

Drawing List					
Sheet Number	Name	Scale	Revision	Date	Sheet Size
DA00.000_Cover Sheet					
DA00.000	Cover Sheet	NA	C	10.07.2026	A1
DA00.200_Schedules					
DA00.201	GFA Diagrams		D	10.07.2026	
DA00.202	NLA/NSA Diagrams		D	10.07.2026	
DA00.400_Location Plans, Legends & Notes					
DA00.400	Context Plan		D	10.07.2026	
DA00.500	Existing Site Plan		D	10.07.2026	
DA00.700	Demolition Plan		D	10.07.2026	
DA00.800	Proposed Site Plan		D	10.07.2026	
DA01.100_General Arrangement Floor Plans					
DA01.101	General Arrangement - Floor Plan - Level Ground		D	10.07.2026	
DA01.102	General Arrangement - Floor Plan - Level 1		D	10.07.2026	
DA01.103	General Arrangement - Floor Plan - Level 2		D	10.07.2026	
DA01.104	General Arrangement - Floor Plan - Typical Level (Level 3 - Level 7)		E	10.07.2026	
DA01.109	General Arrangement - Floor Plan - Level 8		B	10.07.2026	
DA01.111	General Arrangement - Floor Plan - Roof		D	10.07.2026	
DA03.000_Building Elevations					
DA03.001	Building Elevation - North		D	10.07.2026	
DA03.002	Building Elevation - South		D	10.07.2026	
DA03.003	Building Elevation - East		D	10.07.2026	
DA03.004	Building Elevation - West		D	10.07.2026	
DA03.300_Building Sections					
DA03.320	Building Section A		D	10.07.2026	
DA03.321	Building Section B		D	10.07.2026	
DA03.322	Building Section C		D	10.07.2026	
DA03.323	Building Section D		D	10.07.2026	
DA04.000_Apartment Types					
DA04.100	1 Bed - Apartment Types		D	10.07.2026	
DA04.200	2 Bed - Apartment Types		D	10.07.2026	
DA08.000_Overlooking Diagram					
DA08.000	Overlooking Diagram		C	10.07.2026	
DA20.000_Shadow Diagrams					
DA20.001	Shadow Diagrams - Winter Solstice		C	10.07.2026	
DA20.002	Shadow Diagrams - Summer Solstice		C	10.07.2026	

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Appendix 2

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12 August 2026
DA2600108

Project / **7-11 King William Street** Drawing / **Cover Sheet**

Project No / **223272** Author / **OB**

Scale: @ A1/

Drawing No. / **DA00.000**

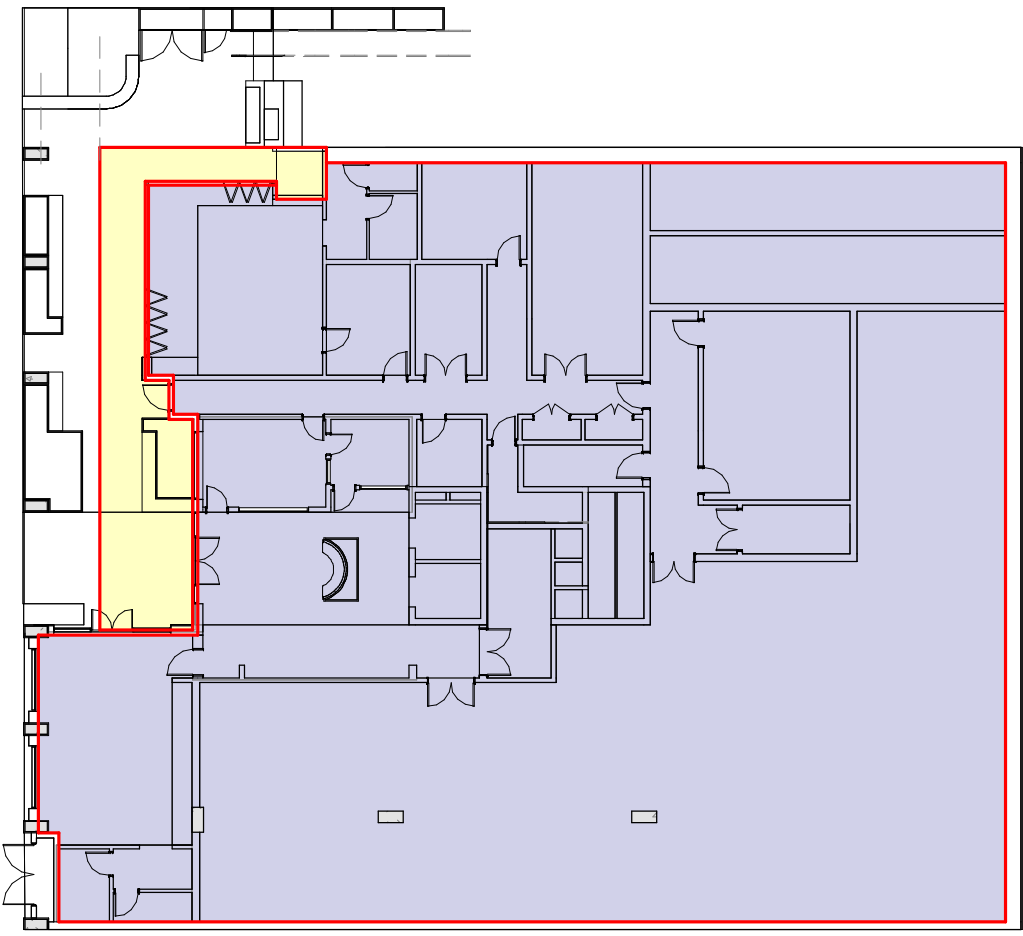
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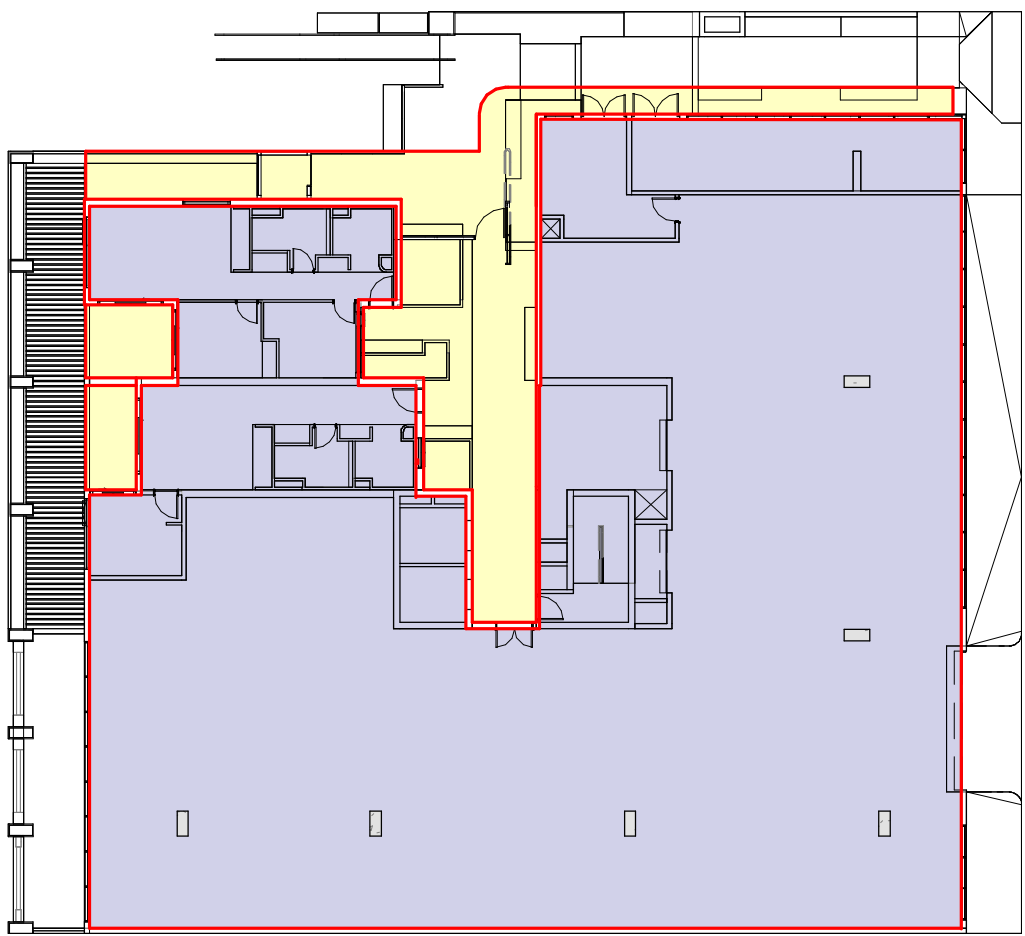
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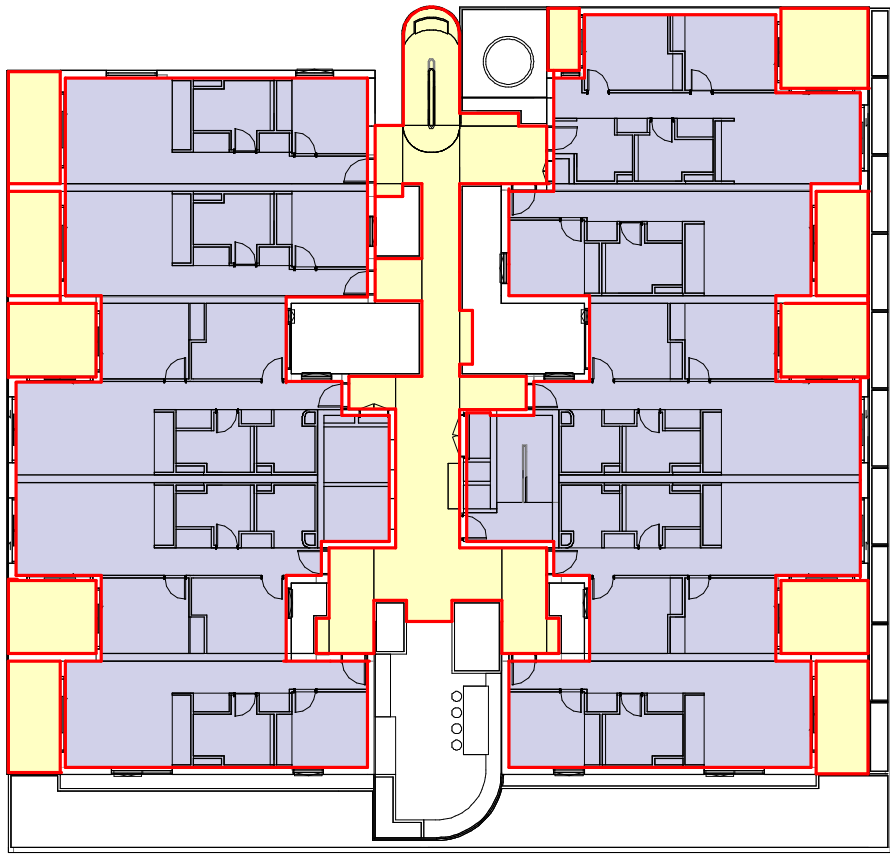
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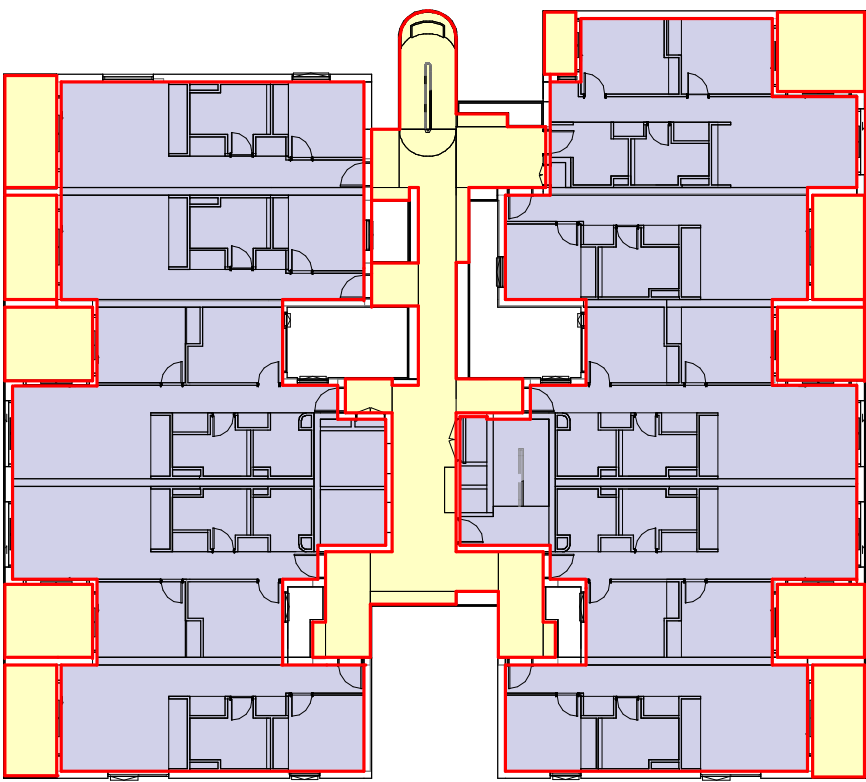
LEVEL GROUND



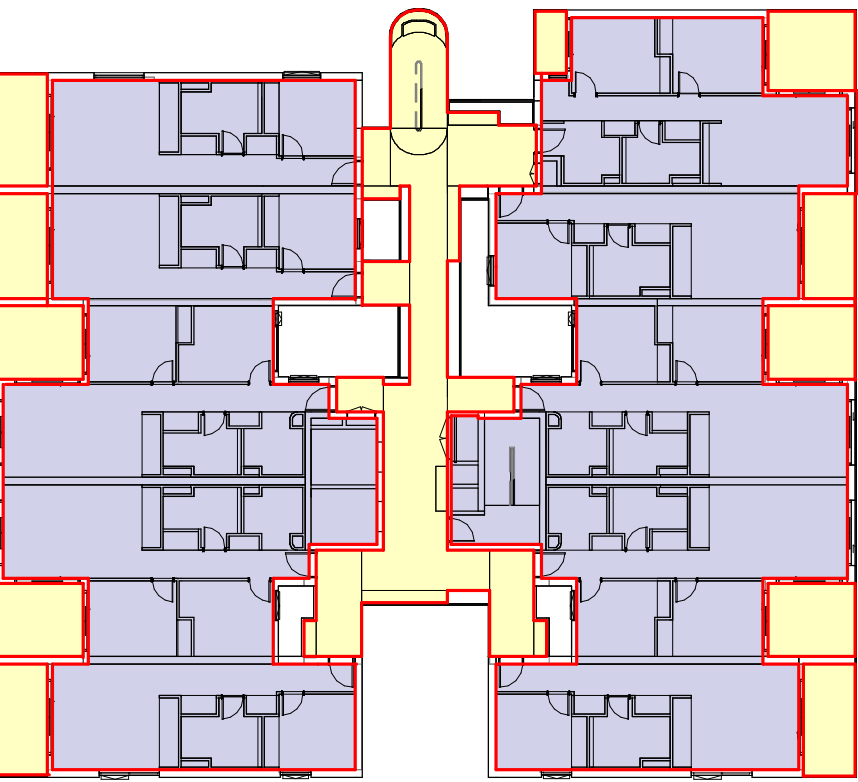
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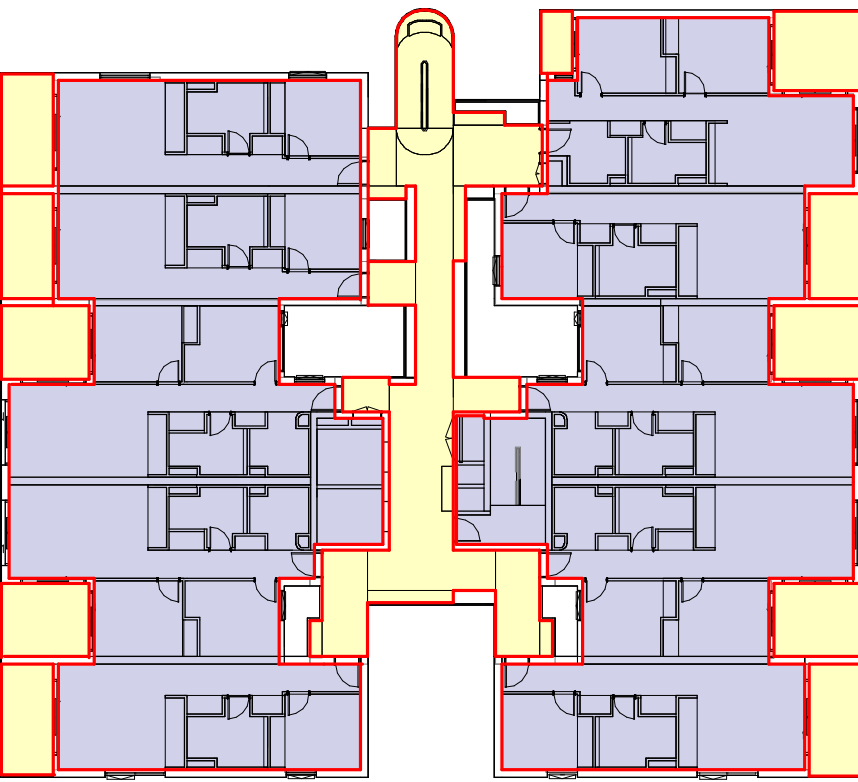
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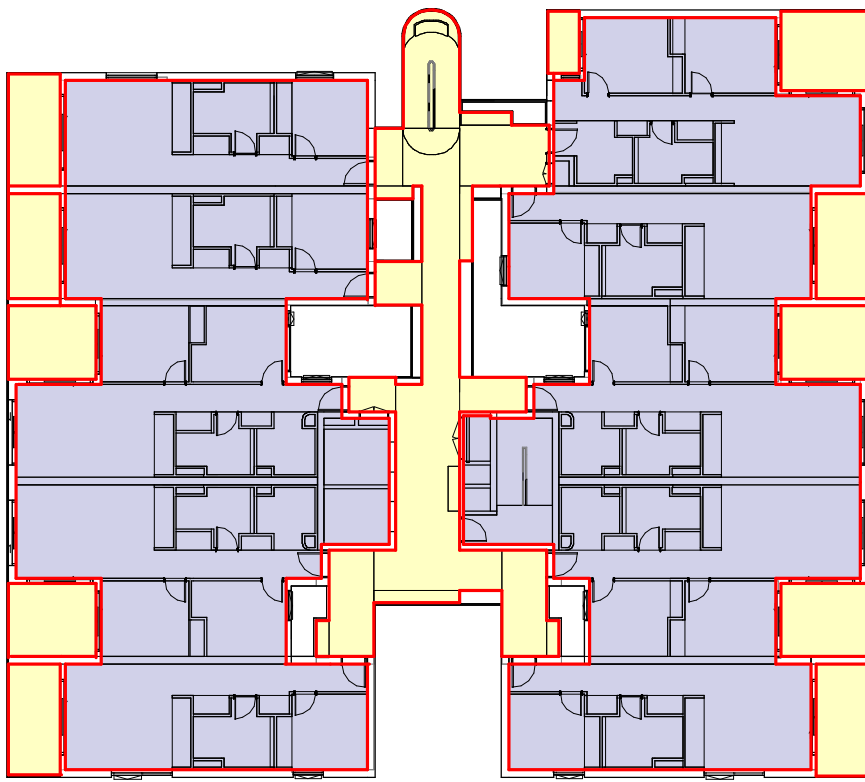
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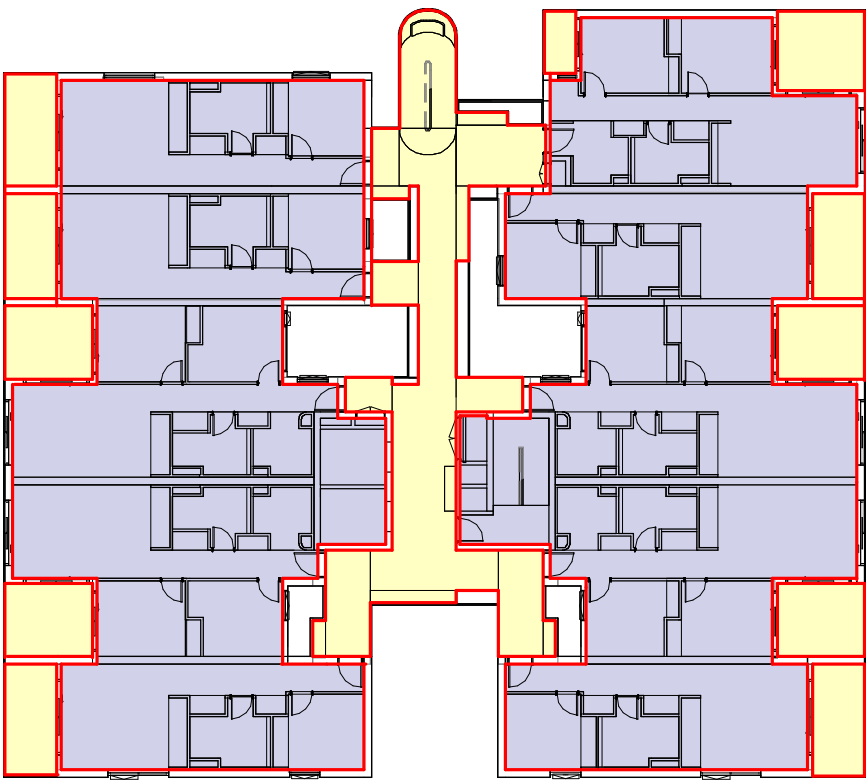
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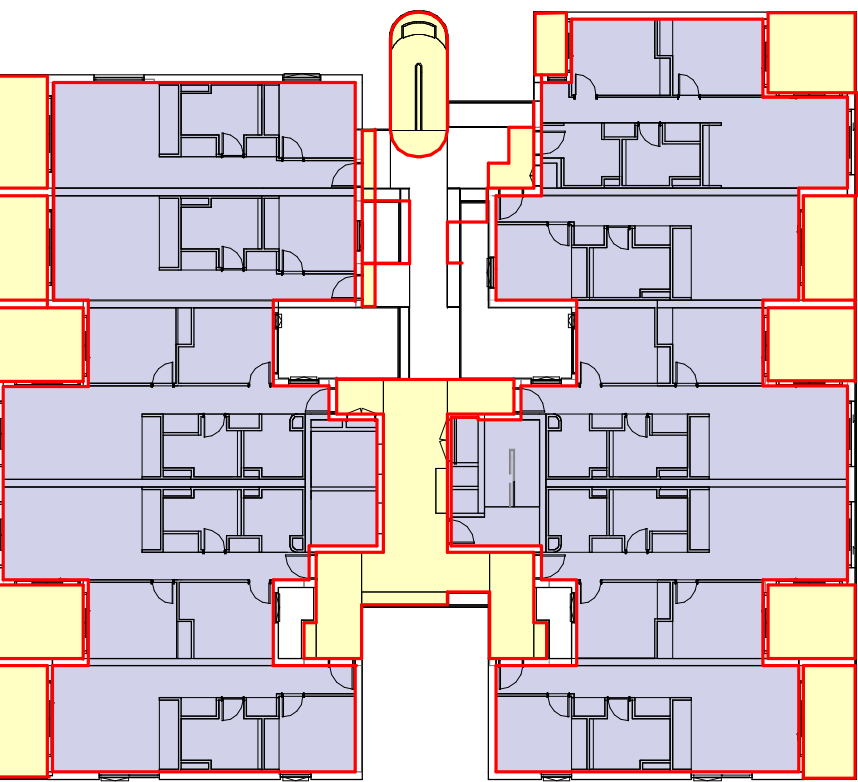
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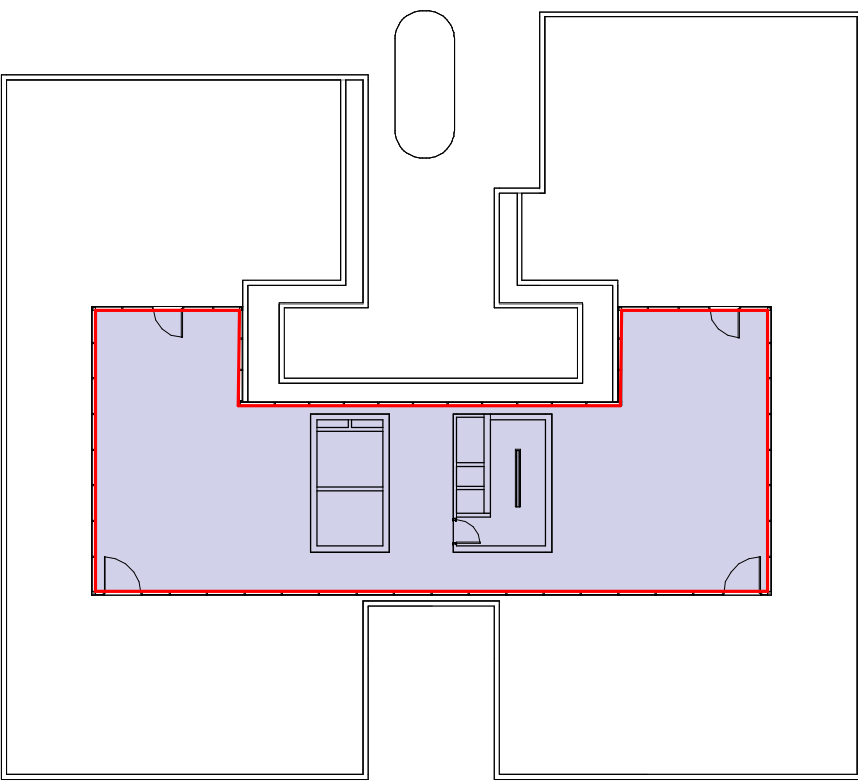
LEVEL 6



LEVEL 7



LEVEL 8



ROOF

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Project **7-11 King William Street** Drawing **GFA Diagrams**

7-11 King William Street, BAYSWATER

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Project No **223272** Author **BB** Scale: @ A1/ **1 : 300**

Drawing No **DA00.201**

D

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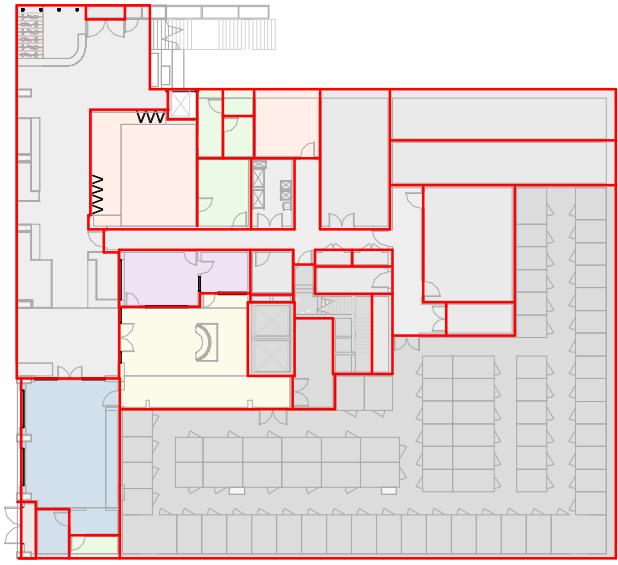
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LEVEL	GFA SCHEDULE		
	FECA	UCA	GFA
LEVEL GROUND	1046 m ²	63 m ²	1108 m ²
LEVEL 1	944 m ²	151 m ²	1095 m ²
LEVEL 2	312 m ²	190 m ²	839 m ²
LEVEL 3	312 m ²	189 m ²	838 m ²
LEVEL 4	312 m ²	189 m ²	838 m ²
LEVEL 5	312 m ²	189 m ²	838 m ²
LEVEL 6	312 m ²	189 m ²	838 m ²
LEVEL 7	312 m ²	189 m ²	838 m ²
LEVEL 8	312 m ²	162 m ²	811 m ²
ROOF	240 m ²	0 m ²	240 m ²
	4414 m²	1510 m²	8285 m²

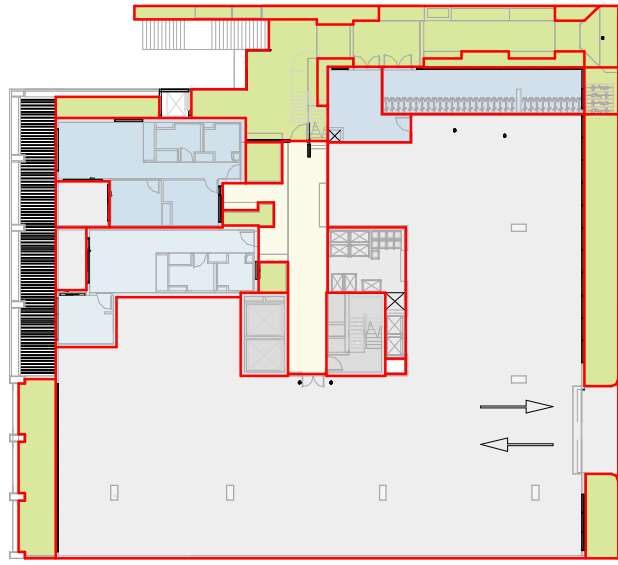
Gross Floor Area (GFA) Schedule
Australian Institute of Quantity Surveyors AIOQS GFA / FECA / UCA

***Disclaimer - GFA**
For overall building measurement purposes. Areas are not to be used for the purpose of lease or sale agreements. The information in this schedule is believed to be correct at the time of printing. Areas have been measured in accordance with the Australian Institute of Quantity Surveyors AIOQS GFA / FECA / UCA.

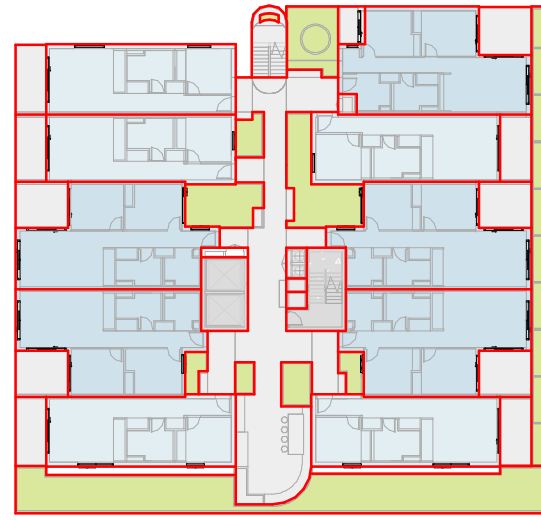
***Method of Measurement - GFA**
The sum of Fully Enclosed Covered Area + Unenclosed Covered Area. Measured to the internal face of external walls.



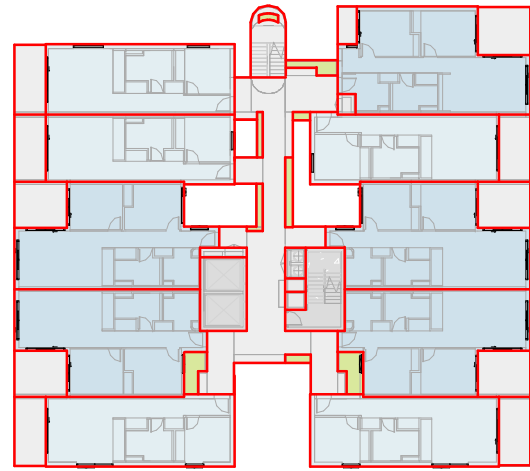
LEVEL GROUND



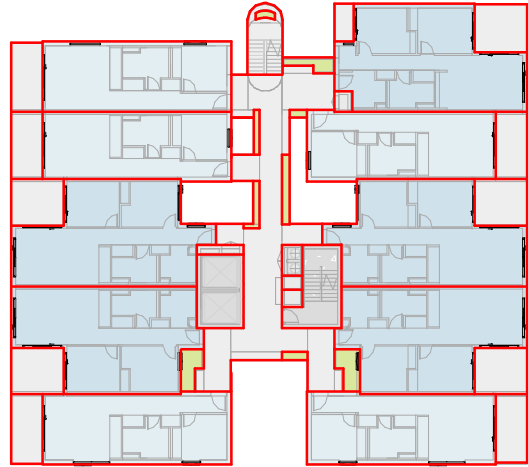
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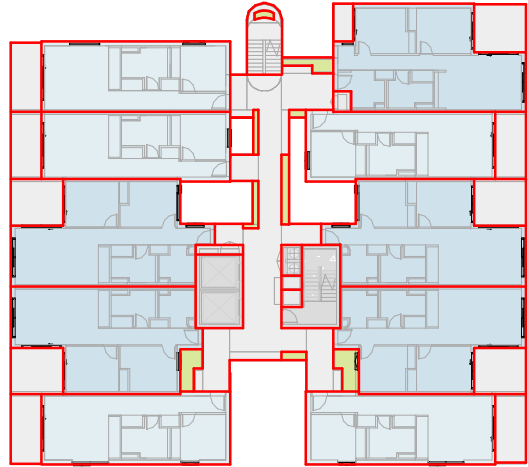
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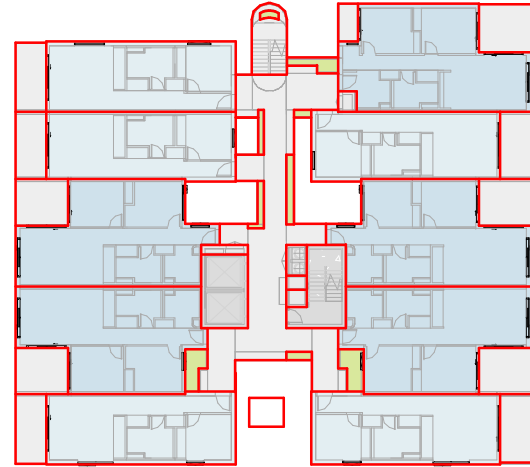
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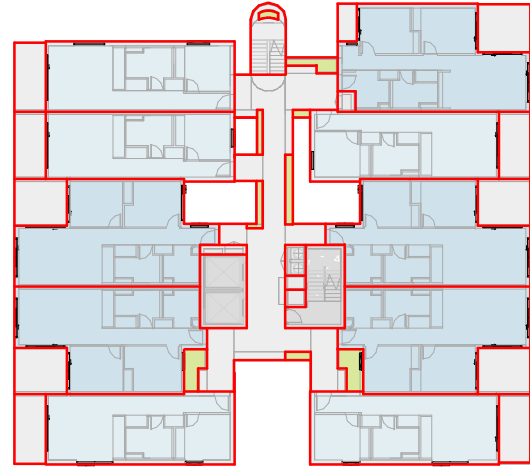
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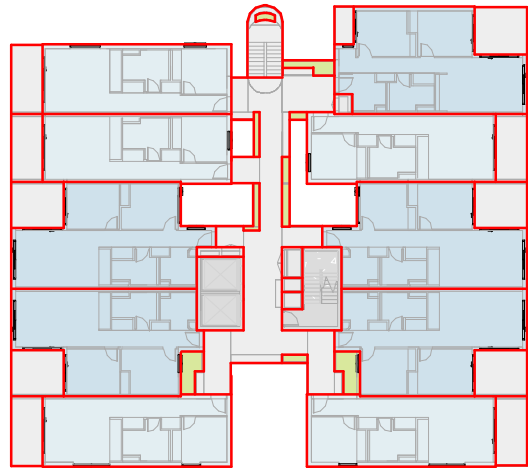
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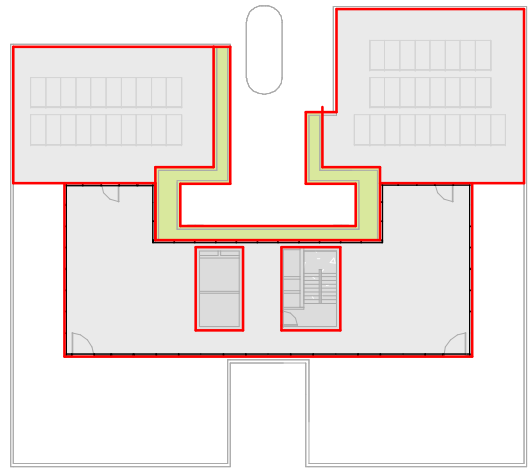
LEVEL 6



LEVEL 7



LEVEL 8



ROOF

LEVEL	RPA (NSA) Schedule									
	Parking	Landscape	NSA Residential	NLA Retail	Residential Amenities	Circulation & Services	Communal Terrace	Terrace / Balcony	1 Bed 1 Bath	2 Bed 1 Bath
LEVEL GROUND	0 m²	0 m²	0 m²	75 m²	69 m²	881 m²	164 m²	0 m²	0	0
LEVEL 1	720 m²	249 m²	142 m²	0 m²	63 m²	121 m²	0 m²	19 m²	1	1
LEVEL 2	0 m²	183 m²	660 m²	0 m²	0 m²	170 m²	0 m²	104 m²	5	5
LEVEL 3	0 m²	17 m²	661 m²	0 m²	0 m²	134 m²	0 m²	103 m²	5	5
LEVEL 4	0 m²	17 m²	661 m²	0 m²	0 m²	134 m²	0 m²	103 m²	5	5
LEVEL 5	0 m²	17 m²	661 m²	0 m²	0 m²	134 m²	0 m²	103 m²	5	5
LEVEL 6	0 m²	17 m²	661 m²	0 m²	0 m²	134 m²	0 m²	103 m²	5	5
LEVEL 7	0 m²	17 m²	661 m²	0 m²	0 m²	134 m²	0 m²	103 m²	5	5
LEVEL 8	0 m²	17 m²	661 m²	0 m²	0 m²	134 m²	0 m²	103 m²	5	5
ROOF	0 m²	47 m²	0 m²	0 m²	0 m²	510 m²	0 m²	0 m²	0	0
	720 m²	578 m²	4771 m²	75 m²	132 m²	2487 m²	164 m²	740 m²	36	36

Residential Property Area (RPA/NSA) Schedule
Property Council of Australia Method of Measurement

***Disclaimer - RPA**
For preliminary feasibility purposes. Areas are not to be used for the purpose of lease or sale agreements. Layouts may not comply with building or planning regulations. The information in this schedule is believed to be correct at the time of printing. Areas have been measured in accordance with the Property Council of Australia Method of Measurement.

***Method of Measurement - RPA**
The aggregate of floor space contained within a dwelling at each floor level.

% Mix		
1 Bed 1 Bath	2 Bed 1 Bath	Total
50.0%	50.0%	100%

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Project / **7-11 King William Street** Drawing / **NLA/NSA Diagrams**

7-11 King William Street, BAYSWATER

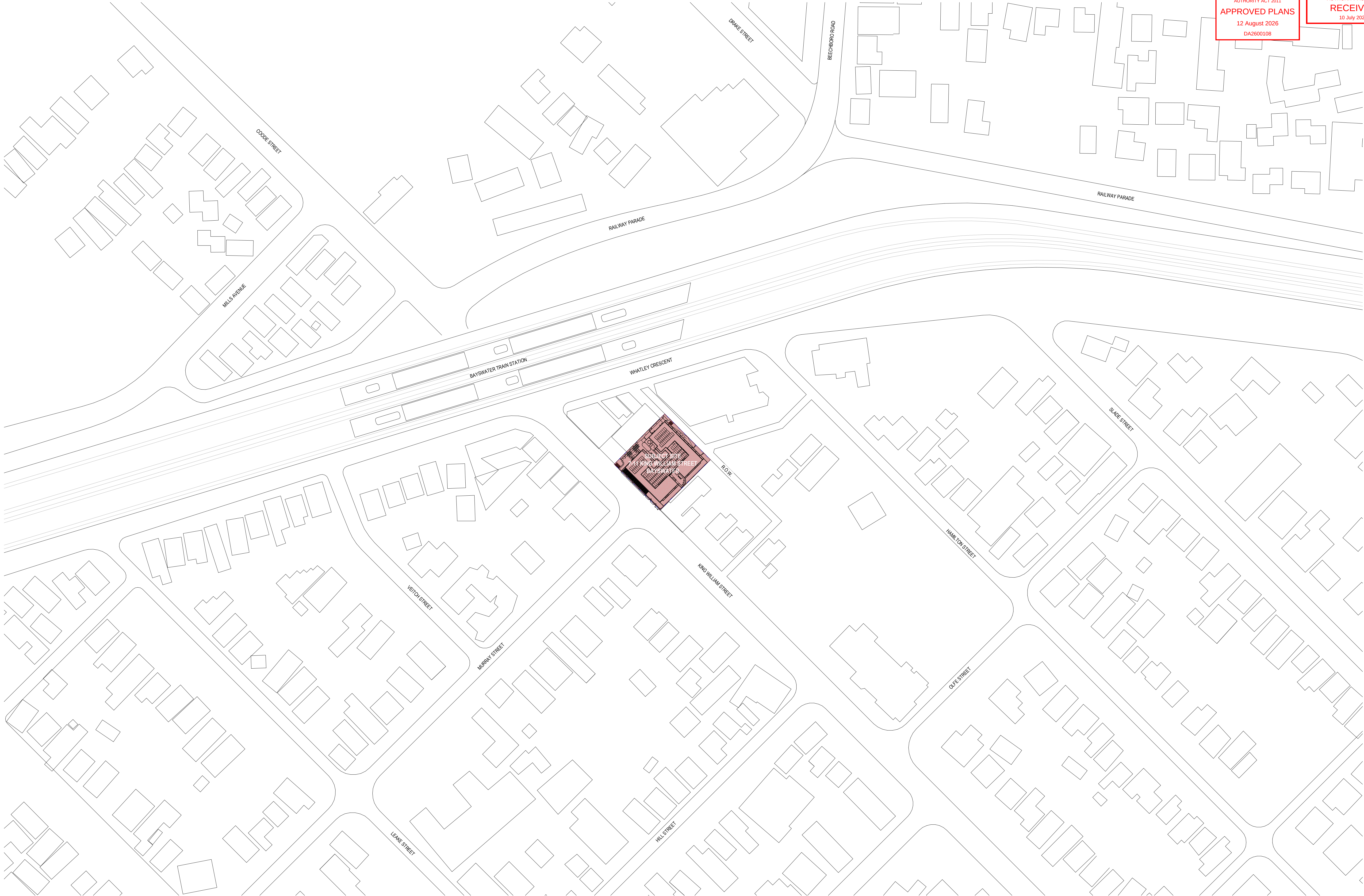
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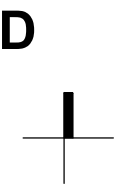
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Project **7-11 King William Street** Drawing **Context Plan**

7-11 King William Street, BAYSWATER

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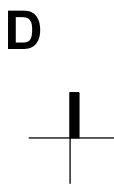
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Project **7-11 King William Street** Drawing **Existing Site Plan**

7-11 King William Street, BAYSWATER

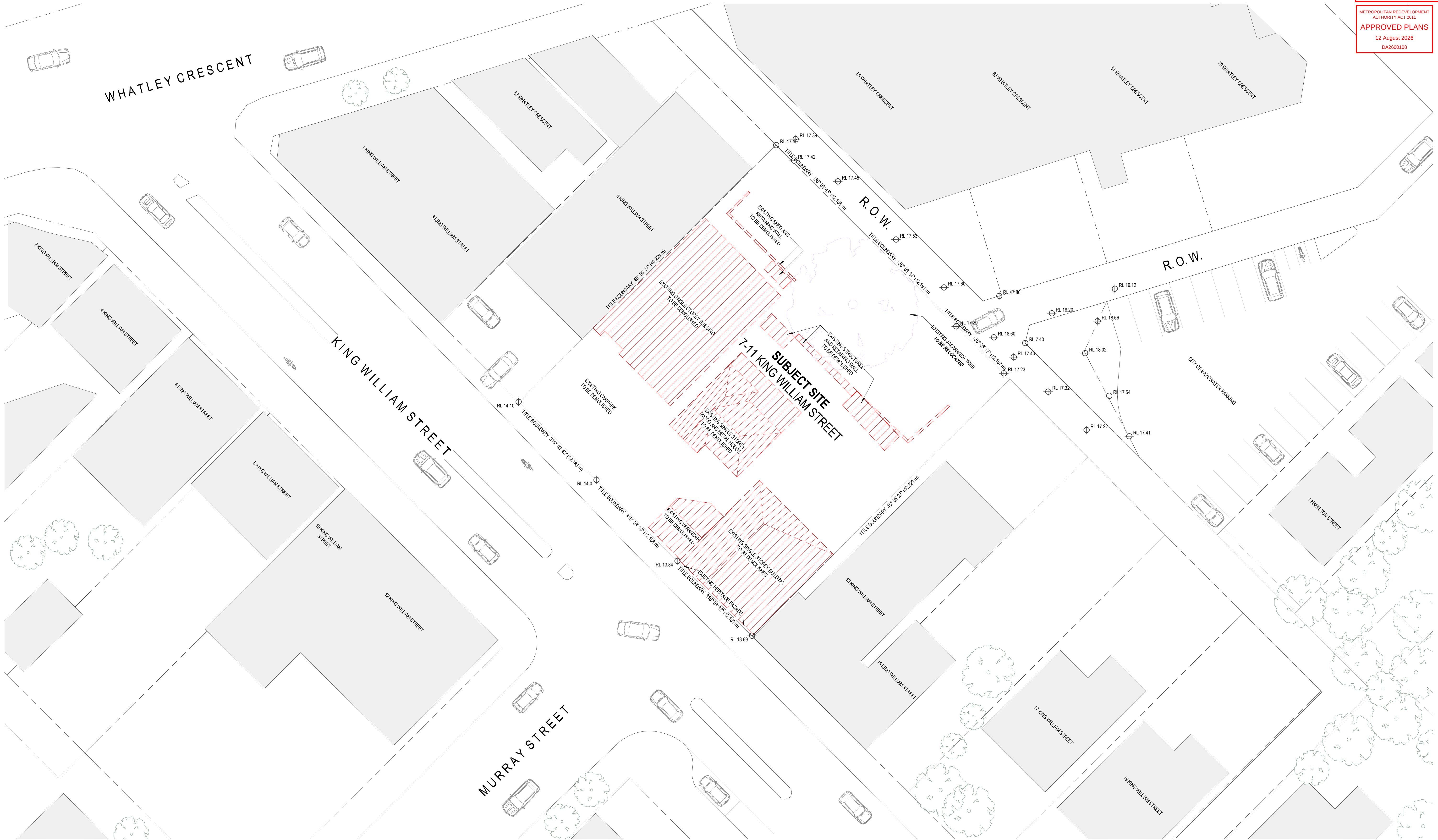
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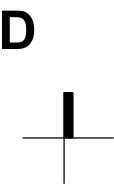
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Project **7-11 King William Street** Drawing **Demolition Plan**

7-11 King William Street, BAYSWATER

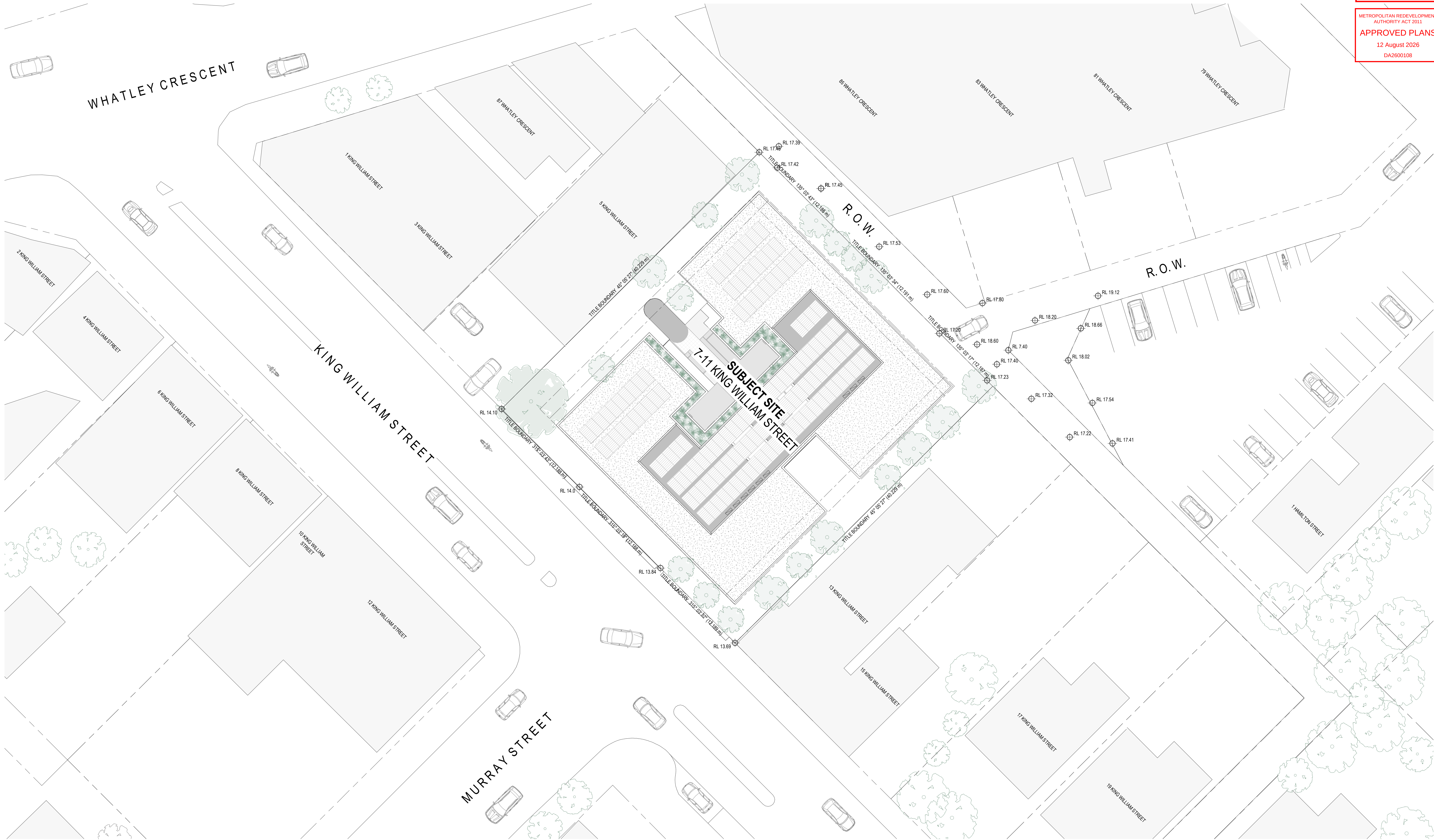
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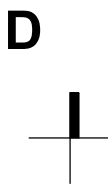
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Project **7-11 King William Street** Drawing **Proposed Site Plan**

7-11 King William Street, BAYSWATER

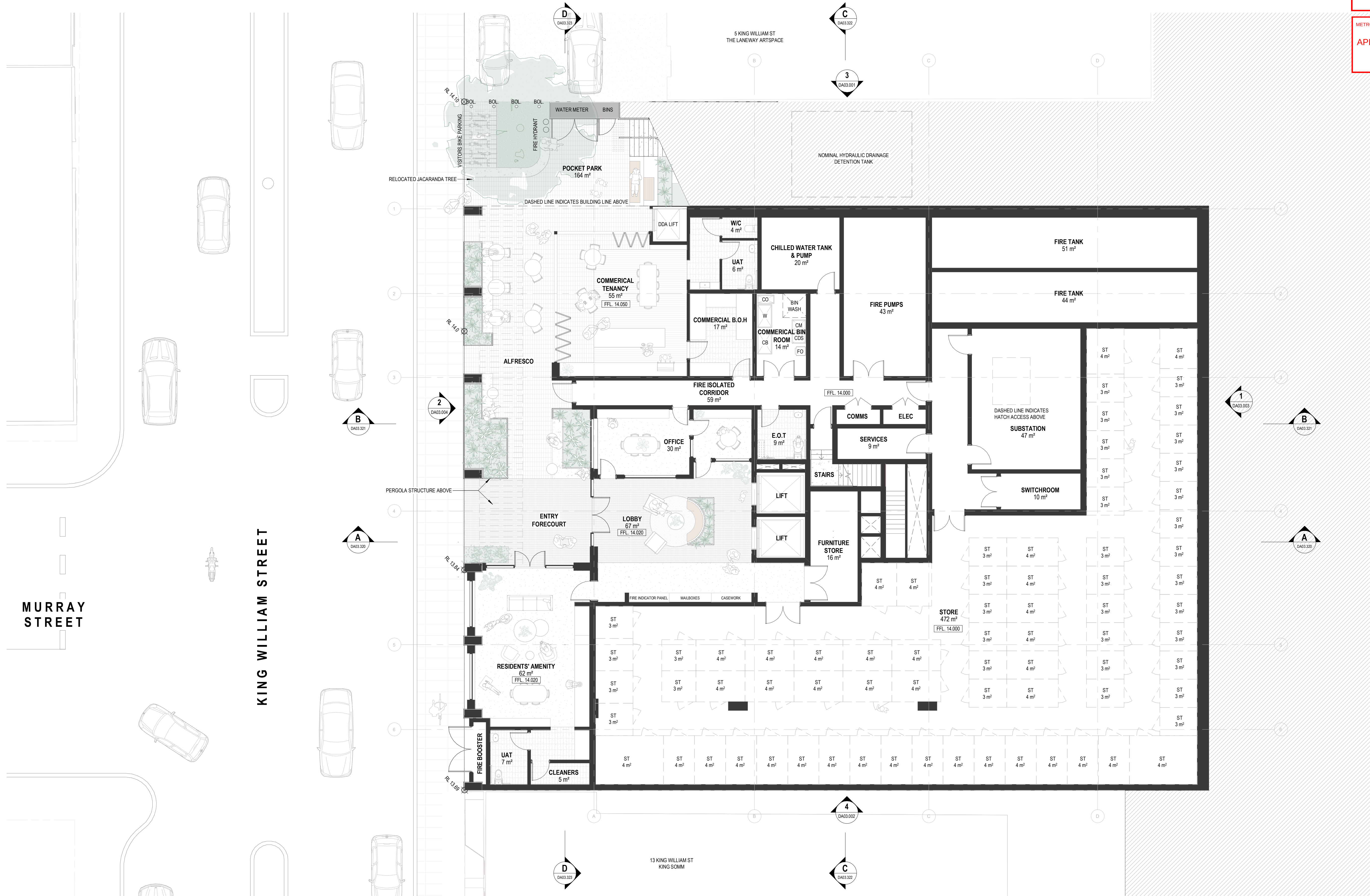
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Project **7-11 King William Street**

7-11 King William Street, BAYSWATER

Drawing **General Arrangement -
Floor Plan - Level
Ground**

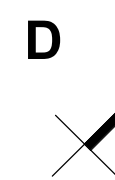
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Author **OB**

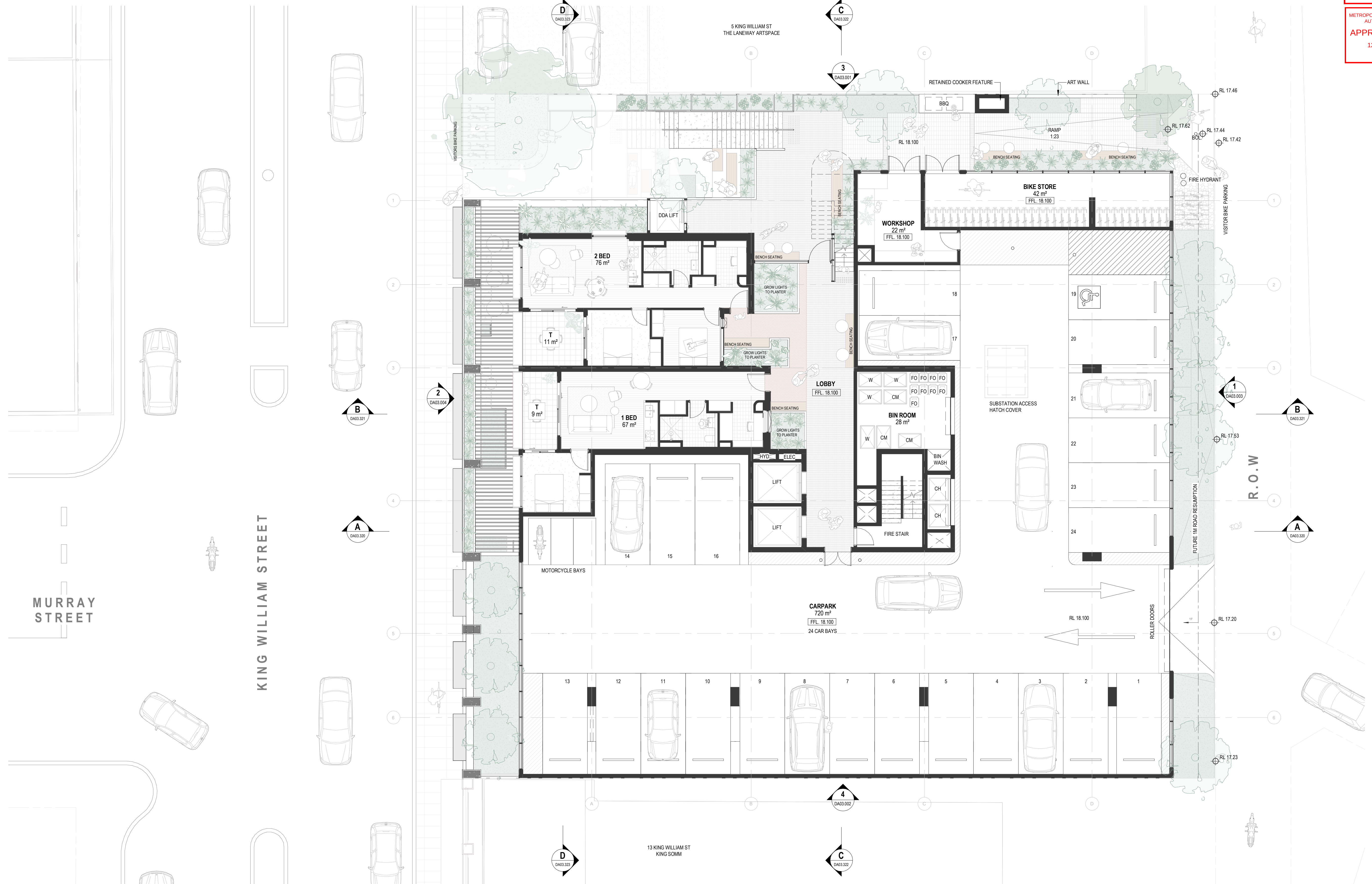
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Drawing No **DA01.101**



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Project **7-11 King William Street**

7-11 King William Street, BAYSWATER

Drawing **General Arrangement -
Floor Plan - Level 1**

Project No **223272**

Author **OB**

Scale: @ A1 **1 : 100**

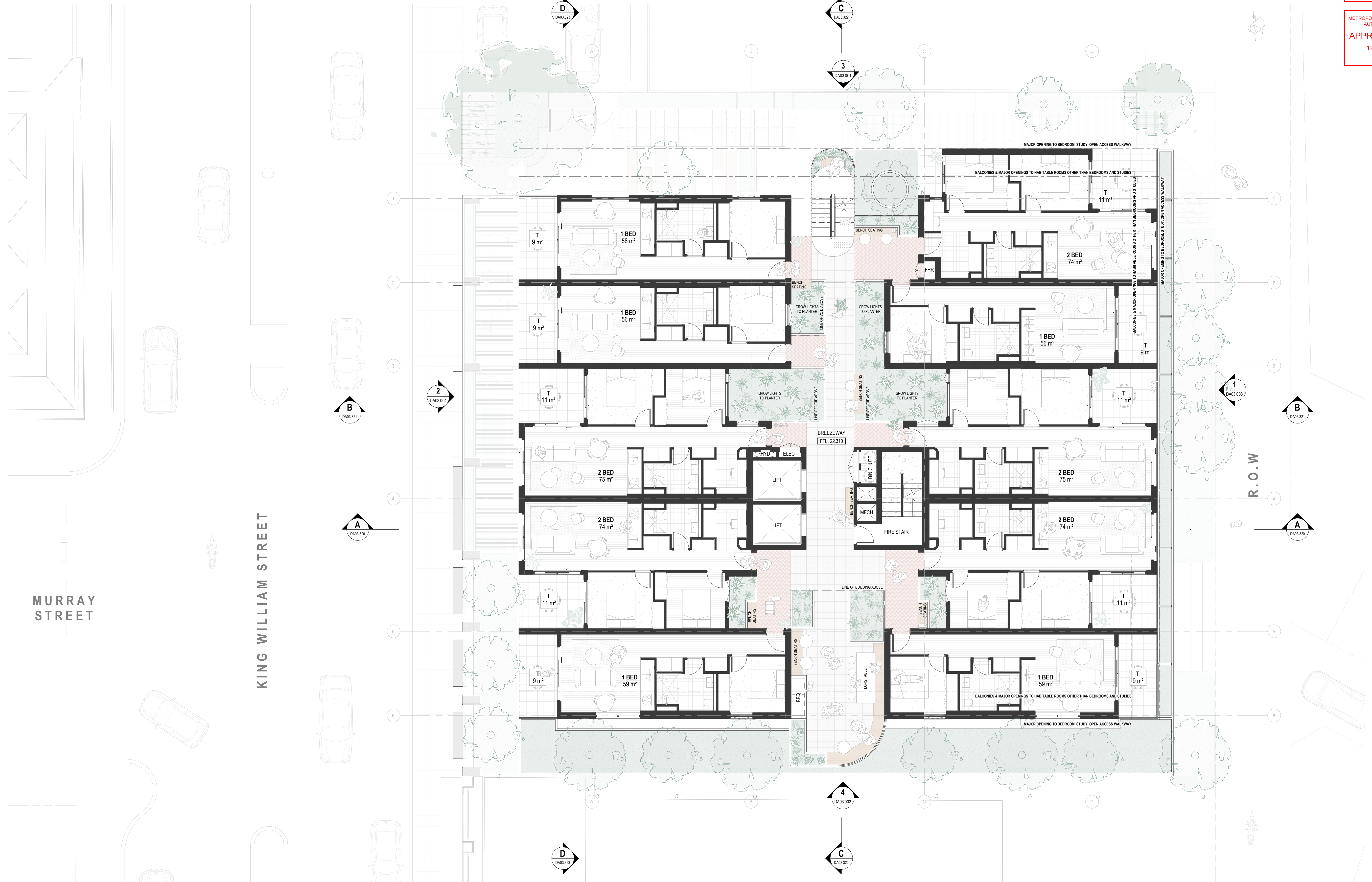
Drawing No **DA01.102**

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Project **7-11 King William Street**

7-11 King William Street, BAYSWATER

Drawing **General Arrangement -
Floor Plan - Level 2**

Project No **223272**

Author **OB**

Scale: @ A1 **1 : 100**

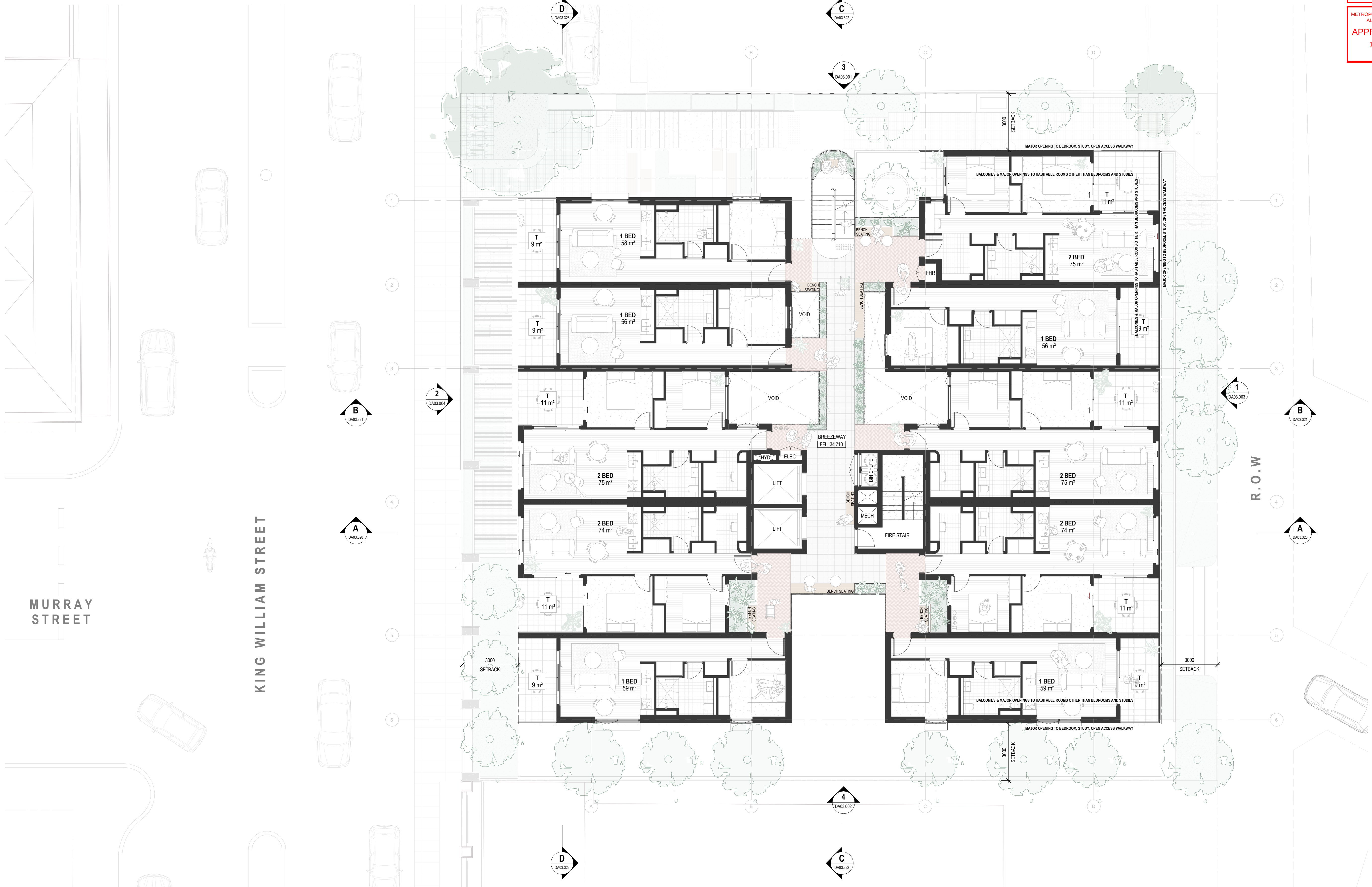
Drawing No **DA01.103**

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Project

7-11 King William Street

Drawing

General Arrangement -
Floor Plan - Typical
Level (Level 3 - Level 7)

Project No

223272

Author

OB

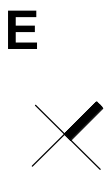
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1 : 100

Drawing No

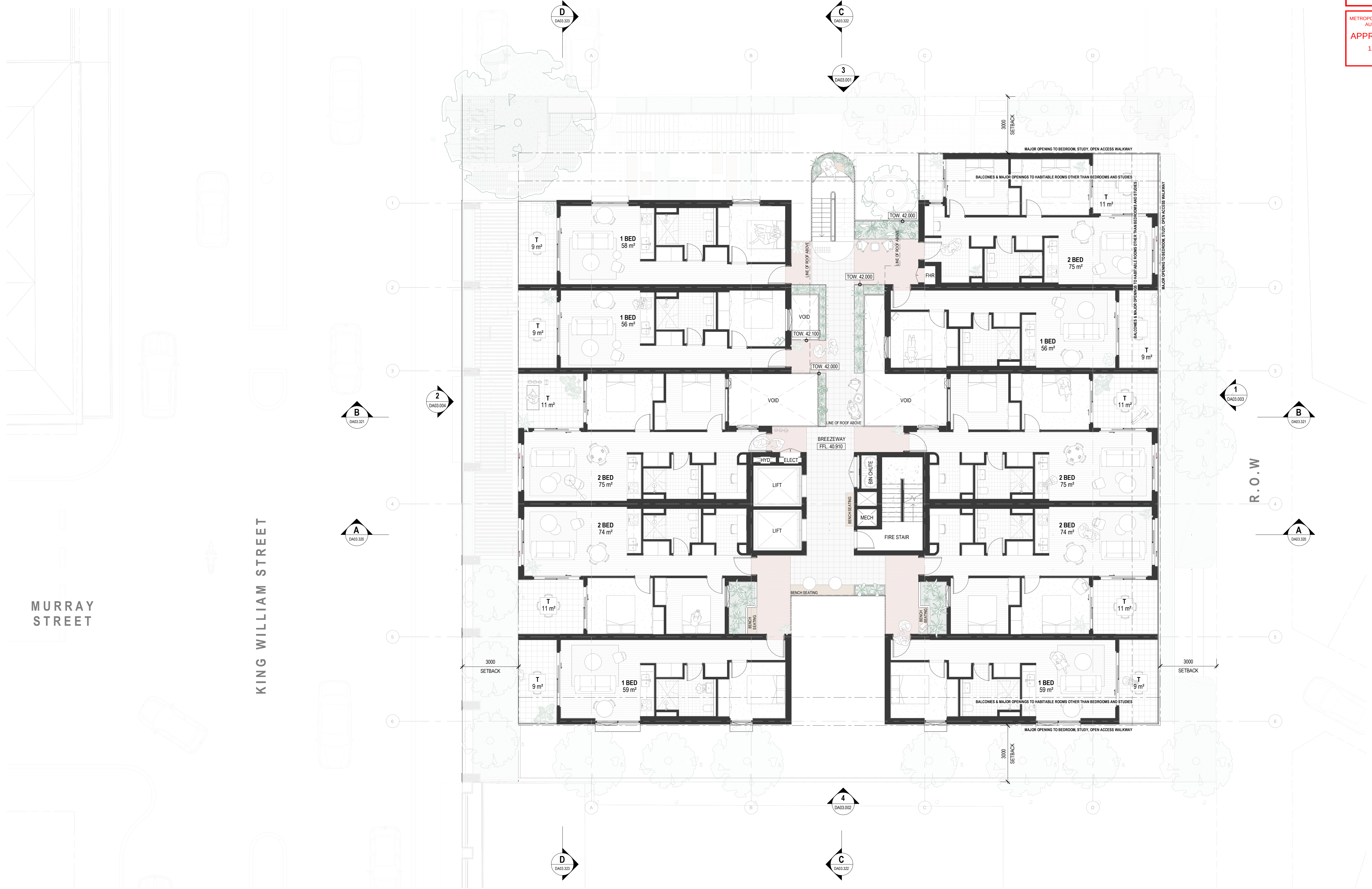
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DEVELOPMENT APPLICATION

Revisions	A	27.05.2026	DA Submission Update	OB
	B	10.07.2026	DA Submission Update	BB

Project **7-11 King William Street**

Drawing **General Arrangement -
Floor Plan - Level 8**

Project No **223272**

Author **OB**

Scale: @ A1/ **1 : 100**

Drawing No. **DA01.109**

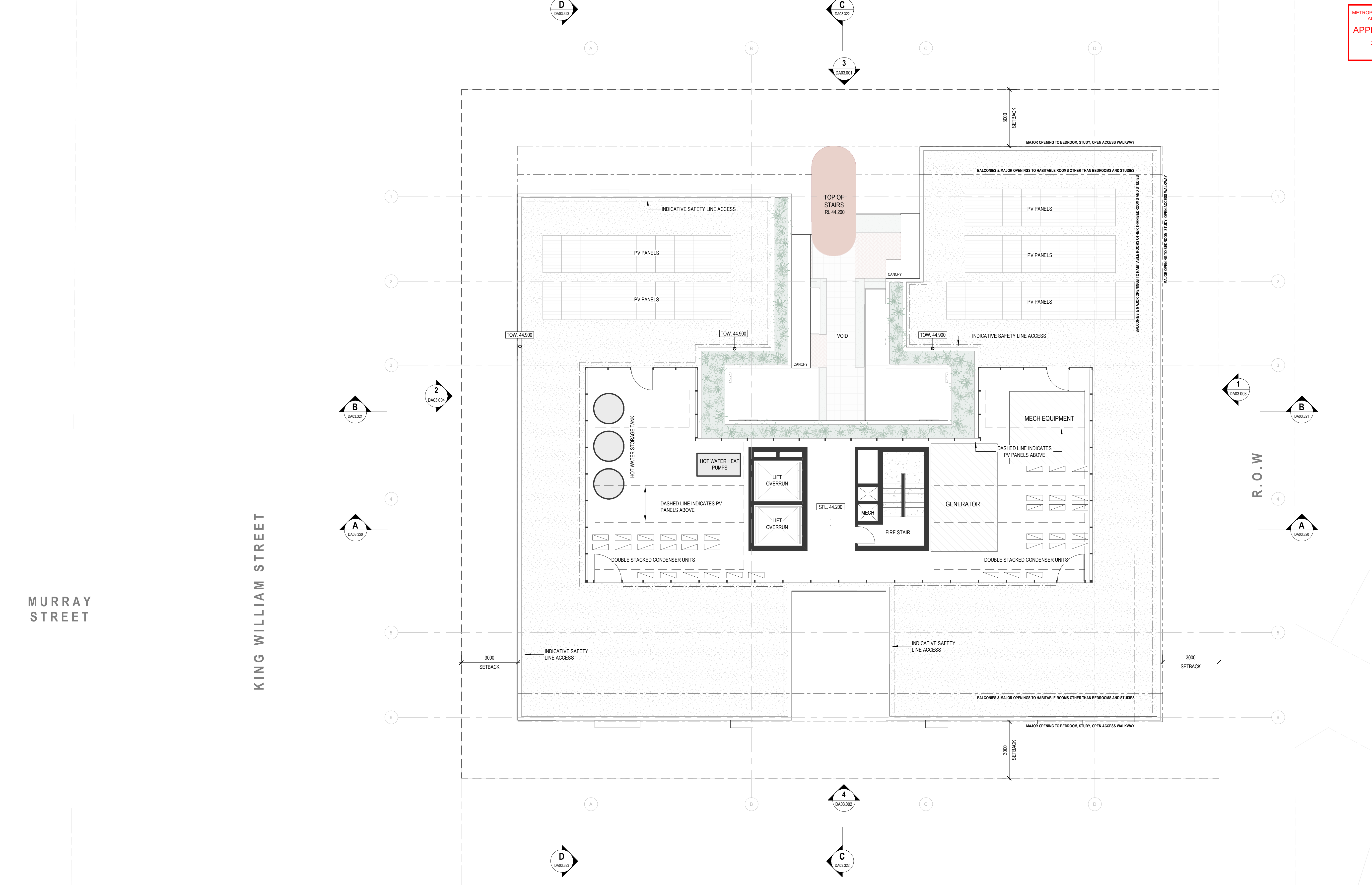
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DEVELOPMENT APPLICATION

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Project 7-11 King William Street

7-11 King William Street, BAYSWATER

Drawing General Arrangement -
Floor Plan - Roof

Project No 223272

Author OB

Scale: @ A1 1 : 100

Drawing No DA01.111

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MATERIAL SCHEDULE

- ◊VMC-01 METAL CLADDING 1 - STRATCO NINELINE BATTEN OR SIMILAR
COLORBOND SURFMIST
- ◊VMC-02 METAL CLADDING 1 - STRATCO NINELINE BATTEN OR SIMILAR
COLORBOND DOVER WHITE
- ◊VMC-03 METAL CLADDING 2 - STRATCO NINELINE BOX OR SIMILAR
COLORBOND SURFMIST
- ◊VMC-04 METAL CLADDING 2 - STRATCO NINELINE BOX OR SIMILAR
COLORBOND DOVER WHITE
- ◊VMC-05 METAL CLADDING
COLORBOND DUNE
- ◊VMC-06 POWDERCOATED METAL CLADDING
DULUX TERRAIN
- ◊WBR-01 RED FACE BRICK
NATURAL CLAY, TUMBLED FINISH
- ◊WSC-01 POWDERCOATED EXPANDED MESH
COLORBOND TERRAIN
- ◊WSC-02 POWDERCOATED EXPANDED MESH
COLORBOND DUNE
- ◊WPC-02 PAINTED IN-SITU OR PRECAST CONCRETE
COLOR TO MATCH DUNE
- ◊WPC-03 IN-SITU OR PRECAST CONCRETE
DESERT RED OR SIMILAR
- ◊WCF-01 PROFILED PRECAST CONCRETE CLADDING
DESERT RED OR SIMILAR
- ◊MBA-01 ALUMINIUM BAR BALUSTRADE
COLORBOND DOVER WHITE
- ◊WSC-03 SAFETY TENSILE MESH
STAINLESS STEEL / MILL FINISH
- ◊WLO-01 ALUMINIUM MECHANICAL LOUVRE
DULUX TERRAIN
- ◊WPC-01 IN-SITU OR PRECAST CONCRETE
- ◊WBL-01 CONCRETE BLOCKWORK
EXPOSED FACE
- ◊RMT-01 POWDERCOATED METAL WINDOW SHROUDS
COLORBOND DOVER WHITE
- ◊RMT-02 POWDERCOATED METAL WINDOW SHROUDS
DULUX TERRAIN
- ◊WFC-01 PREFINISHED EXPRESSED JOINT FIBRE CEMENT - JOHN HARDIE MATRIX OR SIMILAR
DULUX WHISPER WHITE



DEVELOPMENT APPLICATION

Revisions	A	23.04.2026	For Information	OB
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10/07/2026 6:20:41 PM

Project 7-11 King William Street

Drawing Building Elevation - North

7-11 King William Street, BAYSWATER

Project No 223272

Author OB

Scale: @ A1/ 1 : 100

Drawing No DA03.001

D

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MATERIAL SCHEDULE

- ◊ VMC-01 METAL CLADDING 1 - STRATCO NINELINE BATTEN OR SIMILAR COLORBOND SURFMIST
- ◊ VMC-02 METAL CLADDING 1 - STRATCO NINELINE BATTEN OR SIMILAR COLORBOND DOVER WHITE
- ◊ VMC-03 METAL CLADDING 2 - STRATCO NINELINE BOX OR SIMILAR COLORBOND SURFMIST
- ◊ VMC-04 METAL CLADDING 2 - STRATCO NINELINE BOX OR SIMILAR COLORBOND DOVER WHITE
- ◊ VMC-05 METAL CLADDING COLORBOND DUNE
- ◊ VMC-06 POWDERCOATED METAL CLADDING DULUX TERRAIN
- ◊ WBR-01 RED FACE BRICK NATURAL CLAY, TUMBLED FINISH
- ◊ WSC-01 POWDERCOATED EXPANDED MESH COLORBOND TERRAIN
- ◊ WSC-02 POWDERCOATED EXPANDED MESH COLORBOND DUNE
- ◊ WPC-02 PAINTED IN-SITU OR PRECAST CONCRETE COLOR TO MATCH DUNE
- ◊ WPC-03 IN-SITU OR PRECAST CONCRETE DESERT RED OR SIMILAR
- ◊ WCF-01 PROFILED PRECAST CONCRETE CLADDING DESERT RED OR SIMILAR
- ◊ MBA-01 ALUMINIUM BAR BALUSTRADE COLORBOND DOVER WHITE
- ◊ WSC-03 SAFETY TENSILE MESH STAINLESS STEEL / MILL FINISH
- ◊ WLO-01 ALUMINIUM MECHANICAL LOUVRE DULUX TERRAIN
- ◊ WPC-01 IN-SITU OR PRECAST CONCRETE
- ◊ VBL-01 CONCRETE BLOCKWORK EXPOSED FACE
- ◊ RMT-01 POWDERCOATED METAL WINDOW SHROUDS COLORBOND DOVER WHITE
- ◊ RMT-02 POWDERCOATED METAL WINDOW SHROUDS DULUX TERRAIN
- ◊ WFC-01 PREFINISHED EXPRESSED JOINT FIBRE CEMENT - JOHN HARDIE MATRIX OR SIMILAR DULUX WHISPER WHITE



DEVELOPMENT APPLICATION

Revisions	
A	23.04.2026 For Information
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D	10.07.2026 DA Submission Update

OB
OB
OB
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Project **7-11 King William Street**

Drawing **Building Elevation - South**

Project No **223272**

Author **OB**

Scale: @ A1 **1 : 100**

Drawing No. **DA03.002**

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METROPOLITAN REDEVELOPMENT
AUTHORITY ACT 2011

APPROVED PLANS

12 August 2026

DA2600108

	METAL CLADDING 1 - STRATCO NINELINE BATTEN OR SIMILAR COLORBOND SURFMIST
	METAL CLADDING 1 - STRATCO NINELINE BATTEN OR SIMILAR COLORBOND DOVER WHITE
	METAL CLADDING 2 - STRATCO NINELINE BOX OR SIMILAR COLORBOND SURFMIST
	METAL CLADDING 2 - STRATCO NINELINE BOX OR SIMILAR COLORBOND DOVER WHITE
	METAL CLADDING COLORBOND DUNE
	POWDERCOATED METAL CLADDING DULUX TERRAIN
	RED FACE BRICK NATURAL CLAY, TUMBLED FINISH
	POWDERCOATED EXPANDED MESH COLORBOND TERRAIN
	POWDERCOATED EXPANDED MESH COLORBOND DUNE
	PAINTED IN-SITU OR PRECAST CONCRETE COLOR TO MATCH DUNE
	IN-SITU OR PRECAST CONCRETE DESERT RED OR SIMILAR
	PROFILED PRECAST CONCRETE CLADDING DESERT RED OR SIMILAR
	ALUMINUM BAR BALUSTRADE COLORBOND DOVER WHITE
	SAFETY TENSILE MESH STAINLESS STEEL / MILL FINISH
	ALUMINUM MECHANICAL LOUVER DULUX TERRAIN
	IN-SITU OR PRECAST CONCRETE
	CONCRETE BLOCKWORK EXPOSED FACE
	POWDERCOATED METAL WINDOW SHROUDS COLORBOND DOVER WHITE
	POWDERCOATED METAL WINDOW SHROUDS DULUX TERRAIN
	PREFINISHED EXPRESSED JOINT FIBRE CEMENT - JOHN HARDIE MATRIX OR SIMILAR DULUX WHISPER WHITE



Revisions	A	23.04.2026	For Information
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AUTHORITY ACT 2011
RECEIVED
10 July 2026

METROPOLITAN REDEVELOPMENT
AUTHORITY ACT 2011
APPROVED PLANS
12 August 2026
DA2600108

MATERIAL SCHEDULE

- ◊WMC-01 METAL CLADDING 1 - STRATCO NINELINE BATTEN OR SIMILAR COLORBOND SURFMIST
- ◊WMC-02 METAL CLADDING 1 - STRATCO NINELINE BATTEN OR SIMILAR COLORBOND DOVER WHITE
- ◊WMC-03 METAL CLADDING 2 - STRATCO NINELINE BOX OR SIMILAR COLORBOND SURFMIST
- ◊WMC-04 METAL CLADDING 2 - STRATCO NINELINE BOX OR SIMILAR COLORBOND DOVER WHITE
- ◊WMC-05 METAL CLADDING COLORBOND DUNE
- ◊WMC-06 POWDERCOATED METAL CLADDING DULUX TERRAIN
- ◊WBR-01 RED FACE BRICK NATURAL CLAY, TUMBLED FINISH
- ◊WSC-01 POWDERCOATED EXPANDED MESH COLORBOND TERRAIN
- ◊WSC-02 POWDERCOATED EXPANDED MESH COLORBOND DUNE
- ◊WPC-02 PAINTED IN-SITU OR PRECAST CONCRETE COLOR TO MATCH DUNE
- ◊WPC-03 IN-SITU OR PRECAST CONCRETE DESERT RED OR SIMILAR
- ◊WCF-01 PROFILED PRECAST CONCRETE CLADDING DESERT RED OR SIMILAR
- ◊MBA-01 ALUMINIUM BAR BALUSTRADE COLORBOND DOVER WHITE
- ◊WSC-03 SAFETY TENSILE MESH STAINLESS STEEL / MILL FINISH
- ◊WLO-01 ALUMINIUM MECHANICAL LOUVRE DULUX TERRAIN
- ◊WPC-01 IN-SITU OR PRECAST CONCRETE
- ◊WBL-01 CONCRETE BLOCKWORK EXPOSED FACE
- ◊RMT-01 POWDERCOATED METAL WINDOW SHROUDS COLORBOND DOVER WHITE
- ◊RMT-02 POWDERCOATED METAL WINDOW SHROUDS DULUX TERRAIN
- ◊WCF-01 PREFINISHED EXPRESSED JOINT FIBRE CEMENT - JOHN HARDIE MATRIX OR SIMILAR DULUX WHISPER WHITE



DEVELOPMENT APPLICATION

Revisions	A	23.04.2026	For Information	OB
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	D	10.07.2026	DA Submission Update	BB

Project / **7-11 King William Street**
Drawing / **Building Elevation - West**
4-11 King William Street, BAYSWATER

Project No / **223272**
Author / **OB**
Scale: @ A1 / **1 : 100**

Drawing No. / **DA03.004**

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Revisions	A	23.04.2026	For Information
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	D	10.07.2026	DA Submission Update

OB
OB
OB
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Project **7-11 King William Street**

Drawing **Building Section A**

Project No **223272**

Author **OB**

Scale: @ A1 **1 : 100**

Drawing No. **DA03.320**

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DEVELOPMENT APPLICATION

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	B	28.04.2026	DA Submission
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	D	10.07.2026	DA Submission Update

OB
OB
OB
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Project **7-11 King William Street**

Drawing **Building Section B**

Project No **223272**

Author **OB**

Scale: @ A1 **1 : 100**

Drawing No. **DA03.321**

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	C	27.05.2026	DA Submission Update	OB
	D	10.07.2026	DA Submission Update	BB

10/07/2026 6:21:59 PM

Project **7-11 King William Street**

Drawing **Building Section C**

Project No **223272**

Author **BB**

Scale: @ A1 **1 : 100**

Drawing No. **DA03.322**

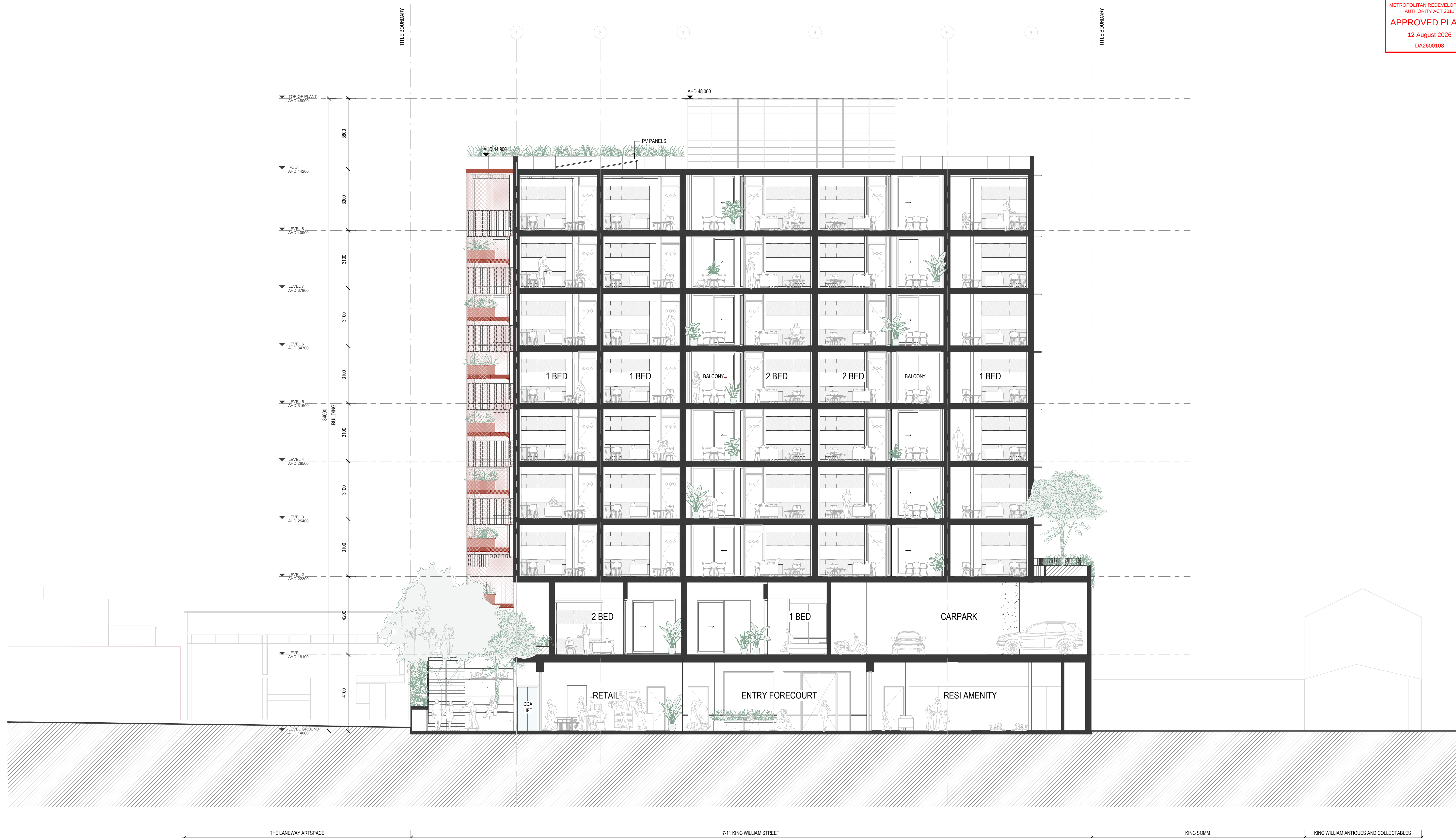
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	D	10.07.2026	DA Submission Update	BB

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Project **7-11 King William Street**

Drawing **Building Section D**

Project No **223272**

Author **BB**

Scale: @ A1/ **1 : 100**

Drawing No. **DA03.323**

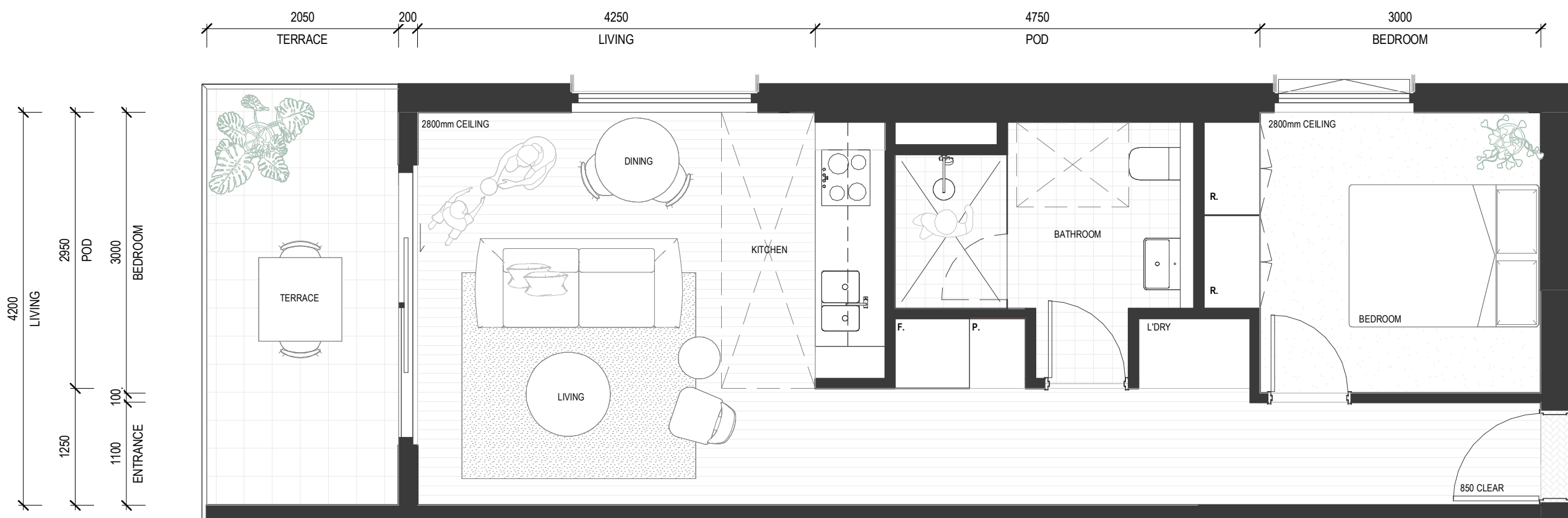
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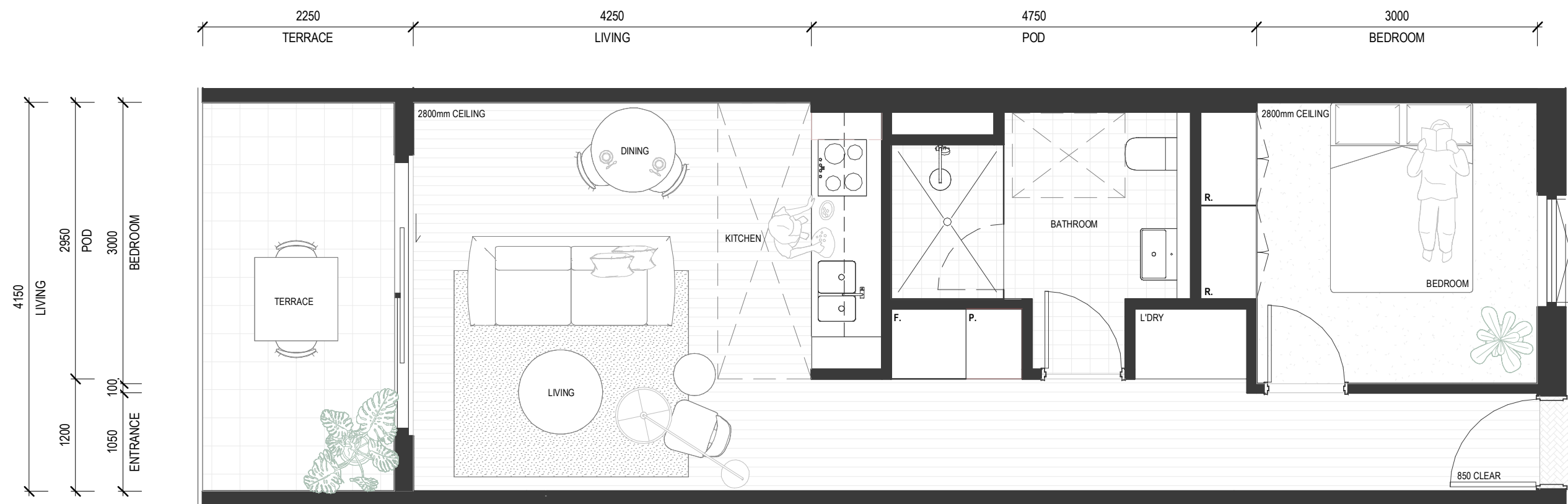
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1 BED - APARTMENT TYPE A



1 BED - APARTMENT TYPE B

Revisions	
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D	10.07.2026 DA Submission Update

OB
OB
OB
BB

Project **7-11 King William Street**

7-11 King William Street, BAYSWATER

Drawing **1 Bed - Apartment Types**

Project No **223272**

Author **BB**

Scale: @ A1 **1 : 50**

Drawing No **DA04.100**

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2 BED - APARTMENT TYPE A



2 BED - APARTMENT TYPE B

Revisions	
A	23.04.2026 For Information
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C	27.05.2026 DA Submission Update
D	10.07.2026 DA Submission Update

OB
OB
OB
BB

Project **7-11 King William Street**

7-11 King William Street, BAYSWATER

Drawing **2 Bed - Apartment Types**

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Project No **223272**

Author **BB**

Scale: @ A1 **1 : 50**

Drawing No **DA04.200**

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DEVELOPMENT APPLICATION

Revisions	A	28.04.2026	DA Submission	OB
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10/07/2026 6:22:22 PM

Project **7-11 King William Street** Drawing **Overlooking Diagram** Project No **223272** Author **OB** Scale: @ A1 **1 : 100** Drawing No. **DA08.000**

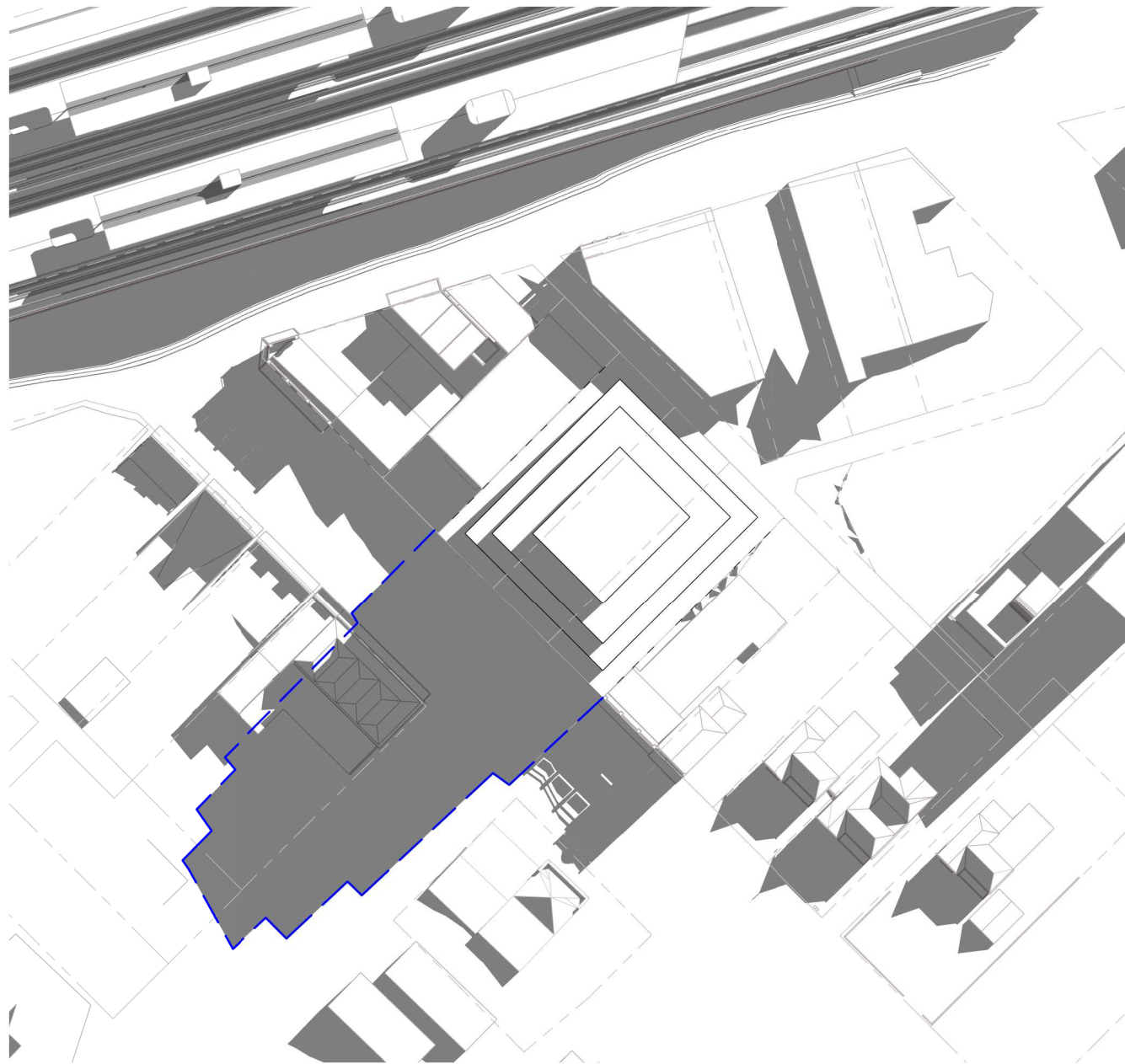
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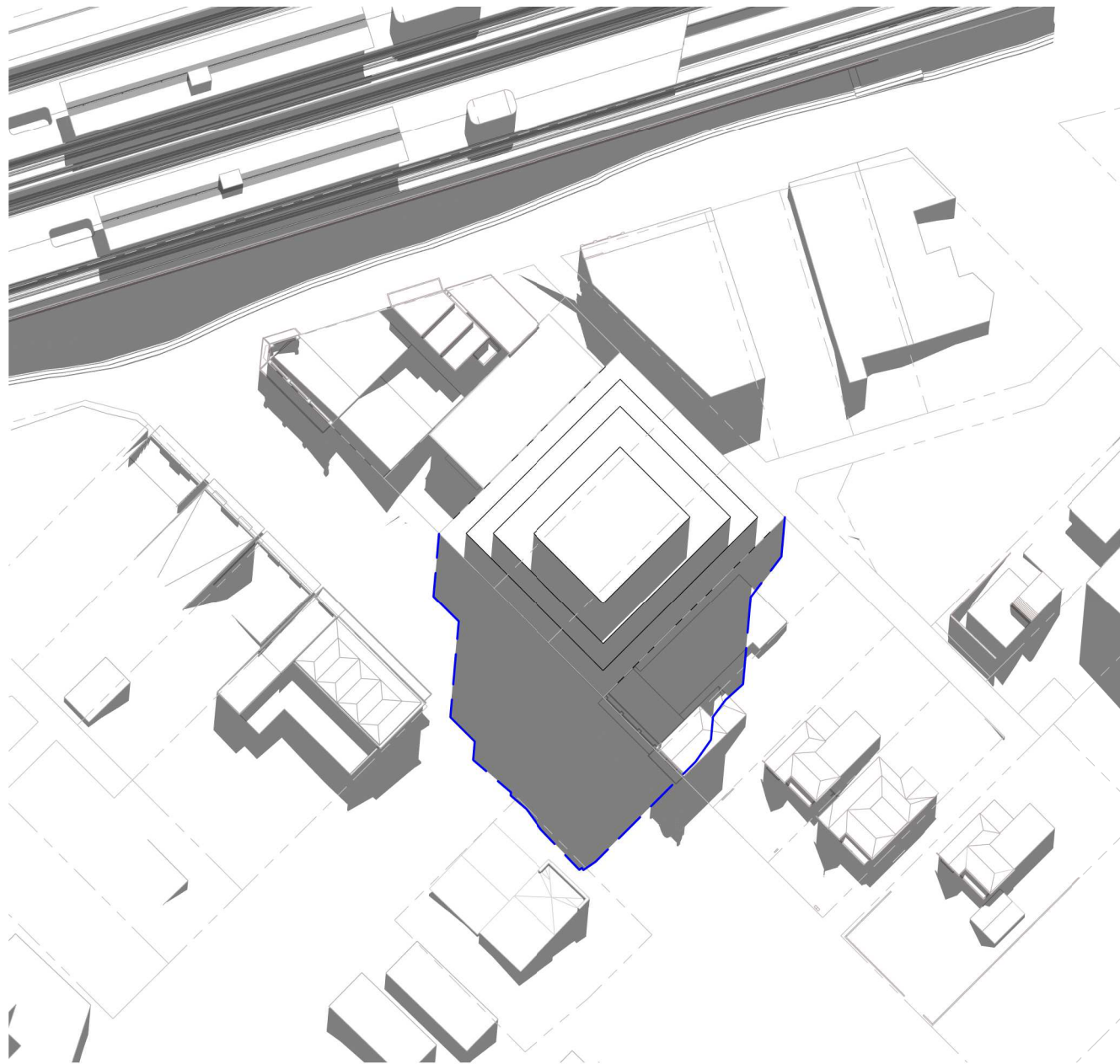
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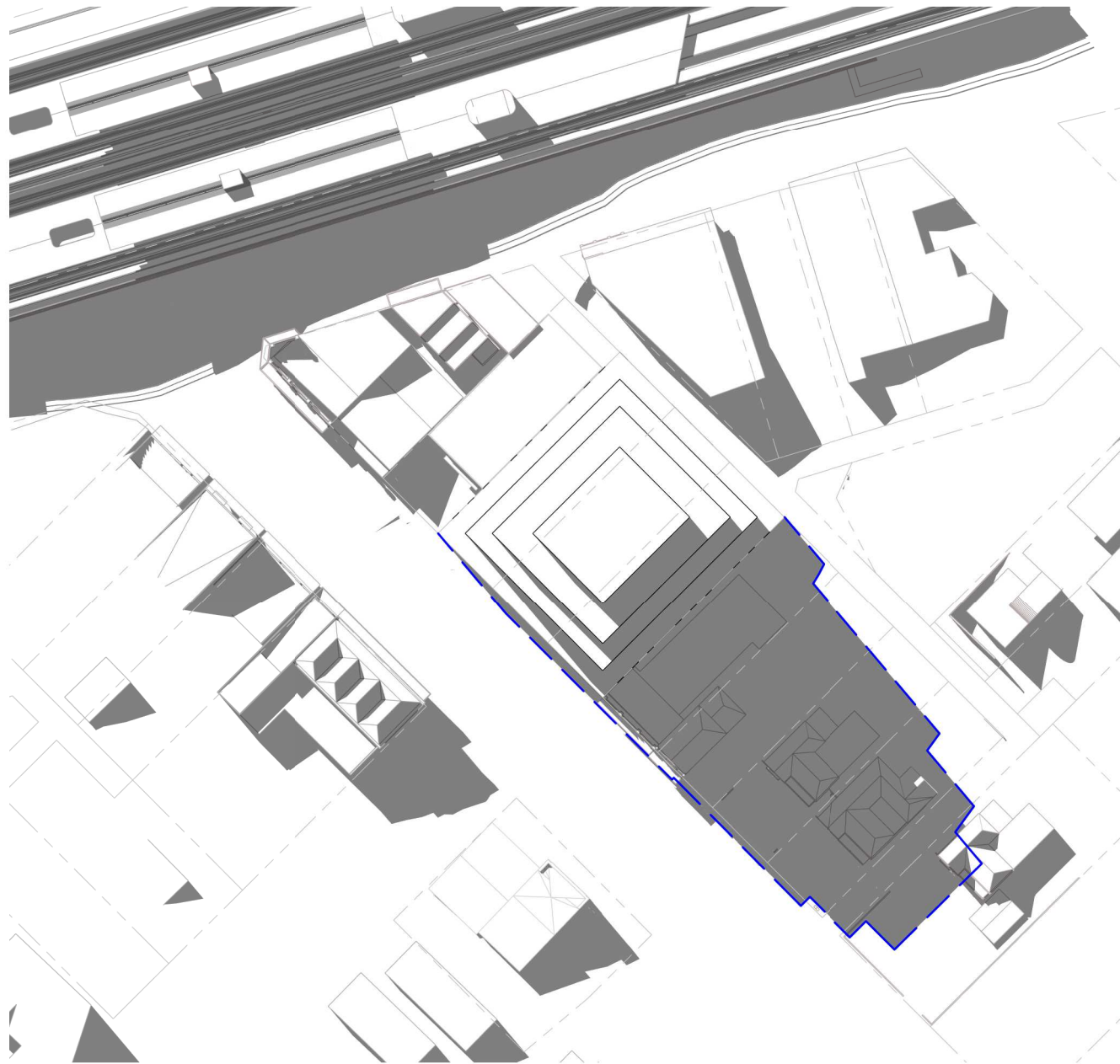
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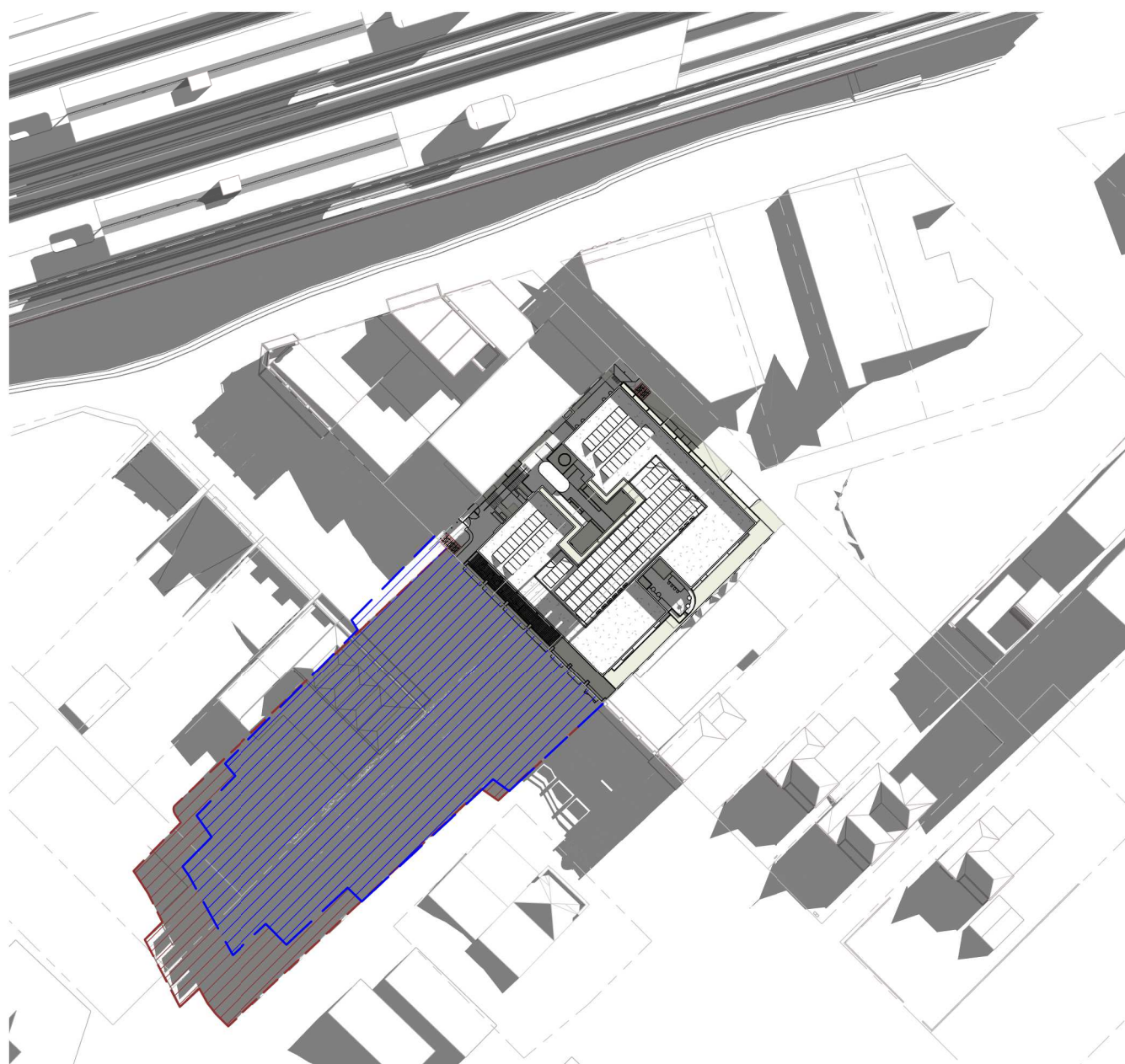
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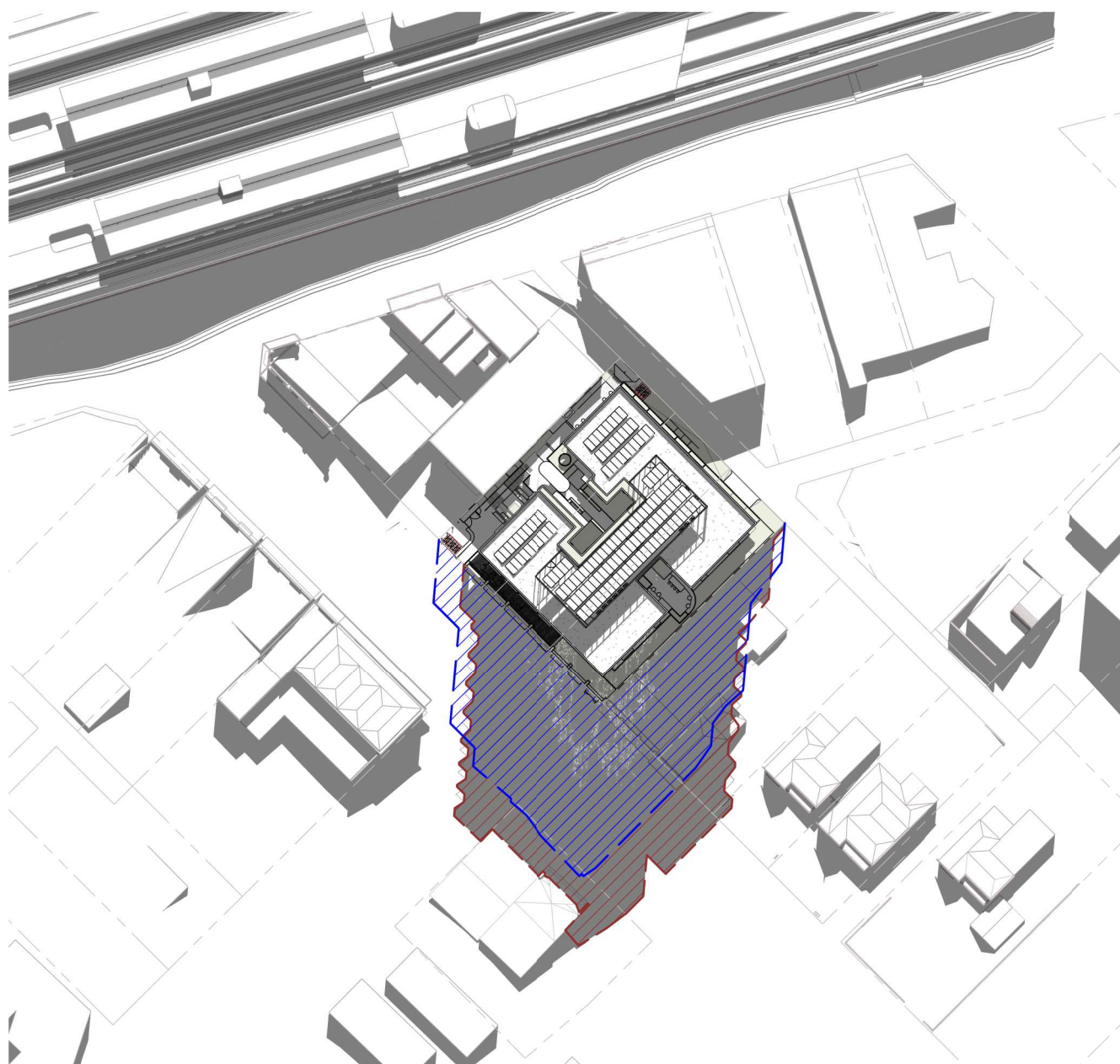
PLANNING SCHEME ENVELOPE - 12PM



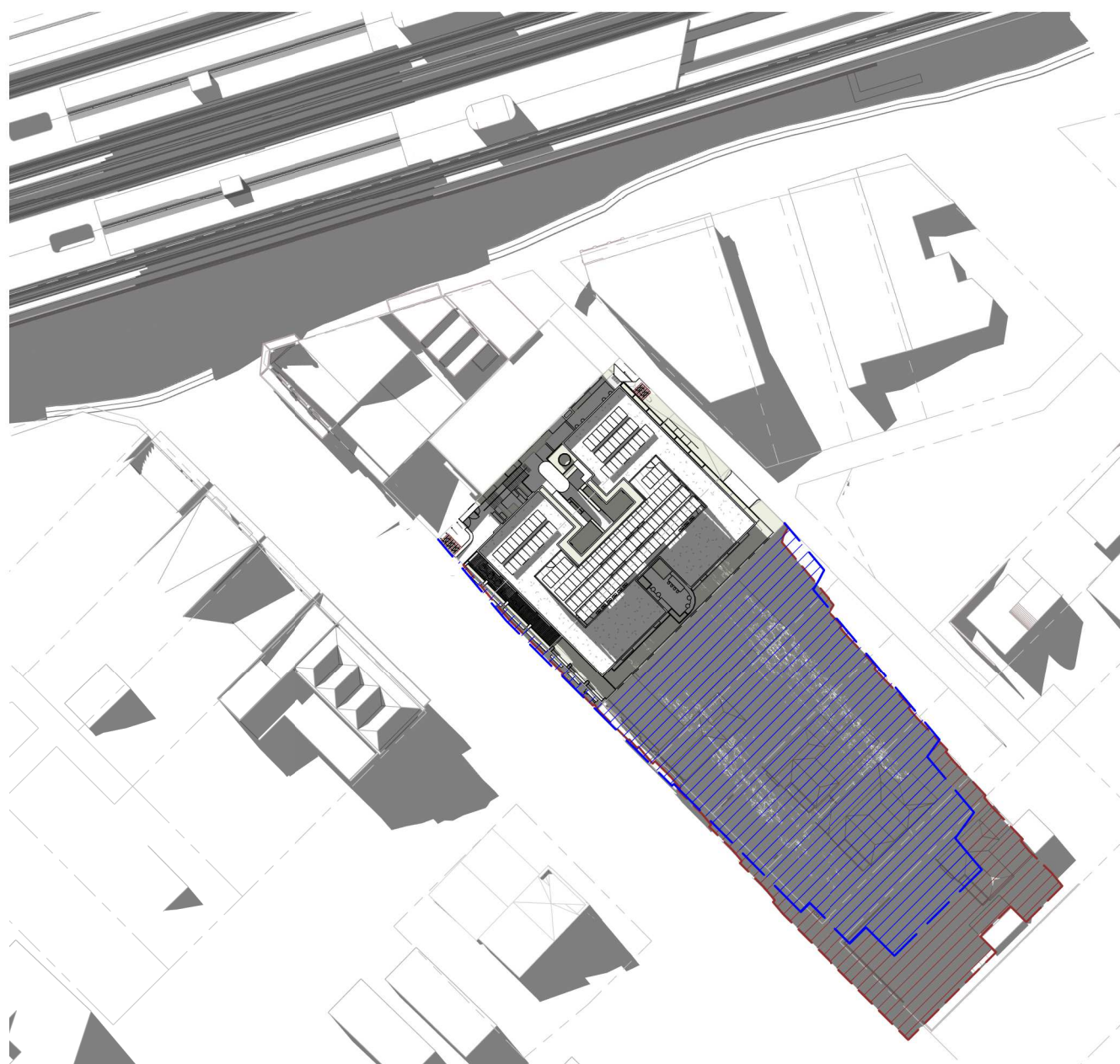
PLANNING SCHEME ENVELOPE - 3PM



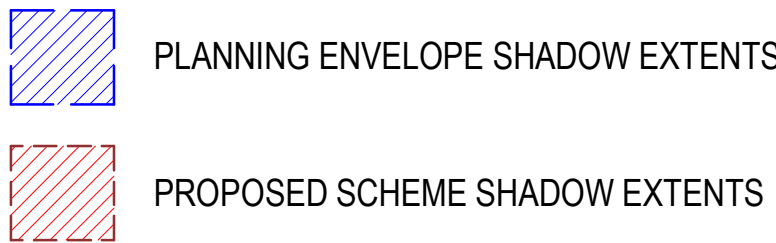
PROPOSED SCHEME - 9AM



PROPOSED SCHEME - 12PM



PROPOSED SCHEME - 3PM



DEVELOPMENT APPLICATION

Revisions	A	28.04.2026	DA Submission	OB
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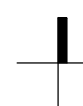
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Project	7-11 King William Street	Drawing	Shadow Diagrams - Winter Solstice	Project No	223272	Author	OB	Scale: @ A1	1 : 1000	Drawing No	DA20.001
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7-11 King William Street, BAYSWATER

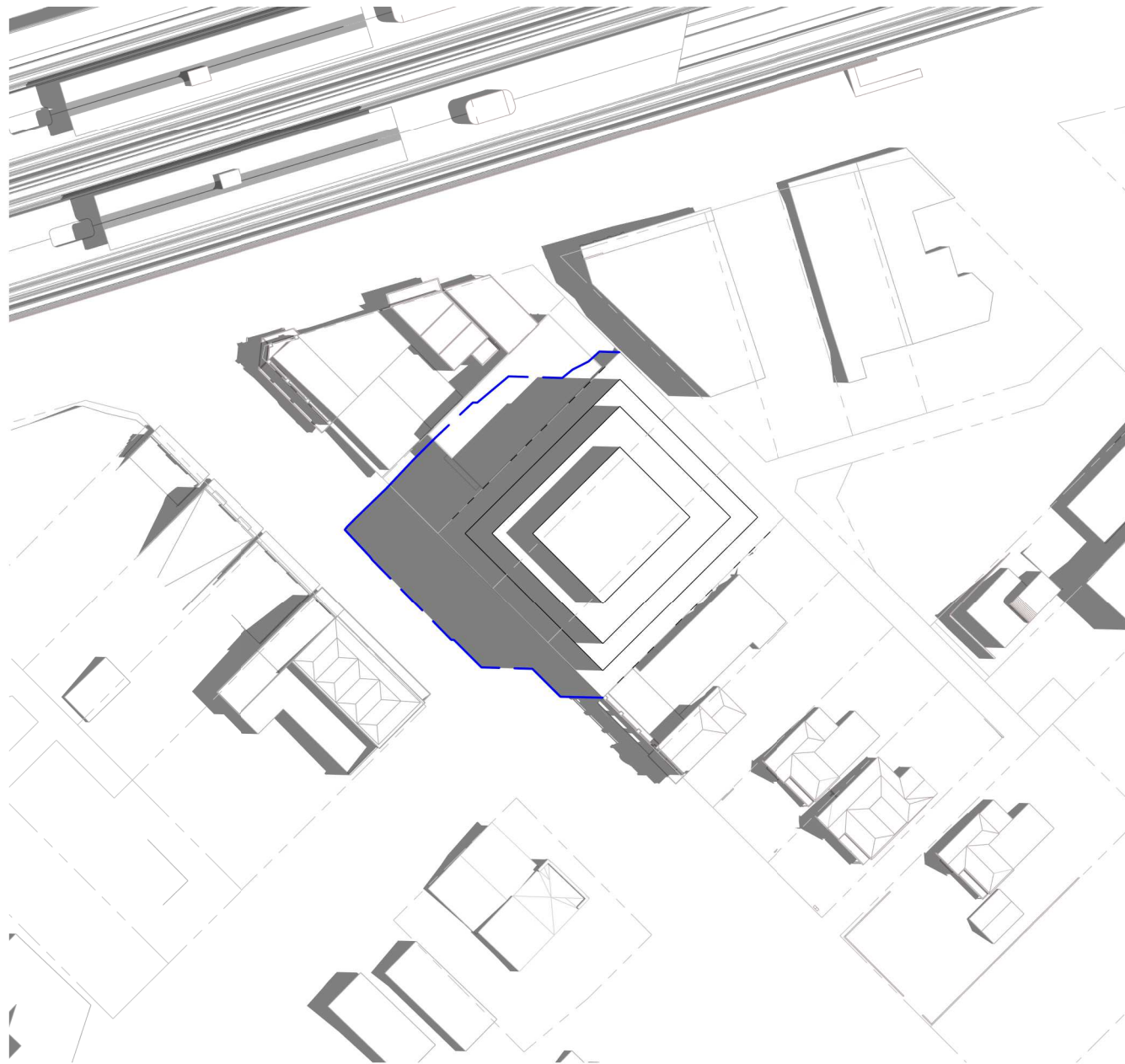
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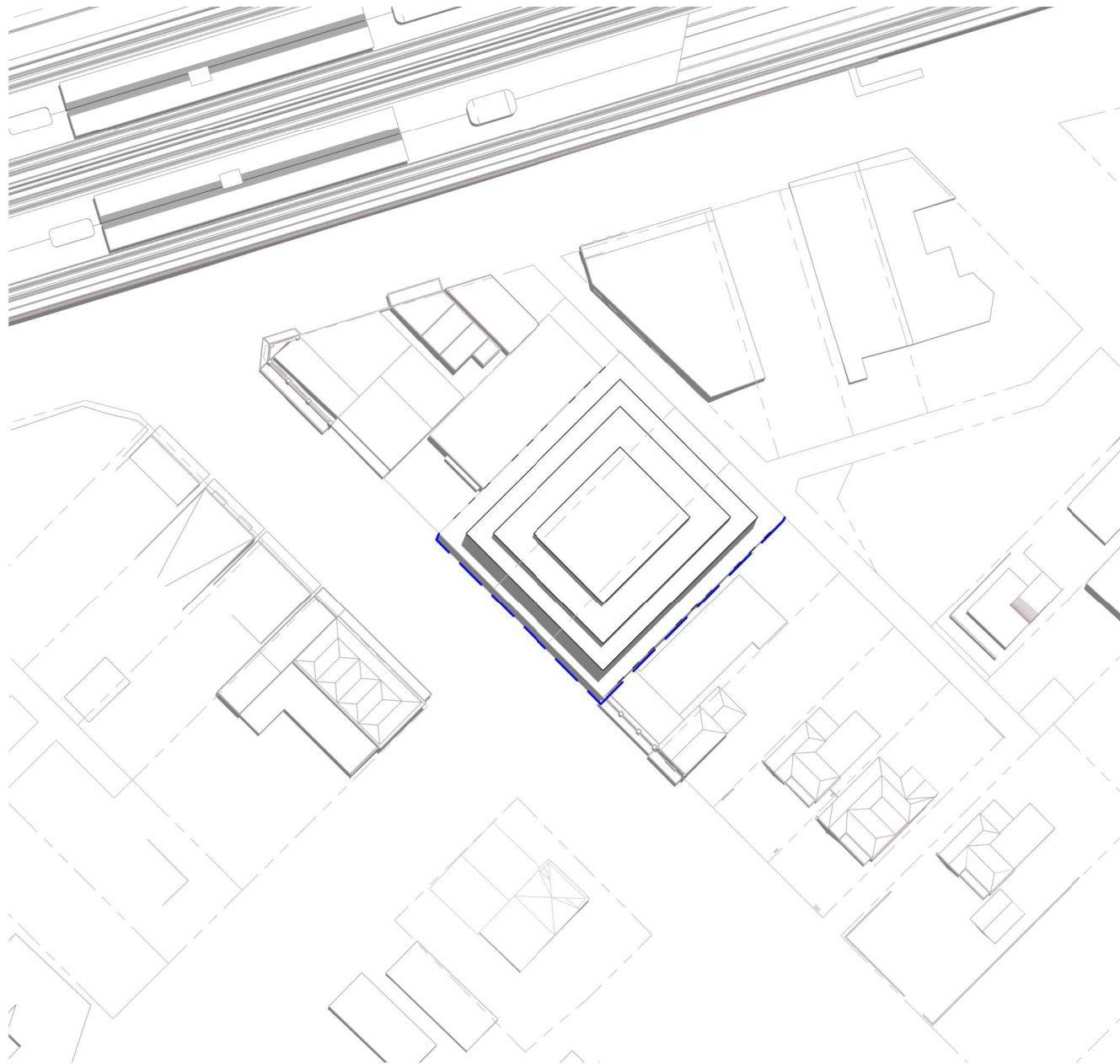


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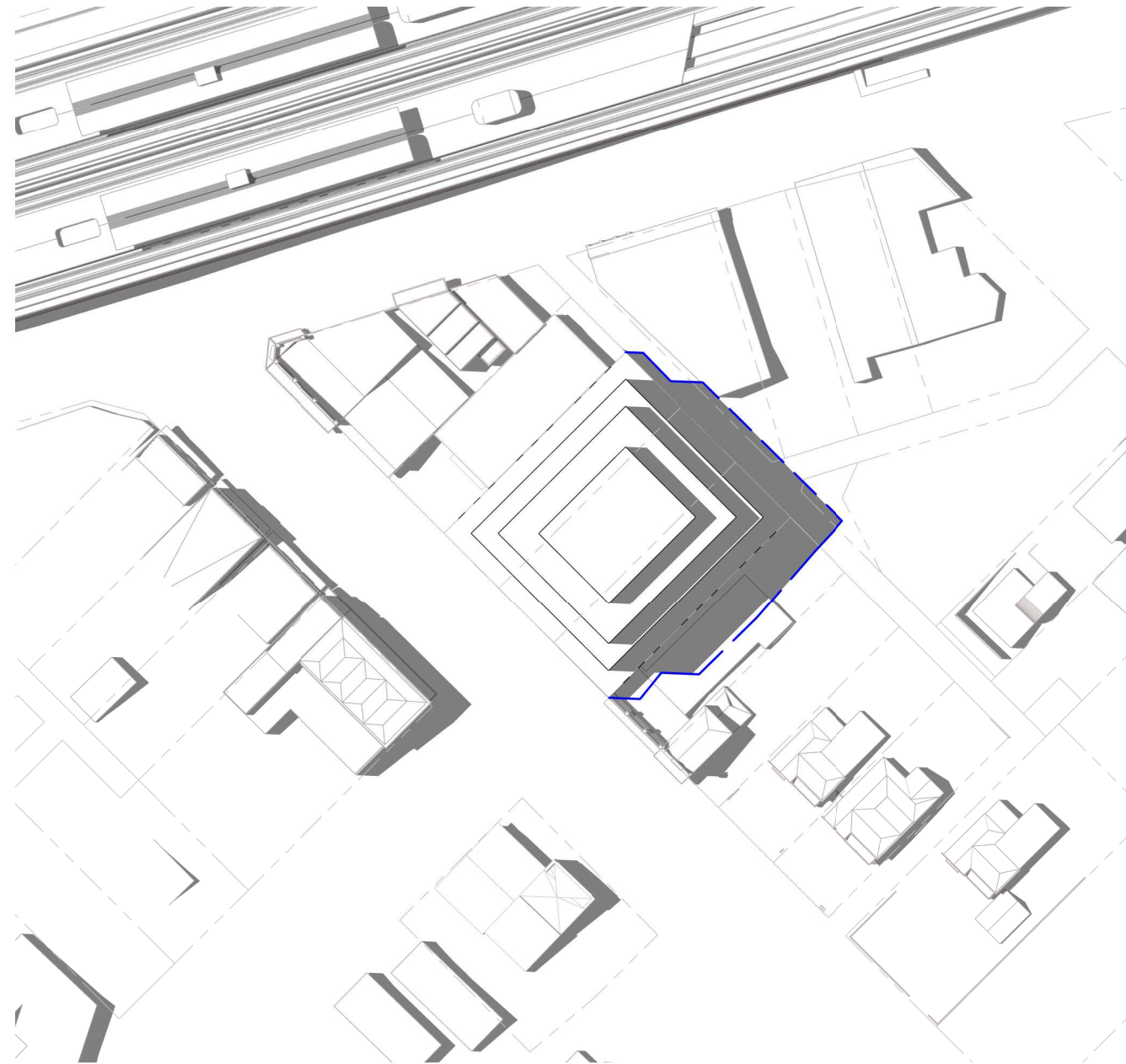
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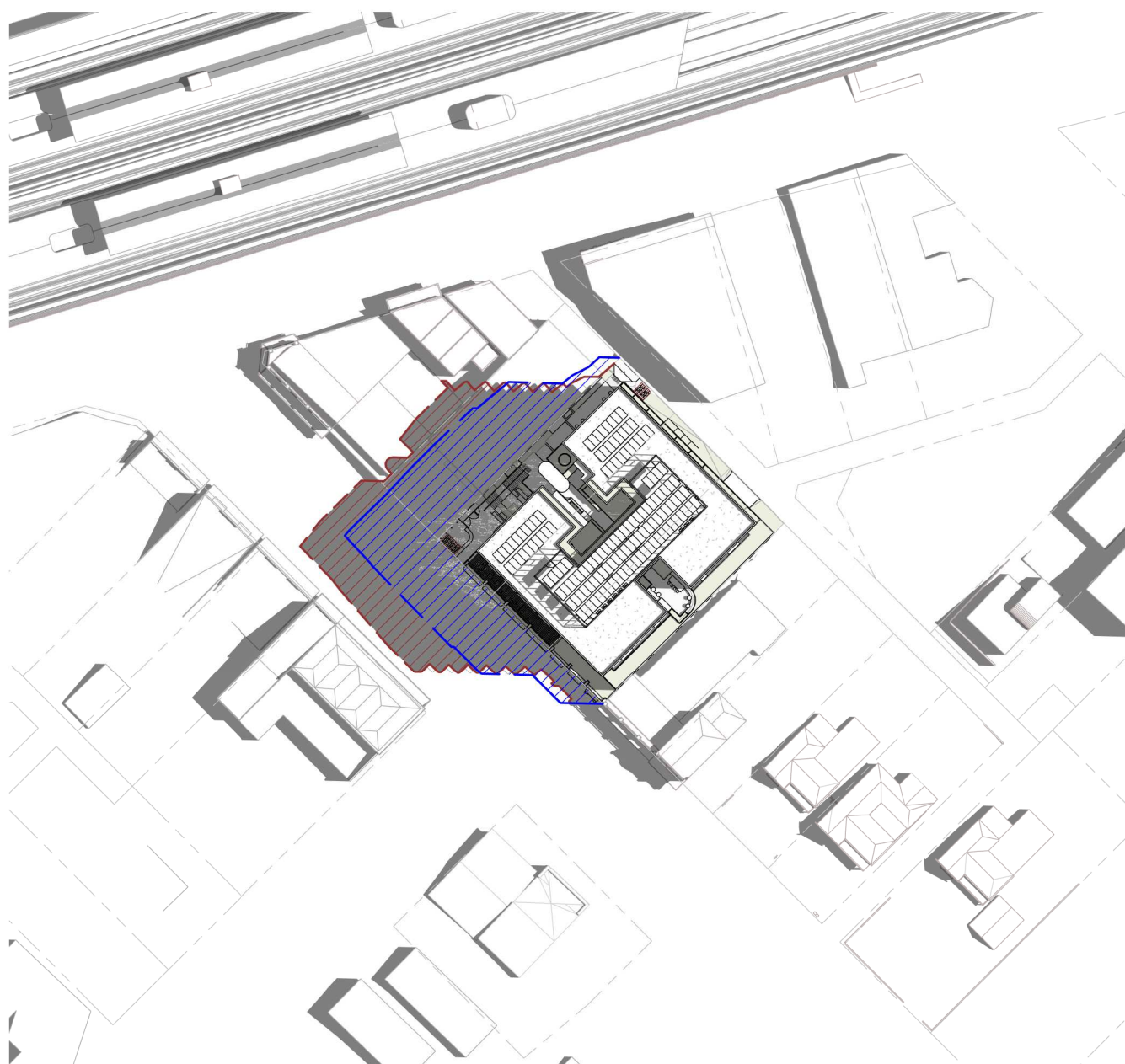
PLANNING SCHEME ENVELOPE - 9AM



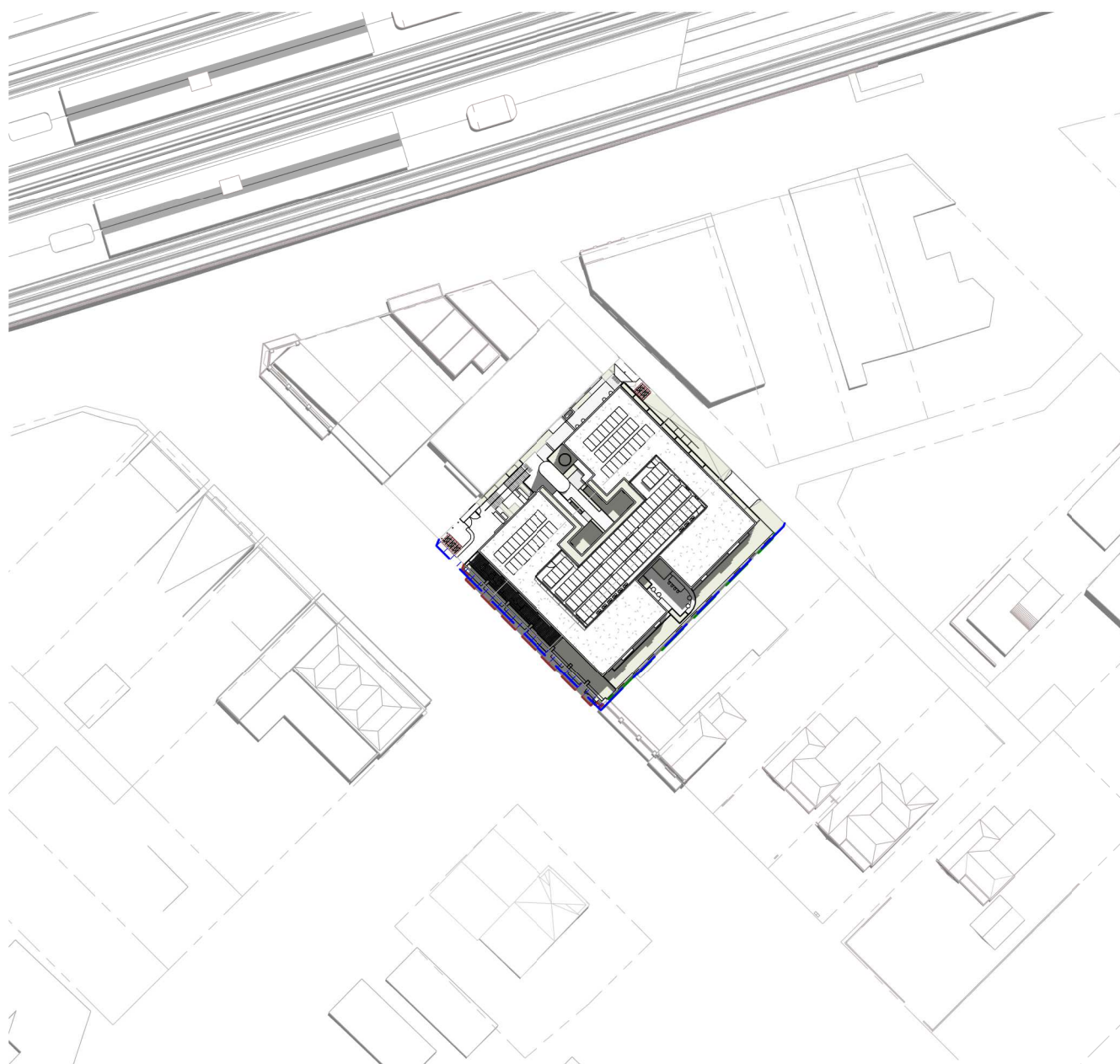
PLANNING SCHEME ENVELOPE - 12PM



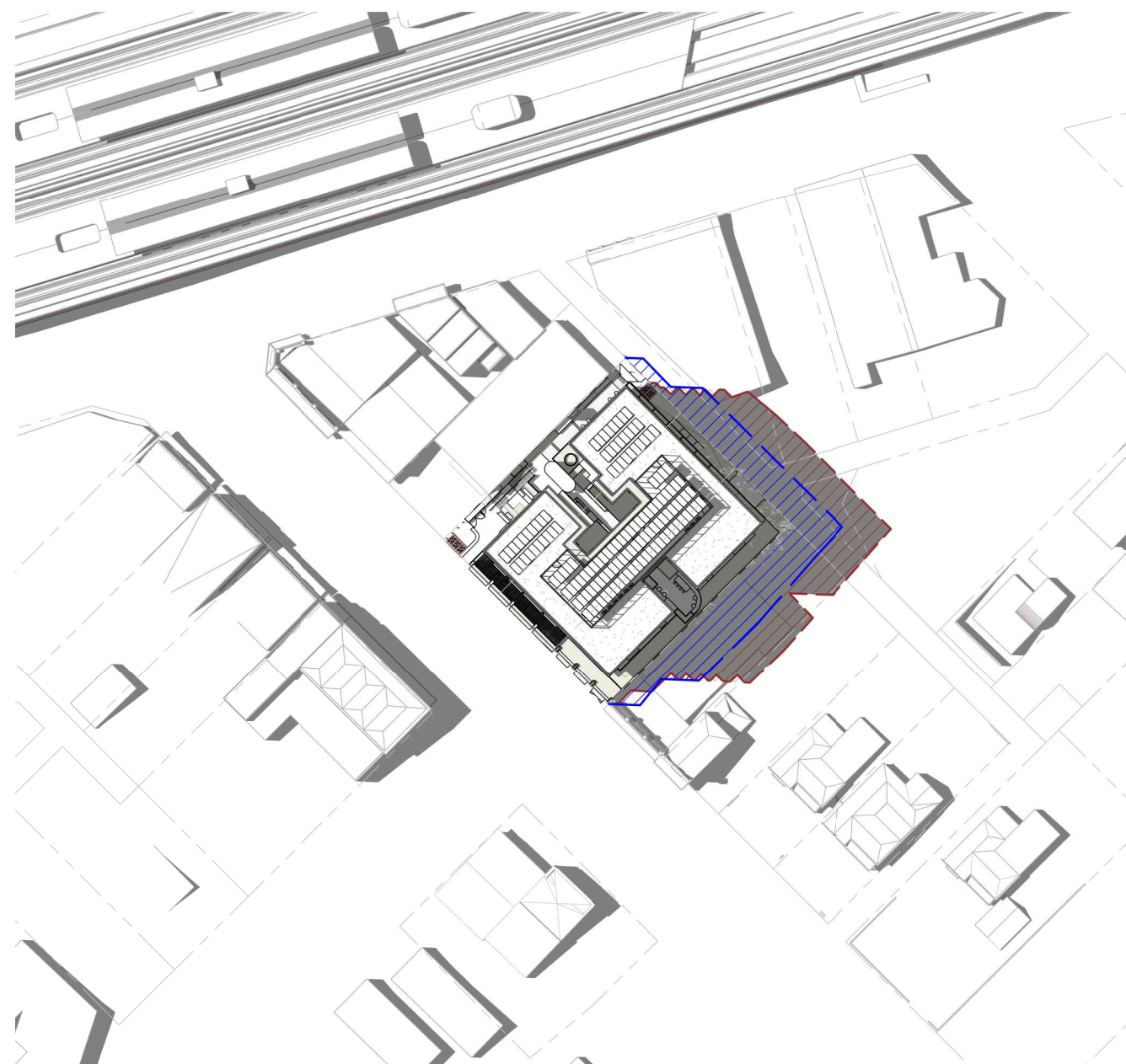
PLANNING SCHEME ENVELOPE - 3PM



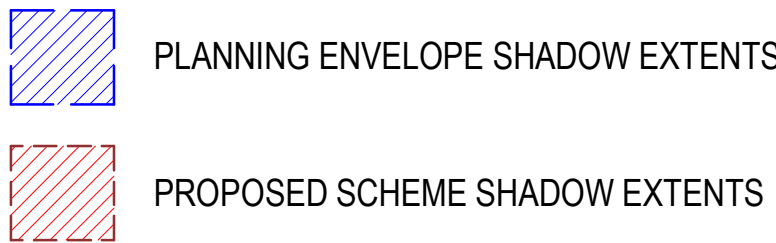
PROPOSED SCHEME - 9AM



PROPOSED SCHEME - 12PM



PROPOSED SCHEME - 3PM



DEVELOPMENT APPLICATION

Revisions	A	28.04.2026	DA Submission	OB
	B	27.05.2026	DA Submission Update	OB
	C	10.07.2026	DA Submission Update	BB

10/07/2026 6:23:18 PM

Project **7-11 King William Street**

7-11 King William Street, BAYSWATER

Drawing **Shadow Diagrams -
Summer Solstice**

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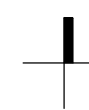
Project No **223272**

Author **OB**

Scale: @ A1/ **1 : 1000**

Drawing No. **DA20.002**

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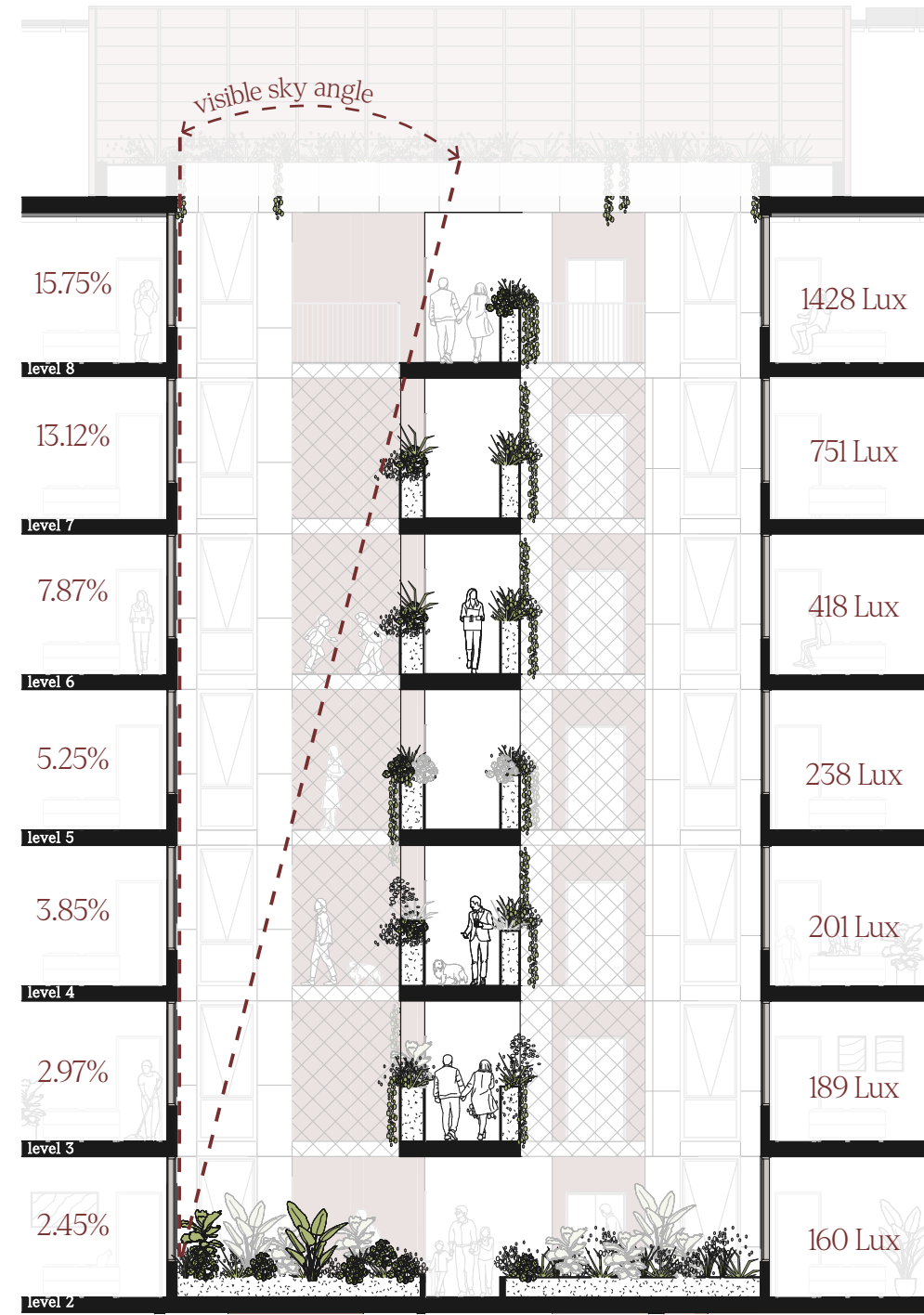


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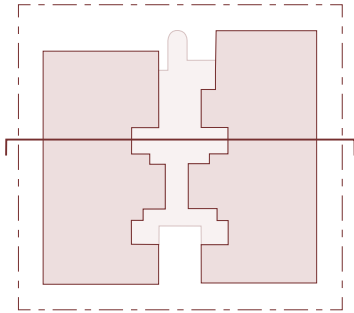
LIGHTING ANALYSIS

Daylight Factor measures the proportion of available external daylight that reaches an internal space under a standard overcast sky condition. A 2% Daylight Factor is commonly used as a benchmark for acceptable natural light in habitable rooms. For King William, indicative testing demonstrates that the breezeways, lightwells, façade openings and room depths far exceed this benchmark, supporting strong daylight penetration through the floorplate. Rothelowman has undertaken this design-stage testing using professional architectural lighting software; however, we are not lighting engineers and results remain subject to specialist verification.



Average Daylight Factor

Lux



NCC – Average Daylight Factor

NCC describes the Average Daylight Factor (ADF) as “the ratio of the illumination level within a room provided by daylight to the level of daylight outside the building during overcast conditions” (NCC 2022 Vol 1.0 Schedule 1 Definitions).

$$\text{Average Daylight Factor} = \frac{W}{A} \frac{T_O}{(1 - R^2)}$$

- W - the net area of the light transmitting area of the window (m²)
- A - the total area of the internal wall, floor and ceiling surface (m²)
- T - the diffuse light transmittance of the window
- O - visible sky angle in degrees, measured in a vertical plane normal to and from the centre of the window
- R - the area-weighted average reflectance of area A

NCC allows use of Performance solution FP4.1 to show that an Average Daylight Factor of 2% is achieved in habitable rooms.

Worst Case Scenario Calculation Assumption – Level 2

Window area	5m²	Wall material	Paint (white)
Window material	6mm clear glazing	Ceiling area	9.45m²
Floor area	9.45m²	Ceiling material	Paint (white)
Floor material	Carpet (cream)	Visible sky angle	14 degrees
Wall area	34.44m²		

Average Daylight Factor – Levels 2 – 8

Level	Average Daylight Factor	Window Area	Level	Average Daylight Factor	Window Area
Level 8	15.75%	5m²	Level 4	3.85%	5m²
Level 7	13.12%	5m²	Level 3	2.97%	5m²
Level 6	7.87%	5m²	Level 2	2.45%	5m²
Level 5	5.25%	5m²			

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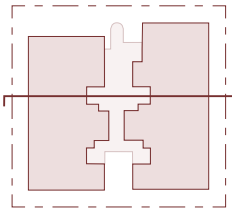
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APPROVED PLANS
12 August 2026
DA2600108

B R E E Z E W A Y S E C T I O N

Shared Breezeways: Supporting Everyday Connection

The breezeway is conceived as a shared community space rather than a conventional circulation zone, providing residents with opportunities to pause, gather and connect. Generous openings support natural light and cross-ventilation, creating a comfortable and well-ventilated environment throughout the typical floors.

Increased separation between the common circulation area and dwelling windows provides a more generous buffer than a conventional corridor arrangement, improving privacy, outlook and acoustic amenity. Integrated seating, planting and articulated thresholds further enhance resident amenity, transforming everyday movement into a layered, social and human-centred experience.



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