

SUNSET

Heritage Precinct



80 BIRDWOOD PARADE, DALKEITH, WESTERN AUSTRALIA

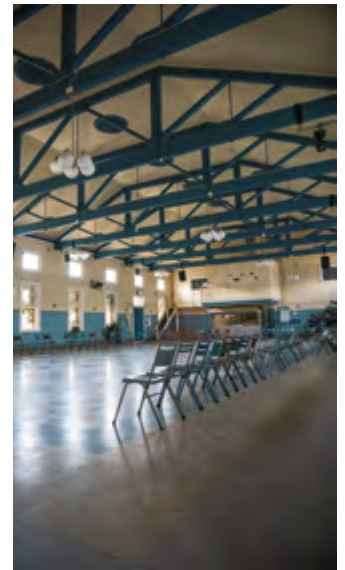


The Department of Local Government Sports and Cultural Industries (DLGSC) on behalf of the Minister for Culture and the Arts is calling on organisations with the necessary skills, experience and financial resources to register their interest for long-term agreement opportunities within one of Western Australia's most significant heritage sites, the **SUNSET HERITAGE PRECINCT**.

SUNSET *Heritage Precinct*

Contents

Introduction	3
The Opportunity	4
Vision and Objectives	5
Selection Criteria	6
Procurement Process	7
Stage One – Expression of Interest.....	7
Stage Two – Request for Proposal	7
Proceeding without a Request for Proposal	7
EOI Briefing and Site Inspection	8
EOI Program.....	8
Submission Time and Location	9
General Process Information	10
General Terms and Conditions	11
Glossary	17
Appendix A:	18
Appendix B:	19
Building A	19
Building E.....	20
Building G	21
Building L.....	22
Building M	23
Building P.....	24
Building Q.....	25
Building S.....	26
Building U	27
Building V	28



SUNSET

Heritage Precinct

Introduction

This Expression of Interest (EOI) seeks to identify appropriately credentialed organisations to be selected to submit a proposal for a long-term agreement with the Minister of Culture and the Arts to undertake a substantial development investment at the Sunset Heritage Precinct site (Sunset).

Sunset, formally a public hospital which continued to operate until 1995, is located in Perth's exclusive suburb of Dalkeith with expansive views to the east and south over the Swan River to the Darling Range.

In 1997, Sunset was heritage-listed and the national heritage database describes the site as having "outstanding heritage value to the nation due to its early association with the Swan River Colony and the first years of Federation, it presents a unique cultural history by its limestone buildings, its location and its flora".

Sunset, being "A" Class Reserve 1667 (Sunset Reserve), has been set aside for arts, cultural, community and ancillary commercial uses. All uses of the Sunset Reserve must comply with this purpose.

More information about Sunset Heritage Precinct can be found on the Perth Theatre Trust website: <https://www.ptt.wa.gov.au/venues/sunset-heritage-precinct/>



SUNSET

Heritage Precinct

The Opportunity

EOI's are sought from experienced organisations with the necessary skills, experience, imagination and financial resources to deliver a facility to one of Western Australia's most significant heritage sites.

The Sunset Heritage Precinct spans 7.9 hectares with thirteen buildings located on the site available as part of this EOI process.

The buildings include:

	BUILDING	Size m ²
A	Infirmary	410m ²
E	Laundry, Boiler & Workshop	444m ²
F	Mortuary	21m ²
G	Two Storey Ward Block	861m ²
L	Master's Residence	144m ²
M	Ward Block C	1,397m ²
P	Kitchen & Recreation Hall	978m ²
Q	Ward Block B	1,223m ²
R	Gardener's Store	(TBA)
S	Attendant's Block	194m ²
U	Ward Block A	1,558m ²
V	Interdenominational Chapel	(TBA)
W	Mt Eliza Bungalow	167m ²

Note: Approximate areas only.

Plans of the Sunset site along with building plans are attached at Appendix "A" and "B" of this document.



Situated on one of Western Australia's biggest and most intact heritage sites, the existing buildings require significant conservation and development and this will need to be considered by Proponents in their submission.

DLGSC acknowledges that a proposal may incorporate a number of different uses and welcomes EOI's that combine a range of uses that are respectful of the location, commercially viable and in line with Sunset objectives for one or more of the buildings available.

Vision and Objectives

This EOI encourages the provision of high-quality proposals consistent with Sunset objectives, the Sunset Transformation Strategy and Occupancy Management Strategy.

The vision as set out in the Sunset Transformation Strategy is to transform Sunset over time into a unique Government owned asset for arts, cultural and community use, which has a high level of heritage conservation, public access, amenity and engagement with the river.

The vision is further enhanced to transform the Sunset Heritage Precinct into a dynamic centre for showcasing excellence in ground breaking creative arts practices in Western Australia.

The objectives are:

1. Protect, conserve and interpret the heritage values.
2. High quality public realm.
3. Vibrant and compatible occupancy mix.
4. Achieving economic sustainability.



Copies of the Sunset Transformation Strategy and Occupancy Management Strategy can be downloaded at: <https://1drv.ms/f/s!Allnv4ESvf4bLJf9Rchz-sSgr8>

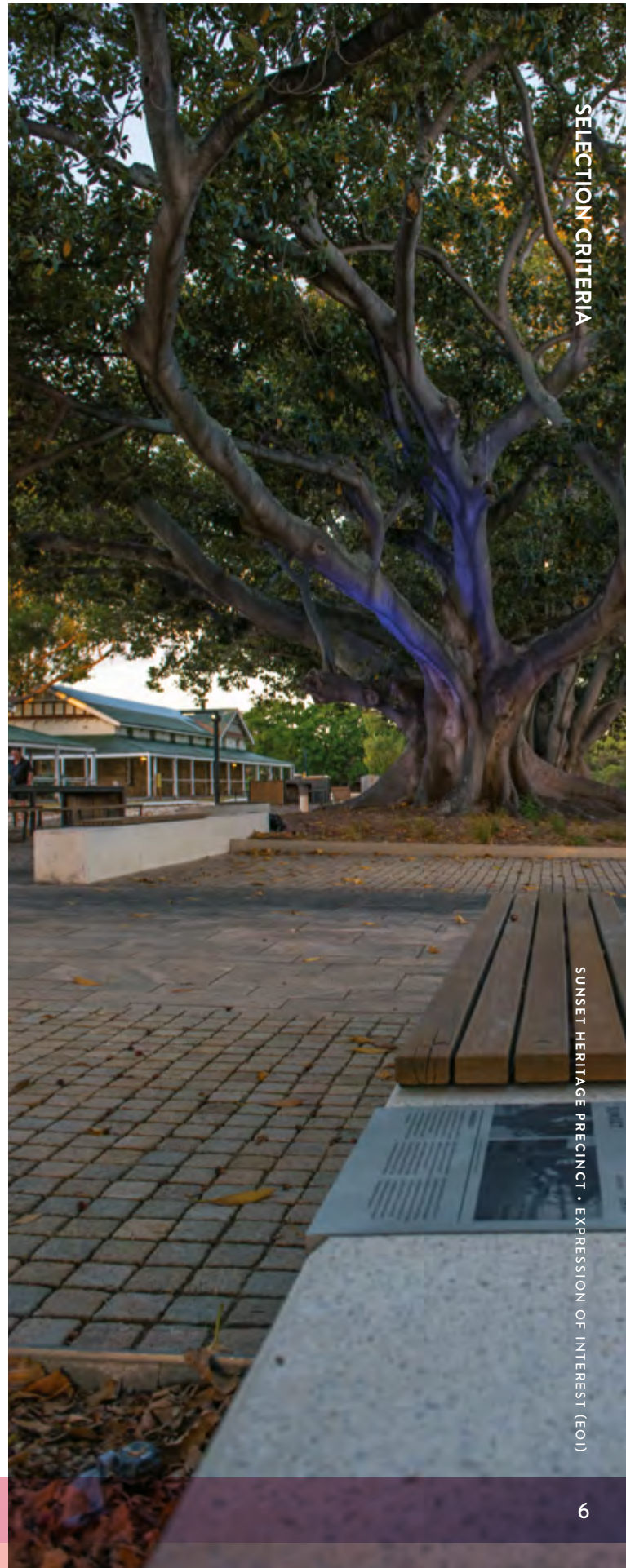
SUNSET

Heritage Precinct

Selection Criteria

Proponents are required to address the following selection criteria in their submission:

- ✓ Description of the proposed use/s considering the objectives of the Sunset Heritage Precinct and the desire for high quality, innovative proposals that add value to the visitor experience within the precinct;
- ✓ Compatibility of proposed use/s with the cultural heritage values of the Sunset Heritage Precinct and any modifications proposed;
- ✓ Demonstrated business and financial experience;
- ✓ Demonstrated financial capacity of the Proponent to fund and operate the proposed business;
- ✓ Demonstrated organisational capacity of the Proponent to operate the business; and
- ✓ An outline of the experience of key personnel involved with the management and operation of the organisation.



SELECTION CRITERIA

SUNSET HERITAGE PRECINCT • EXPRESSION OF INTEREST (EOI)

Procurement Process

The selection of a preferred Proponent will be a two-stage process.

Stage One – Expression of Interest

EOI's received will be reviewed by a selection panel comprising of experienced persons from DLGSC, the Perth Theatre Trust PTT, other public sector agencies and private sector organisations.

The selection panel will review all submissions against the selection criteria and will make recommendations to the Director General for DLGSC.

Stage Two – Request for Proposal

Stage Two of the procurement process is referred to as a Request for Proposal (RFP). It will involve those short listed EOI Proponents being invited to submit a detailed proposal.

Following the closure of the RFP process, detailed proposals will be reviewed by a revised selection panel. Preferred Proponent status will be awarded to the proposal/s considered by the selection panel to best suit the objectives of the Sunset Transformation Strategy and Occupancy Management Strategy.

RFP submissions will require detailed plans to illustrate operational, delivery and capital improvement programs. They will also be required to fully address sustainability criteria and include a framework for commercial terms.

Proceeding without a Request for Proposal

Depending on the results of the EOI process, the DLGSC, at their absolute discretion, reserves the right to not proceed with Stage Two - Request for Proposal and may instead move straight to the selection of and negotiation with a preferred Proponent.



SUNSET

Heritage Precinct

EOI Briefing and Site Inspection

Due to the historical nature of the site, the DLGSC invites Proponents to attend a **NON-MANDATORY** briefing and site inspection to provide Proponents with an understanding of the specification requirements of the subject of this EOI.

The EOI briefing and site inspection will be undertaken on **Friday, 1 March 2019 at 10.00am** and will provide Proponents with the opportunity to clarify any uncertainties prior to the closing of the EOI process. We strongly recommend all interested parties attend.

EOI Program

EOI released to Proponents
Non-Mandatory Briefing/Inspection of Site

EOI closing date

Evaluation of submissions by
Notification to all Proponents by

Saturday, 16 February 2019

Friday, 1 March 2019

Wednesday, 20 March 2019

Thursday, 18 April 2019

Friday, 26 April 2019



Submission Time and Location

Submissions are to be lodged with McGees Property by no later than **2.00pm WST – Wednesday, 20 March 2019.**

Two (2) bound hard copies and one (1) electronic copy (USB) of the Proponent's submission are to be provided in a suitable package and addressed as follows:

EOI – Sunset Heritage Precinct

McGees Property
As Agent for Department of Local Government
Sports and Cultural Industries
Level 2, 26 Clive Street
WEST PERTH 6005



Late or incomplete submissions will not be accepted.

Unsuccessful proponents will be advised in writing.

Contact Persons

All enquiries regarding the EOI should be directed to McGees Property:

Mr. Peter Duffield

Mobile: 0418 926 296

Phone: (08) 9476 2004

Email: pduffield@per.mcgees.com.au

Mr. Victor Sankey

Mobile: 0418 926 295

Phone: (08) 9276 2005

Email: vsankey@per.mcgees.com.au

General Process Information

The preferred Proponent's EOI will be used to progress the negotiations. However, such selection may not indicate total acceptance of all aspects of the Proponent's submission. If at any stage the DLGSC believes, at its sole discretion, that an agreement with a preferred Proponent cannot be reached, the DLGSC shall have the right to terminate negotiations with the nominated preferred Proponent and to commence negotiations with the organisation deemed to be the next ranked Proponent or to revert to the Request for Proposal stage.

Any agreement reached as a result of negotiations will be subject to all necessary DLGSC and Ministerial approvals.

The DLGSC or its agents will not be required to enter into any correspondence or representation with regard to its decision. Unsuccessful Proponent/s will be advised in writing and will be offered a debrief on their submission, on request.



General Terms and Conditions

1. IMPORTANT NOTICE

The information in this Document has been compiled by the Department of Local Government, Sports and Cultural Industries and Perth Theatre Trust on behalf of the Minister for Culture and the Arts (the Minister) for the guidance of parties interested in participating in the EOI Process.

This Document does not purport to contain all the information that interested parties or their advisors would desire, or require, in reaching decisions in relation to submitting an EOI Proposal. Interested parties must form their own views as to what information is relevant to such decisions, and make their own independent investigations in relation to any such information.

This Document outlines the Minister's expectations in relation to the EOI Process and the terms and conditions of that process. The Minister reserves the right, in its absolute discretion, at any stage, to terminate further participation in the EOI Process by any party, to change the structure, procedures and timing of the EOI Process, to refuse or admit entry of a particular party to the next phase of the EOI Process and to withdraw from and end the EOI Process. The Minister also reserves the right to allow further parties to enter the EOI Process or the Lease Process at any stage up to selection of the Successful Proponent, whether or not those parties have participated in the EOI Process previously.

Information enquiries by Proponents shall be emailed to:

**vsankey@per.mcgees.com.au or
pduffield@per.mcgees.com.au**

Proponents and their advisors must not, under any circumstances, make any enquiries of, or hold any discussions with representatives of the Minister or the media in connection with the Property or the EOI Process, except as provided for in this Document or with the prior written consent from the Minister.

Such requests for consent should be made in writing, addressed to: The Director Place Management, Perth Theatre Trust, 825 Hay St, Perth WA 6000.

2. COSTS BORNE BY PROPONENTS

All costs and expenses incurred by Proponents in any way associated with the EOI Process, including development, preparation and submission of an EOI Proposal, attendance at meetings, travel, discussions, and providing any additional information required by the Minister, will be borne entirely and exclusively by Proponents.

3. OWNERSHIP OF PROPOSAL DOCUMENTS

All Documents submitted in the EOI Process become the property of the Minister on lodgement. Such intellectual property rights of the Proponent(s) or other parties, as may be clearly demonstrated by the Proponent(s) to exist in the information contained in materials submitted by the Proponent(s), will remain the property of the Proponent(s) or those other relevant parties.

The Proponent(s) conveys a royalty-free licence and authority to the Minister, its officers, employees, advisors, consultants and agents to copy, adapt, disclose or do anything else necessary (in the Minister's opinion) to all material (including that which contains intellectual property rights of the Proponent(s))

or other parties) contained in the documents or materials submitted, for the purposes of the EOI Process including, without limitation, for use in:

- Evaluation of EOI Proposals;
- Other related matters; and
- Complying with applicable laws.

The Minister may make as many copies of documents or materials submitted, as it requires for its purposes.

4. ELECTRONIC (EMAIL) LODGEMENT

Proponents may submit their EOI Proposal via email in accordance with this Document. Files should not be larger than 8 megabytes.

EOI Proposal's submitted via email will be given no lesser level of confidentiality, probity and attention than proposals submitted by other means. The Minister may decline to consider for acceptance, EOI Proposals that cannot be effectively evaluated because they are incomplete or corrupt.

Proponent Responsible for Delivery and Receipt

Proponents must allow sufficient time for uploading and downloading of their EOI Proposal prior to the closing date and time. Documents received after the closing date and time may not be accepted. The Minister, its consultants and agents, including McGees Property, accept no liability or responsibility whatsoever for the non-receipt of EOI Proposals submitted via email. If an EOI Proposal is not received by the Minister prior to the closing date and time, and the Proponent can demonstrate that the non-receipt was the result of the mishandling by the Minister or its agent or delivery was hindered by a major incident and the integrity of the EOI Process will not be compromised by accepting the late EOI Proposal, the Minister may at its sole discretion accept the late EOI Proposal. The onus is on the Proponent to provide evidence to the Minister of the above events.

Electronic Format for Submissions

EOI Proposals submitted via email must be in a file format that can be read, formatted, displayed and printed by Microsoft Word and/or Adobe Acrobat Reader.

File Size and Compression

Proponents may compress electronic proposals in any format that can be decompressed by WinZip. Proponents must not submit self-extracting (*.exe) zip files.

5. THE MINISTER'S RIGHTS

The Minister reserves the right, at its absolute discretion, and at any time to:

- Take into account any information from its own and other sources in evaluating an EOI Proposal;
- Accept or reject any EOI Proposal at any time irrespective of the extent to which it satisfies any of the Evaluation Criteria;
- Question any Proponent(s) in order to clarify any matter relating to the Proponent(s)' EOI Proposal;
- Request additional information from any Proponent as the Minister sees fit relating to the Proponents' EOI Proposal;
- Conduct due diligence investigations in relation to an EOI Proposal or its Proponent or Relevant Parties;
- Draw on outside expertise as required;
- Invite presentations from Proponents and conduct question and answer sessions with one or more Proponents if considered necessary; and
- Decline to consider any EOI Proposal that does not fully comply with the terms and conditions of this Document.

6. ERRORS AND OMISSIONS

Where an EOI Proposal contains an accidental 'error or omission', Proponents must bring this to the attention of the Minister and its agents immediately upon its identification. The Minister may allow the Proponent to amend the accidental error or omission at its sole discretion.

7. RETURN OR DESTRUCTION OF INFORMATION

The Minister reserves the right, in its absolute discretion, at any stage following termination of the Proponent(s) participation in the EOI Process to require that material and other information provided to Proponent(s) (and copies or reproductions of such information) be either destroyed by the Proponent(s) or returned to the Minister. The Minister may require that the Proponent(s) provide evidence (in a form satisfactory to the Minister) that any requirements of the Minister in this respect have been fully complied with.

8. RIGHT TO AMEND PROCESS

The Minister reserves the right to amend the EOI Process or the Lease Process set out in this Document by notice emailed or otherwise in writing to Proponents who have not withdrawn or been excluded from the EOI Process or the Lease Process. Such amendment may include cancellation, variation or supplementation of the EOI Process or the Lease Process.

9. NO OBLIGATION

No legal or other obligation other than the terms and conditions set out in this Document shall arise between a Proponent(s) and the Minister unless and until the Contract for Lease has been signed. The Minister is not obliged to proceed with any EOI Proposal, and no compensation will be payable to any Proponent(s) whose EOI Proposal is not accepted by the Minister.

10. CONFIDENTIALITY

All information submitted by Proponents will be examined and assessed by the Minister's Evaluation Team, including any specialist consultant advisors and other party from whom the Evaluation Team may seek advice.

The confidentiality of any information submitted by Proponents, which is not available to the public, will be respected except where disclosure is permitted or required by law. All Proponents will be required to maintain confidentiality with respect to their own EOI Proposals, and should not seek details of competing proposals.

Proponents must not make any public statements whatsoever in relation to the Property. Proponents may be required to sign a Confidentiality Deed prepared by the Minister's lawyers. The Minister reserves the right to make public announcements, including to the media, once the Minister has formally selected Shortlisted Proponent(s) or a Preferred Proponent.

11. REPRESENTATIONS AND WARRANTIES

By submitting an EOI Proposal, each Proponent(s) is deemed to have agreed to be bound by and to observe all of the requirements and obligations on the part of a Proponent(s) set out in this Document. Each EOI Proposal is submitted and taken to be received on the basis that the Proponent(s) represents and warrants to the Minister that:

- a. No information and records provided by or on behalf of the Proponent(s) (including any subcontractor, sub consultant or advisor nominated by the Proponent(s)) to the Minister at any time in relation to the Proponent(s) or its EOI Proposal is or will be false or misleading and all such information and records are and will be true and accurate in all material respects;

- b. The information contained in its EOI Proposal may be relied upon by the Minister in determining whether or not to invite the Proponent(s) to participate further in the EOI Process or the Lease Process;
- c. It is satisfied as to the correctness, accuracy, adequacy and sufficiency of its EOI Proposal;
- d. It does not rely on the currency, authenticity, accuracy, suitability or completeness of this Document or any other information disclosed to the Proponent(s) through or in connection with the EOI Process;
- e. It has relied entirely on its own independent enquiries in connection with its EOI Proposal;
- f. It has not infringed on the intellectual property of any third party in preparing or submitting its EOI Proposal;
- g. It has no conflict of interest or anticipated conflict of interest in doing all things required of it under the EOI Process or the Lease Process which has not otherwise been disclosed in writing to the Minister prior to or at the time of lodging its EOI Proposal;
- h. Neither it nor any of its associates have entered into any collusive tendering arrangement, anti-competitive conduct or any similar conduct with another Proponent(s) or any other person in connection with its EOI Proposal, and in that regard it has not and will not provide information to or communicate with another Proponent(s) in connection with the its EOI Proposal (or any document associated with them);
- i. It has no knowledge of the EOI Proposal made by any other Proponent(s);
- j. Except as disclosed in its EOI Proposal:
 - 1. It has not entered into any contract, arrangement or understanding to pay or allow any money;
 - 2. It has not paid or allowed any money; or
 - 3. It will not pay to or allow any money, directly or indirectly to or for the benefit of:
 - (i) A trade or industry association (above the published standard fee); or
 - (ii) Any other Proponent(s) in connection with this EOI, its EOI Proposal or any contract to be entered into consequent thereon; and
 - 4. It has not entered into any contract, arrangement or understanding to receive any money directly or indirectly from or on behalf of any other Proponent(s) nor received any money or allowance from or on behalf of any other Proponent(s) in relation to any EOI Proposal or any contract to be entered into consequent thereon, nor will it receive any money as aforesaid;
- k. It is a solvent legal entity and is not under any form of administration or legal disability of any kind;
- l. Unless otherwise disclosed in writing by the Proponent(s) to the Minister, the Proponent(s) and its participants, contractors, consultants or advisors have not entered into any arrangement with, and as far as it is aware it is not related to, another Proponent(s) or participant, contractor, consultant or advisor of that other Proponent(s);

m. It has not:

- 1.** Entered into any agreement or arrangement with any competing Proponent(s) or competitor to fix prices, other terms or conditions of supply;
- 2.** given any assistance to any competing Proponent(s) or competitor to issue an EOI Proposal or to make a proposal or submission to the Minister which has been deliberately priced or framed in order to be unsuccessful; and
- 3.** committed a breach of the provisions of the Competition and Consumer Act 2010 (Cth); and

n. If a Proponent is a trustee of a trust ("Trust"), such Proponent makes the following additional representations and warranties:

- 1.** the Proponent submits its EOI Proposal in its own capacity and as trustee of the Trust;
- 2.** the trust deed for the Trust is valid and complies with the law;
- 3.** any copies of the trust deed for the Trust the Proponent has submitted are true and complete copies and disclose everything about the Trust;
- 4.** the Proponent is properly appointed and is the only trustee(s) of the Trust;
- 5.** the Proponent has always complied with the terms of the Trust, and its duties and powers;
- 6.** the Proponent has a right of indemnity from the Trust assets in respect of the transactions contemplated by EOI Proposal;

- 7.** it is proper for the Proponent, as trustee, to submit the EOI Proposal and do anything the EOI Proposal contemplates that the Proponent will do. Those things do or will benefit the beneficiaries of the Trust;
- 8.** none of the Trust assets have been re-settled or set aside; and
- 9.** the Trust has not terminated nor has any event for the vesting of the assets occurred.

12. FREEDOM OF INFORMATION ACT 1992 (WA)

The Minister shall be entitled to make public the identity of any Proponent. All or any part of an EOI Proposal may be disclosed to members of the public if The Minister is required to do so under the Freedom of Information Act 1992 (WA).

Proponents must not apply under the Freedom of Information Act 1992 (WA) for information regarding other EOI Proposals.

13. FOREIGN INVESTMENT REVIEW MINISTER

If the Proponent(s) is a 'foreign person' as defined under section 21A(1) or 4(6) of the Foreign Acquisitions and Takeovers Act 1975 (Commonwealth) the Proponent(s) must ascertain whether or not the approval of the Foreign Investment Review Minister relating to the leasing of the Property is required.

14. DISCLAIMER

Each Proponent, by lodging an EOI Proposal, acknowledges and agrees with the Minister that:

- a. The Minister and its respective officers, employees, consultants, contractors and agents:
 1. Make no representation or warranty as to the accuracy or completeness of information, statements, representations, plans, annexures and attachments contained in or attached to this Document;
 2. Will not be liable for any loss, cost or expense of any kind suffered or which may be suffered by Proponents arising directly or indirectly from any inaccuracy or incompleteness of the information, statements, representations, plans, annexures and attachments contained in or attached to this Document;
- b. The reports and plans included in this Document have been prepared for the use of the Minister only. The reports and plans are provided as background information only and may be subject to further changes. Proponents should undertake their own enquiries in relation to all matters to do with the Property and the subject of these reports;
- c. There may be other documents and information of which the Minister and their respective officers, employees, consultants, contractors or agents are aware and which may be relevant to the Property, but which have not been provided or to which no reference has been made in, or in connection with, this EOI; and
- d. The Proponent(s) has made, and relied on, its own independent assessment of the suitability of the information, statements, representations, plans, annexures and attachments contained in or attached to this Document for the purpose of lodging its EOI Proposal and as to the attributes of, and risks associated with, doing so.

15. PRIVACY

By submitting an EOI Proposal, each Proponent(s) acknowledges and agrees that:

- a. Personal information about individuals connected with the Proponent is being collected by the Minister and McGees Property for the purpose of assessing the EOI Proposal.
- b. The intended recipient of the information is the Minister and McGees Property, and the Minister may disclose the information to its external advisers and other agents engaged by the Minister to assist it with the EOI Process. Each Proponent warrants that each individual whose information is submitted with the Proponent's EOI Proposal has authorised the Proponent to supply the Minister and McGees Property with, and the Minister and McGees Property to collect, that individual's personal information.



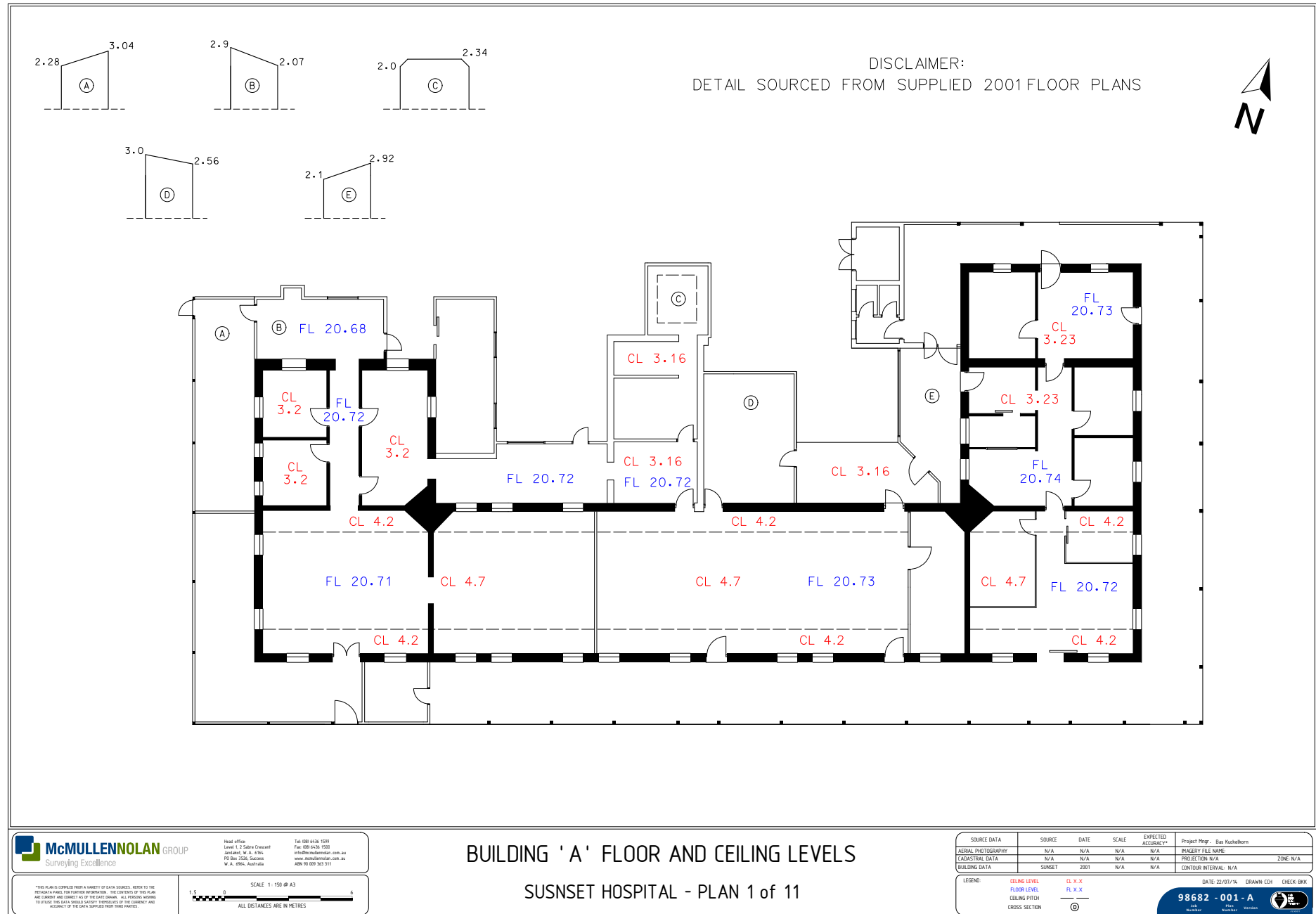
Glossary

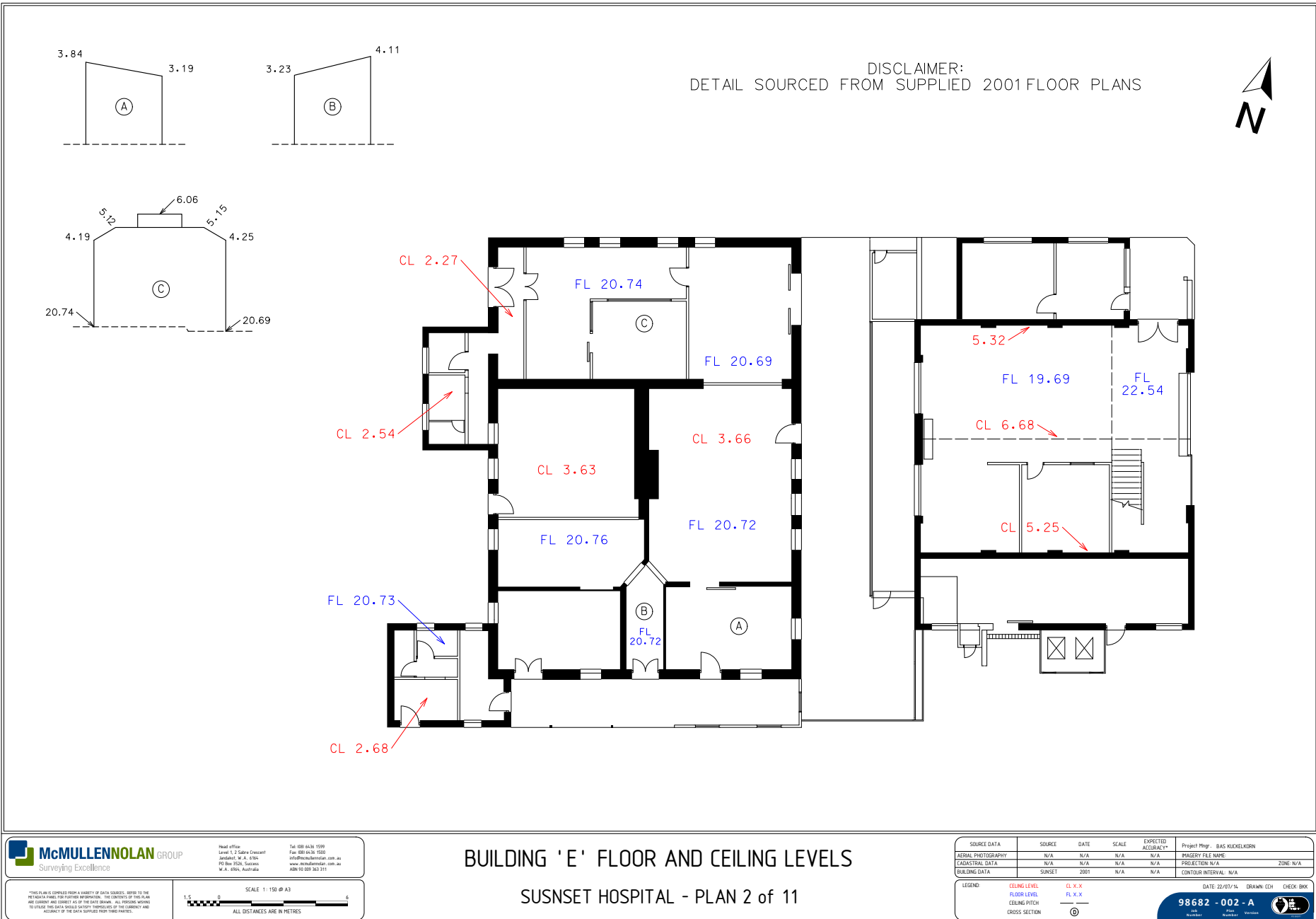
In this EOI the following terms have the meaning set out in this Glossary

McGees Property	Sullivan Commercial Pty Ltd t/a McGees Property, Licence No 3578
Consortium	A team, joint venture or consortium of entities that comprises the Proponent(s) that submits an EOI Proposal
Consortium Entities	Where the Proponent is a Consortium, an entity that is a member, shareholder, partner or joint venturer in that Proponent
Contract for Lease	The contract for lease of the Property prepared by the Minister's Lawyers
Document	This document and all plans, annexures and attachments to this document
EOI	Invitations for Expressions of Interest in accordance with this Document
EOI Process	The release of this EOI, receipt of EOI Proposals, evaluation of EOI Proposals and determination of Shortlisted Proponents or the Successful Proponents to participate in the Lease Process.
EOI Proposal	The document submitted by a Proponent(s) in response to this EOI
Evaluation Criteria	The Evaluation Criteria is weighted at the Minister's discretion against which EOI Proposals will be evaluated by the Evaluation Team in order to identify Shortlisted Proponents. The criteria may or may not be equally weighted between categories of evaluation criteria or within a category of evaluation criteria. The order of criteria either between categories or within a category of evaluation criteria is not an indication of weighting or importance.
Evaluation Process	The process by which EOI Proposals will be evaluated by the Minister
Evaluation Team	The team, including external consultants appointed by the Minister as appropriate, which will evaluate the EOI Proposals
Lease Process	Commercial negotiations with the Minister's representatives to lease the Property
Minister	Minister for Culture and Arts
Preferred Proponent	A Proponent identified by the Minister as having the potential to become the Successful Proponent(s).
Proponent	Any party who responds to this EOI
Property	The property the subject of this EOI as identified by the plan attached to the Contract for Lease
Relevant Parties	The Proponent and associated Consortium Entities
Shortlisted Proponent(s)	The Proponent(s) selected by the Minister to proceed to stage two of the process of selecting the Preferred Proponent.
Successful Proponent	A Preferred Proponent(s) that has been invited to participate in the Lease Process.

Appendix A: Site Plan





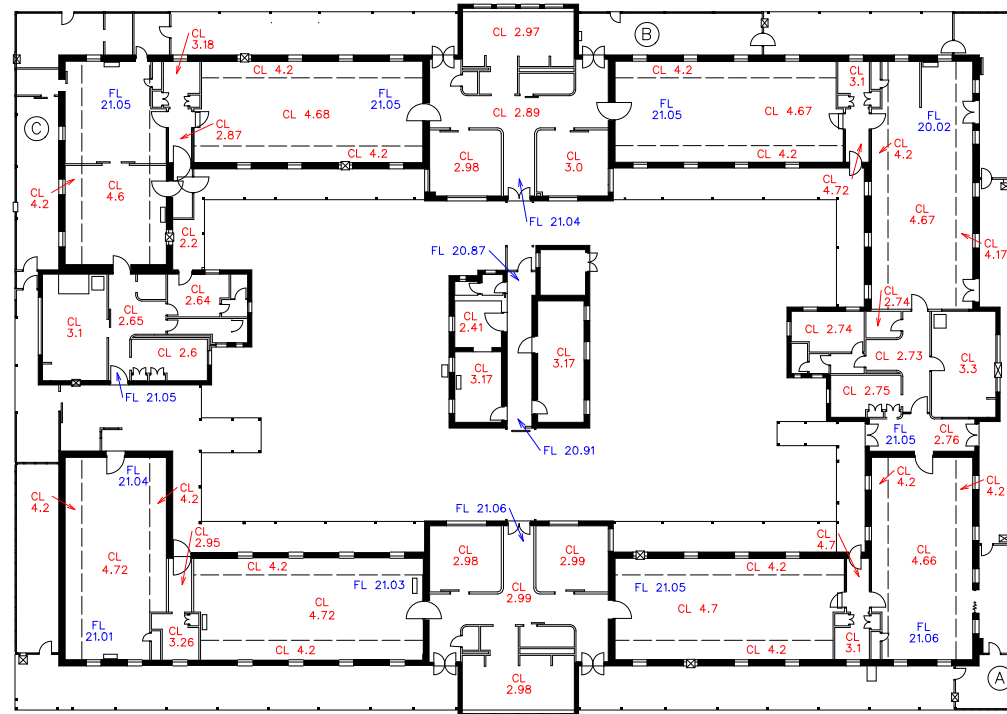
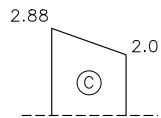
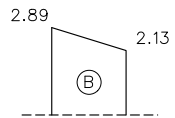
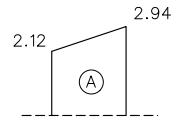






BUILDING 'L' FLOOR AND CEILING LEVELS

*THIS PLAN IS COMPILED FROM A VARIETY OF DATA SOURCES. REFER TO THE METADATA PANEL FOR FURTHER INFORMATION. THE CONTENTS OF THIS PLAN ARE CURRENT AND CORRECT AS OF THE DATE DRAWN. ALL PERSONS WISHING TO UTILISE THIS DATA SHOULD SATISFY THEMSELVES OF THE CURRENCY AND ACCURACY OF THE DATA SUPPLIED FROM THIRD PARTIES.



DISCLAIMER:
DETAIL SOURCED FROM SUPPLIED 2001 FLOOR PLANS

McMULLENNOLAN GROUP
Surveying Excellence

Head office:
Level 1, 2 Sabine Crescent
Londregat, N.S.W. 1580
PO Box 3528, Scone
N.S.W. 2334, Australia

Tel: (08) 6636 1099
Fax: (08) 6636 1000
info@mcmlennolan.com.au
www.mcmlennolan.com.au
ABN 90 000 763 171

SCALE 1:300 @ A3

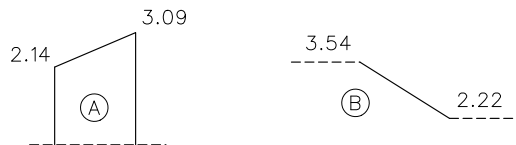
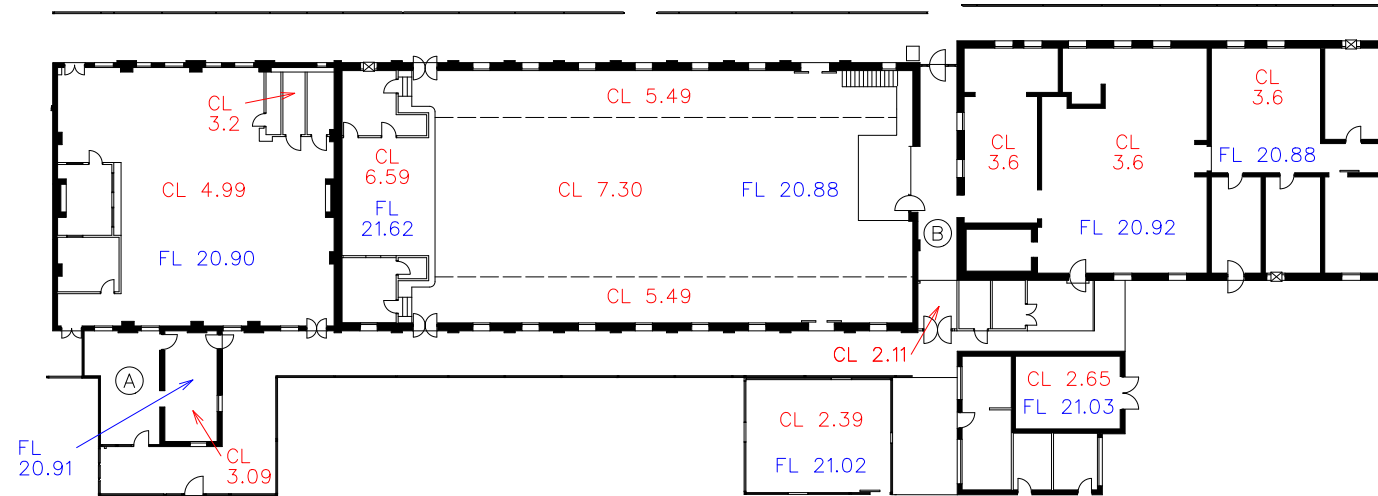
ALL DISTANCES ARE IN METRES

*THIS PLAN HAS BEEN COMPILED FROM A VARIETY OF DATA SOURCES. REFER TO THE METADATA PANEL FOR FURTHER INFORMATION. THE CONTENTS OF THIS PLAN ARE CURRENT AND CORRECT AS OF THE DATE SHOWN. ALL PERSONS WHOSE TO UTILISE THIS DATA SHOULD SAFTOP THEMSELVES OF THE CURRENTLY AND ACCURACY OF THE DATA SUPPLIED FROM THIRD PARTIES.

BUILDING 'M' FLOOR AND CEILING LEVELS

SUNSET HOSPITAL - PLAN 6 of 11

SOURCE DATA	SOURCE	DATE	SCALE	EXPECTED ACCURACY*	Project Mgr.: Bas Kustelkorn
AERIAL PHOTOGRAPHY	N/A	N/A	N/A	N/A	IMAGERY FILE NAME:
CADASTRAL DATA	N/A	N/A	N/A	N/A	PROJECTION: N/A ZONE: N/A
BUILDING DATA	SUNSET	2001	N/A	N/A	CONTOUR INTERVAL: N/A
LEGEND	CEILING LEVEL FLOOR LEVEL CEILING PITCH CROSS SECTION	CL X.X FL X.X — ⊙	DATE: 25/07/14 DRAWN: CCH CHECK: BKK	98682 - 006 - a <small>Job No. Plan Version</small>	



DISCLAIMER:
DETAIL SOURCED FROM SUPPLIED 2001 FLOOR PLANS

McMULLENNOLAN GROUP
Surveying Excellence

Head Office:
Level 1, 2 Sabre Crescent
Sandhurst, VIC 3084
PO Box 3924, Sandhurst
VIC 3084, Australia

Tel: 03 9476 1099
Fax: 03 9476 1500
info@mcmullenolan.com.au
www.mcmullenolan.com.au
ABN: 90 000 362 511

*THIS PLAN IS COMPILED FROM A VARIETY OF DATA SOURCES. REFER TO THE METADATA TABLE FOR FURTHER INFORMATION. THE CONTENTS OF THIS PLAN ARE SHOWN AND CORRECT TO THE DATE SHOWN. ALL DISTANCES ARE TO THE CENTRE OF THE LOT. THE DATA SHOWN IS THE CURRENT AND ACCURACY OF THE DATA SUPPLIED FROM THESE SOURCES.

SCALE 1:250 @ A3

2.5 0 10

ALL DISTANCES ARE IN METRES

BUILDING 'P' FLOOR AND CEILING LEVELS

SUNSET HOSPITAL - PLAN 7 of 11

SOURCE DATA	SOURCE	DATE	SCALE	EXPECTED ACCURACY*	Project Mgr.: Ben Kuchelhorn
AERIAL PHOTOGRAPHY	N/A	N/A	N/A	N/A	IMAGERY FILE NAME
CADASTRAL DATA	N/A	N/A	N/A	N/A	PROJECTION N/A ZONE N/A
BUILDING DATA	SUNSET	2001	N/A	N/A	CONTOUR INTERVAL N/A

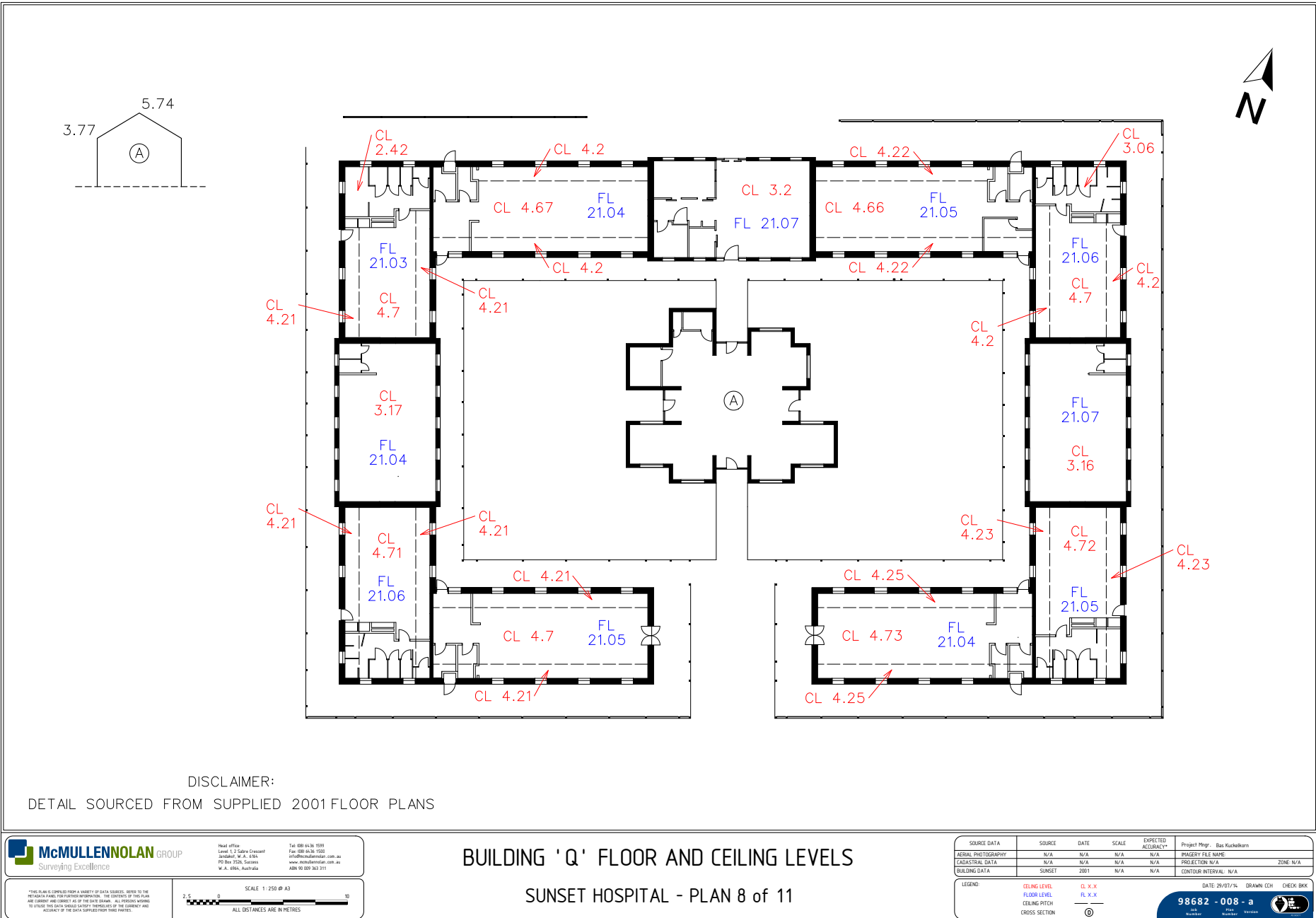
LEGEND	CEILING LEVEL	CL X.X	DATE 28/07/16	DRAWN ECH	CHECK: BIK
	FLOOR LEVEL	FL X.X			
	CEILING PITCH				
	CROSS SECTION				

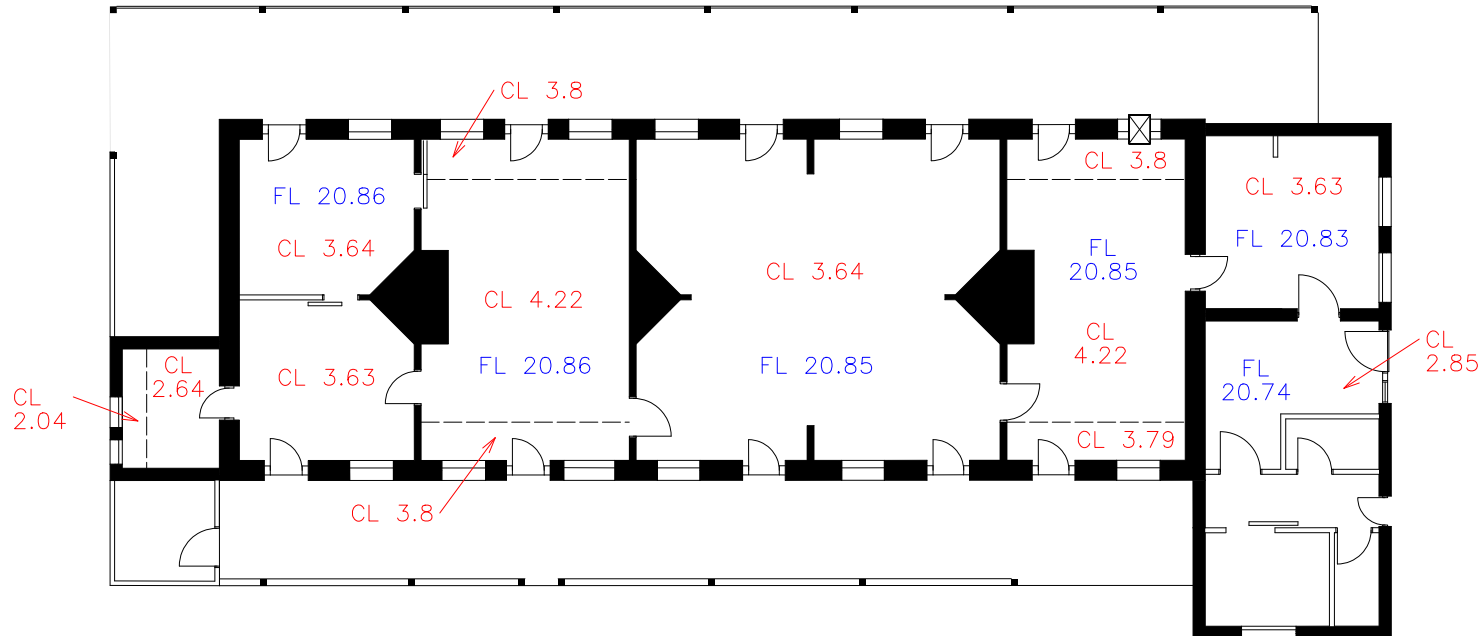
98682 - 007 - a

Job Number

Plan Number

Project





DISCLAIMER:
DETAIL SOURCED FROM SUPPLIED 2001 FLOOR PLANS



Head office:
Level 1, 2 Salford Crescent
Jardines, N.S.W. 1585
PO Box 3524, Sydney
N.S.W. 1585, Australia
Tel: (02) 9439 1000
Fax: (02) 9439 1000
info@mcmullenolan.com.au
www.mcmullenolan.com.au
ABN 50 530 363 311

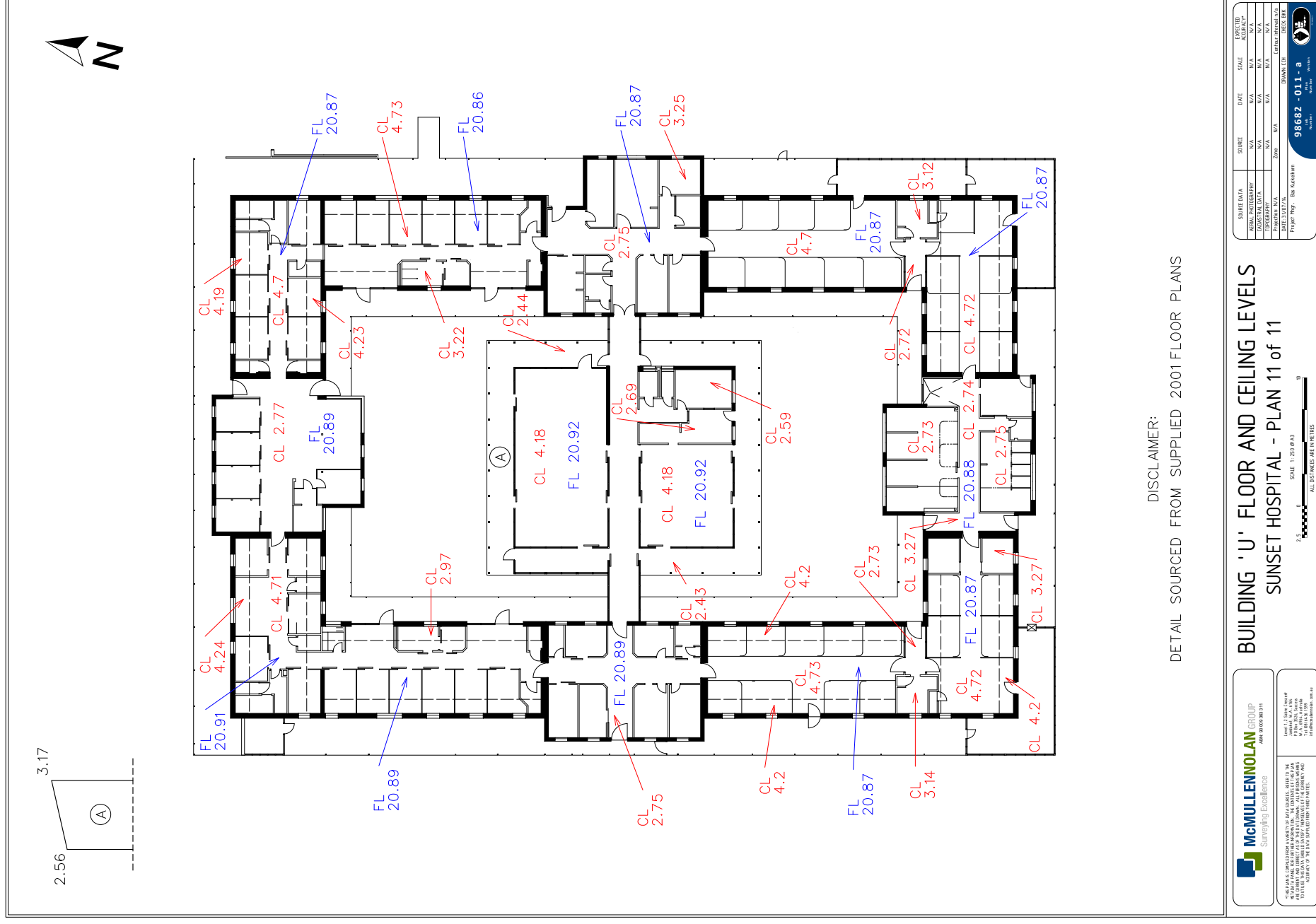
BUILDING 'S' FLOOR AND CEILING LEVELS

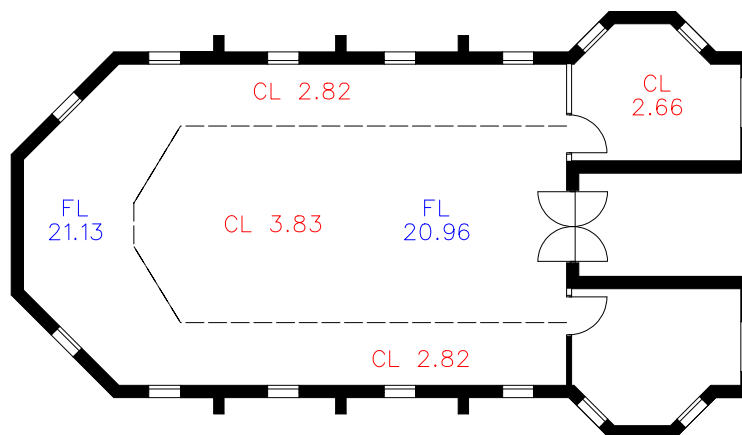
SUNSET HOSPITAL - PLAN 9 of 11

THIS PLAN IS COMPILED FROM A VARIETY OF DATA SOURCES. REFER TO THE METADATA PANEL FOR FURTHER INFORMATION. THE CONTENTS OF THIS PLAN ARE CURRENT AND CORRECT AS OF THE DATE SHOWN. ALL PERSONS WHOSE TO UTILISE THIS DATA SHOULD BE AWARE THAT THE CURRENT AND ACCURACY OF THE DATA SUPPLIED FROM THESE PARTIES.



SOURCE DATA	SOURCE	DATE	SCALE	EXPECTED ACCURACY*	Project Mgr.: Bas Kuchelkorn
AERIAL PHOTOGRAPHY	N/A	N/A	N/A	N/A	IMAGERY FILE NAME
CADASTRAL DATA	N/A	N/A	N/A	N/A	PROJECTION: N/A ZONE: N/A
BUILDING DATA	SUNSET	2001	N/A	N/A	CONTOUR INTERVAL: N/A
LEGEND					
CEILING LEVEL		CL X.X		DATE: 31/07/16 DRAWN: CCH CHECK: BOK	
FLOOR LEVEL		FL X.X		98682 - 009 - a	
CEILING PITCH		—		Job Number Plan Number Version	
CROSS SECTION		⊙		98682 - 009 - a	





DISCLAIMER:
DETAIL SOURCED FROM SUPPLIED 2001 FLOOR PLANS



Head office
Level 1, 2 Collins Crescent
Sydney, N.S.W. 1585
PO Box 3526, Sydney
N.S.W. 1585, Australia
Tel: 02 955 6636
Fax: 02 955 6636
info@mcullenolan.com.au
www.mcullenolan.com.au
A001 10 000 303 131

BUILDING 'V' FLOOR AND CEILING LEVELS

SUNSET HOSPITAL - PLAN 10 of 11



SOURCE DATA	SOURCE	DATE	SCALE	EXPECTED ACCURACY*	Project Mgr. - Bas Kukulturn
AERIAL PHOTOGRAPHY	N/A	N/A	N/A	N/A	IMAGERY FILE NAME
CADASTRAL DATA	N/A	N/A	N/A	N/A	PROJECTION N/A ZONE N/A
BUILDING DATA	SUNSET	2001	N/A	N/A	CONTOUR INTERVAL: N/A

LEGEND:	CEILING LEVEL FLOOR LEVEL CEILING PITCH GROSS SECTION	CL X.X FL X.X	DATE 31/07/14 DRAWN CCH CHECK BOK
---------	--	------------------	---

98682 - 010 - 2	100 Metres	100 Metres	100 Metres
-----------------	---------------	---------------	---------------