





6.0

COMPLIANCE

6.1 GFA CALCULATION

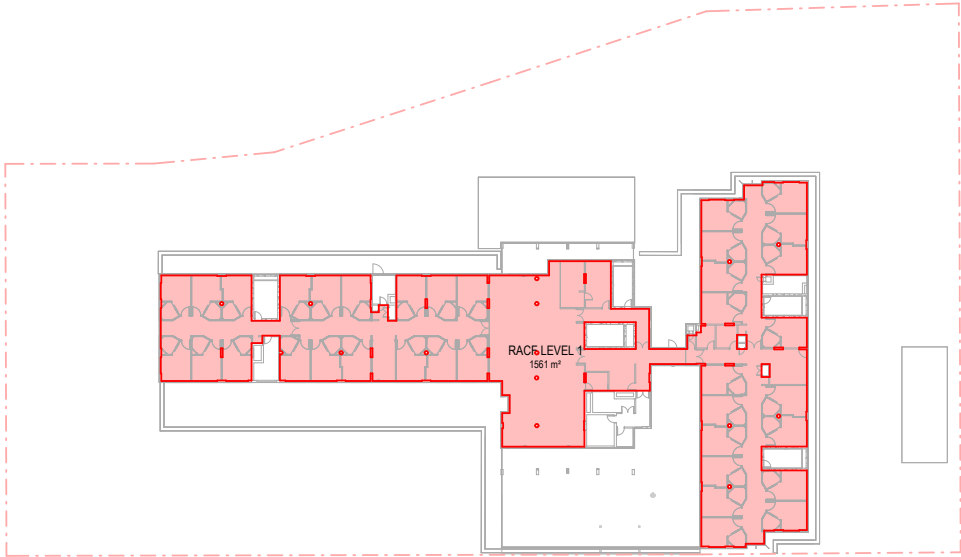
- Site Area**
8,101m²
- Childcare**
687m²
- RCF Ground Floor**
1,264m²
- RCF Level 1**
1,561m²
- RCF Level 2 - 5**
1,549m²
- RCF Level 6**
38m²

Total
9,746m²

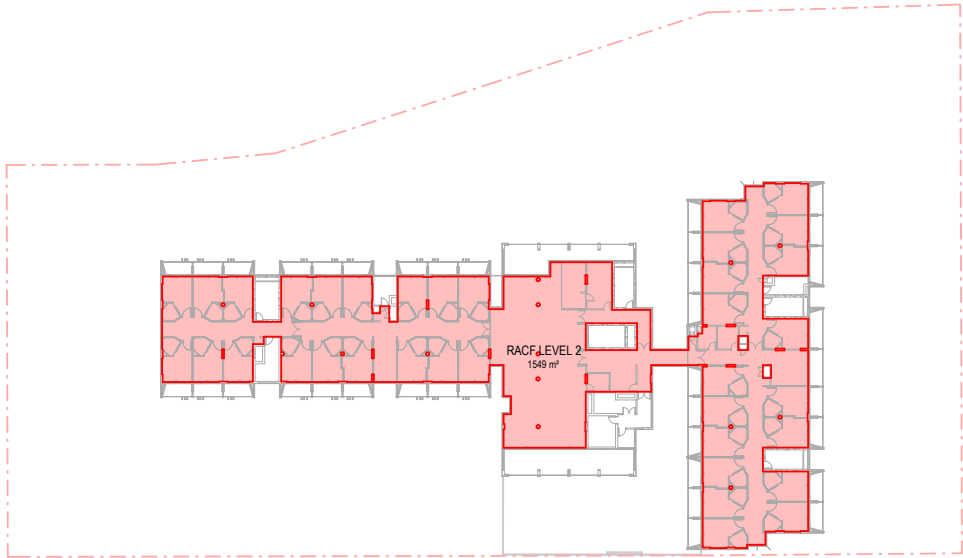
- Permissible Area (Wollongong LEP)**
- Gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes —
- a. the area of a mezzanine, and
 - b. habitable rooms in a basement or an attic, and
 - c. any shop, auditorium, cinema, and the like, in a basement or attic,
- but excludes —
- d. any area for common vertical circulation, such as lifts and stairs, and
 - e. any basement—
 - i. storage, and
 - ii. vehicular access, loading areas, garbage and services, and
 - f. plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
 - g. car parking to meet any requirements of the consent authority (including access to that car parking), and
 - h. any space used for the loading or unloading of goods (including access to it), and
 - i. terraces and balconies with outer walls less than 1.4 metres high, and
 - j. voids above a floor at the level of a storey or storey above.



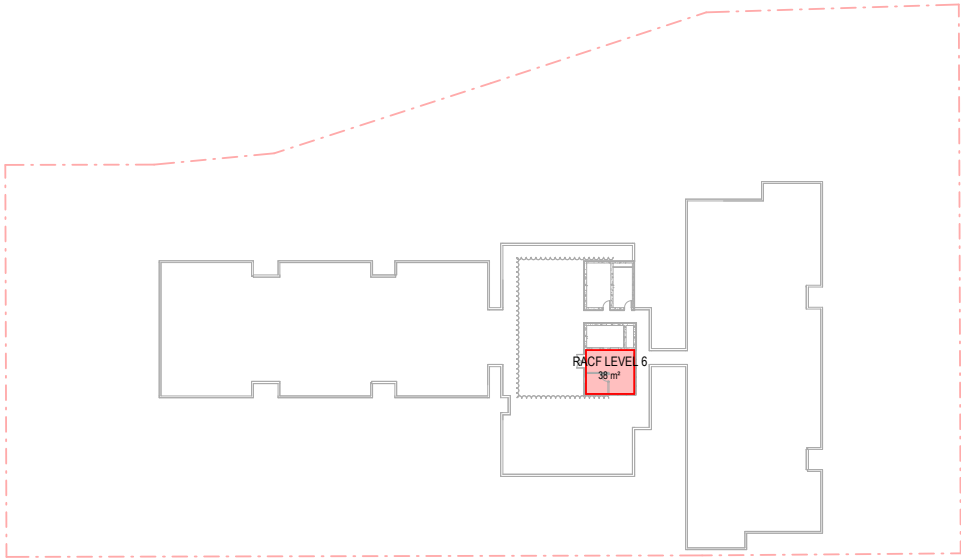
Ground Level



Level 1



Level 2 - 5



Level 6

6.2 COMMUNAL OPEN SPACE

180 Bed RCF

Required Communal Open Space
1,800m²

10m² per bed

Achieved Communal Open Space
2,772m²

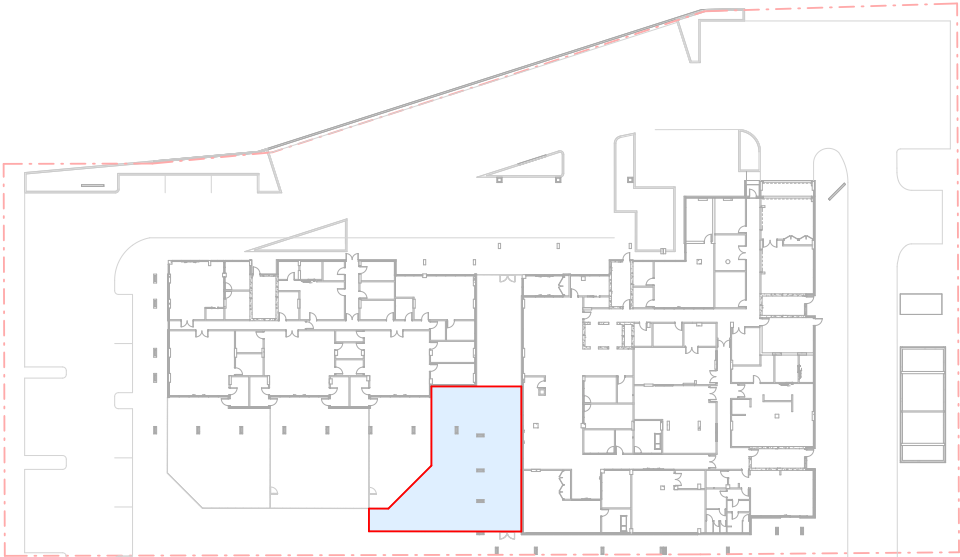
15.4m² per bed

Increase of 972m², or 5.4m² per bed

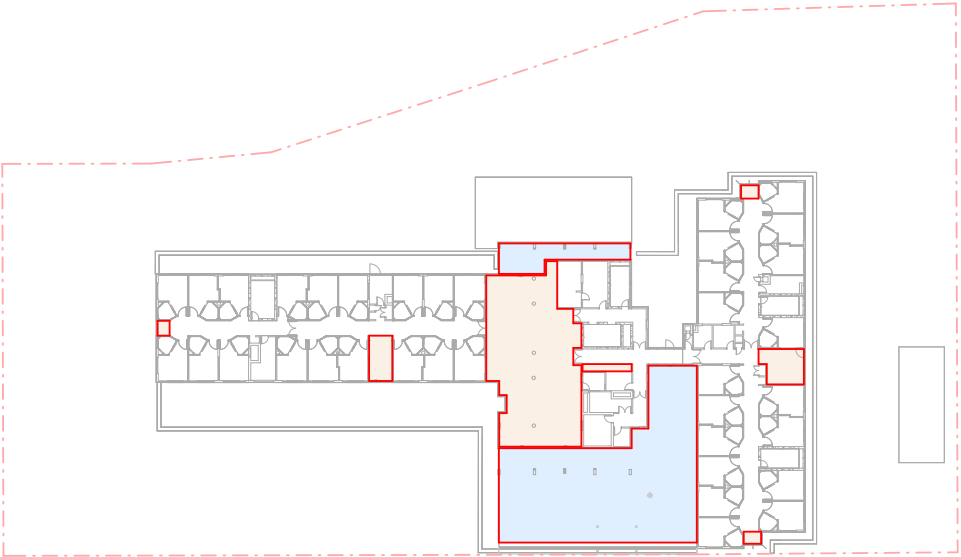
NSW SEPP (Housing) 2021

For the purposes of residential care facilities-

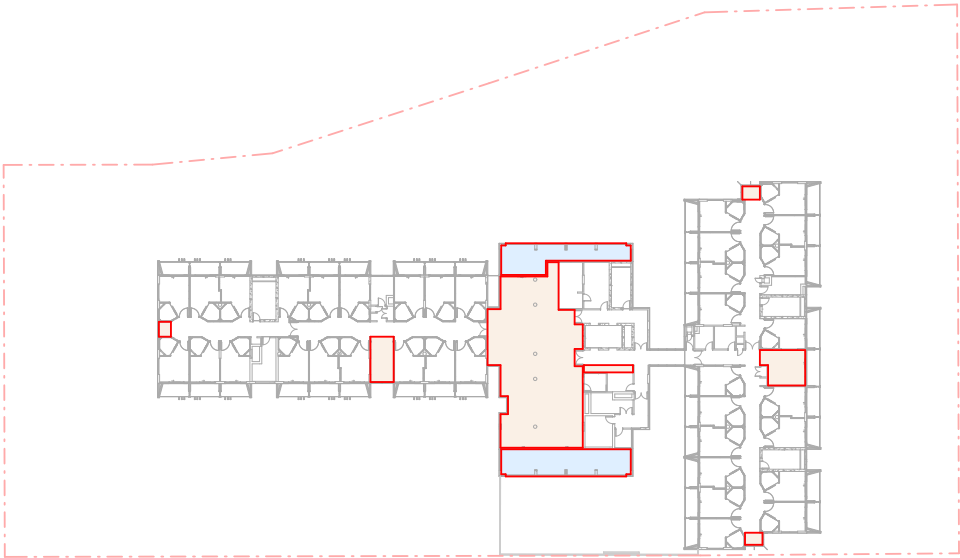
- a. internal and external communal open spaces with a total area of at least-
 - i. for a residential care facility- 10m² for every bed



Ground Level



Level 1



Level 2 - 5

LEGEND

- External Communal Open Space
- Internal Communal Open Space

6.3 LANDSCAPED AREA

60 Place CCC

Required Outdoor Space
420m²

7m² per child

Achieved Outdoor Space
480m²

8m² per child

Increase of 60m², or 1m² per child

NSW Child Care Planning Guideline

An education and care service premises must provide for every child being educated and cared for within the facility to have a minimum of 7.0m² of unencumbered outdoor space, excluding the following —

- a. pathway or thoroughfare, except where used by children as part of the education and care program
- b. car parking area
- c. storage shed or other storage area
- d. laundry
- e. areas of dense hedges or plantings along boundaries
- f. other space that is not suitable for children

A verandah that is included within indoor space cannot be included when calculating outdoor space and vice versa.

180 Bed RCF

Required Landscaped Area
2,700m²

15m² per bed

Achieved Landscaped Area
2,820m²

15.6m² per bed

Increase of 120m², or 0.6m² per bed

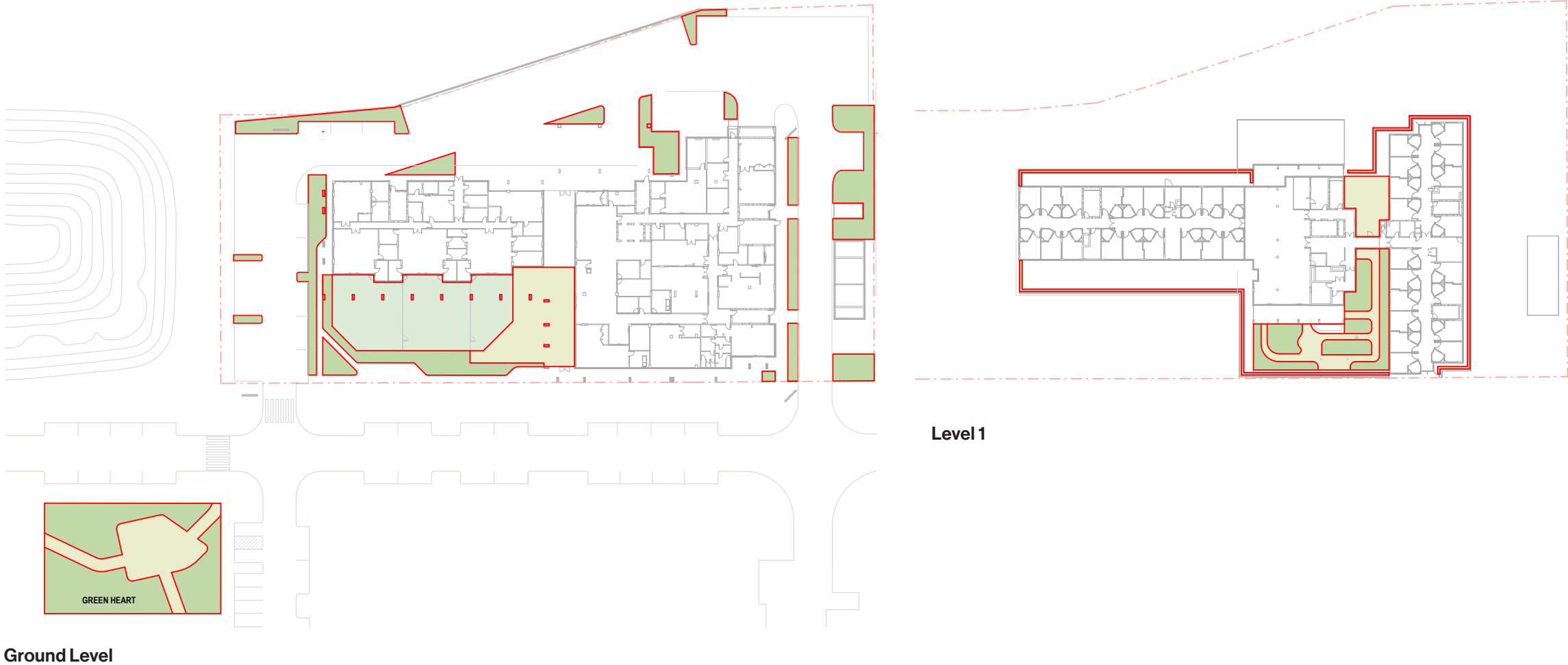
NSW SEPP (Housing) 2021

For the purposes of residential care facilities —

- a. at least 15m² of landscaped area for every bed

LEGEND

- Permeable Hardscape
- Softscape
- Childcare Outdoor Area



6.4 DEEP SOIL

Site Area
8,101m²

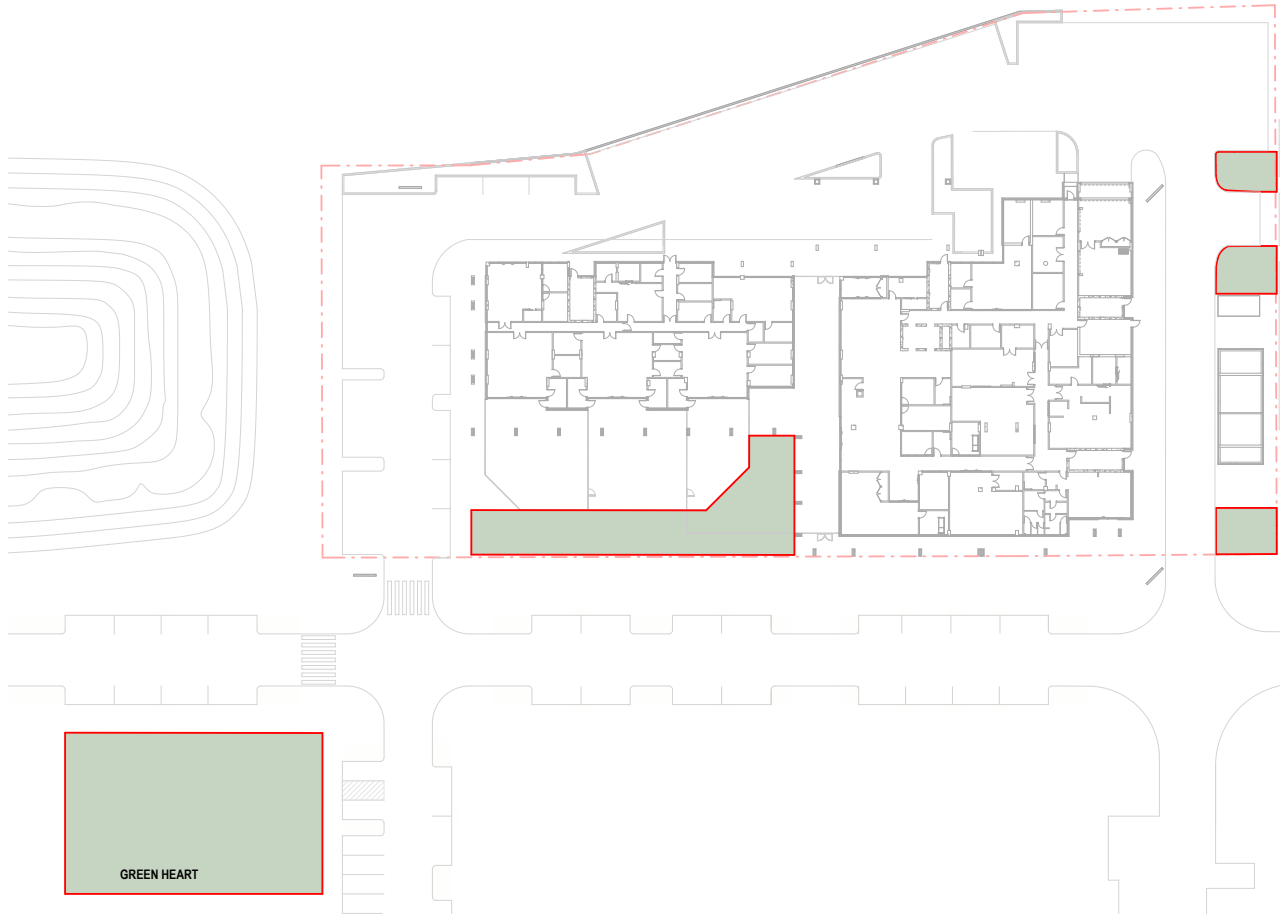
Required Deep Soil Area
1,203m²
15% of site area

Achieved Deep Soil Area
1,231m²
15.1% of site area

Increase of 15.8m², or 0.1%

NSW SEPP (Housing) 2021
For the purposes of residential care facilities-

a. a deep soil zone on at least 15% of the site area, where each deep soil zone has minimum dimensions of 6m and, if practicable, at least 65% of the deep soil zone is located at the rear of the site



Ground Level



www.groupgsa.com

Nominated Architect

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