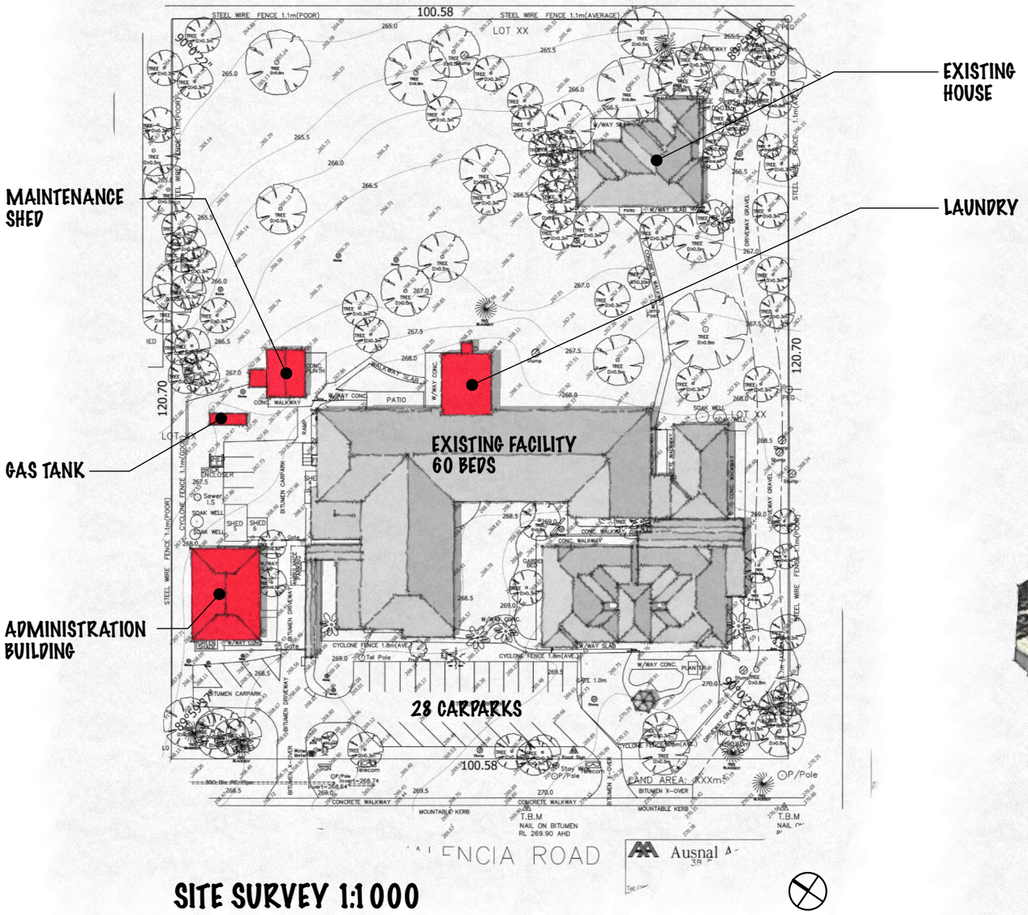


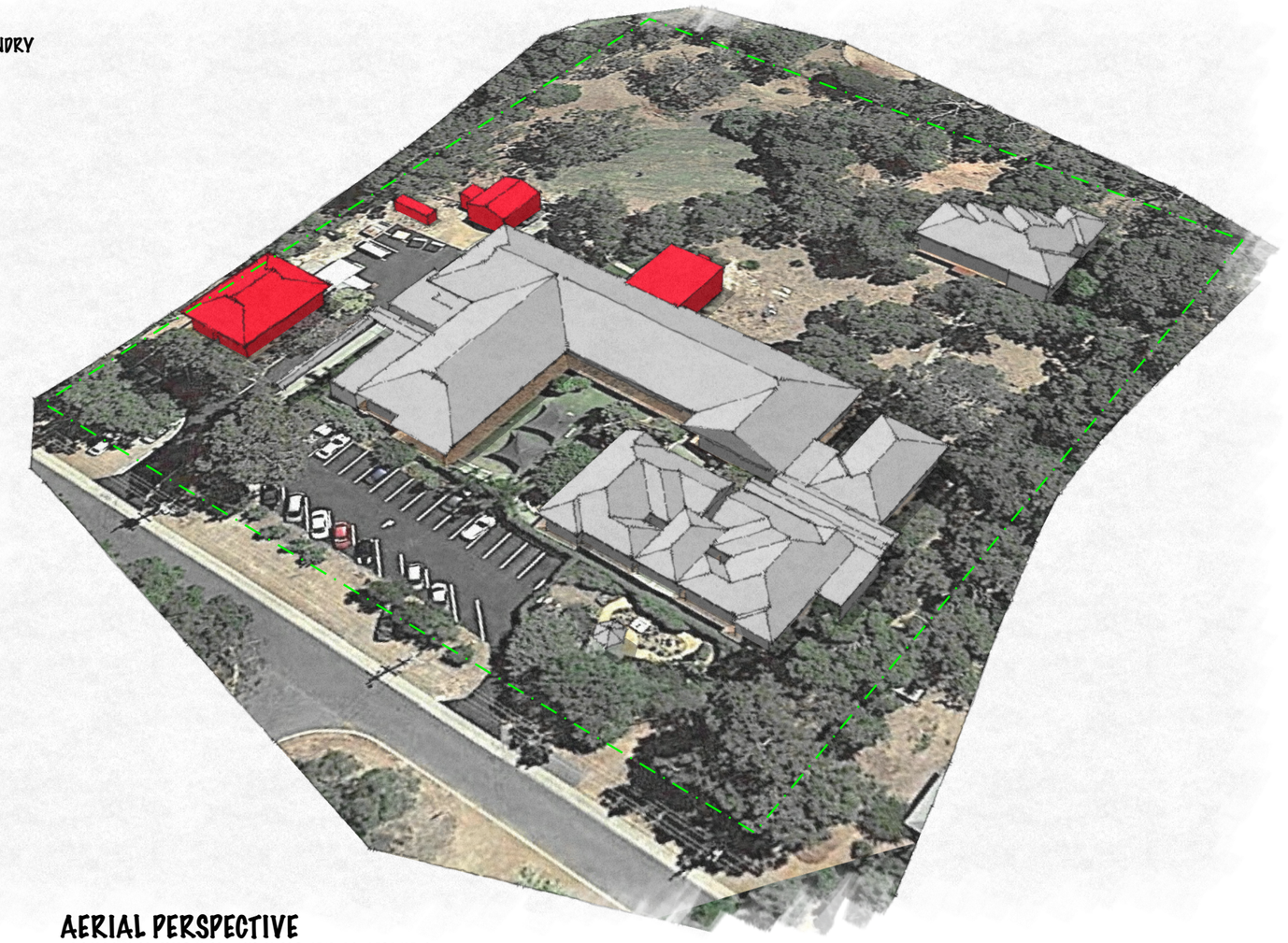
SITE SURVEY 1:1 000

BUILDINGS FOR DEMOLITION & ENABLING WORKS

THE BUILDINGS HIGHLIGHTED IN RED NEED TO BE DEMOLISHED AS PART OF THE SITE ENABLING WORKS AS THEY WILL FALL WITHIN THE NEW BUILDING ENVELOPE. OTHER EXISTING SITE INFRASTRUCTURE INSIDE THE PROPOSED BUILDING ENVELOPE AREA WILL ALSO NEED TO BE RELOCATED AS PART OF THE ENABLING WORKS. THE GAS CYLINDER WILL NEED TO BE RELOCATED AND CONNECTED BACK INTO THE INFRASTRUCTURE. THE PARAMETERS FOR RELOCATING THE TANK ARE CURRENTLY UNKNOWN.

LAUNDRY DEMOLITION & REBUILD

THE CURRENT LAUNDRY FACILITY WILL BE REPLACED AS PART OF THIS PROJECT. IN ORDER THAT THE NEW BUILDING ENVELOPE CAN BE FULLY UTILISED, THE EXISTING LAUNDRY NEEDS TO BE DEMOLITION AS PART OF THE ENABLING WORKS, AND A TEMPORARY OFF-SITE LAUNDRY SERVICE BE SOUGHT UNTIL THE NEW LAUNDRY IS COMMISSIONED.



AERIAL PERSPECTIVE

- INDICATING EXISTING BUILDINGS FOR DEMOLITION

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INFORMATION
80 BED EXPANSION OF THE EXISTING VALENCIA AGED CARE FACILITY

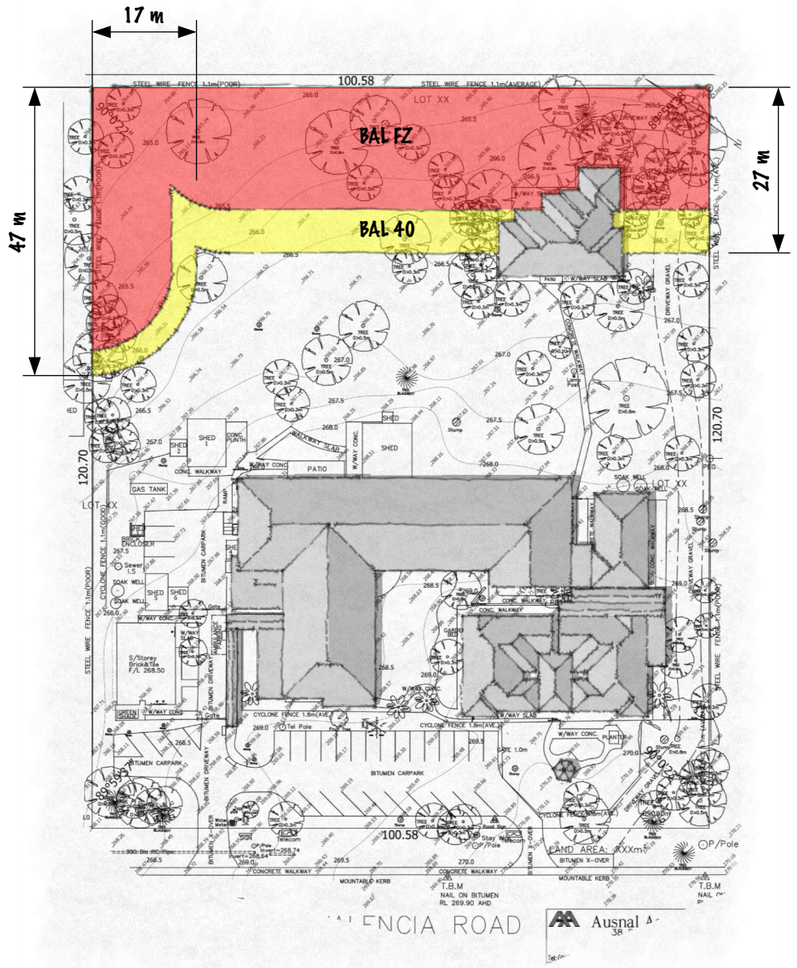
CLIENT
BURSWOOD CARE PTY LTD

SITE ADDRESS
24 VALENCIA ROAD
CARMEL WA

DESCRIPTION
EXISTING SITE

PROJECT No.
FH 0268-16

DATE	SCALE	REVISION	DRAWING No.
OCT 16	1:1000 A3	A	SK01



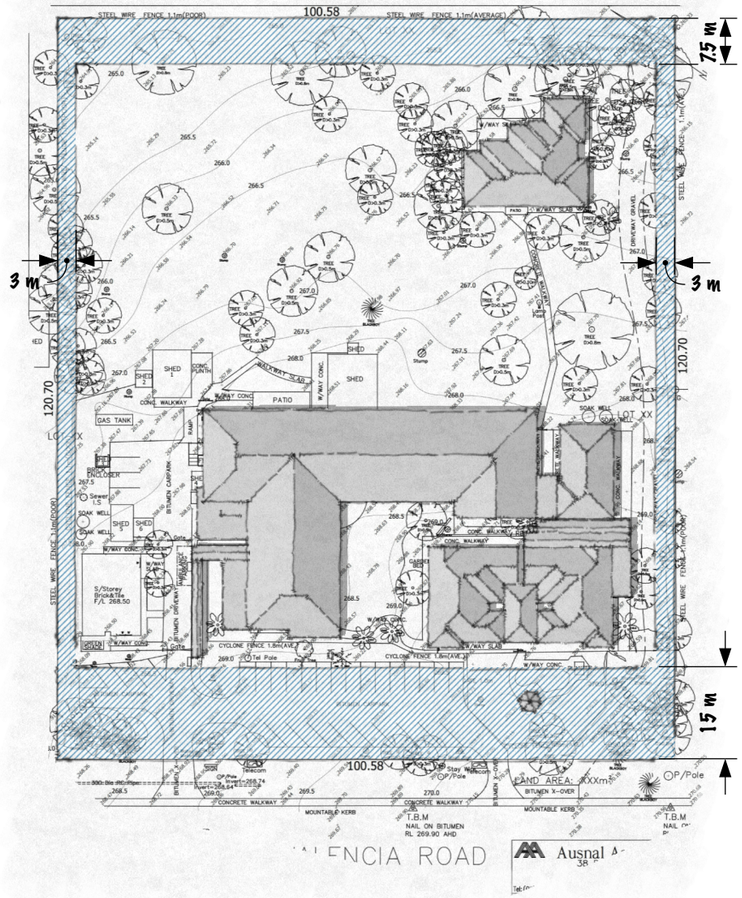
BAL SURVEY 1:1000

BUSHFIRE ZONE RESTRICTIONS

THE ABOVE DIAGRAM INDICATES BAL FZ AND 40 ZONES WHERE HABITABLE BUILDINGS ARE NOT PERMITTED UNDER WA PLANNING LEGISLATION. THIS AREA TAKES UP APPROXIMATELY 3000sqm OF THE SITE HAS A MAJOR IMPACT THE FOOTPRINT OF THE NEW BUILDING.

NOTE THAT THE EXISTING HOUSE IS IN THE BAL FZ AREA AND WOULD LIKELY BE DESTROYED IN A MAJOR BUSHFIRE EVENT, AND WOULD NOT BE PERMITTED UNDER TODAY'S LEGISLATION.

***NOTE THAT THE BAL SURVEY ASSUMES THAT ALL EXISTING TREES ARE CLEARED FROM THE SITE.

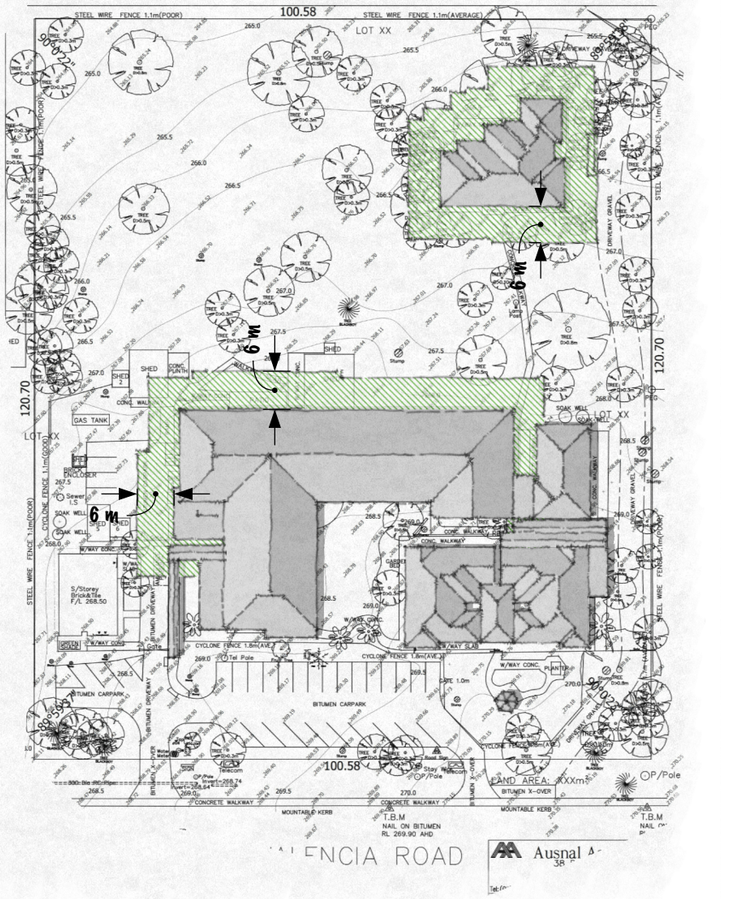


LOCAL PLANNING SETBACKS 1:1000

LOCAL PLANNING RESTRICTIONS

THE ABOVE DIAGRAM INDICATES THE SETBACKS STIPULATED BY THE SHIRE OF KALAMUNDA'S LOCAL PLANNING POLICY. THE LOCAL PLANNING POLICY ALSO INCLUDES A MAXIMUM SITE COVERAGE OF NO GREATER THAN 50% AND A PLOT RATIO OF 0.5.

EARLY CONVERSATIONS WITH THE SHIRE REVEAL THAT THERE IS NO HEIGHT LIMITATION IN THEIR POLICY HOWEVER THEY COULD RULE AT THEIR DISCRESION IF THE PROPOSED BUILDING HEIGHT WAS "OUT OF CHARACTER" OR OTHER SIMILAR REASONS.



EXISTING BUILDING FIRE SEPARATION 1:1000

SETBACK DISTANCES FROM EXISTING BUILDINGS

THE ABOVE DIAGRAM INDICATES THE 6 METRE SETBACKS FROM THE EXISTING BUILDINGS. THIS DISTANCE IS REQUIRED TO PROVIDE FIRE SEPARATION BETWEEN THE EXISTING AND PROPOSED NEW BUILDING. THIS DISTANCE CAN BE REDUCE IF FIRE SPRINKLER SYSTEMS ARE INSTALLED ACROSS EXISTING OPENINGS AND DOORS CONVERTED TO FIRE RATED VARIETIES AS SPECIFIED BY THE BUILDING SURVEYOR

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INFORMATION
80 BED EXPANSION OF THE EXISTING VALENCIA AGED CARE FACILITY

CLIENT
BURSWOOD CARE PTY LTD

SITE ADDRESS
24 VALENCIA ROAD
CARMEL WA

DESCRIPTION
PLANNING RESTRICTIONS

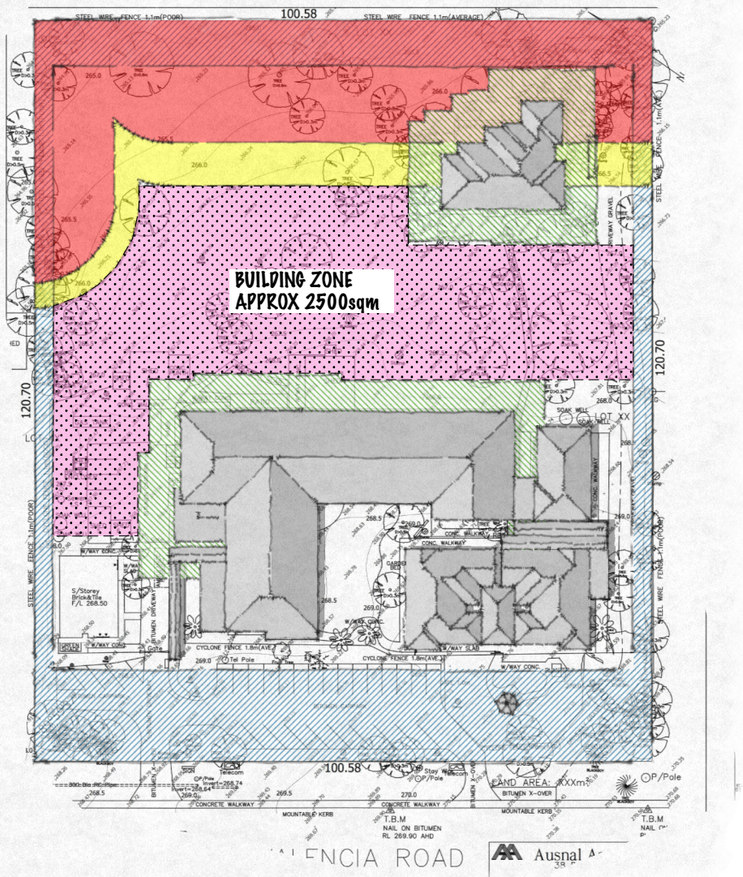
PROJECT No.
FH 0268-16

DATE
OCT 16

SCALE
1:1000 A3

REVISION
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DRAWING No.
SK02

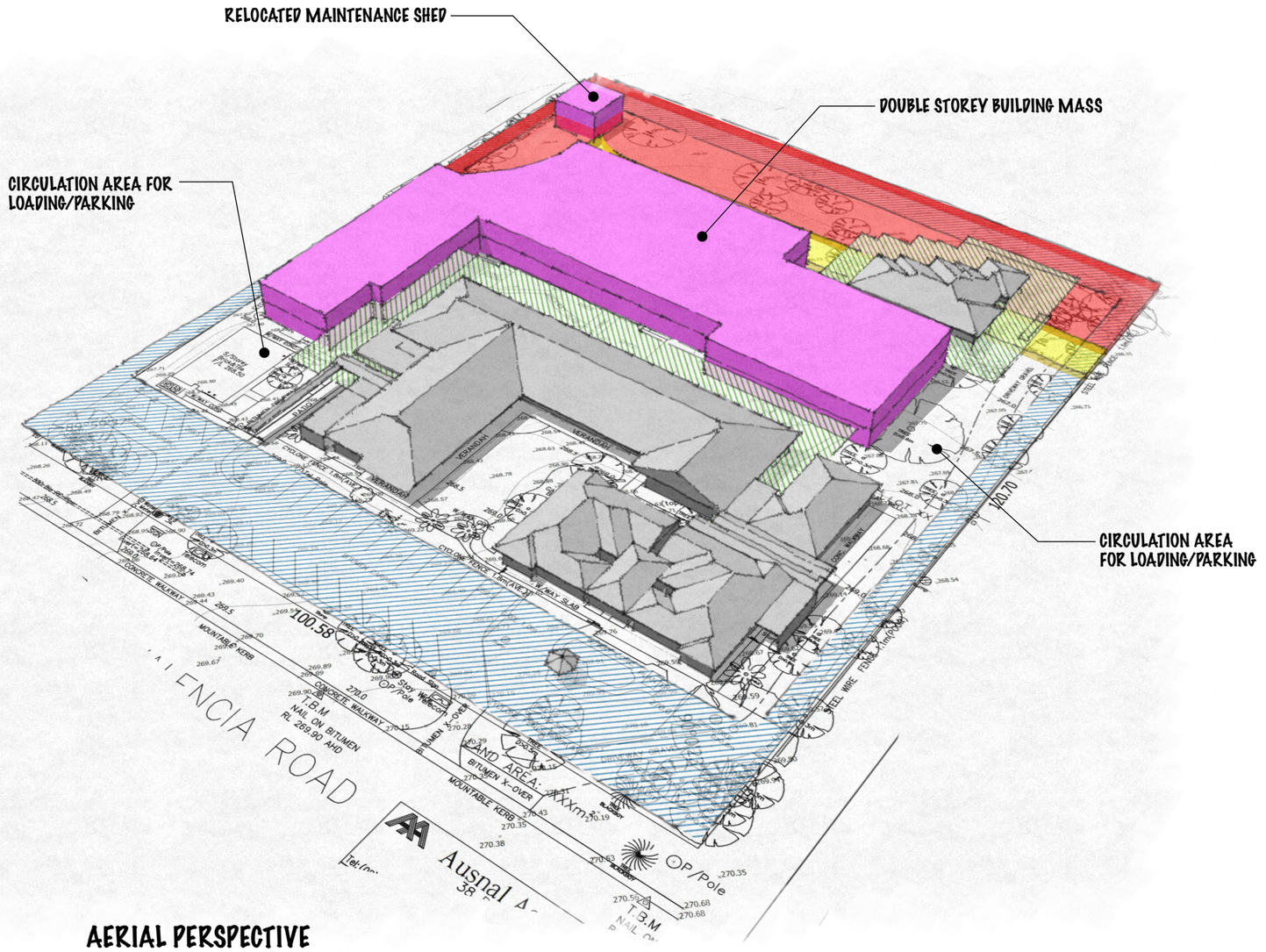


PLANNING RESTRICTIONS COMBINED 1:1000

BUILDING ENVELOPE

THE ABOVE DIAGRAM INDICATES THE APPROXIMATE AREA WHERE THE NEW BUILDING CAN BE LOCATED ON SITE. IN ORDER TO ACCOMMODATE THE BRIEFED 80 BEDS, THE FACILITY WILL NEED TO BE DOUBLE STOREY. IT IS ALSO ANTICIPATED THAT SOME OF THE BUILDING ENVELOPE WILL BE UTILISED AS LOADING, PARKING AND ENTRY ZONES THAT REQUIRE CIRCULATION AREA.

THE PERSPECTIVE IMAGE SHOWS REDUCED BUILDING AT THE SOUTH EASTERN END TO ALLOW FOR KITCHEN DELIVERIES/LOADING PLUS WIDENING OF THE REAR ACCESS ROAD. NOTE THE



AERIAL PERSPECTIVE

- INDICATING NEW BUILDING ENVELOPE

THE PERSPECTIVE IMAGE SHOWS REDUCED BUILDING AT THE SOUTH EASTERN END TO ALLOW FOR KITCHEN DELIVERIES/ LOADING PLUS WIDENING OF THE REAR ACCESS ROAD. NOTE THE RELOCATION OF THE MAINTENANCE SHED INTO THE BAL AREA IS PERMITTED BECAUSE IT IS A NON-HABITABLE STRUCTURE.

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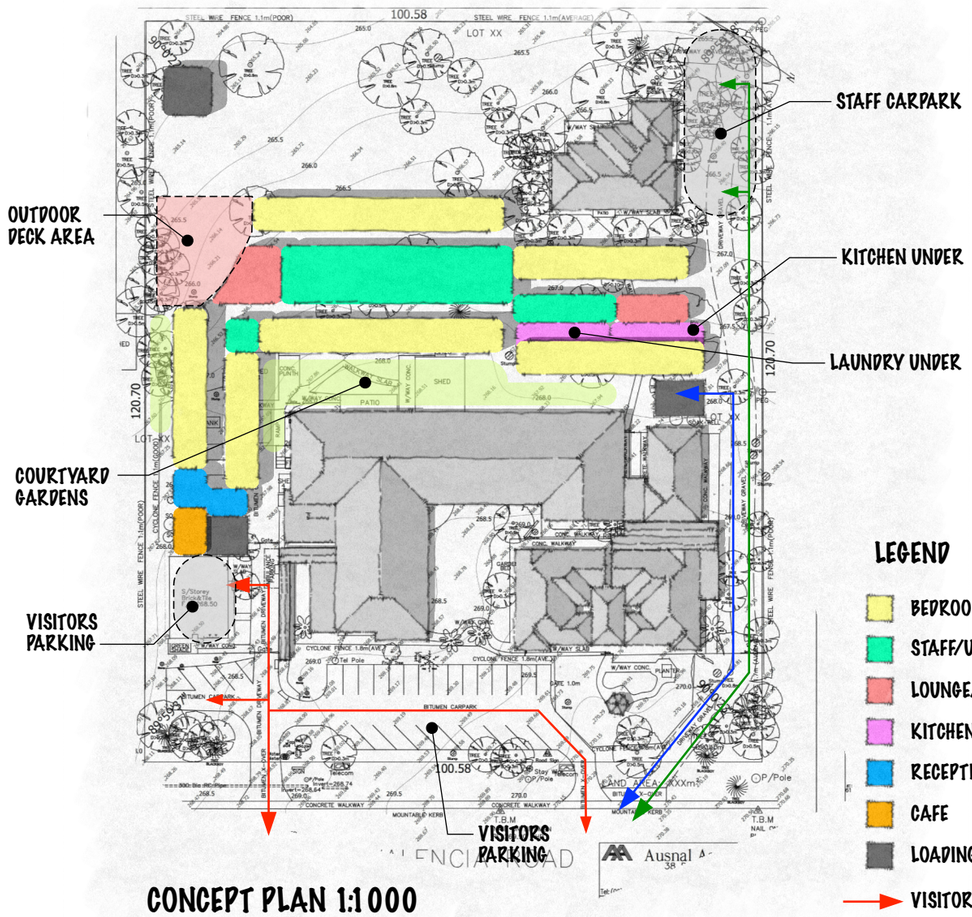
CLIENT
BURSWOOD CARE PTY LTD

SITE ADDRESS
24 VALENCIA ROAD
CARMEL WA

DESCRIPTION
COMBINED RESTRICTIONS

PROJECT No.
FH 0268-16

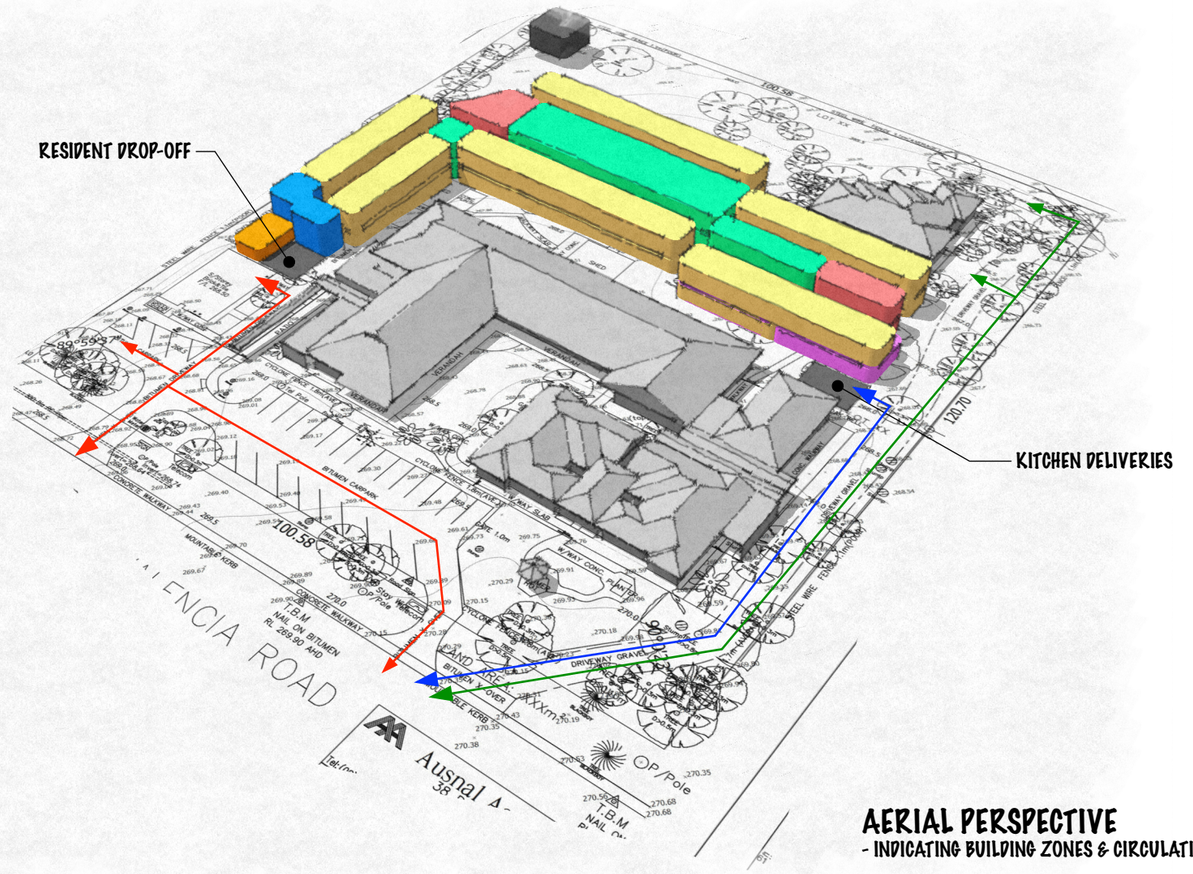
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CONCEPT PLAN 1:1000
- INDICATING BUILDING ZONES & CIRCULATION

LEGEND

- BEDROOMS
- STAFF/UTILITY
- LOUNGE/LIVING
- KITCHEN/LAUNDRY (GROUND LVL)
- RECEPTION/WAITING
- CAFE
- LOADING/MAINTENANCE
- VISITOR ACCESS
- DELIVERY ACCESS
- STAFF ACCESS



AERIAL PERSPECTIVE
- INDICATING BUILDING ZONES & CIRCULATION

CONCEPT PLANNING

WITH THE BUILDING FOOTPRINT BEING RESTRICTED INTO A RELATIVELY SMALL AREA, THE PERIMETER OF THE BUILDING IS THE MORE IMPORTANT PART OF THE BUILDING BECAUSE EXTERNAL WINDOWS PROVIDE OUTLOOK TO VIEWS AND ACCESS TO NATURAL LIGHT.

THE CONCEPT PLAN INDICATED ABOVE LOCATES ALL OF THE 80 RESIDENT BEDROOMS TO THE PERIMETER OF THE BUILDING SO THAT ALL HAVE VIEWS TO EXTERNAL SPACES AND RECEIVE NATURAL LIGHT. THE RESIDENT LOUNGES ARE AT EITHER END OF THE BUILDING TO RECEIVED NATURAL LIGHT AND VIEWS TO EXTERNAL SPACES. THE NEW KITCHEN MUST ALSO BE ON THE PERIMETER OF THE BUILDING TO ALLOW EASE OF DELIVERIES.

THE REMAINING STAFF AND UTILITY SPACES WILL HAVE TO BE INBOARD AND THUS WILL NOT HAVE DIRECT ACCESS TO NATURAL LIGHT. AS A CONSEQUENCE, A STRATEGY FOR BRINGING IN LIGHT INTO THE MIDDLE OF THE BUILDING, SUCH AS HIGH LEVEL WINDOWS OR AN ATRIUM SHOULD BE CONSIDERED.

THE MAIN BUILDING ENTRY IS LOCATED IN WHERE THE CURRENT SERVICE YARD IS SITUATED SO THAT THE ENTRY IS VISIBLE FROM VALENCIA ROAD WHEN YOU FIRST ENTER. IT IS NOTED THAT THE EXISTING GAS TANK WILL NEED TO BE LOCATED. AT THIS POINT THERE IS NOT AN OBVIOUS PLACE TO RELOCATE THIS.

NOTE DEMOLITION OF EXISTING HOUSE.

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