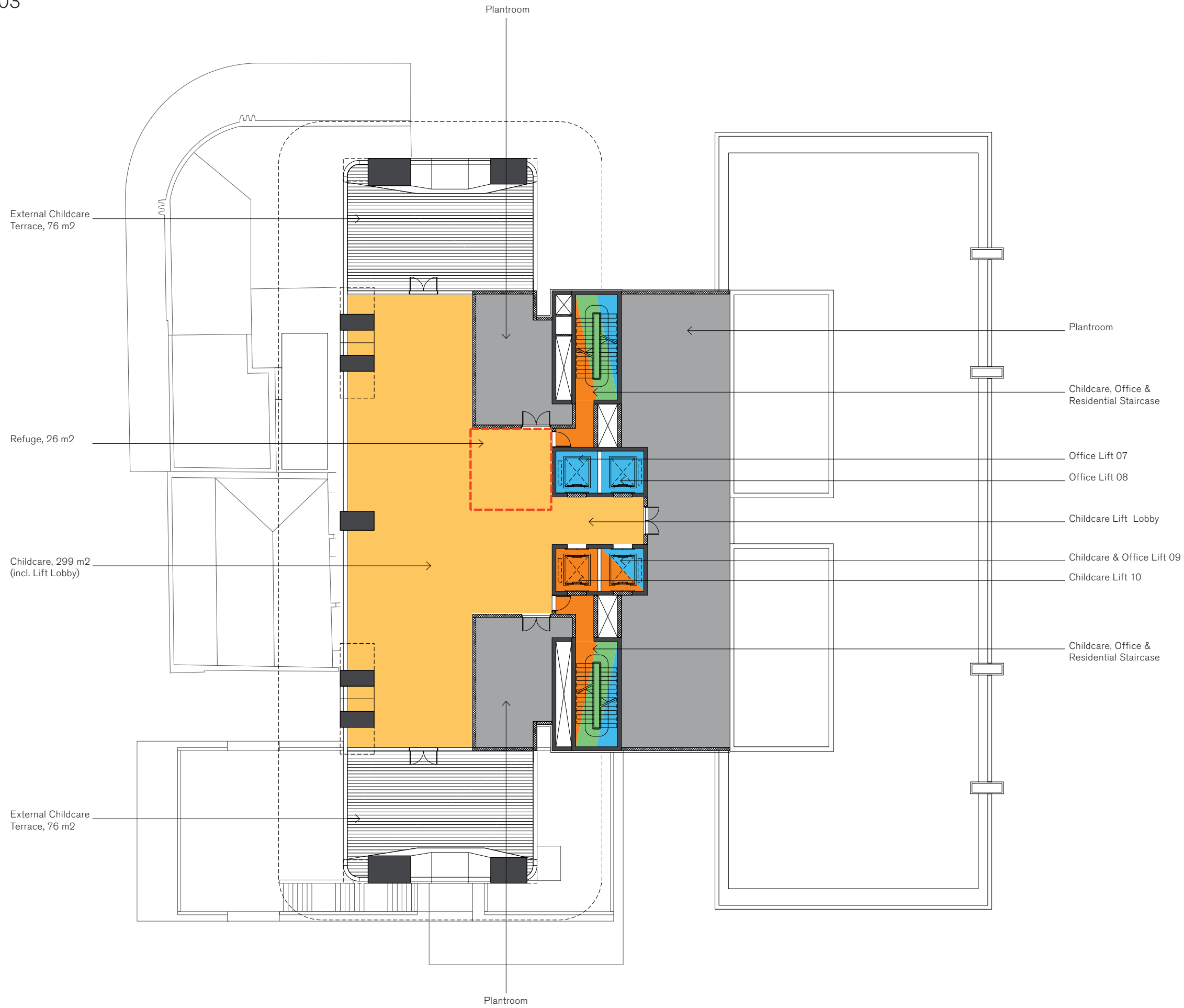


The proposed Childcare facility within Block 4N has been relocated from its original location within the podium of Block 1 from the previous approved commercial scheme. It is intended that this facility will provide an additional 90 childcare spaces for the precinct split between those children below the age of 2 years (32 spaces) and those children above 2 years of age (58).

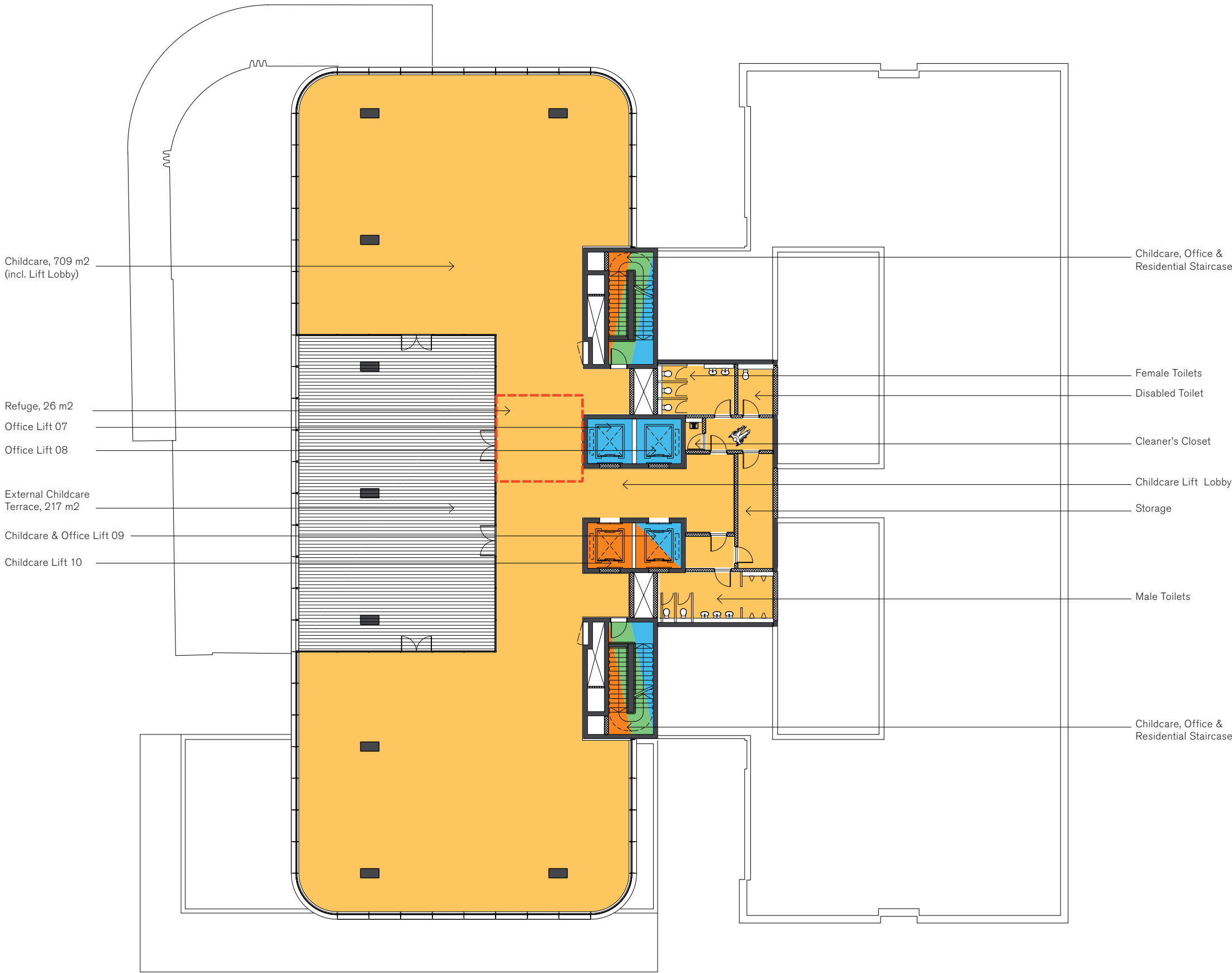
The Childcare is located on Level 03 and Level 04 of the western block below the residential apartments and the commercial office floors. Parents using the facility by foot drop off their children via the dedicated entrance lobby in the passageway between the main lift cores or if by car either by the basement car parking accessed from the podium of Block 1 or the lobby using the lay-by on Central Park Avenue.

The elevated position of the facility prevents the childcare from being overlooked by the other uses within the development or from street level below while also providing views to the West.











The table to the right aims to demonstrate how the proposed levels dedicated to childcare for a "warm" fitout align with the areas provided as building code parameters under City of Sydney Guidelines.

Provision for 90 Childcare Spaces			
Brief	C.O.S. Ratio (m²/ space)	C.O.S. Guidelines (m²) Persons * Ratio	Block 4N Provision (m²)
Requirement for 2+ Age Group (53 Spaces)			
2+ External Play	7.00	371	217
2+ Internal Play	3.25	172	497
Pram Store	-	-	9
Requirement for 0-2 Age Group (27 Spaces)			
0-2 External Play	7.00	189	152
0-2 Internal Play	3.25	88	198
Cot Rooms 01 & 02 (Sleep Room)	2.28	62	30
Nappy Change	TBC	-	15
Shared Facilities (90 Spaces)			
Other Activity Space	2.32	186	-
Non-Assignable Space	1.12	90	-
Amenity Block (incl. WCs)	-	-	74
Support Facilities			
Craft	-	-	3
Outdoor Store	-	-	20
Kitchen/ Bottle Prep	-	-	35
Admin. Room	-	-	12
Lobby	-	-	51
Reception	-	-	5
Parent Meeting	-	-	9
Laundry	-	-	3
Staff WC	-	-	7
Safe Haven	0.25	23	52
Sub Total		1179	1389
Circulation			53
Total		1179	1442

-Figure includes external play areas.

