



NORDON JAGO ARCHITECTS PTY LTD
NSW Certificate No. 97557

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6th August 2019

Ganellen

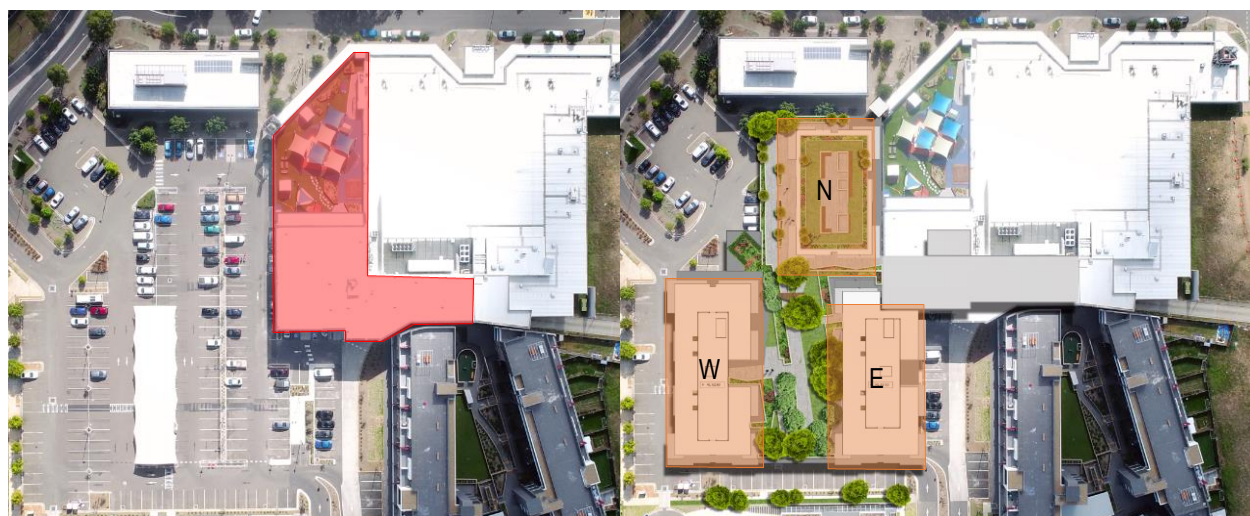
30 Montague Street,
Balmain
NSW 2041

A: **Steven Stamateris** | Investment Analyst
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Dear Steven

RE: **Ropes Crossing Childcare Centre**

Village Shopping Centres have recently submitted a Concept Development Application (DA) to Blacktown City Council at their Ropes Crossing Shopping Centre (8 Central Place, Ropes Crossing) for 128 shop-top apartments. This proposed development is to be situated on the existing at grade carpark adjacent to the existing Shopping Centre + Child Care Centre.



(Existing Shopping Centre with Childcare Shaded Red)

(Concept DA with Residential buildings Shaded Orange)

Nordon Jago was founded in 1990 and has grown to a team of 25, we have designed childcare centres and have been involved in the certification process with NSW Department of Education for ten years.

We have been engaged by Village Shopping Centres to professionally comment on issues raised by Council in regards to the operations of the Childcare Centre in their preliminary feedback of 07/06/19, as follows

1. North building overlooking the external play area
2. East building obstructing 50% of staff balcony

We have also observed a change in condition to the natural light to the, (3), Cot Room, and comment on the provision made by the current Level 1 apartment building design as to mitigate this change.

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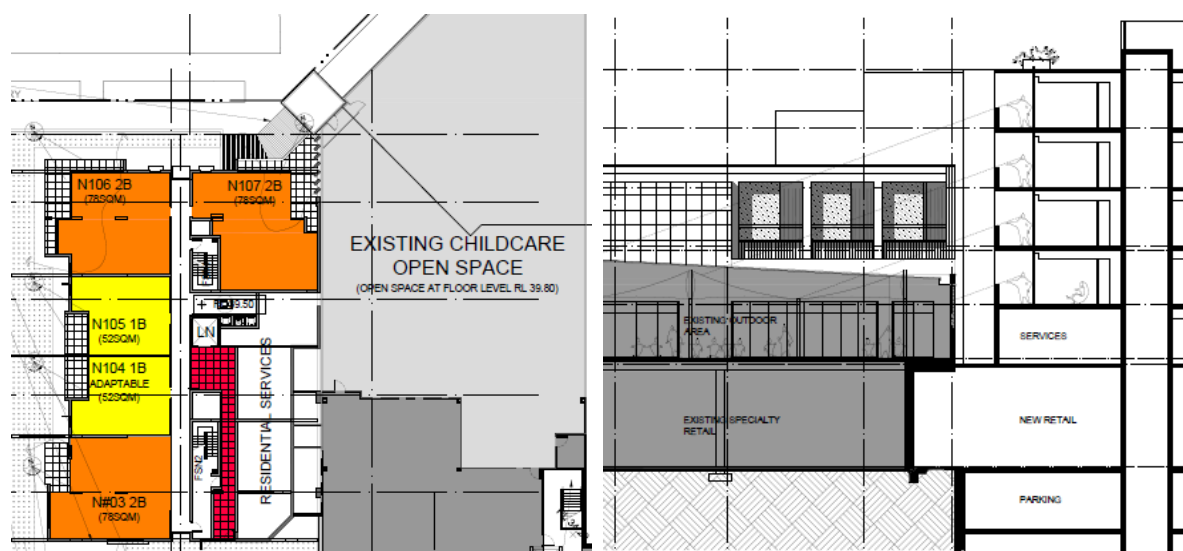


1. North building overlooking the external play area

We note the current design has mitigated overlooking from the North building by

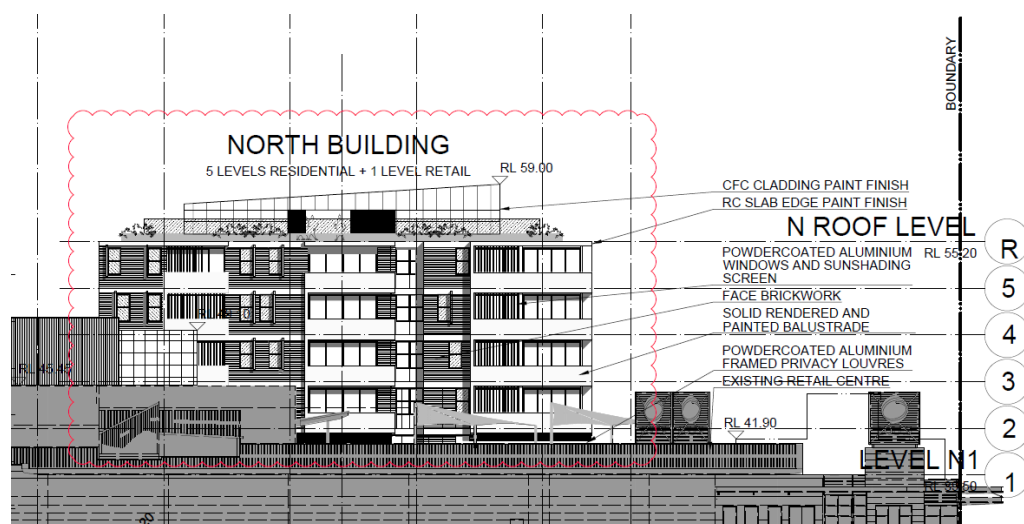
- Recognising an existing 1.6m balustrade perimeter wall and shade sails sit at the playground level (equivalent to L1)
- Minimising the number of units on L1; there is one unit only to the Northern end of the building with balcony looking North (and screened by vertical louvers)
- Installing solid balustrades (in lieu of the typical glazed) to all apartments on the Eastern elevation

We have designed many childcare centres in the Sydney Metropolitan area with similar mitigants to adjacent overlooking developments



L1 Plan Illustrating one unit only to East side of building

Section through building illustrating site lines



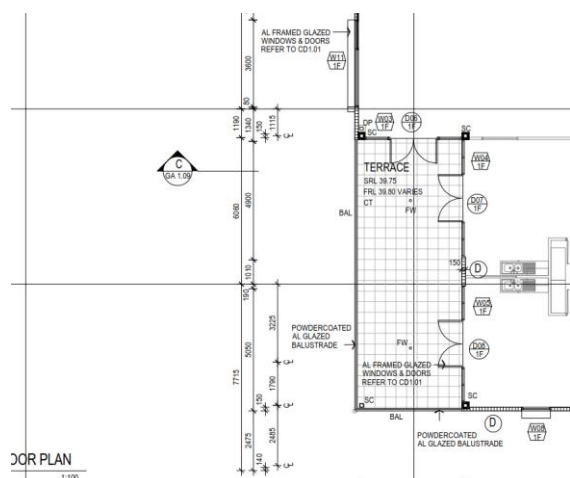
Elevation of Eastern side of North Building Illustrating solid balustrades

2. East building obstructing 50% of the staff balcony

- This is a staff balcony
- This is used as a staff area and is not a Department of Education requirement, as a result this change in balcony open space will not impact childcare licensing and operations



- c. We understand this is an existing amenity that is being affected (however we see no issue as only half the balcony will be encased by the adjacent residential balcony)
- d. The location of the childcare provides more amenity than most (above a local town centre across the road from large park and thus has major amenity in its immediate location)



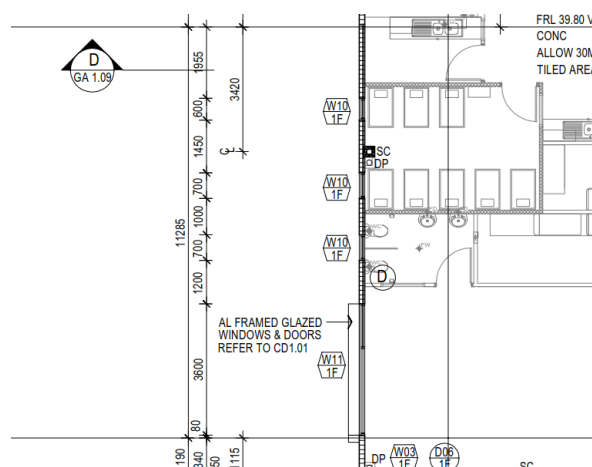
Existing Design



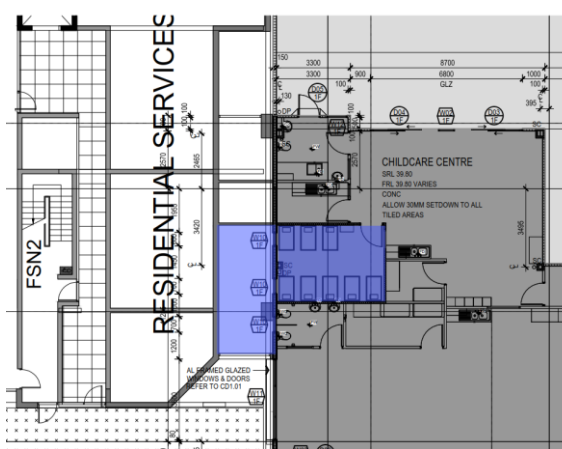
New Design

3. Access to light in Cot Room

- a. Section F4.2 of the NCC 2019 requires that natural light be provided to sleeping rooms of class 9b. The area of natural light provided needs to be min of 10% of the floor area. Dedicating an area of the new L1 Northern building to an extension of the Cot Room will ensure this natural light is retained. The proposed glazing should be sized to meet the requirement.



Existing Design



New Design

Conclusion

We see no foreseeable issues with the new residential DA in relation to its effect on the exiting childcare operations.

Yours faithfully

Gyula Toth

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