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- ANNEXURE E**
- 1. Site Master Plan, Dated 21 February 2011;**
  - 2. Retail Concept Plan, Dated 24 February 2011;**
  - 3. Seniors Living Concept Plan, Dated 23 February 2011;**
  - 4. Landscape Concept Plan, Dated 18 February 2011.**

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**Darryl Anderson Consulting Pty Ltd**  
A.C.N. 093 157 165  
Town Planning & Development Consultants



LEGEND

- Machinery Maintenance Building - to Remain Unchanged.
- Proposed New Building Works Refer Floor Plans for Details
- Proposed New External Building Works & Terraces/Paths. Refer Floor Plans for Details
- Proposed Future Development Location - Function Facility
- Proposed Extent of Retail Subdivision 23,139 sqm Total approx.
- Proposed Extent of Aged Persons Accommodation Subdivision 14,666 sqm Total approx.
- Sporting Facilities - Bowling Greens, Putting Green & Tennis Courts
- Extent of Demolition Refer Drawing for Details.

- Vehicular Access
- Pedestrian Link

1. Leisure Drive Carpark Entry
2. Proposed Club Banora Lobby Entry
3. Relocated Tennis Courts
4. Relocated Bowling Green
5. Proposed Club Loading Bay Access
6. Proposed Pool Kiosk
7. Existing Swimming Pool
8. Existing Wading/Play Pool
9. Existing Pool Services
10. Existing Lake
11. Proposed Covered Boardwalk Link
12. Proposed "Halfway House" (Rec Room/Presentation Room, Amenities)
13. Proposed Function Facility
14. Existing Golf Buggy Sheds
15. Existing Pumping station to Leisure Drive to remain.
16. Proposed Golf Pro Shop
17. Proposed Club Banora Signage Walls
18. Proposed Covered Boardwalk to Future Development
19. Proposed Access Road to Future Development/Function Facility
20. Proposed Sports Club (gym, squash, billiards, table tennis)
21. Proposed Retail Subdivision  
Site Area = 23,139sqm  
GFA = 4,955 sqm  
Car Spaces = 248 + 44 staff on-site
22. Proposed New Club  
Site Area = 563,195 sqm  
(56,3195 hectares)  
GFA = 3,820 sqm  
Car Spaces = 629 + 1 coach on-site
23. Proposed Aged Persons Accommodation Subdivision.  
Site Area = 14,666 sqm  
GFA = 11,305 sqm  
Car spaces = 76 on-site
24. Existing Golf Course to be retained
25. Existing machinery maintenance building to be retained
26. Existing Shopping Centre
27. Access Link to Adjoining property
28. Covered Pedestrian Link to Club
29. Main Club Bus drop-off
30. Pedestrian Link from Leisure Drive to Swimming Pool & Halfway House
31. Bicycle Racks - total required to be provided = 207

Total Car spaces = 921 + 1 coach  
(excludes Aged Persons Accommodation)



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

PROJECT: TWIN TOWNS - CLUB BANORA  
 DRAWING TITLE: MASTERPLAN  
 CLIENT: TWIN TOWNS SERVICES CLUB  
 SCALE: 1:2500 @ A3

PROJECT No.: 425  
 DATE: 21.02.11  
 SD-00-00 REV. i

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LEGEND

-  Proposed Extent of Retail Subdivision  
23,139 sqm Total approx.
-  Proposed Extent of Aged Persons  
Accommodation Subdivision  
14,666 sqm Total approx.
-  Proposed extent of existing lake  
to be reclaimed for subdivision.



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PROJECT: TWIN TOWNS - CLUB BANORA  
 DRAWING TITLE: PROPOSED SUBDIVISION  
 CLIENT: TWIN TOWNS SERVICES CLUB  
 SCALE: 1:2500 @ A3

PROJECT No.: 425  
 DATE: 21.02.11  
 SD-00-000 REV. A

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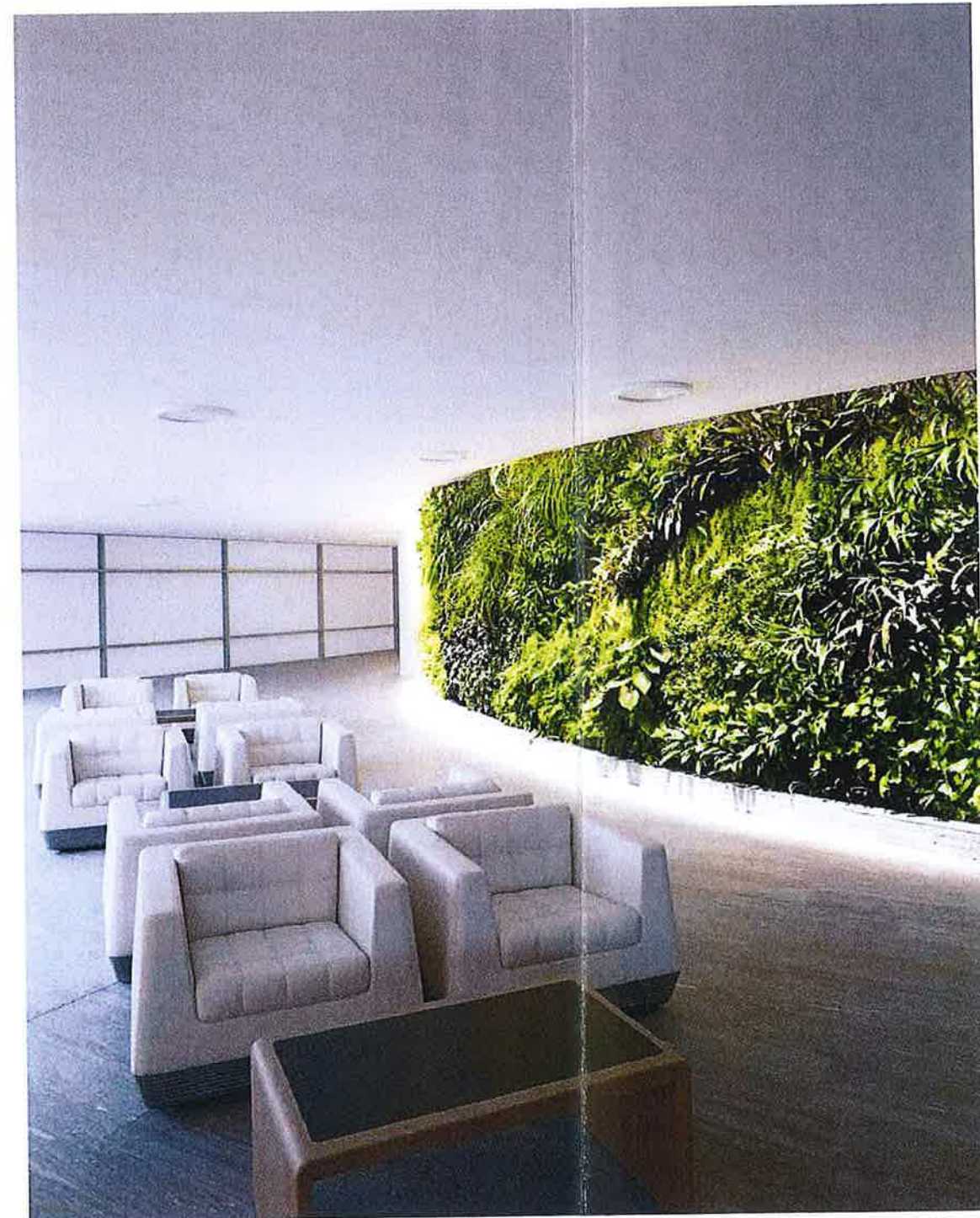
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External Deck Areas



Internal Feature wall  
Vertical Landscape



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PROJECT: TWIN TOWNS - CLUB BANORA  
 DRAWING TITLE: MAIN CLUBHOUSE INTENT IMAGES  
 CLIENT: TWIN TOWNS SERVICES CLUB SCALE: NTS

PROJECT No.: 425  
 DATE: 21.02.11  
 SD-00-11 REV. A

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Perspective Image Prepared by V21 Pty Ltd

Perspective View – Entry to Club Banora



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PROJECT: TWIN TOWNS – CLUB BANORA

DRAWING TITLE: CLUB BANORA PERSPECTIVE VIEW 1 OF 2

CLIENT: TWIN TOWNS SERVICES CLUB SCALE: NTS

PROJECT No.: 425

DATE: 21.02.11

SD-00-12 REV. A

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Perspective Image Prepared by V2i Pty Ltd

Perspective View – From Golf Course to Lake Front of Club Banora



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DRAWING TITLE: CLUB BANORA PERSPECTIVE VIEW 2 OF 2

CLIENT: TWIN TOWNS SERVICES CLUB SCALE: NTS

PROJECT No.: 425

DATE: 21.02.11

SD-00-13 REV. A

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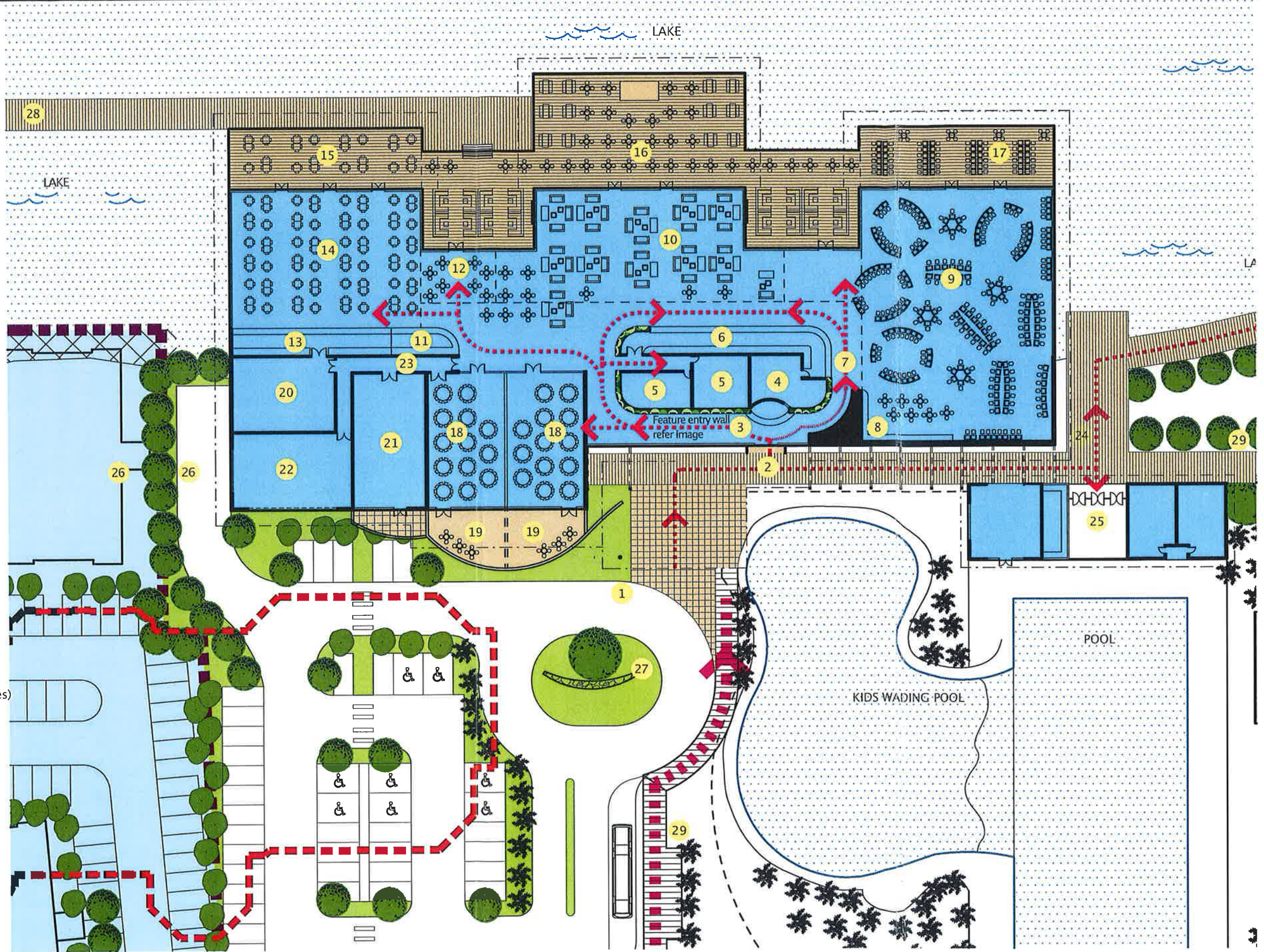


LEGEND

- Existing Building – to Remain Unchanged.
- Proposed New Building Works 3820 sqm approx.
- Proposed New External Building Works & Terraces/Paths. 1186 sqm approx.
- Proposed Extent of Subdivision Refer Masterplan
- Sporting Facilities – Bowling Greens, Putting Green & Tennis Courts
- Extent of Demolition Refer Drawing for Details.

← Guest Circulation

- 1** 1. Vehicle Drop-off Entry
- 2. Entry Boardwalk
- 3. Reception / Sign in – 16 sqm
- 4. Back of House – 52 sqm
- 5. Ammenities – 94 sqm
- 6. Bar – 90 sqm
- 7. TAB service – 15 sqm
- 8. TAB Lounge – 145 sqm
- 9. Gaming – 700 sqm (180 machines)
- 10. Lounge – 470 sqm
- 11. Coffee Shop – 45 sqm
- 12. Coffee Lounge – 80 sqm
- 13. Restaurant Servery – 120 sqm
- 14. Dining – 459 sqm
- 15. Outdoor Dining – 203 sqm
- 16. Outdoor Terrace – 790 sqm
- 17. Outdoor Gaming – 203 sqm (48 machines)
- 18. 2 x 130 Seat Function Rooms – 160 sqm
- 19. 2 x Themed Courtyard spaces – 80 sqm
- 20. Kitchen – 135 sqm
- 21. Offices – 165 sqm
- 22. Loading / Store – 153 sqm
- 23. Service Corridor
- 24. Proposed Covered Boardwalk to Halfway House & Sports Facilities
- 25. New Swimming Pool Kisok & Facilities Location – 260 sqm
- 26. Loading Bay
- 27. Club Banora Signage Wall
- 28. Proposed Covered Boardwalk to future development
- 29. Bike racks



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PROJECT:	TWIN TOWNS – CLUB BANORA	PROJECT No.:	425
DRAWING TITLE:	PROPOSED CLUB BANORA FLOOR PLAN	DATE:	21.02.11
CLIENT:	TWIN TOWNS SERVICES CLUB	SCALE:	1:500 @ A3
		SD-10-01	REV. H

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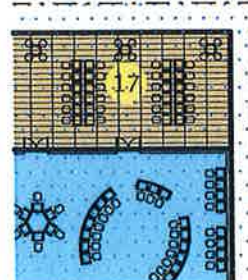
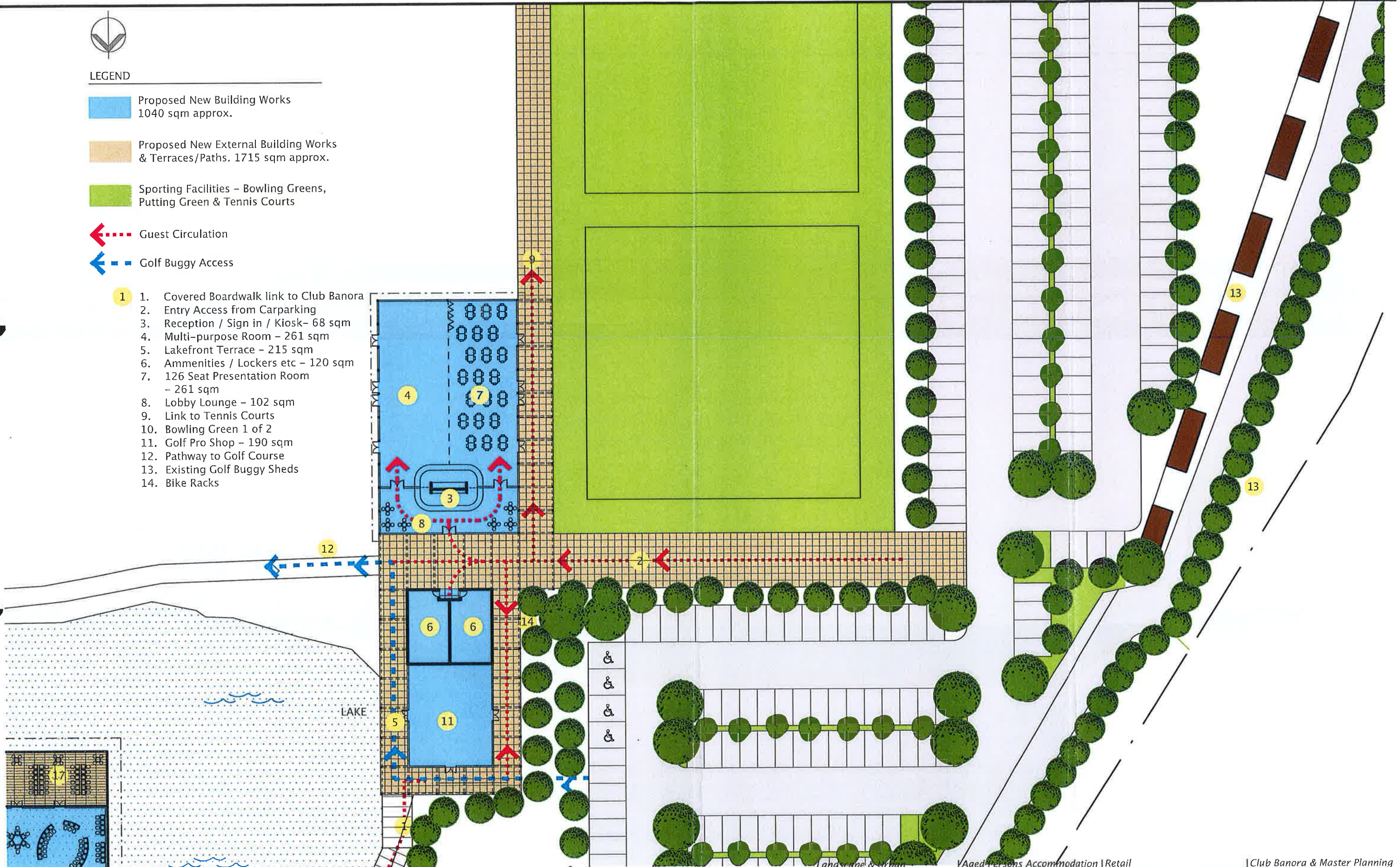




LEGEND

- Proposed New Building Works  
1040 sqm approx.
- Proposed New External Building Works  
& Terraces/Paths. 1715 sqm approx.
- Sporting Facilities – Bowling Greens,  
Putting Green & Tennis Courts
- Guest Circulation
- Golf Buggy Access

1. Covered Boardwalk link to Club Banora
2. Entry Access from Carparking
3. Reception / Sign in / Kiosk- 68 sqm
4. Multi-purpose Room – 261 sqm
5. Lakefront Terrace – 215 sqm
6. Amenities / Lockers etc – 120 sqm
7. 126 Seat Presentation Room – 261 sqm
8. Lobby Lounge – 102 sqm
9. Link to Tennis Courts
10. Bowling Green 1 of 2
11. Golf Pro Shop – 190 sqm
12. Pathway to Golf Course
13. Existing Golf Buggy Sheds
14. Bike Racks



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PROJECT: TWIN TOWNS – CLUB BANORA  
 DRAWING TITLE: PROPOSED HALFWAY HOUSE  
 CLIENT: TWIN TOWNS SERVICES CLUB

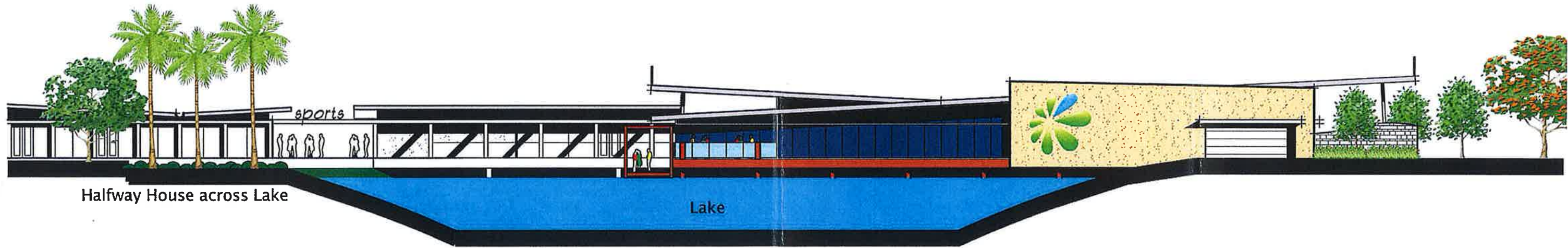
SCALE: 1:500 @ A3  
 PROJECT No.: 425  
 DATE: 21.02.11  
 SD-10-02 REV. D







Southern Elevation – To Lakefront & Golf Course



Halfway House across Lake

East Elevation



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PROJECT:	PROPOSED CLUB ELEVATIONS	PROJECT No.:	425
DRAWING TITLE:	PROPOSED CLUBHOUSE ELEVATIONS	DATE:	21.02.11
CLIENT:	TWIN TOWNS SERVICES CLUB	SCALE:	1:300 @ A3
		SD-20-02	REV. A

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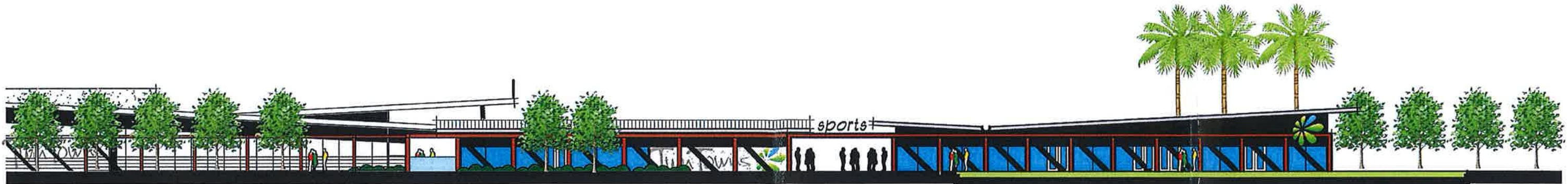
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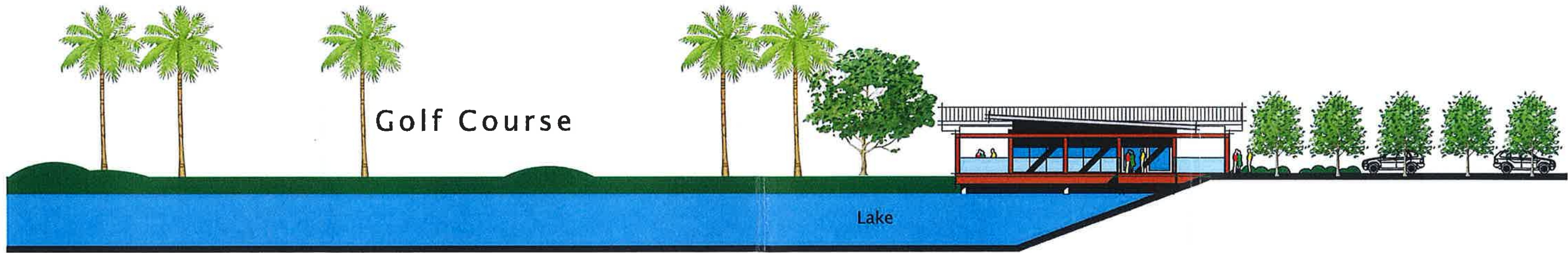




Main Clubhouse beyond via boardwalk

Bowling Green

**Western Elevation – To Carpark entry**



Golf Course

Lake

**Northern Elevation – To Lakefront**



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PROJECT:	PROPOSED CLUB ELEVATIONS	PROJECT No.:	425
DRAWING TITLE:	PROPOSED HALFWAY HOUSE ELEVATIONS	DATE:	21.02.11
CLIENT:	TWIN TOWNS SERVICES CLUB	SCALE:	1:300 @ A3
		SD-20-03	REV. A

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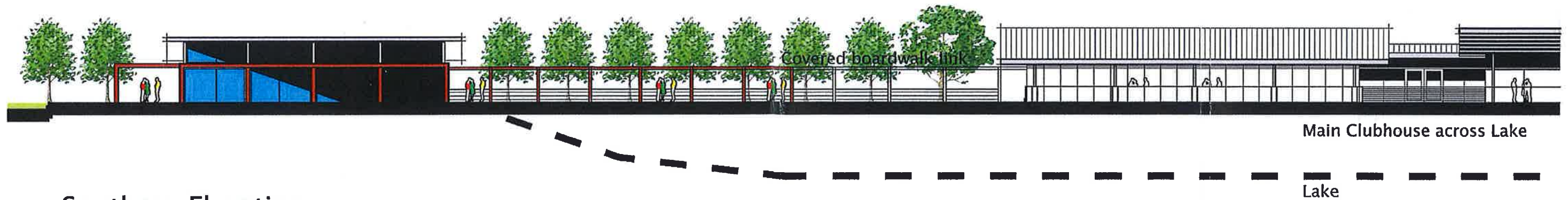
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Eastern Elevation – To Golf Course and Lakefront



Southern Elevation – To Golf Course



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PROJECT: PROPOSED CLUB ELEVATIONS PROJECT No.: 425  
 DRAWING TITLE: PROPOSED HALFWAY HOUSE ELEVATIONS DATE: 21.02.11  
 CLIENT: TWIN TOWNS SERVICES CLUB SCALE: 1:300 @ A3 SD-20-04 REV. A

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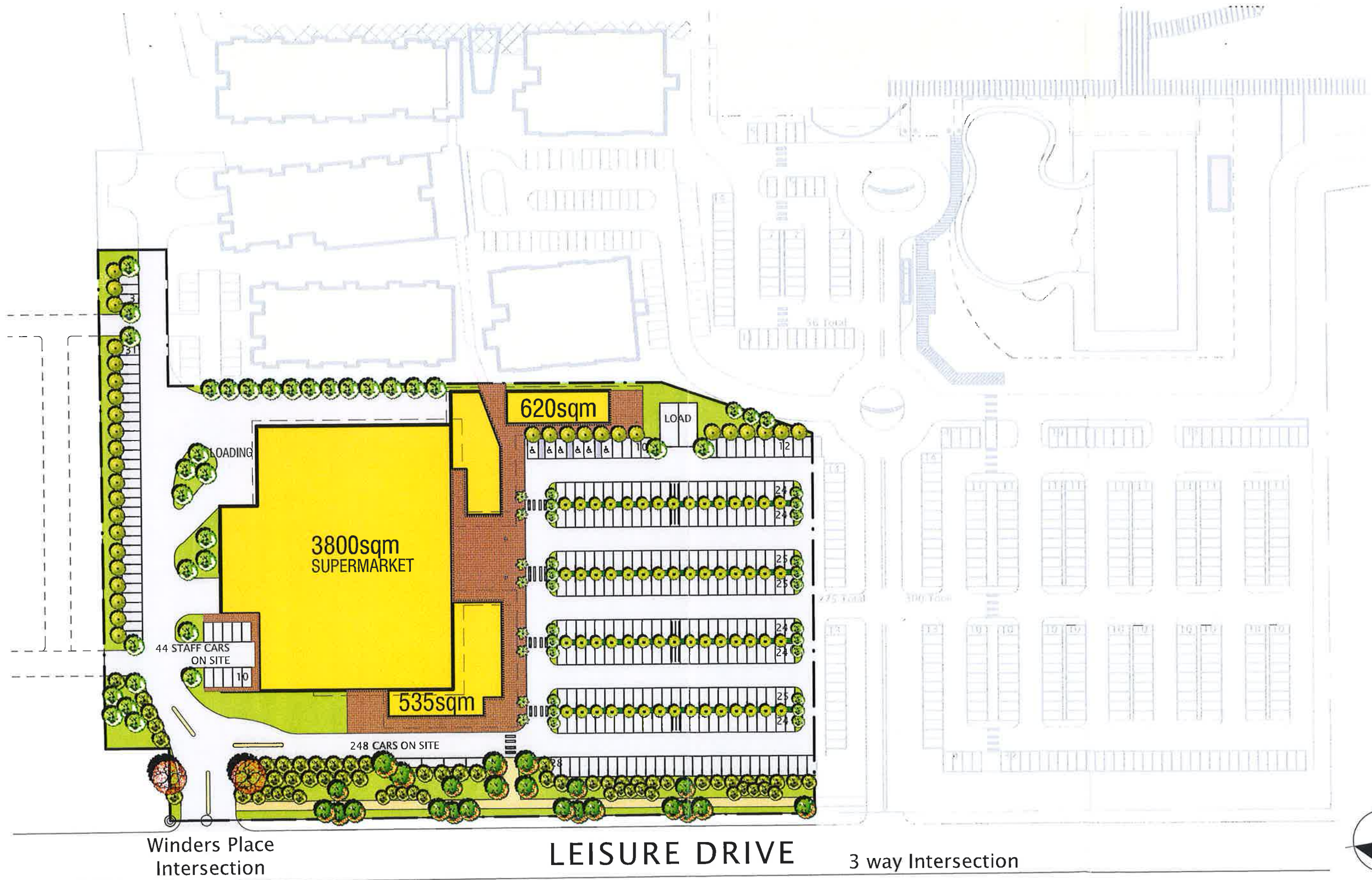
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PROJECT:	BANORA RETAIL	PROJECT No.:	425
DRAWING TITLE:	SITE PLAN	DATE:	24.02.11
CLIENT:	TWIN TOWNS SERVICES CLUB	SCALE:	1:1000 @ A3
		SD-00-01	REV. A

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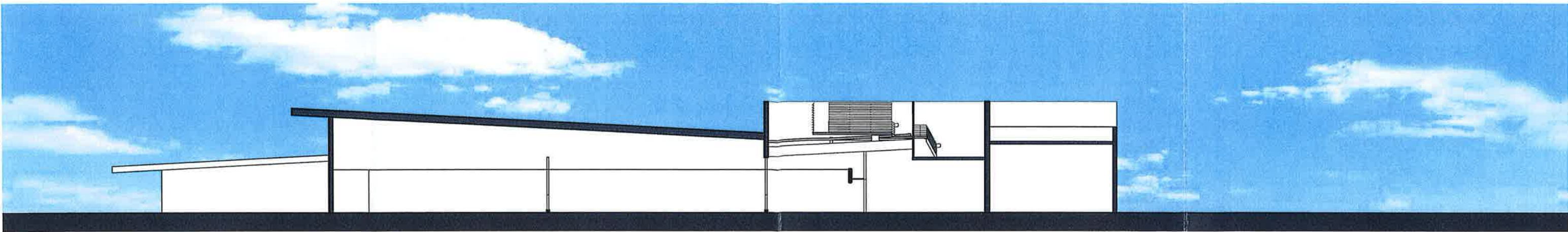
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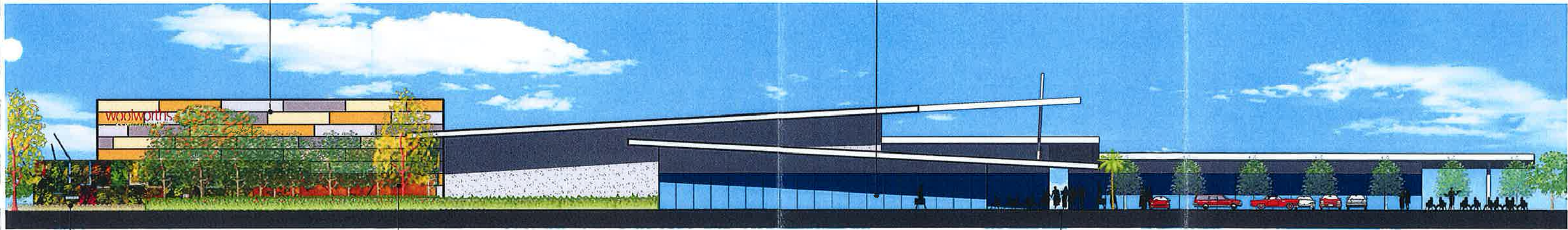


**A SECTION**  
SCALE 1:300



**1 WEST ELEVATION**  
SCALE 1:300

CLEAR GLASS SHOPFRONTS  
DECORATIVE TIMBER BATTENING



**2 NORTH ELEVATION (STREET)**  
SCALE 1:300

VEGETATED GREENWALL - REFER PLACE DESIGN DRAWINGS FOR DETAILS

PAINTED FIBRE CEMENT FACADE SYSTEM

**NOTE:** STREET FRONT TREES DELETED TO SHOW BUILDINGS. REFER TO PLACE DESIGN DRAWINGS FOR TREES.

CURVILINEAR CORTEN PUNCHED SCREEN - REFER PLACE DESIGN DRAWINGS FOR DETAILS

CLEAR GLASS SHOPFRONTS

PEDESTRIAN LINK THROUGH TO ASSISTED LIVING FACILITY



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PROJECT:	BANORA RETAIL	PROJECT No.:	425
DRAWING TITLE:	SECTION & ELEVATIONS	DATE:	24.02.11
CLIENT:	TWIN TOWNS SERVICES CLUB	SCALE:	1:300 @ A3
		SD-00-03	REV. A

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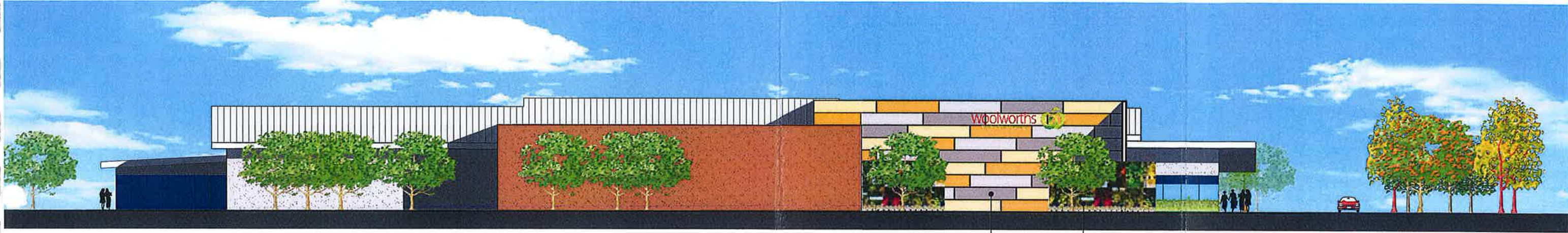
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3 EAST ELEVATION  
SCALE 1:300

PAINTED FIBRE CEMENT FACADE SYSTEM

VEGETATED GREENWALL - REFER TO PLACE DESIGN DRAWINGS FOR DETAILS



4 SOUTH ELEVATION  
SCALE 1:300

PEDESTRIAN LINK BETWEEN RETAIL AREA AND ASSISTED LIVING FACILITY  
CLEAR GLASS SHOPFRONTS



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PROJECT: BANORA RETAIL PROJECT No.: 425  
DRAWING TITLE: ELEVATIONS DATE: 24.02.11  
CLIENT: TWIN TOWNS SERVICES CLUB SCALE: 1:300 @ A3 SD-00-04 REV. A

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# BANORA ASSISTED LIVING FACILITY

CONCEPT DESIGN USING SEPP FOR SENIORS  
TWEED HEADS NEW SOUTH WALES



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PROJECT:	BANORA ASSISTED LIVING FACILITY	PROJECT No.:	1287
DRAWING TITLE:	COVER PAGE	DATE:	23/02/2011
CLIENT:	TWIN TOWNS SERVICES CLUB	SCALE:	NOT TO SCALE
		SK1.01	REV. C

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## Banora Assisted Living

A central facility known as the Leisure Centre accommodates all support services including nurses, administration, carers and maintenance. It is also the primary social hub of the project where residents gather for meals and social activities.

The access between the leisure centre and residences is a critical feature to the success of the community. Sited centrally to limit travel distances the leisure centre is connected by covered walkways to all units throughout the development

Walkways also include numerous places for residents to rest and are wide enough to facilitate movement by a golf buggy. All lift and stair locations include space to facilitate additional social interaction and exchange.

The majority of the buildings have a north eastern orientation which makes a significant contribution to the passive design outcomes, and can reduce energy consumption by 30%.

The proposed landscaped solution not only seeks to provide resident amenity but screening to adjacent shopping centre and club Banora. Rose Gardens and Vegetable Gardens tended by the residents greatly activate this precinct and provide a deep sense of ownership / connection with the site.



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PROJECT: BANORA ASSISTED LIVING FACILITY  
DRAWING TITLE: DESIGN BRIEF  
CLIENT: TWIN TOWNS SERVICES CLUB

PROJECT No.: 1287  
DATE: 23/02/2011  
SCALE: NOT TO SCALE  
SK1.02 REV. C

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Golf Course



Surrounding development

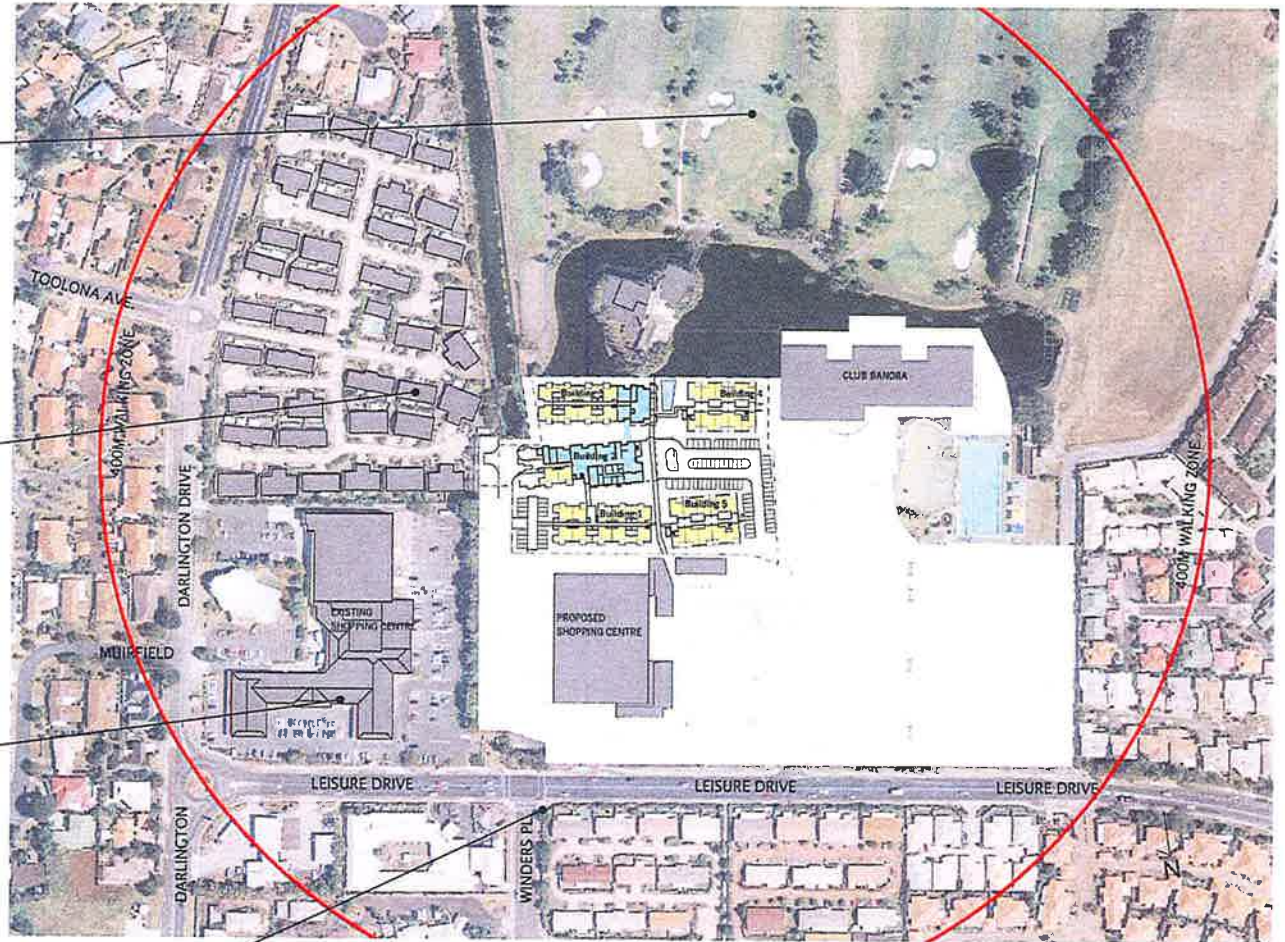


Shops



Transport

MEDICAL CENTRE  
CHEMIST  
POST OFFICE  
SHOPS  
BUS STOPS



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PROJECT: BANORA ASSISTED LIVING FACILITY

DRAWING TITLE: SITE LOCATION

CLIENT: TWIN TOWNS SERVICES CLUB

SCALE: NOT TO SCALE

PROJECT No.: 1287

DATE: 23/02/2011

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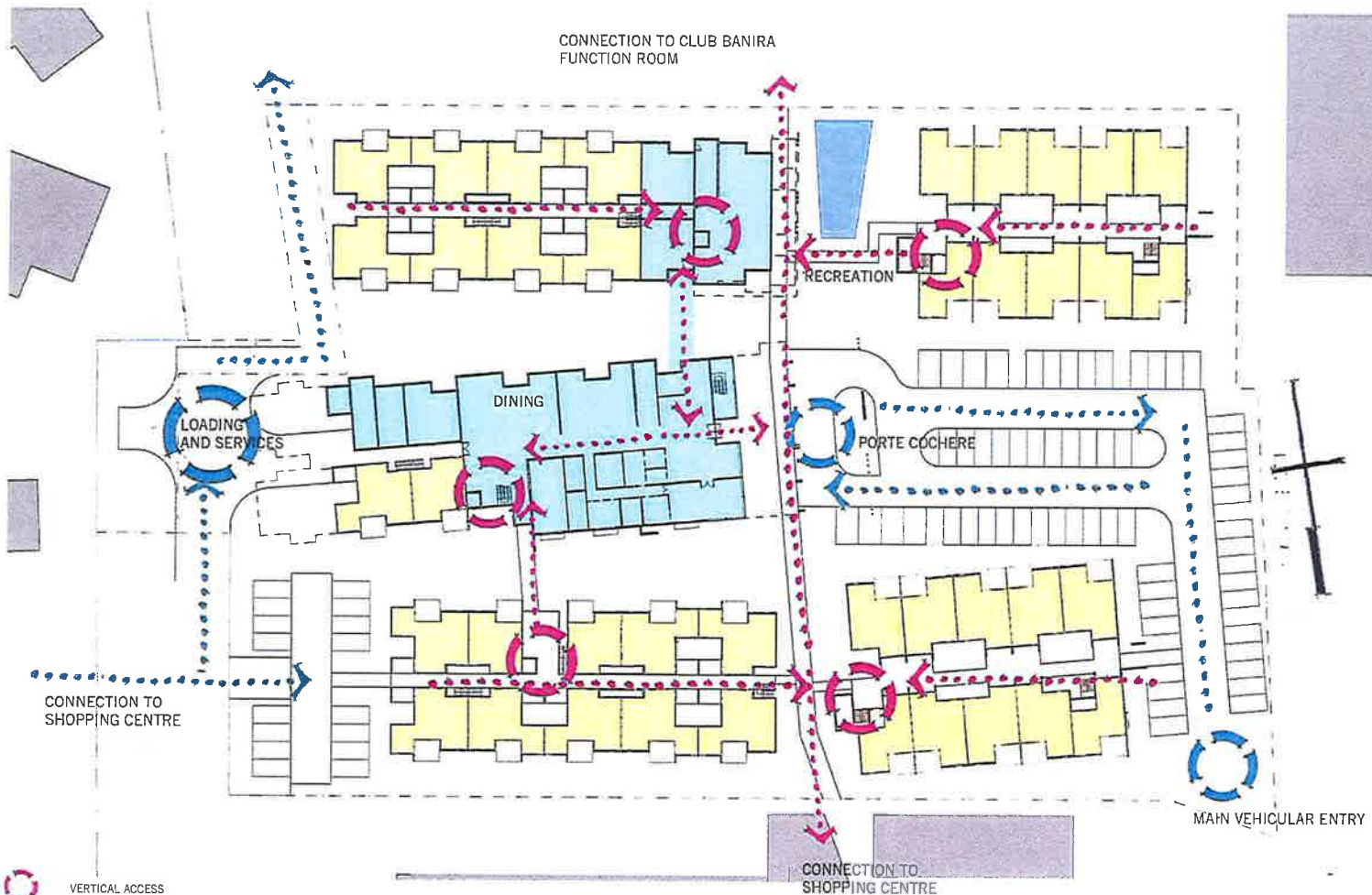






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-  VERTICAL ACCESS
-  PEDESTRIAN MOVEMENT
-  TRAFFIC NODES
-  VEHICULAR MOVEMENT

**PEDESTRIAN PERMEABILITY**  
 PEDESTRIAN MOVEMENT THROUGH THE SITE IS LAYERED WITHIN THE BUILDINGS, BETWEEN THE BUILDINGS AND TOWARDS EXTERNAL SERVICES AND FACILITIES. MAINTAINING THIS MOVEMENT INDEPENDENT FROM VEHICLES ALLOWS FOR PEOPLE FOCUSED INTERACTIONS IN A SAFE AND QUIET ENVIRONMENT.

A CENTRAL SPINE RUNNING NORTH-SOUTH THROUGH THE SITE LINKS ACCESS DIRECTLY FROM THE NEW SHOPPING CENTRE TOWARDS THE LAKE & GOLF COURSE. FEEDING OFF THIS CENTRAL SPINE IS ACCESS THROUGH ALL BUILDINGS, PORTE COCHERE, RECEPTION, CENTRAL PARKING AND RECREATION FACILITIES.

VERTICAL MOVEMENT AT THE ENDS OF THE BUILDINGS PROVIDES ALL RESIDENTS WITH IMMEDIATE ACCESS TO THE CENTRAL SPINE AND THE COMMUNITY NETWORK. SITE AMENITY INCLUDING POOL, BBQ, VEGETABLE GARDENS, FERN HOUSE AND RESTING STOPS ALL FEED OFF THE CENTRAL SPINE THROUGH THE LANDSCAPE SPACES BETWEEN THE BUILDINGS TO CREATE A STRONG ACTIVE AND LIVELY COMMUNITY.

**VEHICULAR MOVEMENT**  
 VEHICULAR MOVEMENT IS INDEPENDENT TO THE GENERAL PEDESTRIAN NETWORK. THE MAIN ENTRY OFF THE CLUB BANORA ACCESS ROUTE FEEDS INTO THE CENTRE OF THE SITE FROM THE WEST AND DIRECTLY TOWARDS THE PORTE COCHERE AND RECEPTION. CARPARKING OFF THIS ACCESS IS CENTRAL AND ALLOWS QUICK ACCESS TO ALL BUILDINGS. A SECONDARY ACCESS AND PARKING SPACES ARE PROVIDED ON THE EASTERN SIDE FOR STAFF AND RESIDENTS ONLY.

LARGER VEHICLE PARKING AND LOADING/SERVICES ARE LOCATED ON THE EASTERN SIDE OF THE LOT WITH DIRECT ACCESS TO THE KITCHEN AND LEISURE CENTRE. THIS AREA DOES NOT INTERFERE WITH PEDESTRIAN MOVEMENT AND IS NOT SEEN ON A GENERAL DAY TO DAY BASIS FROM THE GENERAL POPULATION.



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DRAWING TITLE:	SITE - MOVEMENT	DATE:	23/02/2011
CLIENT:	TWIN TOWNS SERVICES CLUB	SCALE:	1:600 @ A3
		SK1.05	REV. C

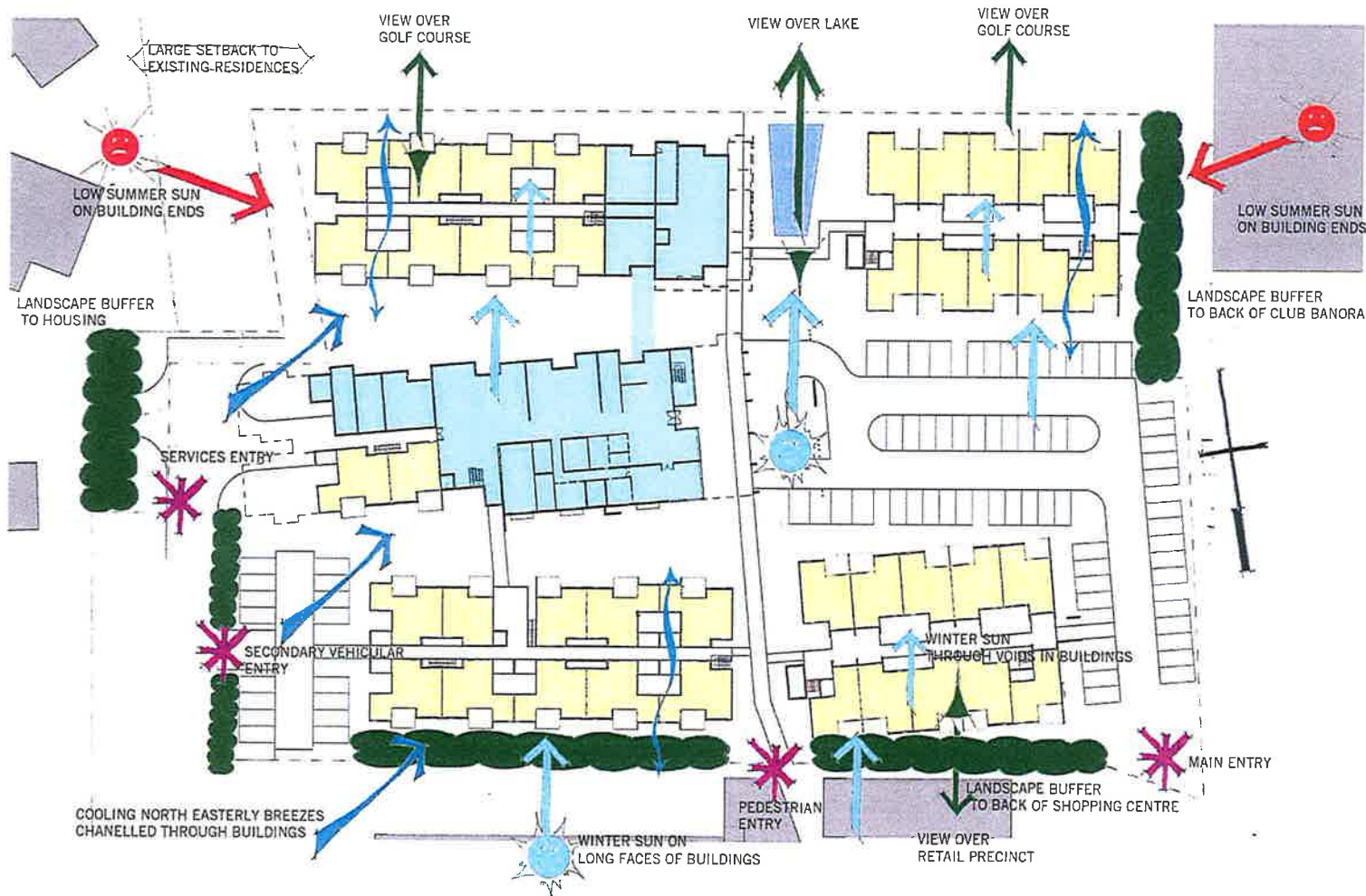
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**SOLAR ACCESS**

ALL BUILDINGS ARE ORIENTED ON AN EAST WEST ACCESS TO MAXIMISE SOLAR CONTROL. UNITS ON THE SOUTHERN SIDE OF THE DOUBLE LOADED CORRIDORS ARE AFFORDED LARGE VOIDS AND GARDEN CORTYARDS TO ENSURE ALL UNITS RECEIVE AMPLE DAYLIGHT AND WINTER SUN.

THE MAIN RECREATION FACILITIES IN THE CENTRE OF THE SITE OVERLOOK THE LAKE AND GOLF COURSE. LOCATED IMMEDIATELY OFF THE PORTE COCHERE AND RECEPTION THE BREAK IN BUILDINGS PROVIDES THIS SPACE WITH AMPLE WINTER SOLAR ACCESS.

THE LEISURE CENTRE AND LOUNGE SPACES IN BUILDINGS 2 AND 3 ARE AFFORDED LARGE NORTH FACING WALLS TO PROVIDE WINTER SOLAR ACCESS INTERNALLY.

LOW SUMMER SUN MEETS THE BUILDINGS END ON AND LIMITS UNWANTED SOLAR GAIN. LANDSCAPE BUFFERS TOWARDS CLUB BANORA PROVIDE A VISUAL AND THERMAL SCREEN TO REDUCE THIS HEAT LOAD FURTHER.

**CROSS VENTILATION**

THE LARGE CENTRAL WALKWAYS AND VOID SPACES WITHIN THE BUILDINGS ALLOW EACH UNIT SUBSTANTIAL CROSS VENTILATION WITH THE CENTRAL BREEZEWAY EXHAUSTING HOT AIR THROUGH THE VOIDS. THE LEISURE CENTRE SIMILARLY OPENS TO LANDSCAPING ON 2 SIDES AND ENCOURAGES CROSS VENTILATION TO LIMIT AIR CONDITIONING REQUIREMENTS.

**VIEWS**

SOUTHERN VIEWS ACROSS THE LAKE AND GOLF COURSE ARE PROVIDED TO ALL RESIDENTS FROM THE RECREATION FACILITIES AND RECEPTION. THE PROVISION OF LANDSCAPE STRIPS BETWEEN THE BUILDINGS AND BALCONIES TO ALL UNITS PROVIDES AN OUTLOOK OVER THE ACTIVE SPACES AND PROVIDES AN INTERACTION WITHIN THE SITE FOR ALL RESIDENTS FROM THE COMFORT OF HOME.



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		SK1.06	REV. C

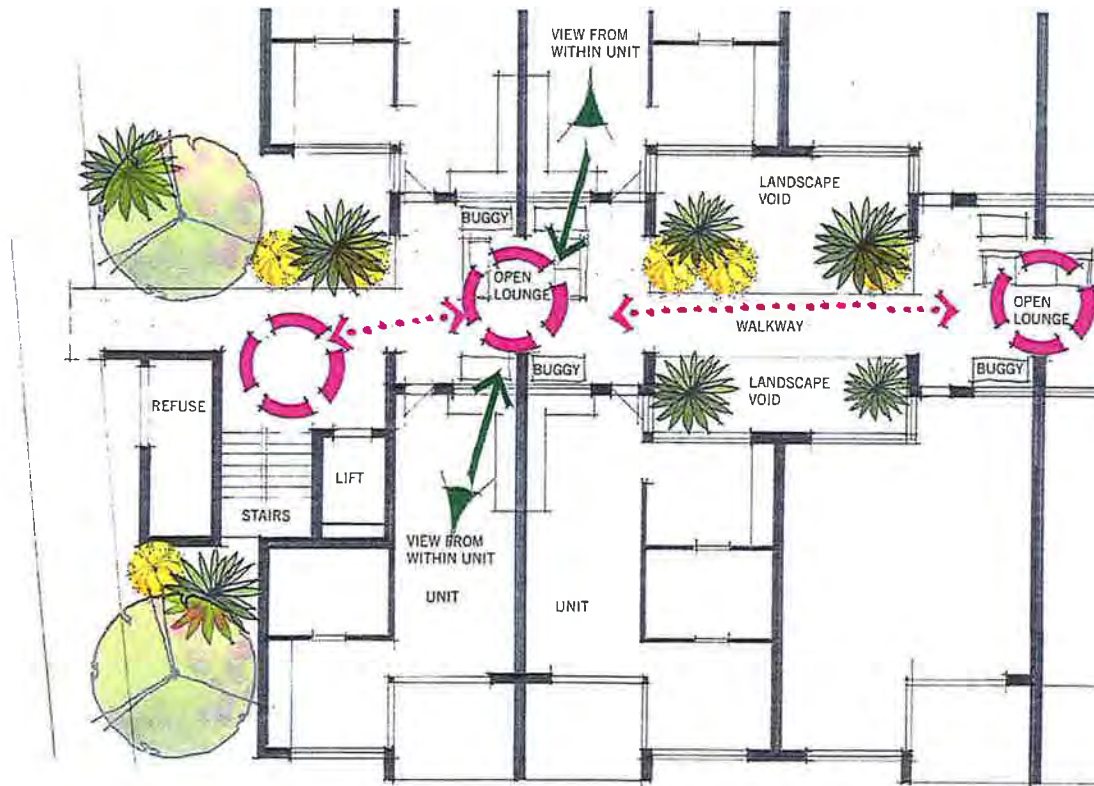
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**COMMON LOUNGE**

COMMON AREAS ALONG THE WALKWAY PROVIDE RESTING AND MEETING SPOTS BETWEEN THE INDEPENDENT LIVING UNITS AND FACILITIES. LOCATED OUTSIDE UNIT ENTRIES, THESE ACT LIKE PORCHES FOR THE RESIDENTS AND PROVIDE A SPACE TO SIT AND FACILITATE OPPORTUNITIES FOR SOCIAL EXCHANGE AND RESIDENT OWNERSHIP.

ALTERNATING WITH LARGE GARDEN VOIDS THE COMMON LOUNGES PROVIDE A WELL VENTILATED SPACE WITH PLENTIFUL NATURAL DAYLIGHT.

**VISUAL CONNECTION**

WINDOWS FROM THE UNITS PROVIDE A VIEW TO THE COMMON SPACE SO RESIDENTS CAN SEE WHO IS USING THE SPACE OR APPROACHING THEIR DOOR WITHOUT LEAVING THE UNIT.

**VERTICAL MOVEMENT**

THE LIFT IS LOCATED AT THE CLOSEST POINT TO THE MAIN ACCESS OF THE LEISURE CENTRE. REFUSE CHUTES OUTSIDE THE LIFT ENTRY ALLOW RESIDENTS TO DISPOSE OF RUBBISH ON THE SAME JOURNEY WHEN LEAVING THE UNIT.



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PROJECT: BANORA ASSISTED LIVING FACILITY

PROJECT No.: 1287

DRAWING TITLE: WALKWAY - MOVEMENT

DATE: 23/02/2011

CLIENT: TWIN TOWNS SERVICES CLUB

SCALE: NOT TO SCALE

SK1.07 REV. C



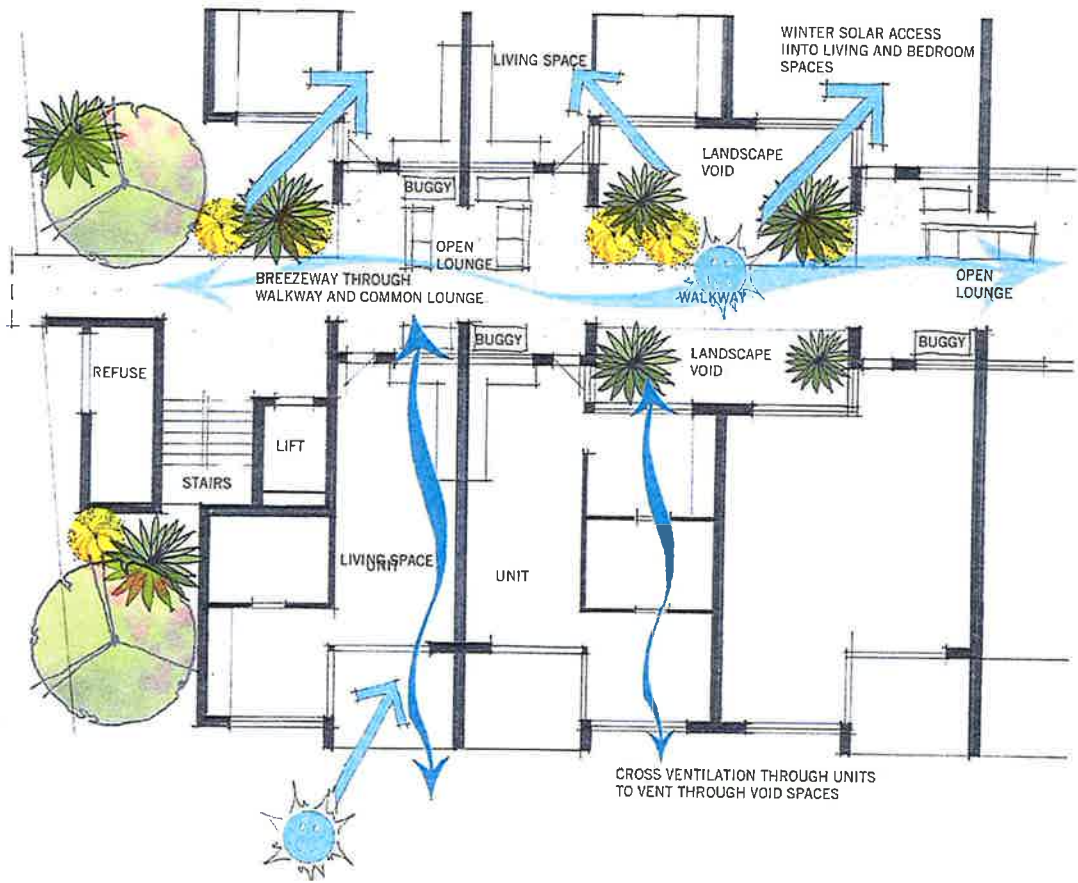
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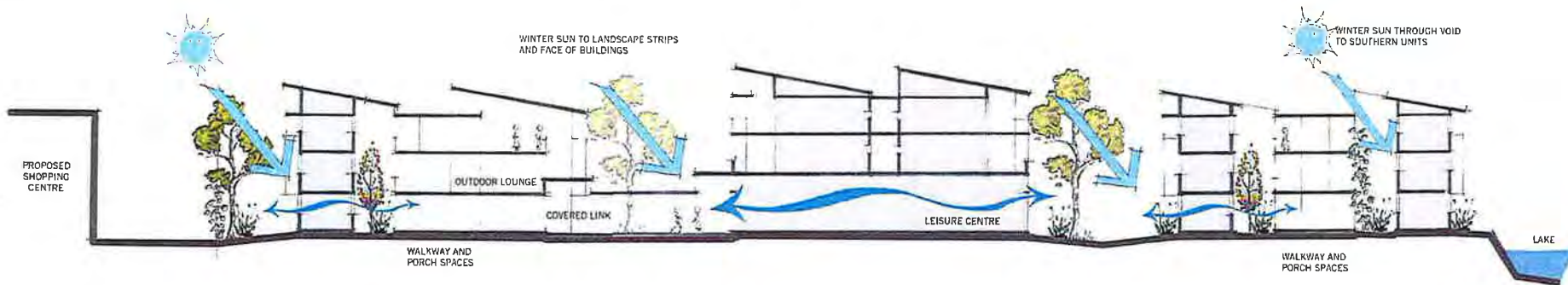




**CENTRAL WALKWAY**  
 THE CENTRAL WALKWAY PROVIDES A LARGE SEPARATION TO ENCOURAGE CROSS VENTILATION THROUGH UNITS. THE WALKWAY DOUBLES AS A BREEZEWAY TO HELP VENTILATE THE COMMON LOUNGES.

**LANDSCAPE VOID**  
 LARGE LANDSCAPE VOIDS OCCUR ALTERNATING WITH THE COMMON LOUNGES FOR A NUMBER OF PURPOSES.  
 1) THE UNIT CROSS VENTILATION EXPELS VERTICALLY THROUGH THE VOID SPACES.  
 2) THE SEPARATION OF WALKWAY TO UNITS PROVIDE A GAP FOR PRIVACY BETWEEN THE COMMON SPACE AND BEDROOMS AND LIVING SPACES.  
 3) THE LARGER VOIDS ON THE SOUTHERN SIDE OF THE WALKWAYS ALLOW WARMING WINTER SUN AND NATURAL DAYLIGHT TO PENETRATE DEEP INTO THE SOUTHERN UNITS.  
 4) THE LONG WALKWAYS ARE BROKEN UP BY VEGETATION TO REDUCE THE VISUAL LENGTH OF THE WALKWAYS





**COMMON LOUNGES**

ALONG THE WALKWAYS COMMON LOUNGE SPACES PROVIDE PERIODIC RESTING SPOTS AND LOCALISED GATHERING AREAS FOR RESIDENTS TO MEET OR SIMPLY ENJOY CHANGE ENCOUNTERS. THE LOUNGE SPACES NEXT TO THE LIFTS OPEN THROUGH THE BUILDING FACE TO LOOK BACK TO THE LEISURE CENTRE AND PROVIDE A DIRECT VISUAL CONNECTION. THESE DIRECT LINKS ENHANCE THE COMMUNITY FEELING OF THE DEVELOPMENT SO THE LEISURE CENTRE FEELS A PART OF ALL BUILDINGS.

**LEISURE CENTRE**

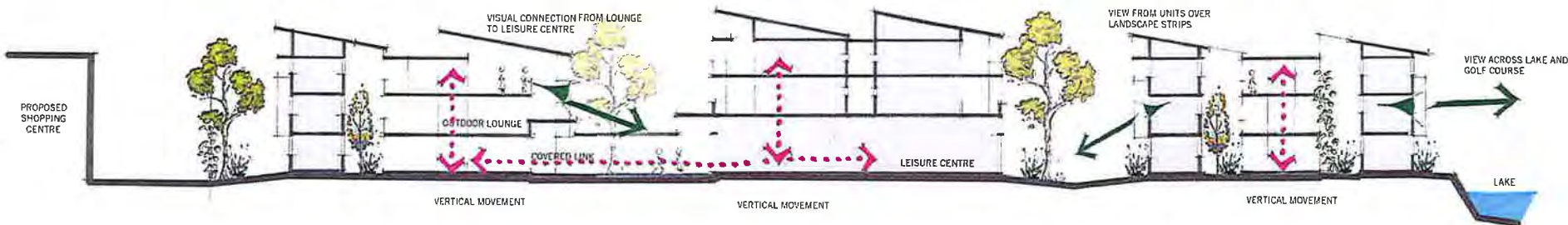
LOCATED CENTRALLY WITHIN THE SITE THE LEISURE CENTRE SPILLS ONTO THE LANDSCAPE STRIPS AND PROVIDES GROUND LEVEL CONNECTION TO OUTDOOR ACTIVITIES AND ADJOINING BUILDINGS.

WITH A LARGE NORTHERN FACE WINTER SOLAR ACCESS WARMS INTERNAL SPACES THAT OVERLOOK THE GARDENS AND PROVIDE HEAT STORAGE.

**TYPICAL UNITS**

LARGE COURTYARD VOIDS ON THE SIDES OF THE WALKWAY OPEN THE CENTRE OF THE BUILDINGS TO ALLOW WINTER SOLAR ACCESS TO THE SOUTHERN UNITS AND DISTRIBUTE DAYLIGHT THROUGHOUT.

EACH CENTRAL WALKWAY HAS A LIFT THAT OPENS ON GROUND FLOOR TO A DIRECT CONNECTION TO THE MAIN ACCESS ROUTE / OR COVERED LINK TO THE LEISURE CENTRE.



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DRAWING TITLE:	SITE SECTIONS	DATE:	23/02/2011
CLIENT:	TWIN TOWNS SERVICES CLUB	SCALE:	NOT TO SCALE
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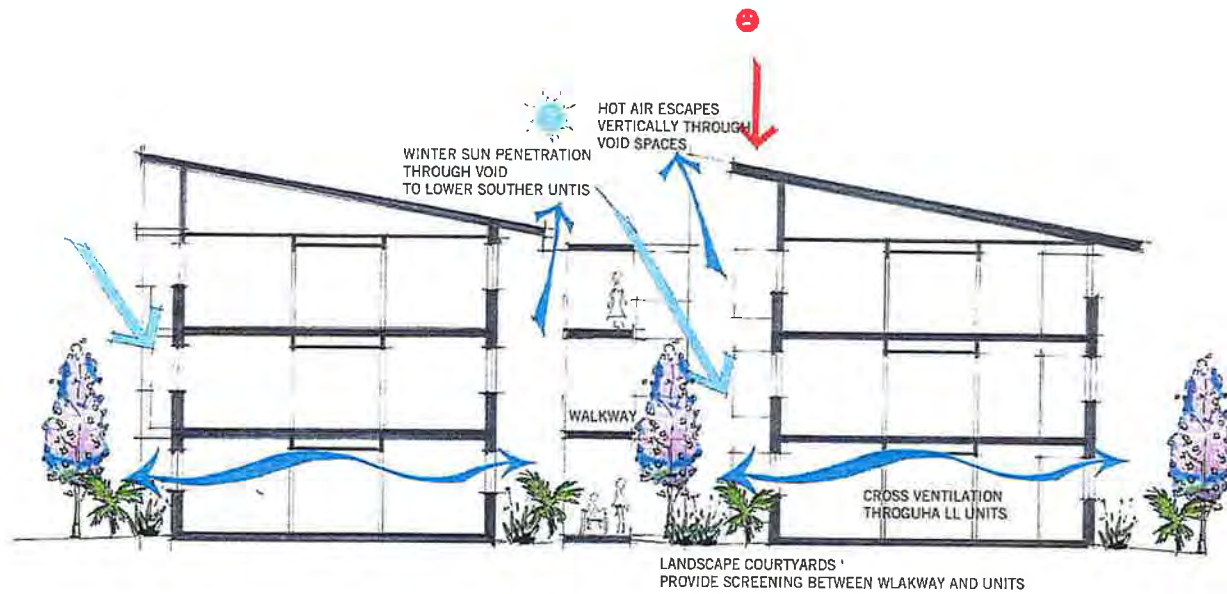


**SUSTAINABILITY**

THE TYPICAL UNIT DESIGN EFFECTIVELY PROVIDES 2 SEPERATE BUILDINGS WITH A CENTRAL DETACHED WALKWAY. CONNECTING TO THE UNITS AT THE ENTRY PORCHES THE WALKWAYS ALSO SEPERATE TO PROVIDE VOIDS ON EITHER SIDE.

THE VOID SPACE ALLOWS LOWER LEVEL WINTER SUN TO PENETRATE DEEP INTO THE CENTRE OF THE BUILDING AND LIVING SPACES ON THE SOUTHERN SIDE. THE THERMAL MASS OF THE WALLS AND FLOOR PROVIDE A HEAT SINK FOR WINTER HEAT STORAGE.

THE SEPERATION OF BUILDINGS ALSO ALLOWS HOT AIR TO EXHAUST THROUGH THE VOID SPACES IN SUMMER DRAWING CORSS VENTILATION THROUGH THE UNITS.



LANDSCAPE COURTYARDS ' PROVIDE SCREENING BETWEEN WALKWAY AND UNITS



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PROJECT:	BANORA ASSISTED LIVING FACILITY	PROJECT No.:	1287
DRAWING TITLE:	BUILDING SECTION	DATE:	23/02/2011
CLIENT:	TWIN TOWNS SERVICES CLUB	SCALE:	NOT TO SCALE SK1, 10
		REV.	C

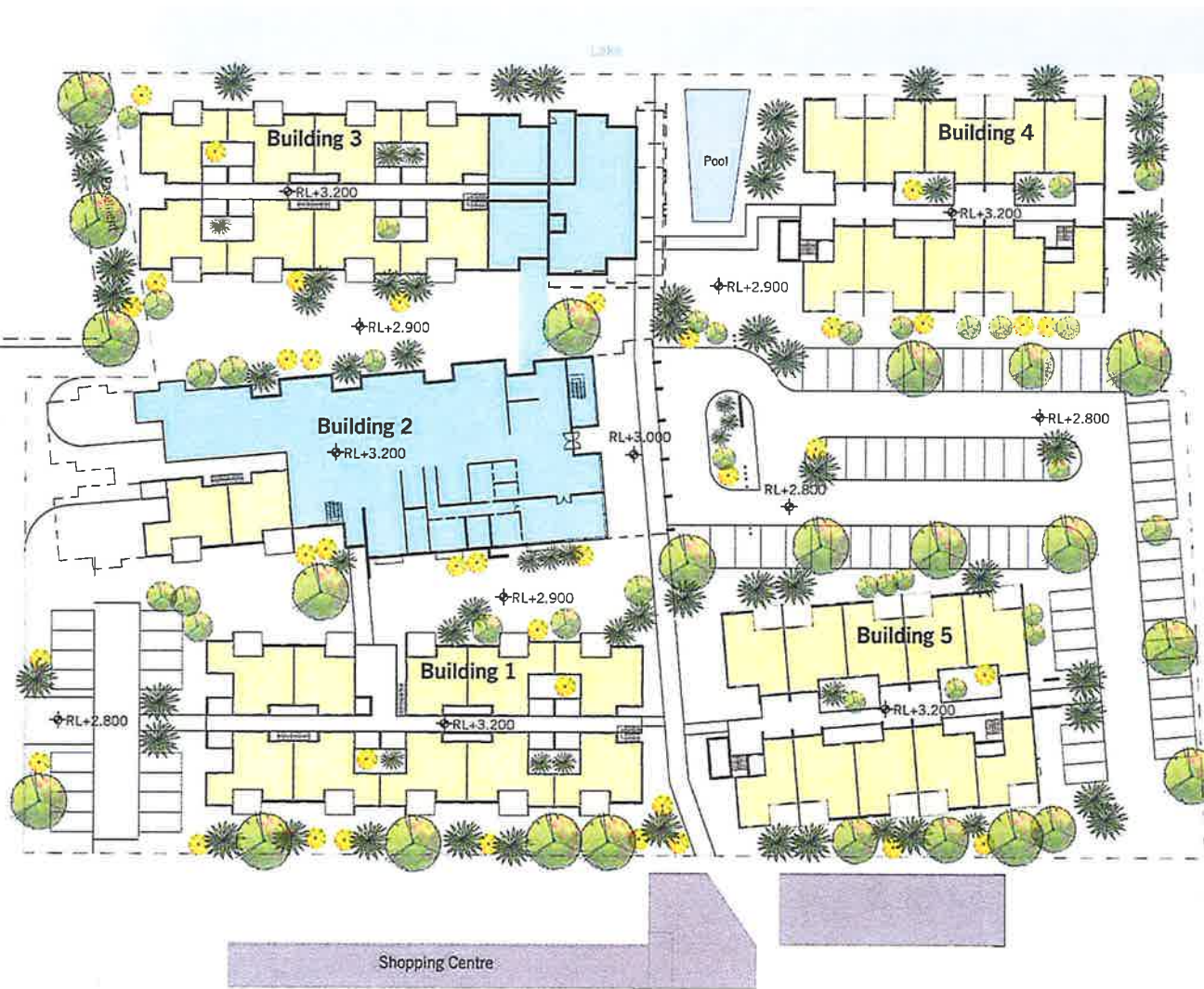
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<b>AREAS</b>	
SITE AREA (INCLUDING EASEMENT)	14659M <sup>2</sup>
(EXCLUDING EASEMENT)	13897M <sup>2</sup>
<b>SITE COVER AREA</b>	
GFA - GROUND FLOOR	3929M <sup>2</sup>
LEVEL 2	3688M <sup>2</sup>
LEVEL 3	3688M <sup>2</sup>
<b>TOTAL</b>	<b>11305M<sup>2</sup></b>

<b>UNIT TYPES</b>	L1	L2	L3	<b>TOTAL</b>
TYPE A 2 BED	16	21	21	58
TYPE A 1 BED	4	4	4	12
TYPE B 2 BED	17	28	28	73
TYPE B 1 BED	3	4	4	11
<b>TOTAL</b>	<b>40</b>	<b>57</b>	<b>57</b>	<b>154</b>

NUMBER OF CAR PARKS 77

- Units
- Leisure Centre



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PROJECT: BANORA ASSISTED LIVING FACILITY PROJECT No.: 1287  
 DRAWING TITLE: GROUND FLOOR PLAN DATE: 23/02/2011  
 CLIENT: TWIN TOWNS SERVICES CLUB SCALE: 1:600 @ A3 SK1.11 REV. C

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PROJECT: BANORA ASSISTED LIVING FACILITY

DRAWING TITLE: LEVEL 2 FLOOR PLAN

CLIENT: TWIN TOWNS SERVICES CLUB SCALE: 1:600 @ A3

PROJECT No.: 1287

DATE: 23/02/2011

SK1.12 REV. C

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 DRAWING TITLE: LEVEL 3 FLOOR PLAN  
 CLIENT: TWIN TOWNS SERVICES CLUB SCALE: 1:600 @ A3

PROJECT No.: 1287  
 DATE: 23/02/2011  
 SKI.13 REV. C

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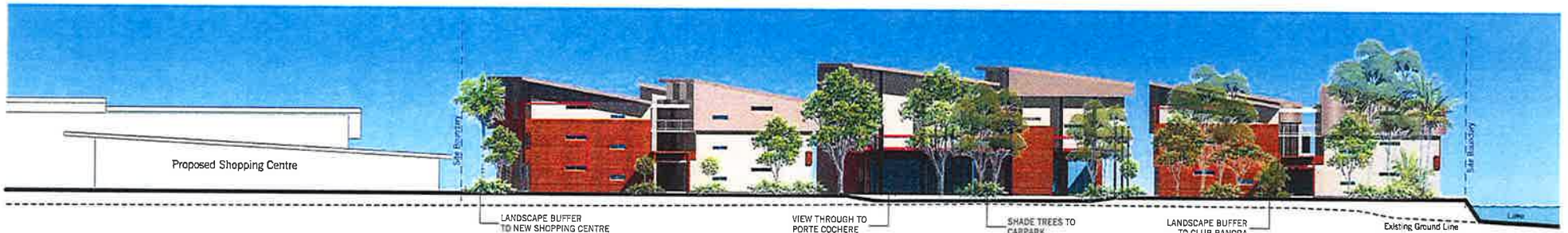




Northern Elevation  
1:400



Southern Elevation  
1:400



Western Elevation  
1:400





LEISURE CENTRE AND PUBLIC ACCESS



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PROJECT:	BANORA ASSISTED LIVING FACILITY	PROJECT No.:	1287
DRAWING TITLE:	3D PERSPECTIVE	DATE:	23/02/2011
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		REV:	C

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VIEW FROM NEW SHOPPING CENTRE AND ENTRY TO SITE



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PROJECT: BANORA ASSISTED LIVING FACILITY

PROJECT No.: 1287

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DRAWING TITLE: 3D PERSPECTIVE

DATE: 23/02/2011



CLIENT: TWIN TOWNS SERVICES CLUB SCALE: NOT TO SCALE SK1\_16

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**TYPE A 2 BED UNIT AREAS**  
 INTERNAL AREA 61.28M<sup>2</sup>  
 BALCONY AREA 10.35M<sup>2</sup>

○ Type A 2 bed  
 1:200



**TYPE A 1 BED UNIT AREAS**  
 INTERNAL AREA 49.37M<sup>2</sup>  
 BALCONY AREA 10.35M<sup>2</sup>

○ Type A 1 bed  
 1:200



**TYPE B 2 BED UNIT AREAS**  
 INTERNAL AREA 63.95M<sup>2</sup>  
 BALCONY AREA 10.44M<sup>2</sup>

○ Type B 2 Bed  
 1:200



**TYPE B 1 BED UNIT AREAS**  
 INTERNAL AREA 52.29M<sup>2</sup>  
 BALCONY AREA 10.44M<sup>2</sup>

○ Type B 1 bed  
 1:200