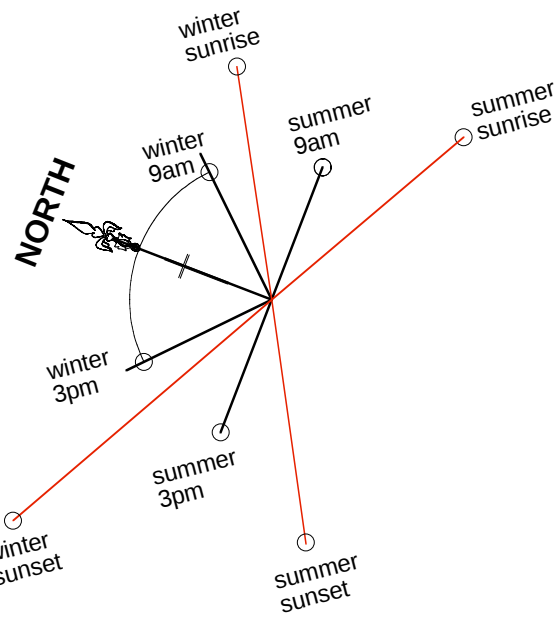


Site Yield - 226 community village units  
- 24x1bedroom, 158x2bedroom and 44x3bedroom  
160 place residential aged care facility  
- 32 dementia specific care, 64 high care and 64 low care places  
6 place overnight respite aged care  
6 place young persons with a disability overnight respite  
village facilities, club room and community care facilities  
carparking for vehicles, bus bay, ambulance bay, loading bay,  
site landscaping  
Site Population - 150-175 persons/hectarex3.664-549 to 641 persons -BHDCDP  
Building Height - 13 metres to eaves and 16 metres to ridge - BHDCDP



|                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                           |
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| <div>SITE MASTER PLAN</div> <div>S C A L E 1 : 5 0 0</div>                                                                                                                                                                                                                                                                                                                                                                        |  | <div>SCHEDULE OF AREAS</div> <div><div>Site Area - 3.664 hectares</div><div>Site Coverage</div><div>- Building 11,336sqm;</div><div>- Driveway/Parking 3,240sqm</div></div>                                                                                                                              | <div>Gross Floor Area - 41,383sqm excluding L0 Parking to CVUs and RACF representing an Floor Space Ratio of 1.13 to 1</div> <div><div>- residential aged care facility, overnight aged care respite(416sqm) 10,644sqm</div><div>- community village units 27,634sqm</div><div>- young persons with a disability overnight respite 419sqm</div><div>- village facilities and club room 1,776sqm</div><div>- community care facilities 910sqm</div></div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <div>Landscaping - Minimum 50% site area (18,320sqm) - BHDCP</div> <div><div>SEPP Seniors Living(2004)25sqm/rac f bed, 35sqm/cvu(11,840sqm)</div><div>30% site area if not social housing provider(10,992sqm), 15% site area as deep soil (5496sqm), private cvu open space 10sqm balcony, 15sqm courtyard</div></div> | <div>Landscape Area Provided</div> <div><div>Total 22,064sqm</div><div>Soft Landscaping 16,413sqm</div><div>Paved Areas 5,651sqm</div><div>Deep Soil Area (incl in soft landscaping) 12,616sqm</div></div> | <div>PLANTING LEGEND</div> <div><div><div><div><div></div><div>existing tree to be removed</div></div><div><div></div><div>existing trees recommended for removal refer to flora &amp; fauna assessment by travers environmental</div></div></div><div><div><div></div><div>existing tree to be retained</div></div><div><div></div><div>proposed new trees</div></div></div></div></div> |
| <div>Figured dimensions to be used only. Do not scale off drawings. Any queries to be verified on site.</div>                                                                                                                                                                                                                                                                                                                     |  |                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                           |
| <div><div><div><div></div><div></div><div></div></div><div>McFadyen architects pty ltd</div><div>Peter McFadyen Nominated Registered Architect No.5041</div><div>ACN 76 002 505 393</div><div>Suite F8, 1-15 Barr Street BALMAIN NSW 2041</div><div>O2 9810 5977 F 02 9810 4977 E sydney@mcfadyen.com.au</div><div>PO BOX 4052 WAGSTAFF NSW 2257</div><div>O2 4360 2220 F 02 4360 2110 E thebay@mcfadyen.com.au</div></div></div> |  | <div><div><div><div>Issue</div><div>Amendment</div><div>Date</div></div><div><div>A</div><div>Preliminary DA Issue</div><div>29.06.09</div></div><div><div>B</div><div>Consultant Issue</div><div>05.08.09</div></div><div><div>P</div><div>Preliminary Issue</div><div>16.08.09</div></div></div></div> | <div><div><div><div><div><div></div><div>CLIENT</div><div>BAPTIST COMMUNITY SERVICES</div><div>20A Cambridge Street EPPING NSW 2121</div><div>tel: (02) 9623 2500</div><div>fax: (02) 9623 2501</div></div><div><div></div><div>PROJECT ADMINISTRATOR &amp; QS</div><div>HANNA NEWMAN ASSOCIATES PTY LIMITED</div><div>19 The Strand</div><div>PENRHURST NSW 2222</div><div>tel: (02) 9507 3122</div><div>fax: (02) 9507 9744</div><div>tel: (02) 9507 1960</div></div></div><div><div><div><div><div><div></div><div>TOWN PLANNER</div><div>DON FOX PLANNING</div><div>11 Duffield Road, THORNLEIGH NSW 2120</div><div>tel: (02) 9500 9966</div><div>fax: (02) 9500 9217</div></div><div><div></div><div>ESD</div><div>VIM SUSTAINABILITY</div><div>Unit 312, 3 Gladstone Street</div><div>NEWTOWN NSW 2042</div><div>tel: (02) 9507 3122</div><div>fax: (02) 9507 3133</div></div></div><div><div><div><div><div><div></div><div>STRUCTURAL ENGINEERING</div><div>CARDNO LOW &amp; HOCKEY</div><div>13 Carindale Building 910 Pacific Highway</div><div>GORDON NSW 2072</div><div>tel: (02) 9500 9966</div><div>fax: (02) 9499 3092</div></div><div><div></div><div>LANDSCAPE ARCHITECT</div><div>Taylor Brammer</div><div>Landscape Architects Pty Ltd</div><div>28 Moore Street AUSTINMER NSW 2515</div><div>tel: (02) 4267 5000</div><div>fax: (02) 4267 4826</div></div></div><div><div><div><div><div><div></div><div>TRAFFIC ENGINEER</div><div>TRANSPORT &amp; TRAFFIC PLANNING ASSOC.</div><div>Suite 17, 8008 Forest Road, CHARTWORTH NSW, 2067</div><div>tel: (02) 9441 5460</div><div>fax: (02) 9441 5460</div></div><div><div></div><div>SURVEYOR &amp; EXTERNAL CIVIL WORKS</div><div>MURPHY &amp; MURPHY</div><div>10/14 Central Avenue, THORNLEIGH NSW 2120</div><div>tel: (02) 9675 4600</div><div>fax: (02) 9675 4833</div></div></div><div><div><div><div><div><div></div><div>ACOUSTIC</div><div>DAY DESIGN PTY LTD</div><div>Suite 17, 8008 Forest Road, CHARTWORTH NSW 2060</div><div>tel: (02) 9622 5200</div><div>fax: (02) 9622 5231</div></div><div><div></div><div>BLACKETT MACGURE + GOLDSMITH</div><div>Suite 2.02, 22-28 Mountain Street, ULTIMO NSW 2007</div><div>tel: (02) 9211 7777</div><div>fax: (02) 9211 7774</div></div></div><div><div><div><div><div><div></div><div>BUILDING SERVICES</div><div>BUILDING SERVICES ENGINEERS</div><div>12-13 Walker Street NORTH SYDNEY NSW 2060</div><div>tel: (02) 9622 5200</div><div>fax: (02) 9622 5231</div></div><div><div></div><div>ACCESS</div><div>MORRIS-GODING ACCESSIBILITY CONSULTANTS</div><div>10/106 Bowman Street, The Coopersage PYRMONT NSW 2009</div><div>tel: (02) 9492 3222</div><div>fax: (02) 9692 8433</div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div> | <div>Project</div> <div><div>BCS KELLYVILLE PROJECT</div><div>Proposed New Aged Care Precinct at LOTS 40 AND LOT 41 Memorial Avenue</div><div>KELLYVILLE</div></div>                                                                                                                                                   | <div>Drawing Title</div> <div><div>SITE MASTERPLAN</div></div>                                                                                                                                             | <div><div><div><div><div></div><div>Scale</div><div>1:500 @A1 paper size</div></div><div><div><div>Drawn</div><div>BD/GS</div></div><div><div>Date</div><div>September 09</div></div></div><div><div><div>Drawing No.</div><div>536DA1.08</div></div><div><div>Issue</div><div>P</div></div></div></div></div></div>                                                                      |