

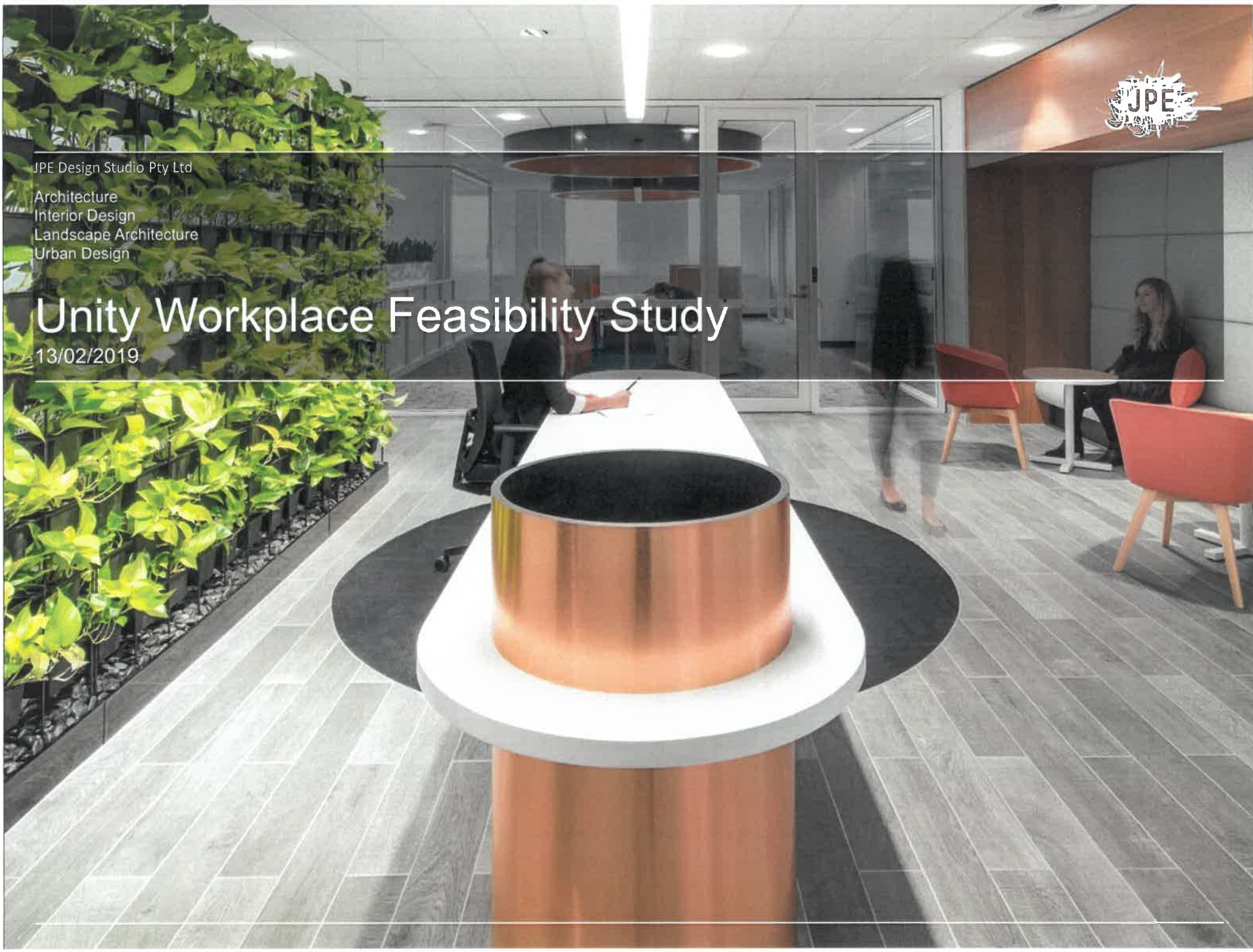


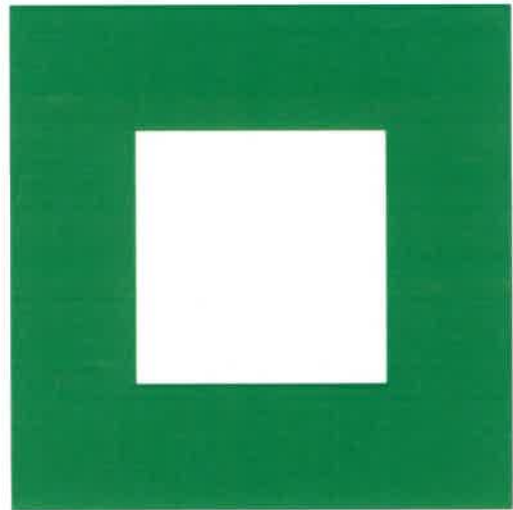
JPE Design Studio Pty Ltd

Architecture
Interior Design
Landscape Architecture
Urban Design

Unity Workplace Feasibility Study

13/02/2019





UNITY
HOUSING COMPANY

Area Schedule	01
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Option 2 Concept Plans – 2 Floors	05

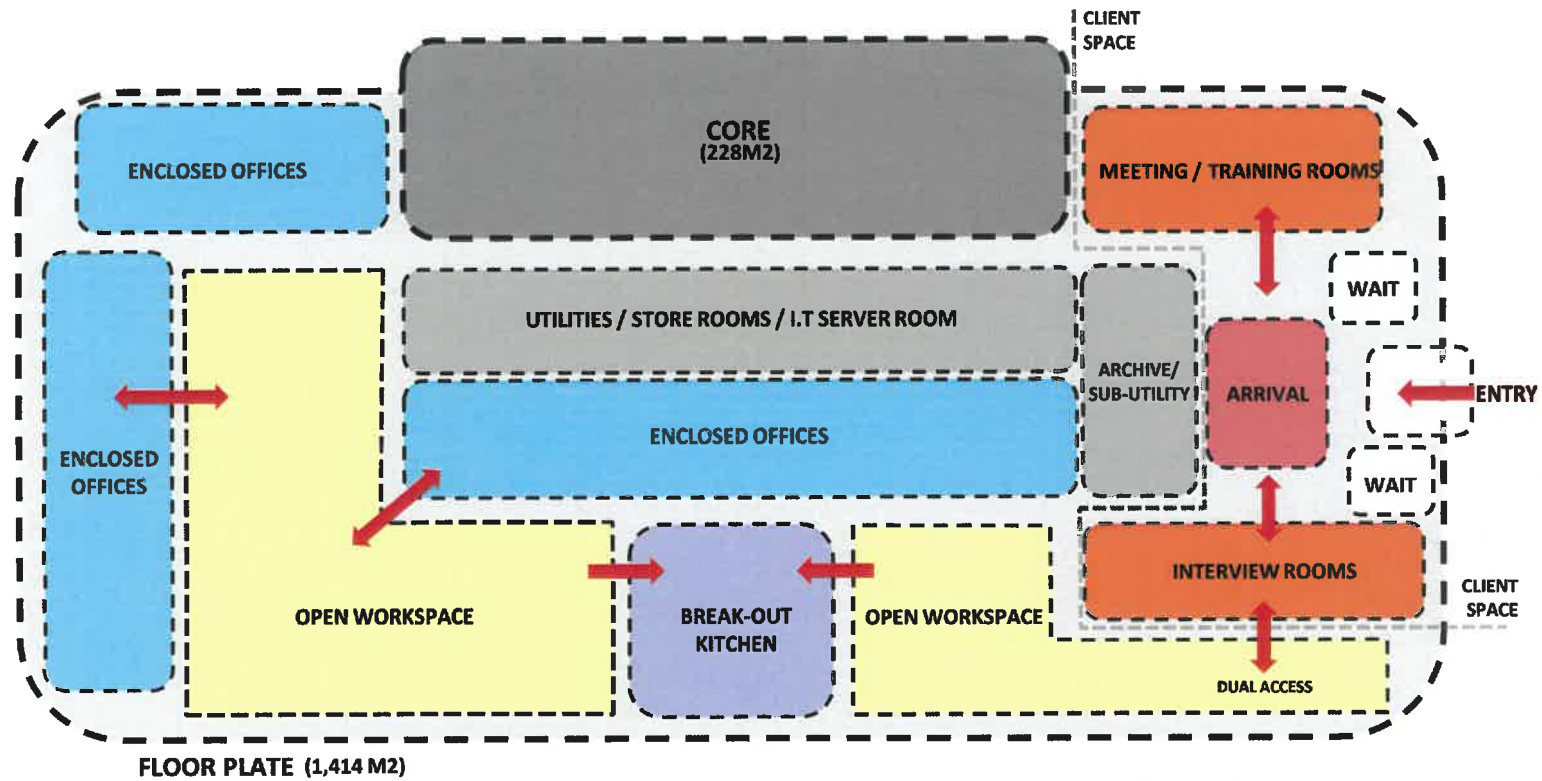


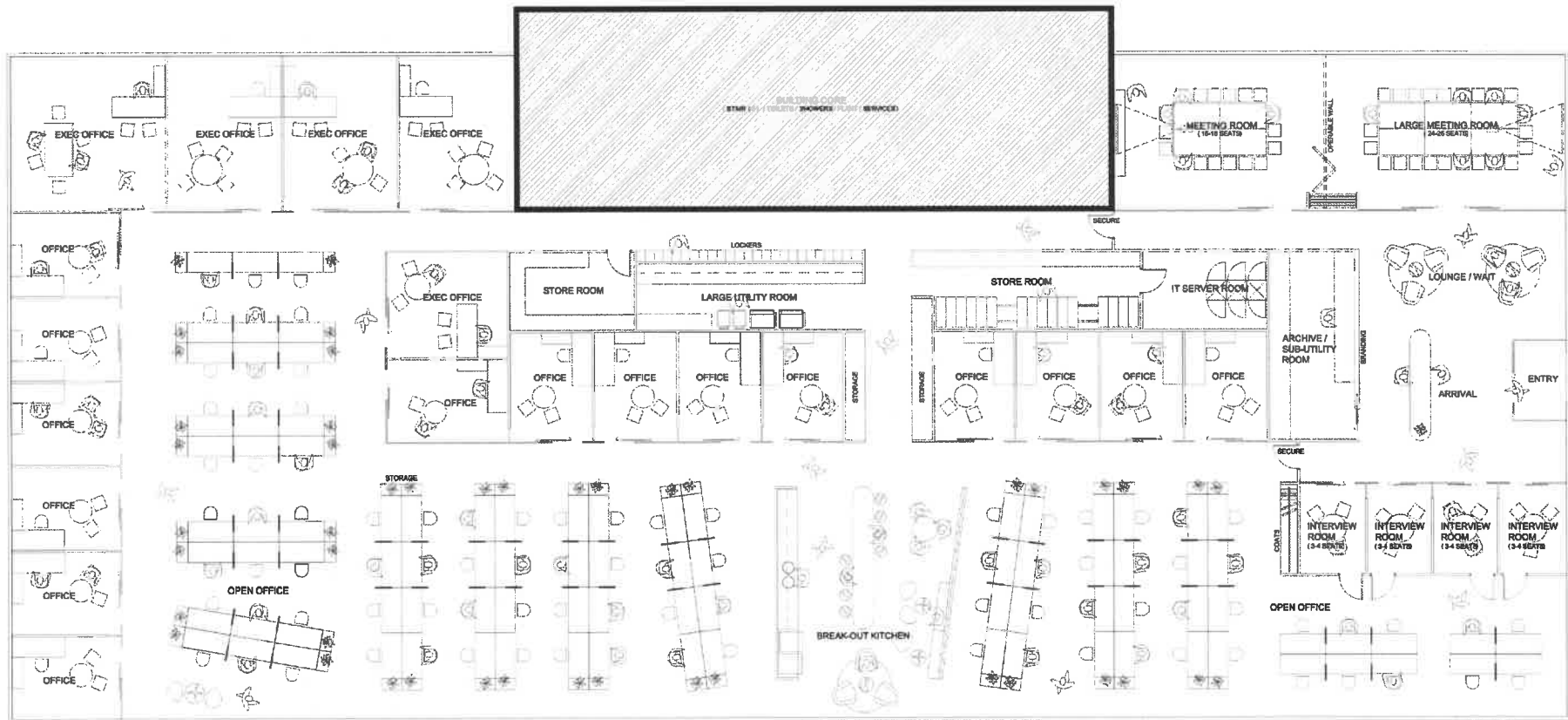
Unity Workplace Area Schedule			
no. of staff to be accommodated (incl. growth):	88		
Personal workspaces		workspaces no.	benchmark area (m ²)
			nett area (m ²)
open workstation	58	6	348
standard office	15	12	180
executive office	5	24	120
future growth	10	6	60
Sub-total 1 personal workspaces			708
Interactive spaces		no.	benchmark area (m ²)
			nett area (m ²)
small meeting/interview room (seats 4)	4	12	48
meeting room (seats 16)	1	48	48
large meeting/training room (seats 26)	1	62	62
staff breakout-kitchen	1	60	60
Sub-total 2 interactive workspaces			218
Support / Common spaces		no.	benchmark area (m ²)
			nett area (m ²)
open plan storage (filing)	54	1.2	65
storeroom	2	12	24
small utility room	1	12	12
large utility room	1	24	24
staff lockers	45	0.15	7
IT server room	1	12	12
reception-waiting space	1	48	48
Sub-total 3 Support / Common Spaces			192
Net office area (sub-total 1 + 2 + 3)			1,118
Building core (80% floorplate efficiency target)			224
Circulation (factor of 20% allowed)			224
Carparks	30	22	660
Total gross area (sub-total 4)			2,225

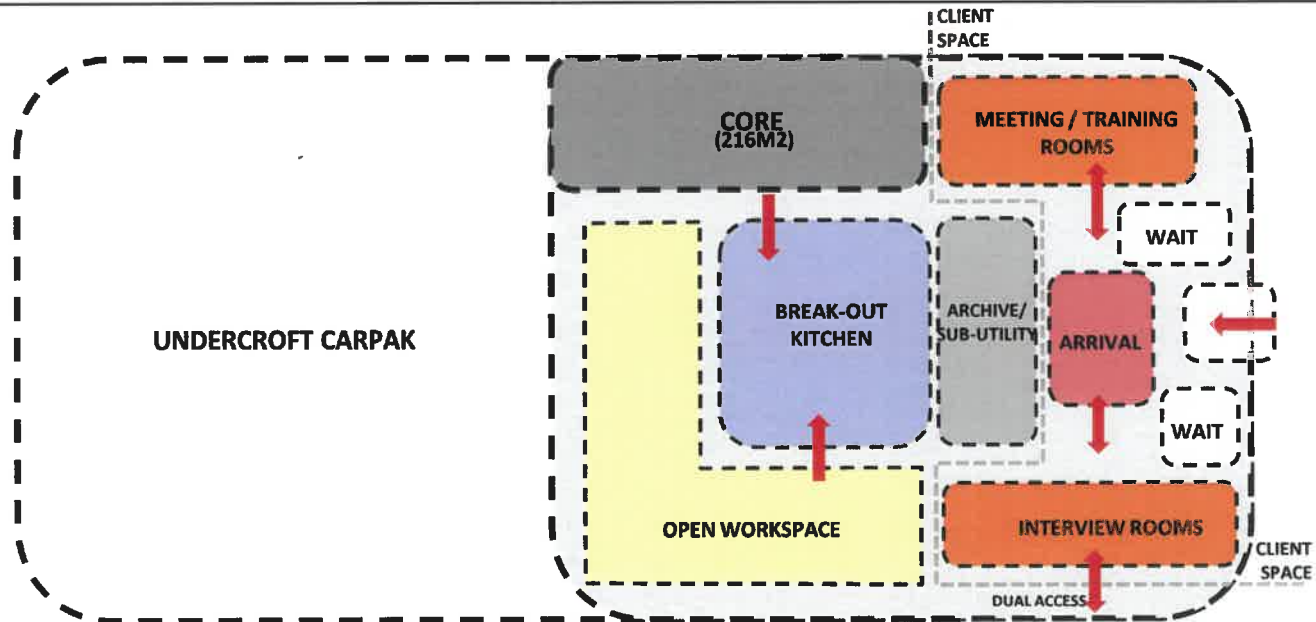
Average area per staff (net office area+circulation)

12.7 m2

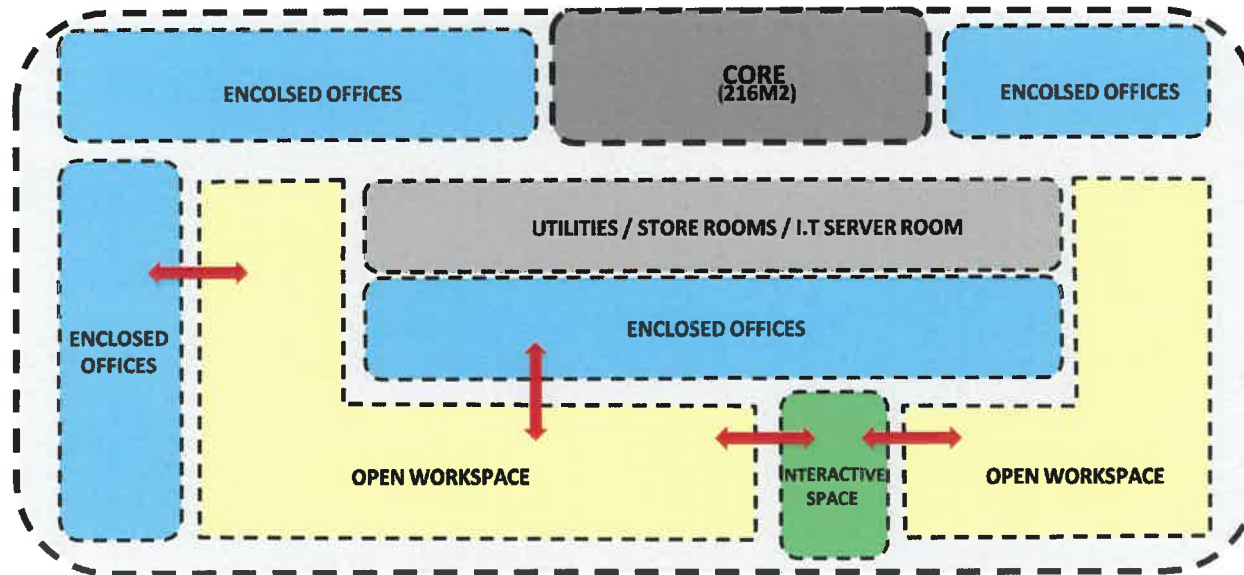






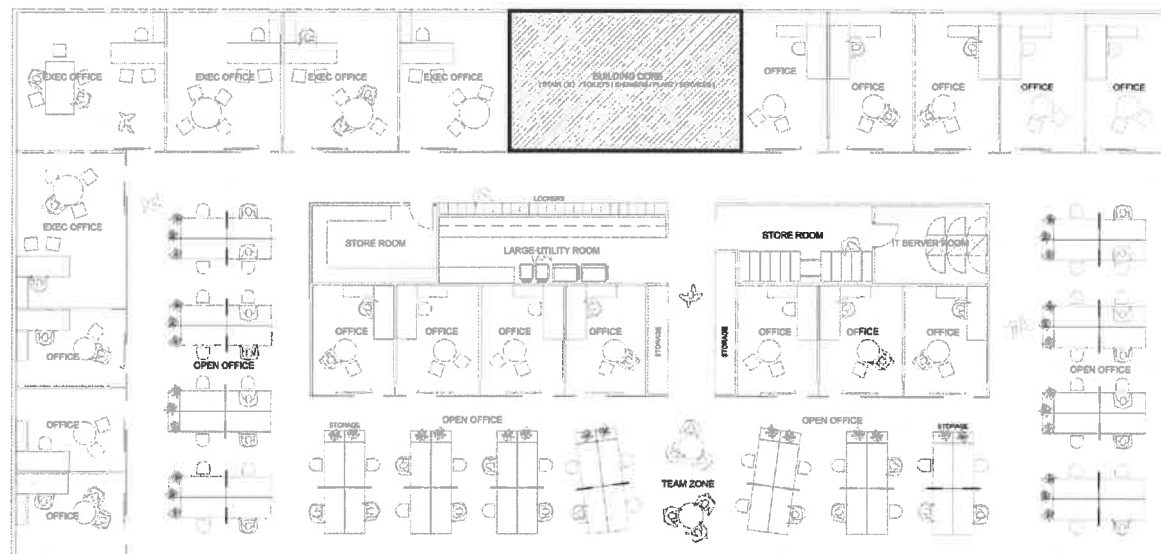
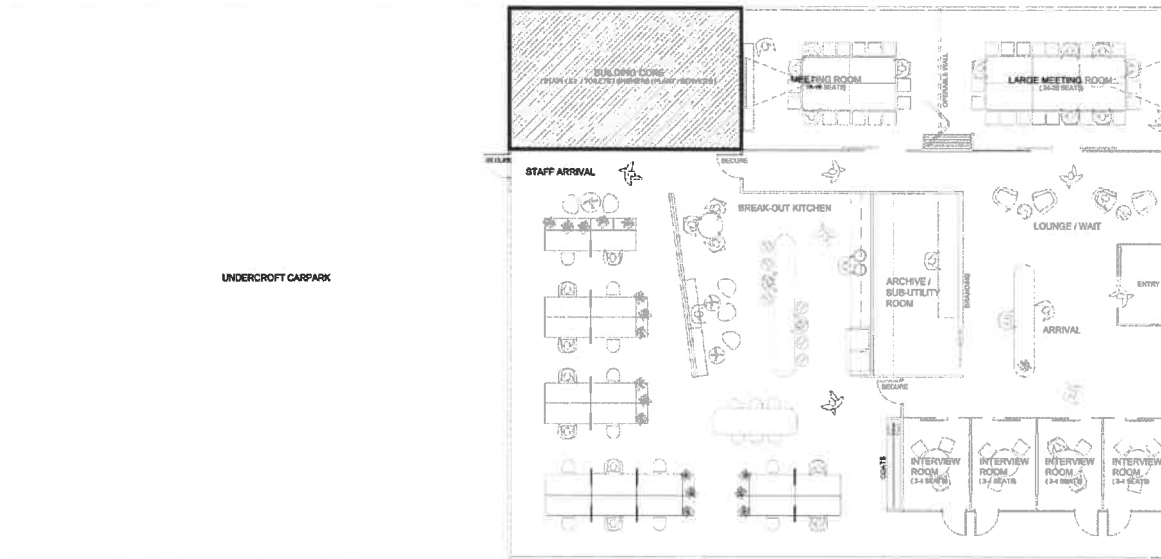


GROUND FLOOR PLATE (500 M2)



FIRST FLOOR PLATE (911 M2)







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