPOSED



DETAILED PERSPECTIVE - SOUTHERN FACADE, PLAZA & RETAIL - PROPOSED



DETAILED PERSPECTIVE - SOUTHERN FACADE & PLAZA - APPROVED



DETAILED PERSPECTIVE - SOUTHERN FACADE, PLAZA & RETAIL - APPROVED



DETAILED PERSPECTIVE - EASTERN FACADE



BLOCK D SOUTH FACADE



BLOCK D EAST FACADE

## MATERIAL LEGEND

CT-1	Ceramic Tile: wall cladding panels Warm Grey colour
CT-2	Ceramic Tile: wall cladding panels Charcoal colour : Profile 1
CT-3	Ceramic Tile: wall cladding panels Charcoal colour: Profile 2
CT-4	Ceramic Tile: wall cladding panels Charcoal colour with glazed finish:
CB-1	Ceramic battens: external screens Light Brown colour
CB-2	Ceramic battens: external screen Off White colour
CB-3	Ceramic battens: external screens Charcoal colour
MP-1	Metal wall cladding panels Mid Grey colour
MP-2	Metal wall cladding panels Zinc colour
MP-3	Metal wall cladding panels Copper colour
MP-4	Metal wall cladding panels Charcoal colour
T-1	Timber wall cladding
CONC-1	Off form concrete Off White colour
CONC-2	Off form concrete Warm Grey colour
CONC-3	Off form concrete Light Grey colour
W-1	Aluminium framed window with clear glass Charcoal colour
W-2	Aluminium framed window with clear glass Copper colour
W-3	Aluminium framed window with clear glass Natural anodised
W-4	AGP Louvred glazing system
W-EX	Existing windows & glazed doors
AW-1	Retractible fabric awning
AW-EX	Existing glazed awning
ST-EX	Existing sand stone cladding
SR-1	Metal roof sheeting - Charcoal colour
BAL-1	Glazed balustrade with stainless steel suppor FACADE MATERIALS M4.16 Rev.2 <b>JACKSON TEEC</b> Nominated Architect for Birode (4275)



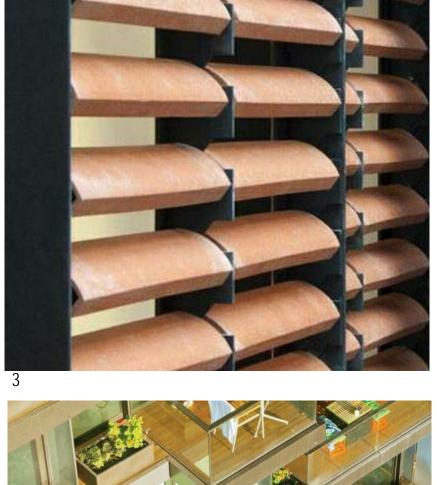


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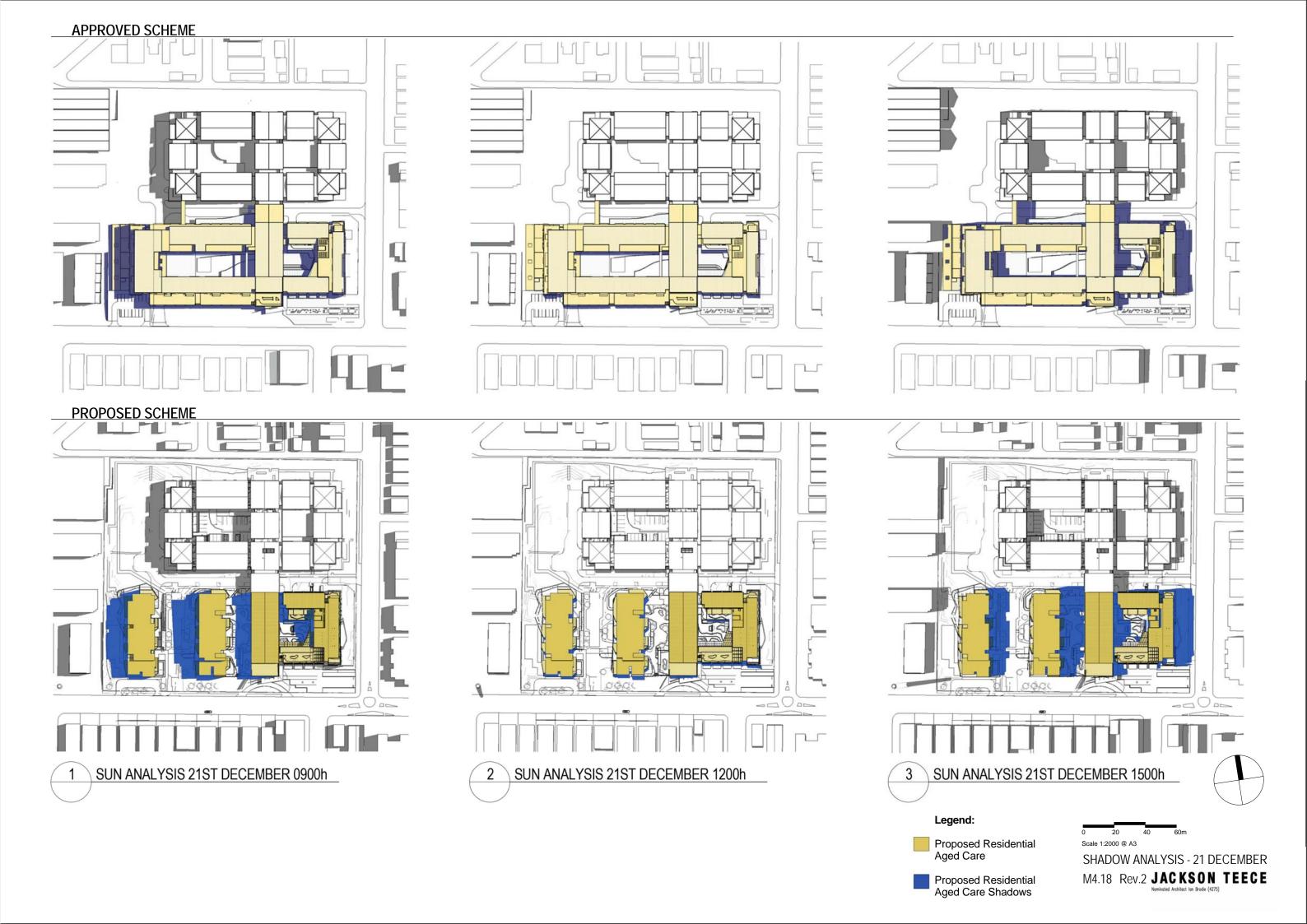


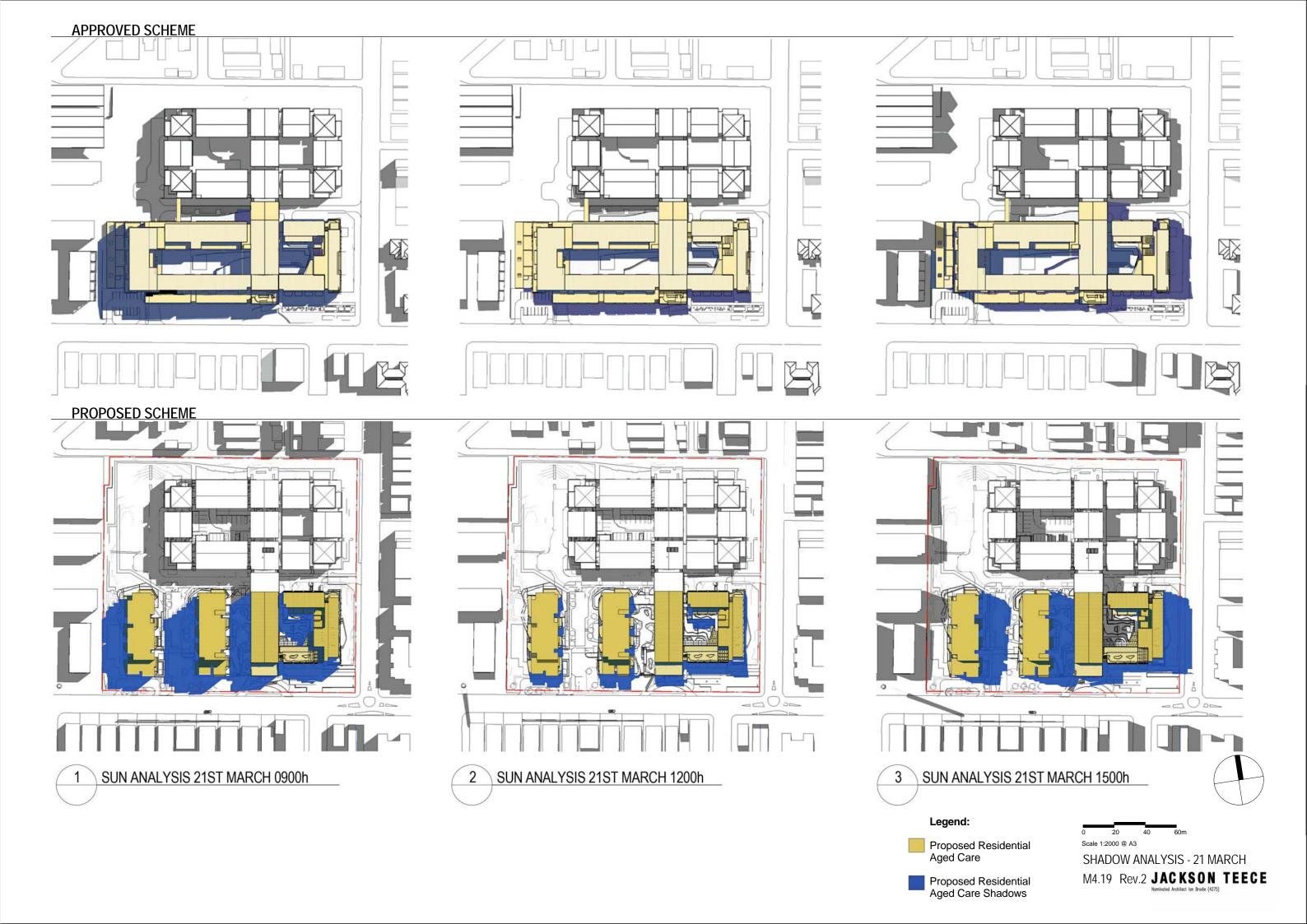


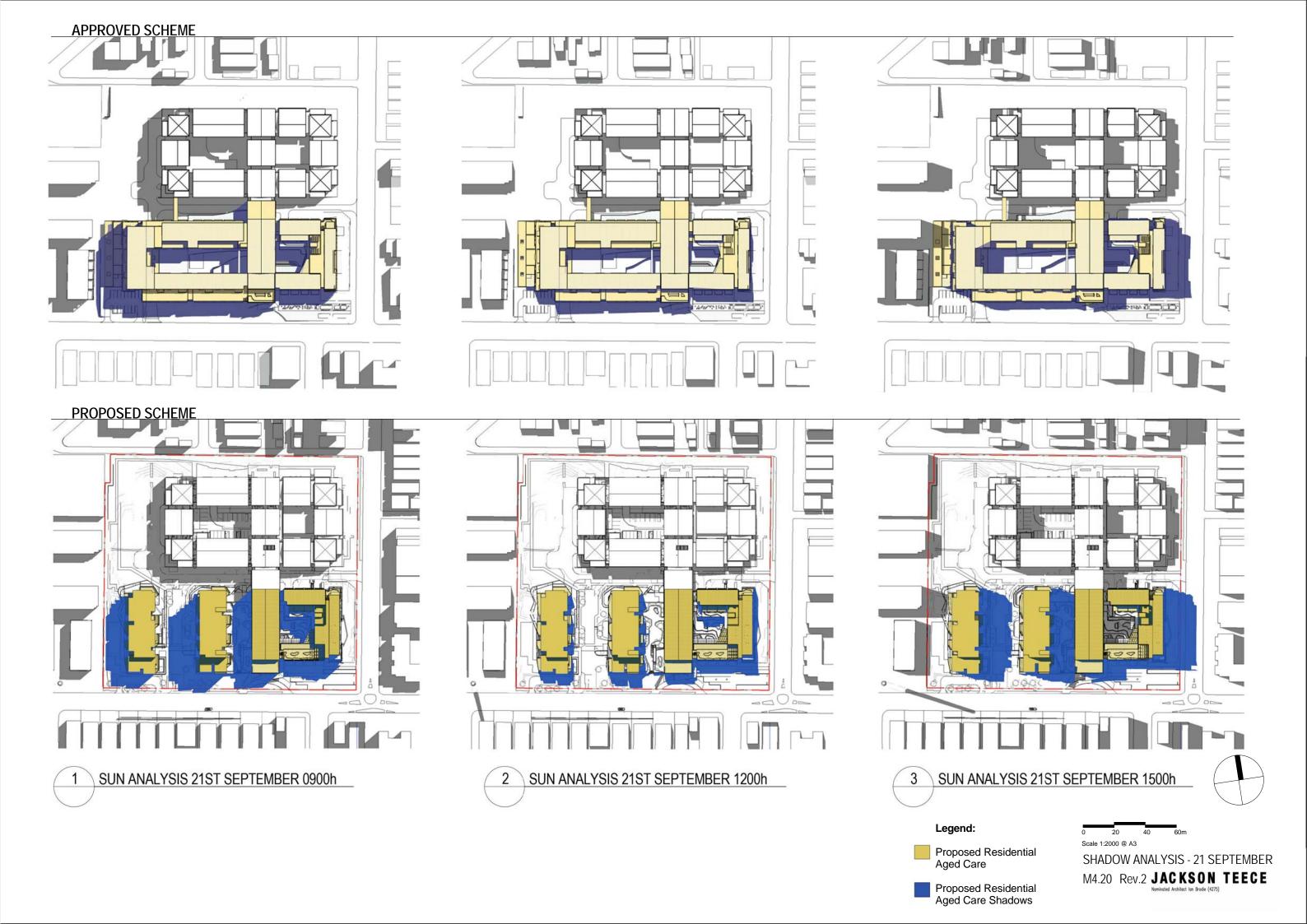


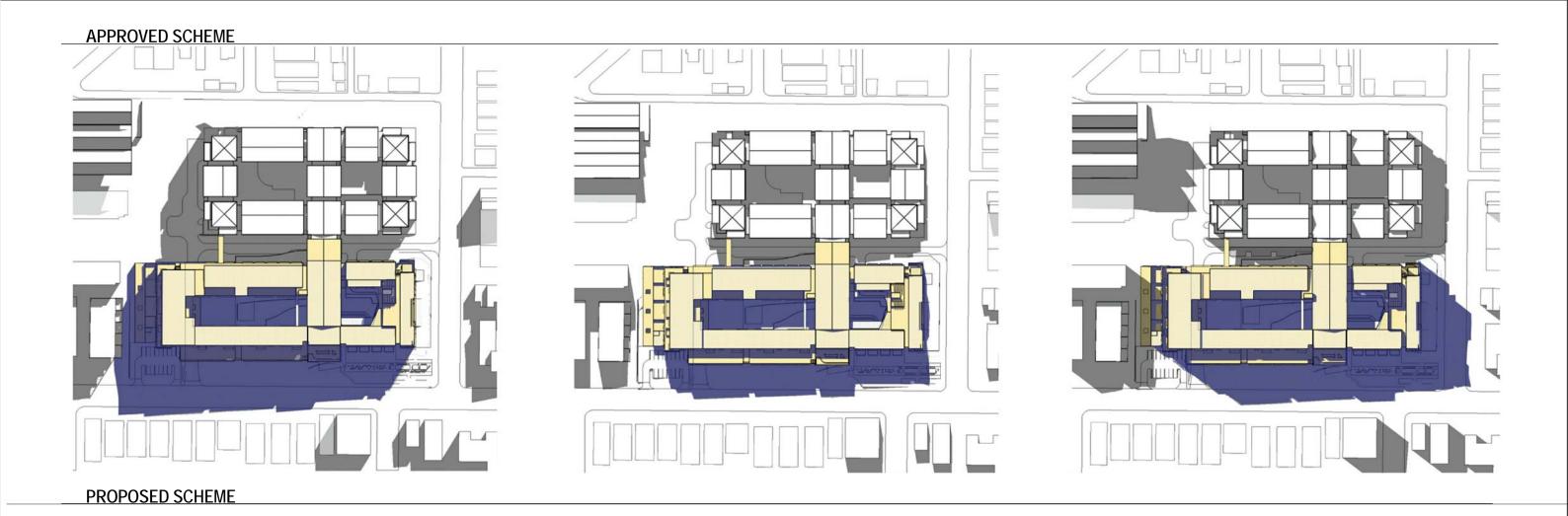


- 1 METAL WALL CLADDING GREY COLOUR
- 2 GLAZED BALUSTRADE WITH METAL SUPPORTS
- 3 PLANTER BOXES ALONG VARYING RECESSES ON FACADE
- 4 TIMBER WALL CLADDING CLEAR, NATURAL FINISH
- 5 TERRACOTTA BATTENS EXTERNAL SCREENING
- 6 OFF FORM CONCRETE OFF WHITE AND WARM GREY COLOURED
- 7 CERAMIC TILE WALL CLADDING PANELS
- 8 ALUMINIUM FRAMED WINDOWS CHARCOAL COLOUR FRAMES

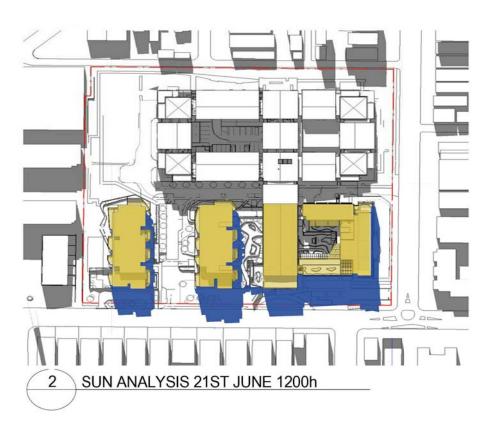


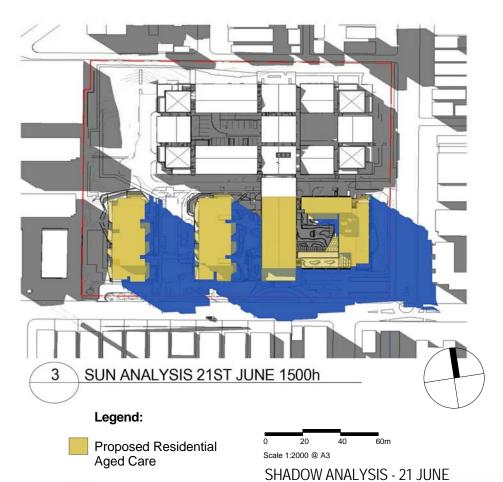






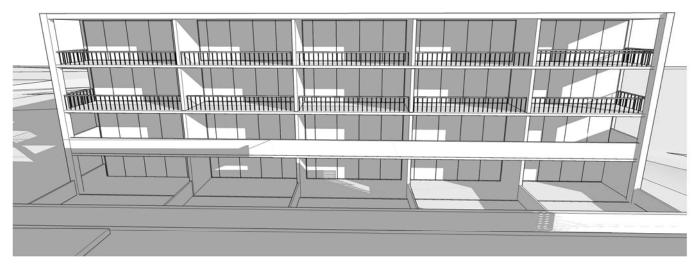




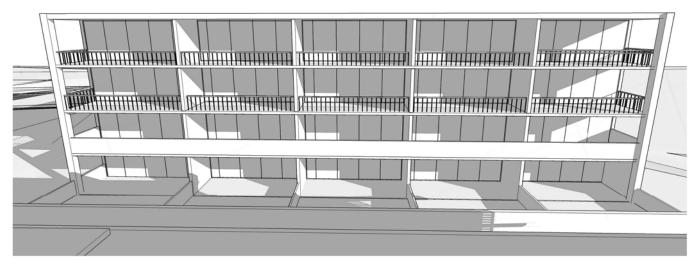


M4.21 Rev.2 JACKSON TEECE

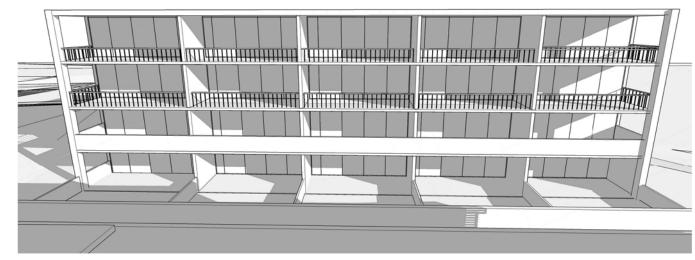
Proposed Residential Aged Care Shadows



APPROVED JUNE 21, 9:00AM



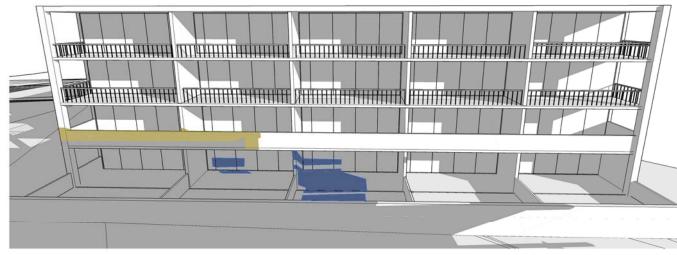
APPROVED JUNE 21, 9:11AM



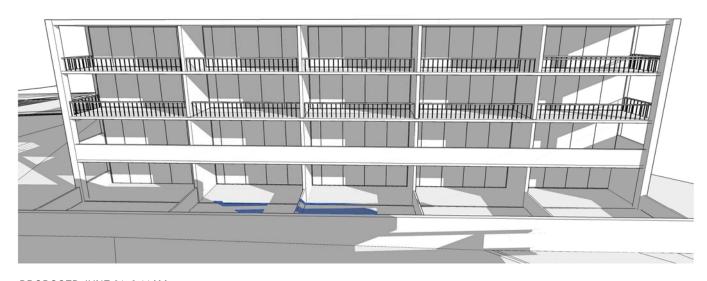
APPROVED JUNE 21, 9:15AM

### Legend:

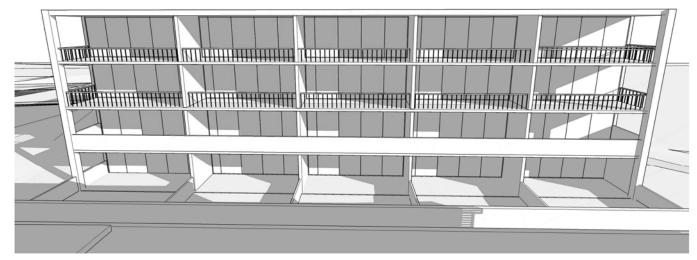
- PROPOSED SHADOW FROM APPROVED SCHEME INCREASE
- PROPOSED SHADOW FROM APPROVED SCHEME DECREASE



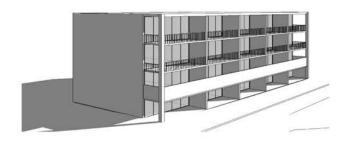
PROPOSED JUNE 21, 9:00AM



PROPOSED JUNE 21, 9:11AM



PROPOSED JUNE 21, 9:15AM



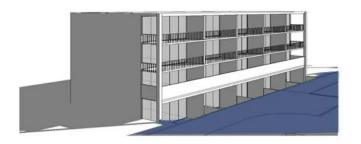
CENTENNIAL APARTMENTS - CURRENT SHADOWS 9:00AM



CENTENNIAL APARTMENTS - AERIAL VIEW

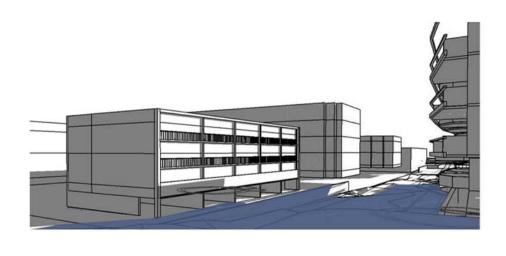
## APPROVED SCHEME



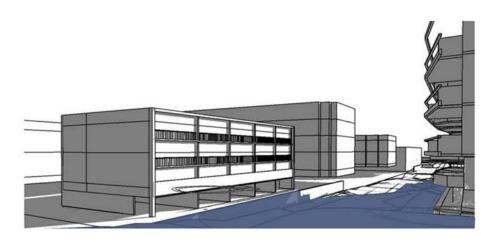




## PROPOSED SCHEME







- 1 3D VIEW- CENTENNIAL APARTMENTS 21 JUNE 9AM
- 2 3D VIEW CENTENNIAL APARTMENTS 21 JUNE 9 15AM
- 3 3D VIEW CENTENNIAL APARTMENTS 21 JUNE 9 30AM

## 5. VIEW ANALYSIS

VIEW ANALYSIS WERE PREPARED ACCORDING TO THE FOLLOWING

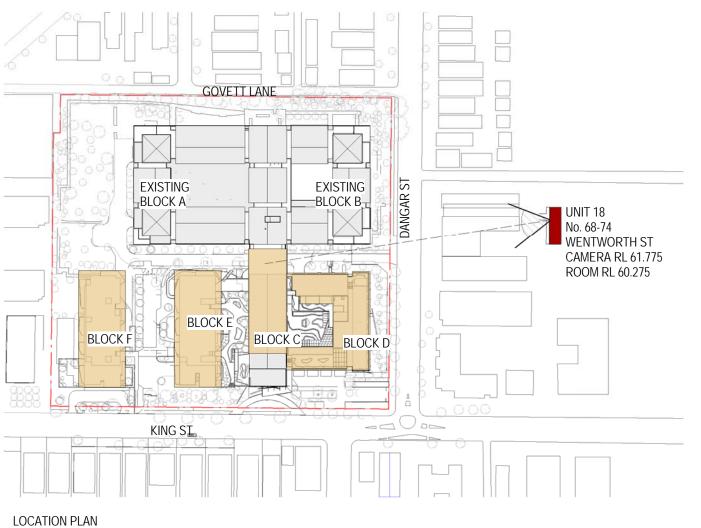
- REQUIREMENTS:
  SURVEY DATA, USED TO:
  DEPICT EXISTING BUILDINGS OR ELEMENTS AS SHOWN IN
  THE WIRE FRAME (EXISTING MONTEFIORE FACILITY AND HERITAGE STACK)
- ESTABLISH AN ACCURATE CAMERA LOCATION AND RL OF THE CAMERA

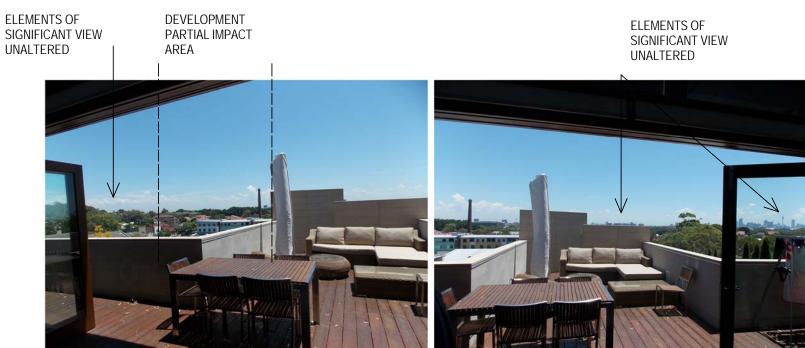
- EXISTING PHOTOGRAPHS, USED TO:
   PROVIDE A CURRENT UNCHANGED VIEW OF THE LOCATION DEPICTED IN THE PHOTOMONTAGE FROM THE SAME VIEWING POINT AS THAT OF THE PHOTOMONTAGE

  PROVIDE THAT OF THE PHOTOMONTAGE.
- PROVIDE AN OVERLAY OF WIRE FRAME LINES TO DEMONSTRATE THE DATA FROM WHICH THE PHOTOMONTAGE HAS BEEN CONSTRCUTED. THIS REPRESENTS THE EXISTING SURVEYED ELEMENTS WHICH CORRESPOND WITH THE SAME ELEMENTS IN THE EXISTING PHOTGRAPH
- PROVIDE A 2D PLAN SHOWING THE LOCATION OF THE CAMERA AND TARGET POINT THAT CORRESPONDS WITH THE SAME LOCATION THE EXISTING PHOTOGRAPH WAS TAKEN

CAMERA TYPE: CANNON EOS 450E FIELD OF VIEW: 18MM







VIEW FROM THE LOUNGE ROOM - CURRENT



VIEW FROM THE BALCONY INFRONT OF BEDROOM - CURRENT



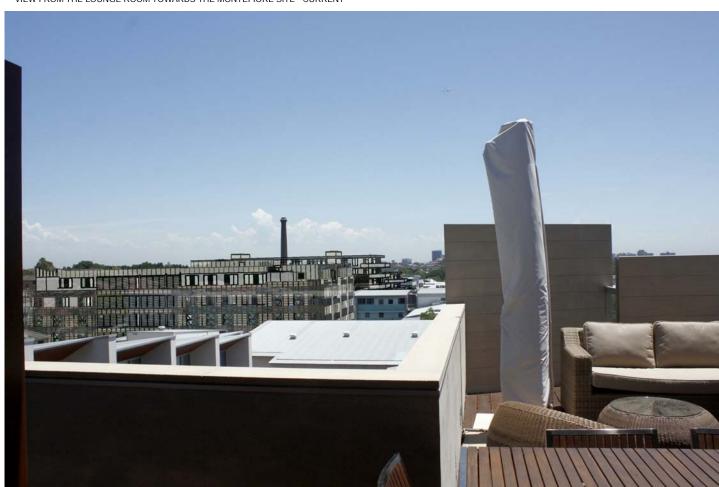
0 20 40 60m
Scale 1:2000 @ A3

VIEW ANALYSIS

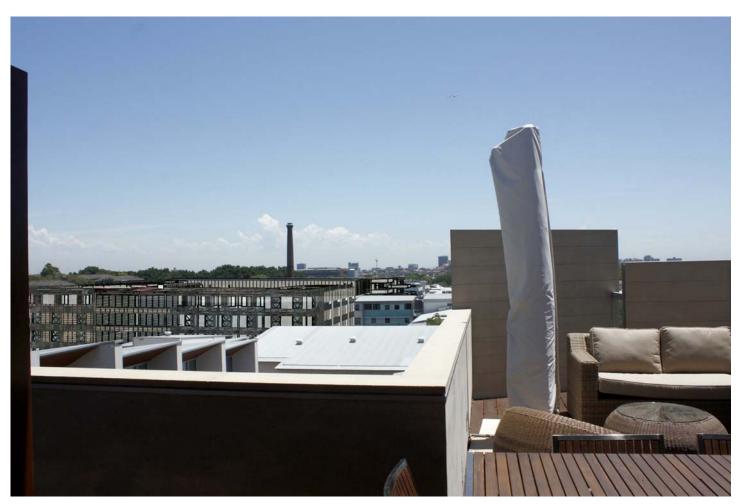
M5.01 Rev.2 JACKSON TEECE



VIEW FROM THE LOUNGE ROOM TOWARDS THE MONTEFIORE SITE - CURRENT



VIEW FROM THE LOUNGE ROOM TOWARDS THE MONTEFIORE SITE - MARCH 2016 REVISED SCHEME

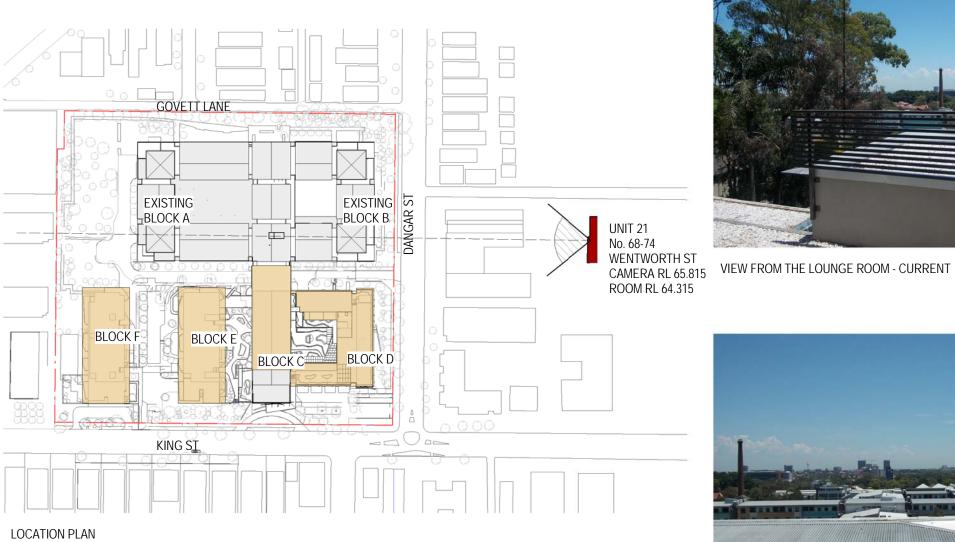


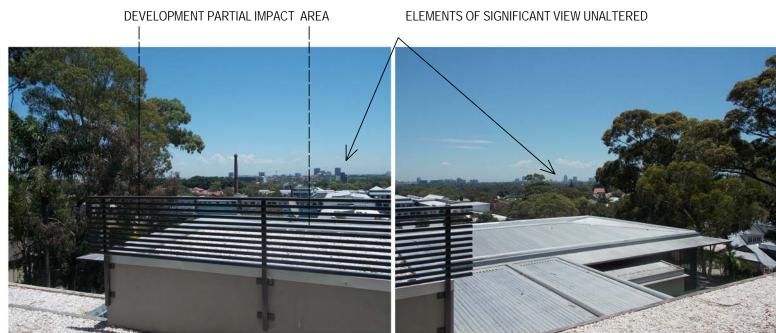
VIEW FROM THE LOUNGE ROOM TOWARDS THE MONTEFIORE SITE - APPROVED DEVELOPMENT



VIEW FROM THE LOUNGE ROOM TOWARDS THE MONTEFIORE SITE - ADDITIONAL MASS SHOWN YELLOW

VIEW ANALYSIS
M5.02 Rev.2 **Jackson Teece** 







VIEW FROM THE BALCONY - CURRENT





VIEW FROM THE LOUNGE ROOM TOWARDS THE MONTEFIORE SITE - CURRENT



VIEW FROM THE LOUNGE ROOM TOWARDS THE MONTEFIORE SITE - MARCH 2016 REVISED SCHEME

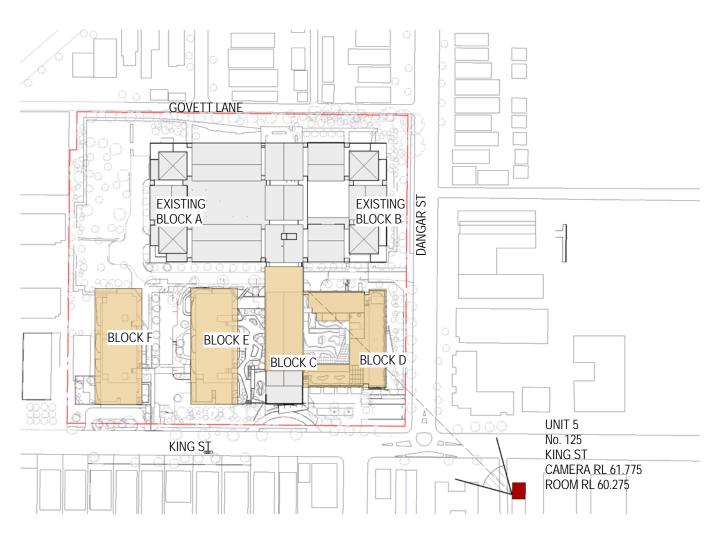


VIEW FROM THE LOUNGE ROOM TOWARDS THE MONTEFIORE SITE - APPROVED DEVELOPMENT



VIEW FROM THE LOUNGE ROOM TOWARDS THE MONTEFIORE SITE - ADDITIONAL MASS SHOWN YELLOW

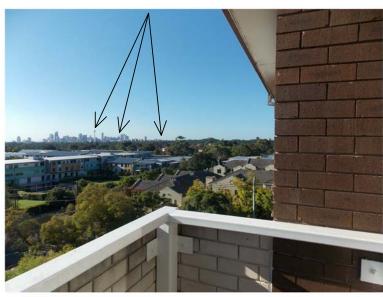
VIEW ANALYSIS
M5.04 Rev.2 **Jackson Teece** 



LOCATION PLAN



ELEMENTS OF SIGNIFICANT VIEW UNALTERED



VIEW FROM THE LIVING ROOM BALCONY - CURRENT





VIEW FROM THE LOUNGE ROOM BALCONY TOWARDS THE MONTEFIORE SITE - CURRENT



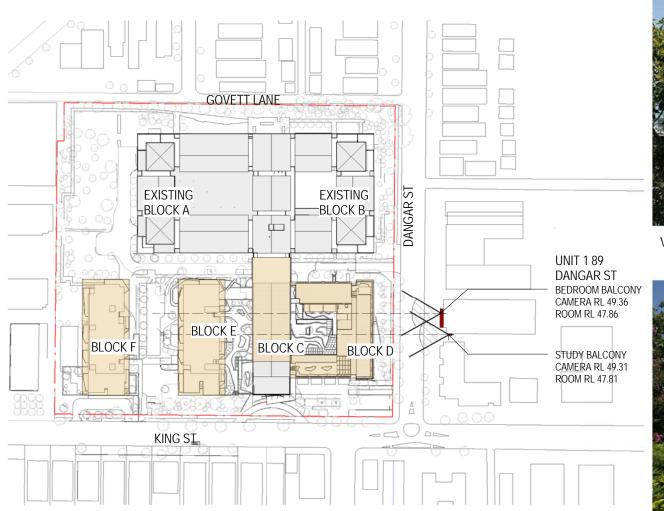
VIEW FROM THE LOUNGE ROOM BALCONY TOWARDS THE MONTEFIORE SITE - MARCH 2016 REVISED SCHEME



VIEW FROM THE LOUNGE ROOM BALCONY TOWARDS THE MONTEFIORE SITE - APPROVED DEVELOPMENT



VIEW FROM THE LOUNGE ROOM BALCONY TOWARDS THE MONTEFIORE SITE - ADDITIONAL MASS SHOWN YELLOW VIEW ANALYSIS







VIEW FROM THE BEDROOM BALCONY - CURRENT

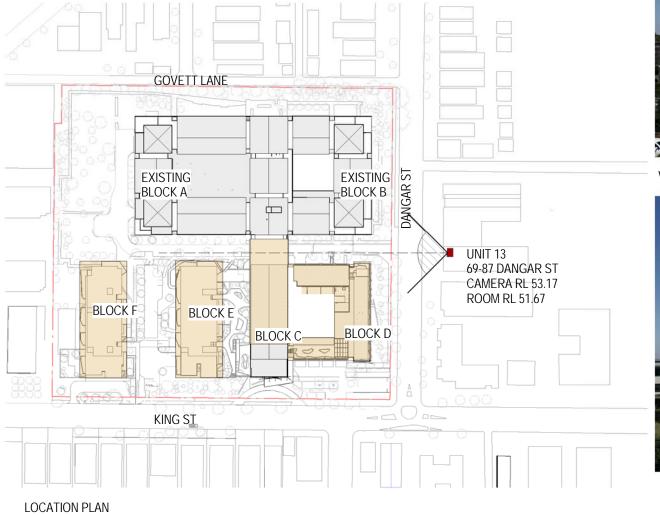


VIEW FROM THE STUDY BALCONY - CURRENT

**NOTE**: JACKSON TEECE VISITED THIS PROPOERTY. IT WAS ASSESSED THAT THE PROPOSED DEVELOPMENT WOULD NOT LEAD TO VIEW LOSS. HENCE A MONTAGE WAS NOT PREPARED







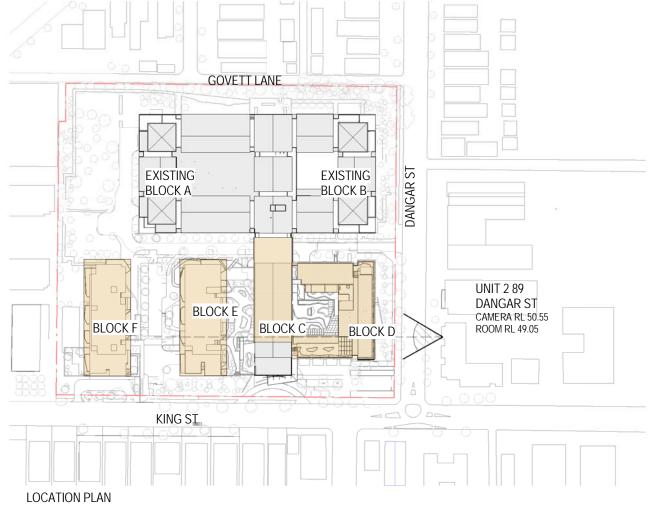




VIEW FROM THE BEDROOM BALCONY - CURRENT



**NOTE**: JACKSON TEECE VISITED THIS PROPOERTY. IT WAS ASSESSED THAT THE PROPOSED DEVELOPMENT WOULD NOT LEAD TO VIEW LOSS. HENCE A MONTAGE WAS NOT PREPARED



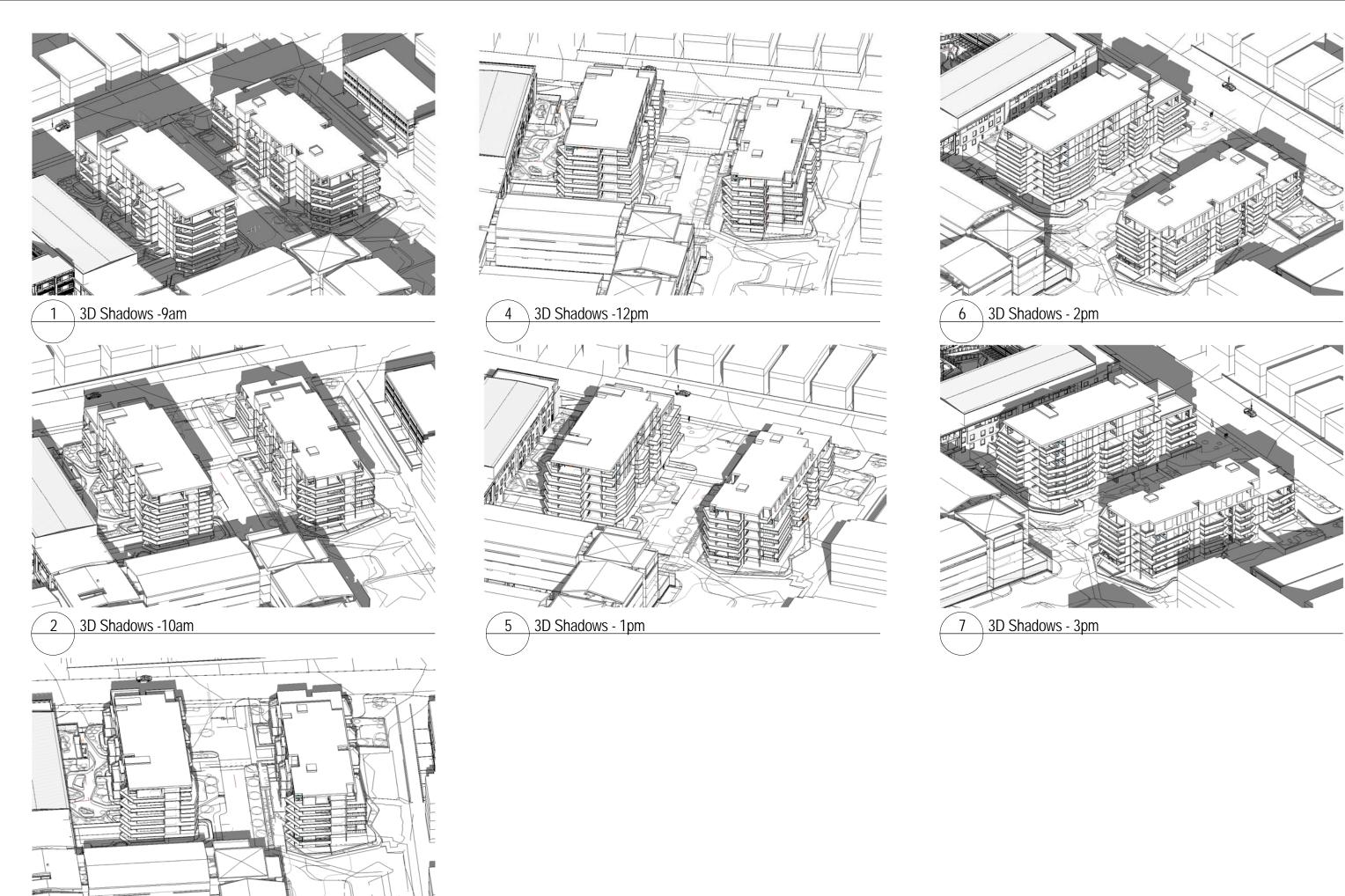


VIEW FROM THE BEDROOM WINDOW - CURRENT

**NOTE**: JACKSON TEECE VISITED THIS PROPOERTY. IT WAS ASSESSED THAT THE PROPOSED DEVELOPMENT WOULD NOT LEAD TO VIEW LOSS. HENCE A MONTAGE WAS NOT PREPARED



# 6. SOLAR ANALYSIS



3D Shadows -11am

7. SEPP 65 ANALYSIS

					SOLA	AR AC	CCES	S		NATURAL VENTILATION
		9am	10am	11am	12noon	1pm	2pm	3pm		
	Unit								2 or more hrs	
Basement 1	F1 F2	0	0	1	1 0	1	0	1	Y	Y
	F3	0	1	1	1	1	1	1	Y	Y
	F4	0	1	0	0	0	0	0	N	Υ
Lower Ground	F1	1	1	1	1	1	1	1	Y	Y
	F2 F3	0	0	0	0	0	1	0	N	N N
	F4	0	1	1	1	1	1	1	Ý	Y
	F5 F6	1	1	0	0	0	0	0	N	Y
Ground Floor	F1	1	1	1	1	1	1	1	Y	Y
GIOUIIU FIOOI	F2	0	0	0	0	0	1	0	N	Ň
	F3 F4	0	0	0	0	0	1	1	N	N Y
	F5	1	1	1	1	1	1	1	Y	Y
	F6 F7	1	1	1	0	0	0	0	Y	Y
	F8	1	1	1	0	0	0	Ō	Y	Y
	E1 E2	1	1 0	1	1 0	1	1	1	Y	Y
	E3	0	0	Ō	0	1	1	1	Y	N
	E4 E5	0	0	0	0	1	1	1	Y	Y
	E6	1	1	0	0	0	0	0	N	Y
	E7	1	1	0	0	0	0	0	N	Y
	E8	1	1	0	0	0	0	0	N	Y
Level 1	F1 F2	1	1 0	1	1 0	1	1	1	Y	Y
	F3	0	0	0	0	1	1	1	N	N
	F4	0	0	0	0	1	1	1	Y	Y
	F5 F6	1	1	1	0	<u>1</u>	0	0	Y	Y
	F7	1	1	1	0	0	Ō	0	Y	Y
	F8 E1	1	1	1	0	0	0	0	Y	Y
	E2	0	0	0	0	Ó	1	1	N	N
	E3 E4	0	0	0	0	1	1	1	Y	N
	E5	1	1	1	1	1	1	1	Y	Y
	E6 E7	1	1	0	0	0	0	0	N N	Y
	E8	1	1	Ö	0	ő	ő	ő	N	Ÿ
Level 2	F1	1	1	1	1	1	1	1	Y	Y
LC VCI L	F2	Ó	Ö	0	Ö	1	1	1	Ý	Ň
	F3	0	0	0	0	1	1	1	Y	N
	F5	1	1	1	1	1	1	1	Y	Y
	F6 F7	1	1	1	0	0	0	0	Y	Y
	F8	1	1	1	0	0	0	Ō	Ý	Y
	E1 E2	0	0	1 0	1 0	1	1	1	Y	Y
	E3	0	0	0	Ö	1	1	1	Y	N
	E4 E5	0	0	0	0	1	1	1	Y	Y
	E6	1	1	1	0	0	0	0	Y	Y
	E7 E8	1	1	0	0	0	0	0	N Y	Y
Level 3	F1	1 0	0	1	1	1	1	1	Y	Y
	F2 F3	0	0	1	0	1	1	1	Y	Y
	F4	1	1	1	1	1	0	1	Y	Y
	F5 E1	1	1	0	1	0	0	0	Y	Y
	E2	0	0	0	1	1	1	1	Y	N
	E3 E4	0	0	0	1	1	1	1	Y	N
	E5	1	1	1	1	1	1	1	Y	Y
	E6 E7	1	1	1	0	0	0	0	Y	Y
	E8	1	1	1	0	Ö	Ö	Ö	Ÿ	Ÿ
Level 4	F1	1	1	1	1	1	1	1	Y	Υ
	E1 E2	0	0	0	0	1	1	1	Y	N
	E3 E4	1	1	0	0	1	1	1	Y	Y
	E5	1	1	1	Ö	Ö	Ö	0	Y	Ý
Level 5	E1	1	1	1	1	1	1	1	Y	Υ
	E2	0	0	0	0	1	1	1	Y	N
	E3 E4	1	1	0	0	1	1	1	Y	Y
	E5	<del>- i</del> -	1	1	Ö	Ö	ö	ö	Ÿ	Ÿ

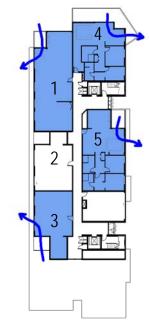
NOTE: THE APARTMENT PLANS AND NUMBERS ARE AN INDICATIVE DESIGN. DEVELOPMENT APPLICATION MAY SHOW VARIANCE

SOLAR ACCESS **TOTAL UNITS 79** 

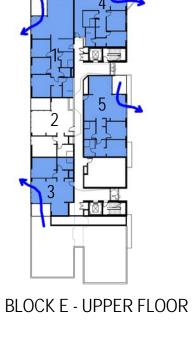
MIN UNITS TO COMPLY 57 (70% OF TOTAL) COMPLIANT UNITS 62 (77% OF TOTAL)

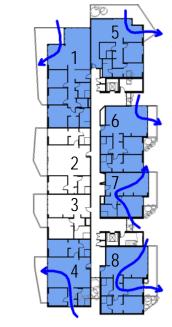
NATURAL VENTILATION **TOTAL UNITS 79** 

MIN UNITS TO COMPLY 49 (60% OF TOTAL) COMPLIANT UNITS 61 (75% OF TOTAL)

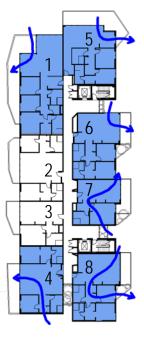


BLOCK F - UPPER FLOOR

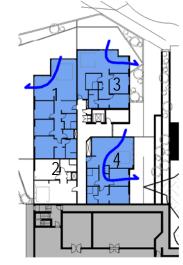




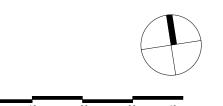
TYPICAL FLOOR PLAN



21ST JUNE SOLAR PATH





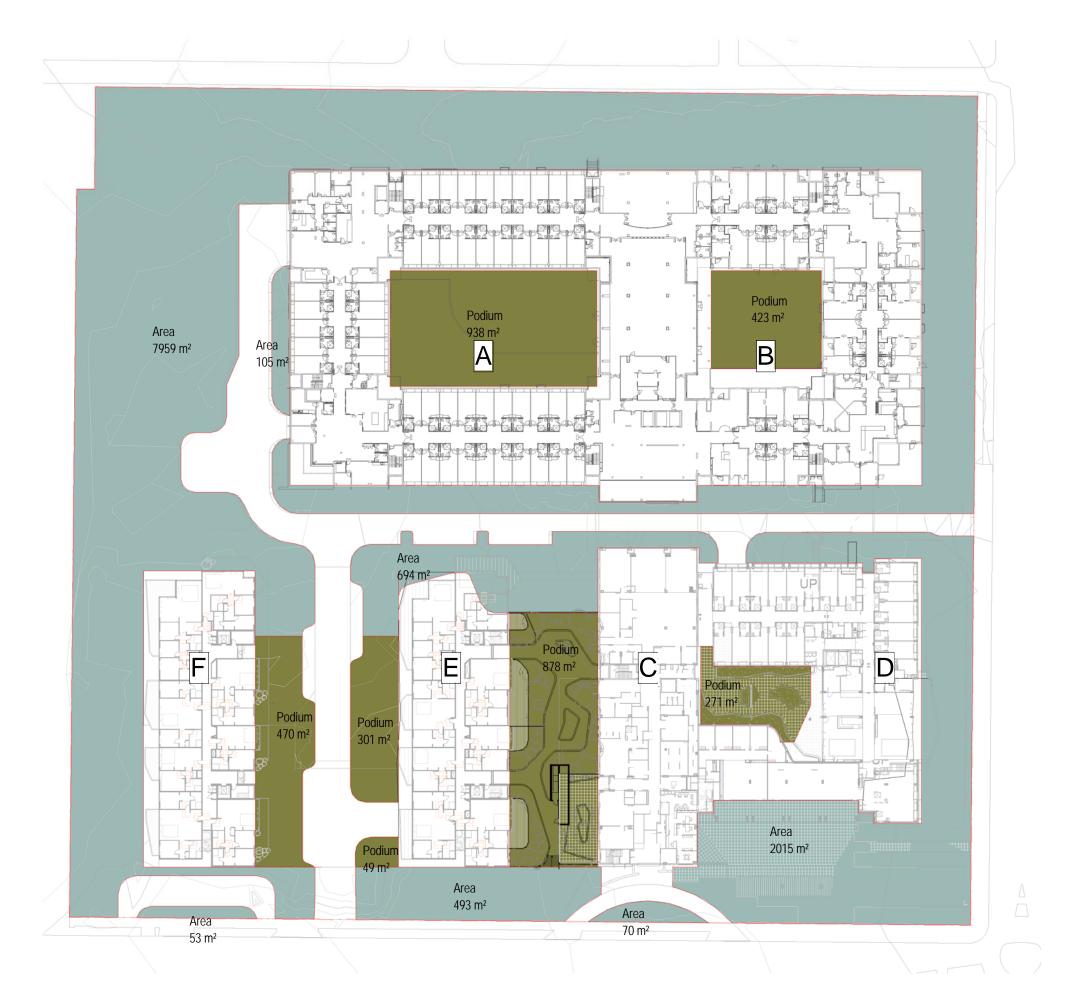


Scale 1:750 @ A3 SEPP65 SOLAR AND WIND STUDY M7.01 Rev.2 JACKSON TEECE

8. AREA SCHEDULE / GFA PLANS

GFA CALCULATI	ION AS PER SEPP
PROPOSED SC	CHEME - MAY 2016
BLOCK	GFA m2
Block A, B & C	23367
Block D	7393
Block E & F	12702
TOTAL	43462
GFA SITE AREA FSR	43,462 29,353 1.48
	ED SCHEME - MBER 2011
BLOCK	GFA m2
Block A, B & C	24098
Block D	6553
Block E	16619
TOTAL	47270
GFA SITE AREA FSR	47,270 29,353 1.61
GFA IS CALCULATED (HOUSING FOR SENIO	

	ED SCHEME -
MA	Y 2016
BLOCK	GFA m2
Block A, B & C	19021
Block D	6204
Block E & F	12052
TOTAL	37277
GFA SITE AREA FSR	37,277 29,353 1.27
	ED SCHEME - MBER 2011
BLOCK	GFA m2
	17494
Block A, B & C	17434
	6401
Block A, B & C	
Block A, B & C Block D	6401



## Legend:

Site Area 29,353 sq.m.

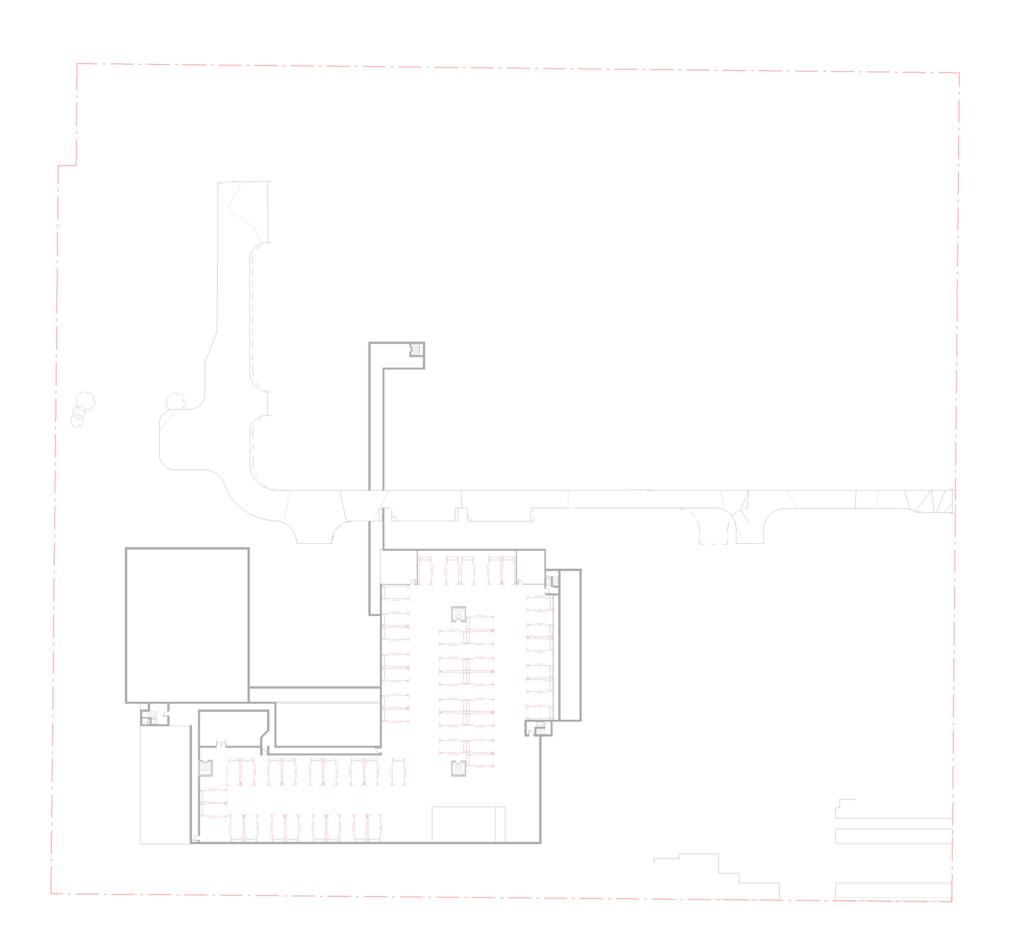
Landscaped Area 14,719 sq.m. (50% of site area)

Landscaped Area 3,330 sq.m. over Podium

(20% of landscaped area)



O 10 20 30 40m Scale 1:750 @ A3 PROPOSED LANDSCAPED AREA M8.02 Rev.2 **JACKSON TEECE** 



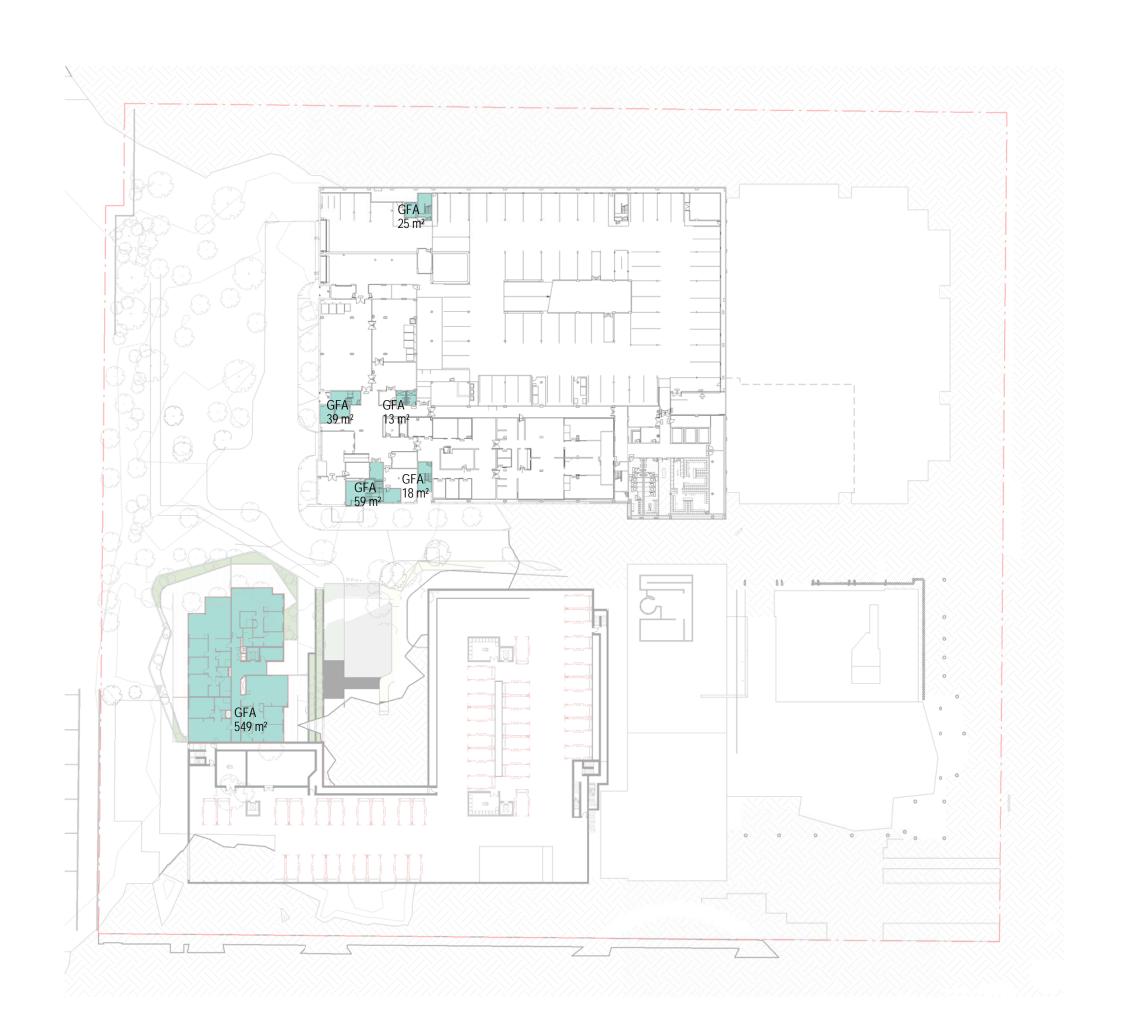
GFA BASEMENT LEVEL 2 = 0m2

CALCULATION AS PER SEPP SENIORS



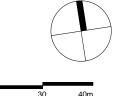
0 10 Scale 1:750 @ A3 CONCEPT PLAN GFA - B2

M8.03 Rev.2 **JACKSON TEECE** 



GFA BASEMENT LEVEL 1 = 703m2

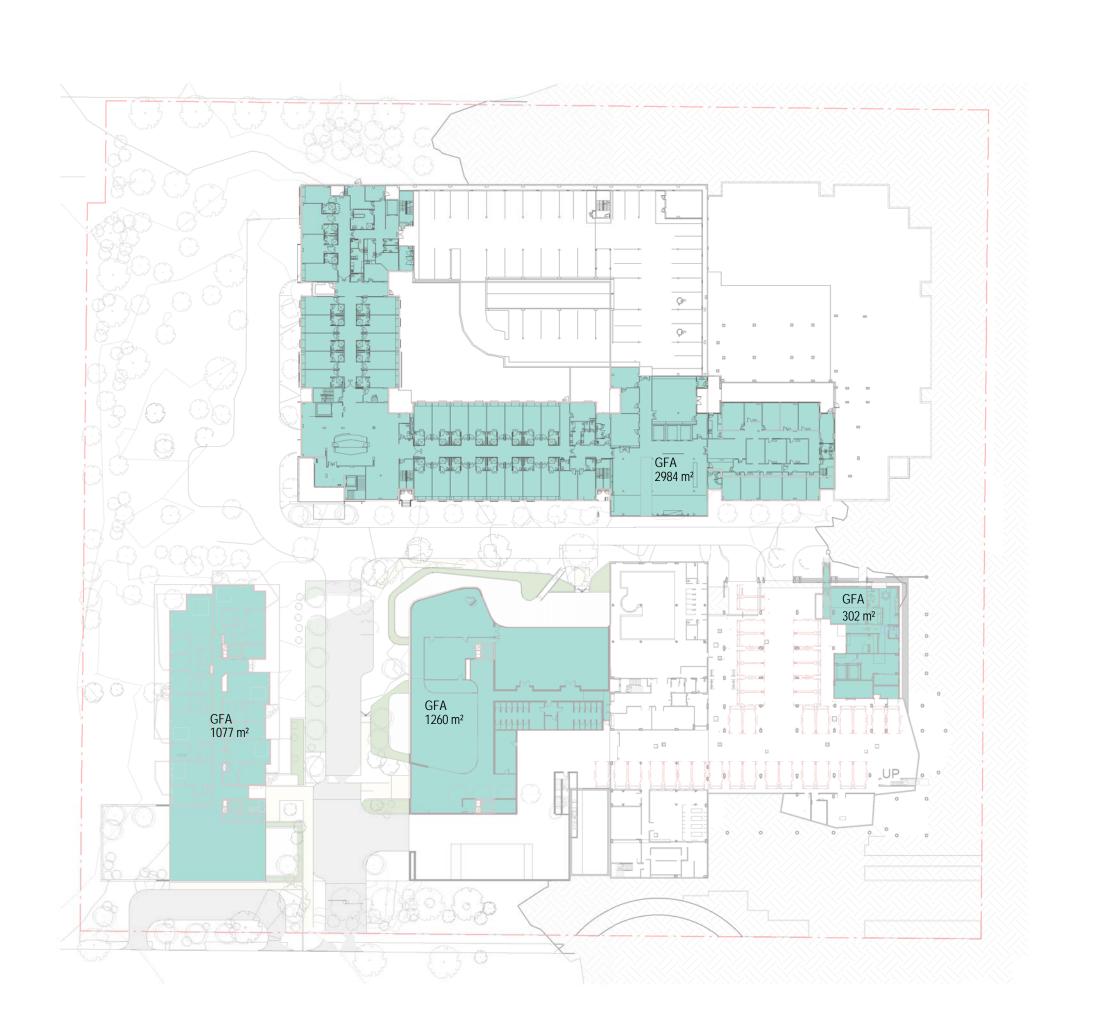
CALCULATION AS PER SEPP SENIORS



Scale 1:750 @ A3

CONCEPT PLAN GFA - B1

M8.04 Rev.2 **JACKSON TEECE** 

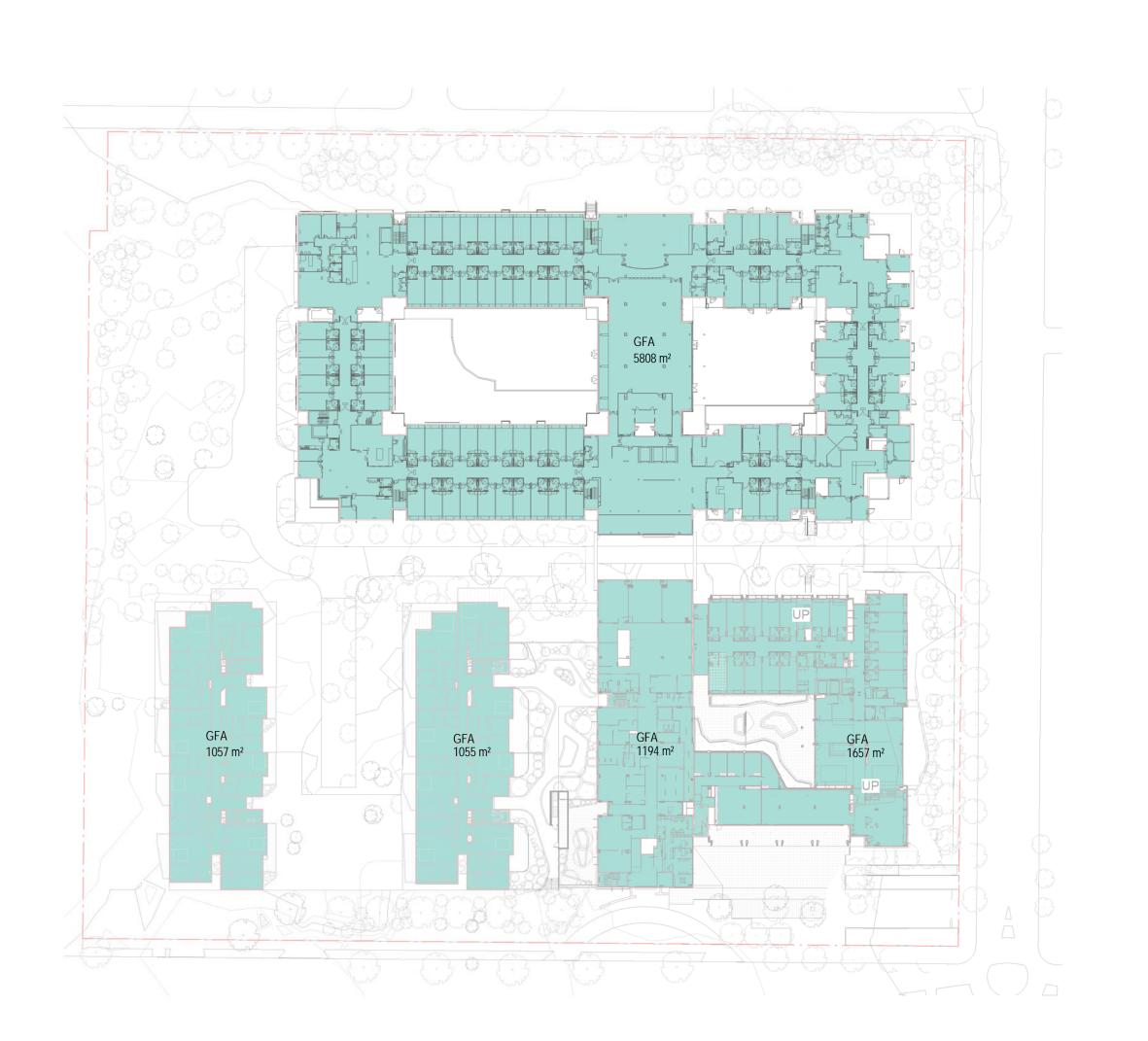


GFA LOWER GROUND LEVEL = 5623m2

CALCULATION AS PER SEPP SENIORS



0 10 20 30 40m Scale 1:750 @ A3 CONCEPT PLAN GFA - LG LEVEL M8.05 Rev.2 **JACKSON TEECE** 

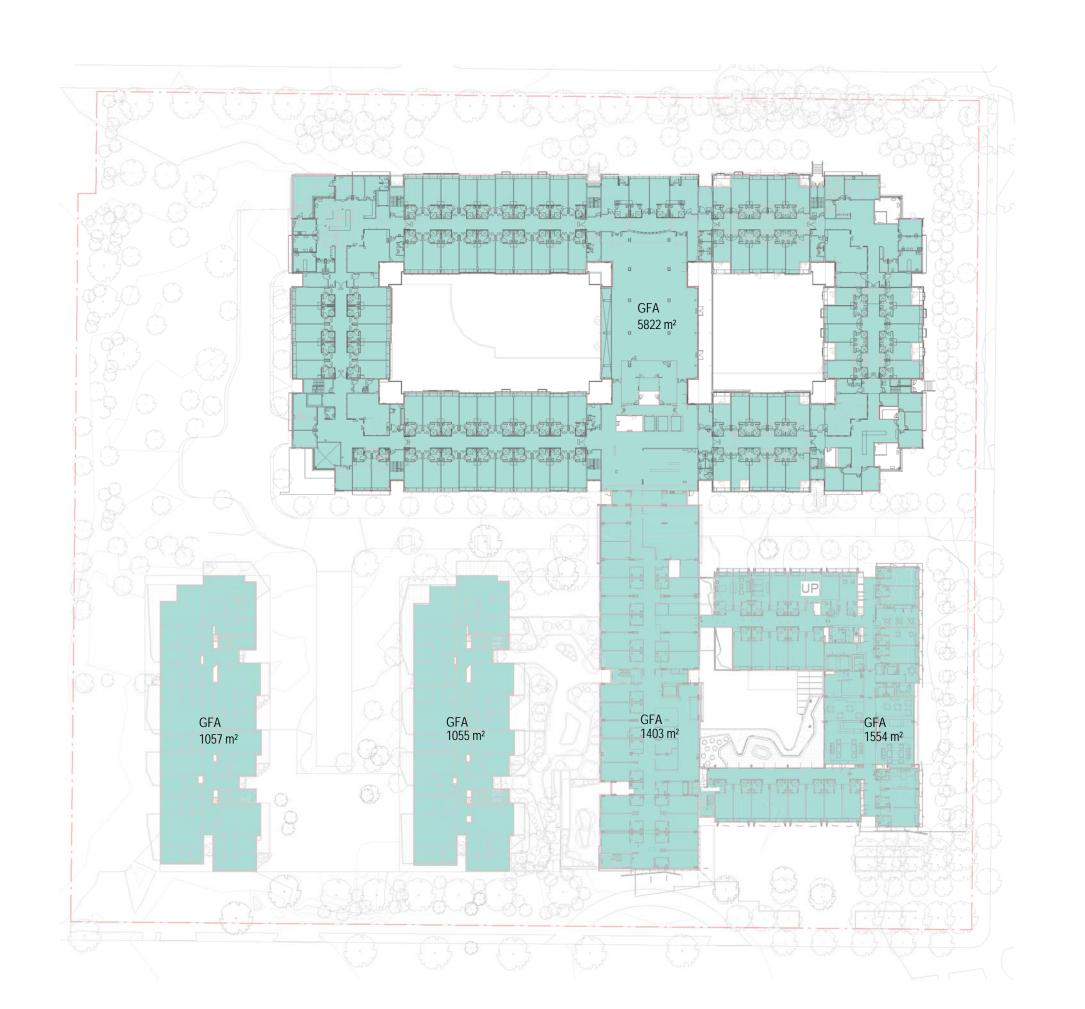


GFA GROUND LEVEL = 10771m2

CALCULATION AS PER SEPP SENIORS



0 10 20 30 40m Scale 1:750 @ A3 CONCEPT PLAN GFA - GROUND LEVEL M8.06 Rev.2 **JACKSON TEECE** 

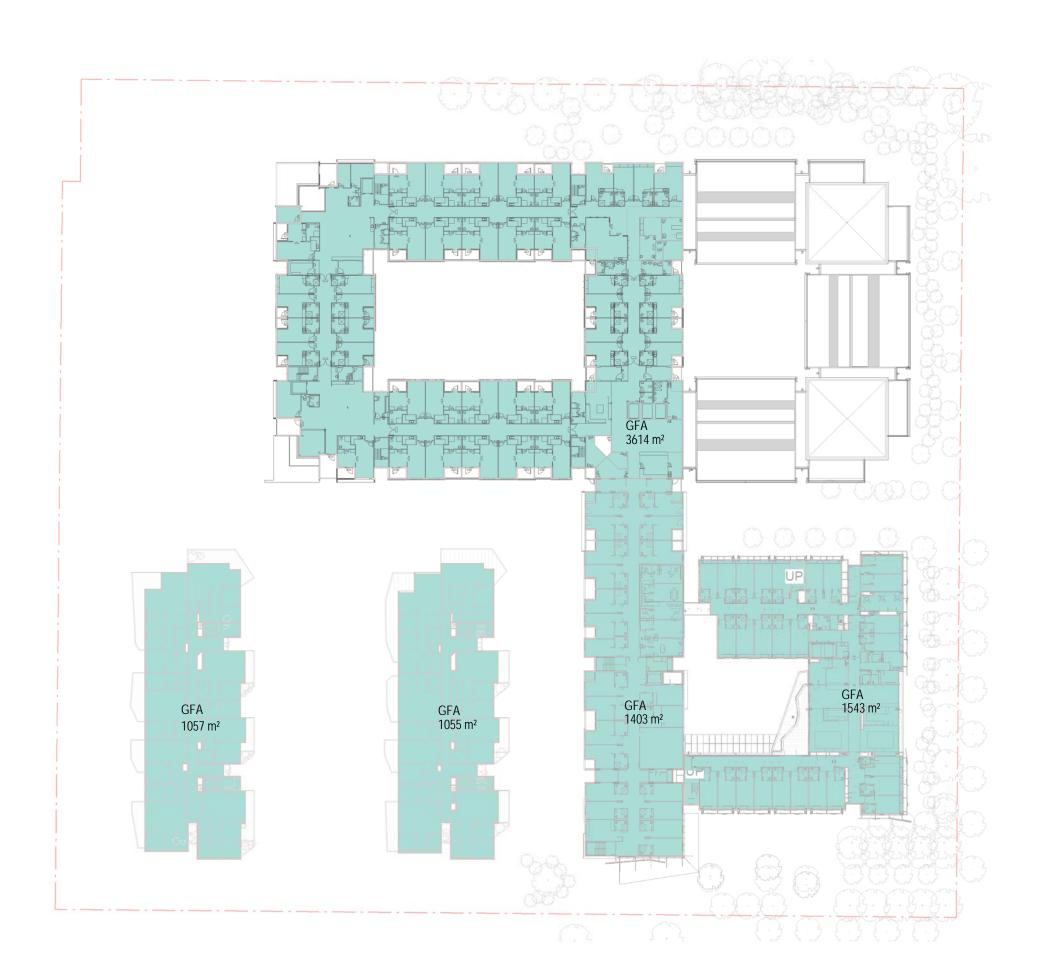


GFA LEVEL 1 = 10891m2

CALCULATION AS PER SEPP SENIORS





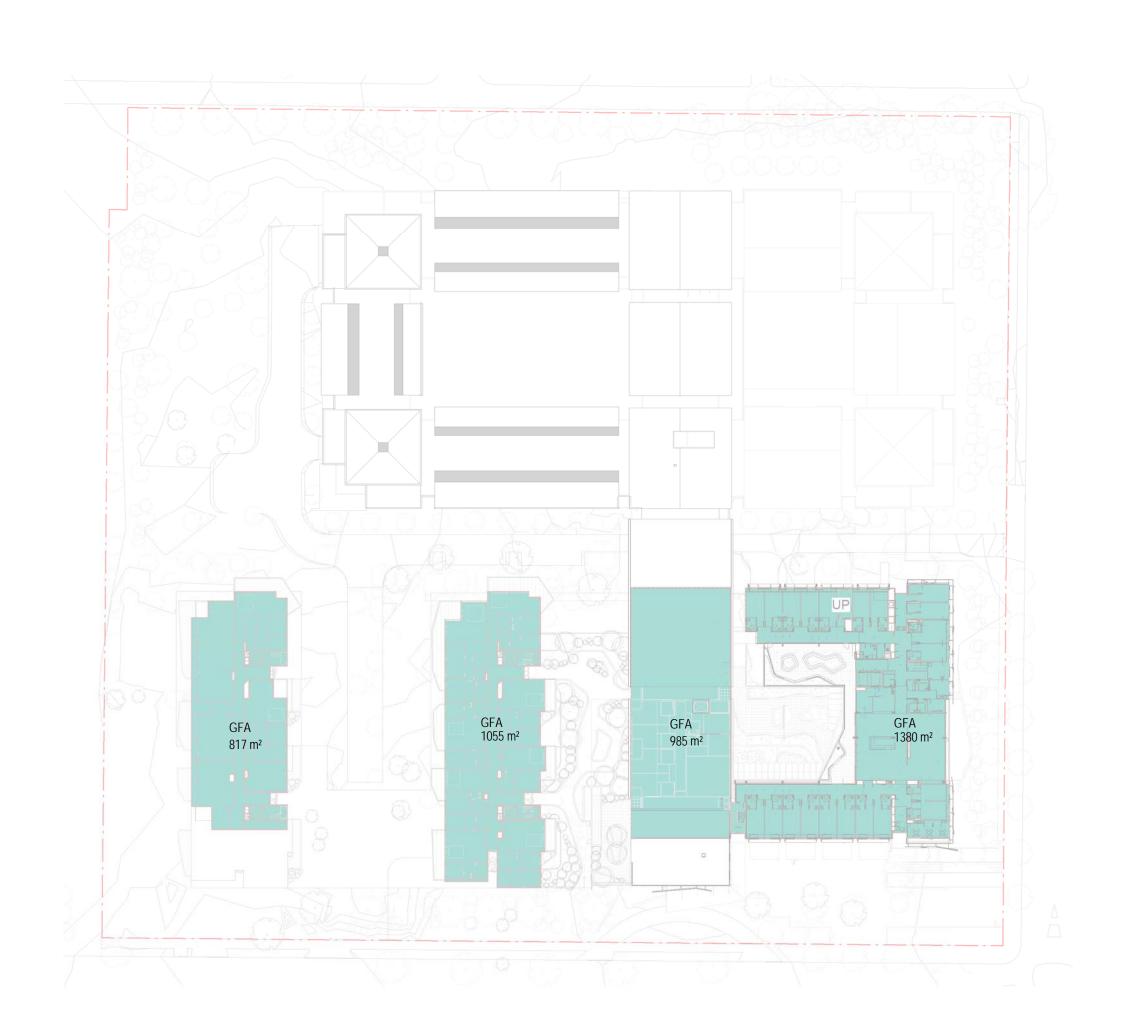


GFA LEVEL 2 = 8672m2

CALCULATION AS PER SEPP SENIORS







GFA LEVEL 3 = 4237m2

CALCULATION AS PER SEPP SENIORS

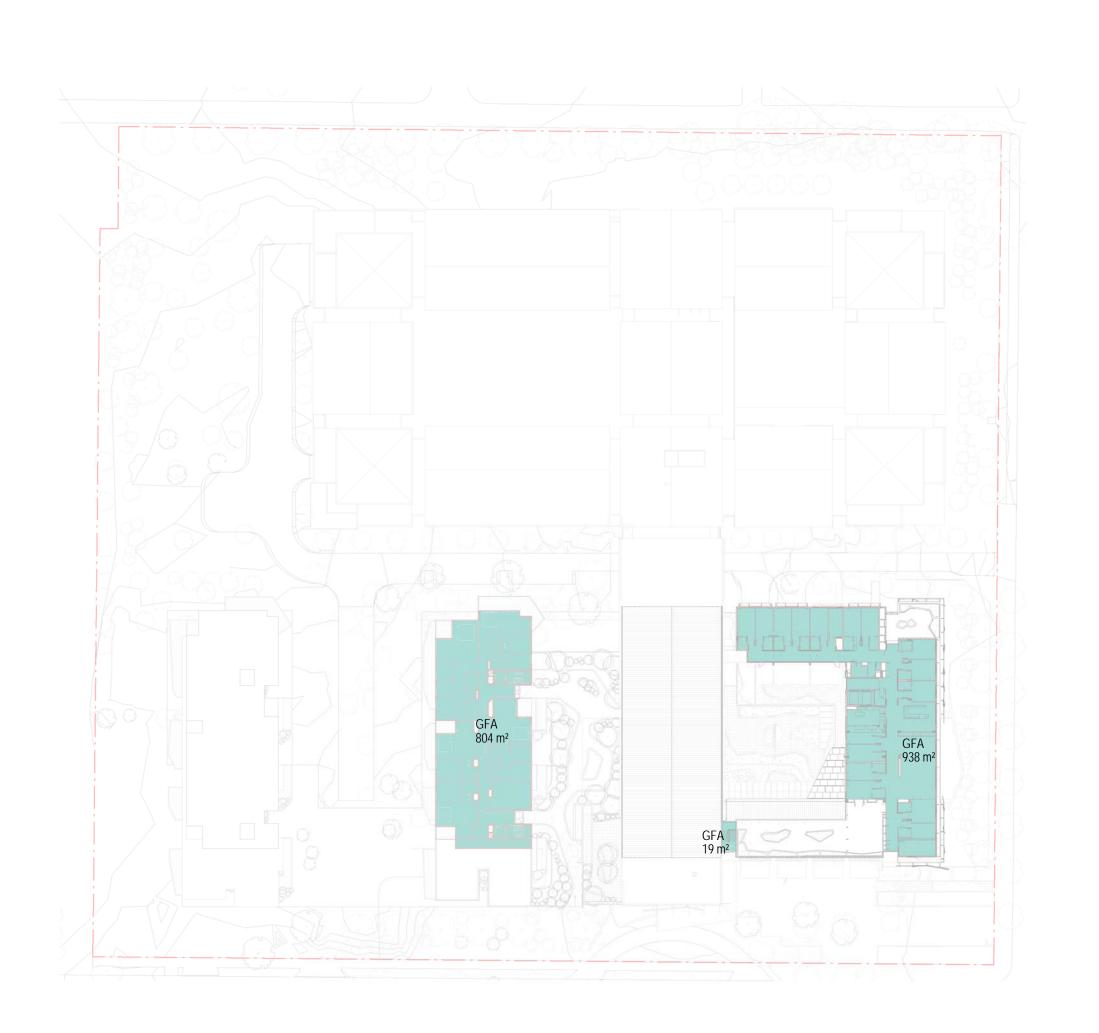


0 10 20 30 40m

Scale 1:750 @ A3

CONCEPT PLAN GFA - LEVEL 3

M8.09 Rev.2 **JACKSON TEECE**Nominoted Architect Ion Brodie (4275)

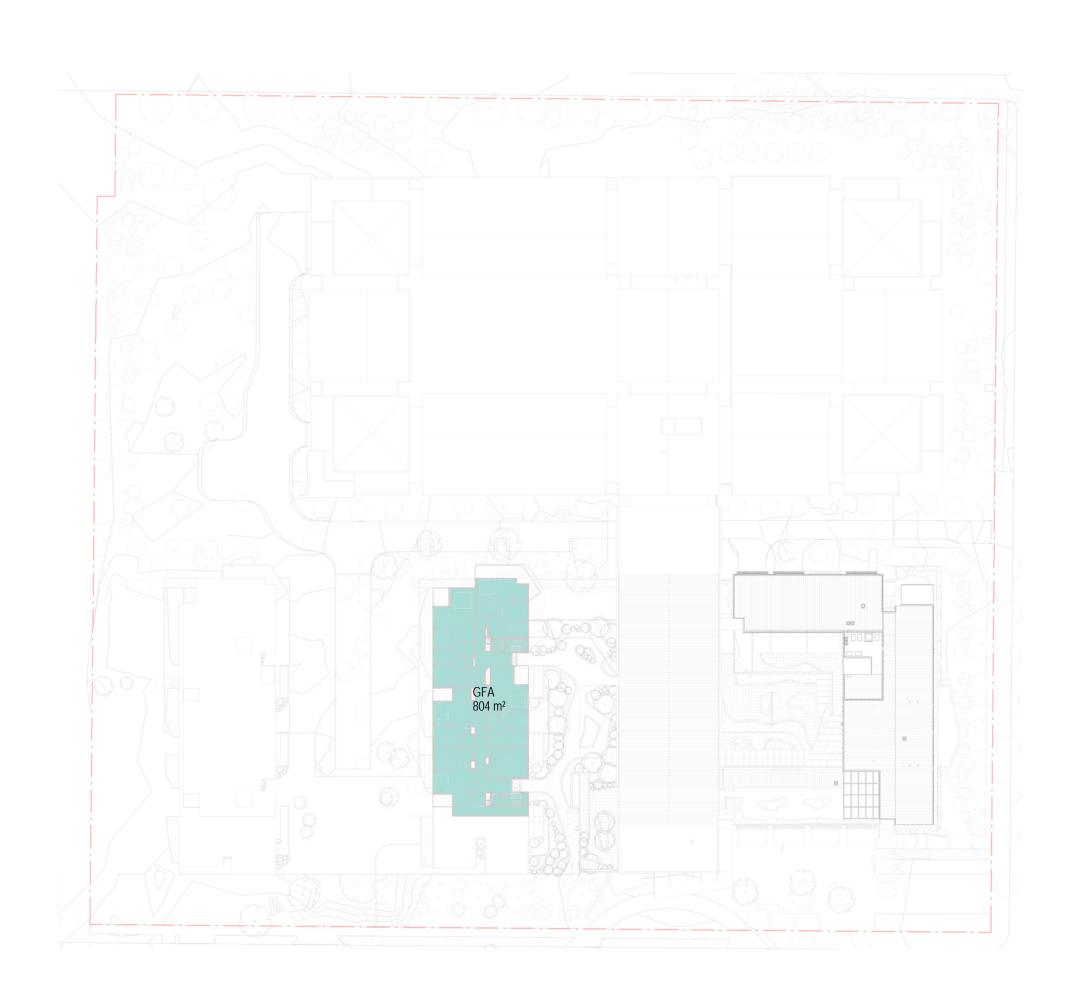


GFA LEVEL 4 = 1761m2

CALCULATION AS PER SEPP SENIORS



0 10 20 30 40m Scale 1:750 @ A3 CONCEPT PLAN GFA - LEVEL 4 M8.10 Rev.2 **JACKSON TEECE** 

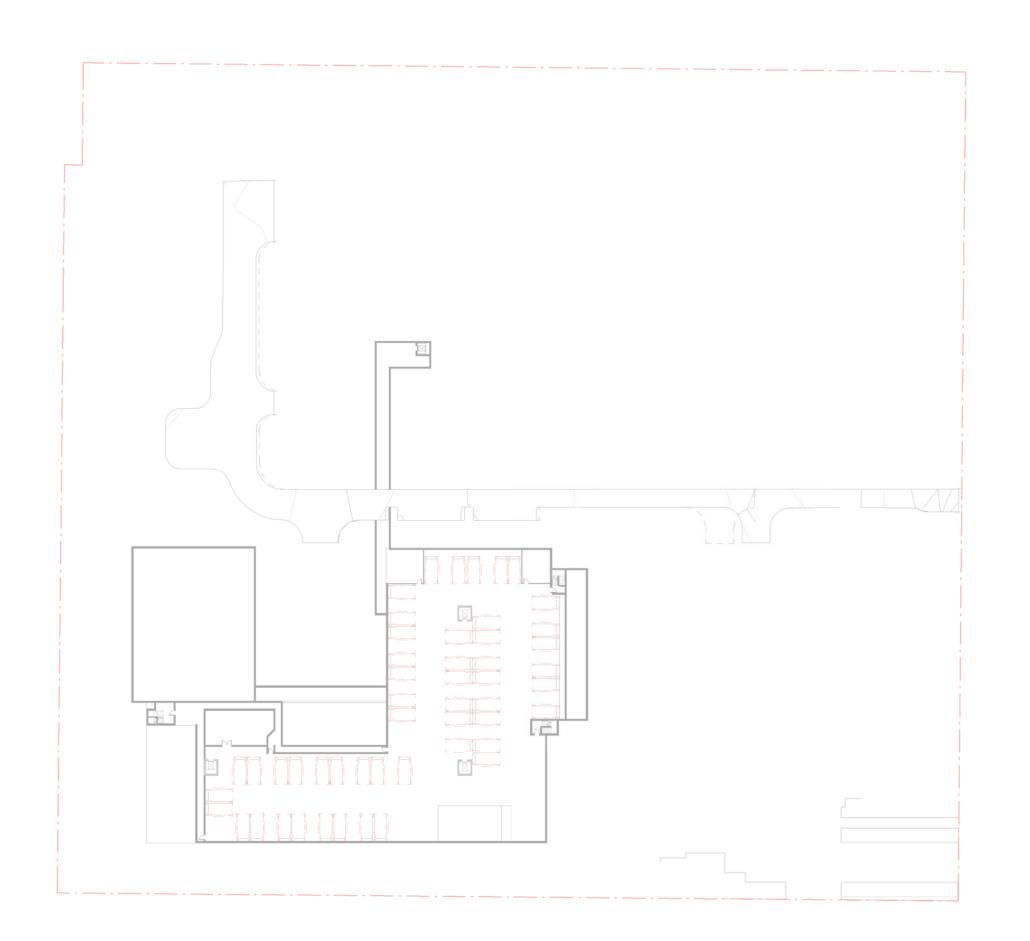


GFA LEVEL 5 = 804m2

CALCULATION AS PER SEPP SENIORS



0 10 20 30 40m
Scale 1:750 @ A3
CONCEPT PLAN GFA - LEVEL 5
M8.11 Rev.2 JACKSON TEECE



GFA BASEMENT LEVEL 2 = 0m2

CALCULATION AS PER APPROVED SCHEME IN 2011

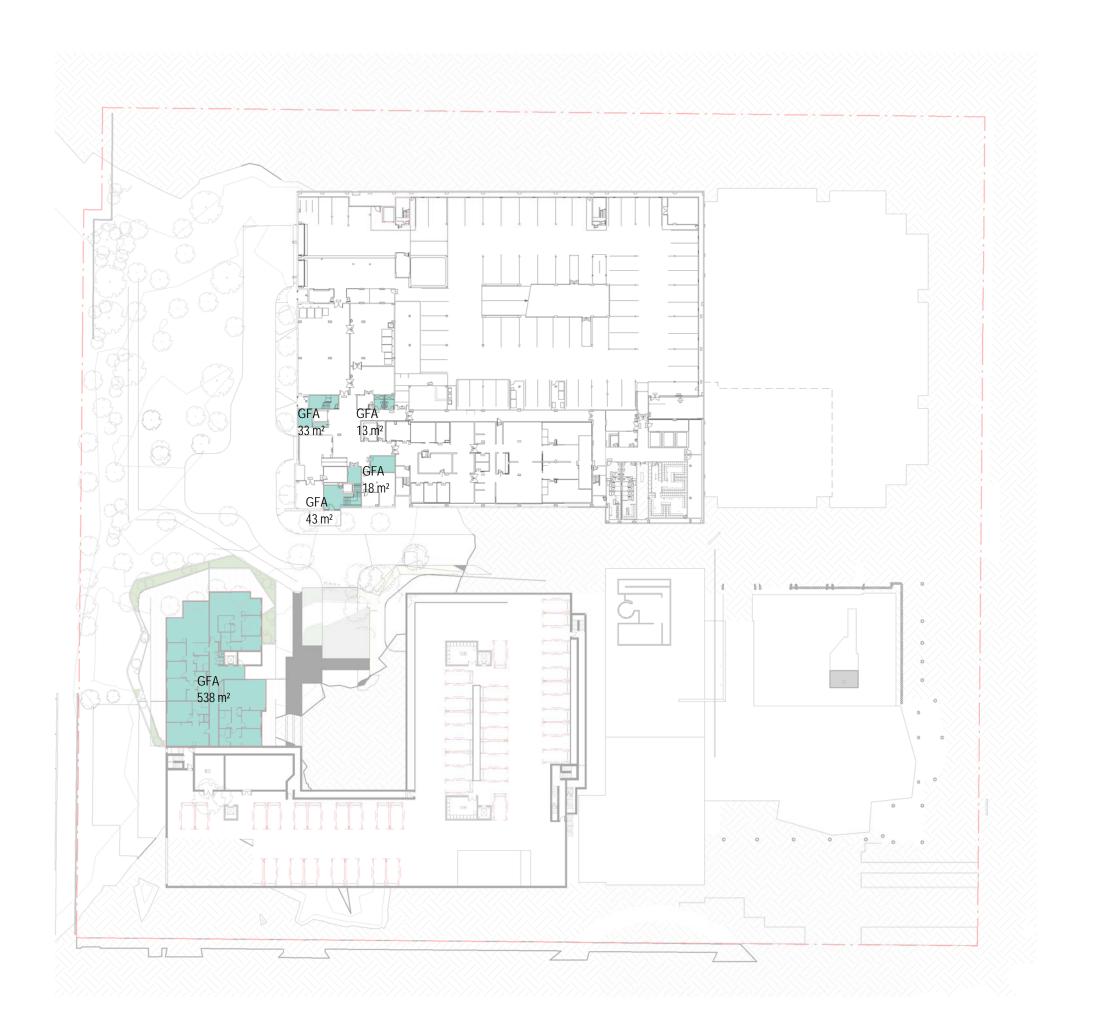


0 10 20 30 40m

Scale 1:750 @ A3

CONCEPT PLAN GFA - B2

M8.12 Rev.2 **JACKSON TEECE**Nominoted Architect Ion Brode (4275)



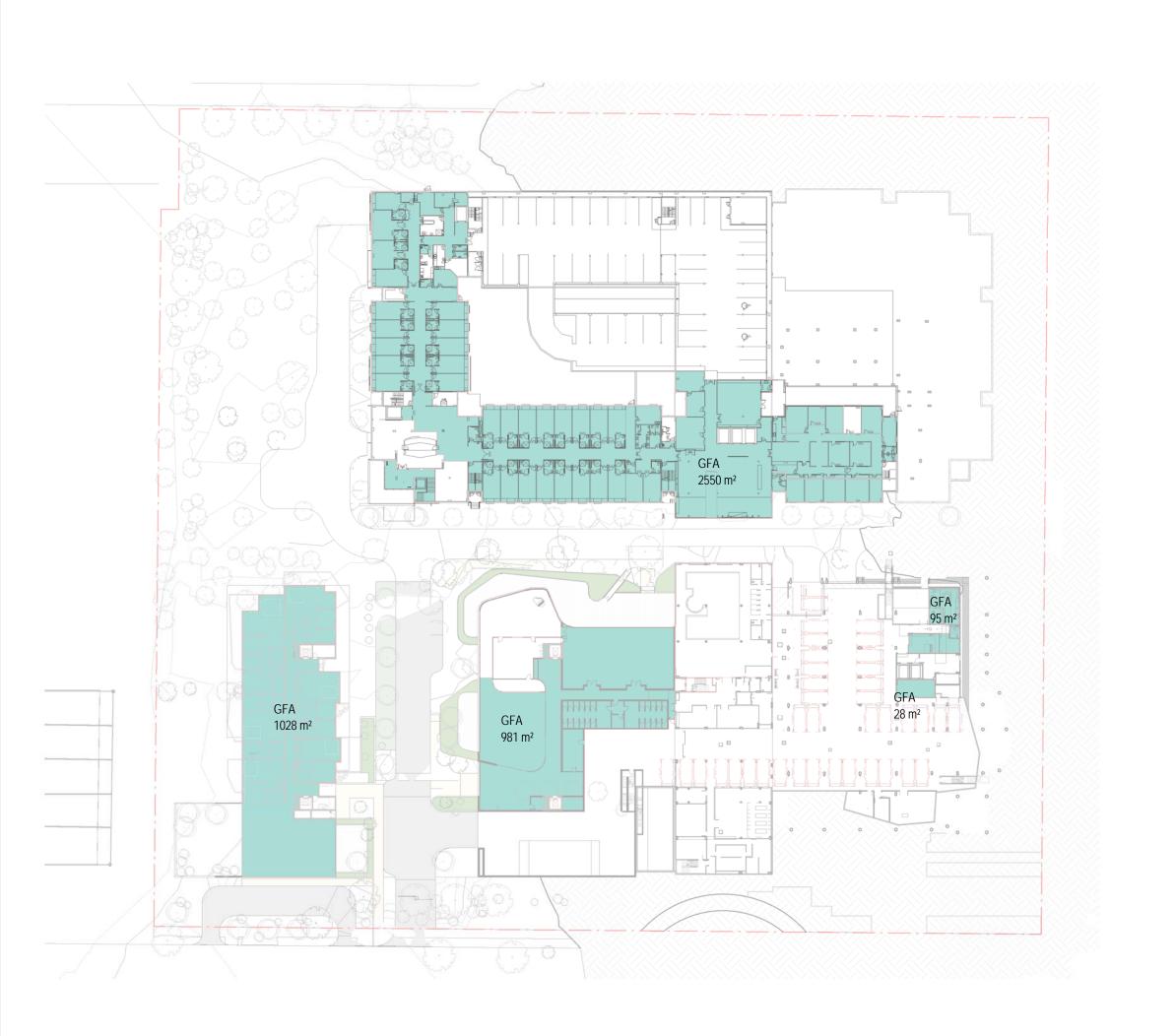
GFA BASEMENT LEVEL1 = 645m2

CALCULATION AS PER APPROVED SCHEME IN 2011



0 10 20 30 40m Scale 1:750 @ A3 CONCEPT PLAN GFA - B1

M8.13 Rev.2 JACKSON TEECE



GFA LOWER GROUND LEVEL = 4682m2

CALCULATION AS PER APPROVED SCHEME IN 2011

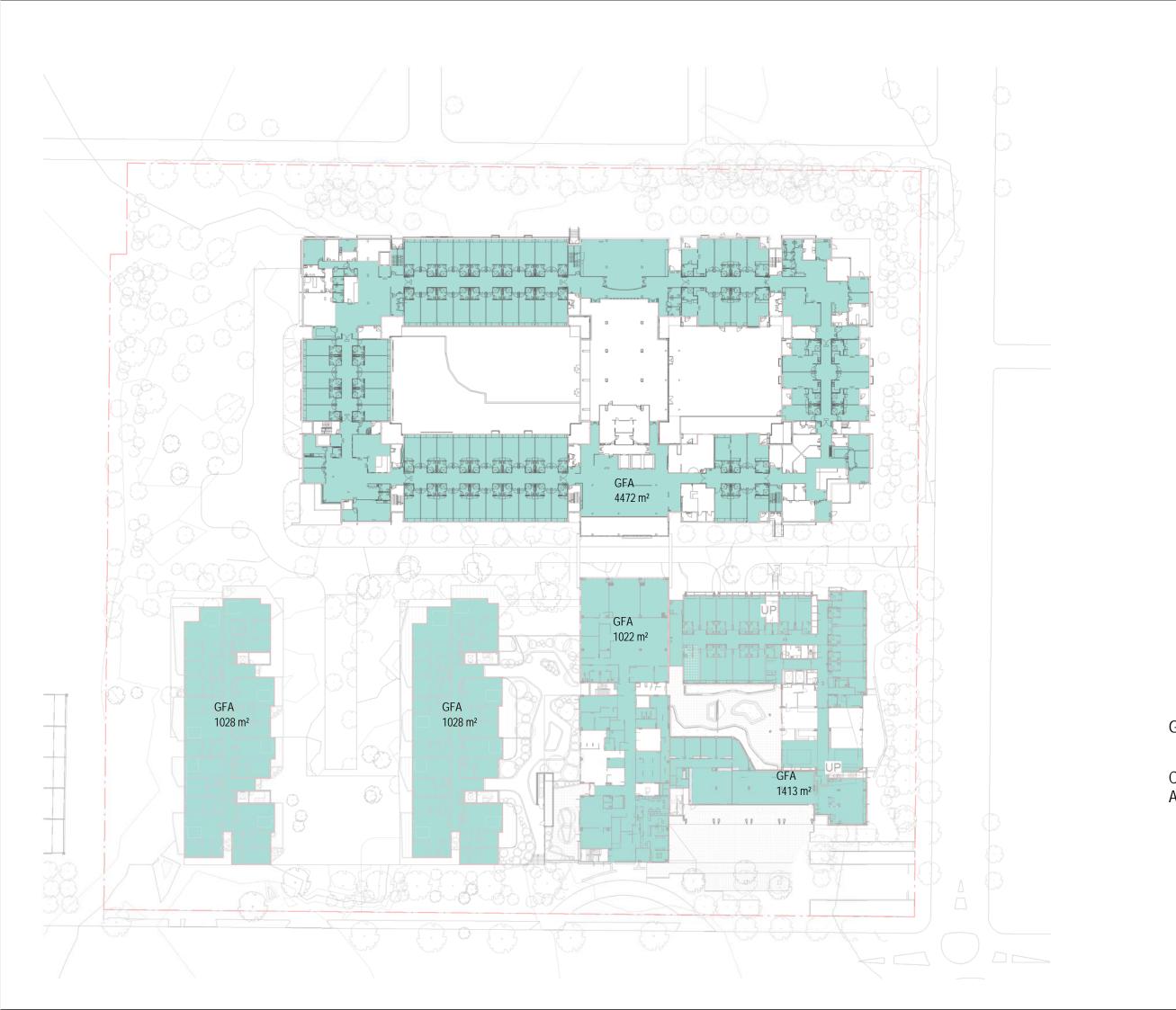


0 10 20 30 40m

Scale 1:750 @ A3

CONCEPT PLAN GFA - LG LEVEL

M8.14 Rev.2 **JACKSON TEECE** 

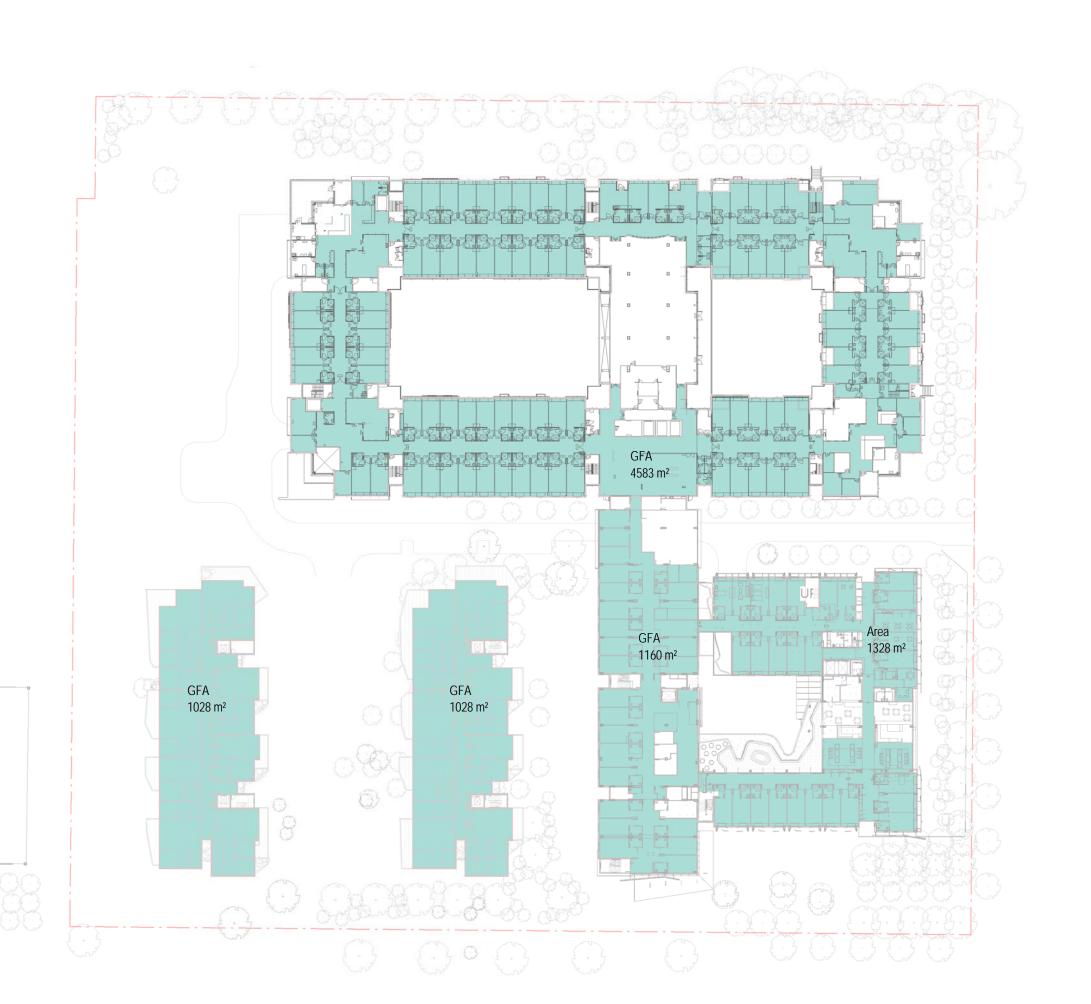


GFA GROUND LEVEL = 8963m2

CALCULATION AS PER APPROVED SCHEME IN 2011



o 10 20 30 40m Scale 1:750 @ A3 CONCEPT PLAN GFA - GROUND LEVEL M8.15 Rev.2 **JACKSON TEECE** 

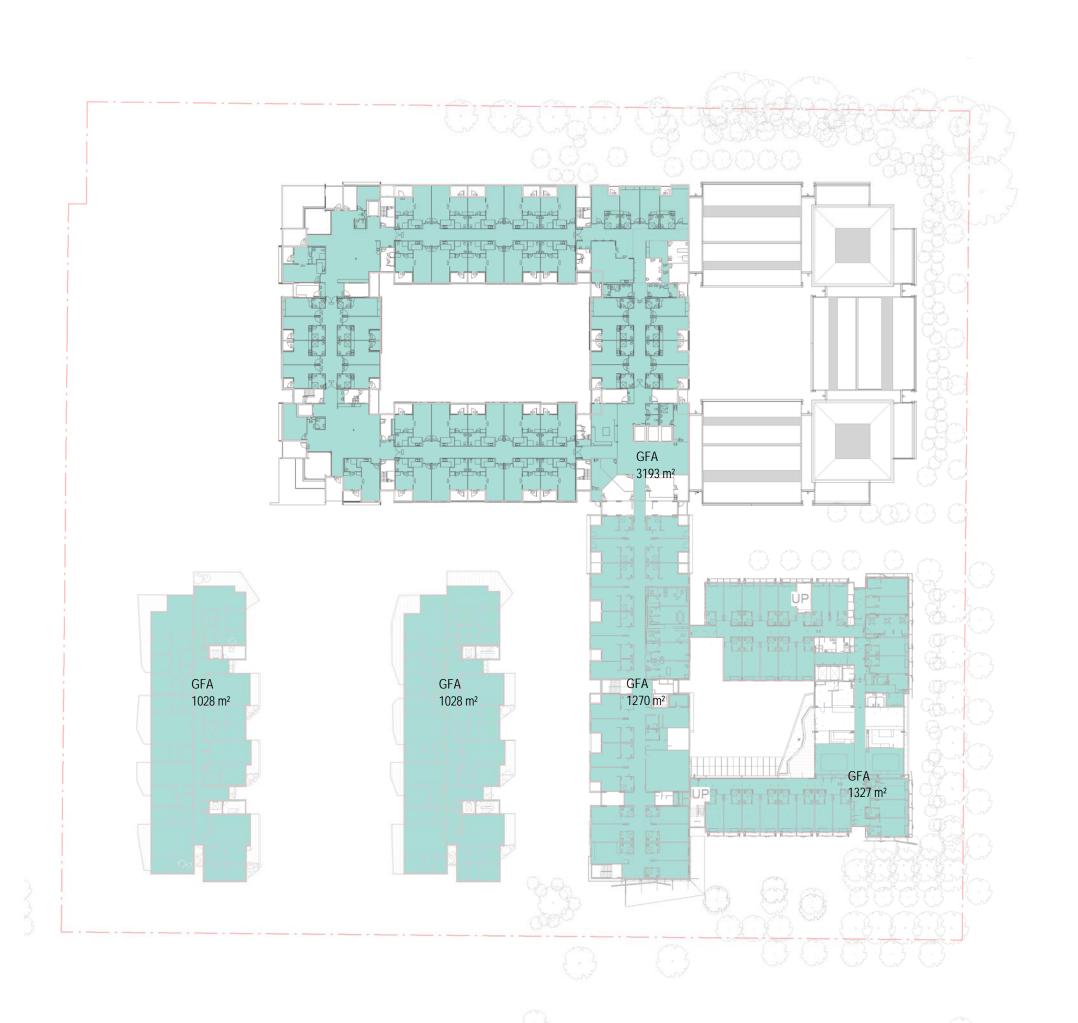


GFA LEVEL 1 = 9127m2

CALCULATION AS PER APPROVED SCHEME IN 2011



0 10 20 30 40m Scale 1:750 @ A3 CONCEPT PLAN GFA - LEVEL 1 M8.16 Rev.2 **JACKSON TEECE** 

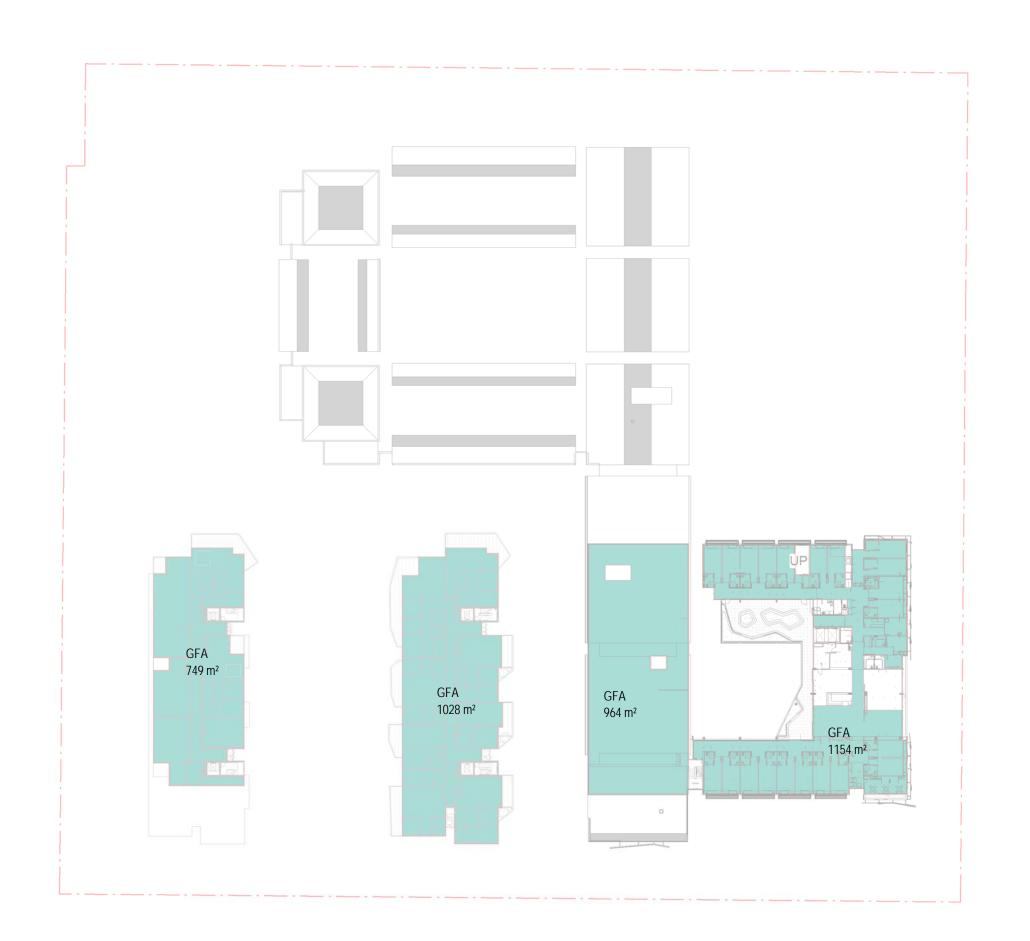


GFA LEVEL 2 = 7846m2

CALCULATION AS PER APPROVED SCHEME IN 2011



O 10 20 30 40m
Scale 1:750 @ A3
CONCEPT PLAN GFA - LEVEL 2
M8.17 Rev.2 JACKSON TEECE

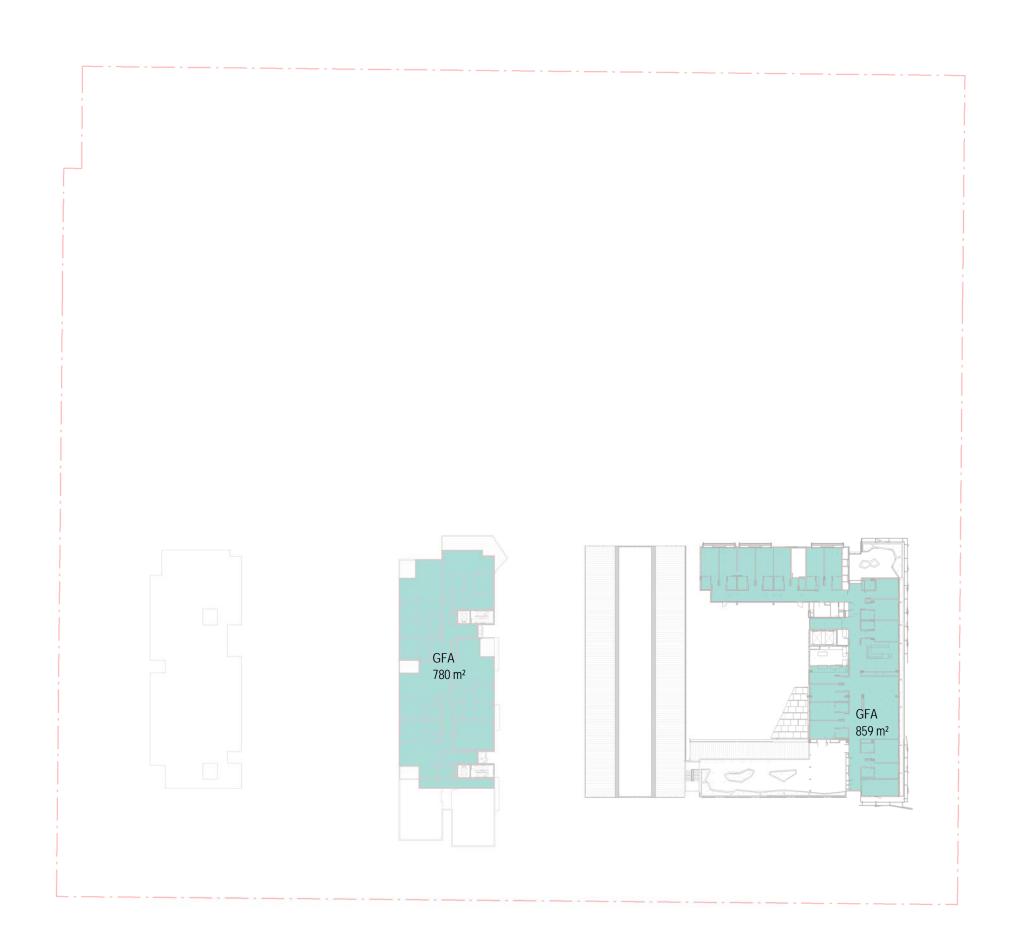


GFA LEVEL 3 = 3895m2

CALCULATION AS PER APPROVED SCHEME IN 2011



0 10 20 30 40m
Scale 1:750 @ A3
CONCEPT PLAN GFA - LEVEL 3
M8.18 Rev.2 JACKSON TEECE

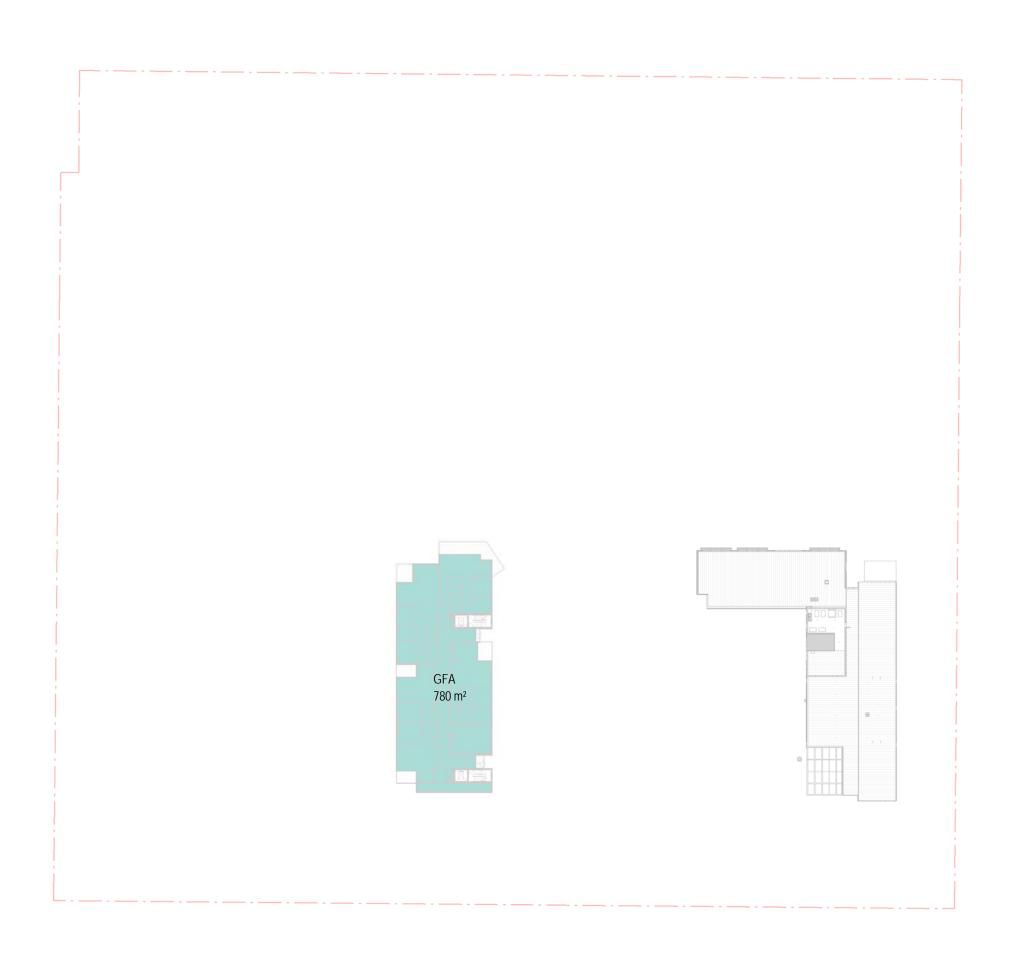


GFA LEVEL 4 = 1639m2

CALCULATION AS PER APPROVED SCHEME IN 2011



O 10 20 30 40m
Scale 1:750 @ A3
CONCEPT PLAN GFA - LEVEL 4
M8.19 Rev.2 JACKSON TEECE



GFA LEVEL 5 = 780m2

CALCULATION AS PER APPROVED SCHEME IN 2011



