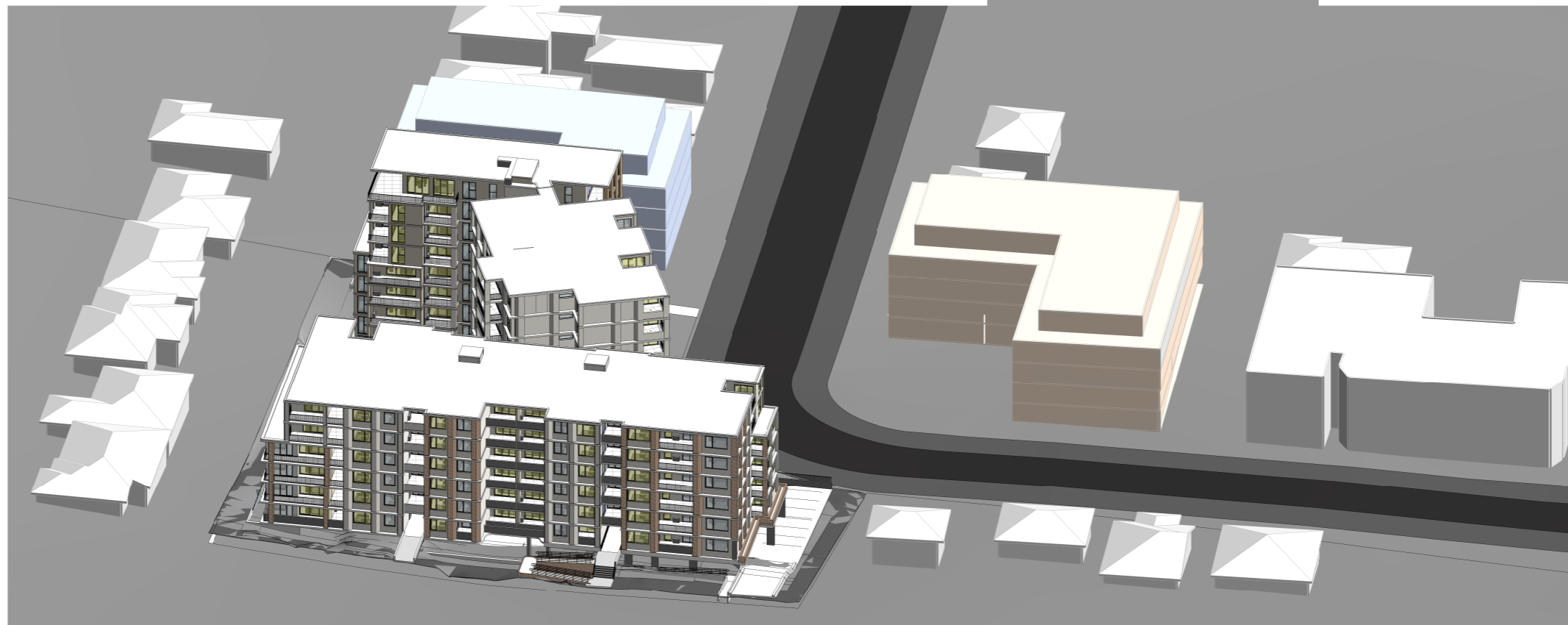


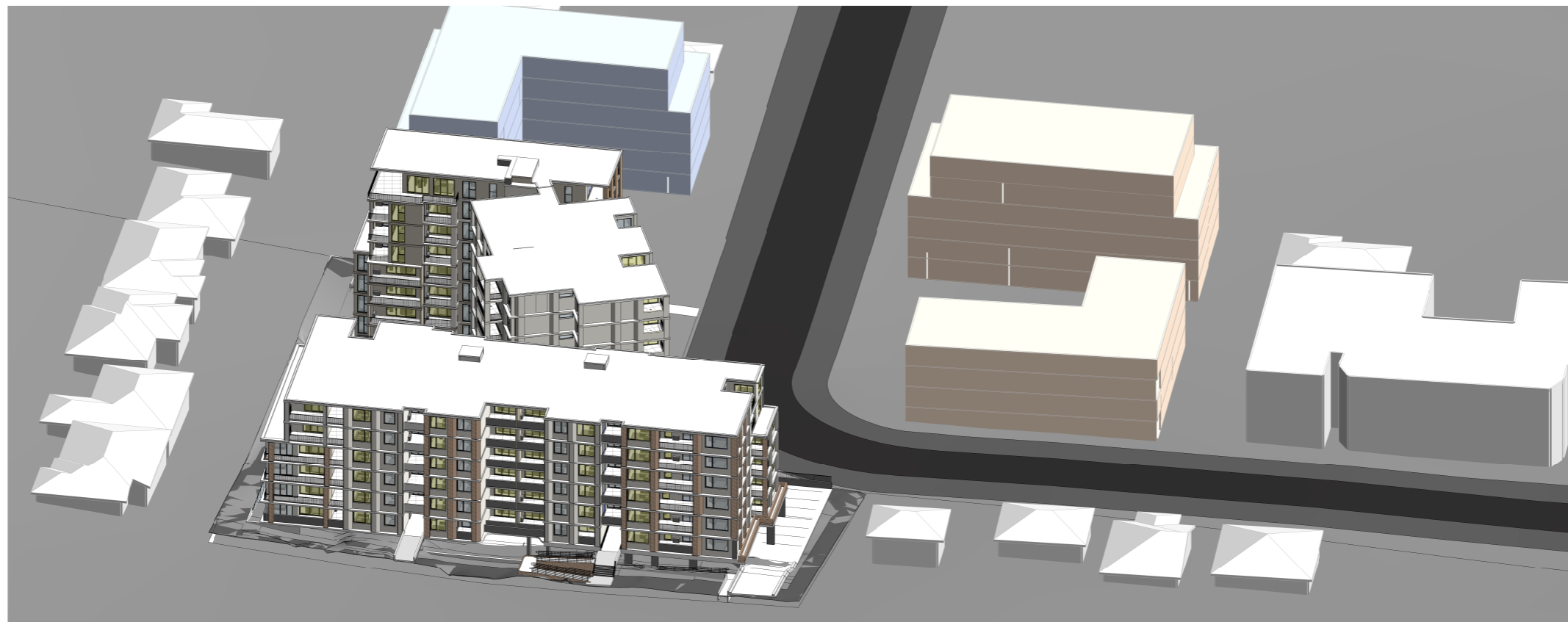
4.6 - PRINCIPLE 06

AMENITY : CONTEXTURAL MASSING OPTIONS



Both schemes have high levels of solar on the western faces.

2 SUN-EYE 1pm - 21st JUNE  
Solar impact potential building - option 1



This scheme on has no shadows at all from our proposal.

1 SUN-EYE 1pm - 21st JUNE  
Solar impact potential building - option 2

4.6 - PRINCIPLE 06

AMENITY : CONTEXTURAL MASSING OPTIONS



Both schemes have high levels of solar on the northern western faces.

2 SUN-EYE 2pm - 21st JUNE  
Solar impact potential building - option 1



This scheme on has no shadows at all at all from our proposal.

1 SUN-EYE 2pm - 21st JUNE  
Solar impact potential building - option 2

4.6 - PRINCIPLE 06

AMENITY : CONTEXTURAL MASSING OPTIONS



The proposed massing has minimal to no impact on the surrounding context.

2 SUN-EYE 3pm - 21st JUNE  
Solar impact potential building - option 1



1 SUN-EYE 3pm - 21st JUNE  
Solar impact potential building - option 2

4.6 - PRINCIPLE 06

AMENITY : CONTEXTURAL MASSING OPTIONS



- Proposed Height Building A1-B (27.35m)
- Proposed Height Building A2 (28.65m)
- Existing Building shadow

NOTE : SHADOWS CAST DURING WINTER SOLSTICE 21ST JUNE

- Proposed Height Building A1-B (27.35m)
- Proposed Height Building A2 (28.65m)
- Existing Building shadow

NOTE : SHADOWS CAST DURING WINTER SOLSTICE 21ST JUNE



- Proposed Height Building A1-B (27.35m)
- Proposed Height Building A2 (28.65m)
- Existing Building shadow

NOTE : SHADOWS CAST DURING WINTER SOLSTICE 21ST JUNE

#### 4.6 - PRINCIPLE 06

##### AMENITY - VENTILATION

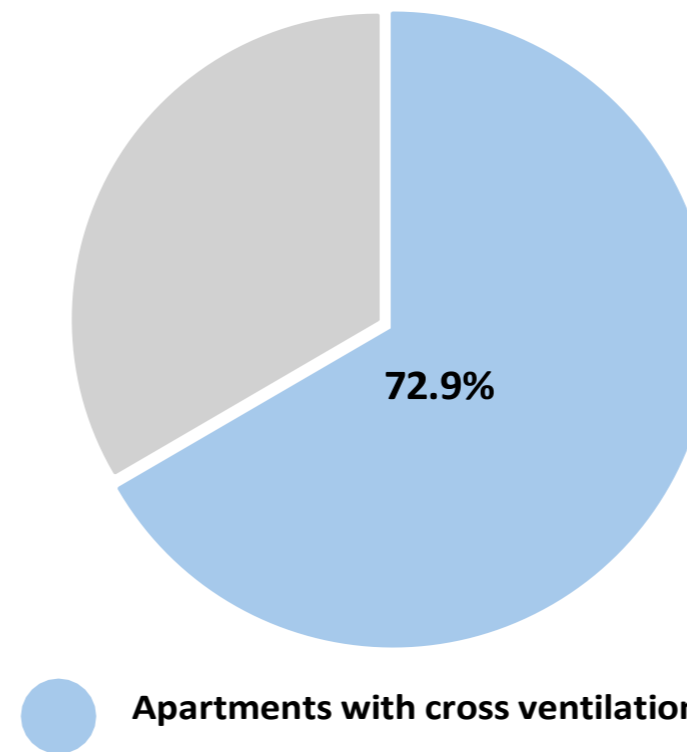
Natural ventilation is the movement of sufficient volumes of fresh air through an apartment to create a comfortable indoor environment. Sustainable design practice incorporates natural ventilation by responding to the local climate and reduces the need for mechanical ventilation and air conditioning. To achieve adequate natural ventilation, apartment design must address the orientation of the building, the configuration of apartments and the external building envelope.

##### Response

The development consists of cross-over dual aspect apartments with open plan layouts, which allows the proposed building to achieve a high percentage of well-ventilated units.

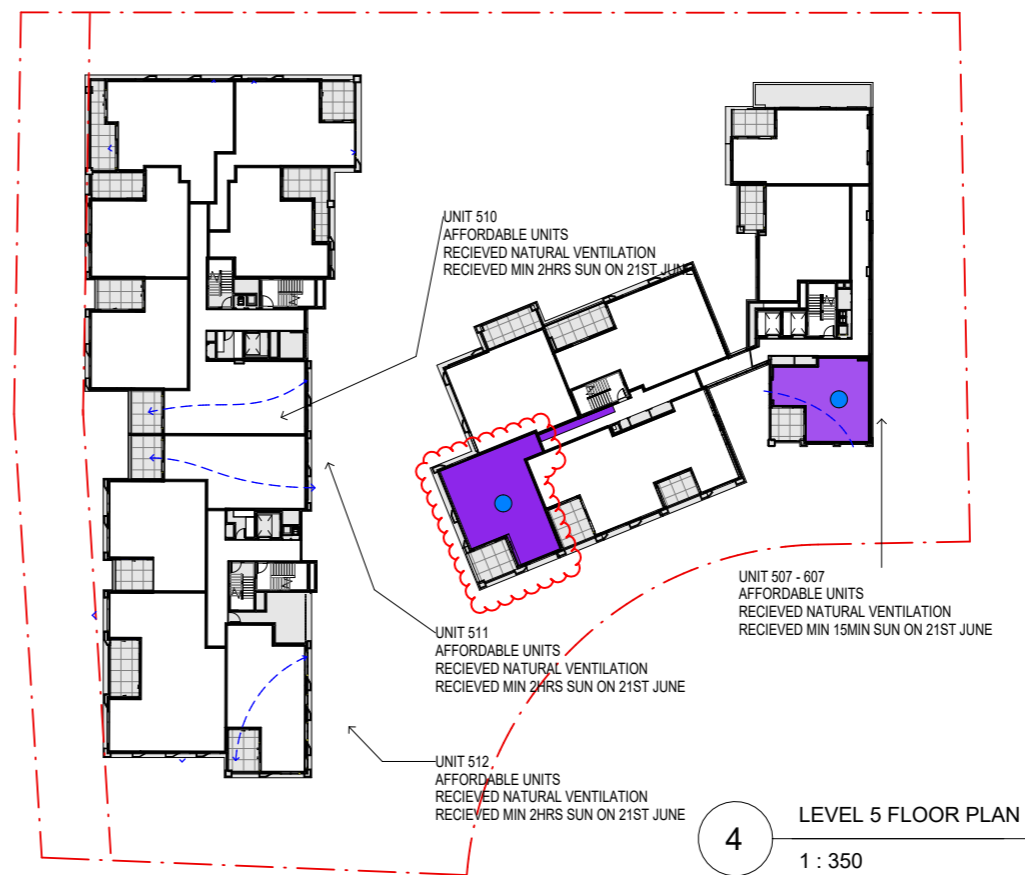
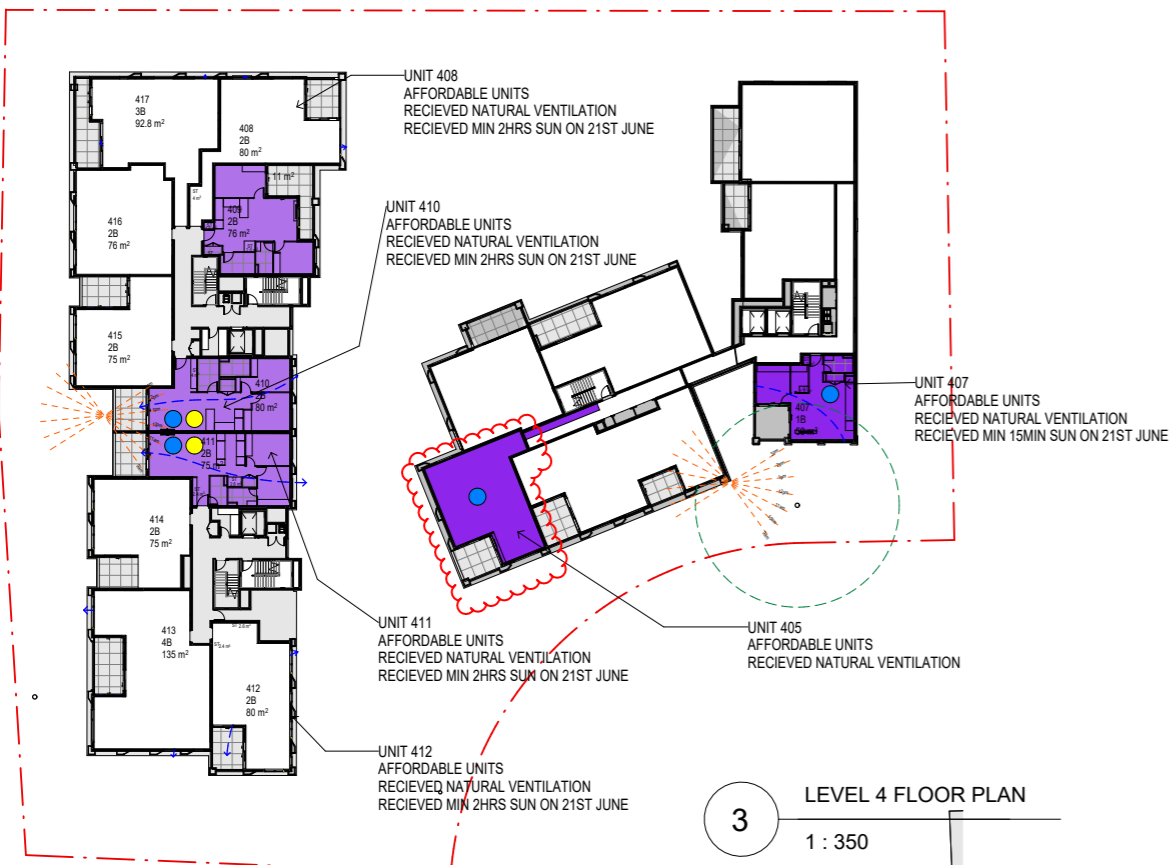
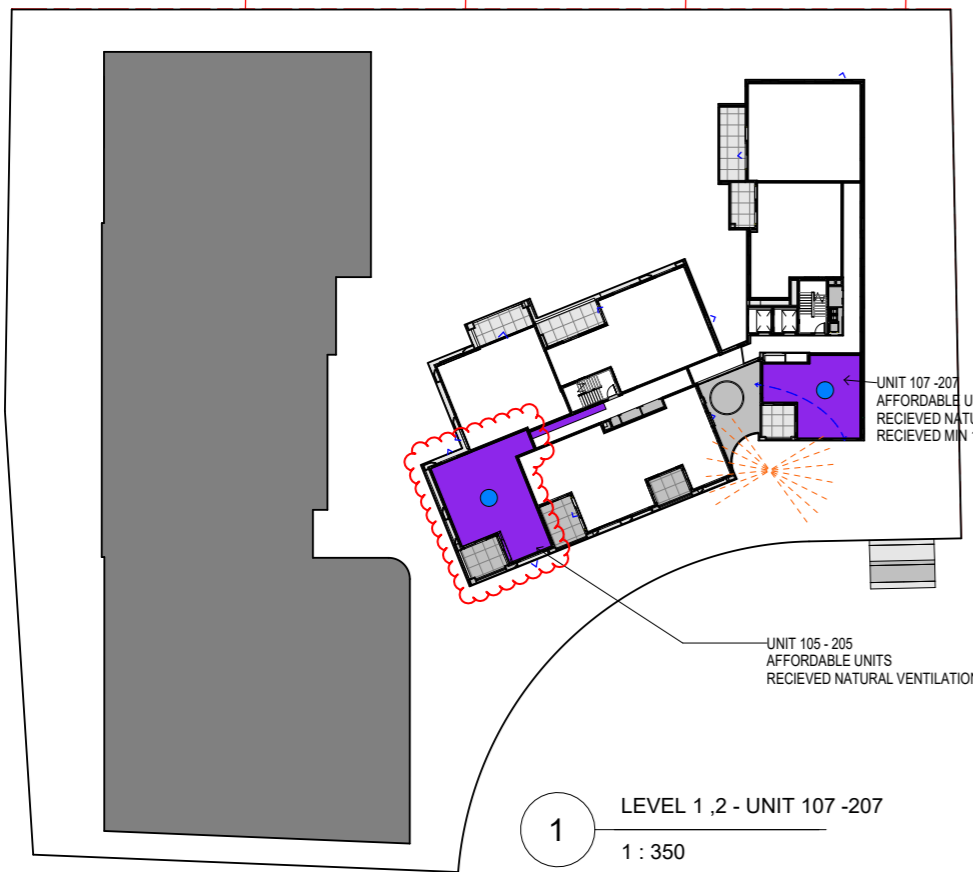
Outlined by the State Environmental Planning Policy - Apartment Design Guide, a minimum of 60% of total apartments within the first 9 storeys require cross-ventilation. The proportion of dwellings which achieve cross-ventilation for 86 units of 118 units is 72.9%.

#### Cross Natural Ventilation



4.6 - PRINCIPLE 06

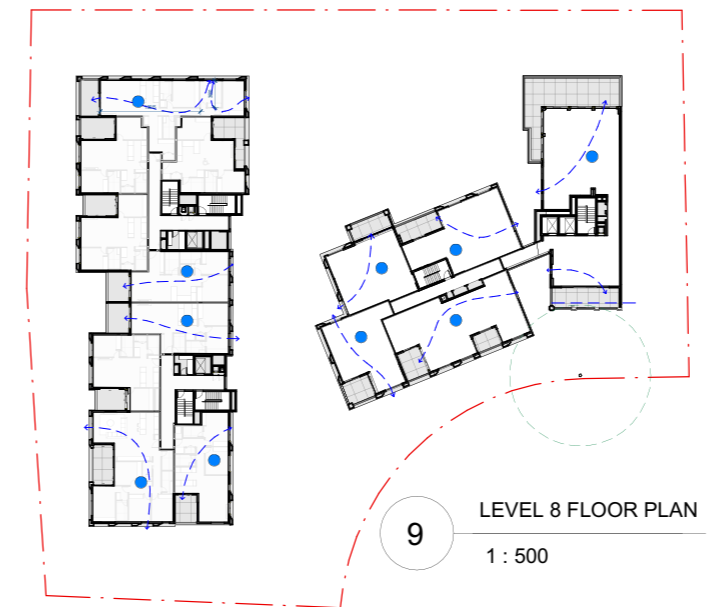
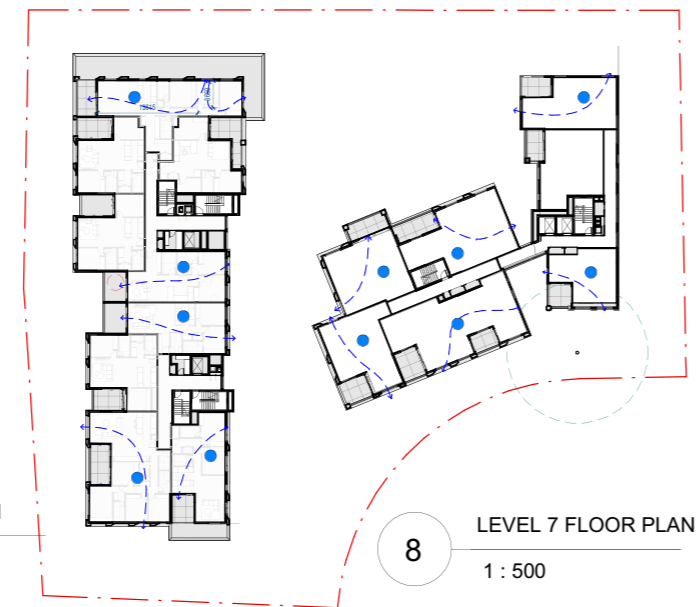
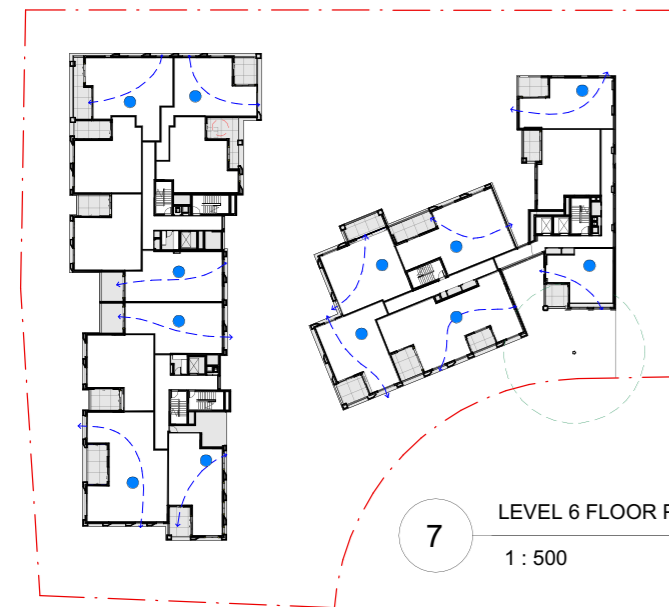
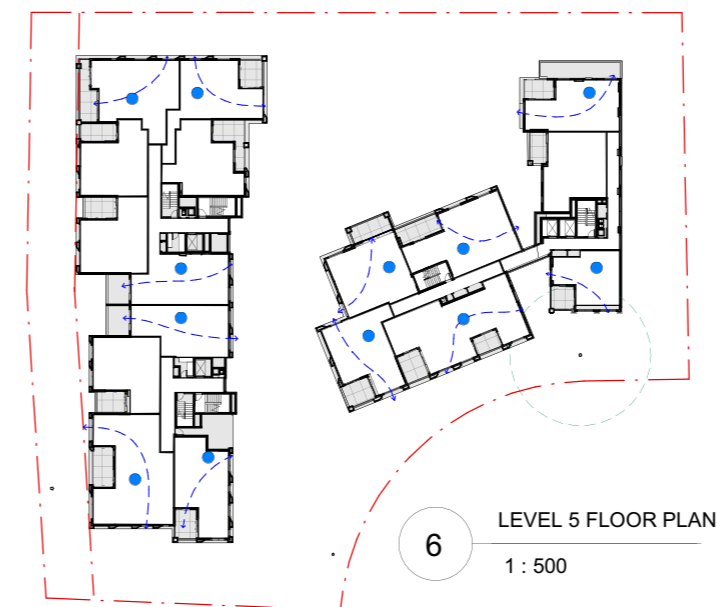
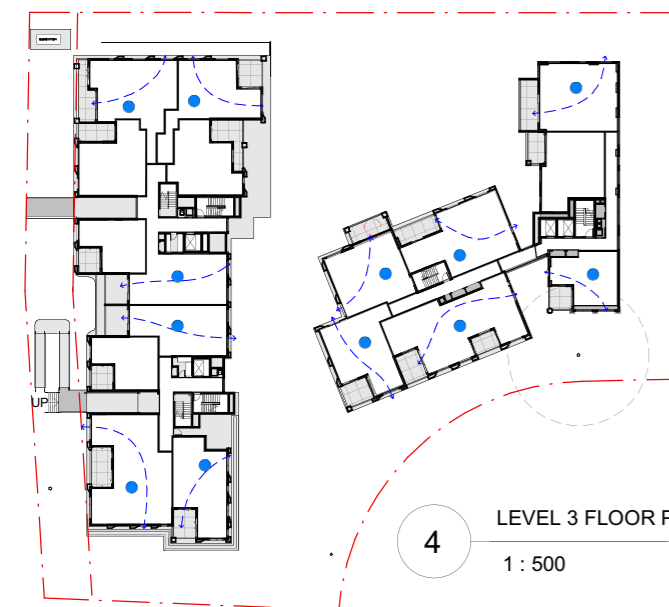
AMENITY – AFFRODABLE HOUSING



| AFFORDABLE UNITS - SOLAR - VENTILATION |               |               |                |
|--|---------------|---------------|----------------|
| UNIT NO.                               | 2HRS SOLAR    | NO SOLAR      | VENTILATION    |
| G05                                    |               | X             | X              |
| 105                                    |               | X             | X              |
| 107                                    |               |               | X              |
| 205                                    |               | X             | X              |
| 207                                    |               |               | X              |
| 305                                    |               | X             | X              |
| 307                                    |               |               | X              |
| 308                                    | X             |               | X              |
| 309                                    |               | X             |                |
| 310                                    | X             |               | X              |
| 311                                    | X             |               | X              |
| 312                                    | X             |               | X              |
| 314                                    | X             |               |                |
| 315                                    | X             |               |                |
| 316                                    | X             |               |                |
| 405                                    |               | X             | X              |
| 407                                    |               |               | X              |
| 409                                    |               | X             |                |
| 410                                    | X             |               | X              |
| 411                                    | X             |               | X              |
| 505                                    |               |               | X              |
| 507                                    |               |               | X              |
| 607                                    |               |               | X              |
| 23 UNITS                               | 9 UNITS (40%) | 7 UNITS (30%) | 17 UNITS (74%) |

4.6 - PRINCIPLE 06

AMENITY – VENTILATION



| STAGE 1 - (A1, A2) |                     |
|--------------------|---------------------|
| UNIT NO.           | NATURAL VENTILATION |
| G01                | X                   |
| G02                | X                   |
| G03                | X                   |
| G04                | X                   |
| G05                | X                   |
| G06                | X                   |
| 101                | X                   |
| 102                | X                   |
| 103                | X                   |
| 104                | X                   |
| 105                | X                   |
| 106                | X                   |
| 107                | X                   |
| 201                | X                   |
| 202                | X                   |
| 203                | X                   |
| 204                | X                   |
| 205                | X                   |
| 206                | X                   |
| 207                | X                   |
| 301                | X                   |
| 302                | X                   |
| 303                | X                   |
| 304                | X                   |
| 305                | X                   |
| 306                | X                   |
| 307                | X                   |
| 401                | X                   |
| 402                | X                   |
| 403                | X                   |
| 404                | X                   |
| 405                | X                   |
| 406                | X                   |
| 407                | X                   |
| 501                | X                   |
| 502                | X                   |
| 503                | X                   |
| 504                | X                   |
| 505                | X                   |
| 506                | X                   |
| 507                | X                   |
| 601                | X                   |
| 602                | X                   |
| 603                | X                   |
| 604                | X                   |
| 605                | X                   |
| 606                | X                   |
| 607                | X                   |
| 701                | X                   |
| 702                | X                   |
| 703                | X                   |
| 704                | X                   |
| 705                | X                   |
| 706                | X                   |
| 707                | X                   |
| 801                | X                   |
| 802                | X                   |
| 803                | X                   |
| 804                | X                   |
| 805                | X                   |
| 60 UNITS           | 52 UNITS (86.6%)    |

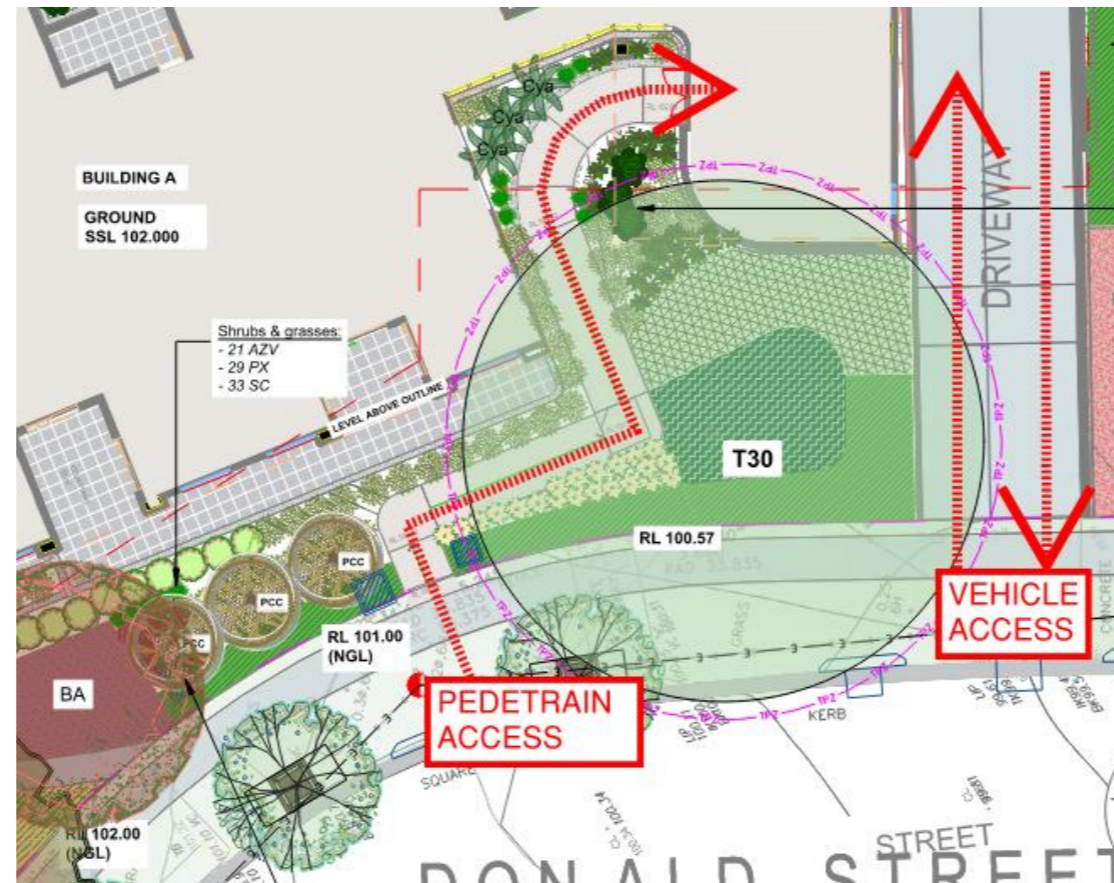
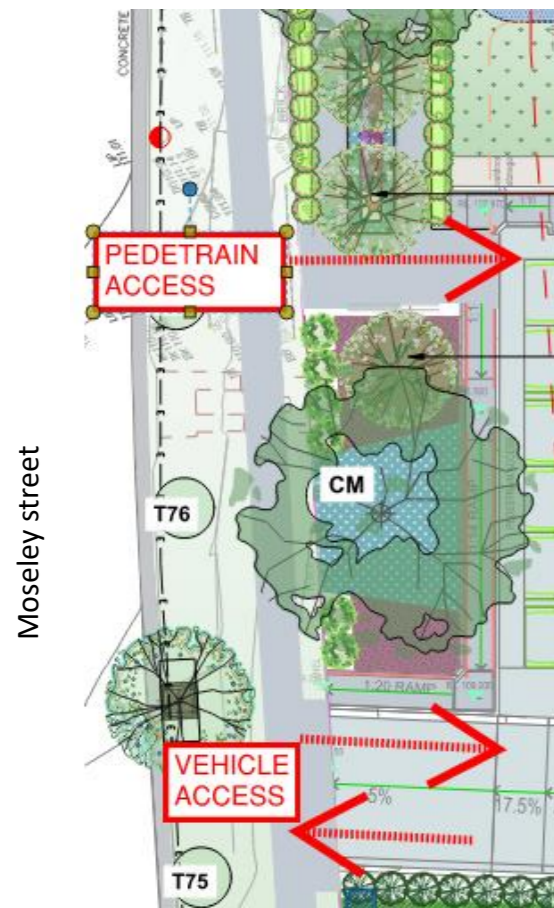
| STAGE 2 - (B) |                     |
|---------------|---------------------|
| UNIT NO.      | NATURAL VENTILATION |
| 308           | X                   |
| 309           | X                   |
| 310           | X                   |
| 311           | X                   |
| 312           | X                   |
| 313           | X                   |
| 314           | X                   |
| 315           | X                   |
| 316           | X                   |
| 317           | X                   |
| 408           | X                   |
| 409           | X                   |
| 410           | X                   |
| 411           | X                   |
| 412           | X                   |
| 413           | X                   |
| 414           | X                   |
| 415           | X                   |
| 416           | X                   |
| 417           | X                   |
| 508           | X                   |
| 509           | X                   |
| 510           | X                   |
| 511           | X                   |
| 512           | X                   |
| 513           | X                   |
| 514           | X                   |
| 515           | X                   |
| 516           | X                   |
| 517           | X                   |
| 608           | X                   |
| 609           | X                   |
| 610           | X                   |
| 611           | X                   |
| 612           | X                   |
| 613           | X                   |
| 614           | X                   |
| 615           | X                   |
| 616           | X                   |
| 617           | X                   |
| 708           | X                   |
| 709           | X                   |
| 710           | X                   |
| 711           | X                   |
| 712           | X                   |
| 713           | X                   |
| 714           | X                   |
| 715           | X                   |
| 716           | X                   |
| 806           | X                   |
| 807           | X                   |
| 808           | X                   |
| 809           | X                   |
| 810           | X                   |
| 811           | X                   |
| 812           | X                   |
| 813           | X                   |
| 814           | X                   |
| 58 UNITS      | 34 UNITS (58.6%)    |

CROSS VENTILATION ANALYSIS  
 CROSS VENTILATION UNITS:  
 86/118 = 72.9 %  
 ADG REQUIREMENTS : 60%

#### 4.6 - PRINCIPLE 06

##### AMENITY – BUILDING ACCESS

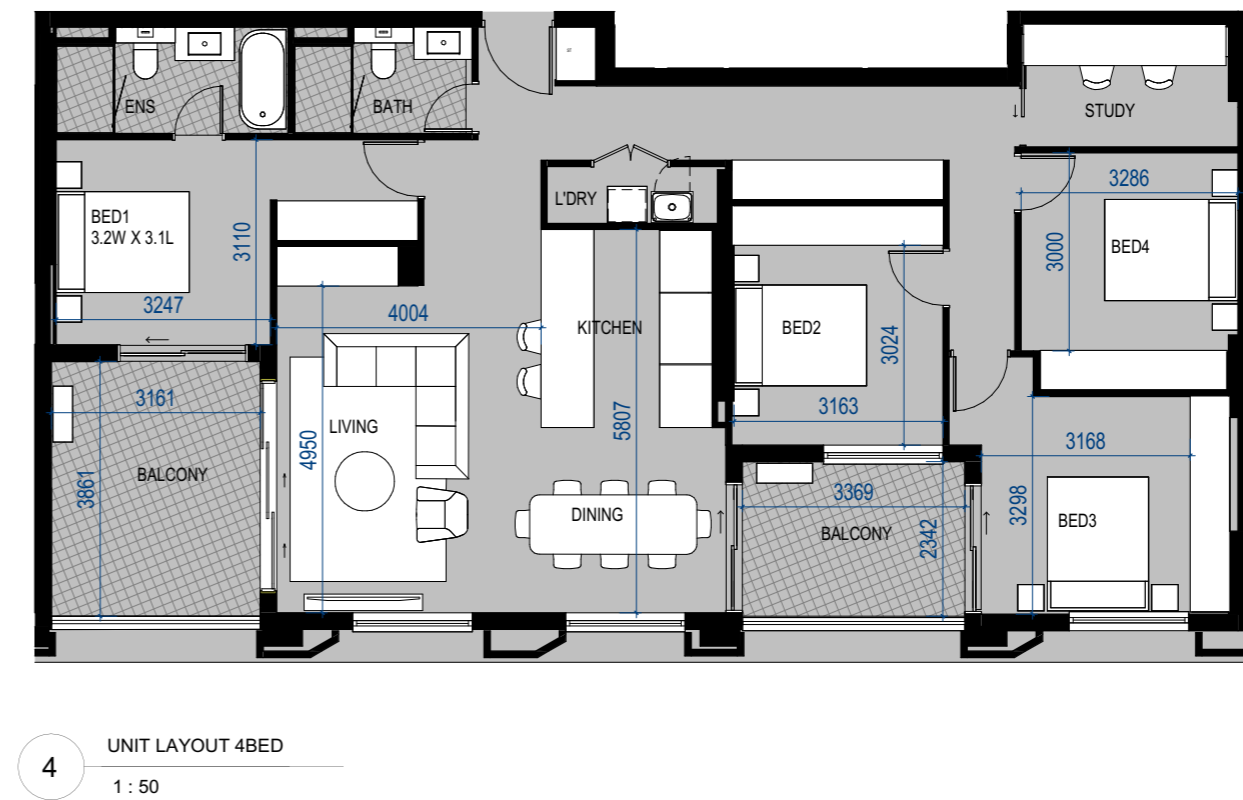
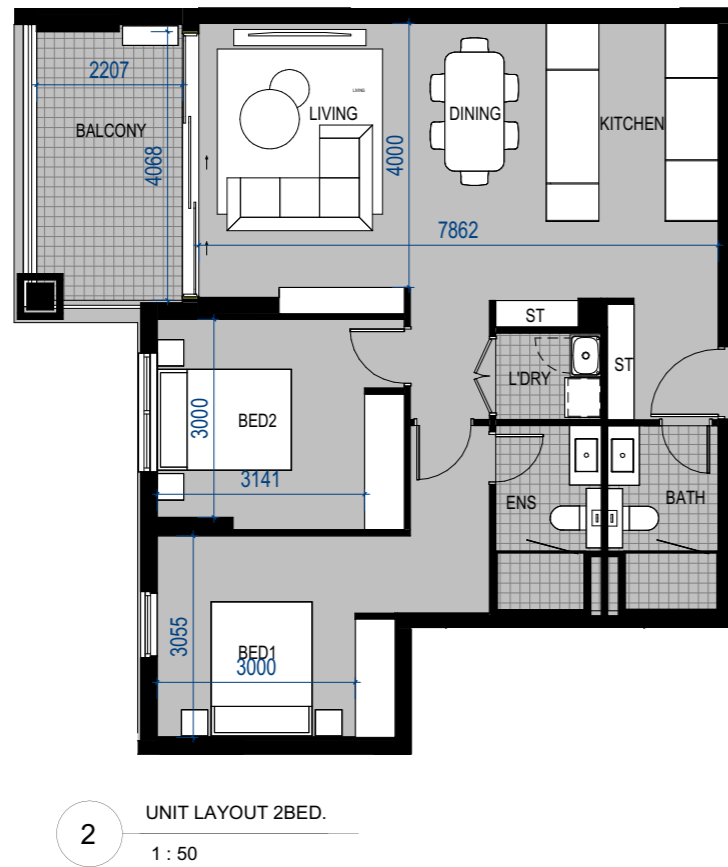
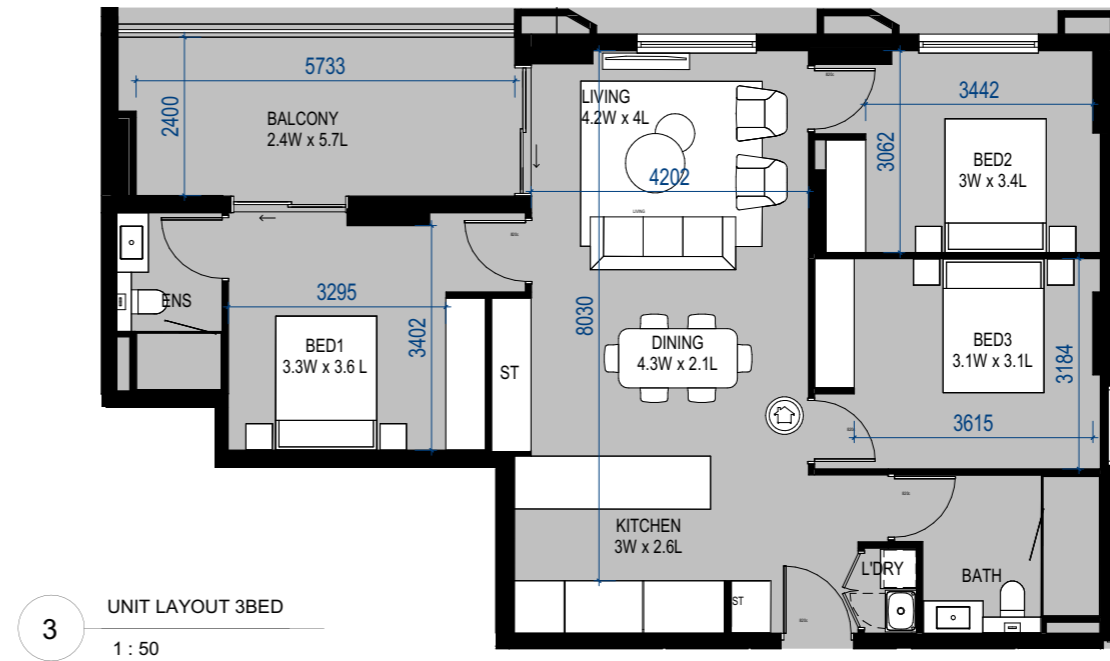
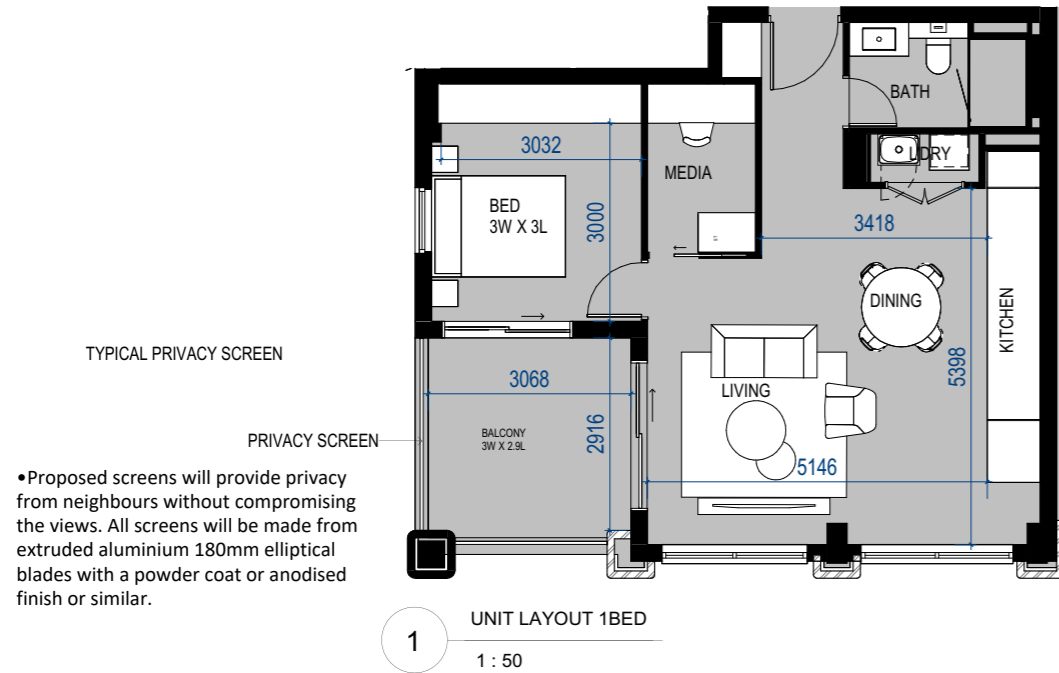
- Main pedestrian entries to both the residential and childcare components are provided at street level from both Donald Street and Moseley Street, enhancing legibility and universal access.
- Internal lift and stair access connects ground level to upper residential levels and the basement
- The proposal activates both Donald Street and Moseley Street frontages with clearly defined building entries, low-scale landscaping.
- This publicly accessible path will be landscaped, well-lit, and overlooked by active building edges for safety and comfort, aligning with Council’s urban design objectives for connected communities
- The vehicle access strategy has been revised to separate childcare and residential entries for improved safety, legibility, and operational efficiency.
- The shared basement levels are secure, with access controls for residents and appropriate wayfinding for visitors



4.6 - PRINCIPLE 06

AMENITY – UNIT LAYOUT

- Apartments are designed with generous layouts, balconies, and natural light, with private courtyards enhancing resident quality of life.



**4.6 - PRINCIPLE 06**

**AMENITY – STORAGE**

**Response**

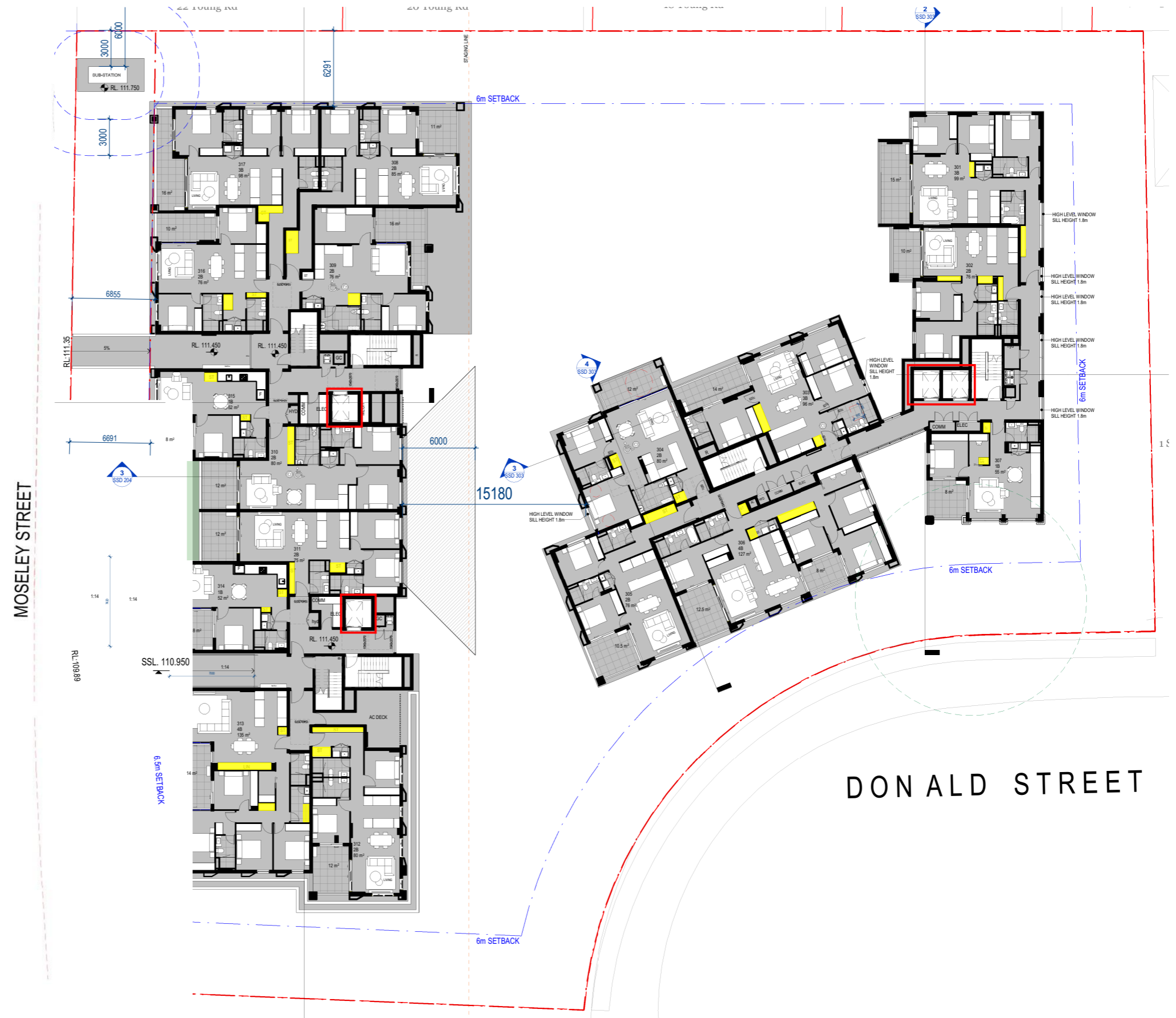
A minimum 6m<sup>3</sup> of storage required is provided for 1 Bedroom Units. 8m<sup>3</sup> for 2 Bedroom Units and 10m<sup>3</sup> for 3 Bedroom Units.

minimum of 50% of the storage required is provided in each unit through storage cupboards with the remainder 50% provided in storage cages located within the basement, easily accessible from the lift cores.

**LIFT:**

Lift access is provided to all levels of the development, ensuring full vertical circulation between the basement, ground floor, and upper residential levels. The lift is centrally located with access to maximum of 5 units per level, which covers 34 to 40 units for each lift to provide convenient and equitable access for all users, in compliance with accessibility.

Architectural plan allows for 1400mm width and 2000mm depth for car lift along with 2150mm width and 2360mm depth for lift shaft allow for minimum 12 people. Detailed lift specifications will be provided during the construction documentation stage.



Highlighted internal storage in floor plan

## 4.7 - PRINCIPLE 07

### SAFETY

#### Apartment Design Guide (ADG)

Good design optimises safety and security, within the development and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the intended purpose.

Opportunities to maximise passive surveillance of public and communal areas promote safety.

A positive relationship between public and private spaces is achieved through clearly defined secure access points and well lit and visible areas that are easily maintained and appropriate to the location and purpose.

#### Response

The proposal has considered safety from first principles to ensure public interfaces are legible and open, entries and windows are designed to assist with passive surveillance, and these design initiatives are supplemented by appropriate lighting and security systems.

Lobby entries to the buildings are accessed from both Moseley Street & Donald Street. Pedestrian access for the childcare is from Donald Street. It is positioned to promote a shared, clearly identifiable entrance that increases passive surveillance and safety to the development. Lobby entries will have a security gate at the entrance point, be well-lit at night to provide extra safety measures. Large windows and corner balconies further encourage views towards public and communal spaces.

Furthermore, all external spaces will have multiple clear sight lines without obstacles, low shrub planting to reduce view obstruction and all paths will be well-lit at night time and designed to meet relevant Australian Lighting Standards.



## 4.8 - PRINCIPLE 08

### HOUSING DIVERSITY & SOCIAL INTERACTION

#### Apartment Design Guide (ADG)

Good design responds to the social context and needs of the local community in terms of lifestyles, affordability, and access to social facilities. New developments should optimise the provision of housing to suit the social mix and needs in the neighbourhood or, in the case of precincts undergoing transition, provide for the desired future community. New developments should address housing affordability by optimising the provision of economic housing choices and providing a mix of housing types to cater for different budgets and housing needs.

#### Response

The proposed development has been designed with a high level of social contribution in mind, not only to its residents, but to the local community. On ground level, safe and activated areas for visitors and residents to meet and interact will be provided.

Balconies overlook and enable interaction with users of the public domain, increased safety and activation. Below, basement car parking is provided to residents and childcare that also serves as a space for storage and bicycle parking. The high levels of amenity to each generously proportioned dwelling will cater for a range of households and help diversify the residents of the development.



Apartment unit mix

## 4.9 - PRINCIPLE 09

### AESTHETICS

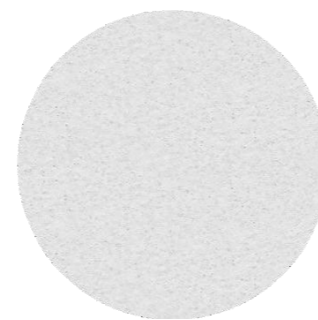
Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures. The visual appearance of well designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.

#### Response

The development proposes an improved sense of place through a variety of architectural expression, enduring materials and detailing quality. The proposal considers scale through setbacks, projection and a hierarchy of elements. The integration of landscape softens the appearance and experience of the building to create a memorable and distinctive architecture that is both unique to place and place defining.

#### Materials, Colours and Textures

The building utilises dark-coloured brick at ground level to ground the building with generous planting adding a soft offset to the building. Brick detailing at the Donald Street entrance heightens the arrival experience. On the levels above, light- coloured render and angled details are used to break-up the built form and articulate the facade through shadow play. The taller form incorporates light-coloured vertical brick elements to express individuality. The use of durable materials for the building's façade will ensure longevity and reduce maintenance costs.



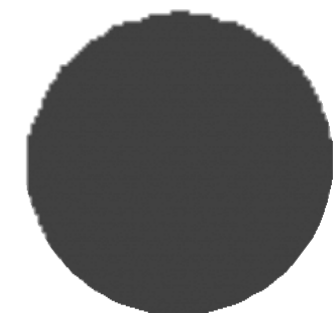
**Light Neutral Render**



**Dark Brick**



**Light Brick**

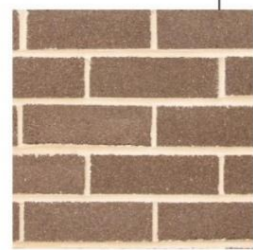


**Black Metal**

4.9 - PRINCIPLE 09



EF - 01  
Light Brick 01



EF - 02  
Dark Brick 02



EF - 03  
Light Neutral Finish



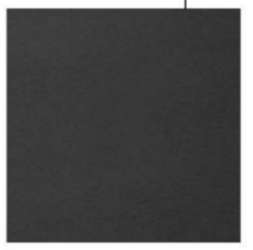
EF - 04  
Medium Neutral Finish



EF - 05  
Dark Neutral Finish



EF - 06  
Dark Grey Finish



EF - 07  
Powercoat Black Finish



EF - 08  
Glazing



EF - 09  
Toughened Safety Glass



EF - 01  
Light Brick 01



EF - 02  
Dark Brick 02



EF - 03  
Light Neutral Finish



EF - 04  
Medium Neutral Finish



EF - 05  
Dark Neutral Finish



EF - 06  
Dark Grey Finish



EF - 07  
Powercoat Black Finish



EF - 08  
Glazing



EF - 09  
Toughened Safety Glass

**COMPLIANCE SCHEDULE OF UNITS:**

**Building A**

| Building              | Unit | Level  | Type | Int Area (m <sup>2</sup> ) | Ext Area (m <sup>2</sup> )          | Adaptable | LHA | Affordable | Carspace | Solar - 2hrs | No Solar | X Vent | Storage m <sup>3</sup> (int) | Storage m <sup>3</sup> (ext) |
|-----------------------|------|--------|------|----------------------------|-------------------------------------|-----------|-----|------------|----------|--------------|----------|--------|------------------------------|------------------------------|
| Building A - 9 storey | G01  | Ground | 3B   | 99                         | 3.2W x 6.4L = 20                    |           |     |            | ✓        | ✓            |          | ✓      | 5                            | 5                            |
| Building A - 9 storey | G02  | Ground | 2B   | 76                         | 4.2W x 8L = 20                      |           |     |            | ✓        | ✓            |          |        | 4                            | 4                            |
| Building A - 9 storey | G03  | Ground | 2B   | 78                         | (3.4W x 7L) + (2W x 5.2L) = 30      |           | ✓   |            | ✓        | ✓            |          | ✓      | 4                            | 4                            |
| Building A - 9 storey | G04  | Ground | 2B   | 80                         | (2.1W x 11L) + (1.1W + 8.7L) = 30   | ✓         |     |            | ✓        |              |          | ✓      | 4                            | 4                            |
| Building A - 9 storey | G05  | Ground | 2B   | 75                         | (3.5W X 5.5L) + (1.7W x 7. 9L) = 30 |           |     |            | ✓        |              | ✓        | ✓      | 4                            | 4                            |
| Building A - 9 storey | G06  | Ground | 4B   | 127                        | (3W X 5.6L) + (3.3W x 4.2L) = 50    |           |     |            | ✓        |              | ✓        | ✓      | 5                            | 5                            |
| Building A - 9 storey | 101  | 1      | 3B   | 99                         | 2.4W x 6.9L = 15                    |           |     |            | ✓        | ✓            |          | ✓      | 5                            | 5                            |
| Building A - 9 storey | 102  | 1      | 2B   | 76                         | 2.2W x 4.1L = 10                    |           |     |            | ✓        | ✓            |          |        | 4                            | 4                            |
| Building A - 9 storey | 103  | 1      | 3B   | 96                         | 2.4W X 6L = 14                      |           | ✓   |            | ✓        |              |          | ✓      | 5                            | 5                            |
| Building A - 9 storey | 104  | 1      | 2B   | 80                         | 2.2W X 5.4L = 11                    | ✓         | ✓   |            | ✓        |              |          | ✓      | 4                            | 4                            |
| Building A - 9 storey | 105  | 1      | 2B   | 75                         | 2.9W X 3.5L = 10                    |           |     |            | ✓        |              | ✓        | ✓      | 4                            | 4                            |
| Building A - 9 storey | 106  | 1      | 4B   | 127                        | (3.1W x 3.9L) + (2.4W x 3.3L) = 20  |           |     |            | ✓        |              | ✓        | ✓      | 5                            | 5                            |
| Building A - 9 storey | 107  | 1      | 1B   | 55                         | 2.7W x 3L = 8                       |           |     | ✓          |          |              |          | ✓      | 3                            | 3                            |
| Building A - 9 storey | 201  | 2      | 3B   | 99                         | 2.4W x 6.9L = 15                    |           |     |            | ✓        | ✓            |          | ✓      | 5                            | 5                            |
| Building A - 9 storey | 202  | 2      | 2B   | 76                         | 2.2W x 4.1L = 10                    |           |     |            | ✓        | ✓            |          |        | 4                            | 4                            |
| Building A - 9 storey | 203  | 2      | 3B   | 96                         | 2.4W X 6L = 14                      |           | ✓   |            | ✓        | ✓            |          | ✓      | 5                            | 5                            |
| Building A - 9 storey | 204  | 2      | 2B   | 80                         | 2.2W X 5.4L = 11                    | ✓         | ✓   |            | ✓        |              |          | ✓      | 4                            | 4                            |
| Building A - 9 storey | 205  | 2      | 2B   | 75                         | 2.9W X 3.5L = 10                    |           |     |            | ✓        |              | ✓        | ✓      | 4                            | 4                            |
| Building A - 9 storey | 206  | 2      | 4B   | 127                        | (3.1W x 3.9L) + (2.4W x 3.3L) = 20  |           |     |            | ✓        |              | ✓        | ✓      | 5                            | 5                            |
| Building A - 9 storey | 207  | 2      | 1B   | 55                         | 2.7W x 3L = 8                       |           |     | ✓          |          |              |          | ✓      | 3                            | 3                            |
| Building A - 9 storey | 301  | 3      | 3B   | 99                         | 2.4W x 6.9L = 15                    |           |     |            | ✓        | ✓            |          | ✓      | 5                            | 5                            |
| Building A - 9 storey | 302  | 3      | 2B   | 76                         | 2.2W x 4.1L = 10                    |           |     |            | ✓        | ✓            |          |        | 4                            | 4                            |
| Building A - 9 storey | 303  | 3      | 3B   | 96                         | 2.4W X 6L = 14                      |           | ✓   |            | ✓        | ✓            |          | ✓      | 5                            | 5                            |
| Building A - 9 storey | 304  | 3      | 2B   | 80                         | 2.2W X 5.4L = 11                    | ✓         | ✓   |            | ✓        |              |          | ✓      | 4                            | 4                            |
| Building A - 9 storey | 305  | 3      | 2B   | 75                         | 2.9W X 3.5L = 10                    |           |     |            | ✓        |              | ✓        | ✓      | 4                            | 4                            |
| Building A - 9 storey | 306  | 3      | 4B   | 127                        | (3.1W x 3.9L) + (2.4W x 3.3L) = 20  |           |     |            | ✓        |              | ✓        | ✓      | 5                            | 5                            |
| Building A - 9 storey | 307  | 3      | 1B   | 55                         | 2.7W x 3L = 8                       |           |     | ✓          |          |              |          | ✓      | 3                            | 3                            |
| Building A - 9 storey | 401  | 4      | 3B   | 99                         | 2.4W x 6.9L = 15                    |           |     |            | ✓        | ✓            |          | ✓      | 5                            | 5                            |
| Building A - 9 storey | 402  | 4      | 2B   | 76                         | 2.2W x 4.1L = 10                    |           |     |            | ✓        | ✓            |          |        | 4                            | 4                            |
| Building A - 9 storey | 403  | 4      | 3B   | 96                         | 2.4W X 6L = 14                      |           | ✓   |            | ✓        | ✓            |          | ✓      | 5                            | 5                            |
| Building A - 9 storey | 404  | 4      | 2B   | 80                         | 2.2W X 5.4L = 11                    | ✓         | ✓   |            | ✓        |              |          | ✓      | 4                            | 4                            |
| Building A - 9 storey | 405  | 4      | 2B   | 75                         | 2.9W X 3.5L = 10                    |           |     |            | ✓        |              | ✓        | ✓      | 4                            | 4                            |
| Building A - 9 storey | 406  | 4      | 4B   | 127                        | (3.1W x 3.9L) + (2.4W x 3.3L) = 20  |           |     |            | ✓        |              | ✓        | ✓      | 5                            | 5                            |
| Building A - 9 storey | 407  | 4      | 1B   | 55                         | 2.7W x 3L = 8                       |           |     | ✓          |          |              |          | ✓      | 3                            | 3                            |

| Building              | Unit | Level | Type | Int Area (m <sup>2</sup> ) | Ext Area (m <sup>2</sup> )        | Adaptable | LHA | Affordable | Carspace | Solar - 2hrs | No Solar | X Vent | Storage m <sup>3</sup> (int) | Storage m <sup>3</sup> (ext) |
|-----------------------|------|-------|------|----------------------------|-----------------------------------|-----------|-----|------------|----------|--------------|----------|--------|------------------------------|------------------------------|
| Building A - 9 storey | 501  | 5     | 2B   | 82                         | 2.4W x 6.9L = 15                  |           |     |            | ✓        | ✓            |          | ✓      | 5                            | 5                            |
| Building A - 9 storey | 502  | 5     | 2B   | 76                         | 2.2W x 4.1L = 10                  |           |     |            | ✓        | ✓            |          |        | 4                            | 4                            |
| Building A - 9 storey | 503  | 5     | 3B   | 96                         | 2.4W X 6L = 14                    |           | ✓   |            | ✓        | ✓            |          | ✓      | 5                            | 5                            |
| Building A - 9 storey | 504  | 5     | 2B   | 80                         | 2.2W X 5.4L = 11                  | ✓         | ✓   |            | ✓        | ✓            |          | ✓      | 4                            | 4                            |
| Building A - 9 storey | 505  | 5     | 2B   | 75                         | 2.9W X 3.5L =10                   |           |     |            | ✓        |              | ✓        | ✓      | 4                            | 4                            |
| Building A - 9 storey | 506  | 5     | 4B   | 127                        | (3.1W x 3.9L) + (2.4W x 3.3L)=20  |           |     |            | ✓        |              | ✓        | ✓      | 5                            | 5                            |
| Building A - 9 storey | 507  | 5     | 1B   | 55                         | 2.7W x 3L =8                      |           |     | ✓          | ✓        |              |          | ✓      | 3                            | 3                            |
| Building A - 9 storey | 601  | 6     | 2B   | 82                         | 2.4W x 6.9L = 15                  |           |     |            | ✓        | ✓            |          | ✓      | 5                            | 5                            |
| Building A - 9 storey | 602  | 6     | 2B   | 76                         | 2.2W x 4.1L = 10                  |           |     |            | ✓        | ✓            |          |        | 4                            | 4                            |
| Building A - 9 storey | 603  | 6     | 3B   | 96                         | 2.4W X 6L = 14                    |           | ✓   |            | ✓        | ✓            |          | ✓      | 5                            | 5                            |
| Building A - 9 storey | 604  | 6     | 2B   | 80                         | 2.2W X 5.4L = 11                  | ✓         | ✓   |            | ✓        | ✓            |          | ✓      | 4                            | 4                            |
| Building A - 9 storey | 605  | 6     | 2B   | 75                         | 2.9W X 3.5L =10                   |           |     |            | ✓        |              |          | ✓      | 4                            | 4                            |
| Building A - 9 storey | 606  | 6     | 4B   | 127                        | (3.1W x 3.9L) + (2.4W x 3.3L)=20  |           |     |            | ✓        |              | ✓        | ✓      | 5                            | 5                            |
| Building A - 9 storey | 607  | 6     | 1B   | 55                         | 2.7W x 3L =8                      |           |     | ✓          | ✓        |              |          | ✓      | 3                            | 3                            |
| Building A - 9 storey | 701  | 7     | 2B   | 82                         | 2.4W x 6.9L = 15                  |           |     |            | ✓        | ✓            |          | ✓      | 5                            | 5                            |
| Building A - 9 storey | 702  | 7     | 2B   | 76                         | 2.2W x 4.1L = 10                  |           |     |            | ✓        | ✓            |          |        | 4                            | 4                            |
| Building A - 9 storey | 703  | 7     | 3B   | 96                         | 2.4W X 6L = 14                    |           | ✓   |            | ✓        | ✓            |          | ✓      | 5                            | 5                            |
| Building A - 9 storey | 704  | 7     | 2B   | 80                         | 2.2W X 5.4L = 11                  |           | ✓   |            | ✓        | ✓            |          | ✓      | 4                            | 4                            |
| Building A - 9 storey | 705  | 7     | 2B   | 75                         | 2.9W X 3.5L =10                   |           |     |            | ✓        | ✓            |          | ✓      | 4                            | 4                            |
| Building A - 9 storey | 706  | 7     | 4B   | 127                        | (3.1W x 3.9L) + (2.4W x 3.3L)=20  |           |     |            | ✓        |              |          | ✓      | 5                            | 5                            |
| Building A - 9 storey | 707  | 7     | 1B   | 55                         | 2.7W x 3L =8                      |           |     |            | ✓        |              |          | ✓      | 3                            | 3                            |
| Building A - 9 storey | 801  | 8     | 3B   | 185                        | (3.8W x 12.9L) + (2.2W x 9.3L)=82 |           |     |            | ✓        | ✓            |          | ✓      | 5                            | 5                            |
| Building A - 9 storey | 802  | 8     | 3B   | 96                         | 2.4W X 6L = 14                    |           |     |            | ✓        | ✓            |          | ✓      | 5                            | 5                            |
| Building A - 9 storey | 803  | 8     | 2B   | 80                         | 2.2W X 5.4L = 11                  |           |     |            | ✓        | ✓            |          | ✓      | 4                            | 4                            |
| Building A - 9 storey | 804  | 8     | 2B   | 75                         | 2.9W X 3.5L =10                   |           |     |            | ✓        | ✓            |          | ✓      | 4                            | 4                            |
| Building A - 9 storey | 805  | 8     | 4B   | 127                        | (3.1W x 3.9L) + (2.4W x 3.3L)=20  |           |     |            | ✓        |              |          | ✓      | 5                            | 5                            |

COMPLIANCE SCHEDULE OF UNITS:

Building B

| Building              | Unit | Level | Type | Int Area (m <sup>2</sup> ) | Ext Area (m <sup>2</sup> )       | Adaptable | LHA | Affordable | Carpark | Solar - 2hrs | No Solar | X Vent | Storage m <sup>3</sup> (int) | Storage m <sup>3</sup> (ext) |
|-----------------------|------|-------|------|----------------------------|----------------------------------|-----------|-----|------------|---------|--------------|----------|--------|------------------------------|------------------------------|
| Building B - 7 storey | 308  | 3     | 2B   | 85                         | 3.1 W x 3.6 L =11                |           |     | ✓          | ✓       | ✓            |          | ✓      | 4                            | 4                            |
| Building B - 7 storey | 309  | 3     | 2B   | 76                         | (2.8 x 4.2) + (4.1 x 1.2) = 16   | ✓         | ✓   | ✓          | ✓       |              | ✓        |        | 4                            | 4                            |
| Building B - 7 storey | 310  | 3     | 2B   | 80                         | 2.9W x 4.1L = 12                 | ✓         | ✓   | ✓          | ✓       | ✓            |          | ✓      | 4                            | 4                            |
| Building B - 7 storey | 311  | 3     | 2B   | 75                         | 2.9W x 4.1L = 12                 |           |     | ✓          | ✓       | ✓            |          | ✓      | 4                            | 4                            |
| Building B - 7 storey | 312  | 3     | 2B   | 80                         | 2.9W x 4.1L =12                  |           |     | ✓          | ✓       | ✓            |          | ✓      | 4                            | 4                            |
| Building B - 7 storey | 313  | 3     | 4B   | 135                        | 2.7 W x 5.3 L = 14               |           |     |            | ✓       | ✓            |          | ✓      | 5                            | 5                            |
| Building B - 7 storey | 314  | 3     | 1B   | 52                         | 2.9W x 3.2L = 8                  |           |     | ✓          | ✓       | ✓            |          |        | 4                            | 3                            |
| Building B - 7 storey | 315  | 3     | 1B   | 52                         | 2.9W x 3.3L =12                  |           |     | ✓          | ✓       | ✓            |          |        | 4                            | 3                            |
| Building B - 7 storey | 316  | 3     | 2B   | 76                         | 2.4W x 5L =10                    |           |     | ✓          | ✓       | ✓            |          |        | 4                            | 4                            |
| Building B - 7 storey | 317  | 3     | 3B   | 98                         | (2.4W x 4.3L) + (1.2W x 4.1L)=16 |           |     |            | ✓       | ✓            |          | ✓      | 5                            | 5                            |

|                       |     |   |    |     |                                  |   |   |   |   |   |   |   |   |   |
|-----------------------|-----|---|----|-----|----------------------------------|---|---|---|---|---|---|---|---|---|
| Building B - 7 storey | 408 | 4 | 2B | 85  | 3.1 W x 3.6 L =11                |   |   | ✓ | ✓ | ✓ |   | ✓ | 4 | 4 |
| Building B - 7 storey | 409 | 4 | 2B | 76  | (2.8 x 4.2) + (4.1 x 1.2) = 16   | ✓ | ✓ | ✓ | ✓ |   | ✓ |   | 4 | 4 |
| Building B - 7 storey | 410 | 4 | 2B | 80  | 2.9W x 4.1L = 12                 | ✓ | ✓ | ✓ | ✓ | ✓ |   | ✓ | 4 | 4 |
| Building B - 7 storey | 411 | 4 | 2B | 75  | 2.9W x 4.1L = 12                 |   |   | ✓ | ✓ | ✓ |   | ✓ | 4 | 4 |
| Building B - 7 storey | 412 | 4 | 2B | 80  | 2.9W x 4L =12                    |   |   | ✓ | ✓ | ✓ |   | ✓ | 4 | 4 |
| Building B - 7 storey | 413 | 4 | 4B | 135 | 2.7 W x 5.3 L = 14               |   |   |   | ✓ | ✓ |   | ✓ | 5 | 5 |
| Building B - 7 storey | 414 | 4 | 2B | 75  | 2.8 W x 4.3 L = 12               |   |   |   | ✓ | ✓ |   |   | 4 | 4 |
| Building B - 7 storey | 415 | 4 | 2B | 75  | 2.8 W x 4.3 L = 12               |   |   |   | ✓ | ✓ |   |   | 4 | 4 |
| Building B - 7 storey | 416 | 4 | 2B | 76  | 2.4W x 5L =10                    |   |   |   | ✓ | ✓ |   |   | 4 | 4 |
| Building B - 7 storey | 417 | 4 | 3B | 98  | (2.4W x 4.3L) + (1.2W x 4.1L)=16 |   |   |   | ✓ | ✓ |   | ✓ | 5 | 5 |

|                       |     |   |    |     |                                  |   |   |   |   |   |   |   |   |   |
|-----------------------|-----|---|----|-----|----------------------------------|---|---|---|---|---|---|---|---|---|
| Building B - 7 storey | 508 | 5 | 2B | 85  | 3.1 W x 3.6 L =11                |   |   |   | ✓ | ✓ |   | ✓ | 4 | 4 |
| Building B - 7 storey | 509 | 5 | 2B | 76  | (2.8 x 4.2) + (4.1 x 1.2) = 16   | ✓ | ✓ | ✓ | ✓ |   | ✓ |   | 4 | 4 |
| Building B - 7 storey | 510 | 5 | 2B | 80  | 2.9W x 4.1L = 12                 | ✓ | ✓ | ✓ | ✓ | ✓ |   | ✓ | 4 | 4 |
| Building B - 7 storey | 511 | 5 | 2B | 75  | 2.9W x 4.1L = 12                 |   |   | ✓ | ✓ | ✓ |   | ✓ | 4 | 4 |
| Building B - 7 storey | 512 | 5 | 2B | 80  | 2.9W x 4L =12                    |   |   | ✓ | ✓ | ✓ |   | ✓ | 4 | 4 |
| Building B - 7 storey | 513 | 5 | 4B | 135 | 2.7 W x 5.3 L = 14               |   |   |   | ✓ | ✓ |   | ✓ | 5 | 5 |
| Building B - 7 storey | 514 | 5 | 2B | 75  | 2.8 W x 4.3 L = 12               |   |   |   | ✓ | ✓ |   |   | 4 | 4 |
| Building B - 7 storey | 515 | 5 | 2B | 75  | 2.8 W x 4.3 L = 12               |   |   |   | ✓ | ✓ |   |   | 4 | 4 |
| Building B - 7 storey | 516 | 5 | 2B | 76  | 2.4W x 5L =10                    |   |   |   | ✓ | ✓ |   |   | 4 | 4 |
| Building B - 7 storey | 517 | 5 | 3B | 98  | (2.4W x 4.3L) + (1.2W x 4.1L)=16 |   |   |   | ✓ | ✓ |   | ✓ | 5 | 5 |

|                       |     |   |    |     |                                  |   |   |   |   |   |   |   |   |   |
|-----------------------|-----|---|----|-----|----------------------------------|---|---|---|---|---|---|---|---|---|
| Building B - 7 storey | 608 | 6 | 2B | 85  | 3.1 W x 3.6 L =11                |   |   | ✓ | ✓ | ✓ |   | ✓ | 4 | 4 |
| Building B - 7 storey | 609 | 6 | 2B | 76  | (2.8 x 4.2) + (4.1 x 1.2) = 16   | ✓ | ✓ | ✓ | ✓ |   | ✓ |   | 4 | 4 |
| Building B - 7 storey | 610 | 6 | 2B | 80  | 2.9W x 4.1L = 12                 | ✓ | ✓ | ✓ | ✓ | ✓ |   | ✓ | 4 | 4 |
| Building B - 7 storey | 611 | 6 | 2B | 75  | 2.9W x 4.1L = 12                 |   |   | ✓ | ✓ | ✓ |   | ✓ | 4 | 4 |
| Building B - 7 storey | 612 | 6 | 2B | 80  | 2.9W x 4L =12                    |   |   | ✓ | ✓ | ✓ |   | ✓ | 4 | 4 |
| Building B - 7 storey | 613 | 6 | 4B | 135 | 2.7 W x 5.3 L = 14               |   |   |   | ✓ | ✓ |   | ✓ | 5 | 5 |
| Building B - 7 storey | 614 | 6 | 2B | 75  | 2.8 W x 4.3 L = 12               |   |   |   | ✓ | ✓ |   |   | 4 | 4 |
| Building B - 7 storey | 615 | 6 | 2B | 75  | 2.8 W x 4.3 L = 12               |   |   |   | ✓ | ✓ |   |   | 4 | 4 |
| Building B - 7 storey | 616 | 6 | 2B | 76  | 2.4W x 5L =10                    |   |   |   | ✓ | ✓ |   |   | 4 | 4 |
| Building B - 7 storey | 617 | 6 | 3B | 98  | (2.4W x 4.3L) + (1.2W x 4.1L)=16 |   |   |   | ✓ | ✓ |   | ✓ | 5 | 5 |

| Building              | Unit | Level | Type | Int Area (m <sup>2</sup> ) | Ext Area (m <sup>2</sup> )         | Adaptable | LHA | Affordable | Carpark | Solar - 2hrs | No Solar | X Vent | Storage m <sup>3</sup> (int) | Storage m <sup>3</sup> (ext) |
|-----------------------|------|-------|------|----------------------------|------------------------------------|-----------|-----|------------|---------|--------------|----------|--------|------------------------------|------------------------------|
| Building B - 7 storey | 708  | 7     | 3B   | 107                        | 2.4W x 5L = 12                     |           |     |            | ✓       | ✓            |          | ✓      | 5                            | 5                            |
| Building B - 7 storey | 709  | 7     | 2B   | 76                         | (2.8W x 4.2L) + (1.2W x 4.1L) = 16 | ✓         | ✓   |            | ✓       |              | ✓        |        | 4                            | 4                            |
| Building B - 7 storey | 710  | 7     | 2B   | 80                         | 2.9W x 4.1L = 12                   | ✓         |     |            | ✓       | ✓            |          | ✓      | 4                            | 4                            |
| Building B - 7 storey | 711  | 7     | 2B   | 75                         | 2.9W x 4.1L = 12                   |           |     |            | ✓       | ✓            |          | ✓      | 4                            | 4                            |
| Building B - 7 storey | 712  | 7     | 2B   | 81                         | 2.95 W x 3.7L = 10.8               |           |     |            | ✓       | ✓            |          | ✓      | 4                            | 4                            |
| Building B - 7 storey | 713  | 7     | 4B   | 135                        | 2.7 W x 5.3 L = 14                 |           |     |            | ✓       | ✓            |          | ✓      | 5                            | 5                            |
| Building B - 7 storey | 714  | 7     | 2B   | 75                         | 2.8W X 3.6 L = 10                  |           |     |            | ✓       | ✓            |          |        | 4                            | 4                            |
| Building B - 7 storey | 715  | 7     | 2B   | 75                         | 2.8 W x 4.3 L = 12                 |           |     |            | ✓       | ✓            |          |        | 4                            | 4                            |
| Building B - 7 storey | 716  | 7     | 2B   | 76                         | 2.8 Wx 4.6L=13                     |           |     |            | ✓       | ✓            |          |        | 4                            | 4                            |

|                       |     |   |    |     |                                |   |   |  |   |   |  |   |   |   |
|-----------------------|-----|---|----|-----|--------------------------------|---|---|--|---|---|--|---|---|---|
| Building B - 7 storey | 806 | 8 | 3B | 107 | 2.4W x 5L = 12                 |   |   |  | ✓ | ✓ |  | ✓ | 5 | 5 |
| Building B - 7 storey | 807 | 8 | 2B | 76  | (2.8 x 4.2) + (4.1 x 1.2) = 16 | ✓ | ✓ |  | ✓ |   |  |   | 4 | 4 |
| Building B - 7 storey | 808 | 8 | 2B | 80  | 2.9W x 4.1L = 12               |   |   |  | ✓ | ✓ |  | ✓ | 4 | 4 |
| Building B - 7 storey | 809 | 8 | 2B | 75  | 2.9W x 4.1L = 12               |   |   |  | ✓ | ✓ |  | ✓ | 4 | 4 |
| Building B - 7 storey | 810 | 8 | 2B | 81  | 2.95 W x 3.7L = 10.8           |   |   |  | ✓ | ✓ |  | ✓ | 4 | 4 |
| Building B - 7 storey | 811 | 8 | 4B | 135 | 2.7 W x 5.3 L = 14             |   |   |  | ✓ | ✓ |  | ✓ | 5 | 5 |
| Building B - 7 storey | 812 | 8 | 2B | 75  | 2.8W X 3.6 L = 10              |   |   |  | ✓ | ✓ |  |   | 4 | 4 |
| Building B - 7 storey | 813 | 8 | 2B | 75  | 2.8 W x 4.3 L = 12             |   |   |  | ✓ | ✓ |  |   | 4 | 4 |
| Building B - 7 storey | 814 | 8 | 2B | 76  | 2.8 x 4.6 = 13                 |   |   |  | ✓ | ✓ |  |   | 4 | 4 |

# 5.0 CHILD CARE PLANNING GUIDELINE

## 5.0 Child Care Planning Guideline

The proposed child care centre within the development has been designed to align with the **Child Care Planning Guideline 2021**, ensuring a safe, accessible, and high-quality environment for children, staff, and families. Key compliance measures include:

### 1. Location and Streetscape Integration

- The centre is now located at level 2 of building B with easy access to the Moseley street level, also solar access, safety, and public domain interface.
- Its placement allows for passive surveillance, and safe drop-off and pick-up points.

### 2. Indoor and Outdoor Space Requirements

- The design provides adequate indoor learning areas (minimum 3.25m<sup>2</sup> per child) and outdoor play space (minimum 7m<sup>2</sup> per child), in accordance with Regulation 107 and 108 of the Education and Care Services National Regulations.
- Outdoor play areas are north-facing and receive solar access, with shade structural slab incorporated to ensure all-weather usability.



Childcae indoor play area

## 5.0 Child Care Planning Guideline

### 3. Access and Safety

- Safe and separate pedestrian access is provided via ramp, warning sign, speed limit sign will be provided nearby driveway and pedestrian entry will be supervised by childcare staff during rush hours.
- The centre is clearly identifiable, with an accessible and secure entry point.
- Internal circulation supports supervision and child safety, in line with best practice design for early learning environments.

### 4. Acoustic and Amenity Considerations

- The child care facility will be provided appropriate acoustic and lights treatments to manage indoor and outdoor sound levels and lighting amenity.
- Retaining walls, landscape buffers and fencing are included to ensure privacy, noise mitigation, and safety.

### 5. Compliance with National Quality Framework

- The layout will support delivery of care under the National Quality Framework (NQF), providing flexible learning spaces, outdoor connections, and efficient staff movement.

Childcare Floor Plan



# 6.0 ARCHITECTURAL DRAWINGS

# 6.0 ARCHITECTURAL DRAWINGS

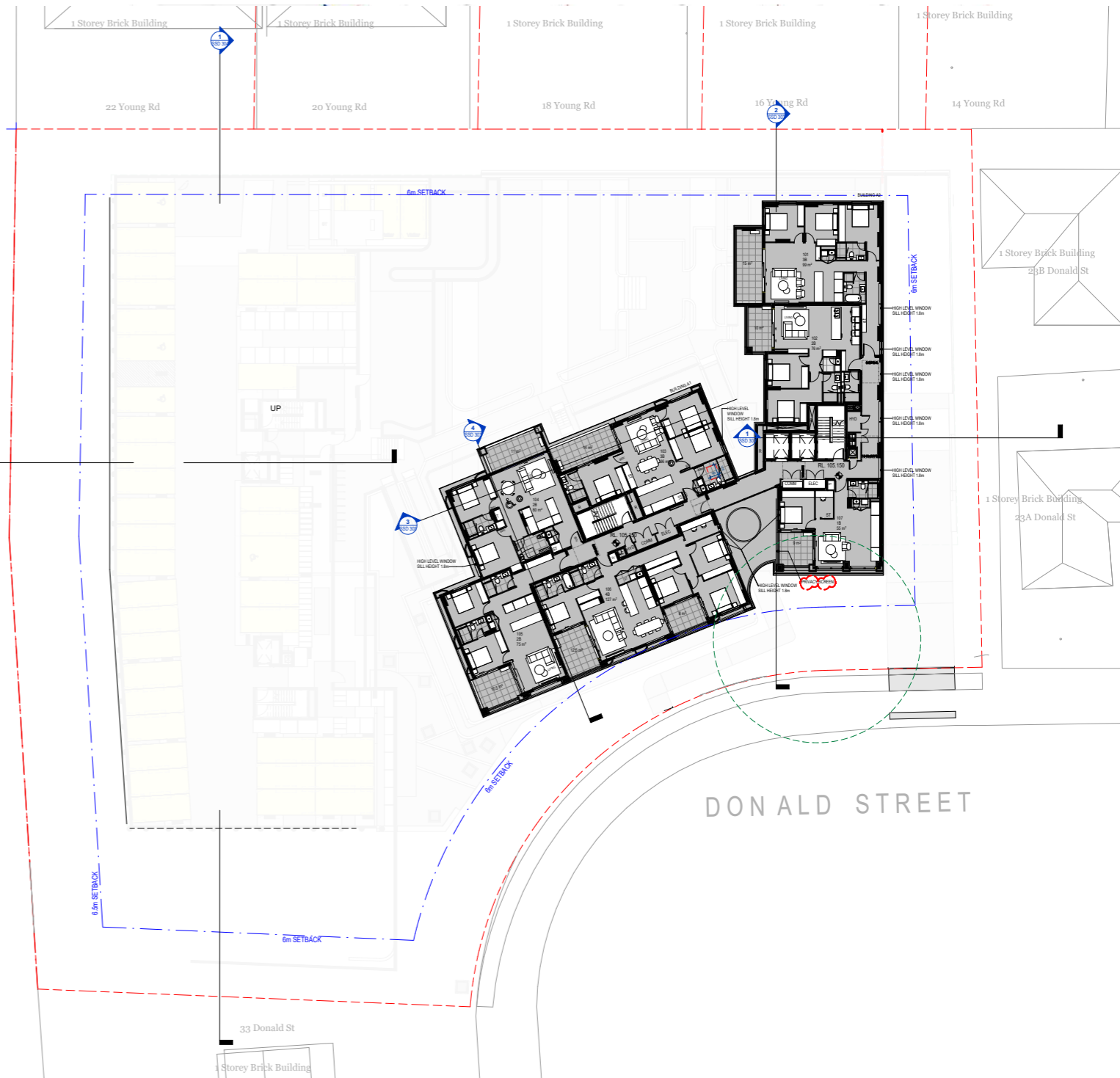
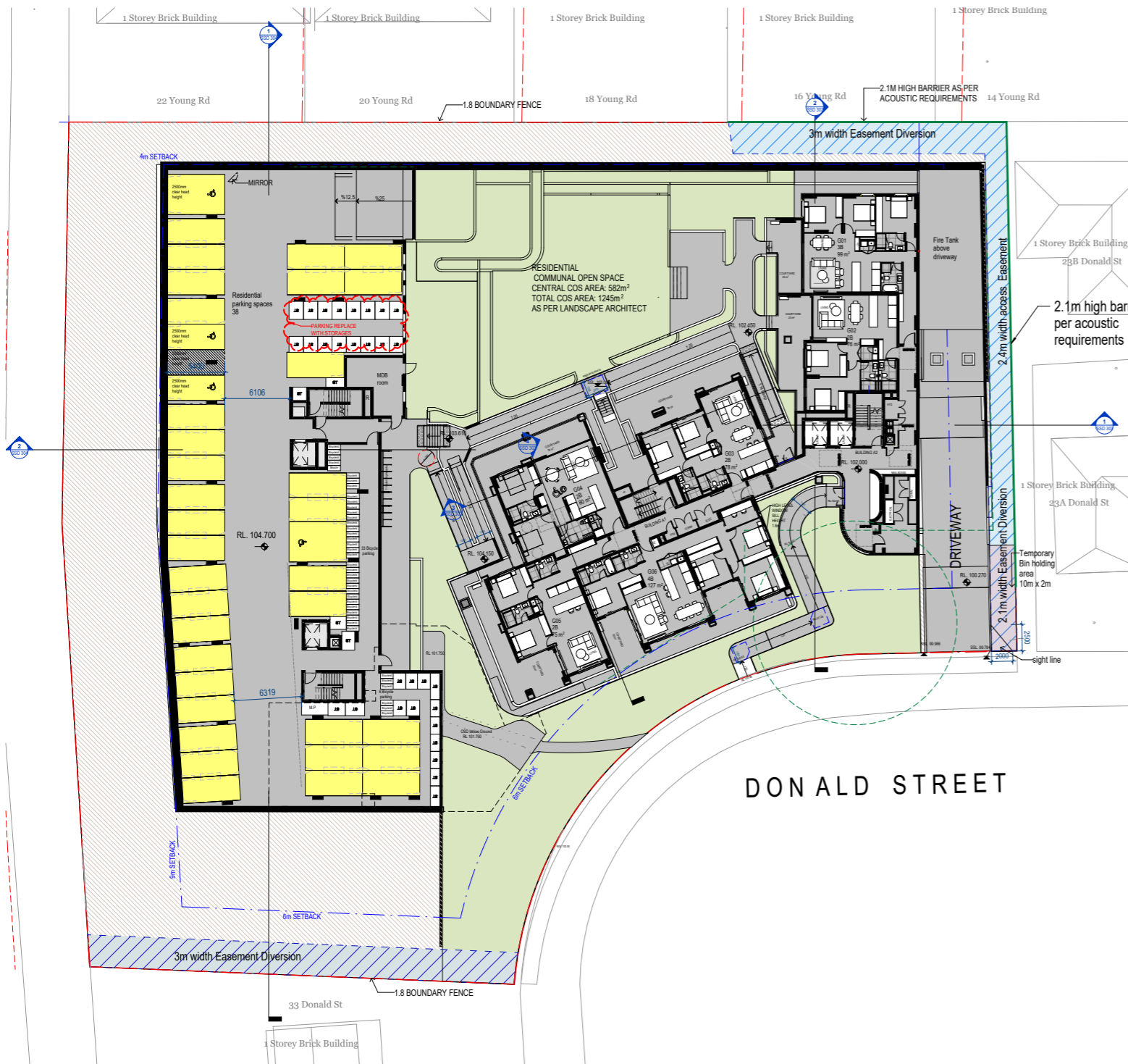


Lower Basement Level

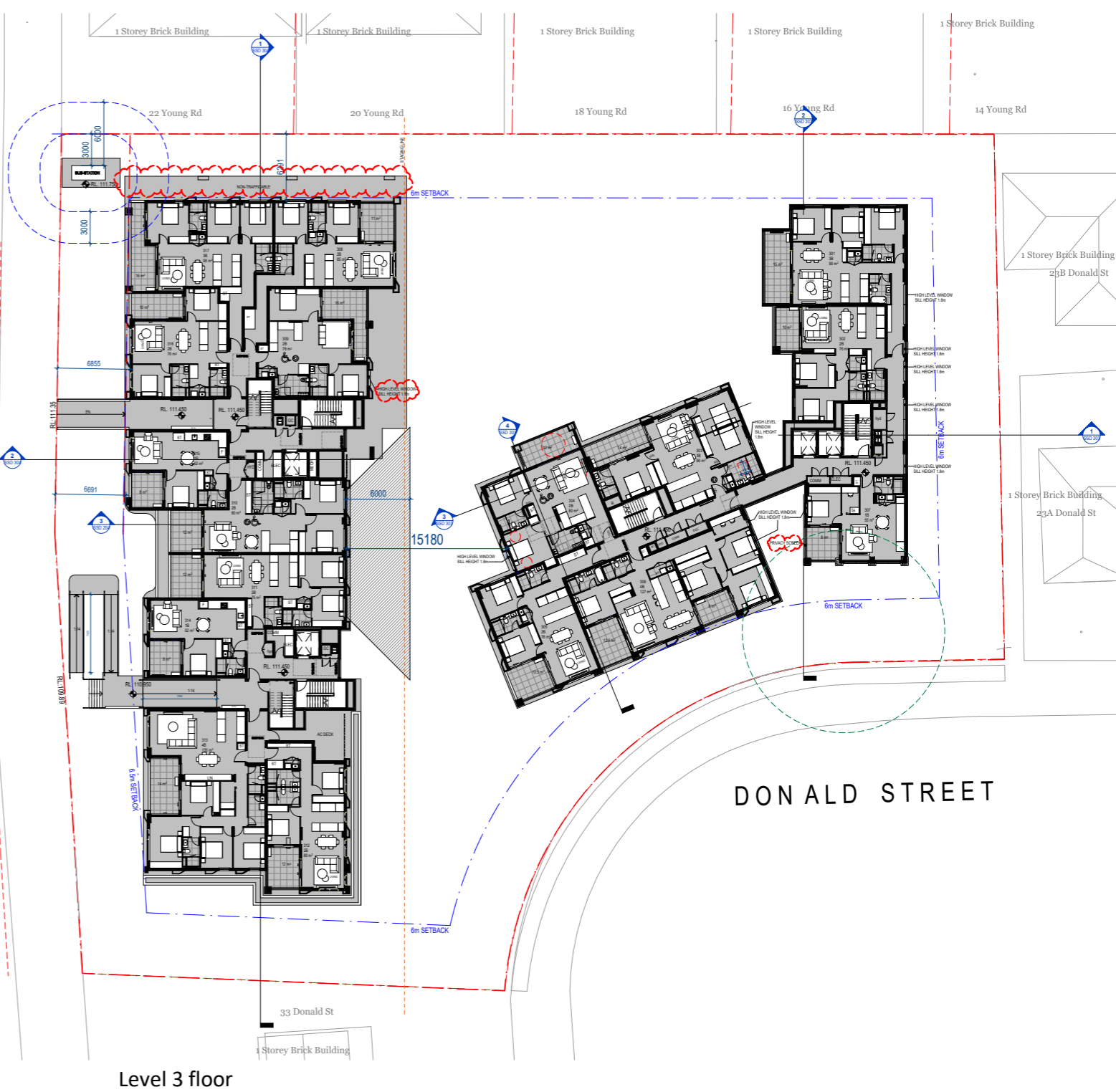


Upper Basement Level

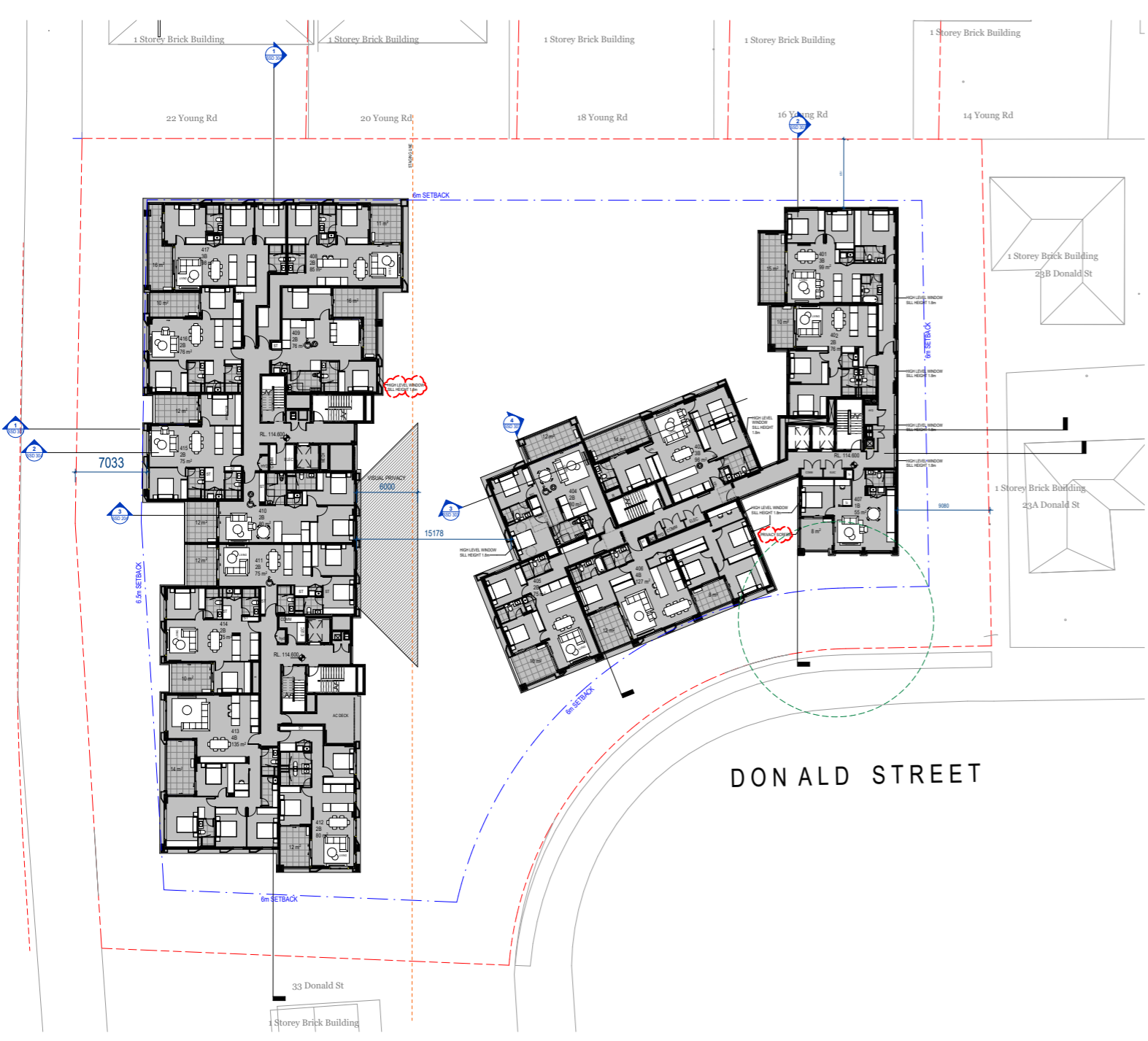
# 6.0 ARCHITECTURAL DRAWINGS



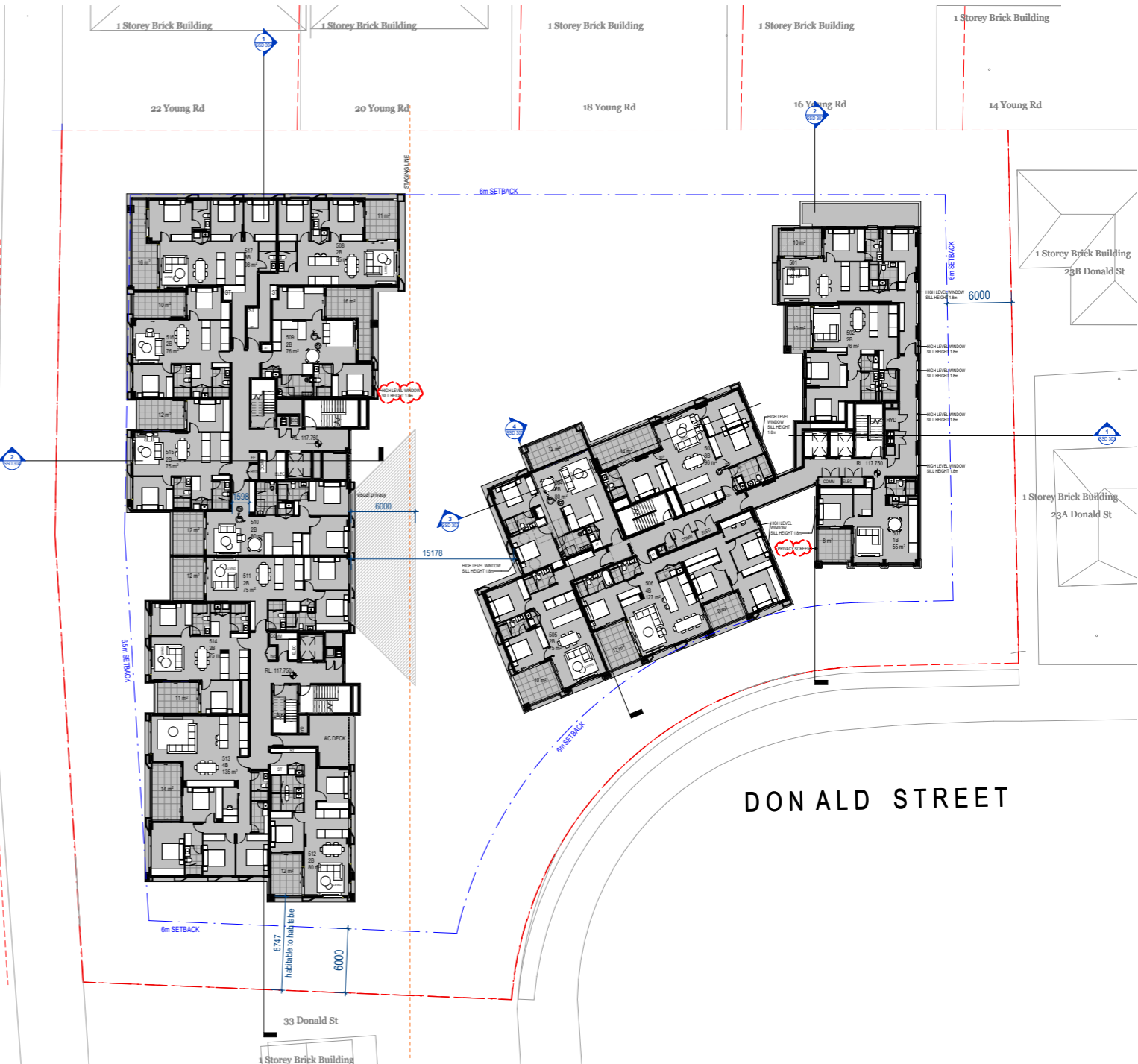
# 6.0 ARCHITECTURAL DRAWINGS



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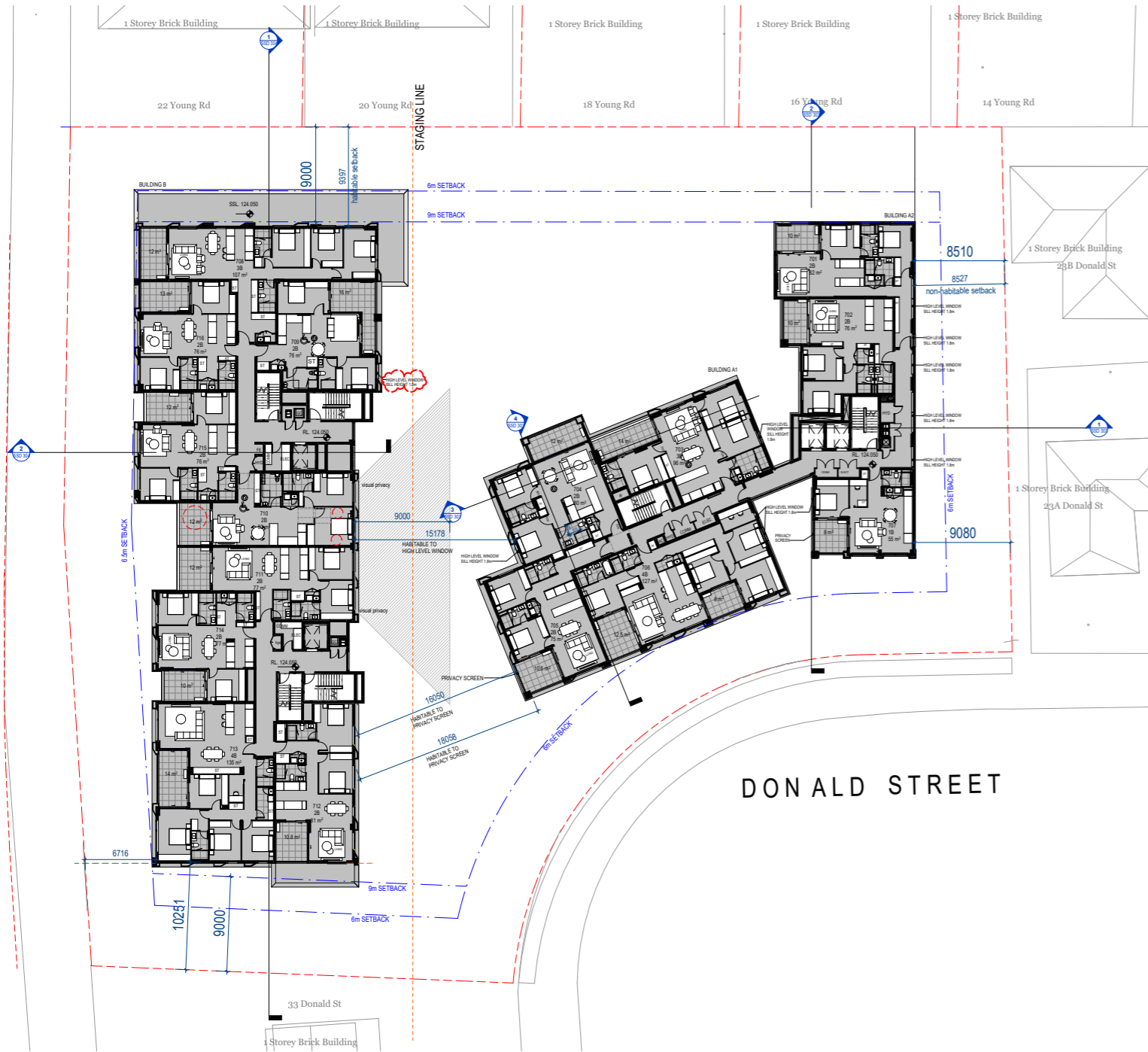


Level 4 floor

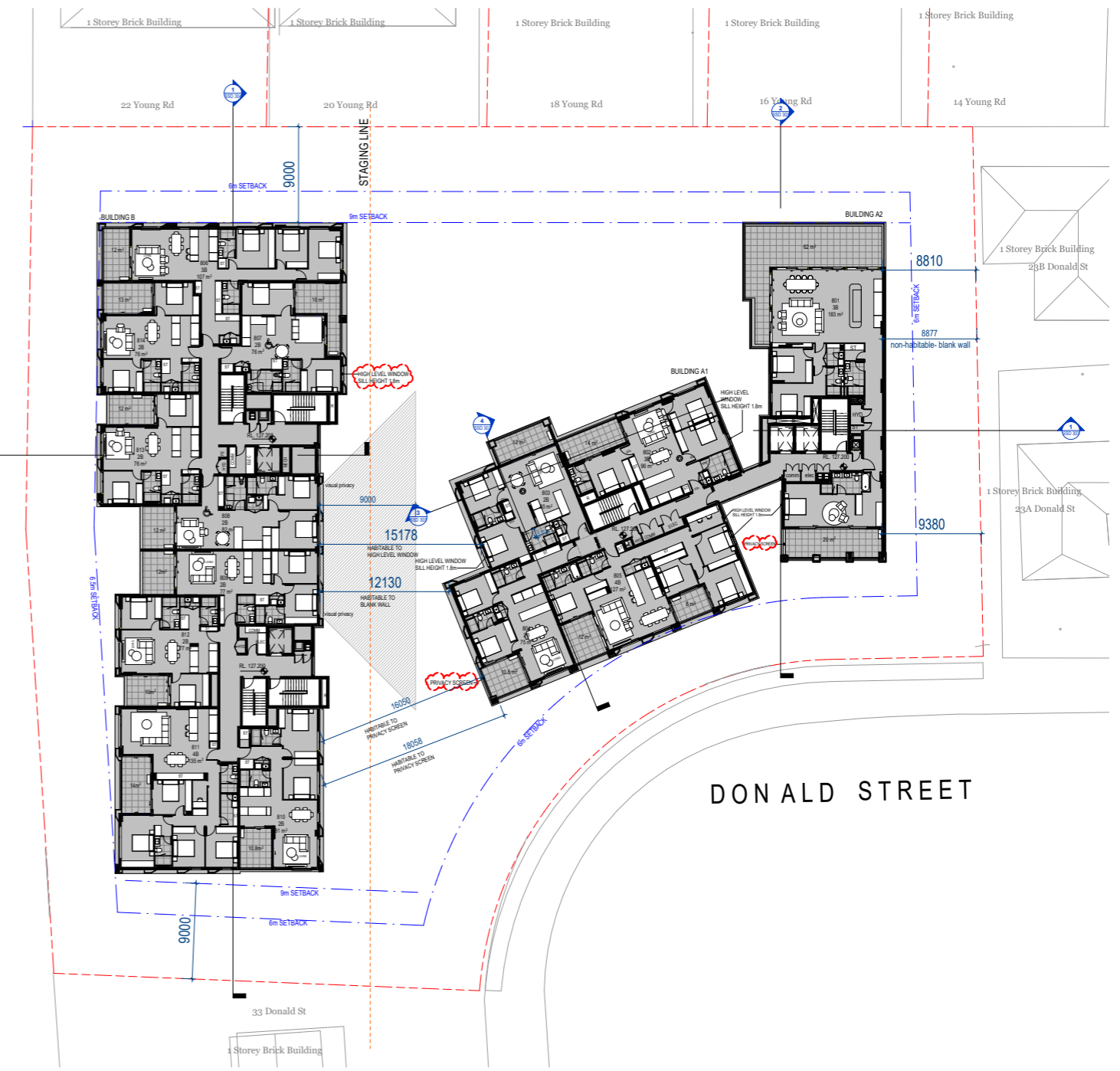


Level 5,6 floor

## 6.0 ARCHITECTURAL DRAWINGS



Level 7 floor



Level 8 floor

## 6.0 ARCHITECTURAL DRAWINGS

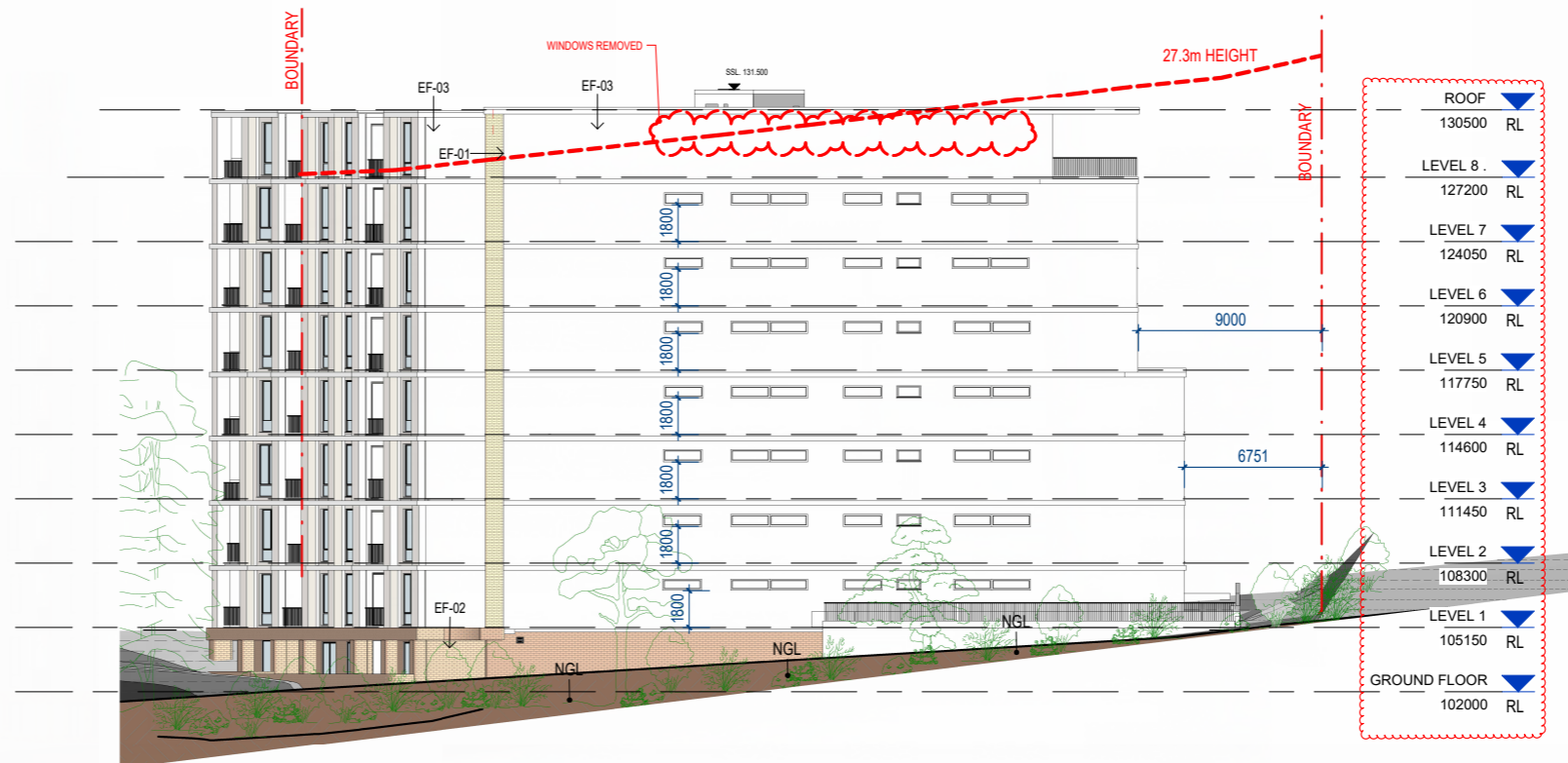


1 NORTH ELEVATION - SSD  
1 : 200

### Materials Schedule

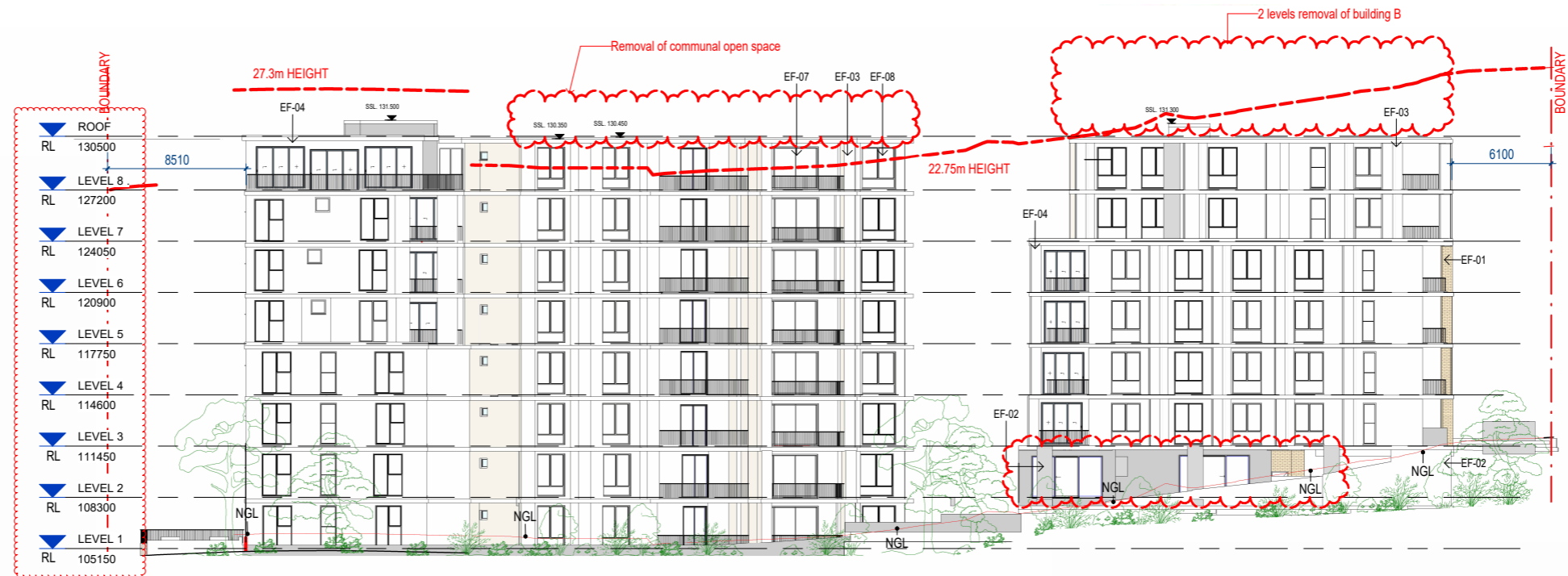
|   |   |
|---|---|
|  | <b>EF-01</b><br>Light Brick 1           |
|  | <b>EF-02</b><br>Dark Brick 2            |
|  | <b>EF-03</b><br>Light Neutral Finish    |
|  | <b>EF-04</b><br>Medium Neutral Finish   |
|  | <b>EF-05</b><br>Dark Neutral Finish     |
|  | <b>EF-06</b><br>Dark Grey Finish        |
|  | <b>EF-07</b><br>Powdercoat Black Finish |
|  | <b>EF-08</b><br>Glazing                 |
|  | <b>EF-09</b><br>Toughened Safety Glass  |

ADG Compliance: Ceiling heights with a min of 270mm can be met with 3150 floor to floor



2 SOUTH ELEVATION - SSD  
1 : 200

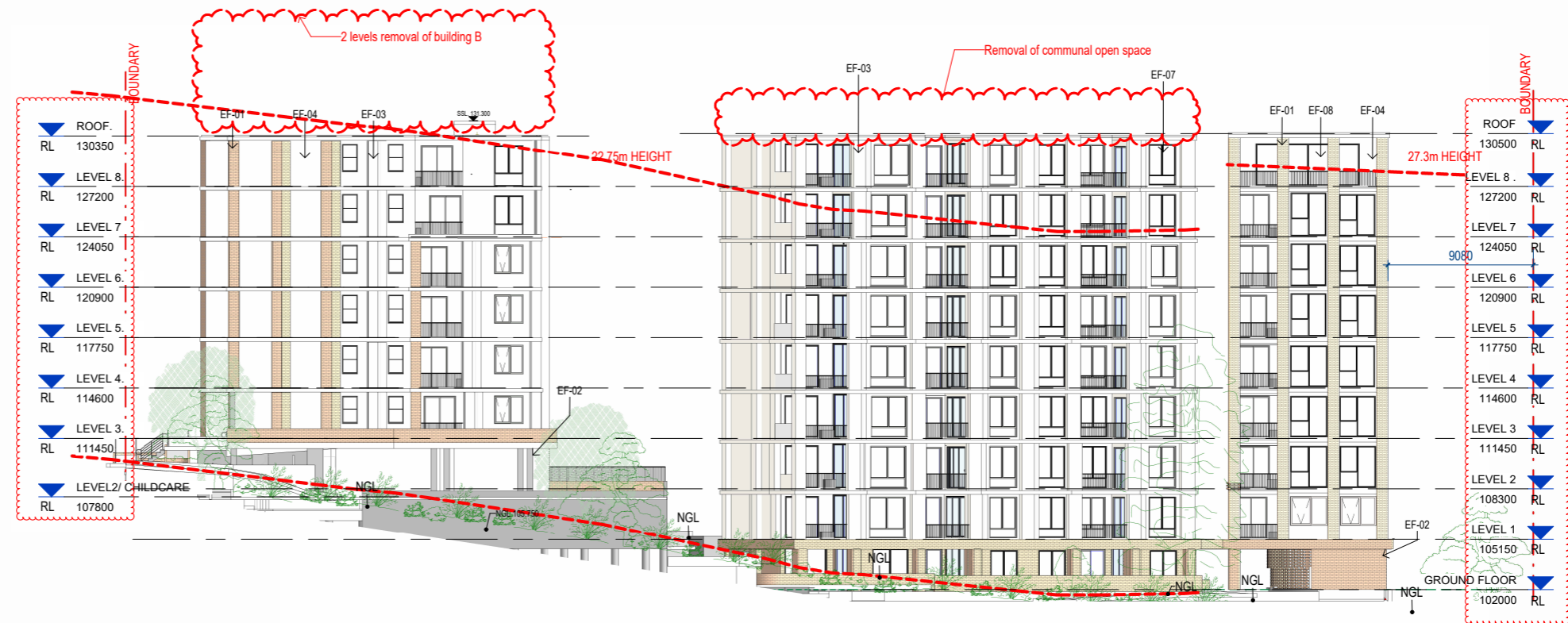
## 6.0 ARCHITECTURAL DRAWINGS



1 EAST ELEVATION - SSD  
1 : 200

### Materials Schedule

|  |                                  |
|--|----------------------------------|
|  | EF-01<br>Light Brick 1           |
|  | EF-02<br>Dark Brick 2            |
|  | EF-03<br>Light Neutral Finish    |
|  | EF-04<br>Medium Neutral Finish   |
|  | EF-05<br>Dark Neutral Finish     |
|  | EF-06<br>Dark Grey Finish        |
|  | EF-07<br>Powdercoat Black Finish |
|  | EF-08<br>Glazing                 |
|  | EF-09<br>Toughened Safety Glass  |



2 WEST ELEVATION - SSD  
1 : 200

ADG Compliance: Ceiling heights with a min of 270mm can be met with 3150 floor to floor