

APPENDIX A

ARCHITECTURAL DRAWINGS

CARE & CAFE BUILDING

CARE BUILDING, CAFE AND ENTRANCE - LOOK + FEEL

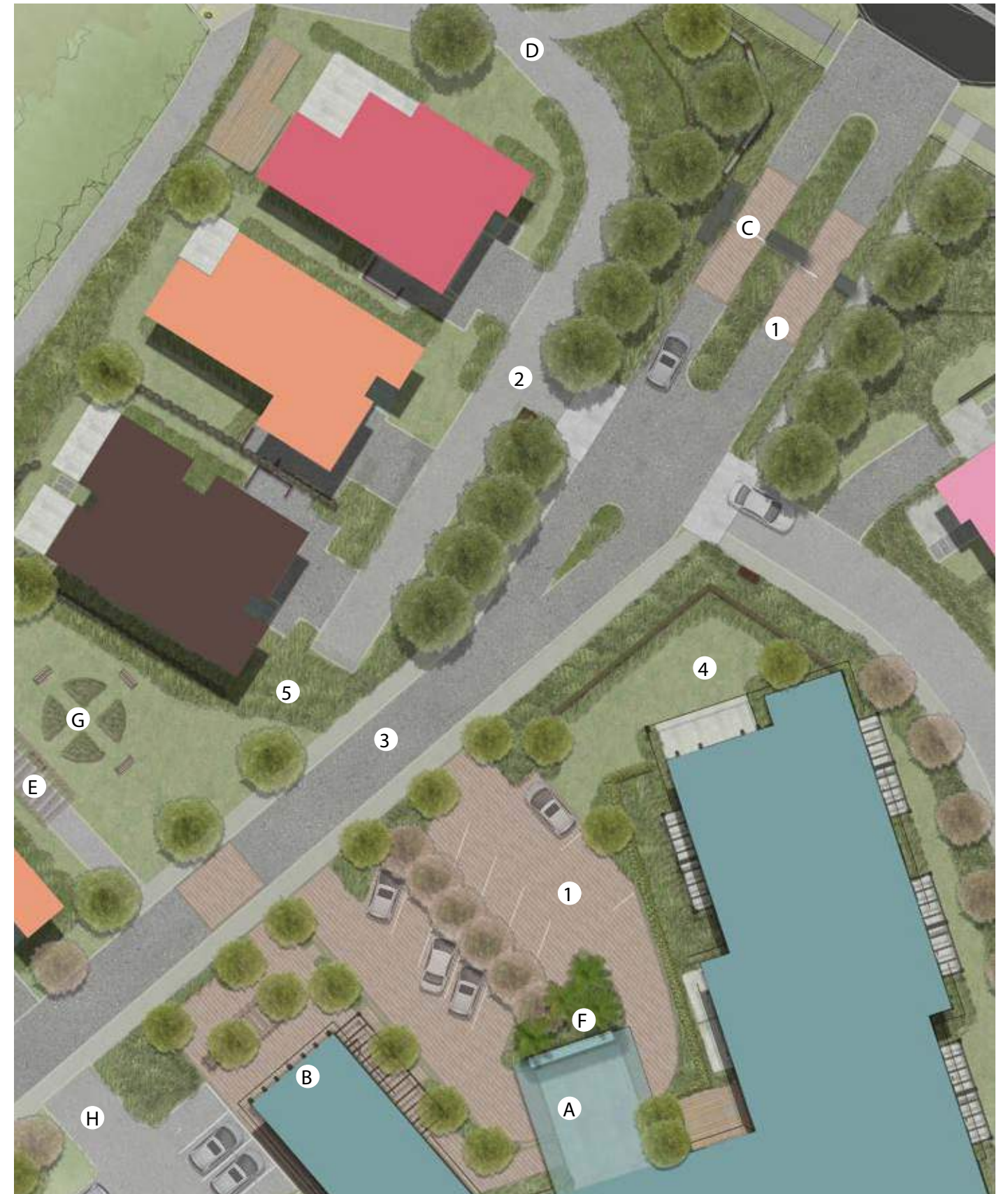
- Use of natural render finish, sharp lines and dark colorsteel cladding.



VILLAGE ENTRANCE PLAN

- Ⓐ Main entrance
- Ⓑ Cafe / outdoor dining
- Ⓒ Main Village gate
- Ⓓ Buggie link to Area B
- Ⓔ Link to Kaka Valley stream
- Ⓕ Water feature
- Ⓖ Rose garden and pergola
- Ⓗ Cafe parking

- ① Concrete/ asphalt
- ② Exposed aggregate concrete
- ③ Asphalt
- ④ Lawn
- ⑤ Shrubs



7 CARE BUILDING, CAFE AND ENTRANCE

CARE BUILDING AND CAFE PLAN

Care Facility

The Care Facility is located close to the main entrance of the site, open to a open green space facing the Kaka stream. It is the largest footprint building on the site, and is located centrally to mitigate the effect of this size at boundaries.

The plan is arranged with a central hub, containing the entrance, admin and support areas. This is set back from the loop road to provide space for visitor carparking, staff parking and service of the west side of the building.

Twelve residential care units are grouped into separate wings, each sharing a common lounge/kitchen leading from the central hub and termed a ‘household’. There are 3 ‘household’ wings, each oriented along a north-south axis to achieve eastern or western aspect, for sunlight, to all units. The corridor within each wing has been stepped to reduce the institutional feel of long corridors, which has the benefit of widening the courtyards and visually breaking up the exterior appearance.

Café

The café building is located directly adjoining the Care Facility, in a prominent position on axis with the main vehicle entry road. A large green space is sitting adjacent to the cafe, which provides an open space landscaped amenity around the café terraces and views to Kaka stream.

The building is a small multi-purpose facility of 150m² with external decks facing north and leading into the wetland areas. The cafe is only for resident’s and their visitors, and is bookable by residents for private functions.

ACCOMMODATION SCHEDULE - CARE UNITS		
Zone ID	Zone Name	No
D-D	Deluxe - Dementia	2
D	Deluxe	6
P	Premium	14
P-D	Premium - Dementia	8
S	Standard	4
S - D	Standard - Dementia	2
Total		36

AREA SCHEDULE		
Zone No	Zone Category	Calculated Area (m²)
	Care Units	925.99
	Dementia Care Units	455.03
	Sanitary	113.06
	Circulation	456.21
	Office	53.48
	Common	320.93
	Services	98.96
	BOH	227.81
	Plant	35.03
	Net Unit Area (m²)	1381.02
	Gross Floor Area (m²)	2686.50
	Percentage Net/Gross	51.4%
	Land Area Site A (m²)	65,647.54

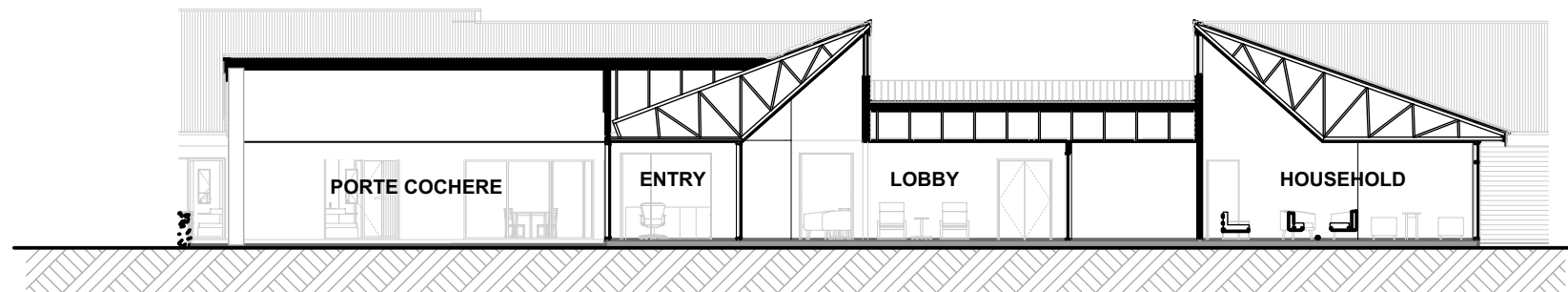
- A. Porte Cochère and Entrance
- B. Reception and Lobby
- C. Resident Household Lounge and Kitchens
- D. Café



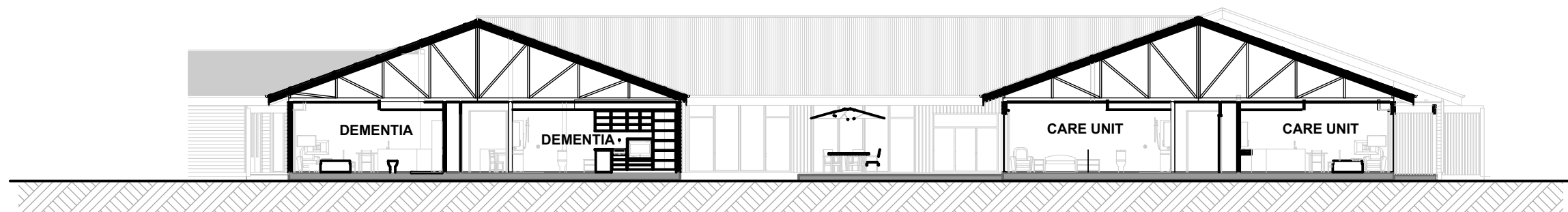




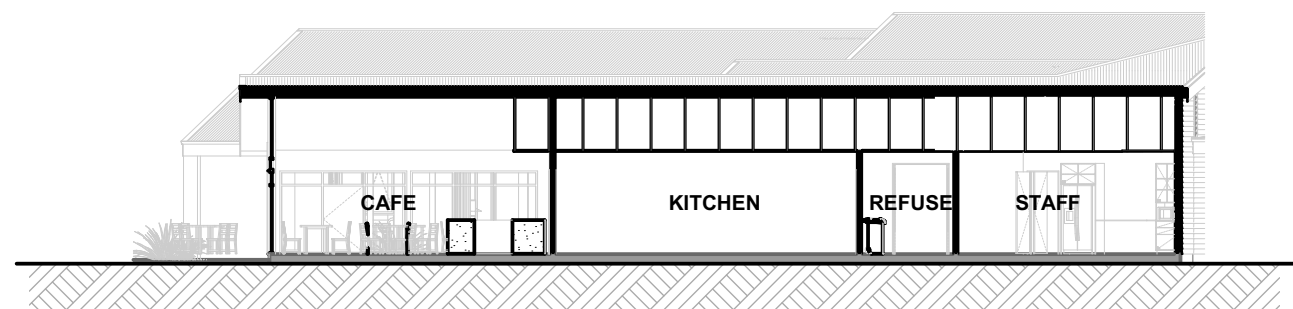
Section A
1:200



Section B
1:200



Section C
1:200



Cafe Section D
1:200

CARE BUILDING, CAFE AND ENTRANCE VISUALISATION

