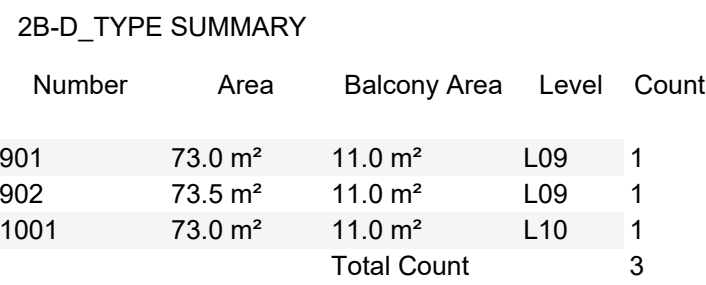
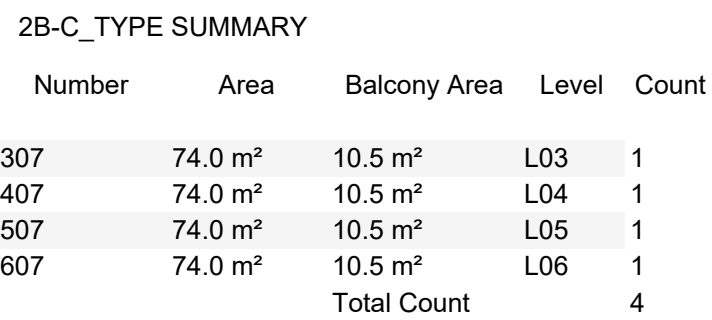


## **Attachment B3**

|                          |
|--------------------------|
| <b>Selected Drawings</b> |
|--------------------------|



| DESIGN CRITERIA: 2 BEDROOMS APARTMENTS |         |                                                                                                                                                                                                       |          |
|----------------------------------------|---------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| CATEGORY                               | ADG     | DESIGN CRITERIA                                                                                                                                                                                       | ACHIEVED |
| NATURAL VENTILATION                    | 4B-3.2. | Overall depth of a cross-through apartment does not exceed 18m                                                                                                                                        | ✓        |
| CEILING HEIGHTS                        | 4C-1.1. | Minimum ceiling height in habitable rooms 2.7m                                                                                                                                                        | ✓        |
|                                        | 4C-1.1. | Minimum ceiling height in non habitable rooms 2.4m                                                                                                                                                    | ✓        |
| APARTMENT SIZE AND LAYOUT              | 4D-1.1. | Minimum internal area of 2 bedroom apartment 75m <sup>2</sup> (with 2 bathrooms)                                                                                                                      | ✓        |
|                                        | 4D-1.2. | Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room                                                        | ✓        |
|                                        | 4D-2.1. | Habitable room depths are limited to a maximum of 2.5 x the ceiling height                                                                                                                            | ✓        |
|                                        | 4D-2.2. | In open plan layouts (where the living, dining and Kitchen are combined) the maximum habitable room depth is 6m from a window                                                                         | ✓        |
|                                        | 4D-3.1. | Master bedrooms have a minimum area of 10m <sup>2</sup> and other bedrooms 9m <sup>2</sup> (excluding wardrobe space)                                                                                 | ✓        |
|                                        | 4D-3.2. | Bedrooms have a minimum dimension of 3m (excluding wardrobe space)                                                                                                                                    | ✓        |
|                                        | 4D-3.3. | Living rooms or combined living/dining rooms have a minimum width of:<br>- 3.6m for studio and 1 bedroom apartments<br>- 4m for 2 and 3 bedroom apartments                                            | ✓        |
|                                        | 4D-3.4. | The width of cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts                                                                                               | ✓        |
|                                        | 4D-3.   | Access to bedrooms, bathrooms and laundries is separated from living areas minimising direct openings between living and service areas                                                                | ✓        |
|                                        | 4D-3.   | All bedrooms allow a minimum length of 1.5m for robes                                                                                                                                                 | ✓        |
|                                        | 4D-3.   | The main bedroom of an apartment should be provided with a wardrobe of a minimum 1.8m long, 0.6m deep and 2.1m high                                                                                   | ✓        |
| PRIVATE OPEN SPACE AND BALCONIES       | 4E-1.1. | Primary balcony for 2 bedroom apartments minimum area 10m <sup>2</sup> and minimum depth 2m                                                                                                           | ✓        |
| STORAGE                                | 4G-1.1. | In addition to storage in kitchens, bathrooms and bedrooms, for 2 bedroom apartments 9m <sup>2</sup> storage is to be provided, of which at least 50% is required to be located within the apartment. | ✓        |

**General Notes**  
Verify dimensions on site prior to commencement of work. Check existing RL's on site. Advise Architect of any discrepancies before commencement. Allow for adjustments to suit discrepancies. Comply with relevant authorities requirement Comply with Building Code of Australia requirements. Comply with relevant Australian Standards for materials and construction practice. Comply with Basix Certificate. Do not scale from drawings.

**Notes Regarding** "For Construction Documents" EM BE CE believes that the information shown on this drawing (when read with the applicable specification) is sufficient for a reasonably competent and experienced builder to understand the design intent; understand the process of construction required to achieve a finished product conforming with the design intent and understand what building materials, techniques and methods are required to achieve that finished product.

**Copyright**  
Copyright owned by EM BE CE. Rights to this document are subject to payment in full of all EM BE CE fees. This document may only be used for the express purpose for which it has been created and any unauthorised use is at the user's sole risk and without limiting EM BE CE's rights the user releases and indemnifies EM BE CE from and against all loss so arising.

**Acknowledgement of Country**  
This project is located on Gadigal Country.  
We acknowledge the traditional custodians of Country, on this land called Australia. We respect their Elders, past, present and emerging.

**City West Housing**  
02 8888 8888

# Project Bangalay Apartments

Project No.  
24011

Address  
216-220 Wyndham St, Alexandria  
NSW 2015

Status  
NOT FOR CONSTRUCTION

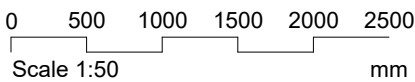
|       |            |             |
|-------|------------|-------------|
| Drawn | Authorised | Date Issued |
| AML   | MBC        | 23.04.26    |

Drawing  
Typical Apartment - 2 BED

Drawing No.  
515

Scale  
As indicated @ A1

Issue  
B



EM BE CE



| DESIGN CRITERIA: 2 BEDROOMS APARTMENTS |         |                                                                                                                                                                                           |          |
|----------------------------------------|---------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| CATEGORY                               | ADG     | DESIGN CRITERIA                                                                                                                                                                           | ACHIEVED |
| NATURAL VENTILATION                    | 4B-3.2. | Overall depth of a cross-through apartment does not exceed 18m                                                                                                                            | ✓        |
|                                        | 4C-1.1. | Minimum ceiling height in habitable rooms 2.7m                                                                                                                                            | ✓        |
| CEILING HEIGHTS                        | 4C-1.1. | Minimum ceiling height in non habitable rooms 2.4m                                                                                                                                        | ✓        |
| APARTMENT SIZE AND LAYOUT              | 4D-1.1. | Minimum internal area of 2 bedroom apartment 75m2 (with 2 bathrooms)                                                                                                                      | ✓        |
|                                        | 4D-1.2. | Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room                                            | ✓        |
|                                        | 4D-2.1. | Habitable room depths are limited to a maximum of 2.5 x the ceiling height                                                                                                                | ✓        |
|                                        | 4D-2.2. | In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window                                                             | ✓        |
|                                        | 4D-3.1. | Master bedrooms have a minimum area of 10m2 and other bedrooms 9m2 (excluding wardrobe space)                                                                                             | ✓        |
|                                        | 4D-3.2. | Bedrooms have a minimum dimension of 3m (excluding wardrobe space)                                                                                                                        | ✓        |
|                                        | 4D-3.3. | Living rooms or combined living/dining rooms have a minimum width of:<br>- 3.6m for studio and 1 bedroom apartments<br>- 4m for 2 and 3 bedroom apartments                                | ✓        |
|                                        | 4D-3.4. | The width of cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts                                                                                   | ✓        |
|                                        | 4D-3.   | Access to bedrooms, bathrooms and laundries is separated from living areas minimising direct openings between living and service areas                                                    | ✓        |
|                                        | 4D-3.   | All bedrooms allow a minimum length of 1.5m for robes                                                                                                                                     | ✓        |
| PRIVATE OPEN SPACE AND BALCONIES       | 4E-1.1. | Primary balcony for 2 bedroom apartments minimum area 10m2 and minimum depth 2m                                                                                                           | ✓        |
|                                        | 4G-1.1. | In addition to storage in kitchens, bathrooms and bedrooms, for 2 bedroom apartments 6m3 storage is to be provided, of which at least 50% is required to be located within the apartment. | ✓        |

| Iss. | Date     | For               |
|------|----------|-------------------|
| A    | 08.09.25 | FOR DA            |
| B    | 23.04.26 | DA RFI SUBMISSION |

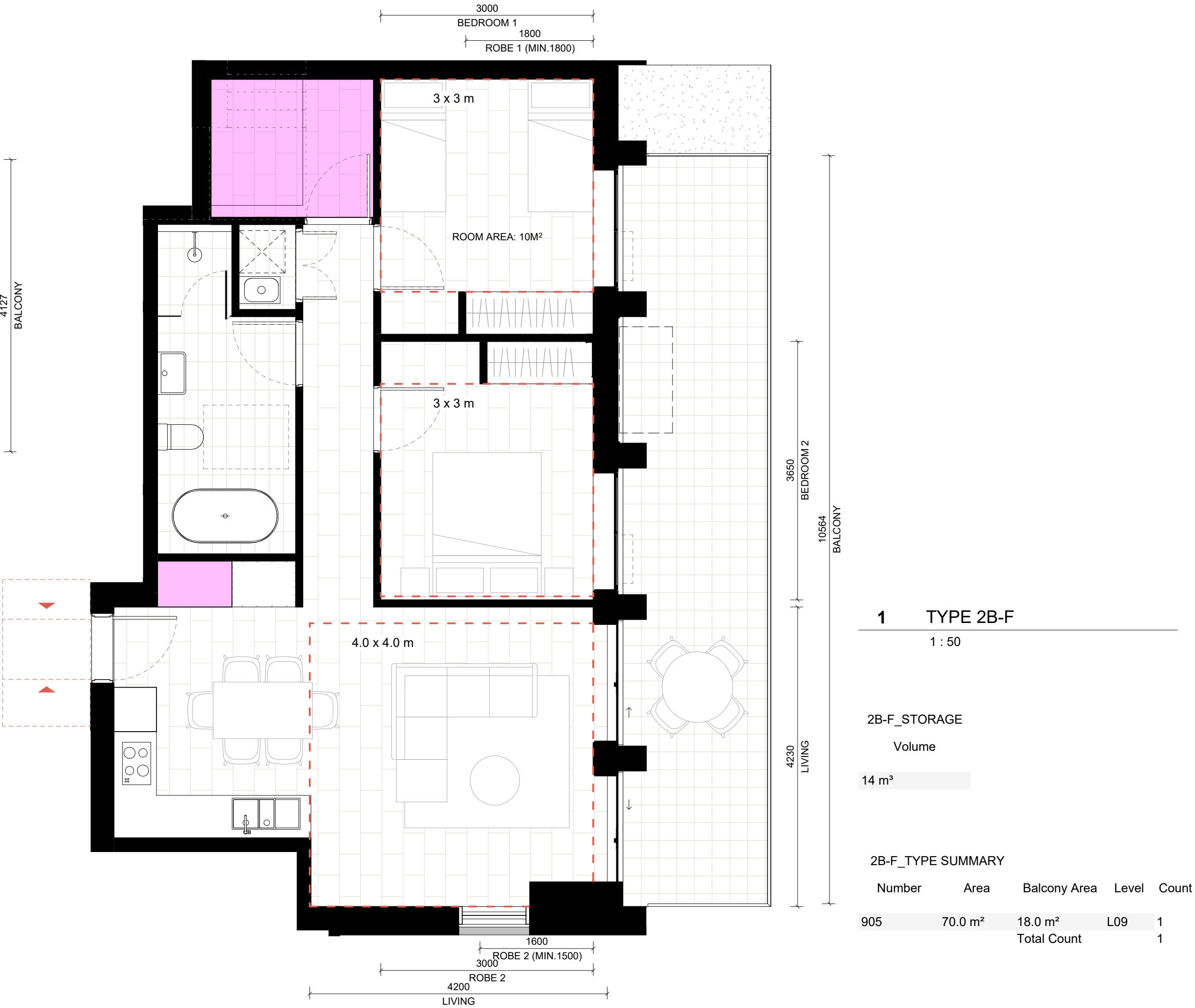
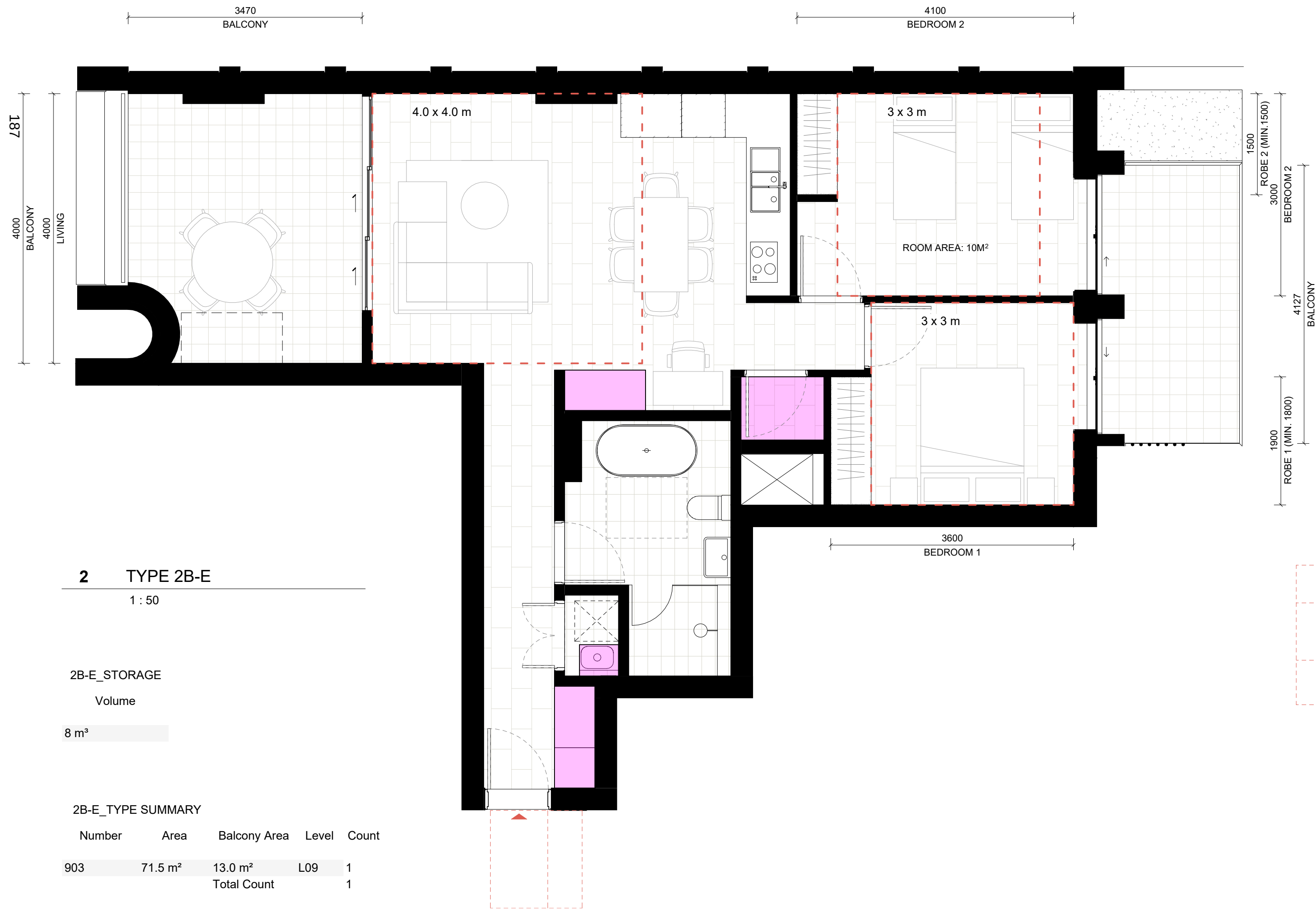
**General Notes**  
Verify dimensions on site prior to commencement of work. Check existing RL's on site. Advise Architect of any discrepancies before commencement. Allow for adjustments to suit discrepancies. Comply with relevant authorities requirements. Comply with Building Code of Australia requirements. Comply with relevant Australian Standards for materials and construction practice. Comply with Basis Certificate. Do not scale from drawings.

**Notes Regarding**  
"For Construction Documents" EM BE CE believes that the information shown on this drawing (when read with the applicable specification) is sufficient for a reasonably competent and experienced builder to understand the design intent, understand the process of construction required to achieve a finished product conforming with the design intent and understand what building materials, techniques and methods are required to achieve that finished product.

**Copyright**  
Copyright owned by EM BE CE. Rights to this document are subject to payment in full of all EM BE CE fees. This document may only be used for the express purpose for which it has been created and any unauthorised use is at the user's sole risk and without limiting EM BE CE's rights the user releases and indemnifies EM BE CE from and against all loss so arising.

**Acknowledgement of Country**  
This project is located on Gadigal Country. We acknowledge the traditional custodians of Country, on this land called Australia. We respect their Elders, past, present and emerging.

**City West Housing**  
02 8888 8888



**Project**  
Bangalay Apartments

**Project No.**  
24011

**Address**  
216-220 Wyndham St, Alexandria  
NSW 2015

**Status**  
NOT FOR CONSTRUCTION

**Drawn** AML **Authorised** MBC **Date Issued** 23.04.26

**Drawing**  
Typical Apartment - 2 BED

**Drawing No.**  
516

**Scale** As indicated @ A1 **Issue** B

0 500 1000 1500 2000 2500  
Scale 1:50 mm

**EM BE CE**

EMBECE.com.au  
+612 9125 0569  
Level 1, 414 Bourke Street  
Surry Hills, NSW 2010 Australia

**Nominated Architects**  
Mladen Prnjatovic 7468  
Ben Green 7066  
Chi Melhem 7754





2 TYPE 3B-B

1 : 50

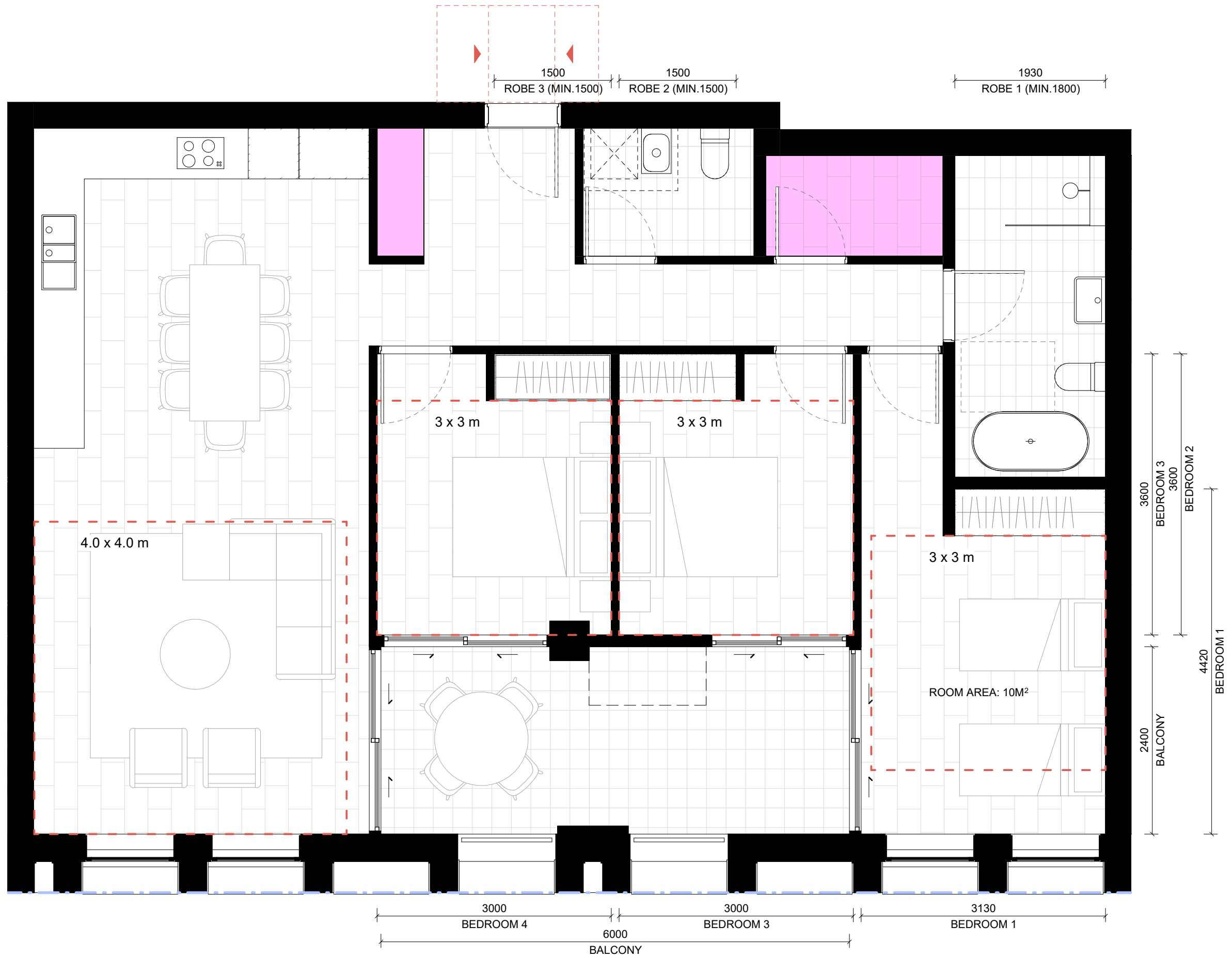
3B-B\_STORAGE

Volume

11 m³

3B-B\_TYPE SUMMARY

| Number | Area    | Balcony Area | Level | Count |
|--------|---------|--------------|-------|-------|
| 906    | 96.0 m² | 22.5 m²      | L09   | 1     |
|        |         | Total Count  |       | 1     |



1 TYPE 3B-A

1 : 50

3B-A\_STORAGE

Volume

11 m³

3B-A\_TYPE SUMMARY

| Number | Area     | Balcony Area | Level | Count |
|--------|----------|--------------|-------|-------|
| 207    | 104.5 m² | 14.0 m²      | L02   | 1     |
|        |          | Total Count  |       | 1     |

DESIGN CRITERIA: 3 BEDROOMS APARTMENTS

| CATEGORY                         | ADG     | DESIGN CRITERIA                                                                                                                                                                            | ACHIEVED |
|----------------------------------|---------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| NATURAL VENTILATION              | 4B-3.2. | Overall depth of a cross-through apartment does not exceed 18m                                                                                                                             | ✓        |
| CEILING HEIGHTS                  | 4C-1.1. | Minimum ceiling height in habitable rooms 2.7m                                                                                                                                             | ✓        |
|                                  | 4C-1.1. | Minimum ceiling height in non habitable rooms 2.4m                                                                                                                                         | ✓        |
| APARTMENT SIZE AND LAYOUT        | 4D-1.1. | Minimum internal area of 3 bedroom apartment 90m2 (including 1 bathroom only. Additional bathrooms increase area by 5m2 each.)                                                             | ✓        |
|                                  | 4D-1.2. | Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room                                             | ✓        |
|                                  | 4D-2.1. | Habitable room depths are limited to a maximum of 2.5 x the ceiling height                                                                                                                 | ✓        |
|                                  | 4D-2.2. | In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window                                                              | ✓        |
|                                  | 4D-3.1. | Master bedrooms have a minimum area of 10m2 and other bedrooms 9m2 (excluding wardrobe space)                                                                                              | ✓        |
|                                  | 4D-3.2. | Bedrooms have a minimum dimension of 3m (excluding wardrobe space)                                                                                                                         | ✓        |
|                                  | 4D-3.3. | Living rooms or combined living/dining rooms have a minimum width of:<br>- 3.6m for studio and 1 bedroom apartments<br>- 4m for 2 and 3 bedroom apartments                                 | ✓        |
|                                  | 4D-3.4. | The width of cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts                                                                                    | ✓        |
|                                  | 4D-3.   | Access to bedrooms, bathrooms and laundries is separated from living areas minimising direct openings between living and service areas                                                     | ✓        |
|                                  | 4D-3.   | All bedrooms allow a minimum length of 1.5m for robes                                                                                                                                      | ✓        |
| PRIVATE OPEN SPACE AND BALCONIES | 4E-1.1. | Primary balcony for 3 bedroom apartments minimum area 12m2 and minimum depth 2.4m                                                                                                          | ✓        |
|                                  | 4G-1.1. | In addition to storage in kitchens, bathrooms and bedrooms, for 3 bedroom apartments 10m3 storage is to be provided, of which at least 50% is required to be located within the apartment. | ✓        |

General Notes

Verify dimensions on site prior to commencement of work. Check existing RL's on site. Advise Architect of any discrepancies before commencement. Allow for adjustments to suit discrepancies. Comply with relevant authorities requirements. Comply with Building Code of Australia requirements. Comply with relevant Australian Standards for materials and construction practice. Comply with Basis Certificate. Do not scale from drawings.

Notes Regarding

"For Construction Documents" EM BE CE believes that the information shown on this drawing (when read with the applicable specification) is sufficient for a reasonably competent and experienced builder to understand the design intent; understand the process of construction required to achieve a finished product conforming with the design intent and understand what building materials, techniques and methods are required to achieve that finished product.

Copyright

Copyright owned by EM BE CE. Rights to this document are subject to payment in full of all EM BE CE fees. This document may only be used for the express purpose for which it has been created and any unauthorised use is at the user's sole risk and without limiting EM BE CE's rights the user releases and indemnifies EM BE CE from and against all loss so arising.

Acknowledgement of Country

This project is located on Gadigal Country. We acknowledge the traditional custodians of Country, on this land called Australia. We respect their Elders, past, present and emerging.

City West Housing  
02 8888 8888

Project  
Bangalay Apartments

Project No.

24011

Address

216-220 Wyndham St, Alexandria  
NSW 2015

Status

NOT FOR CONSTRUCTION

Drawn

AML

Authorised

MBC

Date Issued

23.04.26

Drawing

Typical Apartment - 3 BED

Drawing No.

517

Scale

As indicated @ A1

Issue

B

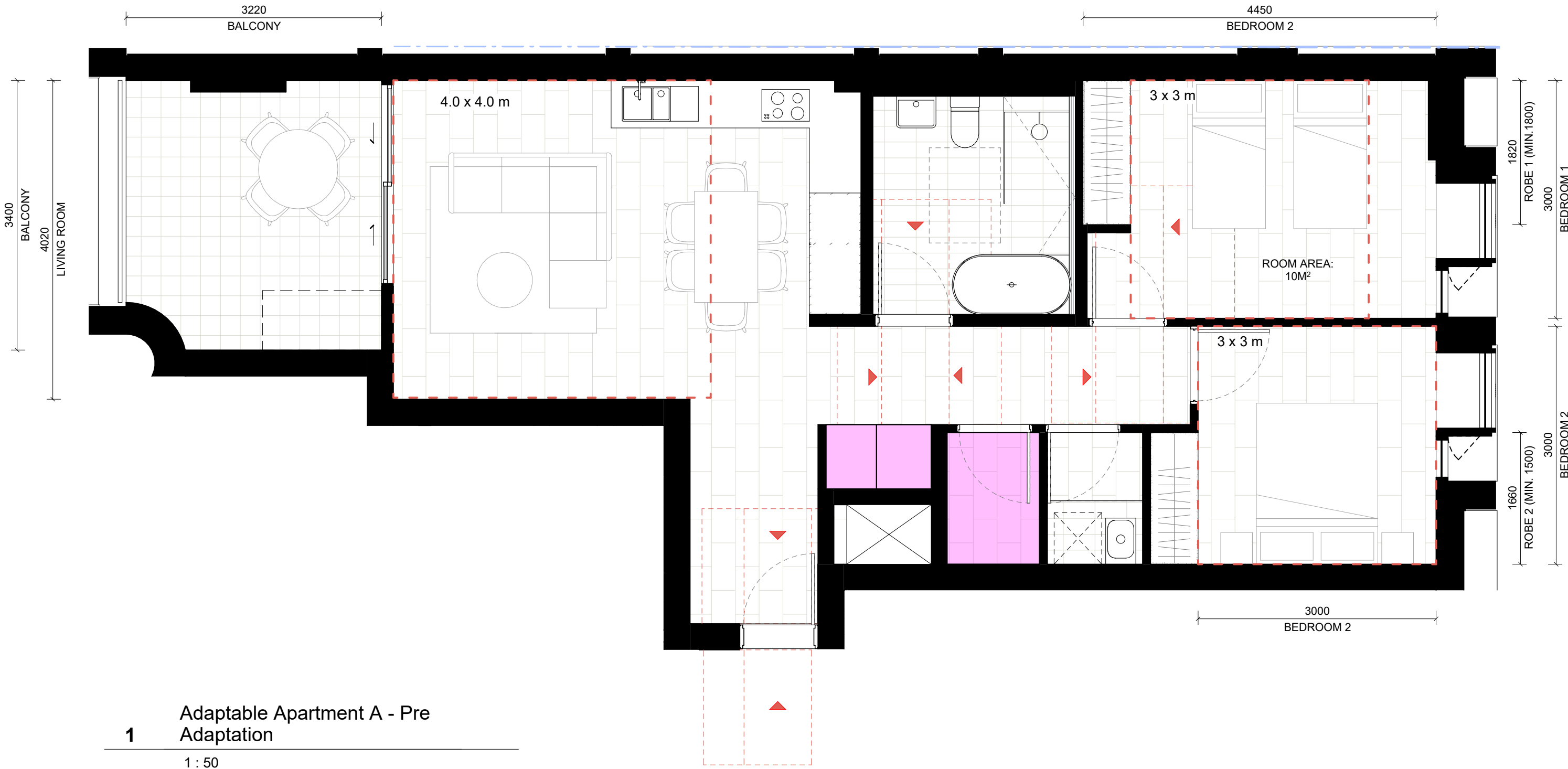
0 500 1000 1500 2000 2500  
Scale 1:50 mm

EM BE CE

EMBECE.com.au  
+612 9125 0569  
Level 1, 414 Bourke Street  
Surry Hills, NSW 2010 Australia

Nominated Architects  
Mladen Prnjatovic 7468  
Ben Green 7066  
Chi Melhem 7754





1 Adaptable Apartment A - Pre Adaptation  
1 : 50

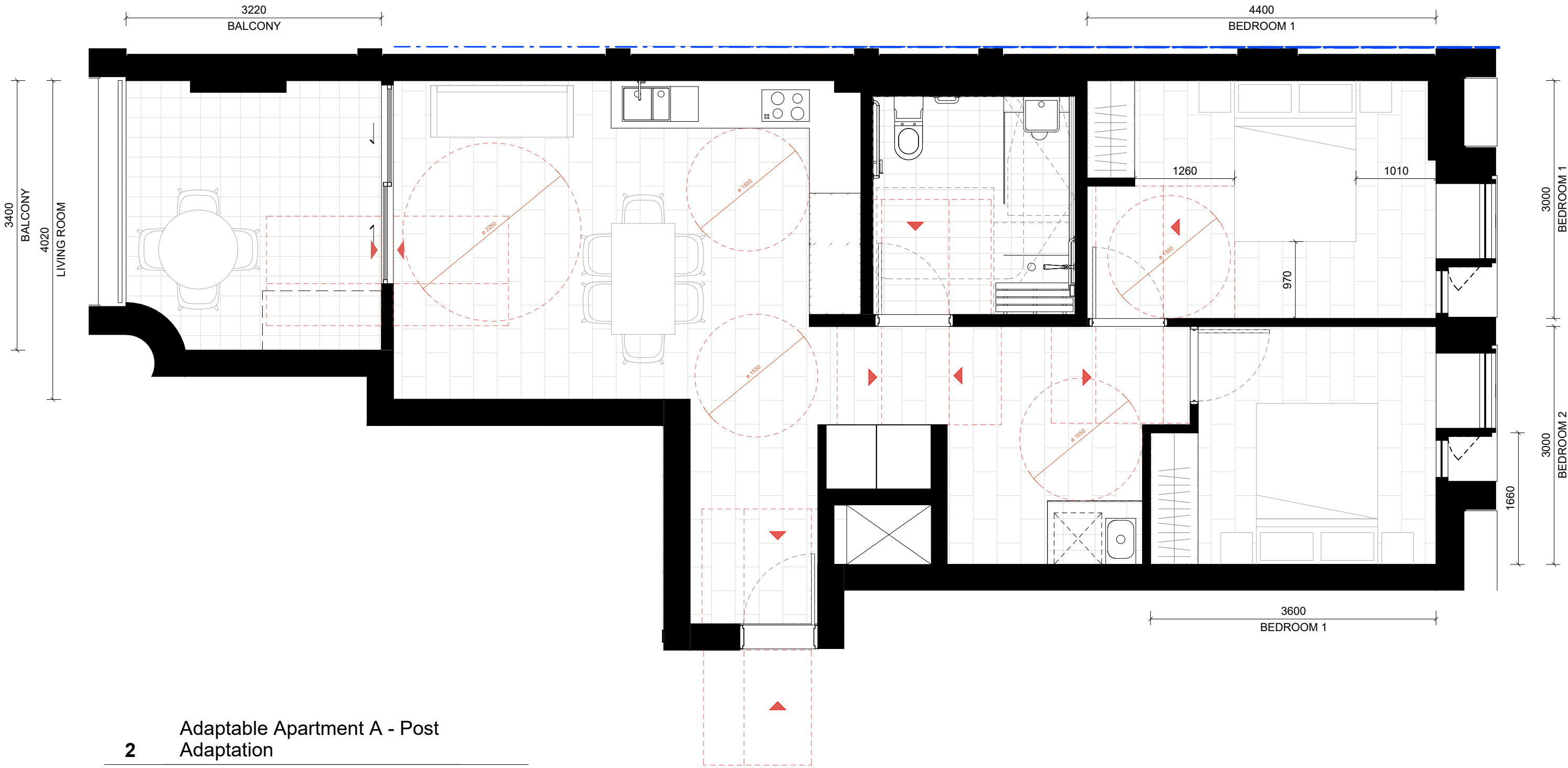
AD-A\_STORAGE

Volume

8 m³

AD-A\_TYPE SUMMARY

| Name        | Area    | Number | Balcony Area | Level | Count |
|-------------|---------|--------|--------------|-------|-------|
| 2B - AD     | 72.0 m² | 203    | 21.0 m²      | L02   | 1     |
| 2B - AD     | 72.0 m² | 304    | 10.5 m²      | L03   | 1     |
| 2B - AD     | 72.5 m² | 404    | 10.5 m²      | L04   | 1     |
| 2B - AD     | 72.5 m² | 504    | 10.5 m²      | L05   | 1     |
| 2B - AD     | 72.5 m² | 604    | 10.5 m²      | L06   | 1     |
| 2B - AD     | 72.5 m² | 704    | 10.5 m²      | L07   | 1     |
| 2B - AD     | 72.0 m² | 804    | 10.5 m²      | L08   | 1     |
| Total Count |         |        |              |       | 7     |



2 Adaptable Apartment A - Post Adaptation  
1 : 50

| DESIGN CRITERIA: 2 BEDROOMS APARTMENTS |         |                                                                                                                                                                                          |          |
|----------------------------------------|---------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| CATEGORY                               | ADG     | DESIGN CRITERIA                                                                                                                                                                          | ACHIEVED |
| NATURAL VENTILATION                    | 4B-3.2. | Overall depth of a cross-through apartment does not exceed 18m                                                                                                                           | ✓        |
| CEILING HEIGHTS                        | 4C-1.1. | Minimum ceiling height in habitable rooms 2.7m                                                                                                                                           | ✓        |
|                                        | 4C-1.1. | Minimum ceiling height in non habitable rooms 2.4m                                                                                                                                       | ✓        |
| APARTMENT SIZE AND LAYOUT              | 4D-1.1. | Minimum internal area of 2 bedroom apartment 75m2 (with 2 bathrooms)                                                                                                                     | ✓        |
|                                        | 4D-1.2. | Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room                                           | ✓        |
|                                        | 4D-2.1. | Habitable room depths are limited to a maximum of 2.5 x the ceiling height                                                                                                               | ✓        |
|                                        | 4D-2.2. | In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window                                                            | ✓        |
|                                        | 4D-3.1. | Master bedrooms have a minimum area of 10m2 and other bedrooms 9m2 (excluding wardrobe space)                                                                                            | ✓        |
|                                        | 4D-3.2. | Bedrooms have a minimum dimension of 3m (excluding wardrobe space)                                                                                                                       | ✓        |
|                                        | 4D-3.3. | Living rooms or combined living/dining rooms have a minimum width of:<br>- 3.6m for studio and 1 bedroom apartments<br>- 4m for 2 and 3 bedroom apartments                               | ✓        |
|                                        | 4D-3.4. | The width of cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts                                                                                  | ✓        |
|                                        | 4D-3.   | Access to bedrooms, bathrooms and laundries is separated from living areas minimising direct openings between living and service areas                                                   | ✓        |
|                                        | 4D-3.   | All bedrooms allow a minimum length of 1.5m for robes                                                                                                                                    | ✓        |
| PRIVATE OPEN SPACE AND BALCONIES       | 4E-1.1. | Primary balcony for 2 bedroom apartments minimum area 10m2 and minimum depth 2m                                                                                                          | ✓        |
|                                        | 4G-1.1. | In addition to storage in kitchens, bedrooms and bedrooms, for 2 bedroom apartments 6m3 storage is to be provided, of which at least 50% is required to be located within the apartment. | ✓        |

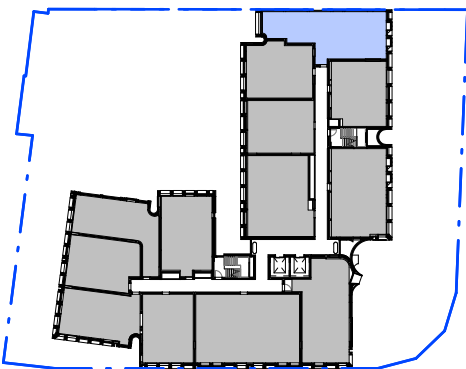
**General Notes**  
Verify dimensions on site prior to commencement of work. Check existing RL's on site. Advise Architect of any discrepancies before commencement. Allow for adjustments to suit discrepancies. Comply with relevant authorities requirements. Comply with Building Code of Australia requirements. Comply with relevant Australian Standards for materials and construction practice. Comply with Basis Certificate. Do not scale from drawings.

**Notes Regarding**  
"For Construction Documents" EM BE CE believes that the information shown on this drawing (when read with the applicable specification) is sufficient for a reasonably competent and experienced builder to understand the design intent; understand the process of construction required to achieve a finished product conforming with the design intent and understand what building materials, techniques and methods are required to achieve that finished product.

**Copyright**  
Copyright owned by EM BE CE. Rights to this document are subject to payment in full of all EM BE CE fees. This document may only be used for the express purpose for which it has been created and any unauthorised use is at the user's sole risk and without limiting EM BE CE's rights the user releases and indemnifies EM BE CE from and against all loss so arising.

**Acknowledgement of Country**  
This project is located on Gadigal Country. We acknowledge the traditional custodians of Country, on this land called Australia. We respect their Elders, past, present and emerging.

**City West Housing**  
02 8888 8888



Project  
Bangalay Apartments

Project No.  
24011

Address  
216-220 Wyndham St, Alexandria  
NSW 2015

Status  
NOT FOR CONSTRUCTION

Drawn  
AML

Authorised  
MBC

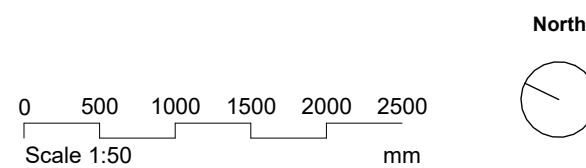
Date Issued  
23.04.26

Drawing  
Adaptable Apartment A

Drawing No.  
520

Scale  
As indicated @ A1

Issue  
B



EM BE CE

EMBECE.com.au  
+612 9125 0569  
Surry Hills, NSW 2010 Australia

Nominated Architects  
Mladen Prnjatovic 7468  
Ben Green 7066  
Chi Melhem 7754

NOTES:

DOOR HARDWARE:

- DOOR LEVER HANDLES AND HARDWARE MUST COMPLY WITH AS1428.1-2009.
- DOOR LEVER HANDLES AND HARDWARE SHALL BE NOT LESS THAN 900mm NOR MORE THAN 1100mm ABOVE THE PLANE OF THE FINISHED FLOOR

CIRCULATION:

- INTERNAL CORRIDORS SHALL HAVE A MINIMUM WIDTH OF 1000MM
- AFTER ADAPTATION, CIRCULATION SPACES AT DOORWAYS SHALL COMPLY WITH AS 1428.1

BATHROOMS:

- ALL SANITARY FACILITIES AND COMPONENTS SHALL BE ADAPTABLE, TO POTENTIALLY COMPLY WITH AS 1428.1 AS A MINIMUM
- PROVIDE SLIP RESISTANT FLOORING TO BE COMPLIANT WITH AS3661.1 CERTIFICATES TO BE PROVIDED
- SHOWER RECESS TO BE HOBLESS. MINIMUM SIZE 1160 x 1100 TO COMPLY WITH AS14.258.1
- RECESSED SOAP HOLDER
- SHOWER TAPS POSITIONED FOR EASY REACH TO ACCESS SIDE OF THE SHOWER SLIDING TRACK
- PROVISION FOR ADJUSTABLE, DETACHABLE HAND HELD SHOWER ROSE
- PROVISION FOR GRAB RAILS IN SHOWER AND TOILET TO COMPLY WITH AS 1428.1
- TAP SETS TO BE CAPSTAN OR LEVER HANDLES
- PROVISION FOR WASHBASIN WITH CLEARANCES TO COMPLY WITH AS1428.1
- PROVISION FOR EITHER VISITABLE TOILET OR ACCESSIBLE TOILET. TOILET TO HAVE A CLEARANCE OF 900mm X 1250mm IN FRONT OF THE WC PAN, WITH THE DOOR NOT ENCRoACHING
- PROVISION TO COMPLY WITH AS1428.1

KITCHEN AREA:

- MINIMUM WIDTH 2.74m (1550mm MIN. BETWEEN BENCHES)
- PROVISION FOR BENCHES PLANNED TO INCLUDE AT LEAST ONE WORK SURFACE OF 900MM LENGTH, ADJUSTABLE IN HEIGHT FROM 750mm TO 850mm OR REPLACEABLE
- KITCHEN SINK BOWL MAX. 150mm DEEP
- TAP SET LOCATED WITHIN 300mm OF FRONT OF SINK
- COOKTOPS TO INCLUDE EITHER FRONT OF RISE CONTROLS WITH RAISED CROSS BARS
- COOK TOPS TO INCLUDE ISOLATING SWITCH
- WORK SURFACE MIN. 800mm LENGTH ADJACENT TO COOK TOP AT SAME HEIGHT
- OVEN LOCATED ADJACENT TO AN ADJUSTABLE HEIGHT OR REPLACEABLE WORK SURFACE
- GPOs TO COMPLY WITH AS 1428.1. AT LEAST ONE DOUBLE GPO WITHIN 300mm OF FRONT OF WORK SURFACE
- SLIP RESISTANT FLOORING
- GPO FOR FRIDGE TO BE EASILY REACHABLE WHEN REFRIDGE IS IN ITS OPENING POSITION

TELEPHONE:

- A TELEPHONE OUTLET SHALL BE PROVIDED IN THE LIVING - DINING AREA. THIS SHOULD BE ADJACENT TO A GPO

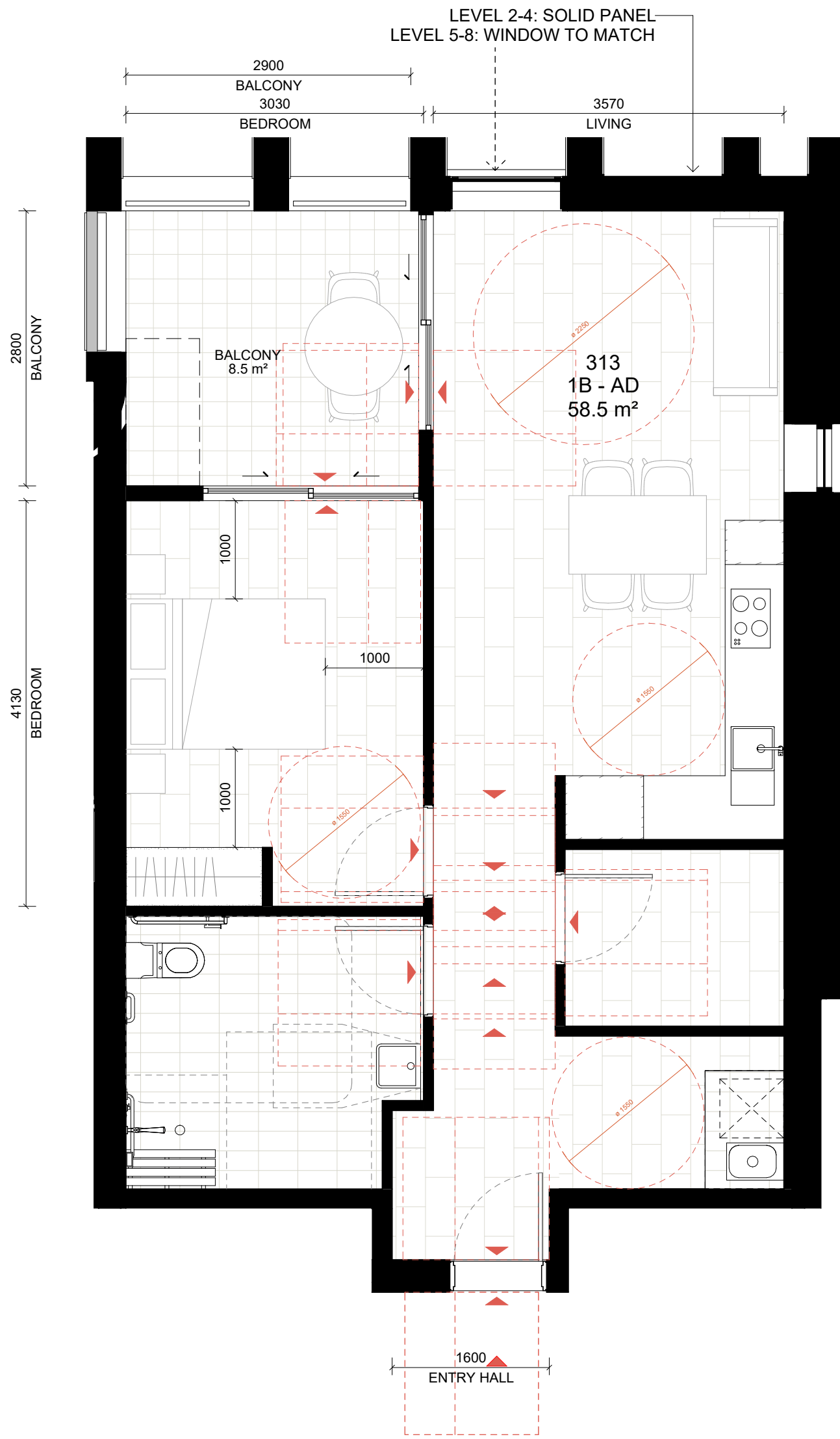
LAUNDRY AREA:

- PROVIDE DOUBLE GPO
- PROVIDE SLIP RESISTANT FLOORING TO BE COMPLIANT WITH AS3661.1 CERTIFICATES TO BE PROVIDED
- WATERPROOFING IN ACCORDANCE WITH AS3740





1 Adaptable Apartment B - Pre Adaption  
1 : 50



2 Adaptable Apartment B - Post Adaption  
1 : 50

AD-B\_STORAGE  
Volume

10 m³

AD-B\_TYPE SUMMARY

| Name        | Area    | Number | Balcony Area | Level | Count |
|-------------|---------|--------|--------------|-------|-------|
| 1B - AD     | 58.5 m² | 313    | 8.5 m²       | L03   | 1     |
| 1B - AD     | 59.0 m² | 414    | 8.5 m²       | L04   | 1     |
| 1B - AD     | 59.0 m² | 514    | 8.5 m²       | L05   | 1     |
| 1B - AD     | 59.0 m² | 614    | 8.5 m²       | L06   | 1     |
| 1B - AD     | 59.0 m² | 714    | 8.5 m²       | L07   | 1     |
| 1B - AD     | 59.0 m² | 814    | 8.5 m²       | L08   | 1     |
| 1B - AD     | 59.0 m² | 912    | 8.5 m²       | L09   | 1     |
| 1B - AD     | 59.0 m² | 1005   | 8.5 m²       | L10   | 1     |
| Total Count |         |        |              |       | 8     |

DESIGN CRITERIA: 1 BEDROOM APARTMENTS

| CATEGORY                         | ADG     | DESIGN CRITERIA                                                                                                                                                                           | ACHIEVED |
|----------------------------------|---------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| NATURAL VENTILATION              | 4B-3.2. | Overall depth of a cross-through apartment does not exceed 18m                                                                                                                            | ✓        |
| CEILING HEIGHTS                  | 4C-1.1. | Minimum ceiling height in habitable rooms 2.7m                                                                                                                                            | ✓        |
|                                  | 4C-1.1. | Minimum ceiling height in non habitable rooms 2.4m                                                                                                                                        | ✓        |
| APARTMENT SIZE AND LAYOUT        | 4D-1.1. | Minimum internal area of 1 bedroom apartment 50m2 (including 1 bathroom only. Additional bathrooms increase area by 5m2 each.)                                                            | ✓        |
|                                  | 4D-1.2. | Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room                                            | ✓        |
|                                  | 4D-2.1. | Habitable room depths are limited to a maximum of 2.5 x the ceiling height                                                                                                                | ✓        |
|                                  | 4D-2.2. | In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window                                                             | ✓        |
|                                  | 4D-3.1. | Master bedrooms have a minimum area of 10m2 and other bedrooms 9m2 (excluding wardrobe space)                                                                                             | ✓        |
|                                  | 4D-3.2. | Bedrooms have a minimum dimension of 3m (excluding wardrobe space)                                                                                                                        | ✓        |
|                                  | 4D-3.3. | Living rooms or combined living/dining rooms have a minimum width of:<br>- 3.6m for studio and 1 bedroom apartments<br>- 4m for 2 and 3 bedroom apartments                                | ✓        |
|                                  | 4D-3.4. | The width of cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts                                                                                   | ✓        |
|                                  | 4D-3.   | Access to bedrooms, bathrooms and laundries is separated from living areas minimising direct openings between living and service areas                                                    | ✓        |
|                                  | 4D-3.   | All bedrooms allow a minimum length of 1.5m for robes                                                                                                                                     | ✓        |
| PRIVATE OPEN SPACE AND BALCONIES | 4E-1.1. | The main bedroom of an apartment should be provided with a wardrobe of a minimum 1.5m long, 0.6m deep and 2.1m high                                                                       | ✓        |
|                                  | 4E-1.1. | Primary balcony for 1 bedroom apartments minimum area 8m2 and minimum depth 2m                                                                                                            | ✓        |
| STORAGE                          | 4G-1.1. | In addition to storage in kitchens, bathrooms and bedrooms, for 1 bedroom apartments 6m3 storage is to be provided, of which at least 50% is required to be located within the apartment. | ✓        |

| Iss. | Date     | For               |
|------|----------|-------------------|
| A    | 08.09.25 | FOR DA            |
| B    | 23.04.26 | DA RFI SUBMISSION |

General Notes

Verify dimensions on site prior to commencement of work. Check existing RL's on site. Advise Architect of any discrepancies before commencement. Allow for adjustments to suit discrepancies. Comply with relevant authorities requirements. Comply with Building Code of Australia requirements. Comply with relevant Australian Standards for materials and construction practice. Comply with Basis Certificate. Do not scale from drawings.

Notes Regarding

"For Construction Documents" EM BE CE believes that the information shown on this drawing (when read with the applicable specification) is sufficient for a reasonably competent and experienced builder to understand the design intent; understand the process of construction required to achieve a finished product conforming with the design intent and understand what building materials, techniques and methods are required to achieve that finished product.

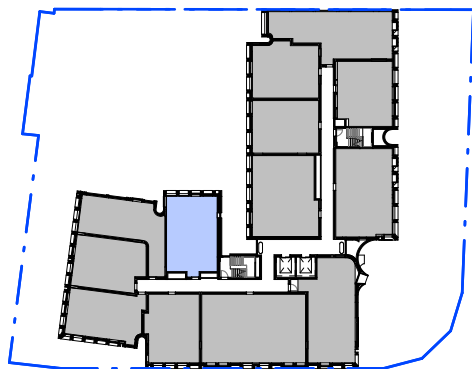
Copyright

Copyright owned by EM BE CE. Rights to this document are subject to payment in full of all EM BE CE fees. This document may only be used for the express purpose for which it has been created and any unauthorised use is at the user's sole risk and without limiting EM BE CE's rights the user releases and indemnifies EM BE CE from and against all loss so arising.

Acknowledgement of Country

This project is located on Gadigal Country. We acknowledge the traditional custodians of Country, on this land called Australia. We respect their Elders, past, present and emerging.

City West Housing  
02 8888 8888



Project  
Bangalay Apartments

Project No.  
24011

Address  
216-220 Wyndham St, Alexandria  
NSW 2015

Status  
NOT FOR CONSTRUCTION

Drawn  
AML

Authorised  
MBC

Date Issued  
23.04.26

Drawing  
Adaptable Apartment B

Drawing No.  
521

Scale  
As indicated @ A1

Issue  
B

North

0 500 1000 1500 2000 2500  
Scale 1:50 mm

EM BE CE

EMBECE.com.au  
+612 9125 0569  
Level 1, 414 Bourke Street  
Surry Hills, NSW 2010 Australia

Nominated Architects  
Mladen Prnjatovic 7488  
Ben Green 7066  
Chi Melhem 7754

NOTES:

DOOR HARDWARE:

- DOOR LEVER HANDLES AND HARDWARE MUST COMPLY WITH AS1428.1-2009.
- DOOR LEVER HANDLES AND HARDWARE SHALL BE NOT LESS THAN 900mm NOR MORE THAN 1100mm ABOVE THE PLANE OF THE FINISHED FLOOR

CIRCULATION:

- INTERNAL CORRIDORS SHALL HAVE A MINIMUM WIDTH OF 1000MM
- AFTER ADAPTATION, CIRCULATION SPACES AT DOORWAYS SHALL COMPLY WITH AS 1428.1

BATHROOMS:

- ALL SANITARY FACILITIES AND COMPONENTS SHALL BE ADAPTABLE, TO POTENTIALLY COMPLY WITH AS 1428.1 AS A MINIMUM
- PROVIDE SLIP RESISTANT FLOORING TO BE COMPLIANT WITH AS3661.1 CERTIFICATES TO BE PROVIDED
- SHOWER RECESS TO BE HOBLESS. MINIMUM SIZE 1160 x 1100 TO COMPLY WITH AS14.258.1
- RECESSED SOAP HOLDER
- SHOWER TAPS POSITIONED FOR EASY REACH TO ACCESS SIDE OF THE SHOWER SLIDING TRACK
- PROVISION FOR ADJUSTABLE, DETACHABLE HAND HELD SHOWER ROSE
- PROVISION FOR GRAB RAILS IN SHOWER AND TOILET TO COMPLY WITH AS 1428.1
- TAP SETS TO BE CAPSTAN OR LEVER HANDLES
- PROVISION FOR WASHBASIN WITH CLEARANCES TO COMPLY WITH AS1428.1
- PROVISION FOR EITHER VISITABLE TOILET OR ACCESSIBLE TOILET. TOILET TO HAVE A CLEARANCE OF 900mm X 1250mm IN FRONT OF THE WC PAN, WITH THE DOOR NOT ENROACHING
- PROVISION TO COMPLY WITH AS1428.1

KITCHEN AREA:

- MINIMUM WIDTH 2.74m (1550mm MIN. BETWEEN BENCHES)
- PROVISION FOR BENCHES PLANNED TO INCLUDE AT LEAST ONE WORK SURFACE OF 900MM LENGTH, ADJUSTABLE IN HEIGHT FROM 750mm TO 850mm OR REPLACEABLE
- KITCHEN SINK BOWL MAX. 150mm DEEP
- TAP SET LOCATED WITHIN 300mm OF FRONT OF SINK
- COOKTOPS TO INCLUDE EITHER FRONT OF RISE CONTROLS WITH RAISED CROSS BARS
- COOK TOPS TO INCLUDE ISOLATING SWITCH
- WORK SURFACE MIN. 800mm LENGTH ADJACENT TO COOK TOP AT SAME HEIGHT
- OVEN LOCATED ADJACENT TO AN ADJUSTABLE HEIGHT OR REPLACEABLE WORK SURFACE
- GPOs TO COMPLY WITH AS 1428.1. AT LEAST ONE DOUBLE GPO WITHIN 300mm OF FRONT OF WORK SURFACE
- SLIP RESISTANT FLOORING
- GPO FOR FRIDGE TO BE EASILY REACHABLE WHEN REFRIDGE IS IN ITS OPENING POSITION

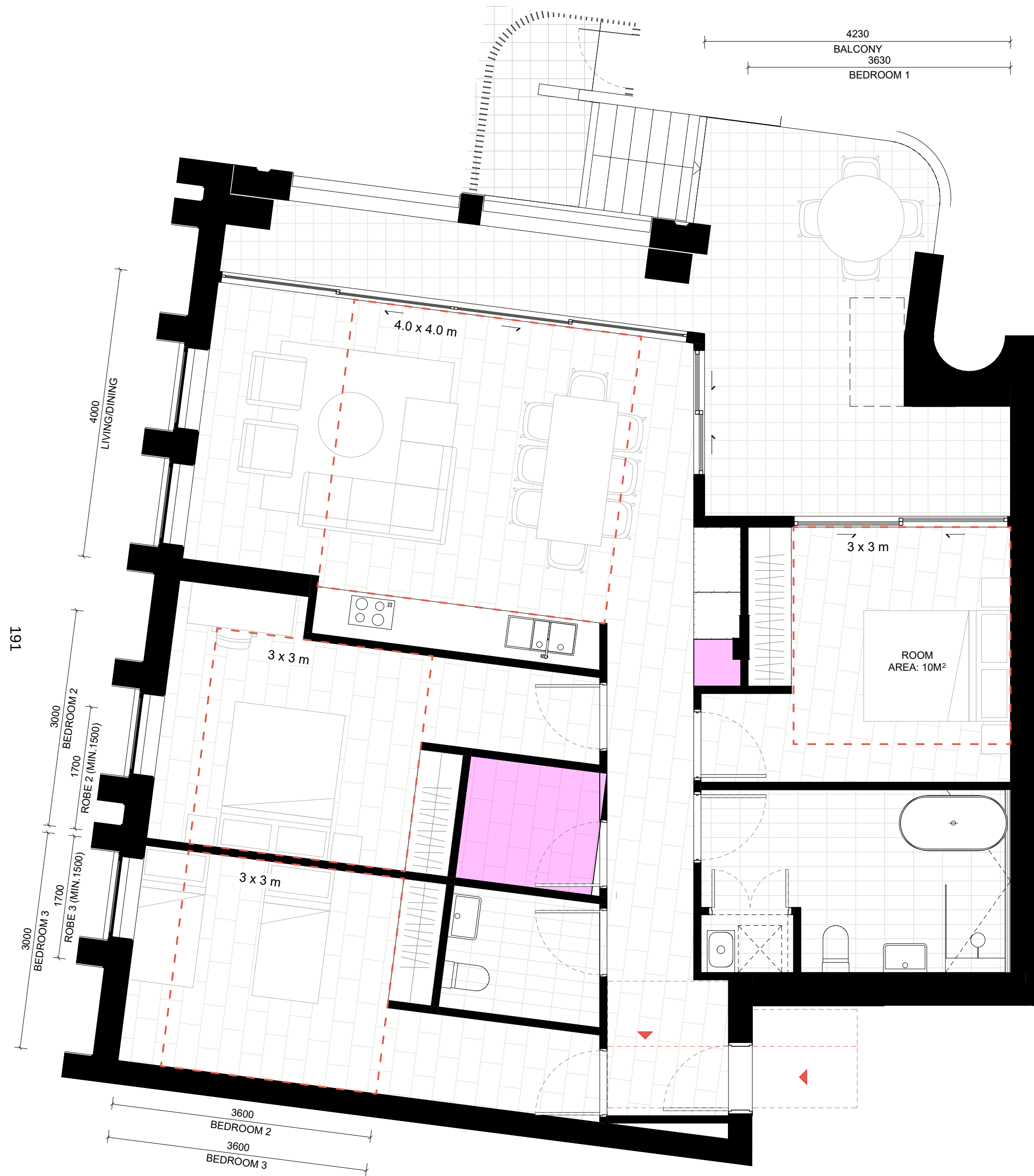
TELEPHONE:

- A TELEPHONE OUTLET SHALL BE PROVIDED IN THE LIVING - DINING AREA. THIS SHOULD BE ADJACENT TO A GPO

LAUNDRY AREA:

- PROVIDE DOUBLE GPO
- PROVIDE SLIP RESISTANT FLOORING TO BE COMPLIANT WITH AS3661.1 CERTIFICATES TO BE PROVIDED
- WATERPROOFING IN ACCORDANCE WITH AS3740





1 Adaptable Apartment C - Post Adaption

1 : 50

AD-C\_STORAGE

Volume

10 m³

AD-C\_TYPE SUMMARY

| Name        | Area     | Number | Balcony Area | Level | Count |
|-------------|----------|--------|--------------|-------|-------|
| 3B - AD     | 106.0 m² | 210    | 33.5 m²      | L02   | 1     |
| Total Count |          |        |              |       | 1     |



2 Adaptable Apartment C - Pre Adaption

1 : 50

NOTES:

DOOR HARDWARE:

- DOOR LEVER HANDLES AND HARDWARE MUST COMPLY WITH AS1428.1-2009.
- DOOR LEVER HANDLES AND HARDWARE SHALL BE NOT LESS THAN 900mm NOR MORE THAN 1100mm ABOVE THE PLANE OF THE FINISHED FLOOR

CIRCULATION:

- INTERNAL CORRIDORS SHALL HAVE A MINIMUM WIDTH OF 1000MM
- AFTER ADAPTATION, CIRCULATION SPACES AT DOORWAYS SHALL COMPLY WITH AS 1428.1

BATHROOMS:

- ALL SANITARY FACILITIES AND COMPONENTS SHALL BE ADAPTABLE, TO POTENTIALLY COMPLY WITH AS 1428.1 AS A MINIMUM
- PROVIDE SLIP RESISTANT FLOORING TO BE COMPLIANT WITH AS3661.1 CERTIFICATES TO BE PROVIDED
- SHOWER RECESS TO BE HOBLESS. MINIMUM SIZE 1160 x 1100 TO COMPLY WITH AS14.258.1
- RECESSED SOAP HOLDER
- SHOWER TAPS POSITIONED FOR EASY REACH TO ACCESS SIDE OF THE SHOWER SLIDING TRACK
- PROVISION FOR ADJUSTABLE, DETACHABLE HAND HELD SHOWER ROSE
- PROVISION FOR GRAB RAILS IN SHOWER AND TOILET TO COMPLY WITH AS 1428.1
- TAP SETS TO BE CAPSTAN OR LEVER HANDLES
- PROVISION FOR WASHBASIN WITH CLEARANCES TO COMPLY WITH AS1428.1
- PROVISION FOR EITHER VISITABLE TOILET OR ACCESSIBLE TOILET. TOILET TO HAVE A CLEARANCE OF 900mm X 1250mm IN FRONT OF THE WC PAN, WITH THE DOOR NOT ENCRoACHING
- PROVISION TO COMPLY WITH AS1428.1

KITCHEN AREA:

- MINIMUM WIDTH 2.74m (1550mm MIN. BETWEEN BENCHES)
- PROVISION FOR BENCHES PLANNED TO INCLUDE AT LEAST ONE WORK SURFACE OF 900MM LENGTH, ADJUSTABLE IN HEIGHT FROM 750mm TO 850mm OR REPLACEABLE
- KITCHEN SINK BOWL MAX. 150mm DEEP
- TAP SET LOCATED WITHIN 300mm OF FRONT OF SINK
- COOKTOPS TO INCLUDE EITHER FRONT OF RISE CONTROLS WITH RAISED CROSS BARS
- COOK TOPS TO INCLUDE ISOLATING SWITCH
- WORK SURFACE MIN. 800mm LENGTH ADJACENT TO COOK TOP AT SAME HEIGHT
- OVEN LOCATED ADJACENT TO AN ADJUSTABLE HEIGHT OR REPLACEABLE WORK SURFACE
- GPOs TO COMPLY WITH AS 1428.1. AT LEAST ONE DOUBLE GPO WITHIN 300mm OF FRONT OF WORK SURFACE
- SLIP RESISTANT FLOORING
- GPO FOR FRIDGE TO BE EASILY REACHABLE WHEN REFRIDGE IS IN ITS OPENING POSITION

TELEPHONE:

- A TELEPHONE OUTLET SHALL BE PROVIDED IN THE LIVING - DINING AREA. THIS SHOULD BE ADJACENT TO A GPO

LAUNDRY AREA:

- PROVIDE DOUBLE GPO
- PROVIDE SLIP RESISTANT FLOORING TO BE COMPLIANT WITH AS3661.1 CERTIFICATES TO BE PROVIDED
- WATERPROOFING IN ACCORDANCE WITH AS3740

DESIGN CRITERIA: 3 BEDROOMS APARTMENTS

| CATEGORY                         | ADG     | DESIGN CRITERIA                                                                                                                                                                            | ACHIEVED |
|----------------------------------|---------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| NATURAL VENTILATION              | 4B-3.2. | Overall depth of a cross-through apartment does not exceed 18m                                                                                                                             | ✓        |
|                                  | 4C-1.1. | Minimum ceiling height in habitable rooms 2.7m                                                                                                                                             | ✓        |
|                                  | 4C-1.1. | Minimum ceiling height in non habitable rooms 2.4m                                                                                                                                         | ✓        |
|                                  |         |                                                                                                                                                                                            |          |
| APARTMENT SIZE AND LAYOUT        | 4D-1.1. | Minimum internal area of 3 bedroom apartment 90m2 (including 1 bathroom only. Additional bathrooms increase area by 5m2 each.)                                                             | ✓        |
|                                  | 4D-1.2. | Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room                                             | ✓        |
|                                  | 4D-2.1. | Habitable room depths are limited to a maximum of 2.5 x the ceiling height                                                                                                                 | ✓        |
|                                  | 4D-2.2. | In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window                                                              | ✓        |
|                                  | 4D-3.1. | Master bedrooms have a minimum area of 10m2 and other bedrooms 9m2 (excluding wardrobe space)                                                                                              | ✓        |
|                                  | 4D-3.2. | Bedrooms have a minimum dimension of 3m (excluding wardrobe space)                                                                                                                         | ✓        |
|                                  | 4D-3.3. | Living rooms or combined living/dining rooms have a minimum width of: - 3.6m for studio and 1 bedroom apartments - 4m for 2 and 3 bedroom apartments                                       | ✓        |
|                                  | 4D-3.4. | The width of cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts                                                                                    | ✓        |
|                                  | 4D-3.   | Access to bedrooms, bathrooms and laundries is separated from living areas minimising direct openings between living and service areas                                                     | ✓        |
|                                  | 4D-3.   | All bedrooms allow a minimum length of 1.5m for robes                                                                                                                                      | ✓        |
| PRIVATE OPEN SPACE AND BALCONIES | 4E-1.1. | Primary balcony for 3 bedroom apartments minimum area 12m2 and minimum depth 2.4m                                                                                                          | ✓        |
|                                  |         |                                                                                                                                                                                            |          |
| STORAGE                          | 4G-1.1. | In addition to storage in kitchens, bathrooms and bedrooms, for 3 bedroom apartments 10m3 storage is to be provided, of which at least 50% is required to be located within the apartment. | ✓        |

| Iss. | Date     | For               |
|------|----------|-------------------|
| A    | 08.09.25 | FOR DA            |
| B    | 23.04.26 | DA RFI SUBMISSION |

**General Notes**

Verify dimensions on site prior to commencement of work. Check existing RL's on site. Advise Architect of any discrepancies before commencement. Allow for adjustments to suit discrepancies. Comply with relevant authorities requirements. Comply with Building Code of Australia requirements. Comply with relevant Australian Standards for materials and construction practice. Comply with Basis Certificate. Do not scale from drawings.

**Notes Regarding**

"For Construction Documents" EM BE CE believes that the information shown on this drawing (when read with the applicable specification) is sufficient for a reasonably competent and experienced builder to understand the design intent; understand the process of construction required to achieve a finished product conforming with the design intent and understand what building materials, techniques and methods are required to achieve that finished product.

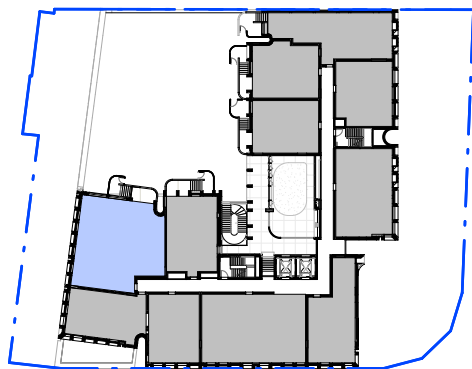
**Copyright**

Copyright owned by EM BE CE. Rights to this document are subject to payment in full of all EM BE CE fees. This document may only be used for the express purpose for which it has been created and any unauthorised use is at the user's sole risk and without limiting EM BE CE's rights the user releases and indemnifies EM BE CE from and against all loss so arising.

**Acknowledgement of Country**

This project is located on Gadigal Country. We acknowledge the traditional custodians of Country, on this land called Australia. We respect their Elders, past, present and emerging.

**City West Housing**  
02 8888 8888



Project  
Bangalay Apartments

Project No.  
24011

Address  
216-220 Wyndham St, Alexandria  
NSW 2015

Status  
NOT FOR CONSTRUCTION

Drawn  
AML

Authorised  
MBC

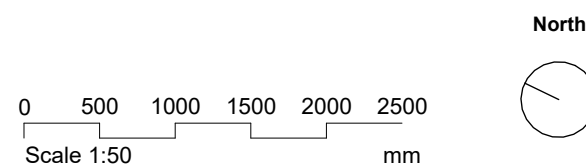
Date Issued  
23.04.26

Drawing  
Adaptable Apartment C

Drawing No.  
522

Scale  
As indicated @ A1

Issue  
B



EM BE CE

EMBECE.com.au  
+612 9125 0569  
Level 1, 414 Bourke Street  
Surry Hills, NSW 2010 Australia

Nominated Architects  
Mladen Prnjatovic 7468  
Ben Green 7066  
Chi Melhem 7754





1 Adaptable Apartment D - Post Adaption

1 : 50

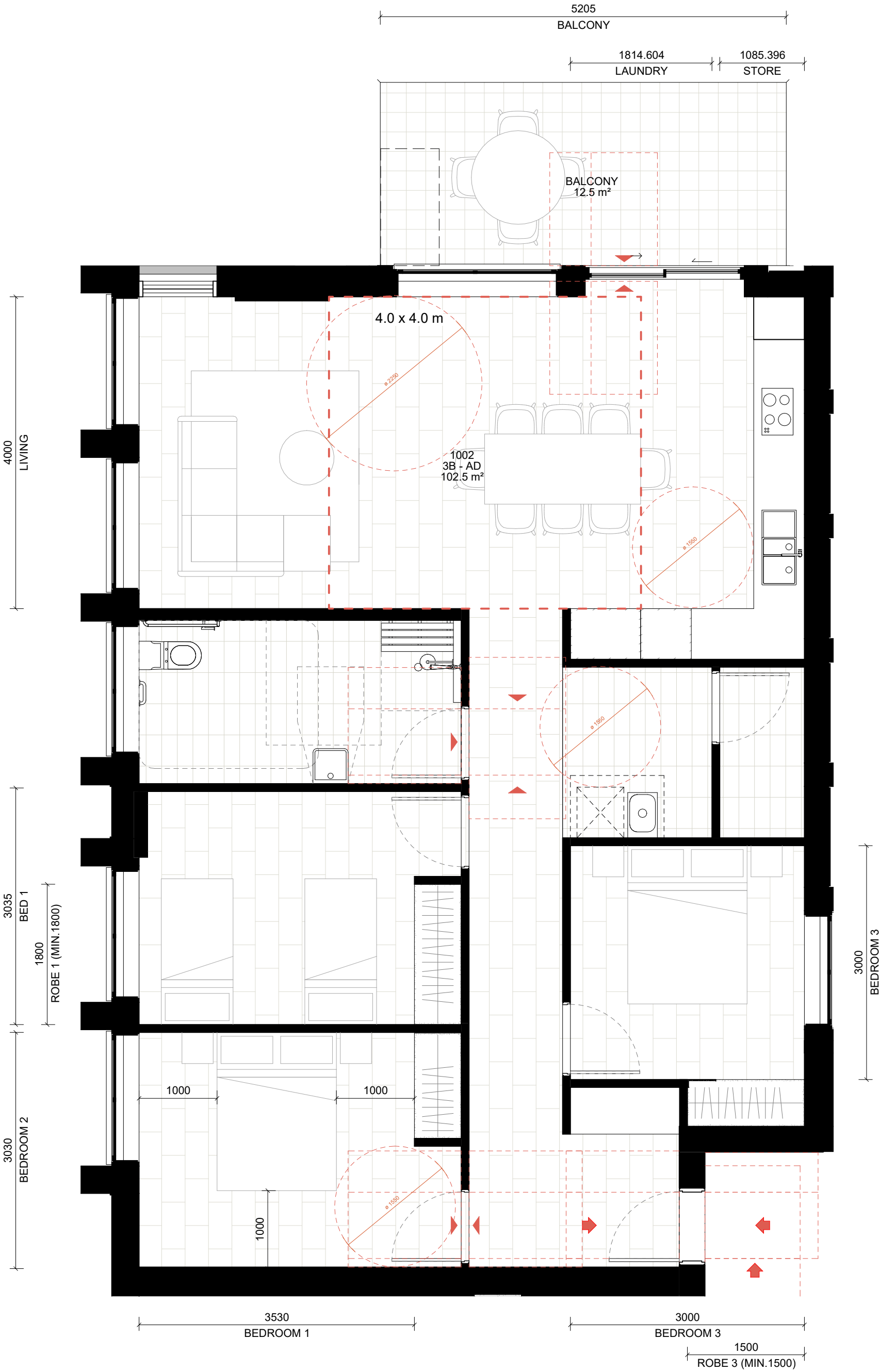
AD-D\_STORAGE

Volume

10 m³

AD-D\_TYPE SUMMARY

| Name        | Area     | Number | Balcony Area | Level | Count |
|-------------|----------|--------|--------------|-------|-------|
| 3B - AD     | 102.5 m² | 1002   | 12.5 m²      | L10   | 1     |
| Total Count |          |        |              |       | 1     |



2 Adaptable Apartment D - Pre Adaption

1 : 50

DESIGN CRITERIA: 3 BEDROOMS APARTMENTS

| CATEGORY                         | ADG     | DESIGN CRITERIA                                                                                                                                                                            | ACHIEVED |
|----------------------------------|---------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| NATURAL VENTILATION              | 4B-3.2. | Overall depth of a cross-through apartment does not exceed 18m                                                                                                                             | ✓        |
| CEILING HEIGHTS                  | 4C-1.1. | Minimum ceiling height in habitable rooms 2.7m                                                                                                                                             | ✓        |
|                                  | 4C-1.1. | Minimum ceiling height in non habitable rooms 2.4m                                                                                                                                         | ✓        |
| APARTMENT SIZE AND LAYOUT        | 4D-1.1. | Minimum internal area of 3 bedroom apartment 90m2 (including 1 bathroom only. Additional bathrooms increase area by 5m2 each.)                                                             | ✓        |
|                                  | 4D-1.2. | Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room                                             | ✓        |
|                                  | 4D-2.1. | Habitable room depths are limited to a maximum of 2.5 x the ceiling height                                                                                                                 | ✓        |
|                                  | 4D-2.2. | In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window                                                              | ✓        |
|                                  | 4D-3.1. | Master bedrooms have a minimum area of 10m2 and other bedrooms 9m2 (excluding wardrobe space)                                                                                              | ✓        |
|                                  | 4D-3.2. | Bedrooms have a minimum dimension of 3m (excluding wardrobe space)                                                                                                                         | ✓        |
|                                  | 4D-3.3. | Living rooms or combined living/dining rooms have a minimum width of:<br>- 3.6m for studio and 1 bedroom apartments<br>- 4m for 2 and 3 bedroom apartments                                 | ✓        |
|                                  | 4D-3.4. | The width of cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts                                                                                    | ✓        |
|                                  | 4D-3.   | Access to bedrooms, bathrooms and laundries is separated from living areas minimising direct openings between living and service areas                                                     | ✓        |
|                                  | 4D-3.   | All bedrooms allow a minimum length of 1.5m for robes                                                                                                                                      | ✓        |
| PRIVATE OPEN SPACE AND BALCONIES | 4E-1.1. | Primary balcony for 3 bedroom apartments minimum area 12m2 and minimum depth 2.4m                                                                                                          | ✓        |
|                                  | 4G-1.1. | In addition to storage in kitchens, bathrooms and bedrooms, for 3 bedroom apartments 10m3 storage is to be provided, of which at least 50% is required to be located within the apartment. | ✓        |

| Iss. | Date     | For               |
|------|----------|-------------------|
| A    | 08.09.25 | FOR DA            |
| B    | 23.04.26 | DA RFI SUBMISSION |

**General Notes**

Verify dimensions on site prior to commencement of work. Check existing RL's on site. Advise Architect of any discrepancies before commencement. Allow for adjustments to suit discrepancies. Comply with relevant authorities requirements. Comply with Building Code of Australia requirements. Comply with relevant Australian Standards for materials and construction practice. Comply with Basis Certificate. Do not scale from drawings.

**Notes Regarding**

"For Construction Documents" EM BE CE believes that the information shown on this drawing (when read with the applicable specification) is sufficient for a reasonably competent and experienced builder to understand the design intent; understand the process of construction required to achieve a finished product conforming with the design intent and understand what building materials, techniques and methods are required to achieve that finished product.

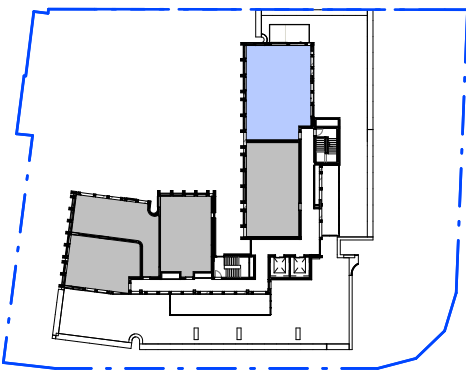
**Copyright**

Copyright owned by EM BE CE. Rights to this document are subject to payment in full of all EM BE CE fees. This document may only be used for the express purpose for which it has been created and any unauthorised use is at the user's sole risk and without limiting EM BE CE's rights the user releases and indemnifies EM BE CE from and against all loss so arising.

**Acknowledgement of Country**

This project is located on Gadigal Country. We acknowledge the traditional custodians of Country, on this land called Australia. We respect their Elders, past, present and emerging.

**City West Housing**  
02 8888 8888



Project  
Bangalay Apartments

Project No.

24011

Address

216-220 Wyndham St, Alexandria  
NSW 2015

Status

NOT FOR CONSTRUCTION

Drawn

AML

Authorised

MBC

Date Issued

23.04.26

Drawing

Adaptable Apartment D

Drawing No.

523

Scale

As indicated @ A1

Issue

B

0 500 1000 1500 2000 2500  
Scale 1:50 mm

EM BE CE

EMBECE.com.au  
+612 9125 0569  
Level 1, 414 Bourke Street  
Surry Hills, NSW 2010 Australia

Nominated Architects  
Mladen Prnjatic 7488  
Ben Green 7066  
Chi Melhem 7754

NOTES:

DOOR HARDWARE:

- DOOR LEVER HANDLES AND HARDWARE MUST COMPLY WITH AS1428.1-2009.
- DOOR LEVER HANDLES AND HARDWARE SHALL BE NOT LESS THAN 900mm NOR MORE THAN 1100mm ABOVE THE PLANE OF THE FINISHED FLOOR

CIRCULATION:

- INTERNAL CORRIDORS SHALL HAVE A MINIMUM WIDTH OF 1000MM
- AFTER ADAPTATION, CIRCULATION SPACES AT DOORWAYS SHALL COMPLY WITH AS 1428.1

BATHROOMS:

- ALL SANITARY FACILITIES AND COMPONENTS SHALL BE ADAPTABLE, TO POTENTIALLY COMPLY WITH AS 1428.1 AS A MINIMUM
- PROVIDE SLIP RESISTANT FLOORING TO BE COMPLIANT WITH AS3661.1 CERTIFICATES TO BE PROVIDED
- SHOWER RECESS TO BE HOBLESS. MINIMUM SIZE 1160 x 1100 TO COMPLY WITH AS14.258.1
- RECESSED SOAP HOLDER
- SHOWER TAPS POSITIONED FOR EASY REACH TO ACCESS SIDE OF THE SHOWER SLIDING TRACK
- PROVISION FOR ADJUSTABLE, DETACHABLE HAND HELD SHOWER ROSE
- PROVISION FOR GRAB RAILS IN SHOWER AND TOILET TO COMPLY WITH AS 1428.1
- TAP SETS TO BE CAPSTAN OR LEVER HANDLES
- PROVISION FOR WASHBASIN WITH CLEARANCES TO COMPLY WITH AS1428.1
- PROVISION FOR EITHER VISITABLE TOILET OR ACCESSIBLE TOILET. TOILET TO HAVE A CLEARANCE OF 900mm X 1250mm IN FRONT OF THE WC PAN, WITH THE DOOR NOT ENROACHING
- PROVISION TO COMPLY WITH AS1428.1

KITCHEN AREA:

- MINIMUM WIDTH 2.74m (1550mm MIN. BETWEEN BENCHES)
- PROVISION FOR BENCHES PLANNED TO INCLUDE AT LEAST ONE WORK SURFACE OF 900MM LENGTH, ADJUSTABLE IN HEIGHT FROM 750mm TO 850mm OR REPLACEABLE
- KITCHEN SINK BOWL MAX. 150mm DEEP
- TAP SET LOCATED WITHIN 300mm OF FRONT OF SINK
- COOKTOPS TO INCLUDE EITHER FRONT OF RISE CONTROLS WITH RAISED CROSS BARS
- COOK TOPS TO INCLUDE ISOLATING SWITCH
- WORK SURFACE MIN. 800mm LENGTH ADJACENT TO COOK TOP AT SAME HEIGHT
- OVEN LOCATED ADJACENT TO AN ADJUSTABLE HEIGHT OR REPLACEABLE WORK SURFACE
- GPOs TO COMPLY WITH AS 1428.1. AT LEAST ONE DOUBLE GPO WITHIN 300mm OF FRONT OF WORK SURFACE
- SLIP RESISTANT FLOORING
- GPO FOR FRIDGE TO BE EASILY REACHABLE WHEN REFRIDGE IS IN ITS OPENING POSITION

TELEPHONE:

- A TELEPHONE OUTLET SHALL BE PROVIDED IN THE LIVING - DINING AREA. THIS SHOULD BE ADJACENT TO A GPO

LAUNDRY AREA:

- PROVIDE DOUBLE GPO
- PROVIDE SLIP RESISTANT FLOORING TO BE COMPLIANT WITH AS3661.1 CERTIFICATES TO BE PROVIDED
- WATERPROOFING IN ACCORDANCE WITH AS3740





1 L00  
1 : 500



2 L01  
1 : 500



3 L02  
1 : 500



4 L03  
1 : 500



5 L04  
1 : 500



6 L05  
1 : 500



7 L06  
1 : 500



8 L07  
1 : 500



9 L08  
1 : 500



10 L09  
1 : 500



11 L10  
1 : 500

| Residential & Communal_GFA |             |           |
|----------------------------|-------------|-----------|
| Level                      | Name        | Area      |
| L02                        | Communal    | 73.5 m²   |
| L00                        | Residential | 230.0 m²  |
| L02                        | Residential | 863.0 m²  |
| L03                        | Residential | 968.0 m²  |
| L04                        | Residential | 966.5 m²  |
| L05                        | Residential | 966.5 m²  |
| L06                        | Residential | 966.5 m²  |
| L07                        | Residential | 966.0 m²  |
| L08                        | Residential | 966.0 m²  |
| L09                        | Residential | 892.0 m²  |
| L10                        | Residential | 438.0 m²  |
|                            |             | 8296.0 m² |

| Commercial_GFA |            |           |
|----------------|------------|-----------|
| Level          | Name       | Area      |
| L00            | Commercial | 533.0 m²  |
| L01            | Commercial | 835.0 m²  |
|                |            | 1368.0 m² |

|                                                                       |  |  |
|-----------------------------------------------------------------------|--|--|
| <b>Site Area</b><br>2735m²                                            |  |  |
| <b>Permissible FSR</b><br>Total permissible FSR: 3.575:1 (9777.625m²) |  |  |
| <b>Proposed FSR</b><br>Total proposed FSR: 3.53:1 (9664m²)            |  |  |

**General Notes**  
Verify dimensions on site prior to commencement of work. Check existing RL's on site. Advise Architect of any discrepancies before commencement. Allow for adjustments to suit discrepancies. Comply with relevant authorities requirements. Comply with Building Code of Australia requirements. Comply with relevant Australian Standards for materials and construction practice. Comply with Basis Certificate. Do not scale from drawings.

**Notes Regarding**  
"For Construction Documents" EM BE CE believes that the information shown on this drawing (when read with the applicable specification) is sufficient for a reasonably competent and experienced builder to understand the design intent; understand the process of construction required to achieve a finished product conforming with the design intent and understand what building materials, techniques and methods are required to achieve that finished product.

**Copyright**  
Copyright owned by EM BE CE. Rights to this document are subject to payment in full of all EM BE CE fees. This document may only be used for the express purpose for which it has been created and any unauthorised use is at the user's sole risk and without limiting EM BE CE's rights the user releases and indemnifies EM BE CE from and against all loss so arising.

**Acknowledgement of Country**  
This project is located on Gadigal Country.  
We acknowledge the traditional custodians of Country, on this land called Australia. We respect their Elders, past, present and emerging.

City West Housing  
02 8888 8888

Project  
**Bangalay Apartments**

Project No.  
**24011**

Address  
**216-220 Wyndham St, Alexandria  
NSW 2015**

Status  
**NOT FOR CONSTRUCTION**

Drawn  
**NL**

Authorised  
**MBC**

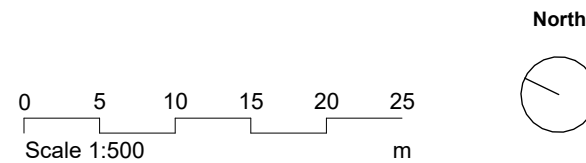
Date Issued  
**23.04.26**

Drawing  
**GFA Diagrams**

Drawing No.  
**800**

Scale  
**1 : 500 @ A1**

Issue  
**B**



**EM BE CE**

EMBECE.com.au  
+612 9125 0569  
Level 1, 414 Bourke Street  
Surry Hills, NSW 2010 Australia

Nominated Architects  
Mladen Prnjatovic 7488  
Ben Green 7066  
Chi Melhem 7754





1 Open and Communal Space - Ground Floor

1 : 500



2 Open and Communal Space - Level 02

1 : 500

- Communal Open Space
- Public Open Space
- Communal Internal Space

| Level                   | 00  | 01 | 02  | 03 | 04 | 05 | 06 | 07 | 08 | 09 | 10 | RF | Total             | % of Site Area |
|-------------------------|-----|----|-----|----|----|----|----|----|----|----|----|----|-------------------|----------------|
| Communal Open Space     | -   | -  | 437 | -  | -  | -  | -  | -  | -  | -  | -  | -  | 437               | 16%            |
| Public Open Space       | 500 | -  | -   | -  | -  | -  | -  | -  | -  | -  | -  | -  | 500               | 18%            |
| Communal Internal Space | -   | -  | 66  | -  | -  | -  | -  | -  | -  | -  | -  | -  | 66                | 2.5%           |
| Total                   |     |    |     |    |    |    |    |    |    |    |    |    | 993m <sup>2</sup> | 36.5%          |

General Notes

Verify dimensions on site prior to commencement of work. Check existing RL's on site. Advise Architect of any discrepancies before commencement. Allow for adjustments to suit discrepancies. Comply with relevant authorities requirements. Comply with Building Code of Australia requirements. Comply with relevant Australian Standards for materials and construction practice. Comply with Basic Certificate. Do not scale from drawings.

Notes Regarding

"For Construction Documents" EM BE CE believes that the information shown on this drawing (when read with the applicable specification) is sufficient for a reasonably competent and experienced builder to understand the design intent; understand the process of construction required to achieve a finished product conforming with the design intent and understand what building materials, techniques and methods are required to achieve that finished product.

Copyright

Copyright owned by EM BE CE. Rights to this document are subject to payment in full of all EM BE CE fees. This document may only be used for the express purpose for which it has been created and any unauthorised use is at the user's sole risk and without limiting EM BE CE's rights the user releases and indemnifies EM BE CE from and against all loss so arising.

Acknowledgement of Country

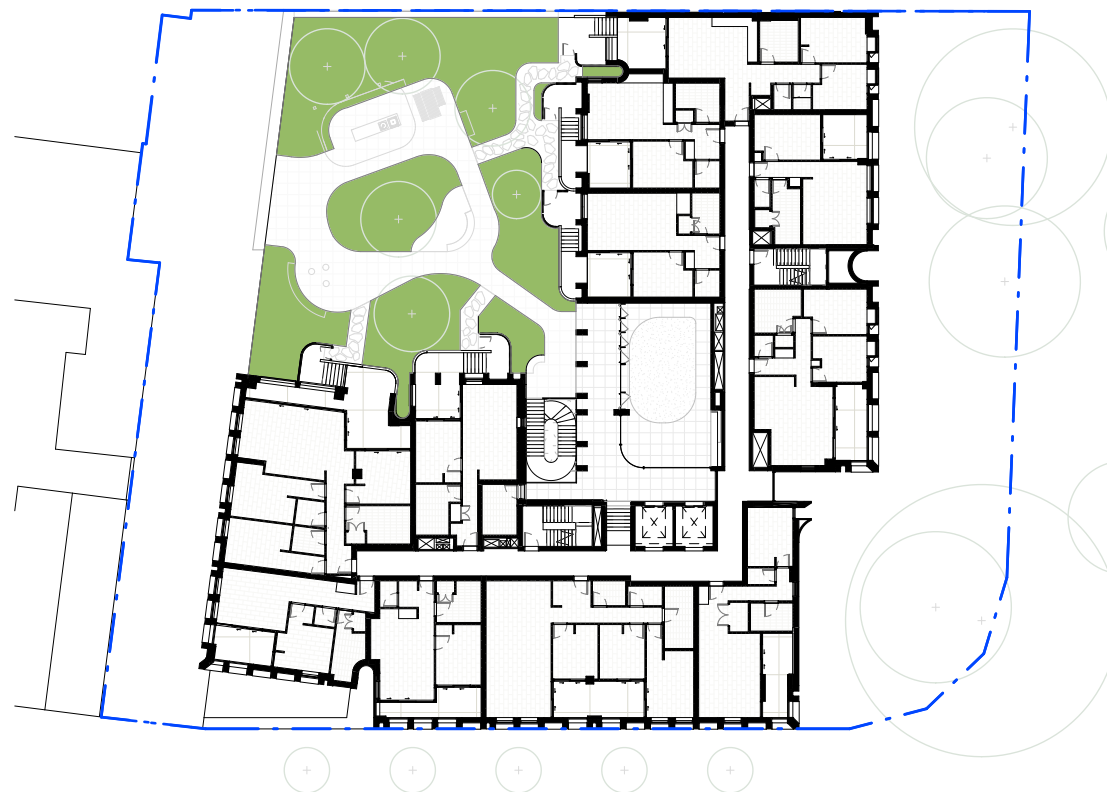
This project is located on Gadigal Country. We acknowledge the traditional custodians of Country, on this land called Australia. We respect their Elders, past, present and emerging.

City West Housing  
02 8888 8888



3 Landscape Area - Ground Floor

1 : 500



4 Landscape Area - Level 02

1 : 500

- Landscape Area

| Level          | 00  | 01 | 02  | 03 | 04 | 05 | 06 | 07 | 08 | 09 | 10 | RF | Total             | % of Site Area |
|----------------|-----|----|-----|----|----|----|----|----|----|----|----|----|-------------------|----------------|
| Landscape Area | 287 | -  | 266 | -  | -  | -  | -  | -  | -  | -  | -  | -  | 553               | 20%            |
| Total          |     |    |     |    |    |    |    |    |    |    |    |    | 553m <sup>2</sup> | 20%            |

Project

Bangalay Apartments

Project No.

24011

Address

216-220 Wyndham St, Alexandria  
NSW 2015

Status

NOT FOR CONSTRUCTION

Drawn

NL

Authorised

MBC

Date Issued

23.04.26

Drawing

External Area and Communal  
Space Diagrams

Drawing No.

801

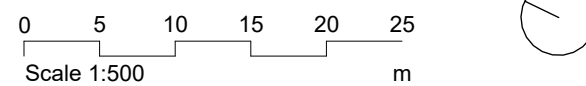
Scale

As indicated @ A1

Issue

C

North



EM BE CE

EMBECE.com.au  
+612 9125 0569  
Level 1, 414 Bourke Street  
Surry Hills, NSW 2010 Australia

Nominated Architects  
Mladen Prnjatovic 7468  
Ben Green 7066  
Chi Melhem 7754





1 L02 Solar  
1 : 500



2 L03 Solar  
1 : 500



3 L04 Solar  
1 : 500



4 L05 Solar  
1 : 500



5 L06 Solar  
1 : 500



6 L07 Solar  
1 : 500



7 L08 Solar  
1 : 500



8 L09 Solar  
1 : 500



9 L10 Solar  
1 : 500

2 or more hours of solar access on 21st June  
More than 0 hour of solar access on 21st June  
No solar access on 21st June

| Level       | No. of Beds | Number | Direct Sunlight Hours |
|-------------|-------------|--------|-----------------------|
| L02 1B      | 201         | 2      |                       |
| L02 1B      | 202         | 2      |                       |
| L02 2B - AD | 203         | 2      |                       |
| L02 1B      | 208         | 2      |                       |
| L02 1B      | 209         | 2      |                       |
| L02 3B - AD | 210         | 2      |                       |
| L02 1B      | 211         | 2      |                       |
| L03 2B      | 301         | 2      |                       |
| L03 1B      | 302         | 2      |                       |
| L03 1B      | 303         | 2      |                       |
| L03 2B - AD | 304         | 2      |                       |
| L03 1B      | 309         | 2      |                       |
| L03 1B      | 310         | 2      |                       |
| L03 1B      | 311         | 2      |                       |
| L03 1B      | 312         | 2      |                       |
| L03 1B - AD | 313         | 2      |                       |
| L04 2B      | 401         | 2      |                       |
| L04 1B      | 402         | 2      |                       |
| L04 1B      | 403         | 2      |                       |
| L04 2B - AD | 404         | 2      |                       |
| L04 1B      | 410         | 2      |                       |
| L04 1B      | 411         | 2      |                       |
| L04 1B      | 412         | 2      |                       |
| L04 1B      | 413         | 2      |                       |
| L04 1B - AD | 414         | 2      |                       |
| L05 2B      | 501         | 2      |                       |
| L05 1B      | 502         | 2      |                       |
| L05 1B      | 503         | 2      |                       |
| L05 2B - AD | 504         | 2      |                       |
| L05 1B      | 510         | 2      |                       |
| L05 1B      | 511         | 2      |                       |
| L05 1B      | 512         | 2      |                       |
| L05 1B      | 513         | 2      |                       |
| L05 1B - AD | 514         | 2      |                       |
| L06 2B      | 601         | 2      |                       |
| L06 1B      | 602         | 2      |                       |
| L06 1B      | 603         | 2      |                       |
| L06 2B - AD | 604         | 2      |                       |
| L06 1B      | 610         | 2      |                       |
| L06 1B      | 611         | 2      |                       |
| L06 1B      | 612         | 2      |                       |
| L06 1B      | 613         | 2      |                       |
| L06 1B - AD | 614         | 2      |                       |
| L07 2B      | 701         | 2      |                       |
| L07 1B      | 702         | 2      |                       |
| L07 1B      | 703         | 2      |                       |
| L07 2B - AD | 704         | 2      |                       |
| L07 1B      | 710         | 2      |                       |
| L07 1B      | 711         | 2      |                       |
| L07 1B      | 712         | 2      |                       |
| L07 1B      | 713         | 2      |                       |
| L07 1B - AD | 714         | 2      |                       |
| L08 2B      | 801         | 2      |                       |
| L08 1B      | 802         | 2      |                       |
| L08 1B      | 803         | 2      |                       |
| L08 2B - AD | 804         | 2      |                       |
| L08 1B      | 808         | 2      |                       |
| L08 1B      | 809         | 2      |                       |
| L08 1B      | 810         | 2      |                       |
| L08 1B      | 811         | 2      |                       |
| L08 1B      | 812         | 2      |                       |
| L08 1B      | 813         | 2      |                       |
| L08 1B - AD | 814         | 2      |                       |
| L09 2B      | 901         | 2      |                       |
| L09 2B      | 902         | 2      |                       |
| L09 2B      | 903         | 2      |                       |
| L09 3B      | 906         | 2      |                       |
| L09 1B      | 907         | 2      |                       |
| L09 1B      | 908         | 2      |                       |
| L09 1B      | 909         | 2      |                       |
| L09 1B      | 910         | 2      |                       |
| L09 1B      | 911         | 2      |                       |
| L09 1B - AD | 912         | 2      |                       |
| L10 2B      | 1001        | 2      |                       |
| L10 3B - AD | 1002        | 2      |                       |
| L10 1B      | 1003        | 2      |                       |
| L10 1B      | 1004        | 2      |                       |
| L10 1B - AD | 1005        | 2      |                       |
| 78          |             |        |                       |

|        |     |   |
|--------|-----|---|
| L02 1B | 204 | 0 |
| L02 2B | 205 | 0 |
| L03 1B | 305 | 0 |
| L03 2B | 306 | 0 |
| L04 1B | 405 | 0 |
| L04 2B | 406 | 0 |
| L05 1B | 505 | 0 |
| L05 2B | 506 | 0 |
| L06 1B | 605 | 0 |
| L06 2B | 606 | 0 |
| L07 1B | 705 | 0 |
| L07 2B | 706 | 0 |
| L08 1B | 805 | 0 |
| L08 2B | 806 | 0 |
| L09 1B | 904 | 0 |
| L09 2B | 905 | 0 |
| 16     |     |   |

MORE THAN 2HRS DIRECT SOLAR 78 APARTMENTS 70%  
NO DIRECT SOLAR 25 APARTMENTS 14%

| Iss. | Date     | For               |
|------|----------|-------------------|
| A    | 08.09.25 | FOR DA            |
| B    | 23.04.26 | DA RFI SUBMISSION |

**General Notes**  
Verify dimensions on site prior to commencement of work. Check existing RL's on site. Advise Architect of any discrepancies before commencement. Allow for adjustments to suit discrepancies. Comply with relevant authorities requirements. Comply with Building Code of Australia requirements. Comply with relevant Australian Standards for materials and construction practice. Comply with Basis Certificate. Do not scale from drawings.

**Notes Regarding**  
"For Construction Documents" EM BE CE believes that the information shown on this drawing (when read with the applicable specification) is sufficient for a reasonably competent and experienced builder to understand the design intent; understand the process of construction required to achieve a finished product conforming with the design intent and understand what building materials, techniques and methods are required to achieve that finished product.

**Copyright**  
Copyright owned by EM BE CE. Rights to this document are subject to payment in full of all EM BE CE fees. This document may only be used for the express purpose for which it has been created and any unauthorised use is at the user's sole risk and without limiting EM BE CE's rights the user releases and indemnifies EM BE CE from and against all loss so arising.

**Acknowledgement of Country**  
This project is located on Gadigal Country.  
We acknowledge the traditional custodians of Country, on this land called Australia. We respect their Elders, past, present and emerging.

**City West Housing**  
02 8888 8888

**Project**  
Bangalay Apartments

**Project No.**  
24011

**Address**  
216-220 Wyndham St, Alexandria  
NSW 2015

**Status**  
NOT FOR CONSTRUCTION

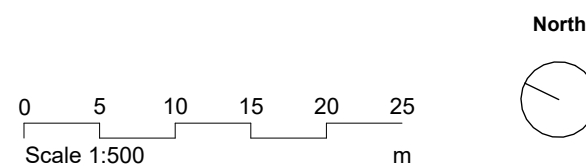
**Drawn** AML **Authorised** MBC **Date Issued** 23.04.26

**Drawing**  
SEPP65 Solar Compliance

**Drawing No.**  
810

**Scale**  
As indicated @ A1

**Issue**  
B



EM BE CE

EMBECE.com.au  
+612 9125 0569  
Level 1, 414 Bourke Street  
Surry Hills, NSW 2010 Australia

**Nominated Architects**  
Mladen Prnjatovic 7468  
Ben Green 7066  
Chi Melhem 7754



General Notes

Verify dimensions on site prior to commencement of work. Check existing RL's on site. Advise Architect of any discrepancies before commencement. Allow for adjustments to suit discrepancies. Comply with relevant authorities requirements. Comply with Building Code of Australia requirements. Comply with relevant Australian Standards for materials and construction practice. Comply with Basic Certificate. Do not scale from drawings.

Notes Regarding

"For Construction Documents" EM BE CE believes that the information shown on this drawing (when read with the applicable specification) is sufficient for a reasonably competent and experienced builder to understand the design intent; understand the process of construction required to achieve a finished product conforming with the design intent and understand what building materials, techniques and methods are required to achieve that finished product.

Copyright

Copyright owned by EM BE CE. Rights to this document are subject to payment in full of all EM BE CE fees. This document may only be used for the express purpose for which it has been created and any unauthorised use is at the user's sole risk and without limiting EM BE CE's rights the user releases and indemnifies EM BE CE from and against all loss so arising.

Acknowledgement of Country

This project is located on Gadigal Country. We acknowledge the traditional custodians of Country, on this land called Australia. We respect their Elders, past, present and emerging.

City West Housing  
02 8888 8888

Project  
Bangalay Apartments

Project No.  
24011

Address  
216-220 Wyndham St, Alexandria  
NSW 2015

Status  
NOT FOR CONSTRUCTION

Drawn  
JC

Authorised  
MBC

Date Issued  
23.04.26

Drawing  
SEPP65 Cross Ventilation

Drawing No.  
811

Scale  
As indicated @ A1

Issue  
B

North

0 5 10 15 20 25  
Scale 1:500 m

EM BE CE

EMBECE.com.au  
+612 9125 0569  
Level 1, 414 Bourke Street  
Surry Hills, NSW 2010 Australia

Nominated Architects  
Mladen Prnjatovic 7488  
Ben Green 7066  
Chi Melhem 7754



1 L02\_Cross Ventilation  
1 : 500



2 L03\_Cross Ventilation  
1 : 500



3 L04\_Cross Ventilation  
1 : 500



4 L05\_Cross Ventilation  
1 : 500



5 L06\_Cross Ventilation  
1 : 500



6 L07\_Cross Ventilation  
1 : 500



7 L08\_Cross Ventilation  
1 : 500



Total apartments first 9 stories is accounted for Cross Ventilation.

8 L09\_Cross Ventilation  
1 : 500



Total apartments first 9 stories is accounted for Cross Ventilation.

9 L10\_Cross Ventilation  
1 : 500

| Level | No. of Beds | Number | Cross-ventilation |
|-------|-------------|--------|-------------------|
| L02   | 1B          | 202    | Yes               |
| L02   | 2B - AD     | 203    | Yes               |
| L02   | 2B          | 205    | Yes               |
| L02   | 1B          | 206    | Yes               |
| L02   | 1B          | 208    | Yes               |
| L02   | 1B          | 209    | Yes               |
| L02   | 3B - AD     | 210    | Yes               |
| L02   | 1B          | 211    | Yes               |
| L03   | 1B          | 303    | Yes               |
| L03   | 2B - AD     | 304    | Yes               |
| L03   | 2B          | 306    | Yes               |
| L03   | 2B          | 307    | Yes               |
| L03   | 1B          | 309    | Yes               |
| L03   | 1B          | 310    | Yes               |
| L03   | 1B          | 312    | Yes               |
| L03   | 1B - AD     | 313    | Yes               |
| L04   | 1B          | 403    | Yes               |
| L04   | 2B - AD     | 404    | Yes               |
| L04   | 2B          | 406    | Yes               |
| L04   | 2B          | 407    | Yes               |
| L04   | 1B          | 410    | Yes               |
| L04   | 1B          | 411    | Yes               |
| L04   | 1B          | 413    | Yes               |
| L04   | 1B - AD     | 414    | Yes               |
| L05   | 1B          | 503    | Yes               |
| L05   | 2B - AD     | 504    | Yes               |
| L05   | 2B          | 506    | Yes               |
| L05   | 2B          | 507    | Yes               |
| L05   | 1B          | 510    | Yes               |
| L05   | 1B          | 511    | Yes               |
| L05   | 1B          | 513    | Yes               |
| L05   | 1B - AD     | 514    | Yes               |
| L06   | 1B          | 603    | Yes               |
| L06   | 2B - AD     | 604    | Yes               |
| L06   | 2B          | 606    | Yes               |
| L06   | 2B          | 607    | Yes               |
| L06   | 1B          | 610    | Yes               |
| L06   | 1B          | 611    | Yes               |
| L06   | 1B          | 613    | Yes               |
| L06   | 1B - AD     | 614    | Yes               |
| L07   | 1B          | 703    | Yes               |
| L07   | 2B - AD     | 704    | Yes               |
| L07   | 2B          | 706    | Yes               |
| L07   | 2B          | 707    | Yes               |
| L07   | 1B          | 710    | Yes               |
| L07   | 1B          | 711    | Yes               |
| L07   | 1B          | 713    | Yes               |
| L07   | 1B - AD     | 714    | Yes               |
| L08   | 1B          | 803    | Yes               |
| L08   | 2B - AD     | 804    | Yes               |
| L08   | 2B          | 806    | Yes               |
| L08   | 2B          | 807    | Yes               |
| L08   | 1B          | 810    | Yes               |
| L08   | 1B          | 811    | Yes               |
| L08   | 1B          | 813    | Yes               |
| L08   | 1B - AD     | 814    | Yes               |

Total Apartments: 56

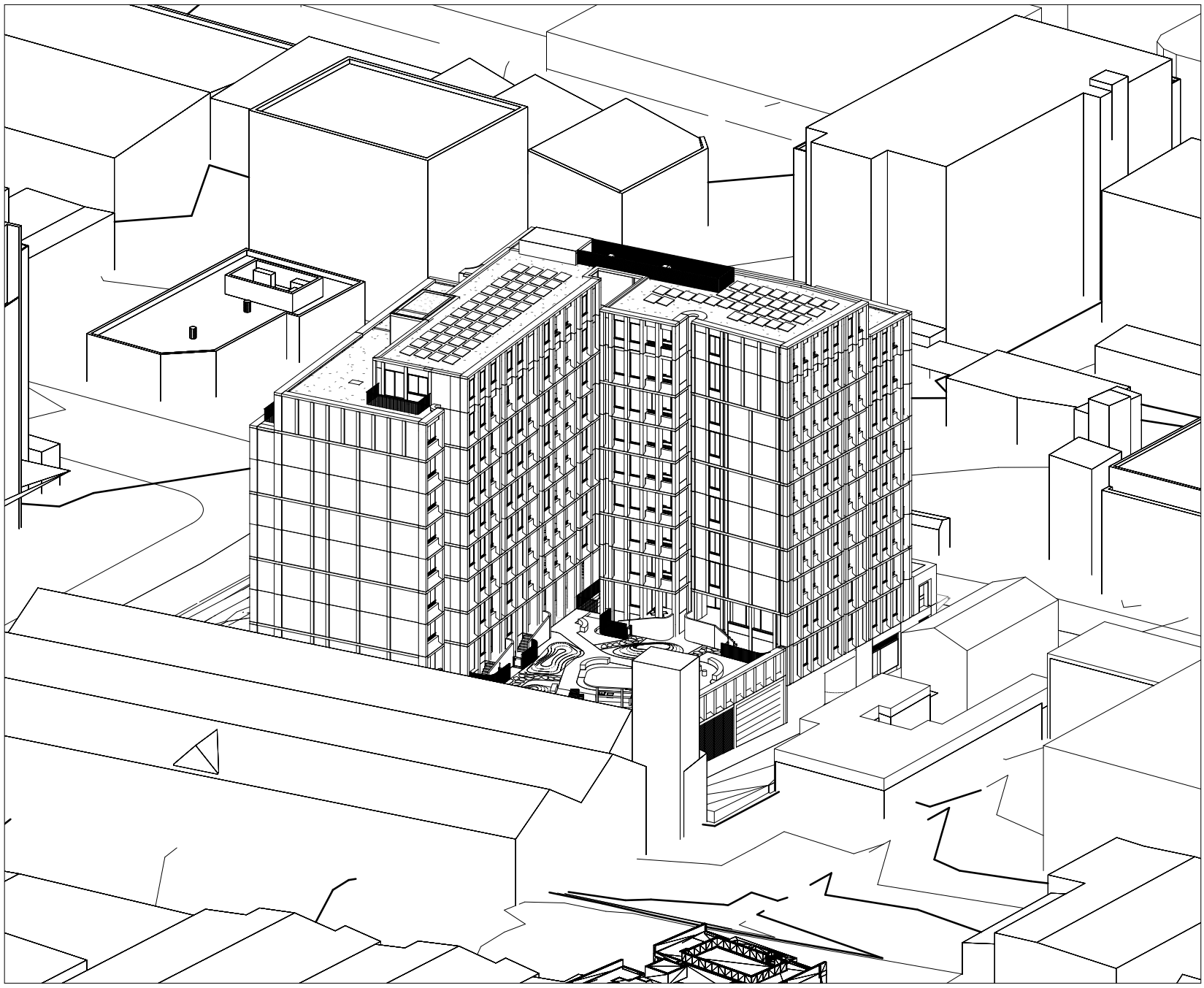
CROSS-VENTILATION 56 APARTMENTS  
60% (OF TOTAL NO. OF APARTMENTS TO LEVEL 08)

Cross Ventilated

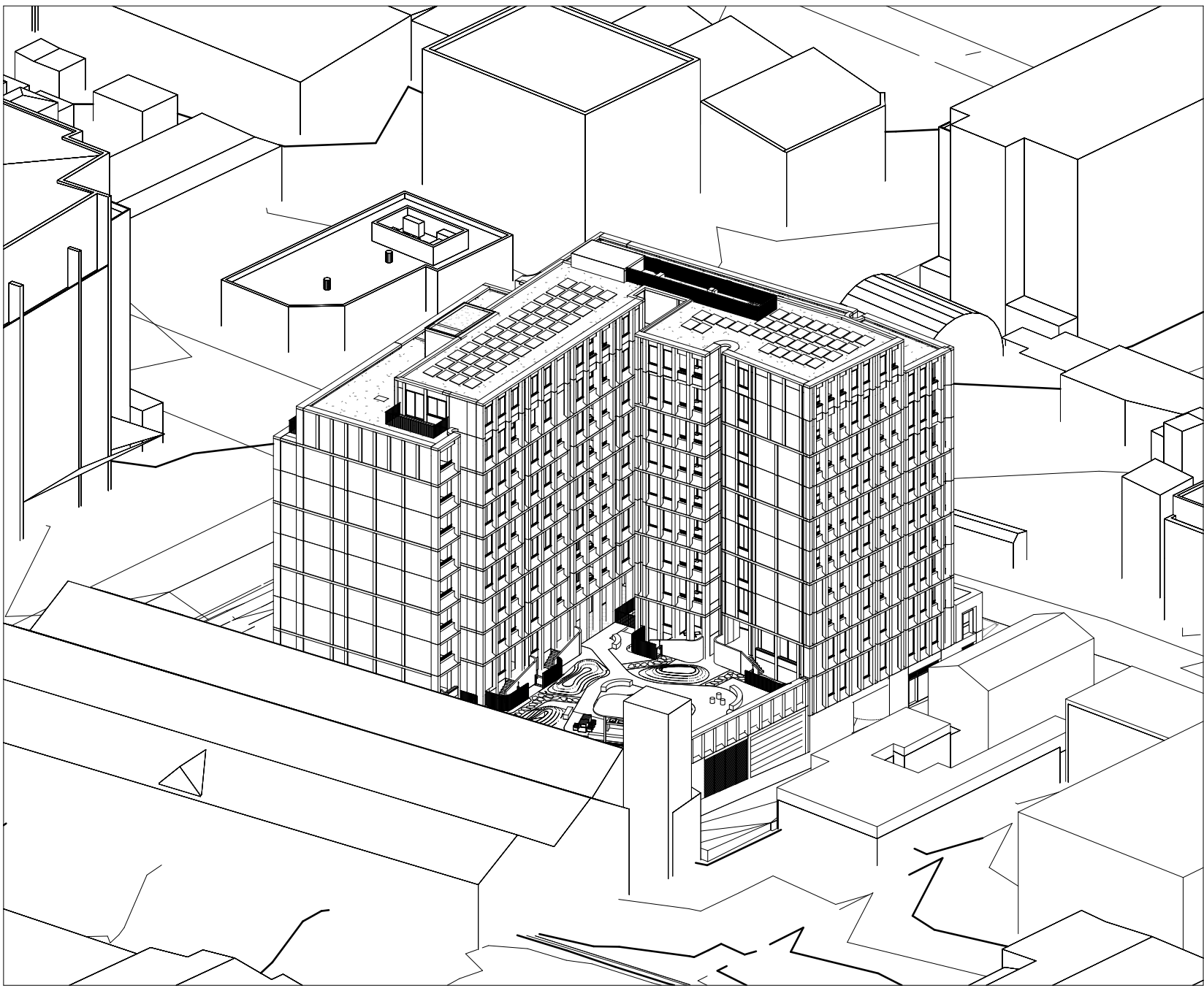




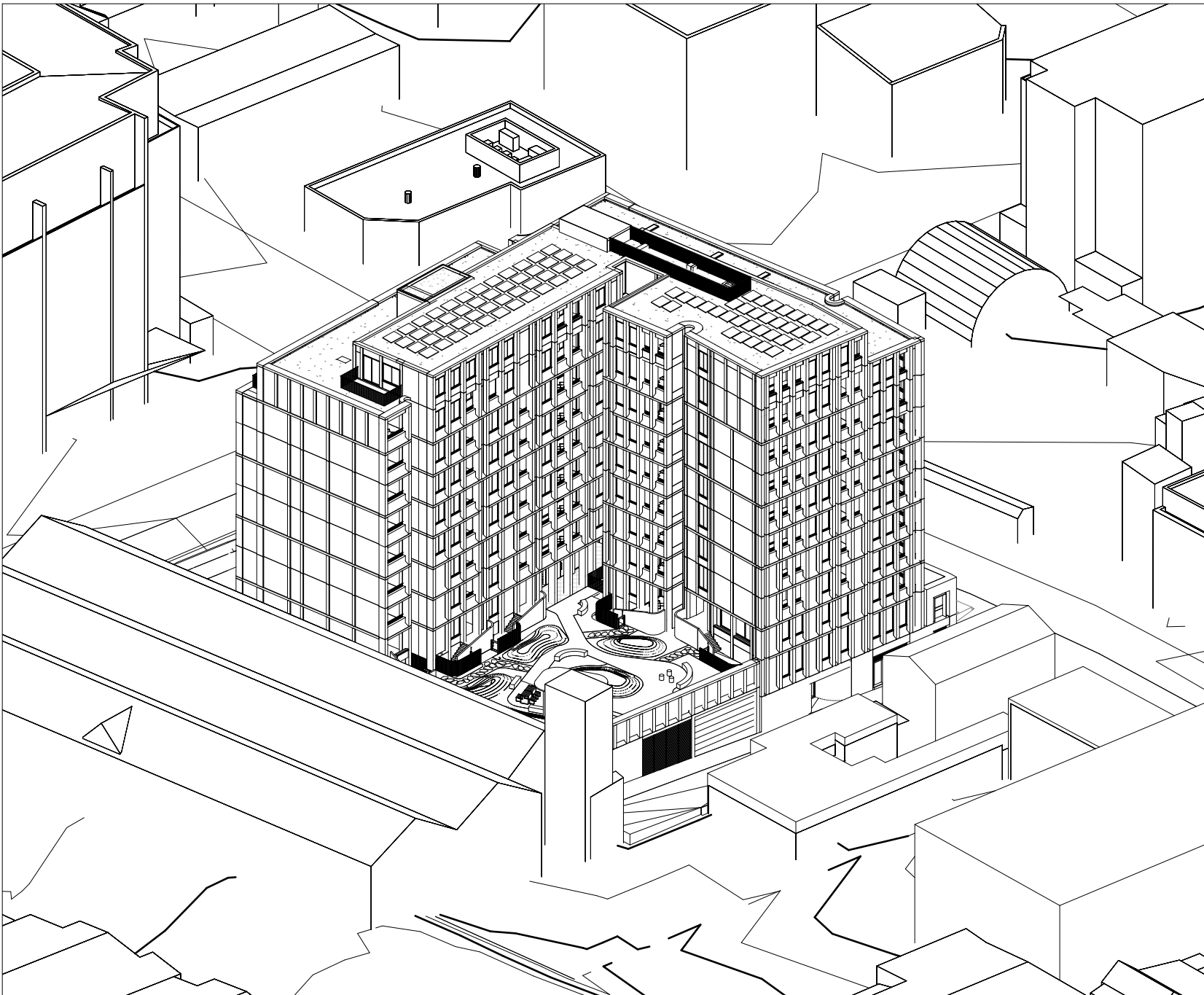
1 Sun Eye View - June 21, 09.00



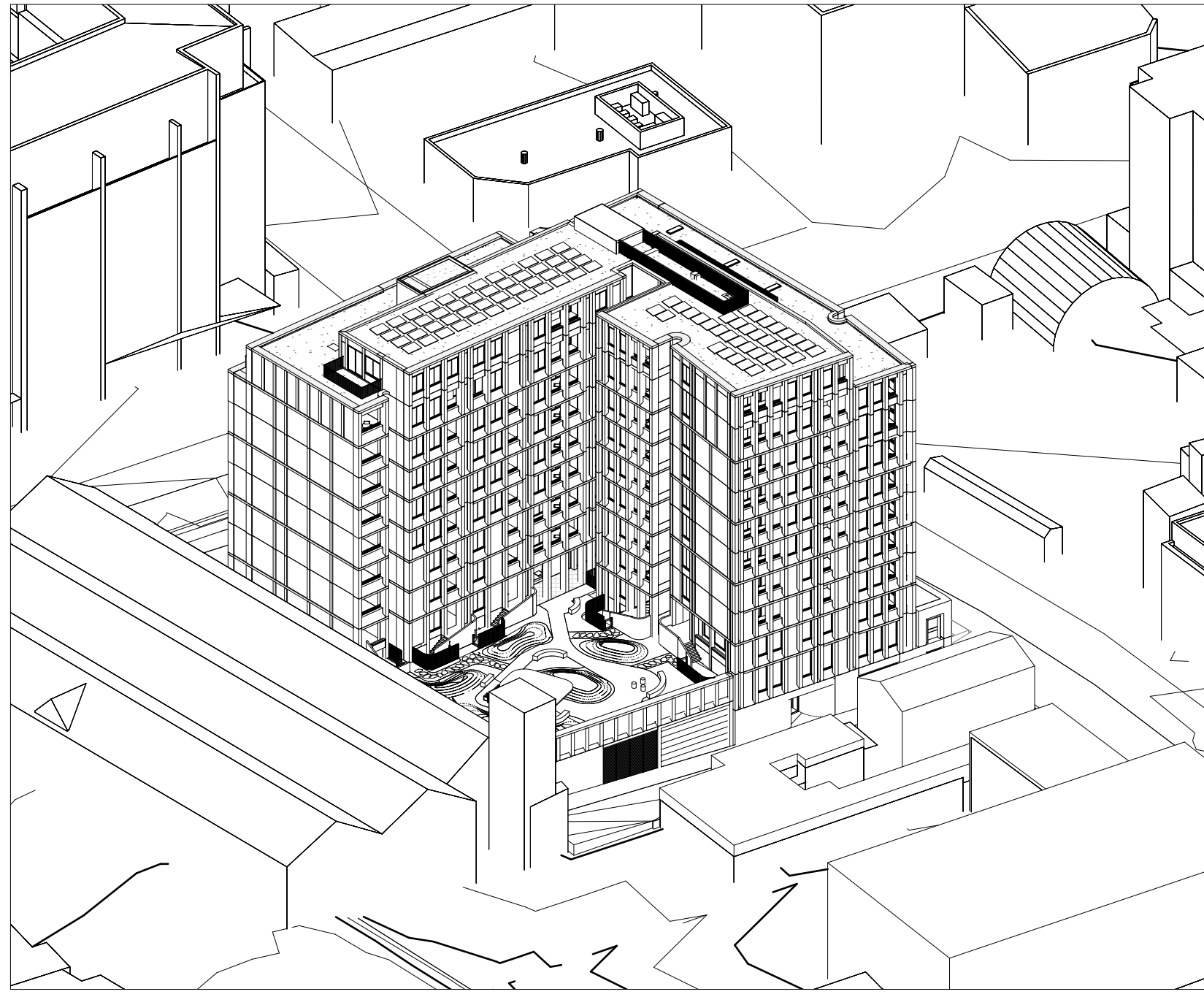
2 Sun Eye View - June 21, 09.30



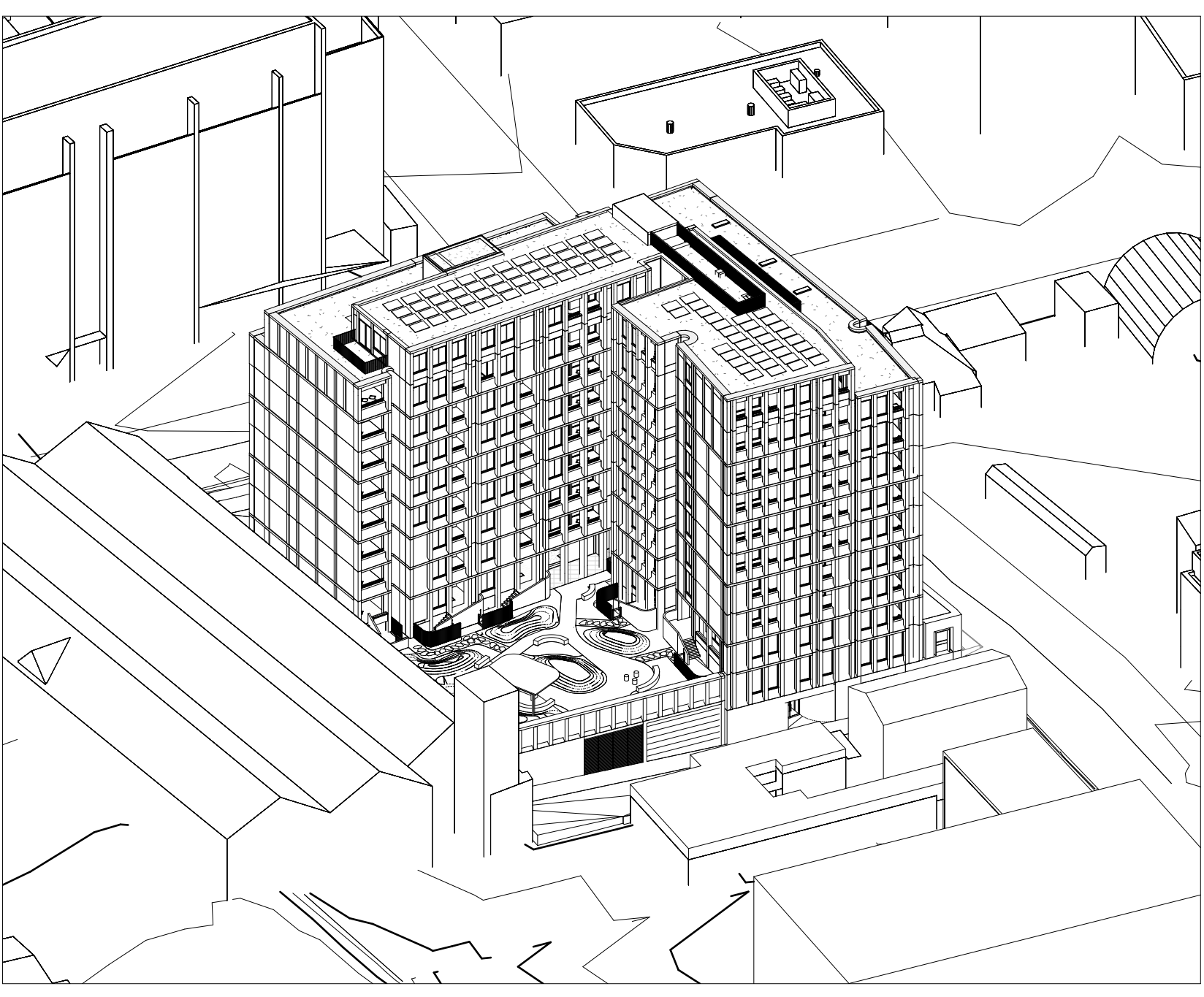
3 Sun Eye View - June 21, 10.00



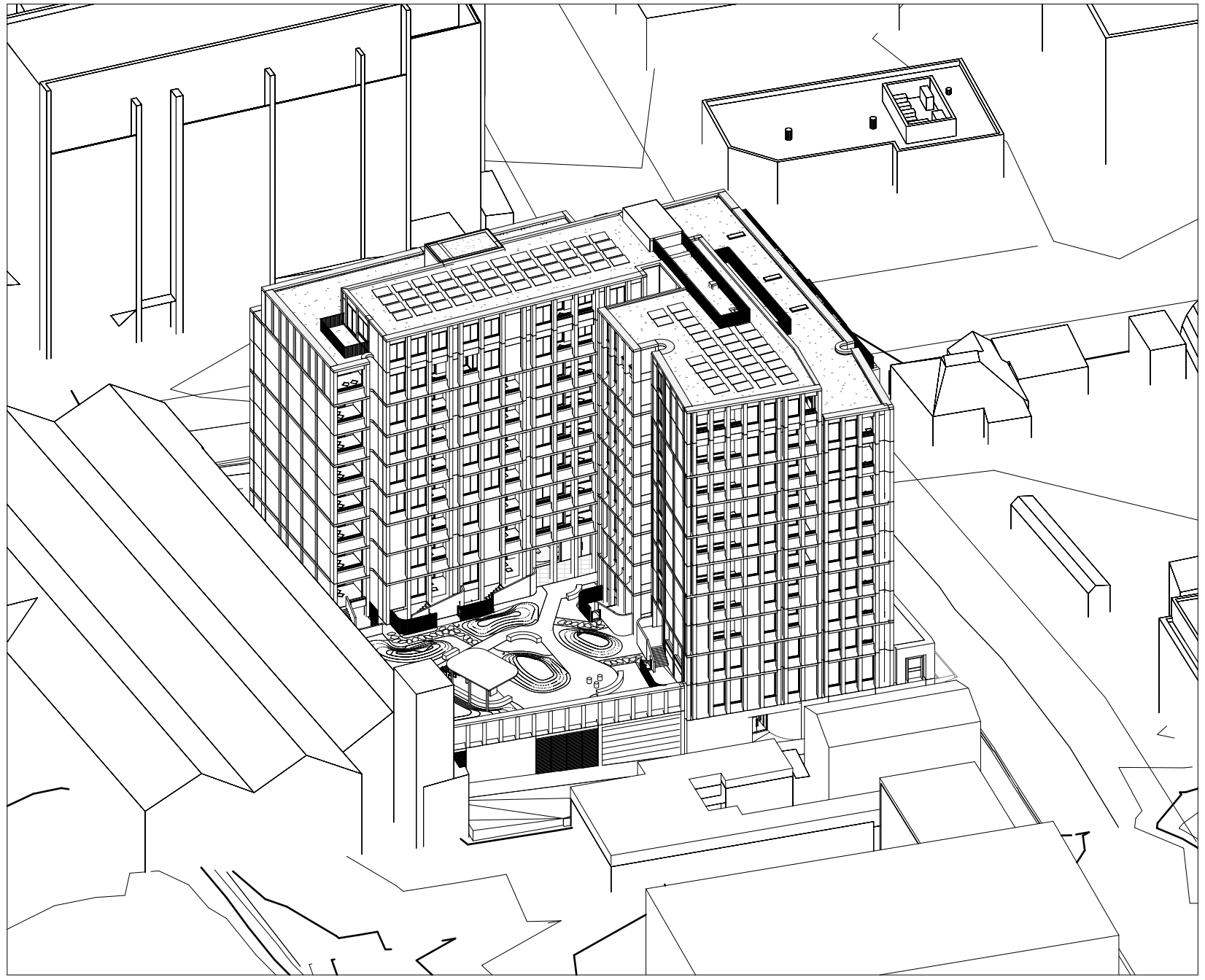
4 Sun Eye View - June 21, 10.30



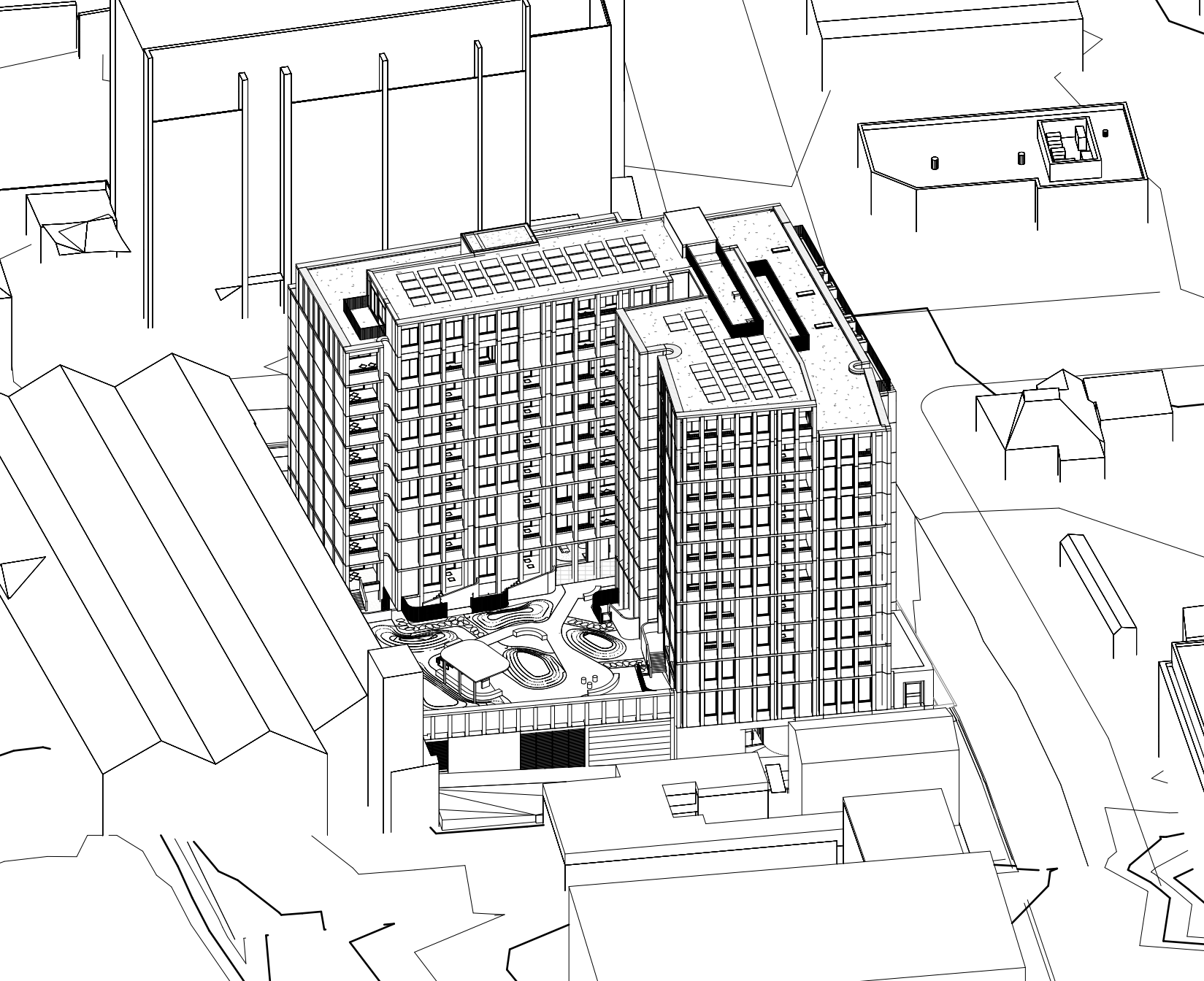
5 Sun Eye View - June 21, 11.00



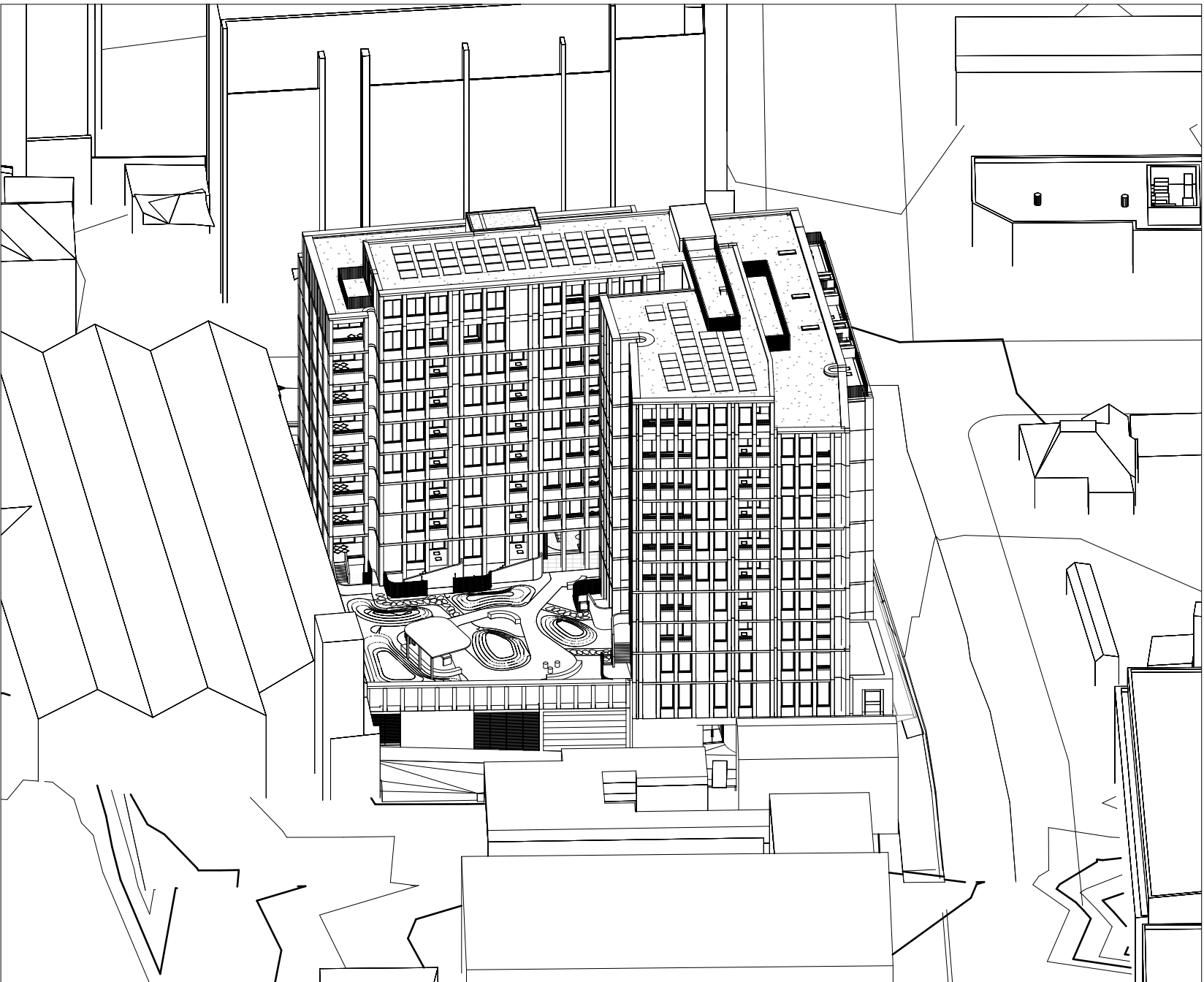
6 Sun Eye View - June 21, 11.30



7 Sun Eye View - June 21, 12.00



8 Sun Eye View - June 21, 12.30



9 Sun Eye View - June 21, 13.00

| Iss. | Date     | For               |
|------|----------|-------------------|
| A    | 08.09.25 | For DA            |
| B    | 23.04.26 | DA RFI SUBMISSION |

#### General Notes

Verify dimensions on site prior to commencement of work. Check existing RL's on site. Advise Architect of any discrepancies before commencement. Allow for adjustments to suit discrepancies. Comply with relevant authorities requirements. Comply with Building Code of Australia requirements. Comply with relevant Australian Standards for materials and construction practice. Comply with Basis Certificate. Do not scale from drawings.

#### Notes Regarding

"For Construction Documents" EM BE CE believes that the information shown on this drawing (when read with the applicable specification) is sufficient for a reasonably competent and experienced builder to understand the design intent; understand the process of construction required to achieve a finished product conforming with the design intent and understand what building materials, techniques and methods are required to achieve that finished product.

#### Copyright

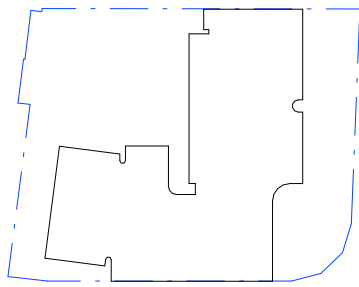
Copyright owned by EM BE CE. Rights to this document are subject to payment in full of all EM BE CE fees. This document may only be used for the express purpose for which it has been created and any unauthorised use is at the user's sole risk and without limiting EM BE CE's rights the user releases and indemnifies EM BE CE from and against all loss so arising.

#### Acknowledgement of Country

This project is located on Gadigal Country. We acknowledge the traditional custodians of Country, on this land called Australia. We respect their Elders, past, present and emerging.

City West Housing  
02 8888 8888

#### Key Plan



Project  
**Bangalay Apartments**

#### Project No.

24011

#### Address

216-220 Wyndham St, Alexandria  
NSW 2015

#### Status

NOT FOR CONSTRUCTION

#### Drawn

JC

#### Authorised

MBC

#### Date Issued

23.04.26

#### Drawing

Sun Eye View - June 21

#### Drawing No.

820

#### Scale

N.T.S

#### Issue

B

#### North



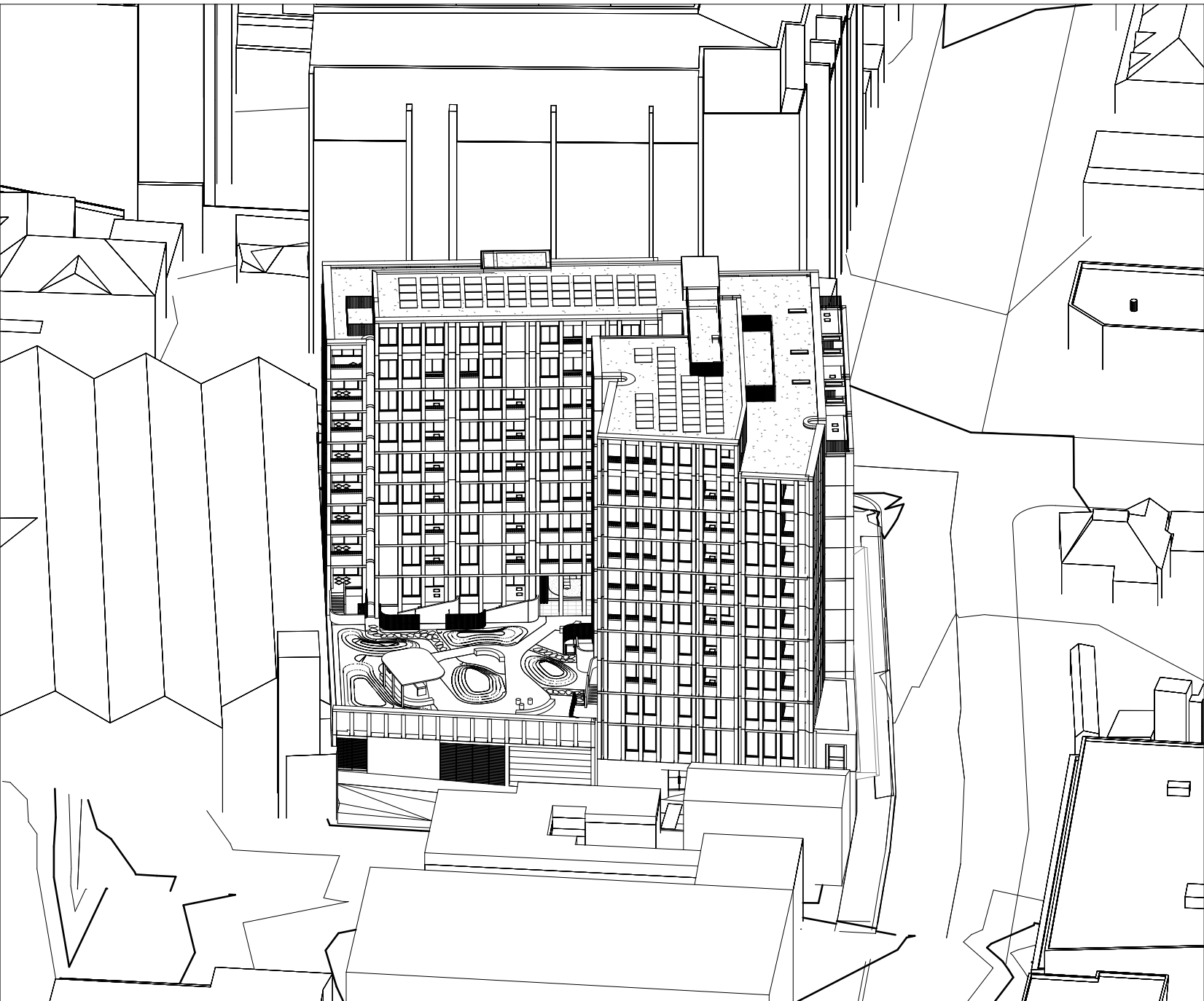
0 6000 12000 18000 24000 30000  
mm

EM BE CE

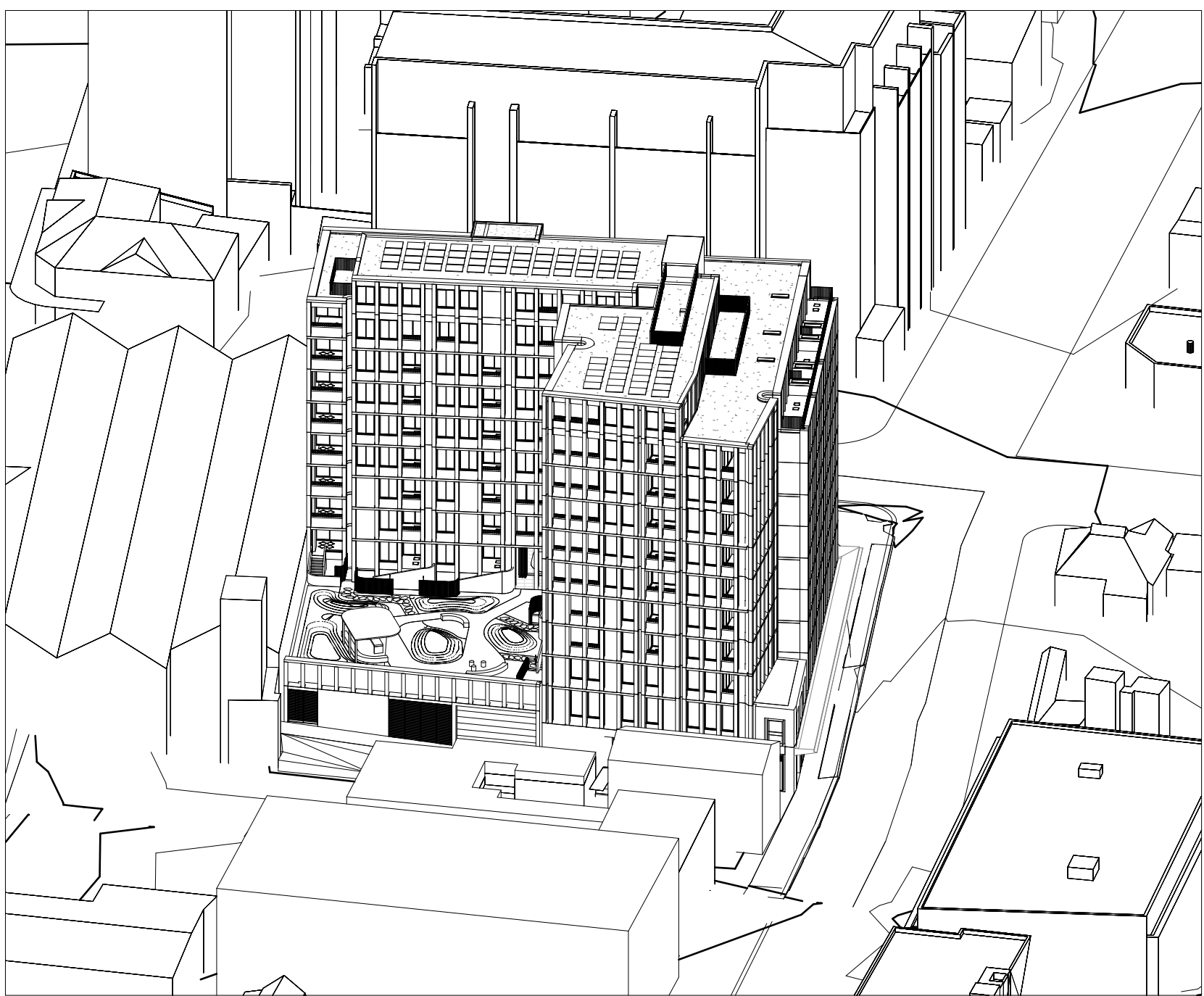
EMBECE.com.au  
+612 9125 0569  
Level 1, 414 Bourke Street  
Surry Hills, NSW 2010 Australia

Nominated Architects  
Mladen Prnjatic 7488  
Ben Green 7066  
Chi Melhem 7754

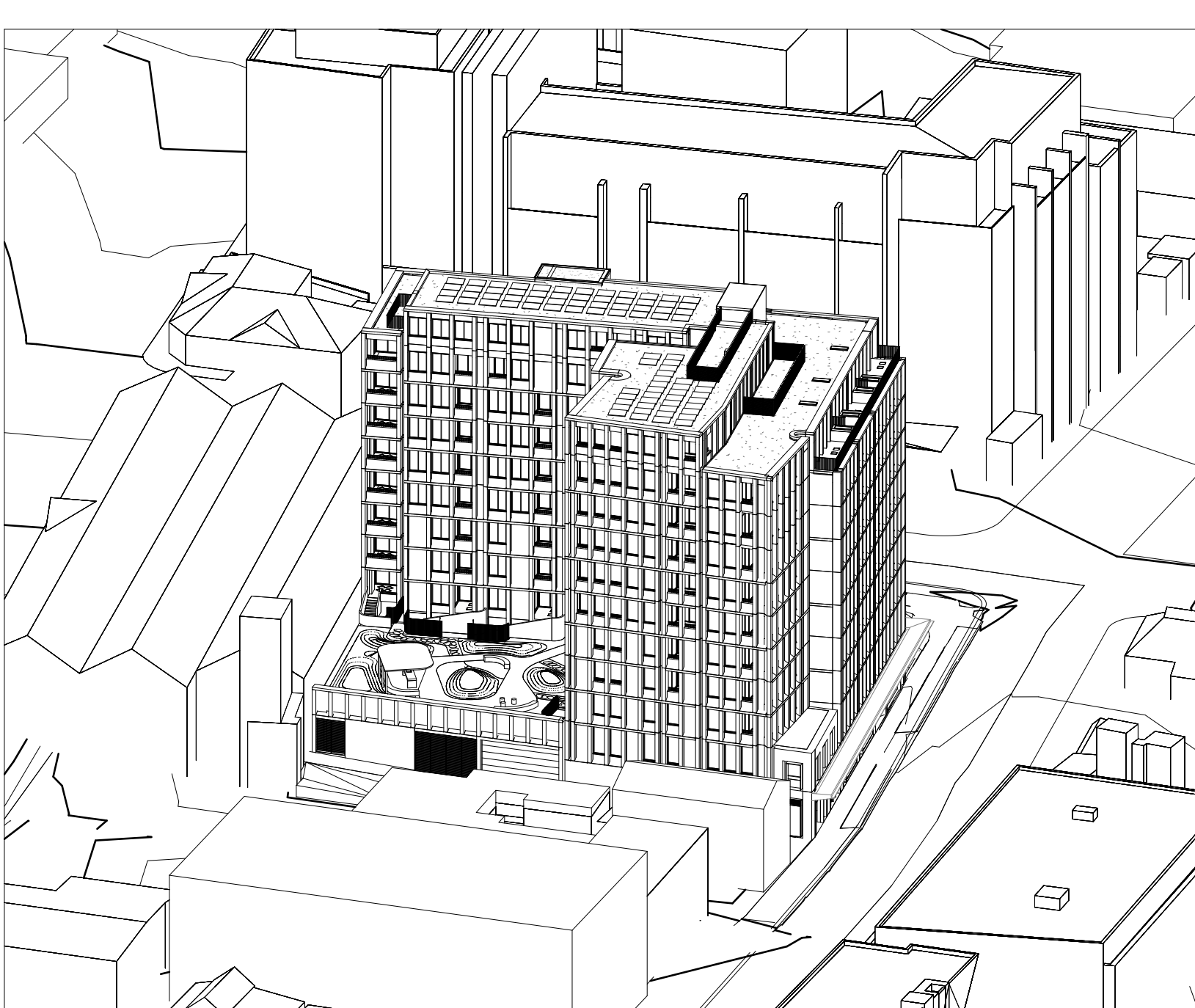




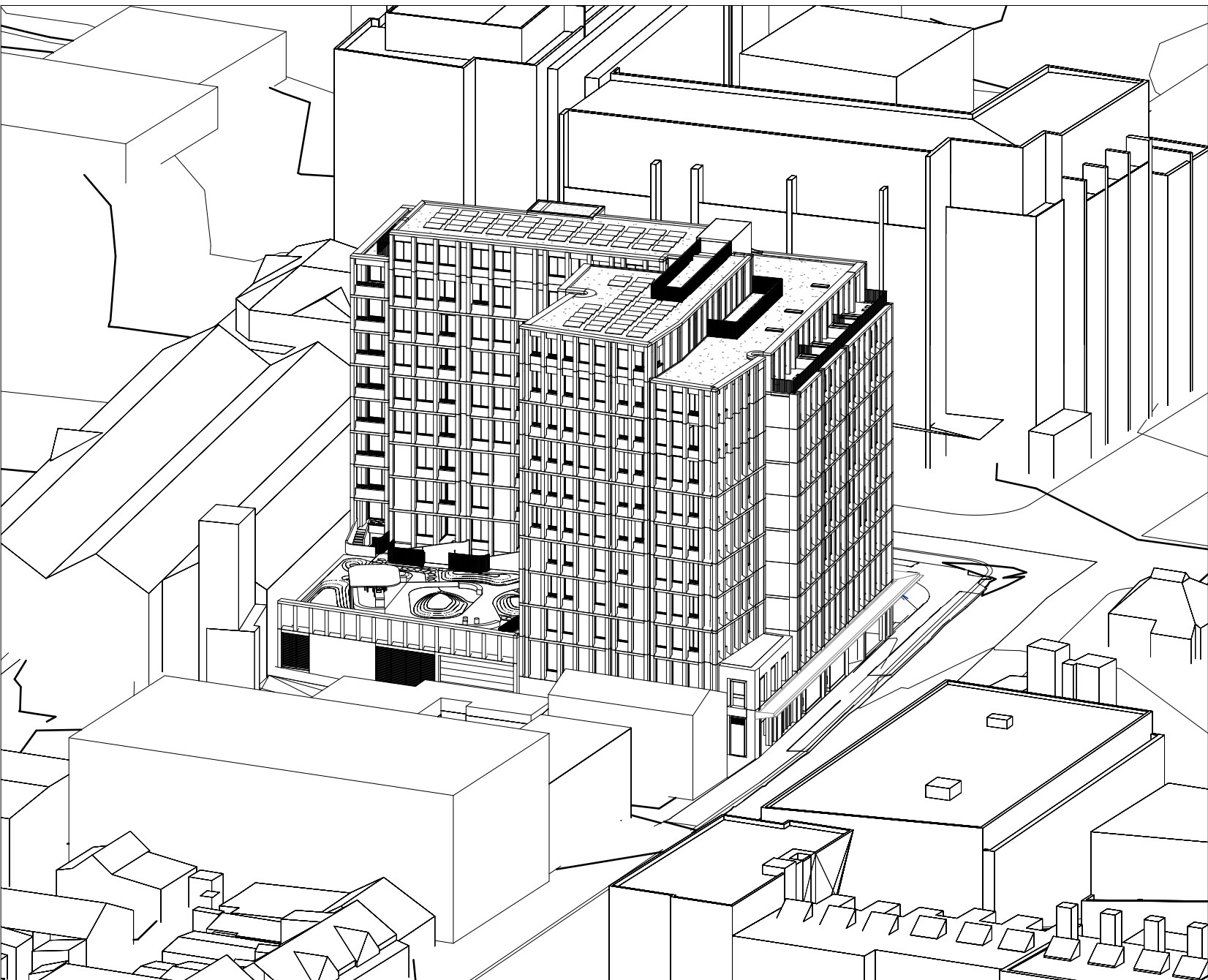
1 Sun Eye View - June 21, 13.30



2 Sun Eye View - June 21, 14.00



3 Sun Eye View - June 21, 14.30



4 Sun Eye View - JUNE 21, 15.00

198

| Iss. | Date     | For               |
|------|----------|-------------------|
| A    | 08.09.25 | For DA            |
| B    | 23.04.26 | DA RFI SUBMISSION |

**General Notes**  
Verify dimensions on site prior to commencement of work. Check existing RL's on site. Advise Architect of any discrepancies before commencement. Allow for adjustments to suit discrepancies. Comply with relevant authorities requirements. Comply with Building Code of Australia requirements. Comply with relevant Australian Standards for materials and construction practice. Comply with Basis Certificate. Do not scale from drawings.

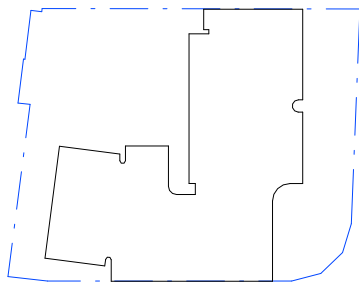
**Notes Regarding**  
"For Construction Documents" EM BE CE believes that the information shown on this drawing (when read with the applicable specification) is sufficient for a reasonably competent and experienced builder to understand the design intent; understand the process of construction required to achieve a finished product conforming with the design intent and understand what building materials, techniques and methods are required to achieve that finished product.

**Copyright**  
Copyright owned by EM BE CE. Rights to this document are subject to payment in full of all EM BE CE fees. This document may only be used for the express purpose for which it has been created and any unauthorised use is at the user's sole risk and without limiting EM BE CE's rights the user releases and indemnifies EM BE CE from and against all loss so arising.

**Acknowledgement of Country**  
This project is located on Gadigal Country.  
We acknowledge the traditional custodians of Country, on this land called Australia. We respect their Elders, past, present and emerging.

City West Housing  
02 8888 8888

Key Plan



Project  
Bangalay Apartments

Project No.  
24011

Address  
216-220 Wyndham St, Alexandria  
NSW 2015

Status  
NOT FOR CONSTRUCTION

|             |                   |                         |
|-------------|-------------------|-------------------------|
| Drawn<br>JC | Authorised<br>MBC | Date Issued<br>23.04.26 |
|-------------|-------------------|-------------------------|

Drawing  
Sun Eye View - June 21

Drawing No.  
821

Scale  
N.T.S

Issue  
B

North

0 6000 12000 18000 24000 30000  
mm



EMBECE.com.au  
+612 9125 0569  
Level 1, 414 Bourke Street  
Surry Hills, NSW 2010 Australia

Nominated Architects  
Mladen Prnjatovic 7468  
Ben Green 7066  
Chi Melhem 7754





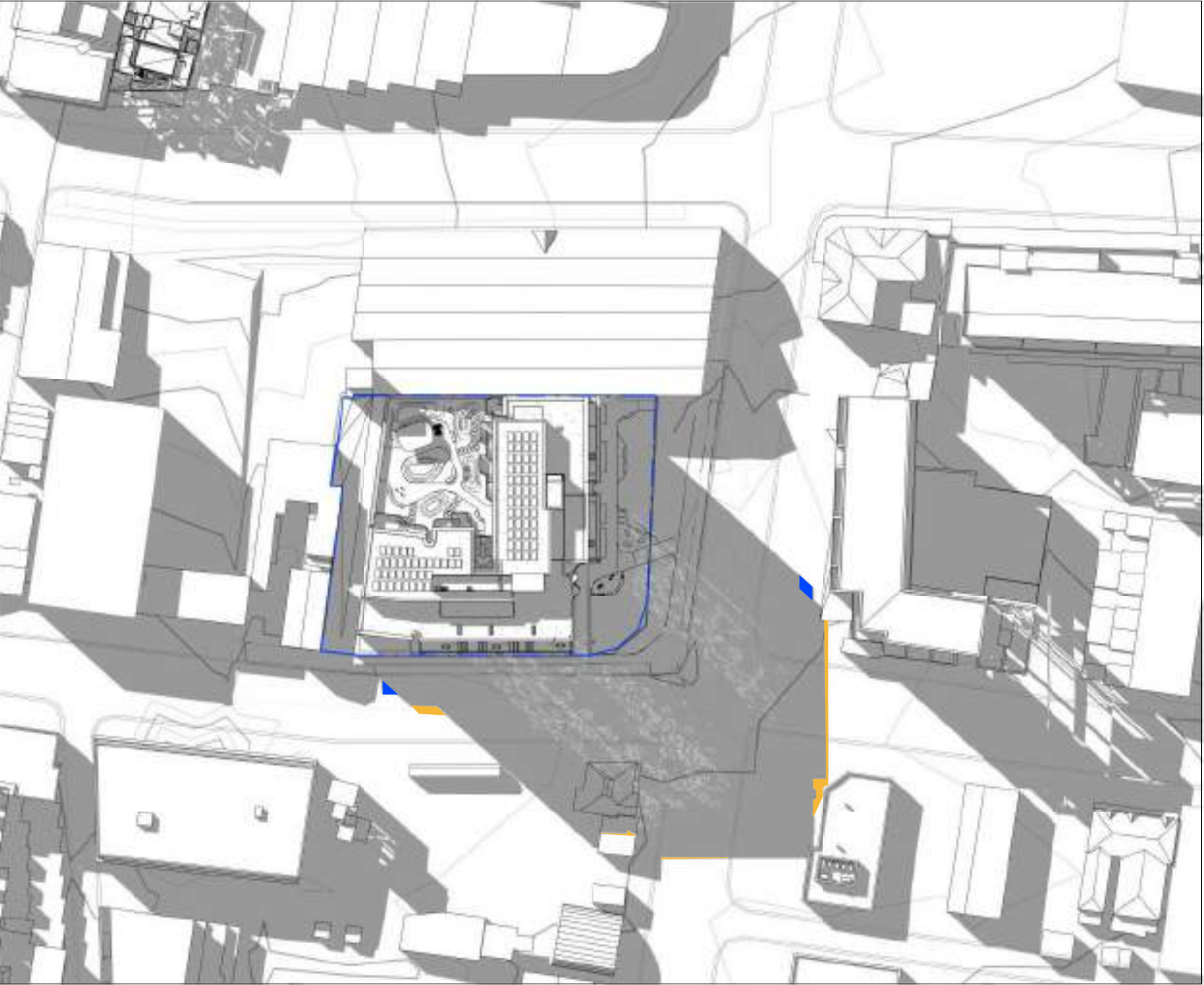
1 Shadow Plan - June 21, 09.00

A200 1 : 1000



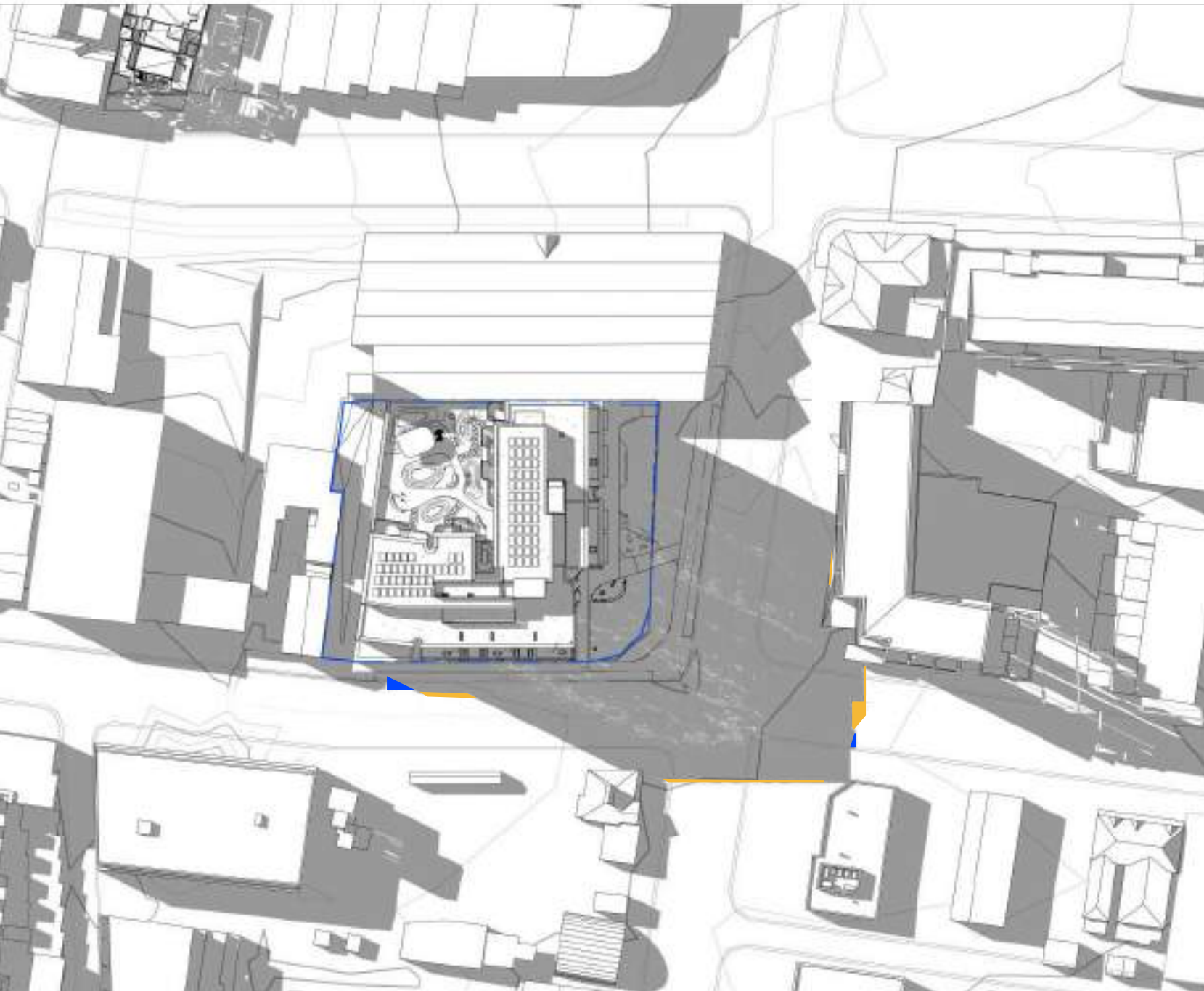
2 Shadow Plan - June 21, 10.00

A200 1 : 1000



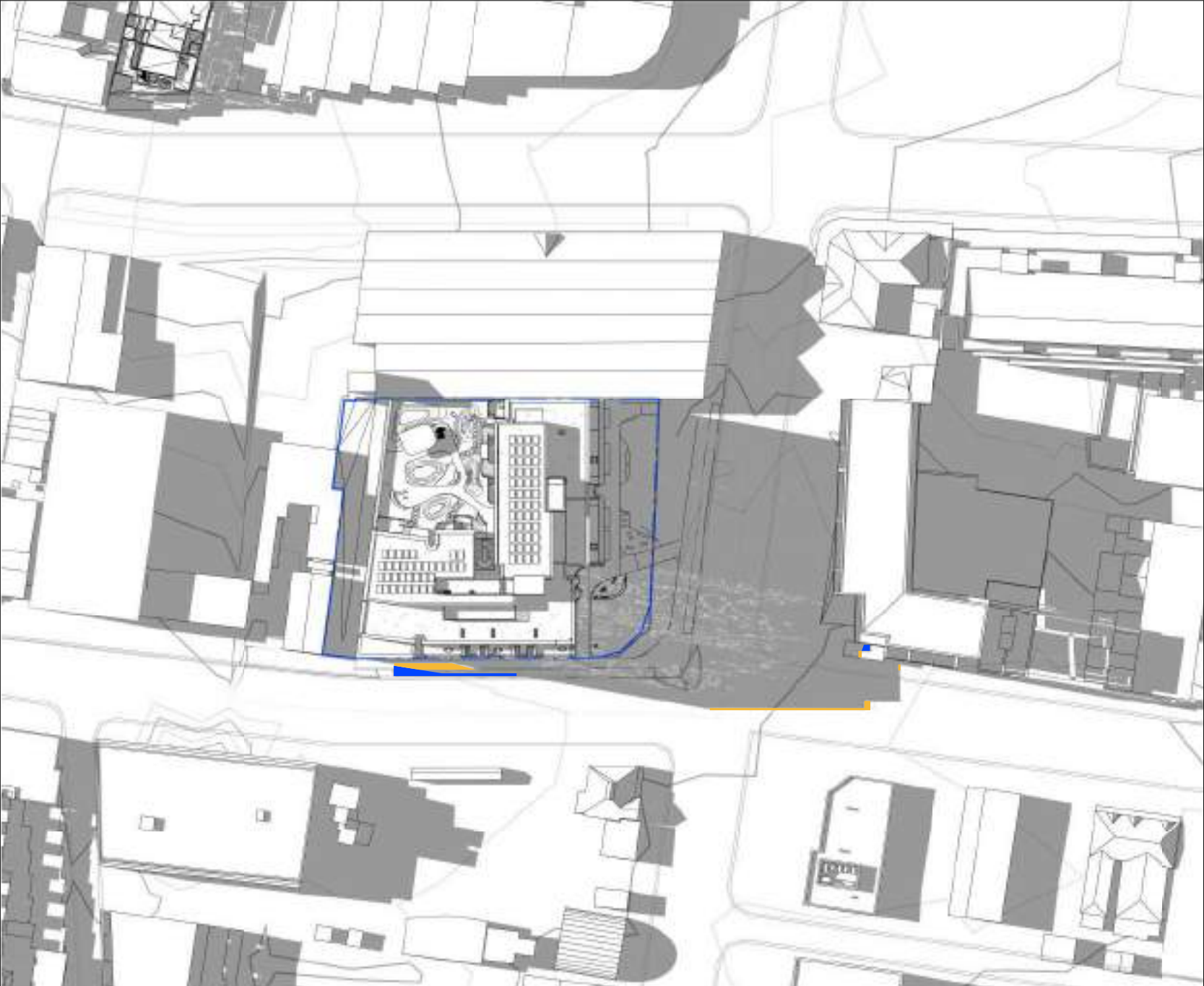
3 Shadow Plan - June 21, 11.00

A200 1 : 1000



4 Shadow Plan - June 21, 12.00

A200 1 : 1000



5 Shadow Plan - June 21, 13.00

A200 1 : 1000



6 Shadow Plan - June 21, 14.00

A200 1 : 1000



7 Shadow Plan - June 21, 15.00

A200 1 : 1000

| Iss. | Date     | For               |
|------|----------|-------------------|
| A    | 08.09.25 | For DA            |
| B    | 23.04.26 | DA RFI SUBMISSION |

#### General Notes

Verify dimensions on site prior to commencement of work. Check existing RL's on site. Advise Architect of any discrepancies before commencement. Allow for adjustments to suit discrepancies. Comply with relevant authorities requirements. Comply with Building Code of Australia requirements. Comply with relevant Australian Standards for materials and construction practice. Comply with Basis Certificate. Do not scale from drawings.

#### Notes Regarding

"For Construction Documents" EM BE CE believes that the information shown on this drawing (when read with the applicable specification) is sufficient for a reasonably competent and experienced builder to understand the design intent; understand the process of construction required to achieve a finished product conforming with the design intent and understand what building materials, techniques and methods are required to achieve that finished product.

#### Copyright

Copyright owned by EM BE CE. Rights to this document are subject to payment in full of all EM BE CE fees. This document may only be used for the express purpose for which it has been created and any unauthorised use is at the user's sole risk and without limiting EM BE CE's rights the user releases and indemnifies EM BE CE from and against all loss so arising.

#### Acknowledgement of Country

This project is located on Gadigal Country. We acknowledge the traditional custodians of Country, on this land called Australia. We respect their Elders, past, present and emerging.

City West Housing  
02 8888 8888

Project  
Bangalay Apartments

#### Project No.

24011

#### Address

216-220 Wyndham St, Alexandria  
NSW 2015

#### Status

NOT FOR CONSTRUCTION

#### Drawn

JC

#### Authorised

MBC

#### Date Issued

23.04.26

#### Drawing

Shadow Diagrams - June 21

#### Drawing No.

822

#### Scale

1 : 1000 @ A1

#### Issue

B

#### North

0 10 20 30 40 50  
Scale 1:1000 m

EM BE CE

Decreased solar access from proposal compared to Stage 1 Envelope  
Increased solar access from proposal compared to Stage 1 Envelope

EMBECE.com.au  
+612 9125 0569  
Level 1, 414 Bourke Street  
Surry Hills, NSW 2010 Australia

Nominated Architects  
Mladen Prnjatovic 7468  
Ben Green 7066  
Chi Melhem 7754