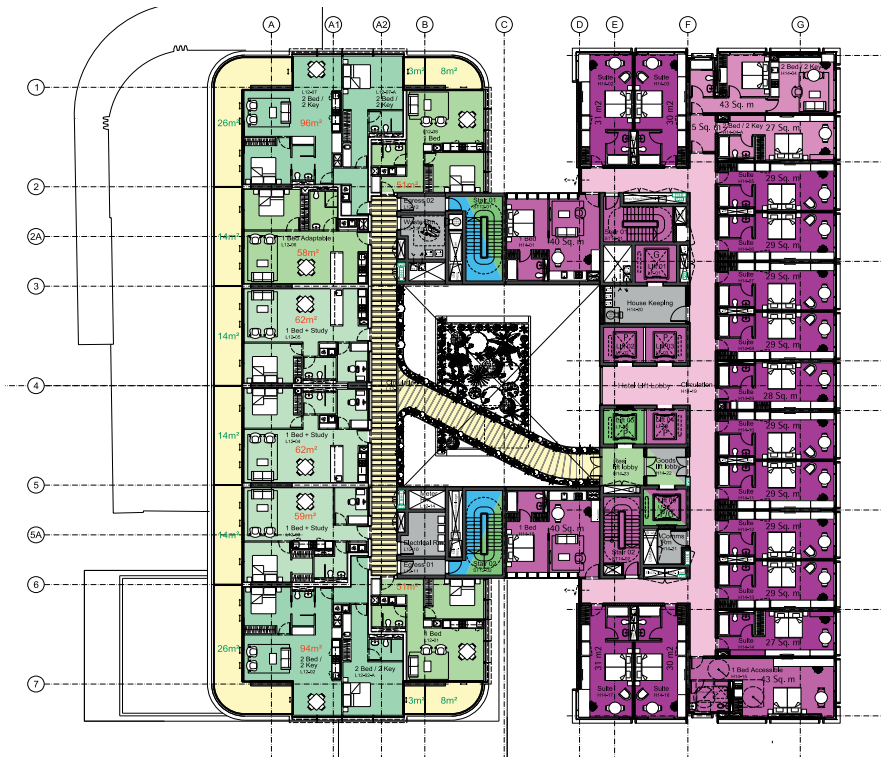
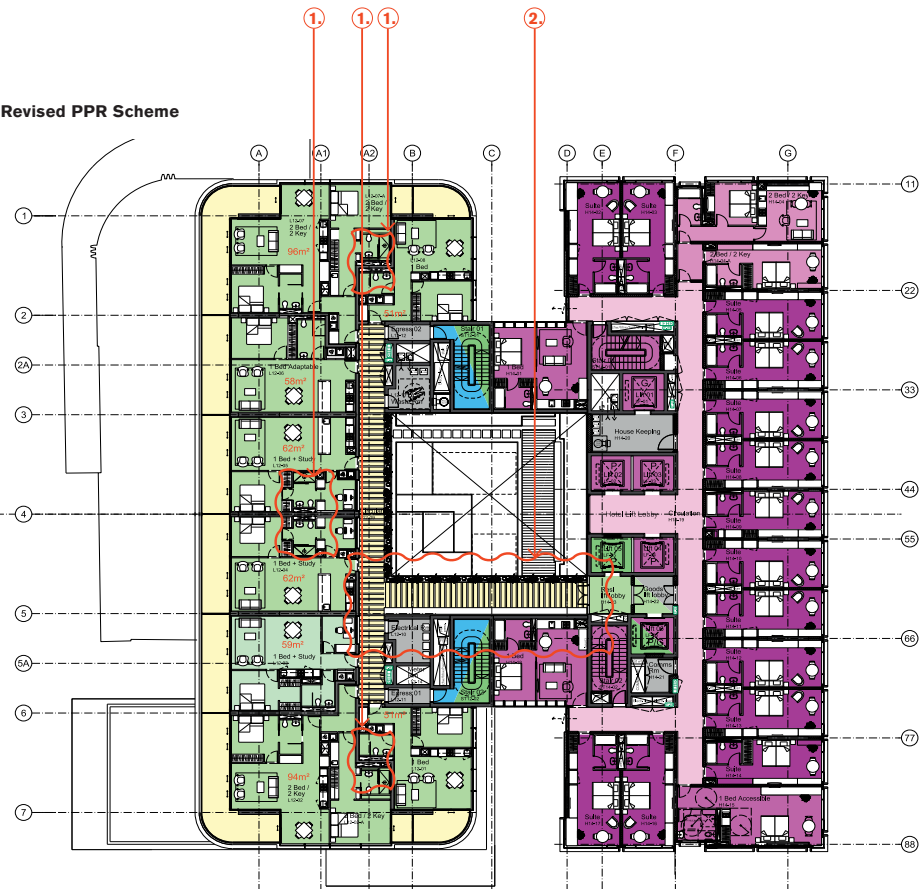


SSDA Scheme



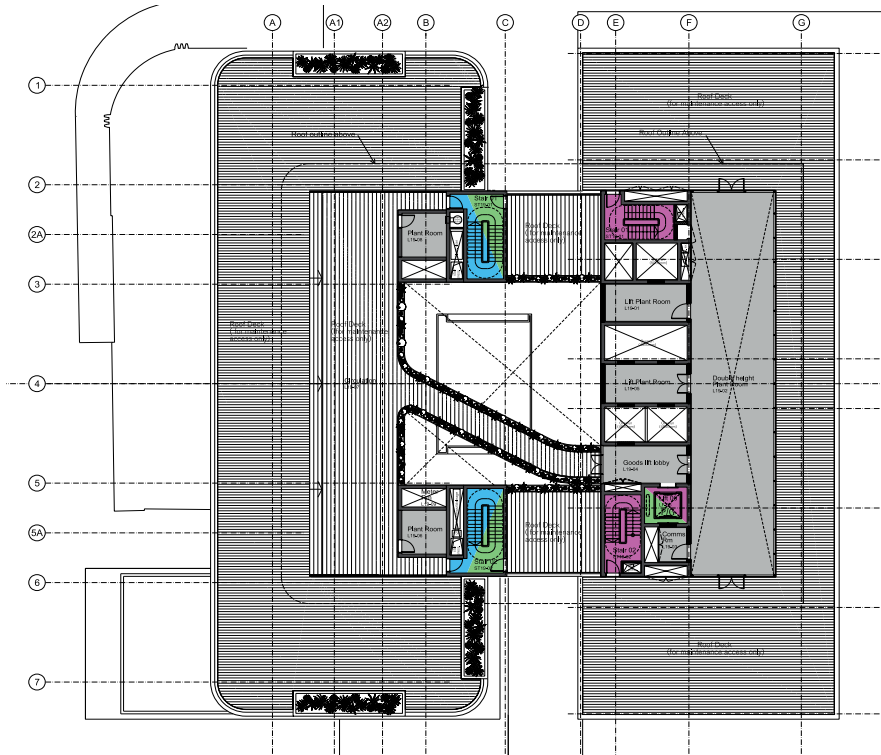
- Residential - 1 Bed
- Residential - 1 Bed + Study
- Residential - 2 Beds : Larger 1- Bed is Affordable Apartment
- Residential - 2 Beds/Duel Key :
Larger 2 Bed/Duel Key is Adaptable Apartment
- Hotel - Suite
- Hotel - 2 Bed/2 Key
- Hotel - 1 Bed Accessible

Revised PPR Scheme

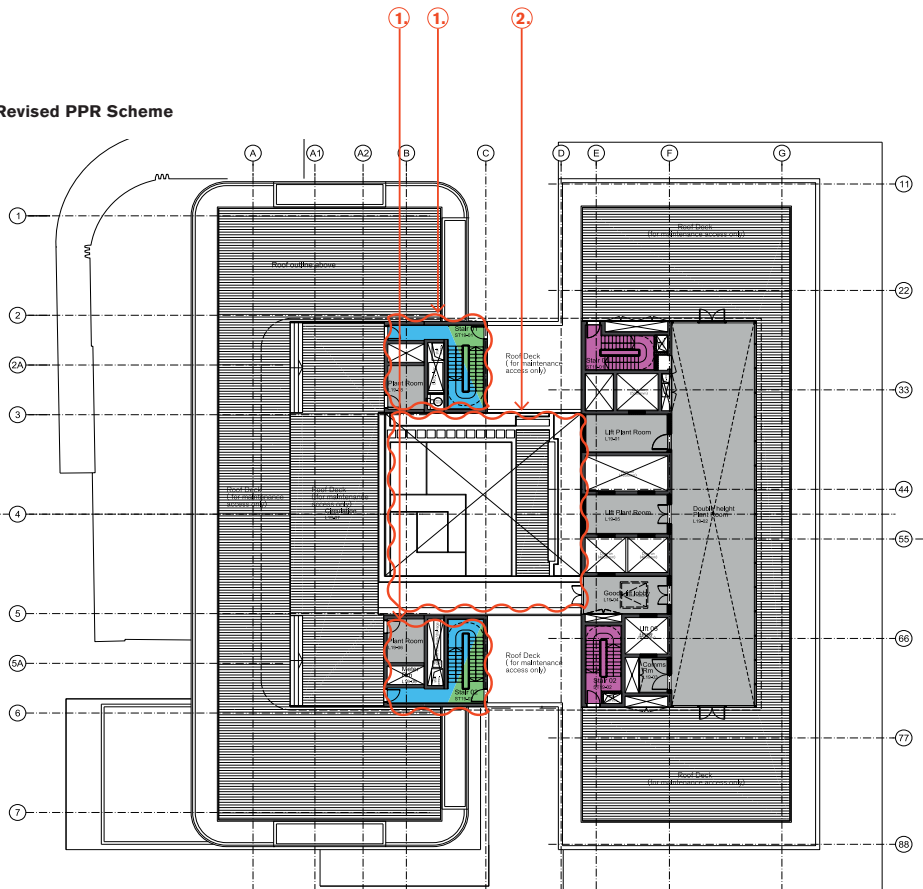


- 1. Bathroom Layout**
Bathroom layouts revised to incorporate the "Lanai" concepts.
- 2. Bridge**
Layout of bridge in residential void revised to address overall structural strategy for building.

SSDA Scheme



Revised PPR Scheme



1. Core

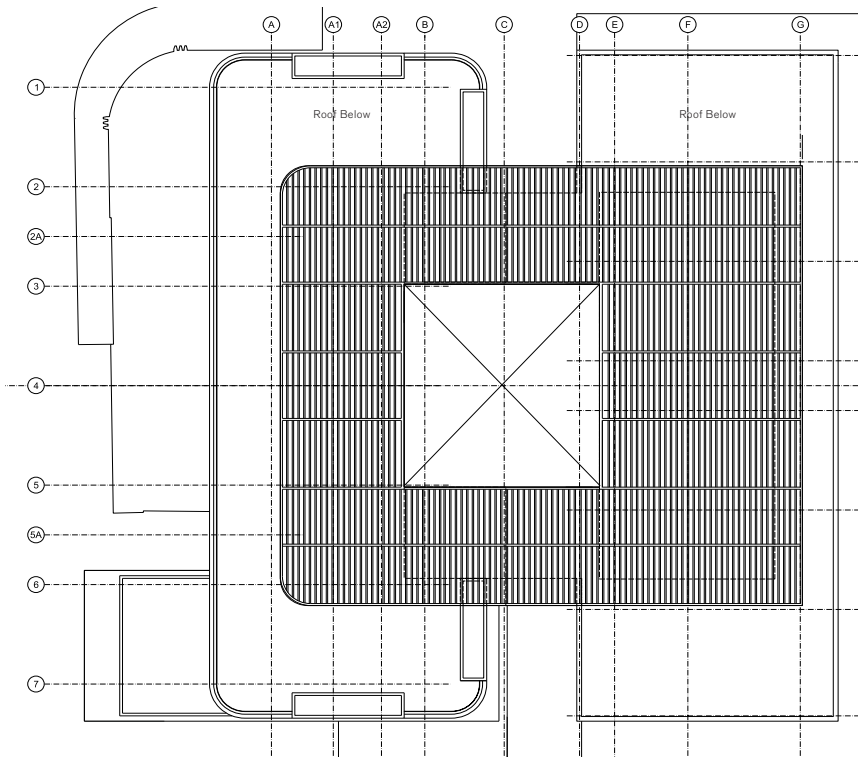
Core configuration revised to address MEP servicing requirements.

2. Residential Void

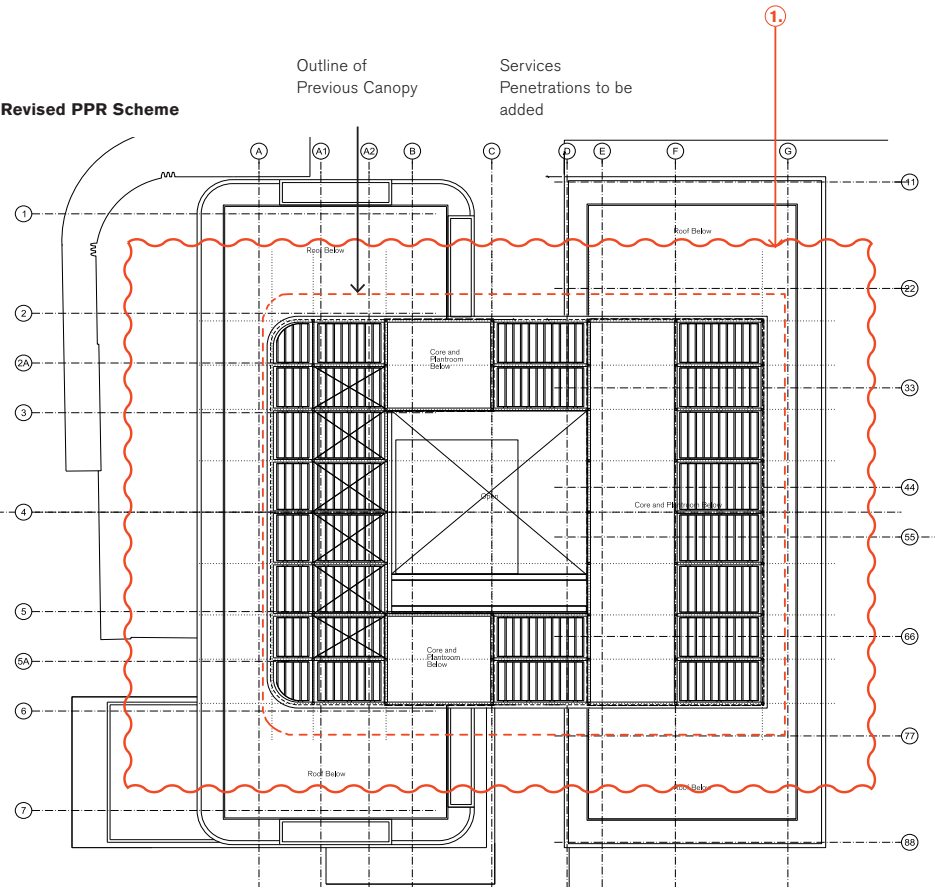
Layout of bridge in residential void revised to address overall structural strategy for building.

- Office Lift or Stair
- Hotel Lift or Stair
- Residential Lift or Stair
- Plant Room

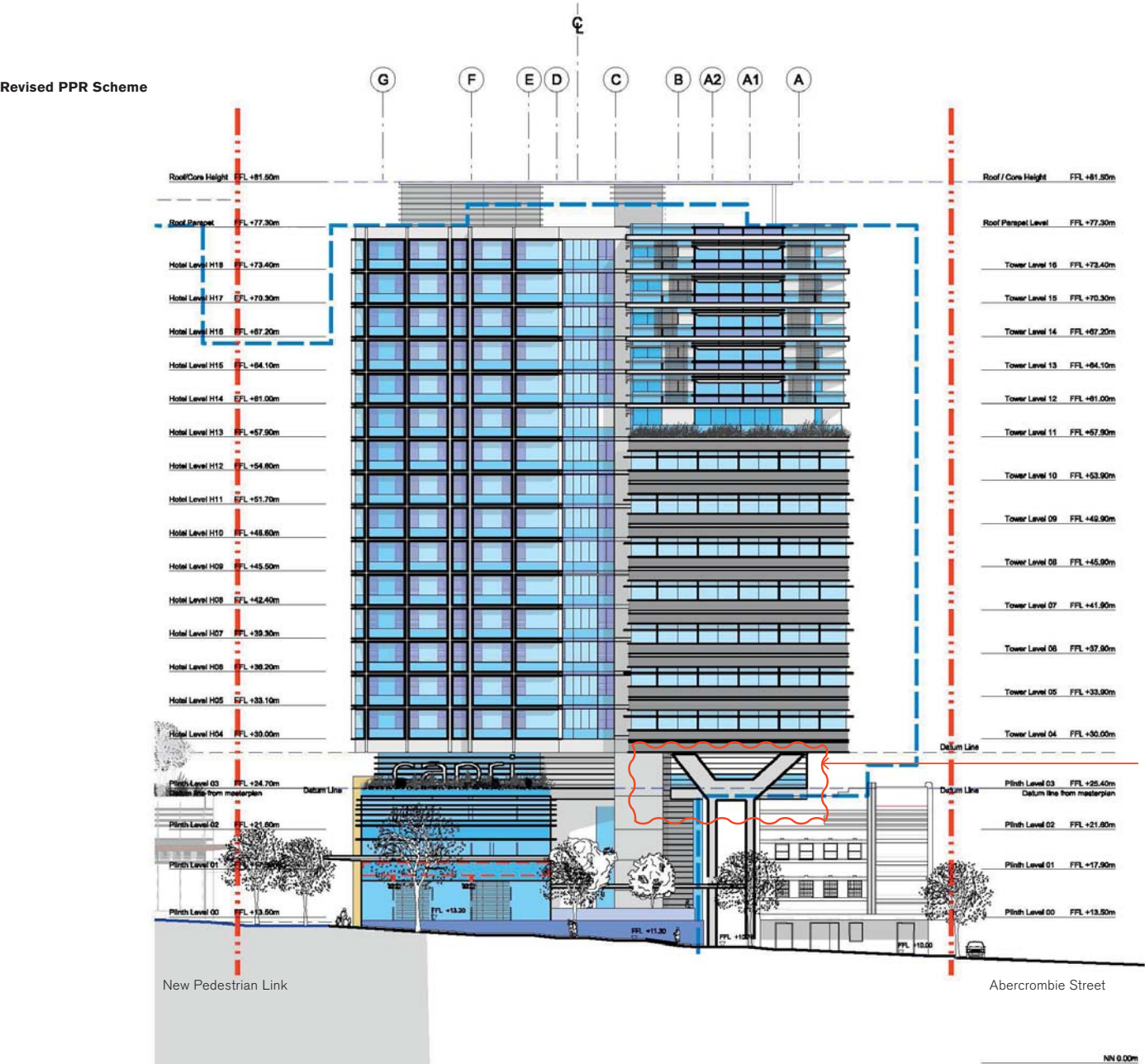
SSDA Scheme



Revised PPR Scheme

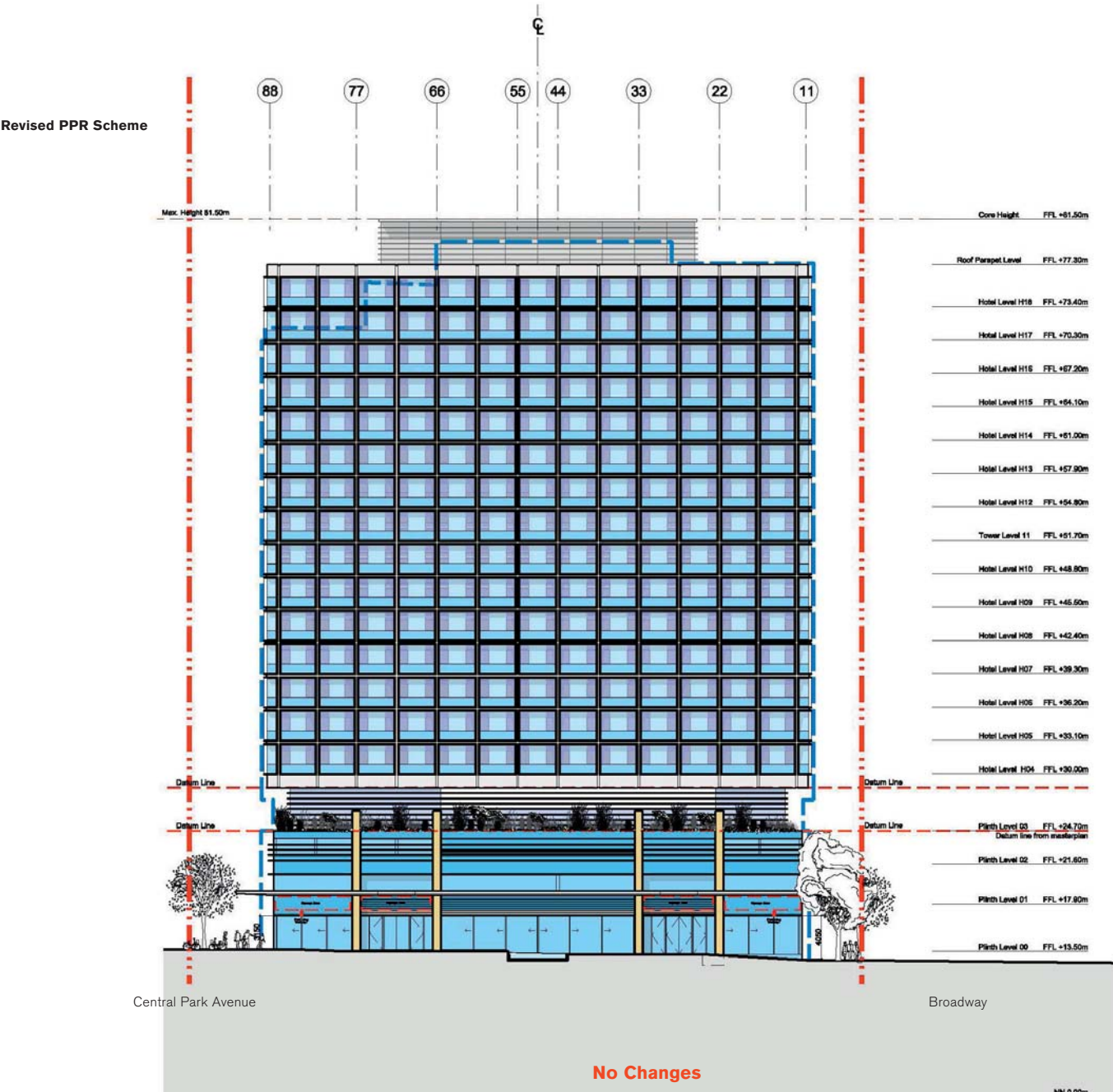


1. Canopy Scale
Size and design of roof canopy revised to reduce structure.



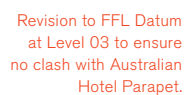
Revision to FFL Datum
at Level 03 to ensure
no clash with Australian
Hotel Parapet.

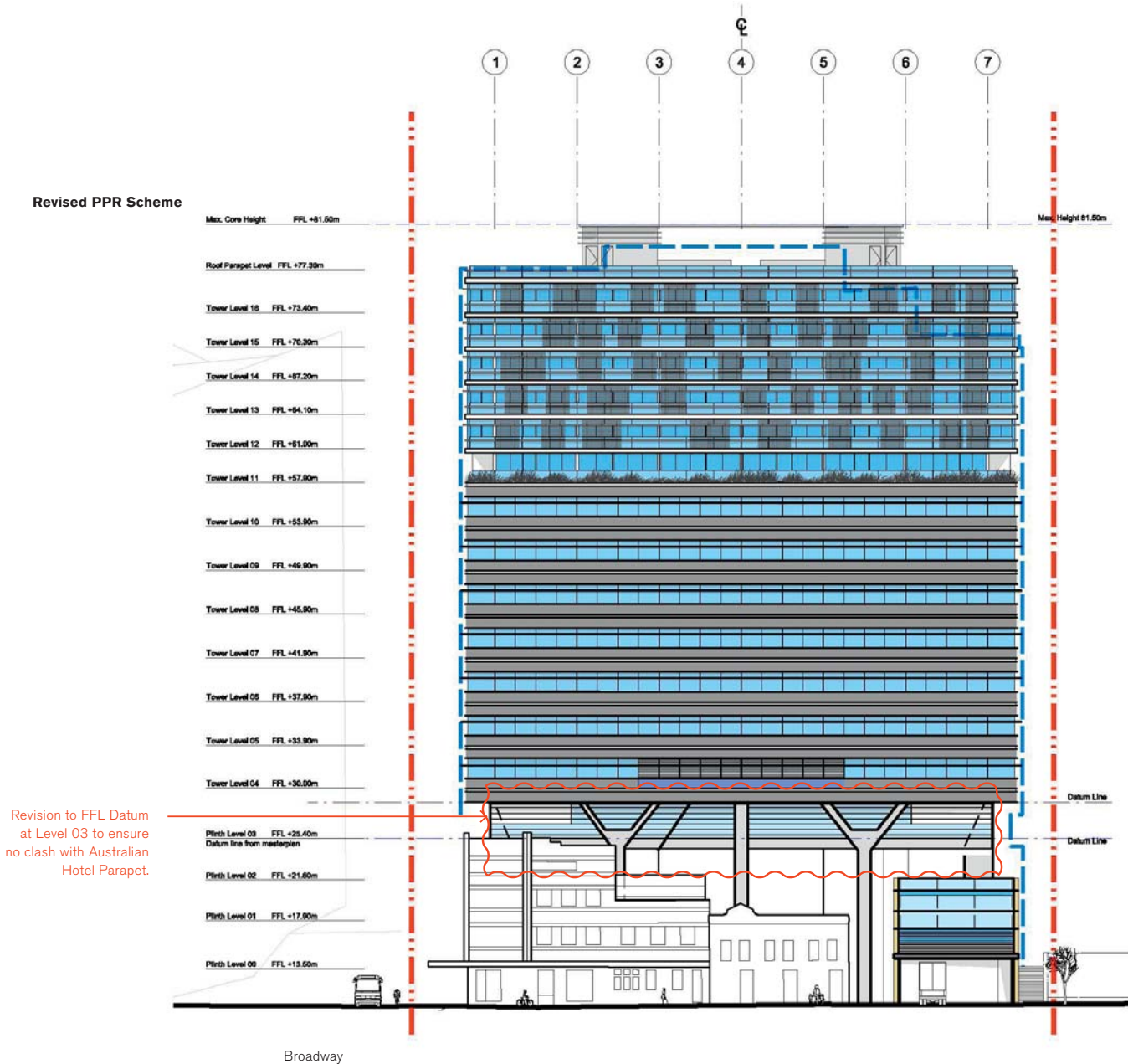
Revised GA Elevations
East Elevation



South Elevation

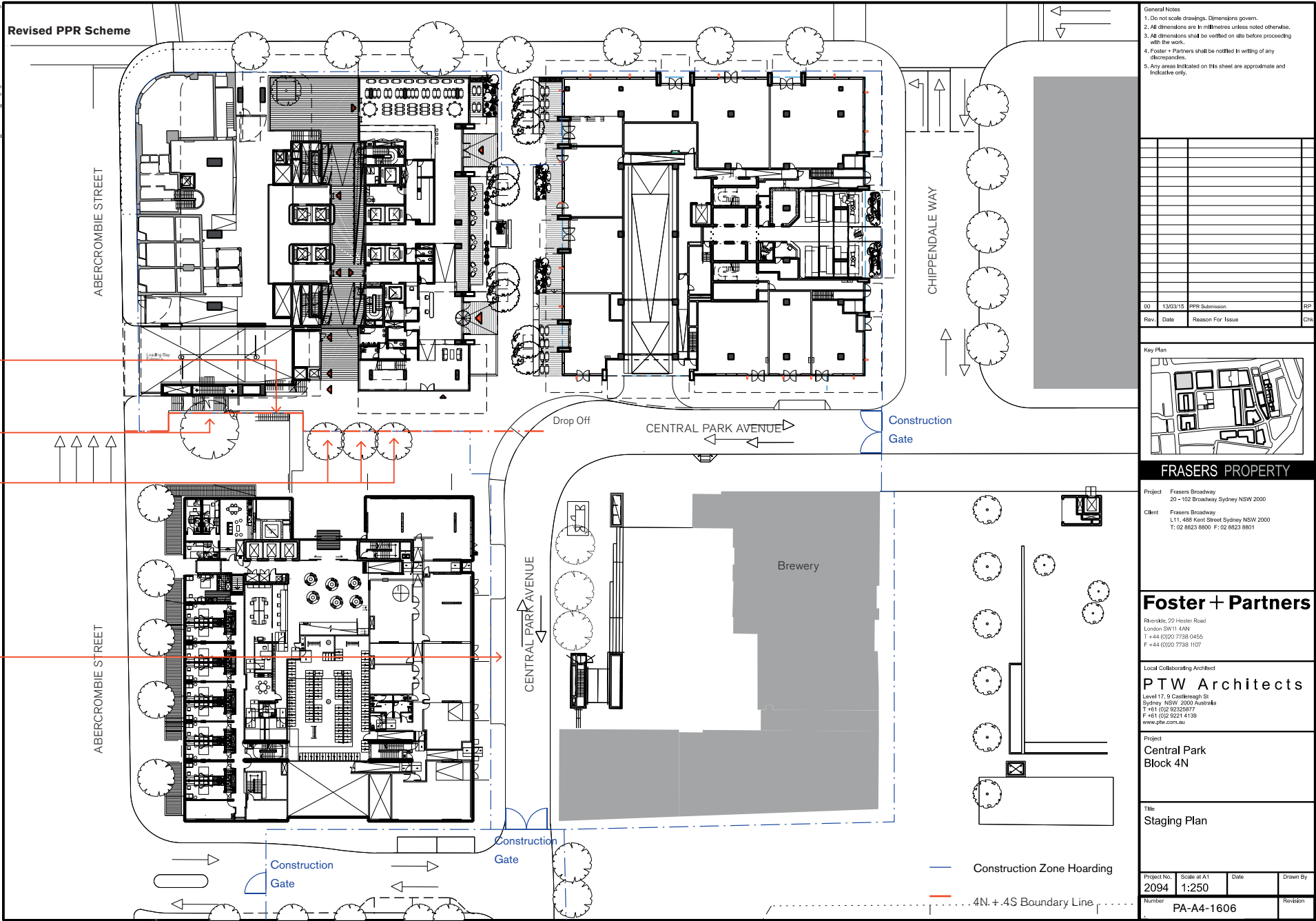
1.2





The following chapter presents the new drawing which addresses the query relating to the staging plan for the through site link between Block 4N and Block 4S. The drawing clarifies the location of the respective site hoardings, the location of the construction gates and clarifying the scope of where and when the various elements within the through site link will be constructed in relation to which building. The diagram also clarifies the intermediate strategy for the staircase connecting Abercrombie Street with Central Park Avenue during the construction phase of Block 4N. It should be noted that the intermediate stair detail forms part of the Block 4S documentation.

Through the Site Between B4N - B4S
Staging Plan



In response to the query raised within the DPE letter on the viability of the childcare facility on Level 03 and Level 04, two indicative layout options that have been developed, one with and one without an internal connecting stair, both capable of catering for 90 children. The options have been designed in conjunction with Future Space, a specialist childcare centre designer, who has audited the proposed space to establish if the 90 children facility is viable and provided a peer review of the design proposals.

The summary report of Future Space's peer review findings is included separately within the overall PPR documentation for Block 4N. It also goes in to greater detail regards the necessity to have an interconnecting stair, stating a preference to not require such a provision. Please refer to JBA's covering letter in the first instance regards the specific reference numbers for this report. The following pages within this chapter documents this study regarding the viability of the childcare layout and confirms the viability of a 90 children facility on Level 03 and Level 04.

The basic brief was reconfirmed by Future Space using the statutory guidelines and codes for childcare facilities as set out by bodies like the City of Sydney to establish the brief and area table shown on these pages. These were then "test-fitted" into the floorplates of Level 03 and Level 04 (where the childcare facility is proposed to be located) to see whether the accommodation would work within the assigned area in several configurations before the final two options presented here are proposed.

	QTY	Area/Sqm	Total	Childcare Facilities Planning Requirement
Indoor Playroom				
Children (0-1 years) room #1	12	39		min 3.25 sqm per child (unencumbered)
Children (0-1 years) room #2	12	39		
Children (1-2 years) room #3	12	39		
Children (2-3 years) room #4	14	45.5		
Children (3-4 years) room #5	20	65		
Children (4-5 years) room #6	20	65		
				292.5 Minimum Indoor Play Area Requirement
Total Number of Children	90			
				Playroom Ratio
Children (0-2 years) age group	36			max 12 children per playroom
Children (2-3 years) age group	14			max 15 children per playroom
Children (3-5 years) age group	40			max 20 children per playroom
				Playroom Ratio
Staff 0-2 Years	9			1 to 4 staff to child
Staff 2-3 Years	3			1 to 5 staff to child
Staff 3-5 Years	4			1 to 10 staff to child
Total Number of Staff	16			

Warm Fit-out of Proposed Childcare Facility

Childcare Centre Matrix

	QTY	Area/Sqm	Total	Childcare Facilities Planning Requirement
Outdoor Playground				
Children (0-2 years) age group		252		
Children (2-3 years) age group		98		
Children (3-5 years) age group		280		
Outdoor Storeroom		TBC		
Total Outdoor Area	630 Minimum Outdoor Play Area Required M²			
Zone 1				
Cot Rooms (6 cots per room)	2	15	30	min 2.5 sqm per cot
store rooms/cupboards	2	10	20	
craft areas (1 per playroom)	6	4	24	12sqm for first 3 wc
Children toilet pans (Best practice 1 per 8	12	8	34.5	+2.5 sqm for each additional
nappy change	4	1.5	6	1 per 10 children
sign in bench (1 per playroom)	6	2	12	
bottles areas	2	4	8	1 between 2 playrooms

	QTY	Area/Sqm	Total	Childcare Facilities Planning Requirement
Outdoor Playground				
Zone 2				
Foyer (including pram storage)	1	10	10	
Director's Office	1	8	8	
Meeting Room	1	8	8	
Admin Area *	1	12	12	
Kitchen (min size 16sqm)	1	13.5	16	0.15sqm per child
Pantry	1	6	6	
Store Room	1	8	8	
Staff Toilets (1wc per 15 staff)	2	15	22.5	20sqm for first wc
Disabled Toilets	1	12	12	+ 2.5sqm for each additional
Bin Storage	1	12	12	
Laundry	1	10	10	
Staff Breakout	1	15	15	
Staff Planning *	1	12	12	
Sub Total			270	
Circulation (excl. outdoor play)	15%		84.38	
Built Enviroment (Including Circulation)			646.85	
Total Space Required m² Approx			1276.88	

Warm Fit-out of Proposed Childcare Facility

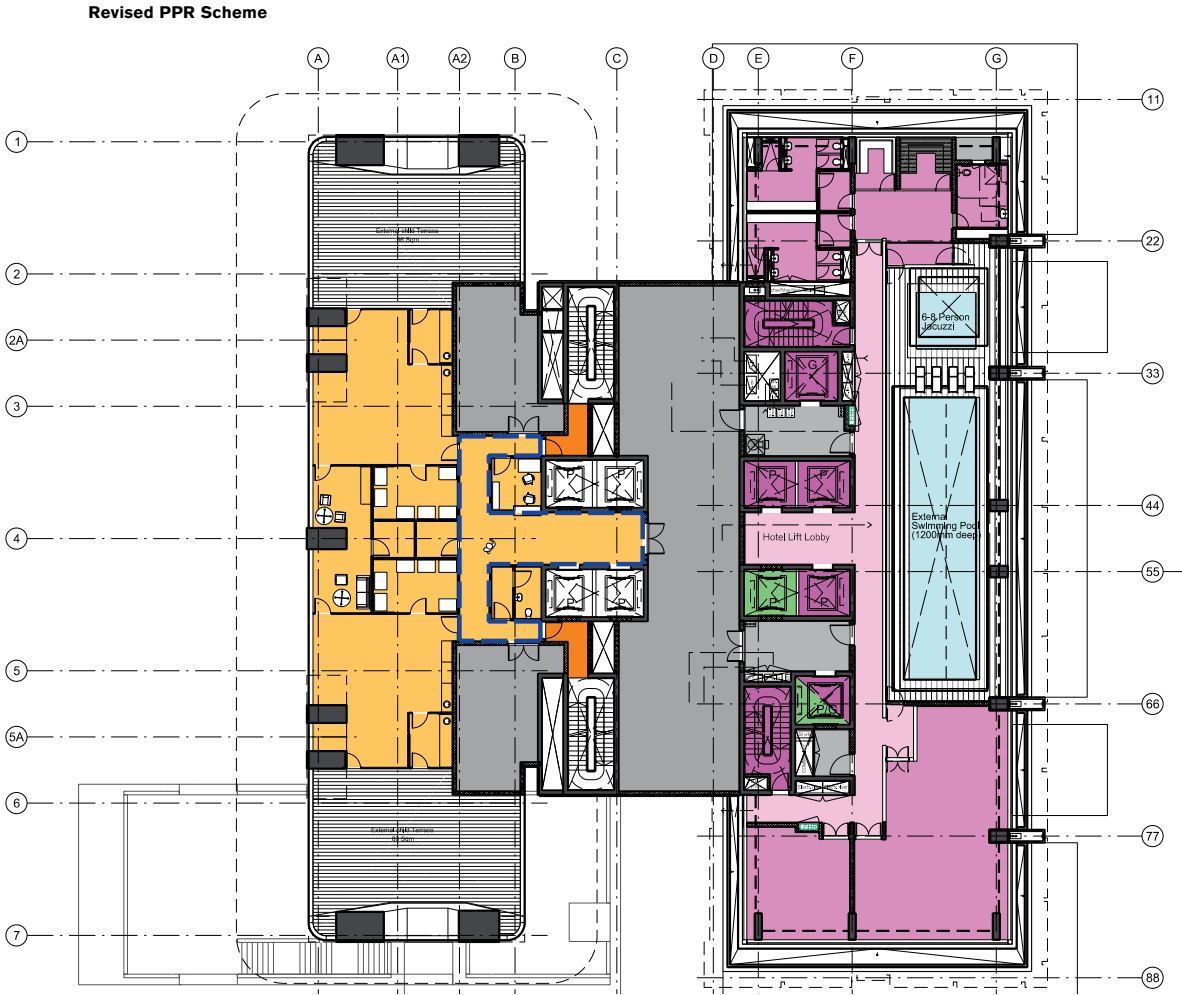
Childcare Centre Level 03 - Option 1.

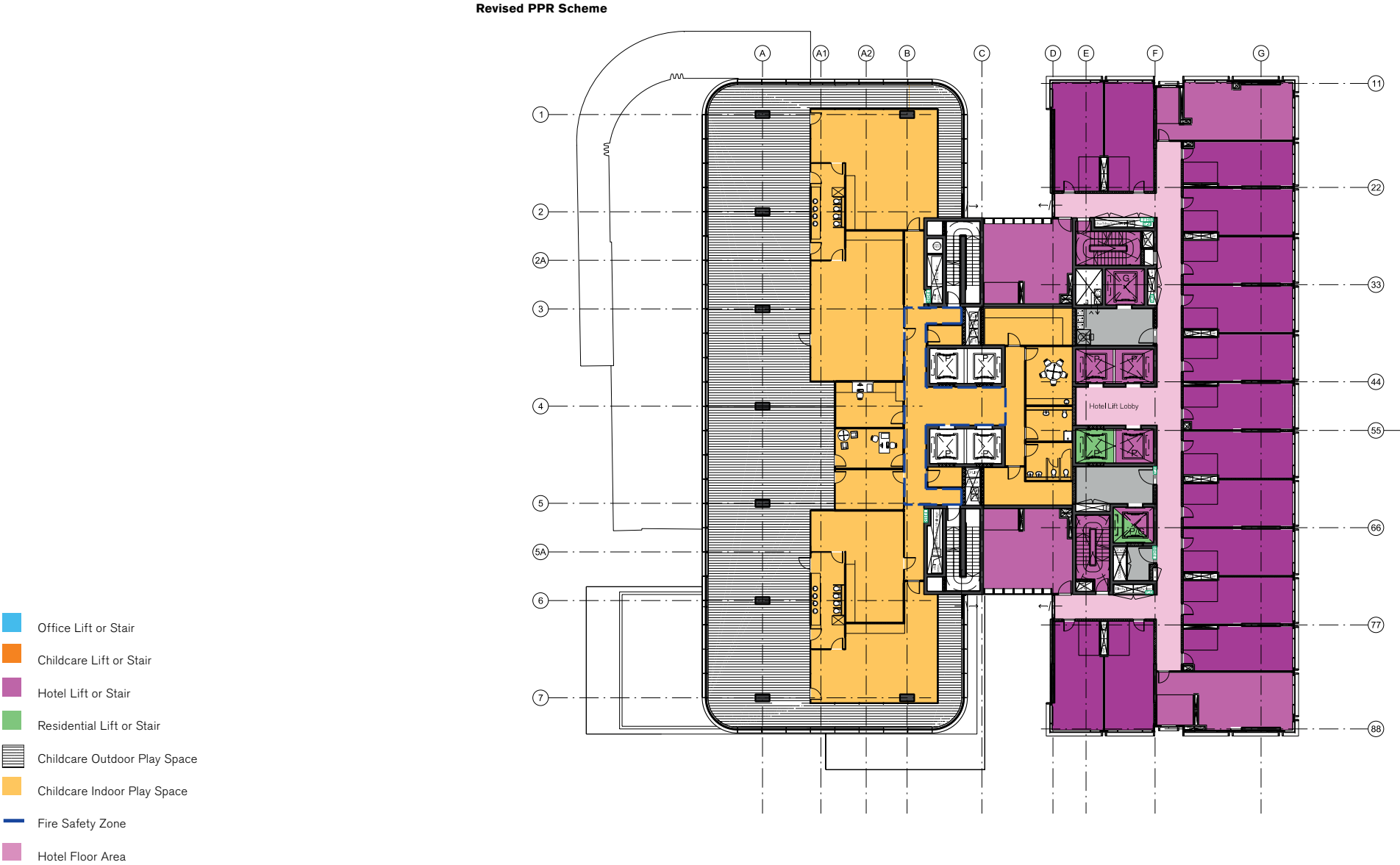
The design for the Childcare layouts, as a result of the design development in collaboration with Future Space, established that it was possible to achieve a 90 children space facility on Level 03 and Level 04 within Block 4N.

The indicative layouts proposed on these pages illustrate the viability to have a Childcare facility which does not require an interconnecting staircase between the two levels. The explanation behind this line of thought is further explained within a separate report prepared by Future Space and referenced in the cover letter for the Block 4N PPR submission by JBA.

Option 1 presented on these two pages is currently the preferred design for the Childcare Facility within Block 4N.

- Office Lift or Stair
- Childcare Lift or Stair
- Hotel Lift or Stair
- Residential Lift or Stair
- Childcare Outdoor Play Space
- Childcare Indoor Play Space
- Fire Safety Zone
- Hotel Floor Area



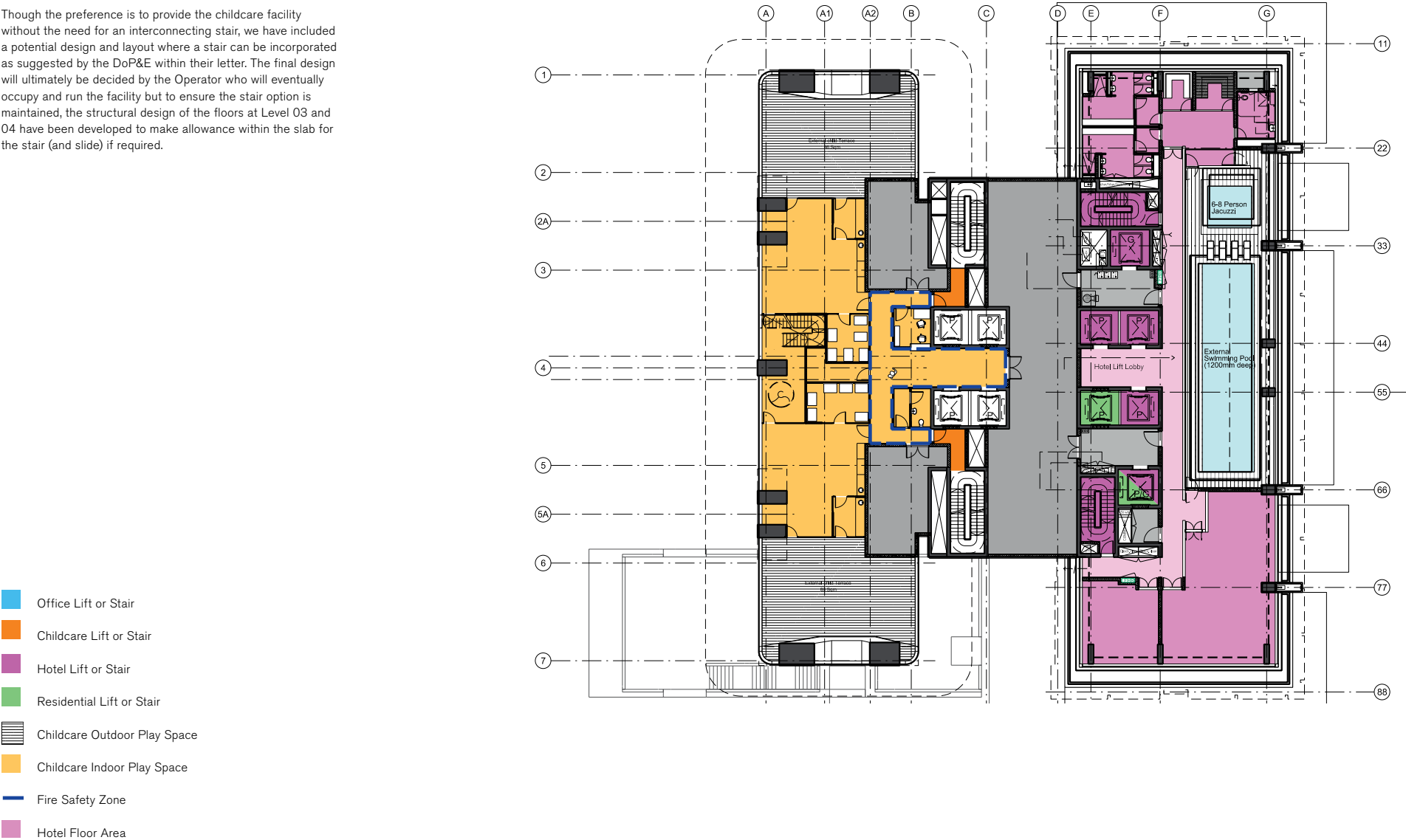


Warm Fit-out of Proposed Childcare Facility

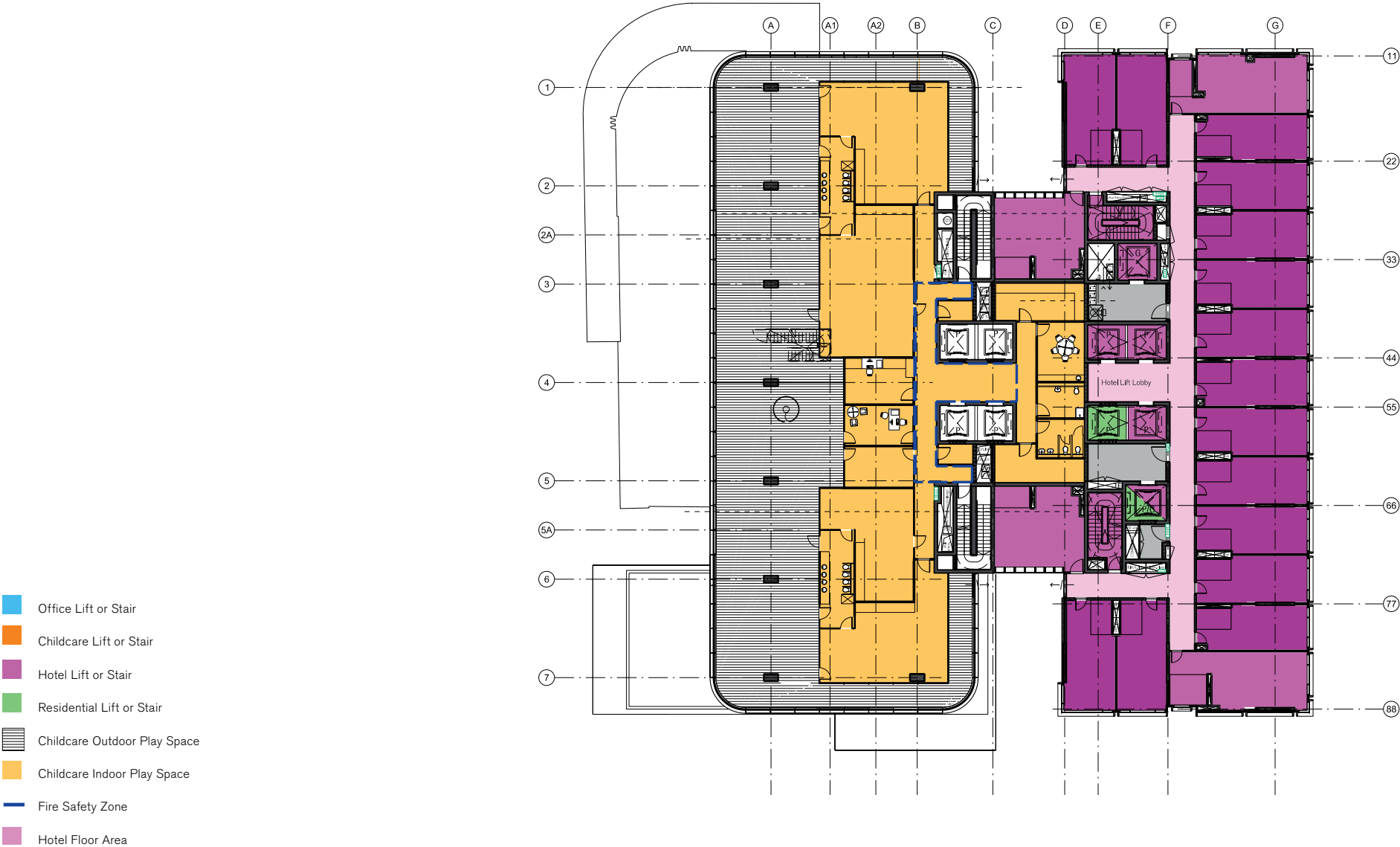
Childcare Centre Level 03 - Option 2.

Though the preference is to provide the childcare facility without the need for an interconnecting stair, we have included a potential design and layout where a stair can be incorporated as suggested by the DoP&E within their letter. The final design will ultimately be decided by the Operator who will eventually occupy and run the facility but to ensure the stair option is maintained, the structural design of the floors at Level 03 and 04 have been developed to make allowance within the slab for the stair (and slide) if required.

Alternative - Revised PPR Scheme



Alternative - Revised PPR Scheme



In this chapter, the document provides an update of the overall space with regards the landscaping proposal and the minor revisions done in relation to the design of the circulation bridges which traverse the space.

This chapter also addresses amendments to the size and extent of the roof canopy at the top of the building to ensure it is more appropriate in scale.

Residential Void

Base of Residential Void
Hotel Level 13, Residential Level 11

The overall concept of the Residential Void has not changed from the proposal set out with the original SSDA submission. The revised scheme with the PPR documentation maintains the idea of a landscape retreat and circulation space at Level 11 away from the more urban environment surrounding Block 4N. The following pages of this chapter looks to provide an update in the design of this space and the minor revisions which have had to occur to the layout due to the evolution of the structural design.

SSDA Scheme

