

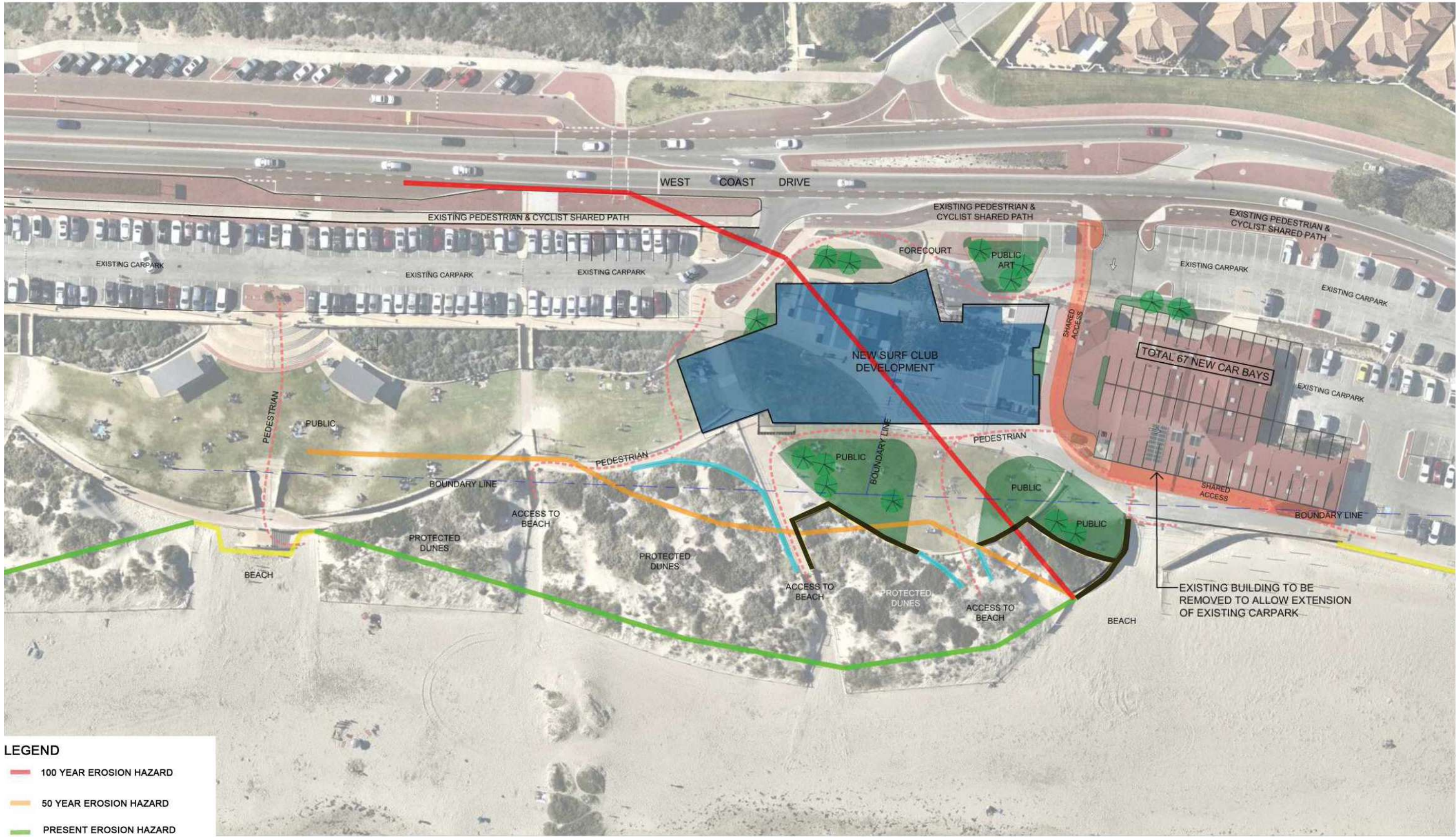




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|--|---|---|--|
|  <p>City of Joondalup</p> <p>90 Boas Ave, Joondalup WA 6027 PO Box 21, Joondalup WA 6919 Ph: 08 9400 4000 Fax: 08 9300 1383 info@joondalup.wa.gov.au www.joondalup.wa.gov.au</p> |  | <p>Scale(A4):1:1129</p> | <p>Sorrento Surf Life Saving Club</p> |
| | | <p>Date: 13/07/2022</p> | |
| | | <p>DISCLAIMER: While every care is taken to ensure the accuracy of this data, the City of Joondalup makes no representations or warranties about its accuracy, completeness or suitability for any particular purpose and disclaims all liability for all expenses, losses, damages and costs which you might incur as a result of the data being inaccurate or incomplete in any way and for any reason.</p> | |





LOCATION MAP
OPTION 1





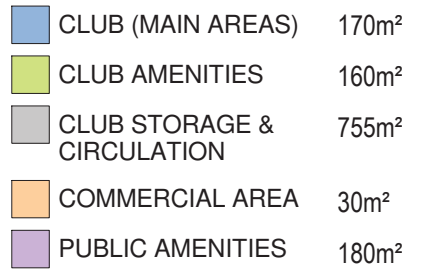
- LEGEND
- FUTURE SHARED PATHWAY MODIFICATIONS BETWEEN AND AT CROSSOVERS
 - EXISTING BUILDING TO BE DEMOLISHED
 - PROPOSED LANDSCAPING
 - PROPOSED BUILDINGS
 - PROPOSED ROOF LINE
 - PROPOSED SHARED ACCESS PATHWAY
 - PROPOSED NEW PEDESTRIAN WALKWAY

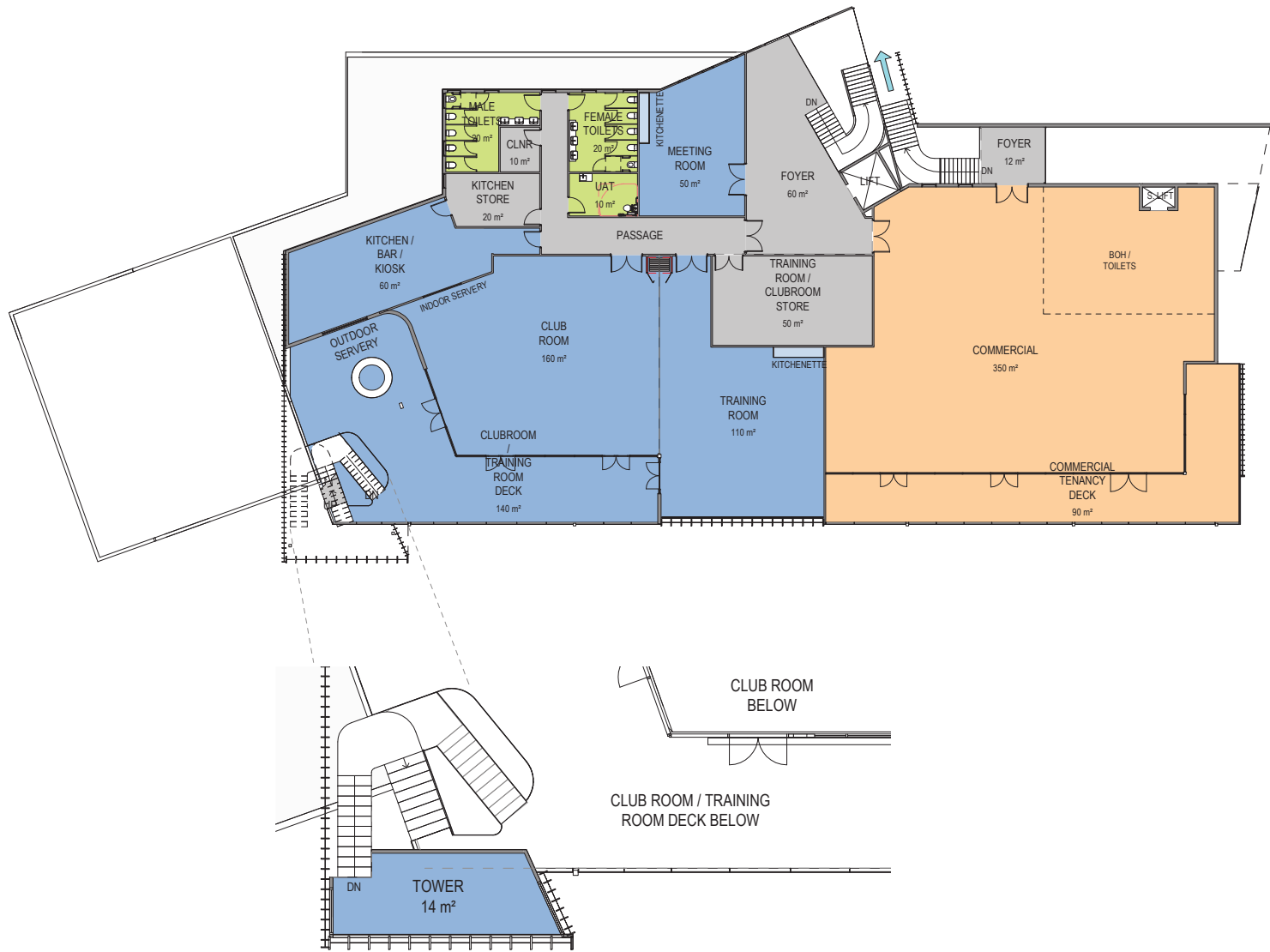
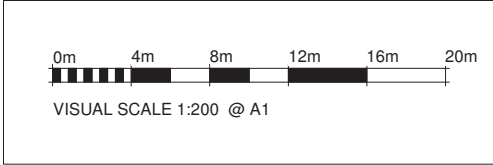




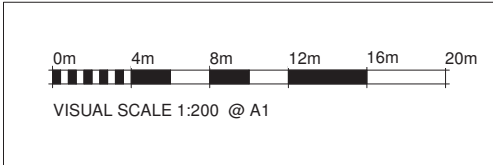
SITEPLAN WITH LEVELS
OPTION 1







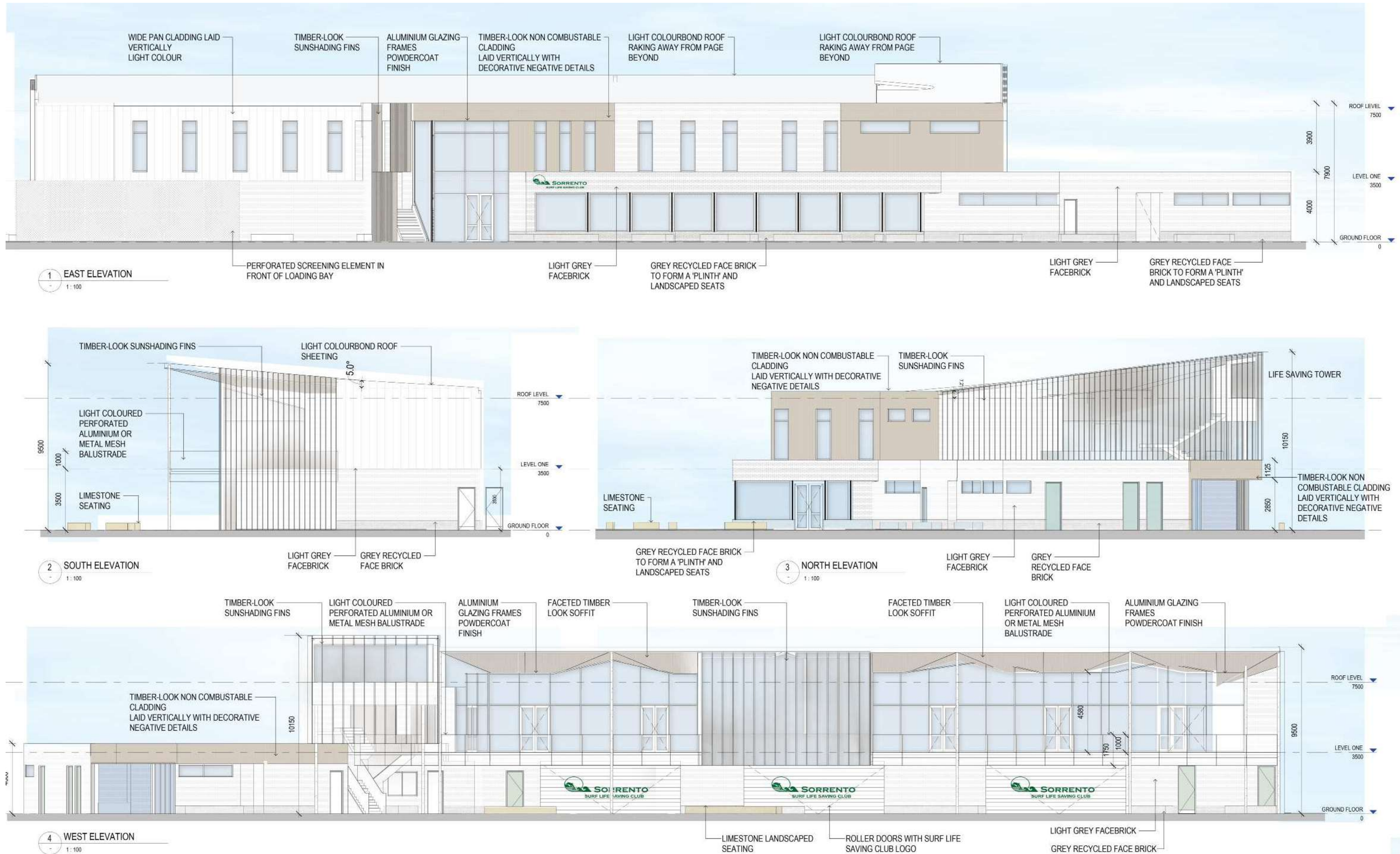
| | |
|----------------------------|-------------------|
| CLUB (MAIN AREAS) | 520m ² |
| CLUB AMENITIES | 50m ² |
| CLUB STORAGE & CIRCULATION | 153m ² |
| COMMERCIAL AREA | 430m ² |
| PUBLIC AMENITIES | N/A |



| | |
|----------------------------|------------------|
| CLUB (MAIN AREAS) | 14m ² |
| CLUB AMENITIES | N/A |
| CLUB STORAGE & CIRCULATION | N/A |
| COMMERCIAL AREA | N/A |
| PUBLIC AMENITIES | N/A |

FLOORPLAN - UPPER & TOWER
OPTION 1





ELEVATIONS
OPTION 1



VIEW FROM THE BEACH
OPTION 1



ENTRY FROM WEST COAST DRIVE
OPTION 1



ENTRY FROM W COAST DRIVE - FITNESS CENTRE ENTERANCE
OPTION 1



VIEW FROM BEACH - SHOWERS & AMENITIES
OPTION 1



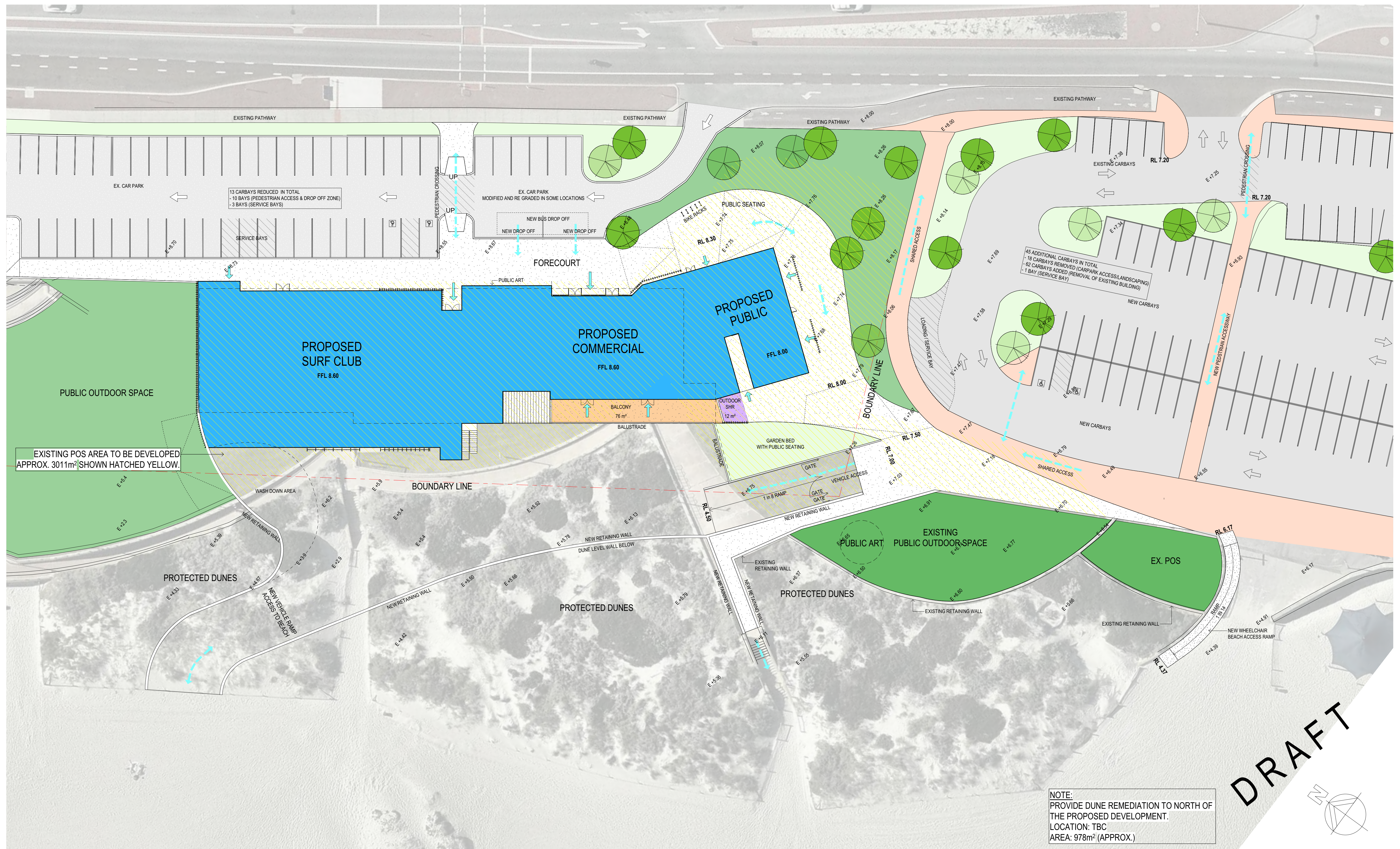
1 OVERLAY WITH OPTION 1
1:250

SK-11

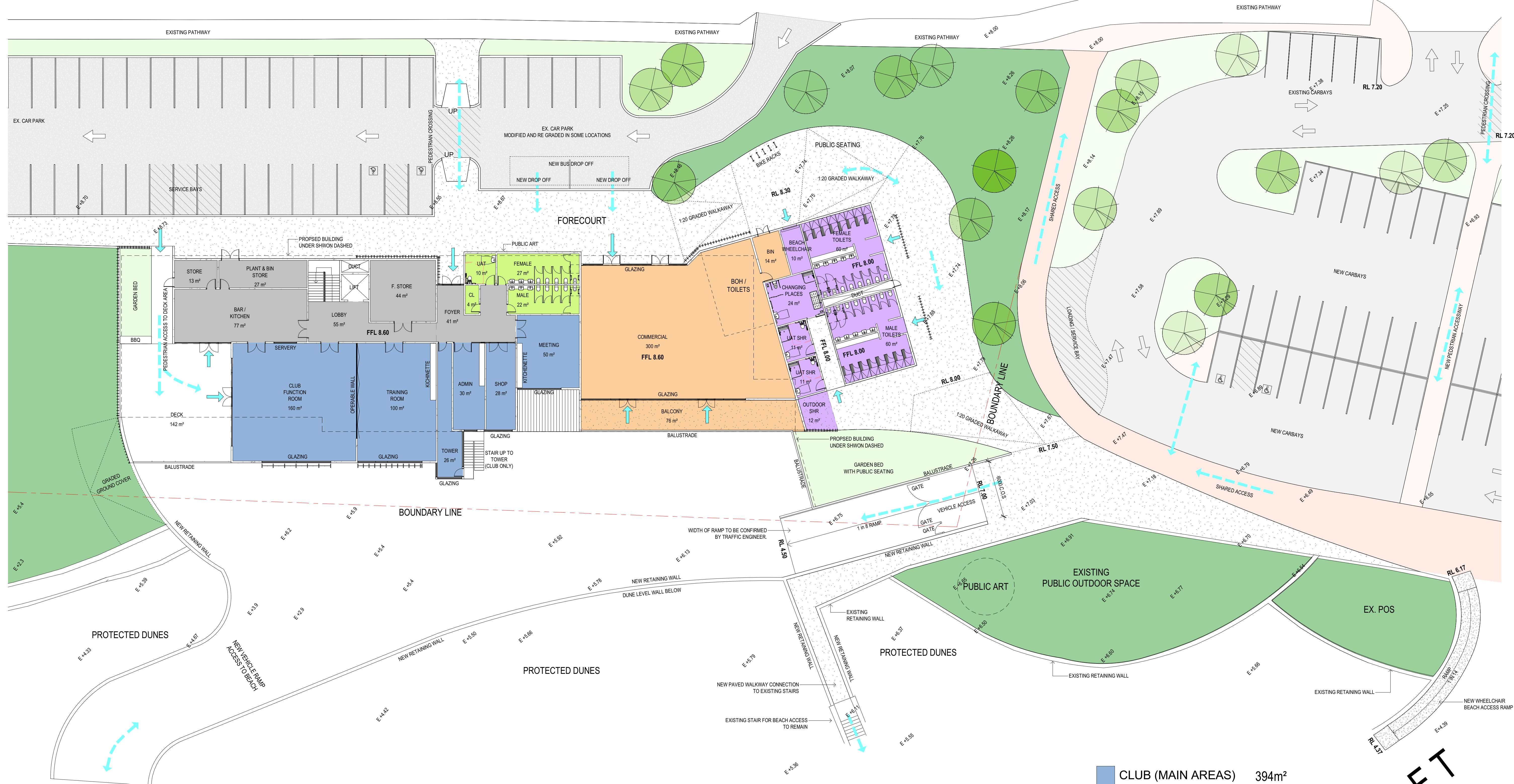
REVISION G ISSUED FOR CLIENT REVIEW

SORRENTO SURF CLUB
OPTION A
PROJECT NO. 89.21 DATE 18.04.2023

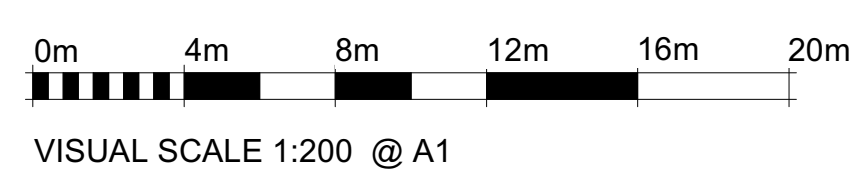
Hodge Collard Preston
ARCHITECTS



1 WEST COAST DRIVE - AERIAL
1 : 250



1 WEST COAST DRIVE
1:200



| | |
|----------------------------|-------------------|
| CLUB (MAIN AREAS) | 394m ² |
| CLUB AMENITIES | 63m ² |
| CLUB STORAGE & CIRCULATION | 257m ² |
| COMMERCIAL AREA | 390m ² |
| PUBLIC AMENITIES | 188m ² |

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SK-01

REVISION E Revision D

SORRENTO SURF CLUB
OPTION A

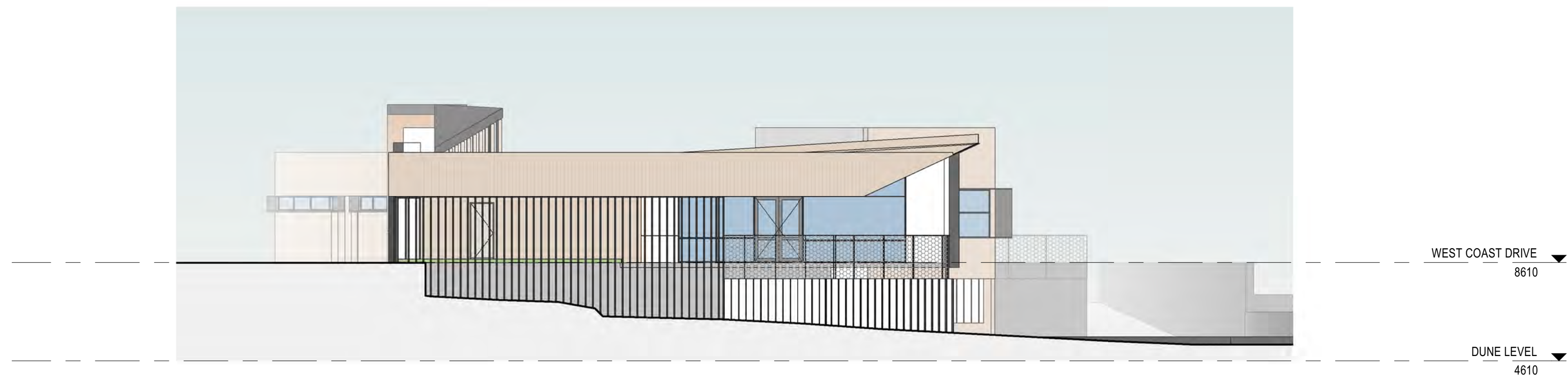
PROJECT NO. 89.21 DATE 24.10.2022

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1 ELEVATION 1
1:150



2 ELEVATION 2
1:150

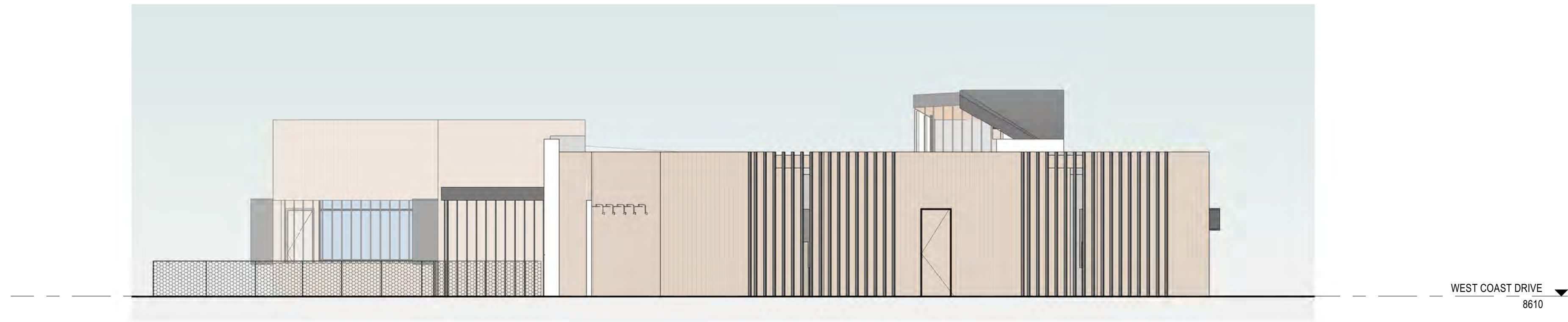
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SK-05

REVISION F ISSUED FOR CLIENT REVIEW

SORRENTO SURF CLUB
OPTION A
PROJECT NO. 89.21 DATE 10.03.2023

Hodge Collard Preston
ARCHITECTS



1 ELEVATION 4
1:100



2 ELEVATION 3
1:150

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SK-06

REVISION F ISSUED FOR CLIENT REVIEW

SORRENTO SURF CLUB
OPTION A

PROJECT NO. 89.21 DATE 10.03.2023

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SK-07

REVISION F ISSUED FOR CLIENT REVIEW

SORRENTO SURF CLUB
OPTION A
PROJECT NO. 89.21 DATE 10.03.2023

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SK-08

REVISION F ISSUED FOR CLIENT REVIEW

SORRENTO SURF CLUB
OPTION A
PROJECT NO. 89.21 DATE 10.03.2023

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SK-09

REVISION F ISSUED FOR CLIENT REVIEW

SORRENTO SURF CLUB
OPTION A
PROJECT NO. 89.21 DATE 10.03.2023

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SK-11

REVISION G ISSUED FOR CLIENT REVIEW

SORRENTO SURF CLUB
OPTION B
PROJECT NO. 89.21 DATE 18.04.2023





1 WEST COAST DRIVE - AERIAL
1:300

SK-01

REVISION E Revision D

SORRENTO SURF CLUB
OPTION B
PROJECT NO: 89.21 DATE: 24.10.2022

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1 WEST COAST DRIVE FLOOR PLAN - SURF CLUB
1:200

0m 4m 8m 12m 16m 20m
VISUAL SCALE 1:200 @ A1

| | |
|----------------------------|-------------------|
| CLUB (MAIN AREAS) | 543m ² |
| CLUB AMENITIES | 70m ² |
| CLUB STORAGE & CIRCULATION | 275m ² |
| COMMERCIAL AREA | N/A |
| PUBLIC AMENITIES | N/A |

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SK-02

REVISION E Revision D

SORRENTO SURF CLUB
OPTION B
PROJECT NO. 89.21 DATE 24.10.2022

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1 WEST COAST DRIVE - COMMERCIAL & CARPARK
1:200

| | |
|----------------------------|-------|
| CLUB (MAIN AREAS) | N/A |
| CLUB AMENITIES | N/A |
| CLUB STORAGE & CIRCULATION | N/A |
| COMMERCIAL AREA | 438m² |
| PUBLIC AMENITIES | 111m² |

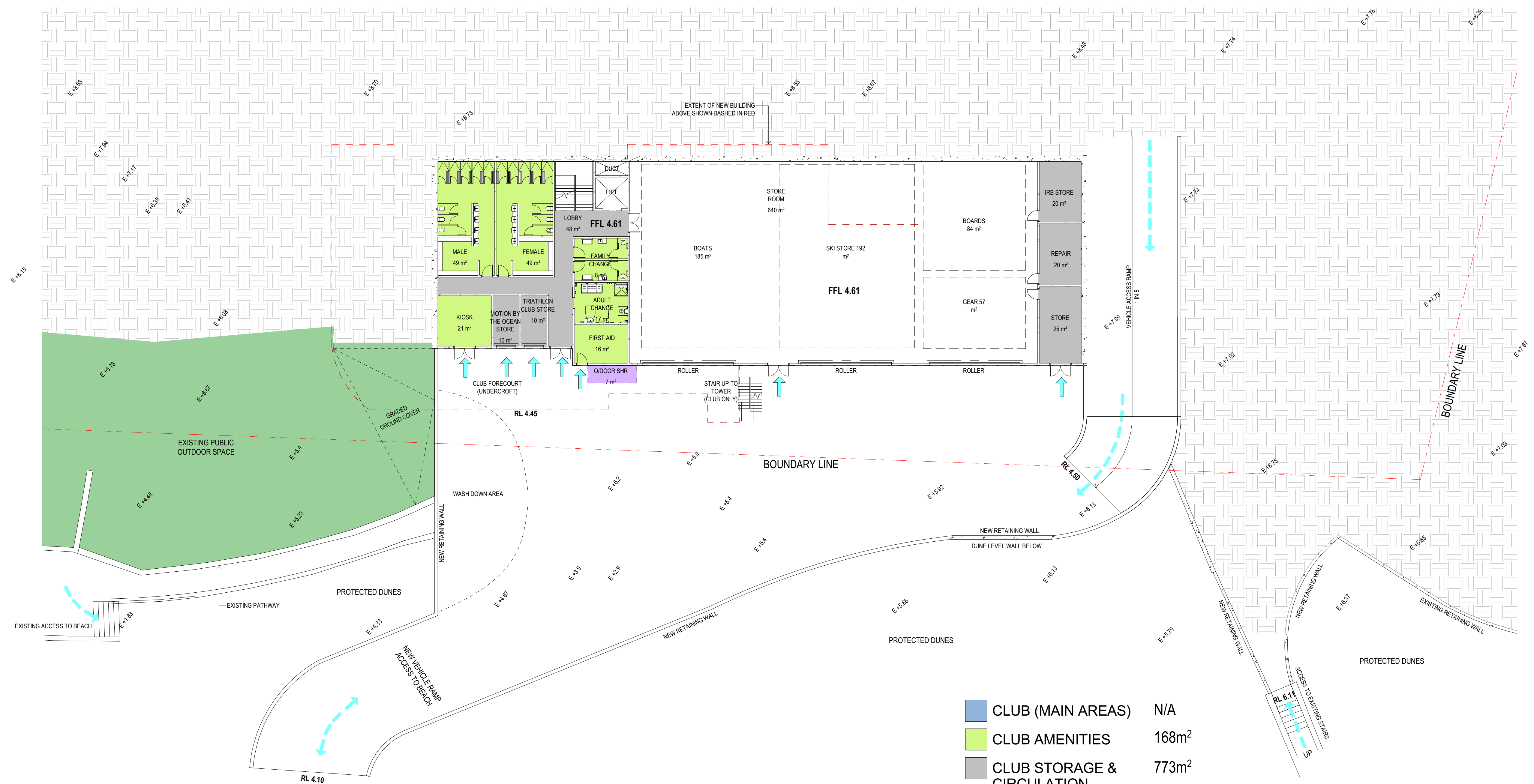
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SK-03

REVISION E Revision D

SORRENTO SURF CLUB
OPTION B
PROJECT NO. 89.21 DATE 24.10.2022

Hodge Collard Preston
ARCHITECTS



1 DUNE LEVEL FLOOR PLAN - ENTRY FROM BEACH
1:200

0m 4m 8m 12m 16m 20m
VISUAL SCALE 1:200 @ A1

| | |
|----------------------------|-------------------|
| CLUB (MAIN AREAS) | N/A |
| CLUB AMENITIES | 168m ² |
| CLUB STORAGE & CIRCULATION | 773m ² |
| COMMERCIAL AREA | N/A |
| PUBLIC AMENITIES | 7m ² |

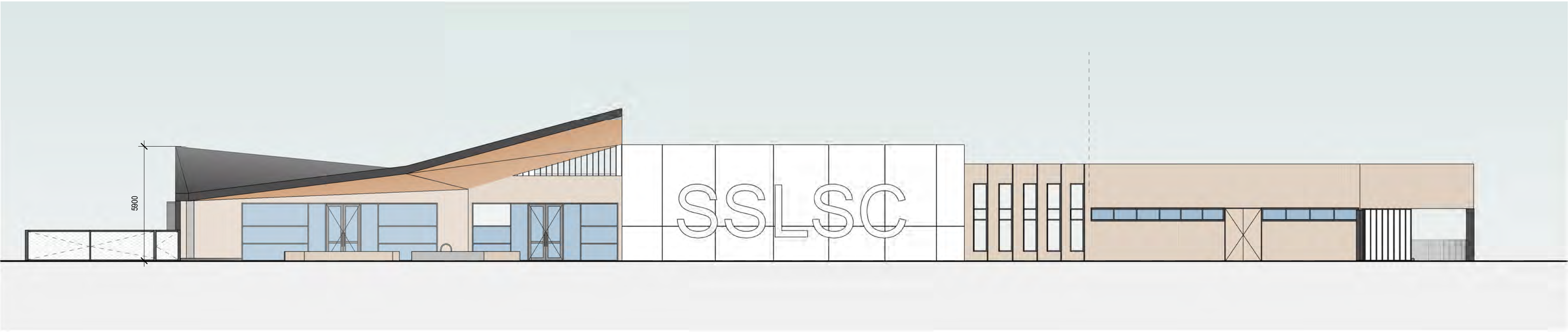
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SK-04

REVISION E Revision D

SORRENTO SURF CLUB
OPTION B
PROJECT NO. 89.21 DATE 24.10.2022

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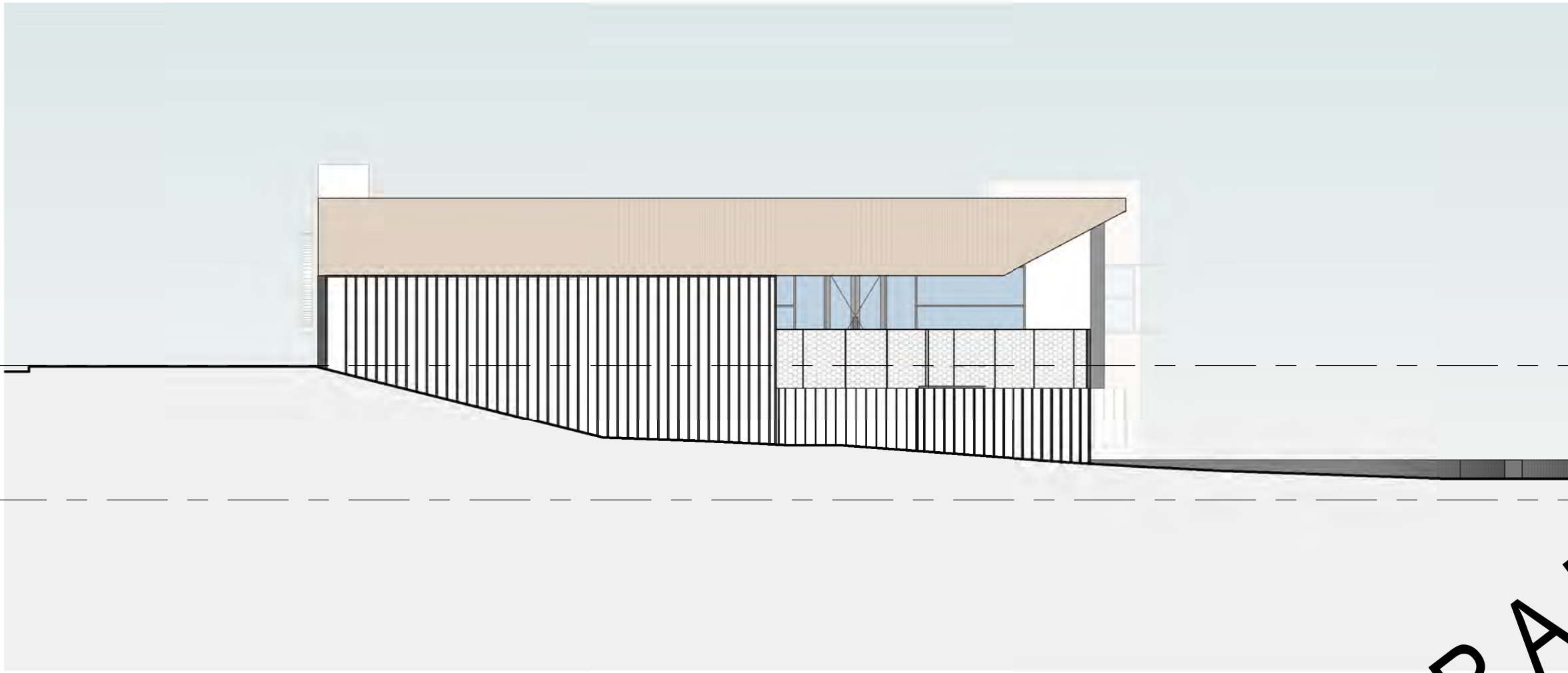
1 ELEVATION 1 - SURF CLUB
1:150



3 ELEVATION 3 - SURF CLUB
1:150



2 ELEVATION 2 - SURF CLUB
1:150



4 ELEVATION 4 - SURF CLUB
1:150

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SK-05

SORRENTO SURF CLUB
OPTION B

REVISION A Revision A

PROJECT NO. 89.21 DATE 15.09.2022

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SK-07

REVISION

SORRENTO SURF CLUB
OPTION B
PROJECT NO. 89.21 DATE

Hodge Collard Preston
ARCHITECTS



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SK-08

REVISION

SORRENTO SURF CLUB
OPTION B
PROJECT NO. 89.21 DATE

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SK-09

REVISION

SORRENTO SURF CLUB
OPTION B
PROJECT NO. 89.21 DATE

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1 OVERLAY WITH OPTION 1
1:250

SK-08

REVISION D

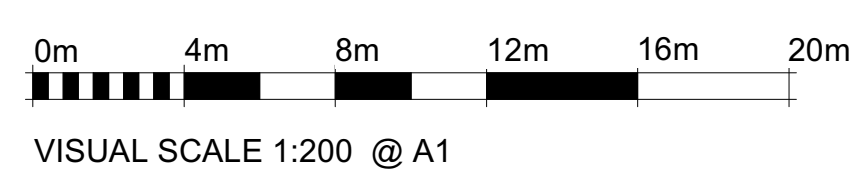
SORRENTO SURF CLUB
OPTION C
PROJECT NO. 89.21 DATE 18.04.2023

Hodge Collard Preston
ARCHITECTS





1 WEST COAST DRIVE
1:200



| | |
|----------------------------|-------------------|
| CLUB (MAIN AREAS) | 404m ² |
| CLUB AMENITIES | 66m ² |
| CLUB STORAGE & CIRCULATION | 294m ² |
| COMMERCIAL AREA | 415m ² |
| PUBLIC AMENITIES | 196m ² |

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SK-01

REVISION D Revision C

SORRENTO SURF CLUB
OPTION C

PROJECT NO. 89.21 DATE 24.10.2022

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1 ELEVATION 1
1:150



2 ELEVATION 2
1:150



4 ELEVATION 4
1:150



3 ELEVATION 3
1:150

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SK-03

SORRENTO SURF CLUB
OPTION C

REVISION D

PROJECT NO. 89.21

DATE 10.03.2023

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SK-04

REVISION D

SORRENTO SURF CLUB
OPTION C
PROJECT NO. 89.21 DATE 10.03.2023

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SK-05

REVISION D

SORRENTO SURF CLUB
OPTION C
PROJECT NO. 89.21 DATE 10.03.2023

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SK-06

REVISION D

SORRENTO SURF CLUB
OPTION C
PROJECT NO. 89.21 DATE 10.03.2023

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Sorrento Surf Life Saving Club – Concept designs options – Comparison of room / area sizes

Club areas

| Room / Area | Previous concept designs | | | Amended concept designs | | |
|---|----------------------------|----------------------------|----------------------------|----------------------------|----------------------------|----------------------------|
| | Option 1 (m ²) | Option 2 (m ²) | Option 3 (m ²) | Option A (m ²) | Option B (m ²) | Option C (m ²) |
| Gym | 120 | 157 | 157 | 140 | 140 | 140 |
| Administration areas (admin, tea prep, meeting room, merchandise / store) | 100 | 140 | 136 | 108 | 118 | 118 |
| Change rooms (male, female, family, adult) | 150 | 131 | 131 | 131 | 131 | 129 |
| Kiosk / Store | 30 | 26 | 19 | 18 | 21 | 18 |
| Surf club storage | 570 | 701 | 721 | 641 | 640 | 641 |
| Bin store / Plant room | 30 | 17 | 28 | 20 | 27 | 27 |
| IRB store | 20 | 20 | 20 | 20 | 20 | 20 |
| Repair room | 20 | 20 | 20 | 20 | 20 | 20 |
| General store | 0 | 25 | 25 | 25 | 25 | 25 |
| First aid room | 15 | 24 | 24 | 16 | 16 | 16 |
| Kitchen / Bar / Store | 80 | 103 | 111 | 90 | 90 | 90 |
| Clubroom | 160 | 150 | 155 | 160 | 160 | 160 |
| Training room | 110 | 200 | 200 | 100 | 100 | 100 |
| Club furniture store | 50 | 45 | 42 | 44 | 40 | 44 |
| Outside deck area | 140 | 186 | 186 | 142 | 146 | 148 |
| Cleaner | 10 | 8 | 8 | 4 | 5 | 5 |
| Toilets (including UAT) | 50 | 71 | 68 | 59 | 65 | 61 |
| Tower | 14 | 15 | 15 | 26 | 25 | 26 |
| TOTAL | 1,669 | 2,039 | 2,066 | 1,764 | 1,789 | 1,788 |

Commercial space and public amenities

| Room / Area | Previous concept designs | | | Amended concept designs | | |
|--|----------------------------|----------------------------|----------------------------|----------------------------|----------------------------|----------------------------|
| | Option 1 (m ²) | Option 2 (m ²) | Option 3 (m ²) | Option A (m ²) | Option B (m ²) | Option C (m ²) |
| Commercial space (internal and external) | 440 | 570 | 515 | 376 | 408 | 400 |
| Bin store / Plant room | 60 | 32 | 73 | 34 | 30 | 42 |
| Beach Wheelchair store | 10 | 8 | 8 | 10 | 14 | 13 |
| External user stores (Triathlon / MBTO) | 0 | 185 | 20 | 20 | 20 | 20 |
| Toilets / Change rooms (male, female) | 120 | 172 | 123 | 120 | 77* | 120 |
| Toilets / Change rooms (UAT) | 20 | 27 | 32 | 22 | 9* | 26 |
| Changing Places facility | 20 | 18 | 21 | 24 | 0* | 23 |
| Outdoor showers (approx.) | 10 | 18 | 16 | 19 | 11 | 21 |
| Additional car parking | 46 bays | 48 bays | 43 bays | 45 bays | 23 bays | 45 bays |

* plus existing northern toilet block (approx. 140m²)

Sorrento Surf Life Saving Club Redevelopment

Option 1

Cost Breakdown - Ver1.1

| Item | Description | Qty | Unit | Rate | Total |
|---------------------------------------|--|-----|------|------|--------------------------|
| <u>ITEMISED COST BREAKDOWN</u> | | | | | |
| | <i>The following Itemised Costs are inclusive of Preliminaries, Design & Construction Contingencies, and Professional Fees</i> | | Note | | |
| 1 | DEMOLITION & SITE PREPARATION | | | | 476,800 |
| 2 | CLUB AREAS | | | | 7,367,400 |
| 3 | PUBLIC AMENITIES | | | | 1,032,400 |
| 4 | COMMERCIAL AREA | | | | 2,242,200 |
| 5 | CAR PARKING WORKS | | | | 1,463,900 |
| 6 | LANDSCAPING & DUNE REMEDIATION WORKS | | | | 269,800 |
| 7 | EXTERNAL WORKS (paving, footpaths, retaining walls, beach access, etc.) | | | | 914,300 |
| 8 | PROVISIONAL SUMS | | | | 1,203,400 |
| 9 | ARTWORK | | | | 138,500 |
| | <u>ESTIMATED PROJECT COST</u> | | | | <u>15,108,700</u> |

Sorrento Surf Life Saving Club Redevelopment

Option A

Cost Breakdown - Ver1.2

| Item | Description | Qty | Unit | Rate | Total |
|---------------------------------------|--|-----|------|------|--------------------------|
| <u>ITEMISED COST BREAKDOWN</u> | | | | | |
| | <i>The following Itemised Costs are inclusive of Preliminaries, Design & Construction Contingencies, and Professional Fees</i> | | Note | | |
| 1 | DEMOLITION & SITE PREPARATION | | | | 362,100 |
| 2 | CLUB AREAS | | | | 7,712,900 |
| 3 | PUBLIC AMENITIES | | | | 1,346,200 |
| 4 | COMMERCIAL AREA | | | | 1,544,400 |
| 5 | CAR PARKING WORKS | | | | 695,000 |
| 6 | LANDSCAPING & DUNE REMEDIATION WORKS | | | | 237,200 |
| 7 | EXTERNAL WORKS (paving, footpaths, retaining walls, beach access, etc.) | | | | 964,400 |
| 8 | PROVISIONAL SUMS | | | | 1,190,200 |
| 9 | ARTWORK | | | | 129,700 |
| | <u>ESTIMATED PROJECT COST</u> | | | | <u>14,182,100</u> |

Sorrento Surf Life Saving Club Redevelopment

Option B

Cost Breakdown - Ver1.2

| Item | Description | Qty | Unit | Rate | Total |
|---------------------------------------|--|-----|------|------|--------------------------|
| <u>ITEMISED COST BREAKDOWN</u> | | | | | |
| | <i>The following Itemised Costs are inclusive of Preliminaries, Design & Construction Contingencies, and Professional Fees</i> | | Note | | |
| 1 | DEMOLITION & SITE PREPARATION | | | | 295,600 |
| 2 | CLUB AREAS | | | | 8,080,200 |
| 3 | PUBLIC AMENITIES | | | | 790,000 |
| 4 | COMMERCIAL AREA | | | | 1,553,700 |
| 5 | CAR PARKING WORKS | | | | 464,400 |
| 6 | LANDSCAPING & DUNE REMEDIATION WORKS | | | | 189,000 |
| 7 | EXTERNAL WORKS (paving, footpaths, retaining walls, beach access, etc.) | | | | 897,800 |
| 8 | PROVISIONAL SUMS | | | | 1,063,700 |
| 9 | ARTWORK | | | | 123,400 |
| | <u>ESTIMATED PROJECT COST</u> | | | | <u>13,457,800</u> |

Sorrento Surf Life Saving Club Redevelopment

Option C

Cost Breakdown - Ver1.2

| Item | Description | Qty | Unit | Rate | Total |
|---------------------------------------|--|-----|------|------|--------------------------|
| <u>ITEMISED COST BREAKDOWN</u> | | | | | |
| | <i>The following Itemised Costs are inclusive of Preliminaries, Design & Construction Contingencies, and Professional Fees</i> | | Note | | |
| 1 | DEMOLITION & SITE PREPARATION | | | | 318,800 |
| 2 | CLUB AREAS | | | | 8,114,100 |
| 3 | PUBLIC AMENITIES | | | | 1,380,800 |
| 4 | COMMERCIAL AREA | | | | 1,426,100 |
| 5 | CAR PARKING WORKS | | | | 682,200 |
| 6 | LANDSCAPING & DUNE REMEDIATION WORKS | | | | 243,600 |
| 7 | EXTERNAL WORKS (paving, footpaths, retaining walls, beach access, etc.) | | | | 1,352,400 |
| 8 | FLY-OVER BRIDGE | | | | 184,400 |
| 9 | PROVISIONAL SUMS | | | | 1,081,300 |
| 10 | ARTWORK | | | | 137,300 |
| | <u>ESTIMATED PROJECT COST</u> | | | | <u>14,921,000</u> |

Sorrento Surf Life Saving Club – Concept designs options – Advantages and Disadvantages

| Option | Advantages | Disadvantages |
|--------|---|---|
| 1 | <ul style="list-style-type: none"> Design previously approved by Council. Provides additional car parking bays (46). | <ul style="list-style-type: none"> Updated project cost is over-budget by \$1,108,700 excluding escalation). Not supported by the SSLSC as the club areas and commercial space are combined in the one building. New building is a two-storey facility to West Coast Drive. Combined club and commercial building with the main entrances to the club area and commercial space located next door to each other. Additional site works and costs anticipated as the area would require substantial earthworks, plus additional stairs and ramps, in order to have the building present as a single-storey building to West Coast Drive. Storage of SSLSC equipment and vehicles located further from the beach. Public amenities located at northern end of building. Location in front of residential properties on West Coast Drive. Increased risk of conflict between vehicles accessing the lower level and pedestrians / cyclists, due to the lack of pedestrian access bridge and plaza walkways. |
| A | <ul style="list-style-type: none"> Amended design is in line with the Option One design that Council previously approved. Equal-greatest number of additional car parking bays included (45), in comparison to Option B (23). New building is not located in direct view of residential properties along West Coast Drive. Provides all new public amenities. | <ul style="list-style-type: none"> Estimated project cost is over-budget by \$182,100 (excluding escalation). Not supported by the SSLSC as the club areas and commercial space are combined in the one building. Main entrances to the club area and commercial space are located in close proximity to each other. Increased risk of conflict between vehicles accessing the lower level and pedestrians / cyclists, due to the lack of pedestrian access bridge and plaza walkways. |
| B | <ul style="list-style-type: none"> Estimated project cost is within budget (\$542,200 below budget) (excluding escalation). Clubs preferred design as it provides the greatest separation of the club areas and commercial spaces | <ul style="list-style-type: none"> Vehicle access to the lower level and the beach is through the northern car park which may create additional safety issues. Refurbishment works would likely still be required for the existing northern toilet block. |

| Option | Advantages | Disadvantages |
|----------|--|--|
| | <p>and vehicle access to the lower level is via the northern car park (closer to the beach).</p> <ul style="list-style-type: none"> Increased exposure of the Club gym as it is located on the upper level of the building. Potential to stage construction. | <ul style="list-style-type: none"> New commercial space and public amenities will be located in direct view of residential properties along West Coast Drive. Amended design varies from the Option One design that Council previously approved. Lowest number of additional car parking bays provided (23), in comparison to Option A and C. |
| C | <ul style="list-style-type: none"> Supported by the SSLSC due to the clear separation between the club areas and the commercial space. Equal-greatest number of additional car parking bays included (45), in comparison to Option B (23). Reduced risk of conflict between vehicles accessing the lower level and pedestrians / cyclists, due to the pedestrian access bridge and plaza walkways. New building is not located in direct view of residential properties along West Coast Drive. Vehicle access to the lower levels is via the southern car park which will be easier to manoeuvre for members and visitors to the site and will reduce the potential impact on traffic on West Coast Drive (in comparison to Option B). Provides all new public amenities. | <ul style="list-style-type: none"> Estimated project cost is over-budget by \$921,000 (excluding escalation). Amended design varies from the Option One design that Council previously approved. Not the clubs preferred design (however is still supported by the club). |

Sorrento Surf Life Saving Club cost estimates – all design options

| Component | Option One | Option Two^ | Option Three^ | Option A | Option B | Option C |
|---|---------------------|---------------------|----------------------|---------------------|---------------------|---------------------|
| Demolition / site preparation | \$476,800 | \$531,300 | \$834,600 | \$362,100 | \$295,600 | \$318,800 |
| Club areas | \$7,367,400 | \$9,829,100 | \$9,287,700 | \$7,712,900 | \$8,080,200 | \$8,114,100 |
| Public amenities | \$1,032,400 | \$1,243,000 | \$1,078,900 | \$1,346,200 | \$790,000 | \$1,380,800 |
| Commercial area | \$2,242,200 | \$1,508,300 | \$1,642,600 | \$1,544,400 | \$1,553,700 | \$1,426,100 |
| Car parking works | \$1,463,900 | \$1,260,000 | \$1,360,000 | \$695,000 | \$464,400 | \$682,200 |
| Landscaping and dune remediation works | \$269,800 | \$420,700 | \$434,100 | \$237,200 | \$189,000 | \$243,600 |
| External works (paving; footpaths; retaining walls; beach access etc) | \$914,300 | \$1,270,000 | \$1,470,000 | \$964,400 | \$897,800 | \$1,352,400 |
| Fly over vehicle bridge | N/A | N/A | \$410,600 | N/A | N/A | \$184,400 |
| Provisional sums | \$1,203,400 | \$1,358,800 | \$1,373,000 | \$1,190,200 | \$1,063,700 | \$1,081,300 |
| Artwork (1% of construction cost) | \$138,500 | \$158,400 | \$163,000 | \$129,700 | \$123,400 | \$137,300 |
| Total Project Cost | \$15,108,700 | \$17,579,600 | \$18,054,500 | \$14,182,100 | \$13,457,800 | \$14,921,000 |

^Based on December 2021 cost estimates.

Sorrento Surf Life Saving Club – Key cost estimate variances

| Component | Option One Cost | Option A / B / C Costs | Comments |
|-------------------------------|------------------------|---|---|
| Demolition / site preparation | \$476,800 | A - \$362,100 B - \$295,600 C - \$318,800 | Option One includes the demolition of the entire car park to the south of the existing club. Options A, B and C includes partial demolition for the areas where new car parking bays are created. If the demolition of the entire car park was added to the updated designs, this would cost an additional \$203,500 (Option A), \$201,600 (Option B) or \$203,700 (Option C). Option B includes the retention of the existing northern toilet block and surrounds. Several other differences include the amount of demolition and site preparation works that are required, as a consequence of the building location for Options A, B and C being further north than Option One. |
| Public amenities | \$1,032,400 | A - \$1,346,200 B - \$790,000 C - \$1,380,800 | The layout of the Option One public amenities is a more regular, square shape compared to the Option A and C layout. This results in a higher proportion of external walls to internal floor area, and it has a smaller roof area. An allowance for a greater area of feature lining / cladding to the external walls of Options A and C has been included, due their frontage to the carpark. Option B includes a smaller amount of new public amenities than all other options, due to the retention of the existing northern toilet block. |
| Commercial area | \$2,242,200 | A - \$1,544,400 B - \$1,553,700 C - \$1,426,100 | There is a reduction in the commercial space from Option One to Option A. There is also a reduction in the allocated space for the back-of-house facilities (kitchen and toilets) in Options A, B and C. The majority of the Option One commercial space is on the first-floor level, while Options A, B and C are on the ground floor level. As a result, Option One includes a service lift and external stairs. Option One includes a dedicated loading dock adjacent to the bin store and additional screening. The Option One commercial space is at the end of the building and has more external envelope than Option A which is bounded by the club area and public amenities. |
| Car parking works | \$1,463,900 | A - \$695,000 B - \$464,400 C - \$682,200 | Option One includes the reconstruction of the entire car park to the south of the existing club (approximately 7,000m ² in total). Option A and C includes for partial reconstruction only (approximately 2,100m ² in total), as does Option B (approximately 1,400m ² in total). If the reconstruction of the entire car park was added to the updated designs, this would cost an additional |

| Component | Option One Cost | Option A / B / C Costs | Comments |
|-----------|-----------------|------------------------|---|
| | | | <p>\$919,500 (Option A), \$953,200 (Option B) or \$964,500 (Option C).</p> <p>Several other differences exist in the amount of car parking works that are required, as a consequence of the building location for Options A, B and C being further north than Option One.</p> |