

**Department of Human Services  
Aged Care Land Bank  
Cecil Street, South Melbourne**

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**Tectura P/L**

**Area Accommodation Schedules:**

- 72 Bed Aged Care Facility**
  - 90 Bed Aged Care Facility**
  - 30 No. Independent Living Units**
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**AGED CARE LAND BANK  
CECIL STREET, SOUTH MELBOURNE  
72 BED FACILITY  
21 JULY 2008**

Space Number	Service	DHS GENERIC BRIEF / DRAFT DESIGN GUIDELINE 72 BEDS			MP 72BEDS			Comments: SS: Simon Sloan, General Manager Facilities & Administration, Royal Freemasons Homes of Victoria AG: Alan Gruner, Residential Care Manager, Brotherhood of St Lawrence MT: Margaret Thorpe, CEO Southport Community Residential Home	
		No.	Size	Net Area	No.	Size	Net Area		
	<b>NEW 72 BED HIGH CARE - FREEMASON</b>			<b>2954</b>			<b>2605</b>		
							<i>Diff</i>		
1.01	<b>AIRLOCK</b>	1	14	14	1	5	5	-9	As per comments by AG dated 16/07
1.02	<b>FOYER</b>				1	30	30		As per comments by AG dated 16/07
1.03	RECEPTION / STAFF BASE	1	16	16	2	20	40	24	As per comments by AG dated 16/07
1.04	MEDICATION	1	4	4	1	7	7	3	
1.05	UNIT MANAGER OFFICE	1	15	15	1	14	14	-1	
1.06	OFFICE / RECEPTION	1	22	22	1	0	0	-22	Combined with staff base 1.03
1.07	GROUP / ACTIVITY ROOM	1	30	30	0	27	0	-30	Area transferred to 1.36
1.08	PUBLIC TOILETS - DISABLED / MALE / FEMALE	1	4.5	5	2	6	12	8	To meet disability access standards
1.09	STAFF LOUNGE & LOCKERS	1	40	40	1	36	36	-4	
1.10	STAFF TOILETS - MALE & FEMALE	4	4	16	2	10	20	4	As per comments by AG dated 16/07
1.11	BEDROOM - SINGLE (ENSUITE TROLLEY)	0	0	0	0	0	0		
1.12	BEDROOM - SINGLE	90	14	1260	72	16	1152	-108	As per comments by SS in site meeting dated 14/07
1.13	ENSUITE - SINGLE DEDICATED	72	4.5	324	44	5.5	242	-82	As per comments by AG dated 16/07 & SS in site meeting dated 14/07
1.14	ENSUITE - SINGLE SHARED (ENSUITE TROLLEY)	0	0	0	0	9.5	0	0	
1.15	ENSUITE - SINGLE SHARED	18	0	0	14	6	84	84	As per comments by AG dated 16/07 & SS in site meeting dated 14/07. 40% Shared Ensuite only
1.16	<b>LAUNDRY ROOM</b>				1	50	50		As per comments by AG dated 16/07
1.17	<b>RECORD STORAGE</b>				1	10	10		As per comments by AG dated 16/07
1.18	ASSISTED BATHROOM	6	12	72	2	12	24	-48	
1.19	ASSISTED SHOWER, HAIR SALON, TREATMENT	-	-	-	1	15	15		As per comments by AG dated 16/07
1.20	RESIDENT STORE	4	10	40	2	12	24	-16	
1.21	TOILETS - RESIDENTS'	6	4.5	27	4	5	20	-7	
1.22	LINEN BAY	4	3	12	-	-	-	-	
1.24	LAUNDRY / STORE / DIRTY LINEN	1	12	12	1	8	8	-4	Area transferred to other functional space
1.25	CLEAN UTILITY	6	5	30	6	7	42	12	
1.26	DIRTY UTILITY	6	8	48	6	8	48	0	
1.27	CLEAN LINEN STORE / CUPBOARD	4	6	24	12	1.5	18	-6	2 Linen bays to each wing of the building
1.28	EQUIPMENT STORE	2	12	24	2	15	30	6	
1.29	CLEANERS STORE	-	-	-	1	6	6		
1.30	LIFTING MACHINE BAY (COMBINE 1.31)	4	9	36	6	6	36	0	In ceiling lifters and wheeled armchairs reduce requirement.
1.31	WHEEL CHAIR STORE (COMBINE 1.30)	6	3	18	0	0	0	-18	Space combined with lifting machine bay
1.32	HAND BASIN RECESS	6	0.5	3	18	0.5	9	6	
1.33	<b>CHAPEL / MEDITATION SPACE</b>				1	15	15		As per comments by MT dated 16/07
1.34	MULTIPURPOSE / LOUNGE	2	105	210	4	50	200	-10	
1.35	DINING / LOUNGE	2	100	200	4	40	160	-40	
1.23	KITCHEN	1	110	110	1	110	110	0	Cook fresh kitchen
1.36	PRIVATE SITTING (READING/QUIET ROOM)	6	12	72	2	10	20	-52	As per comments by AG dated 16/07
1.37	MULTIPURPOSE/ACTIVITY	2	65	130	2	54	108	-22	
1.38	LOUNGE	2	65	130	0	20	0	-130	Area transferred to 1.33 & 1.34
1.39	WASTE	1	10	10	1	10	10	0	Area transferred to other functional space
<b>Net Area - Circulation</b>		30%		<b>2954</b>				<b>2605</b>	
<b>Plant</b>		5%		<b>3840</b>				<b>3387</b>	
<b>GROSS FLOOR AREA -</b>				<b>3987</b>				<b>3517</b>	
<b>EXTERNAL AREAS</b>									
2.01	FRONT CANOPY	1	60	60	1	60	60		
2.04	CARPARKING (INCLUDED DISABLED)	30 CARS			30 CARS				
<b>CIVIL WORKS AREA -</b>				<b>60</b>				<b>60</b>	

**AGED CARE LAND BANK  
CECIL STREET, SOUTH MELBOURNE  
90 BED FACILITY  
21 JULY 2008**

Space Number	Service: Residential Aged Care	DHS GENERIC BRIEF / DRAFT			MP			Comments: SS: Simon Sloan, General Manager Facilities & Administration, Royal Freemasons Homes of Victoria AG: Alan Gruner, Residential Care Manager, Brotherhood of St Lawrence MT: Margaret Thorpe, CEO Southport Community Residential Home						
		DESIGN GUIDELINE 90 BEDS			90 BEDS									
		No.	Size	Net Area	No.	Size	Net Area							
<b>NEW 90 BED HIGH CARE - SOUTHPORT &amp; BROTHERHOOD OF ST. LAURENCE</b>								<b>3108</b>					<b>3393</b>	
													<i>Diff</i>	
1.01	<b>AIRLOCK</b>	1	14	14					<b>1</b>	<b>5</b>	<b>5</b>		-9	As per comments by AG dated 16/07
1.02	<b>FOYER</b>								<b>1</b>	<b>30</b>	<b>30</b>			As per comments by AG dated 16/07
1.03	RECEPTION / STAFF BASE	1	16	16					<b>3</b>	<b>20</b>	<b>60</b>		44	As per comments by AG dated 16/07
1.04	MEDICATION	1	4	4					1	7	7		3	
1.05	UNIT MANAGER OFFICE	1	15	15					1	14	14		-1	
1.06	OFFICE / RECEPTION	1	22	22					1	0	0		-22	Combined with staff base 1.03
1.07	<b>CARE/QUALITY CO-ORDINATOR</b>								<b>1</b>	<b>12</b>	<b>12</b>			As per comments by AG dated 16/07
1.08	GROUP / ACTIVITY ROOM	1	30	30					<b>0</b>	<b>27</b>	<b>0</b>		-30	Area transferred to 1.35
1.09	PUBLIC TOILETS - DISABLED / MALE / FEMALE	1	4.5	5					1	6	6		2	To meet disability access standards
1.10	<b>RECORD STORAGE</b>								<b>1</b>	<b>10</b>	<b>10</b>			As per comments by AG dated 16/07
1.11	<b>NURSE STAFF OFFICE</b>								<b>3</b>	<b>15</b>	<b>45</b>			As per comments by MT dated 16/07 1 office per floor
1.12	<b>LAUNDRY ROOM</b>								<b>1</b>	<b>50</b>	<b>50</b>			As per comments by AG dated 16/07
1.13	STAFF LOUNGE & LOCKERS	1	40	40					1	36	36		-4	
1.14	STAFF TOILETS - MALE & FEMALE	4	4	16					<b>3</b>	<b>10</b>	<b>30</b>		14	As per comments by AG dated 16/07
<b>DOCTOR'S CONSULTATION ROOM</b>														
1.15	<b>DOCTOR'S CONSULTATION ROOM</b>								<b>3</b>	<b>12</b>	<b>36</b>		-	As per comments by MT dated 16/07
1.16	BEDROOM - SINGLE (ENSUITE TROLLEY)	0	0	0					0	0	0			
1.17	BEDROOM - SINGLE	90	14	1260					90	16	1440		180	As per comments by SS in site meeting dated 14/07
1.18	ENSUITE - SINGLE DEDICATED	72	4.5	324					<b>72</b>	<b>5.5</b>	<b>396</b>		72	As per comments by AG dated 16/07 & SS in site meeting dated 14/07
1.19	ENSUITE - SINGLE SHARED (ENSUITE TROLLEY)	0	0	0					0	9.5	0		0	
1.20	ENSUITE - SINGLE SHARED	18	0	0					<b>18</b>	<b>6</b>	<b>108</b>		108	As per comments by AG dated 16/07 & SS in site meeting dated 14/07
1.21	LAUNDRY / STORE / DIRTY LINEN	1	12	12					0	8	0		-12	Area transferred to other functional space
1.22	CLEAN UTILITY	6	5	30					6	7	42		12	
1.23	DIRTY UTILITY	6	8	48					6	8	48		0	
1.24	CLEAN LINEN STORE / CUPBOARD	4	6	24					12	1.5	18		-6	2 Linen bays to each wing of the building
1.25	EQUIPMENT STORE A	2	12	24					3	15	45		21	
1.26	CLEANERS STORE A	4	6	24					3	6	18		-6	
1.27	ASSISTED BATHROOM	6	12	72					3	12	36		-36	
1.28	ASSISTED SHOWER, HAIR SALON, TREATMENT								1	15	15			As per comments by AG dated 16/07
1.29	RESIDENT STORE	4	10	40					3	12	36		-4	I on each level
1.30	TOILETS - RESIDENTS'	6	4.5	27					6	5	30		3	
1.31	LINEN BAY	4	3	12									-	
1.32	LIFTING MACHINE BAY (COMBINE 1.33)	4	9	36					6	6	36		0	In ceiling lifters and wheeled armchairs reduce requirement.
1.33	WHEEL CHAIR STORE (COMBINE 1.32)	6	3	18					0	0	0		-18	Space combined with lifting machine bay
1.34	HAND BASIN RECESS	6	0.5	3					18	0.5	9		6	
<b>CHAPEL / MEDITATION SPACE</b>														
1.35	<b>CHAPEL / MEDITATION SPACE</b>								<b>1</b>	<b>15</b>	<b>15</b>		-	As per comments by MT dated 16/07
1.36	MULTIPURPOSE / LOUNGE /PHYSIOTHERAPY ROOM (SITTING/RECREATION ROOM)	2	105	210					6	40	240		30	As per comments by AG dated 16/07
1.37	DINING / LOUNGE	2	100	200					6	40	240		40	
1.38	PRIVATE SITTING (READING/QUIET ROOM)	6	12	72					3	10	30		-42	As per comments by AG dated 16/07
1.39	<b>DINING/AMENITIES ROOM</b>								<b>1</b>	<b>40</b>	<b>40</b>		-	As per comments by AG dated 16/07
1.40	MULTIPURPOSE/ACTIVITY	2	65	130					<b>2</b>	<b>25</b>	<b>50</b>		-80	As per comments by AG dated 16/07
1.41	MULTIPURPOSE/ACTIVITY/STAFF	2	65	130					<b>1</b>	<b>40</b>	<b>40</b>		-90	As per comments by AG dated 16/07
1.42	LOUNGE	2	65	130					0	20	0		-130	Area transferred to 1.35, 1.36
1.43	KITCHEN	1	110	110					1	110	110		0	Cook fresh kitchen
1.44	WASTE	1	10	10					1	10	10		0	
<b>Net Area</b>									<b>3108</b>					<b>3393</b>
<b>Circulation</b>			30%						<b>932</b>	30%				<b>1018</b>
<b>Plant</b>			5%						<b>4040</b>					<b>4411</b>
<b>GROSS FLOOR AREA -</b>									<b>4195</b>					<b>4581</b>
<b>EXTERNAL AREAS</b>														
2.01	FRONT CANOPY	1	60	60					1	60	60			
2.04	CARPARKING (INCLUDED DISABLED)	30 CARS							30 CARS					
<b>CIVIL WORKS AREA -</b>									<b>60</b>					<b>60</b>

**AGED CARE LAND BANK  
CECIL STREET, SOUTH MELBOURNE  
INDEPENDENT LIVING UNITS  
21 JULY 2008**

**Area schedule for typical 3 bedroom Independent Living Units**

Space Number	INDEPENDENT LIVING UNITS	Master Plan			Comments
		No.	Size	Net Area	
	ENTRANCE HALL	1	4	4	
	MASTER BEDROOM	1	18	18	
	ENSUITE / BATHROOM	1	10	10	
	WALK IN ROBE (WIR)	1	6	6	
	BEDROOM 2	1	15	15	
	STUDY ALCOVE/STORE ROOM/BEDROOM 3	1	10	10	
	LOUNGE (OPEN PLAN)	1	14	14	
	DINING ROOM (OPEN PLAN)	1	11	11	
	KITCHEN	1	10	10	
	BATHROOM/SHOWER/POWDER ROOM	1	7	7	
	LAUNDRY / CUPBOARD	1	3	3	
	<b>Net Area -</b>			<b>107</b>	
	<b>Circulation</b>			<b>23</b>	
	<b>GROSS FLOOR AREA -</b>			<b>130</b>	

**Area schedule for 30 No. 3 bedroom Independent Living Units**

Space Number	INDEPENDENT LIVING UNITS	Master Plan			Comments
		No.	Size	Net Area	
	INDEPENDENT LIVING UNITS	30	130	3894	3 BEDROOMS OR 2 BEDROOMS + 1 STUDY
	FOYER	1	15	15	
	CLEANERS STORE ROOM	2	10	20	
	STORAGE	30	5	150	
	WASTE/RECYCLE BIN LOCATION	1	65	65	
	<b>Net Area -</b>			<b>4144</b>	
	<b>Circulation for Foyer/Lifts/Siars</b>	15%		<b>622</b>	
	<b>Plant</b>	5%		<b>238</b>	
	<b>GROSS FLOOR AREA -</b>			<b>5004</b>	

*The below carparking information is approximate and needs to be verified with the City of Port Phillip Town Planning Permit requirements and process*

*Carparking: All subject to City of Port Phillip Planning Permit Application. City of Port Phillip Planning Scheme requirement is 1 car space per dwelling. Visitor carparking is unspecified. Potentially 30 car parks required, however 0.6 cars per dwelling could be discussed which would result in 18 car spaces.*