



# RIDGEBURN

ARROW JUNCTION

COMMERCIAL PRECINCT

**GIBBONS** |  
RIDGEBURN LTD

CO



**NOVAK+MIDDLETON**  
ARCHITECTURE, URBAN DESIGN AND MASTERPLANNING

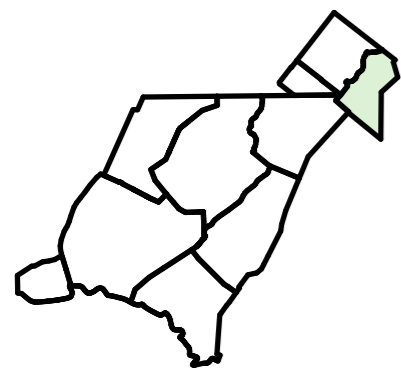
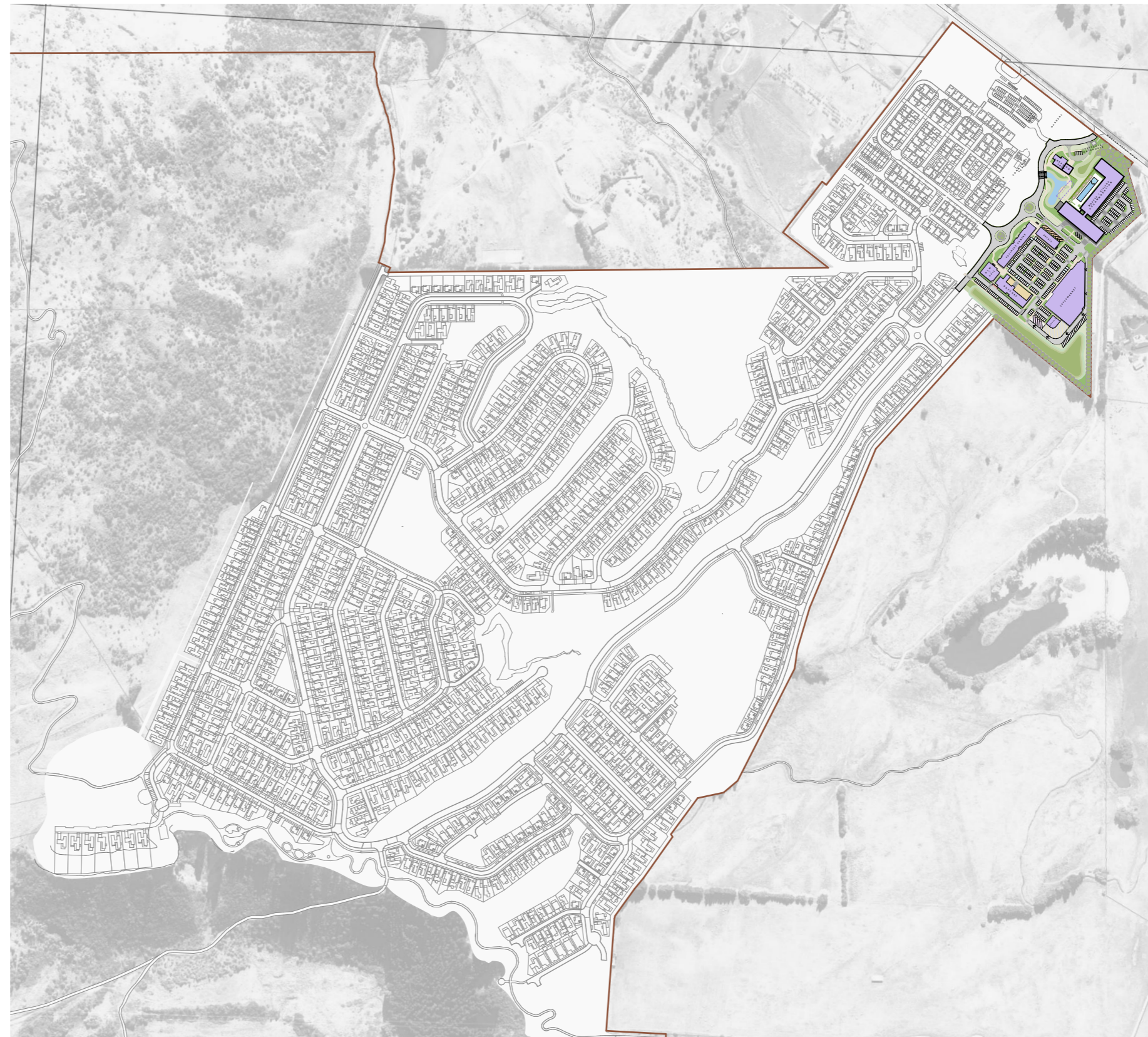


## NEIGHBOURHOOD K - COMMERCIAL PRECINCT

Located at the site's northern end, the commercial precinct includes retail, hospitality, and community services, along with worker accommodation, all in close proximity to recreational spaces and the park and ride area. Neighbourhood A which is comprised of more affordable housing is also located close by, providing easy access to amenities and public transport.

The commercial and amenity buildings at Ridgeburn are designed to complement the residential architecture, using the same restrained palette of schist, timber, and steel. These structures provide essential services and gathering spaces for the community, including retail, hospitality, and recreational facilities. Their design reinforces the development's identity and supports the creation of a lively, walkable neighbourhood centre.

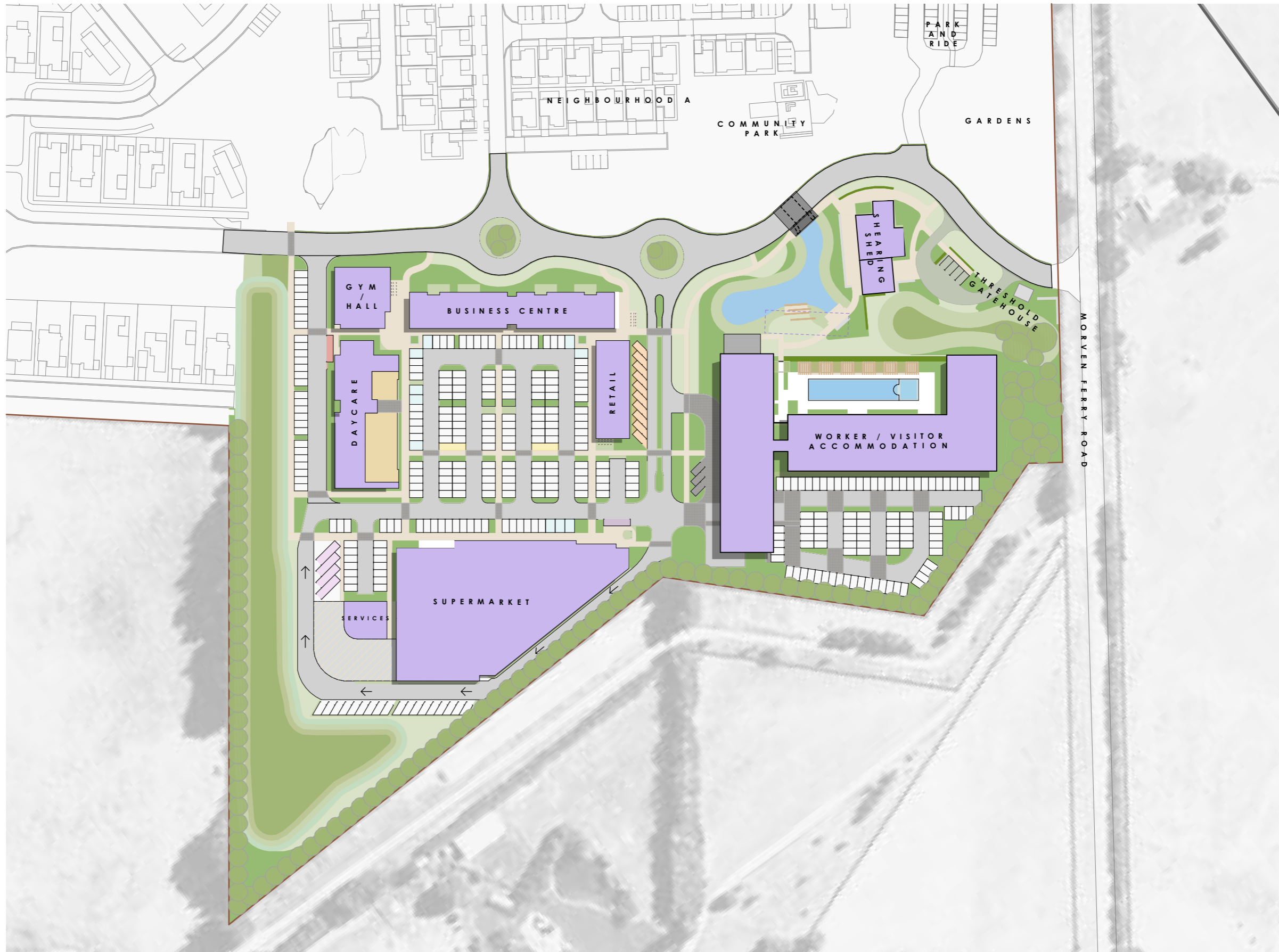
Materiality at Ridgeburn is grounded in authenticity and durability, with a focus on robust, natural materials such as schist, vertical timber cladding, and corrugated steel. These materials are selected for their ability to weather gracefully over time and are finished in muted, earthy tones to visually recede into the landscape. External finishes with low Light Reflectance Values (LRV) are specified, with roof colours no greater than 20% LRV, and wall claddings and joinery colours no greater than 30% LRV, reinforcing the development's commitment to blending with its natural surroundings.



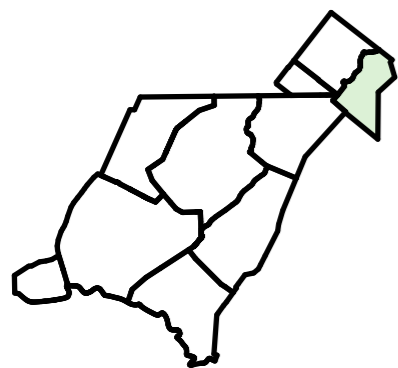


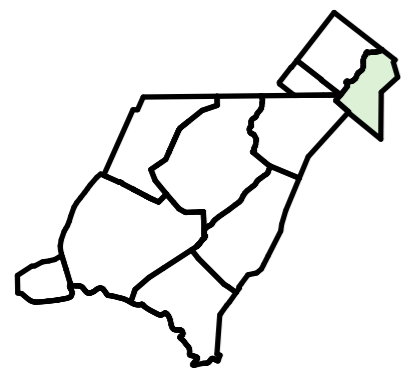
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RIDGEBURN



Commercial Precinct Plan 1:1500

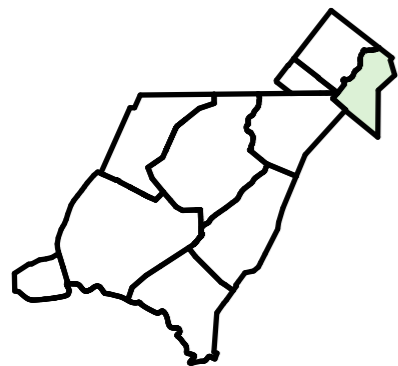




Commercial Precinct Lot Plan 1:1500

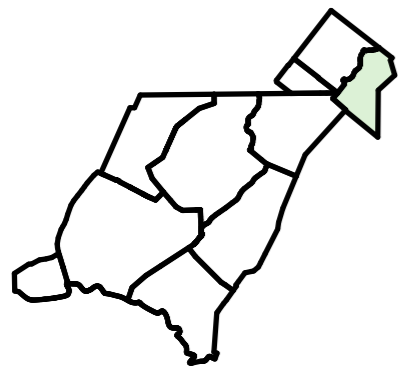


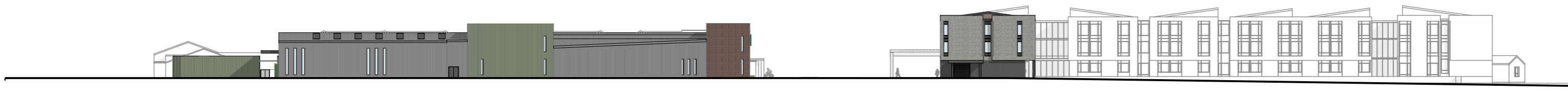
North West Elevation of Commercial Precinct - Main Entry Road Frontage



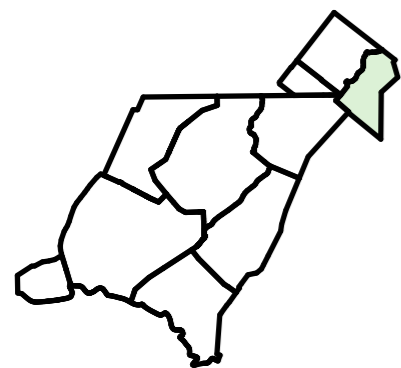


North-East Elevation of Commercial Precinct - Morven Ferry Road Frontage





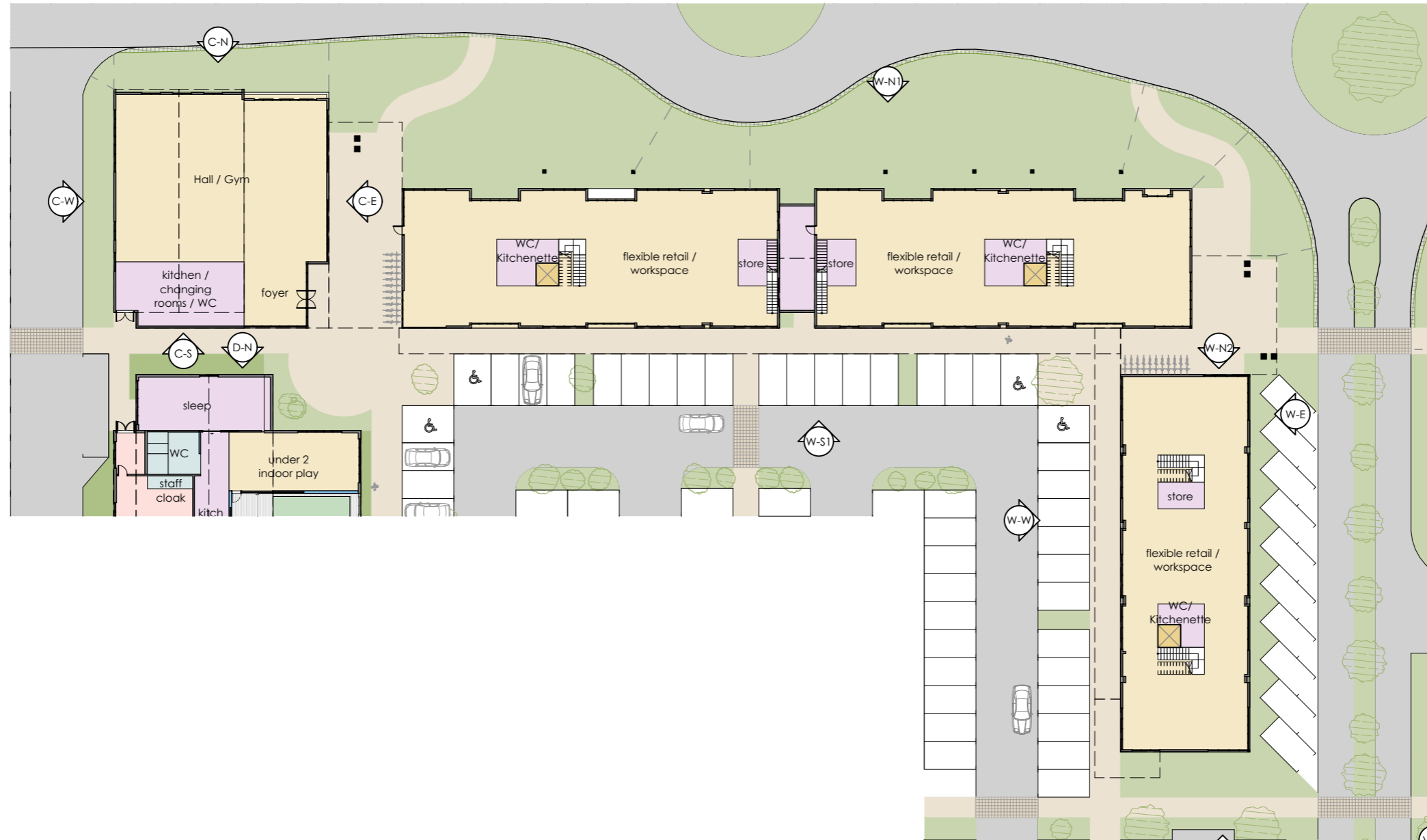
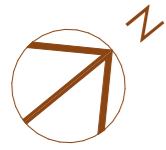
South East Elevation of Commercial Precinct - Farm Frontage



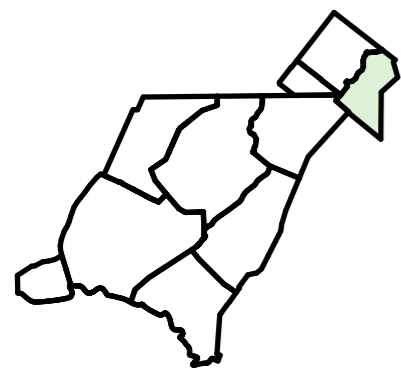


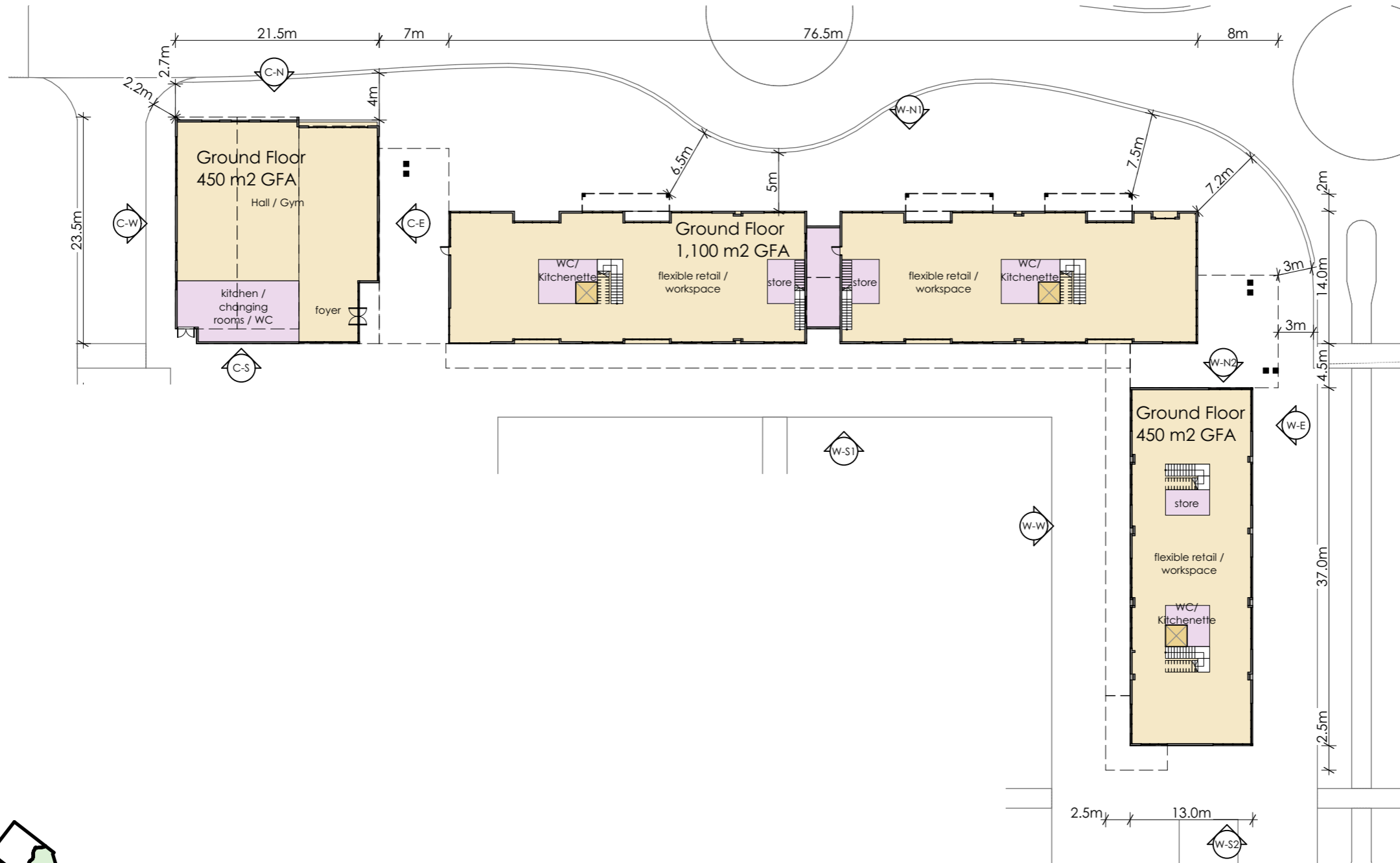
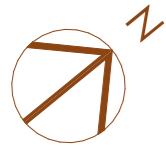
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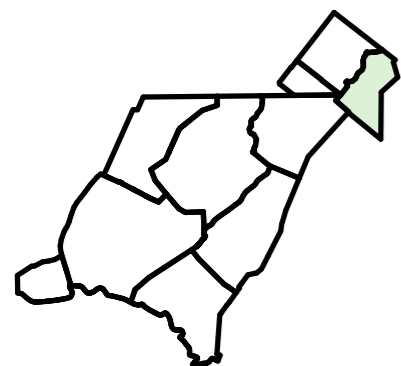


Ground Floor 1:500



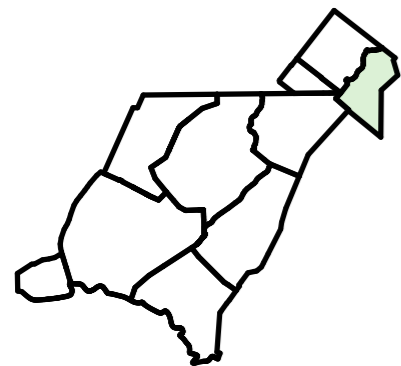


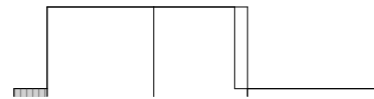
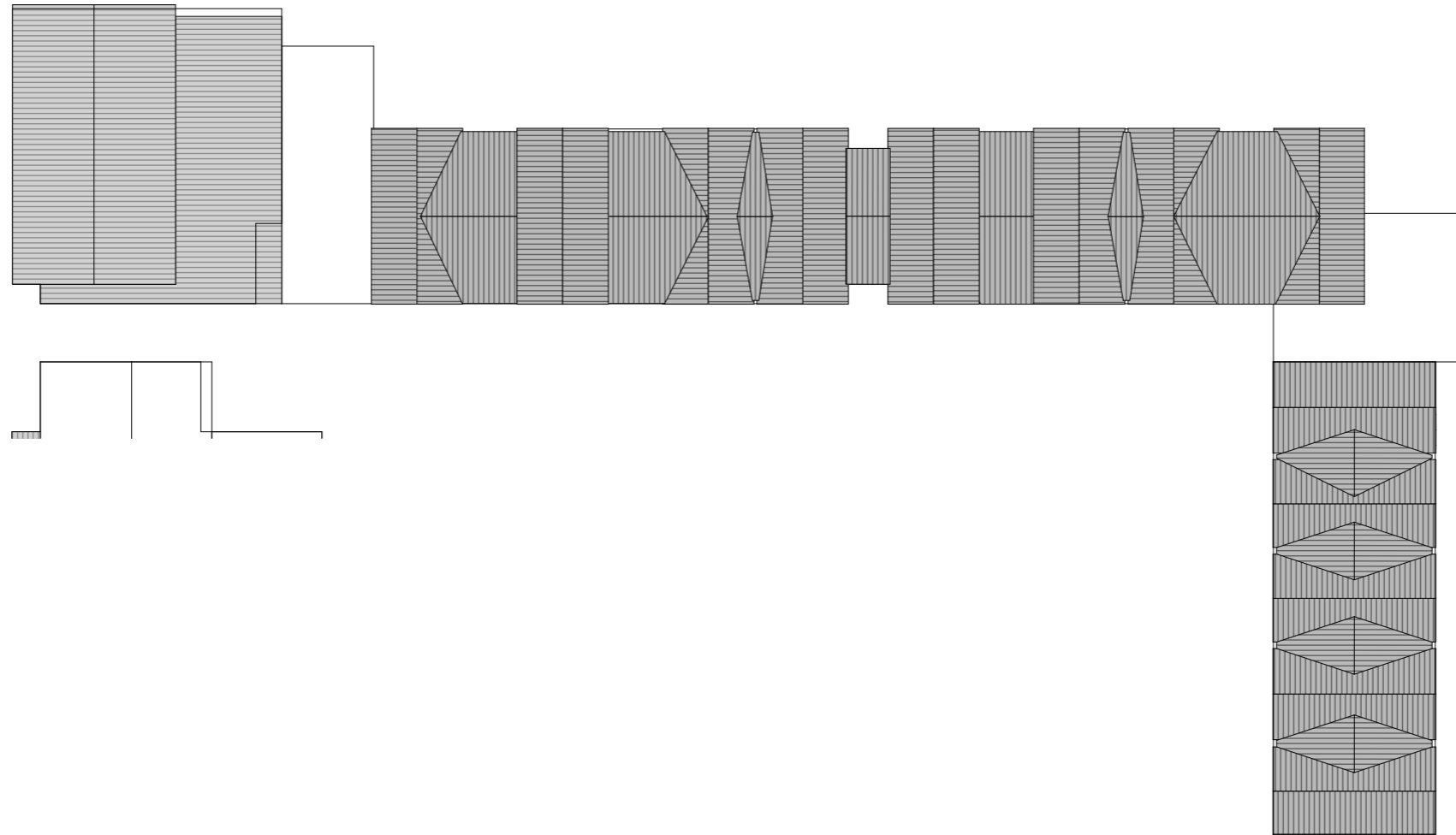
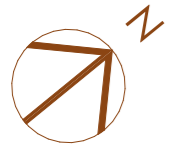
Ground Floor Overall Dimensions Plan 1:500



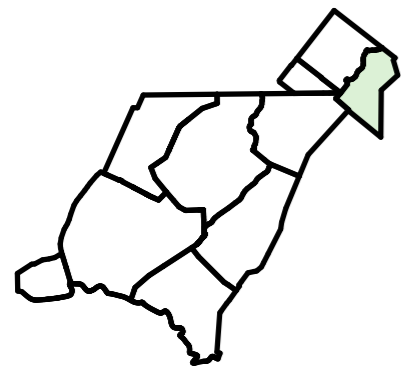


First Floor 1:500





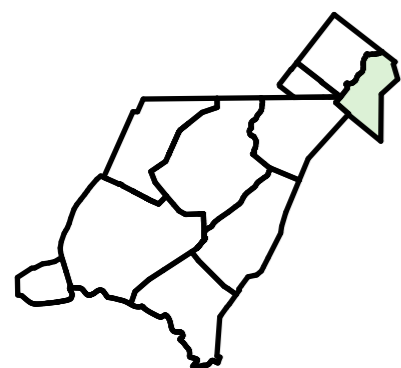
Roof 1:500



indicative 15m maximum height

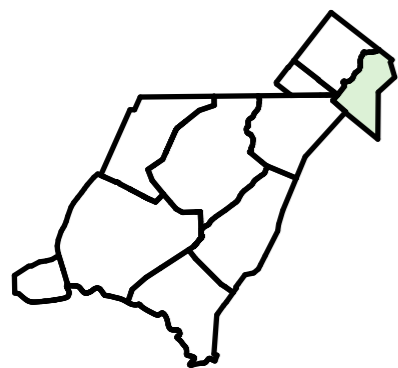


Workspace and Retail One - North Elevation



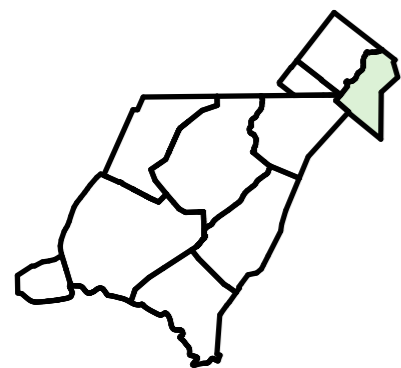


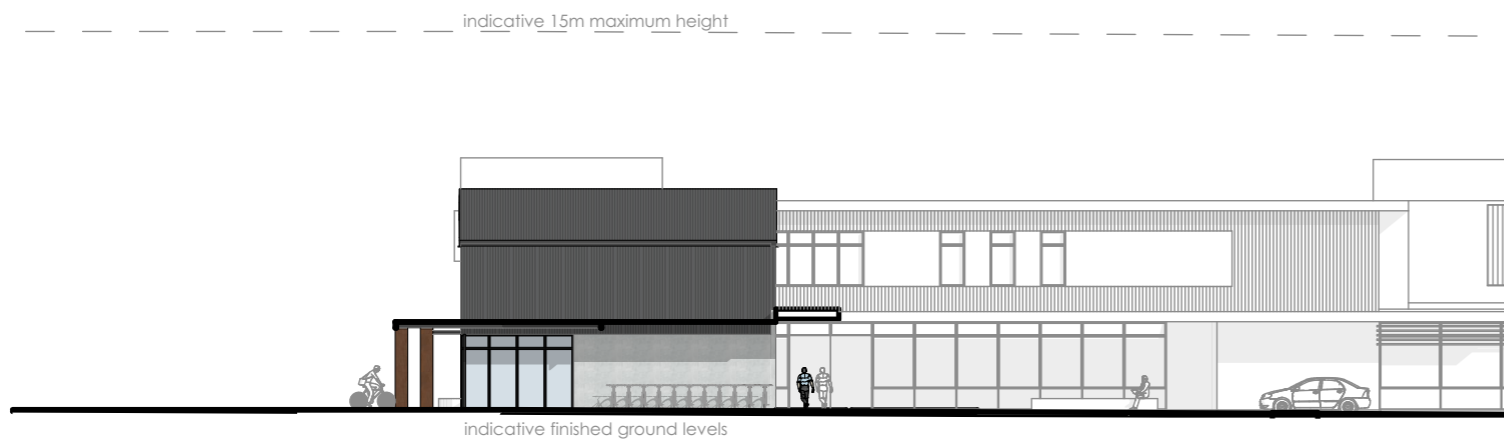
Workspace and Retail - East Elevation





Workspace and Retail - West Elevation

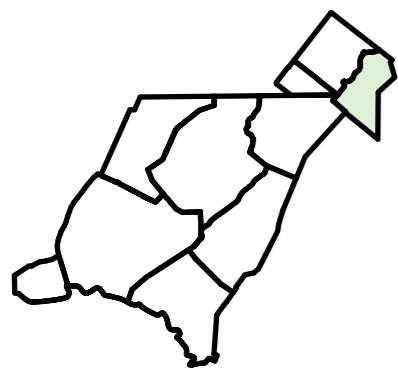




Workspace and Retail Two - North Elevation

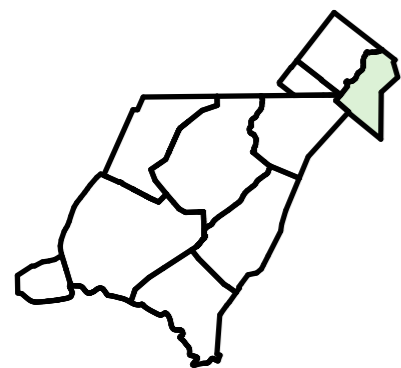


Workspace and Retail Two - South Elevation





Workspace and Retail One - South Elevation

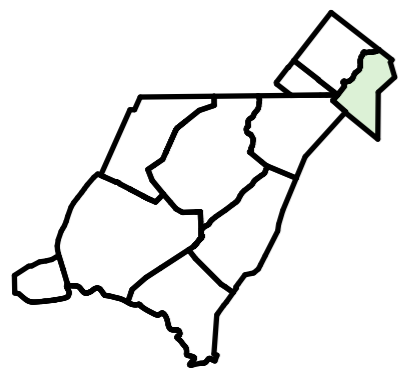




Community Hall - East Elevation



Community Hall - North Elevation

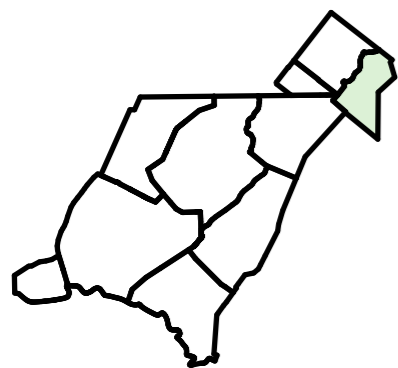




Community Hall - West Elevation

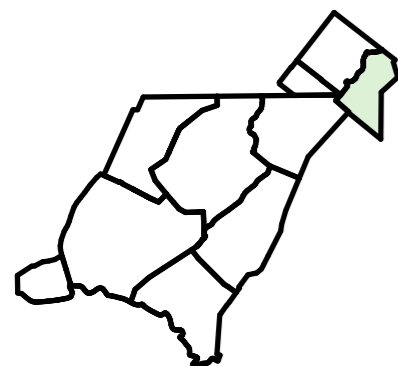


Community Hall - South Elevation





Ground Floor 1:500



**DAYCARE CENTRE**

Gross floor area:	Floor	Decks
Ground Floor	750 m <sup>2</sup>	00 m <sup>2</sup>
Total GFA (Approximate)	750 m <sup>2</sup>	00 m <sup>2</sup>

**Daycare Design Requirements**

Requirements from Education (Early Childhood Services) Regulations 2008 - Schedule 4

Design capacity: 100 Children

- 25 x under twos
- 75 x over twos

Staffing Requirements for all day sessions:

- 25 under twos = 5 staff minimum
- 75 over twos = 8 staff minimum

**UNDER 2's OUTDOOR SPACE:**

- 5m<sup>2</sup> per child
- 25 x 5 = 125m<sup>2</sup> minimum

**UNDER 2's INTERIOR ACTIVITY SPACE:**

- Separate from older children
- 2.5m<sup>2</sup> per child
- 25 x 2.5 = 62.5m<sup>2</sup> minimum

- Excludes passage ways, toilet facilities, staff rooms, specific sleeping areas for under 2's and areas not available for play

- Sleeping space provided in addition

**OVER 2's OUTDOOR SPACE:**

- 5m<sup>2</sup> per child
- 75 x 5 = 375m<sup>2</sup> minimum

**OVER 2's INTERIOR ACTIVITY SPACE:**

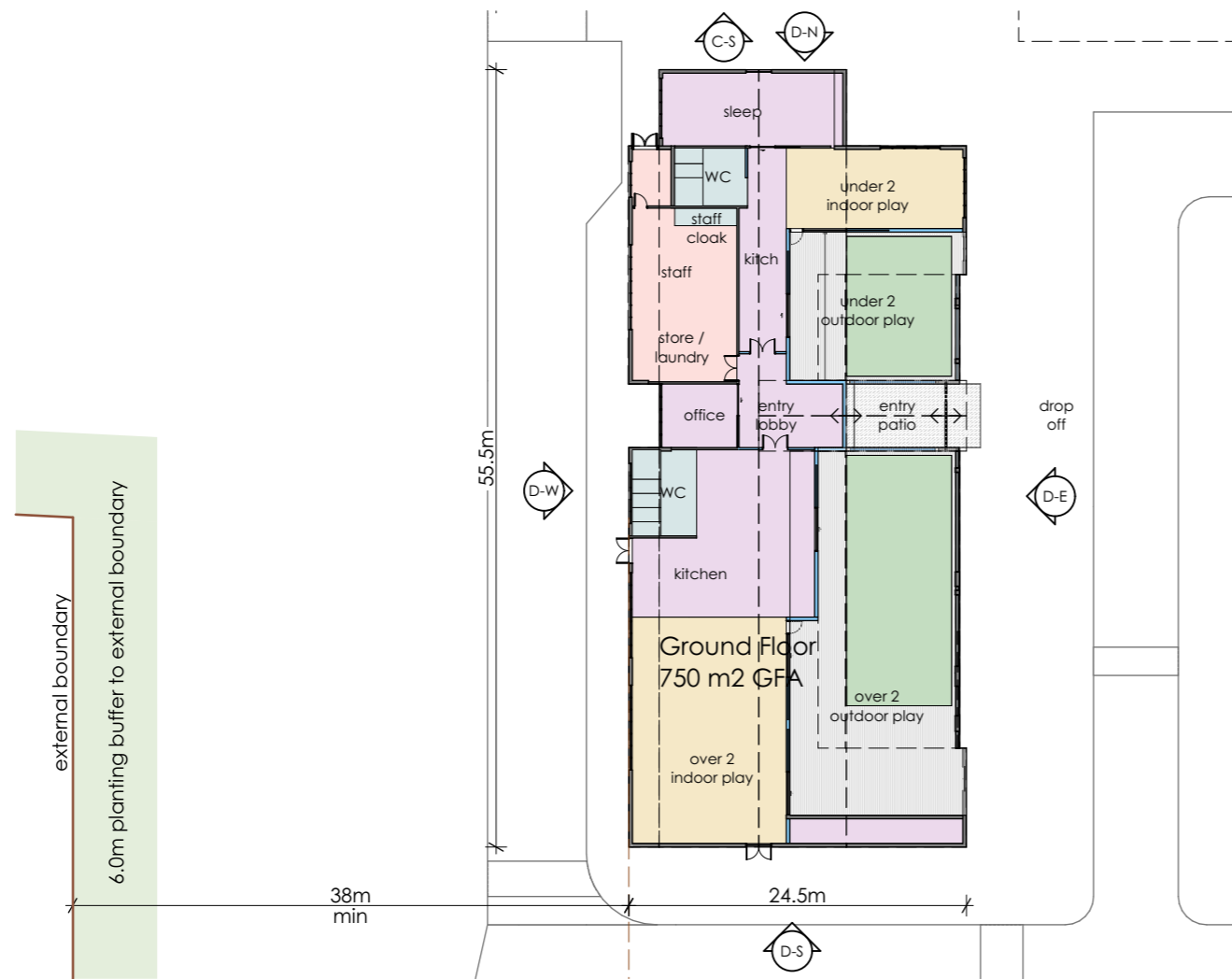
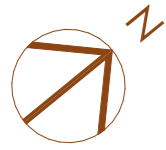
- Separate from younger children
- 2.5m<sup>2</sup> per child
- 75 x 2.5 = 187.5m<sup>2</sup> minimum

- Excludes passage ways, toilet facilities, staff rooms, specific sleeping areas for under 2's and areas not available for play

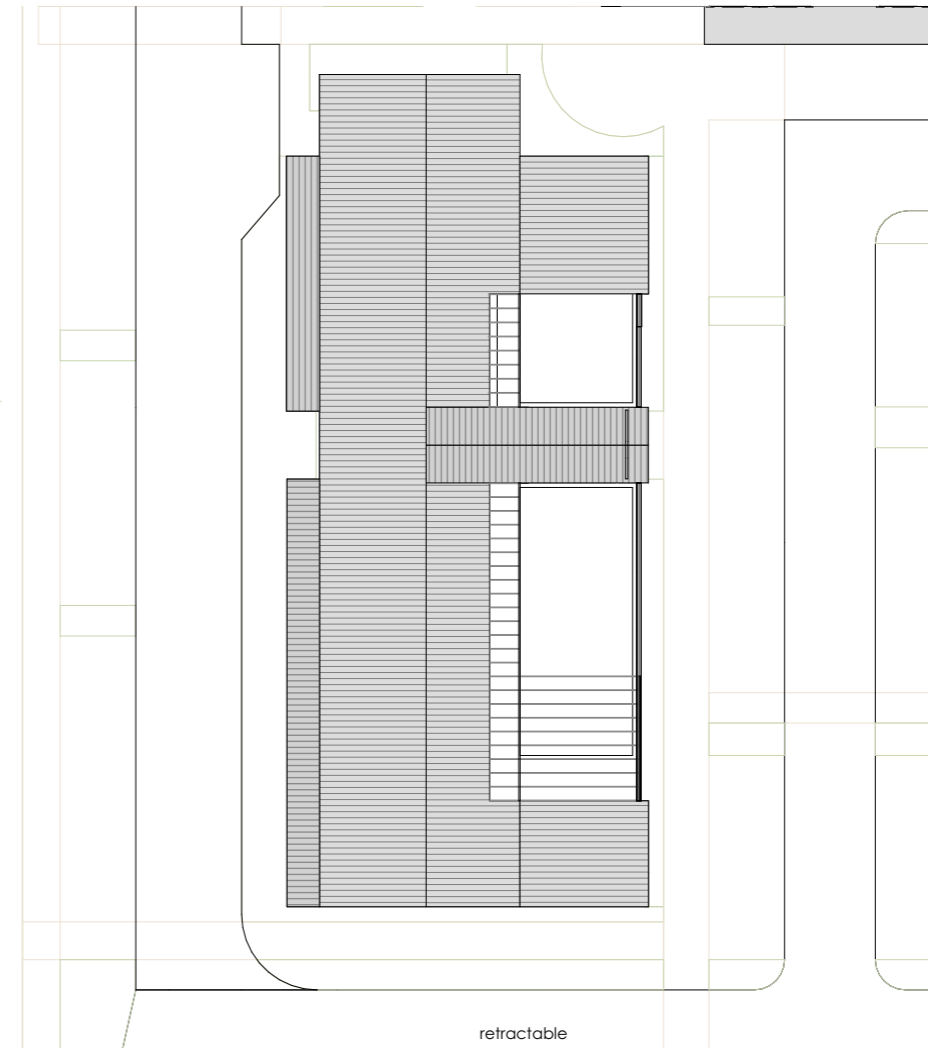
**OVER 2's and STAFF TOILET REQUIREMENTS:**

- Applicable to over 2's only
- One toilet per 15 persons

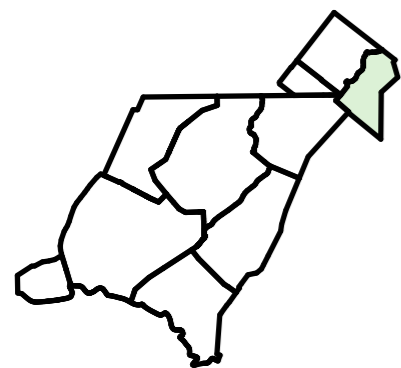
113 people / 15 = 8 toilets



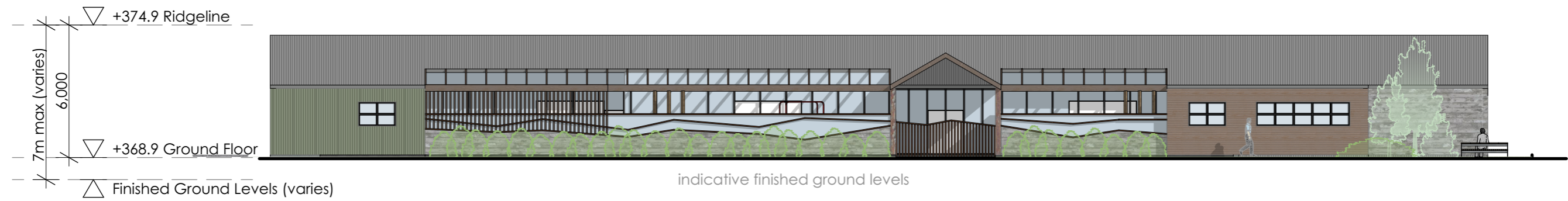
Ground Floor Overall Dimensions Plan 1:500



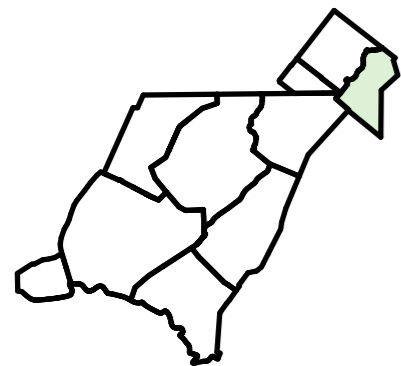
Roof Plan 1:500



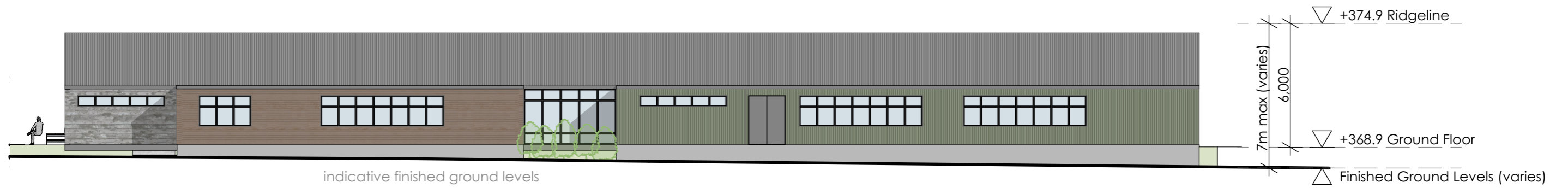
indicative 15m maximum height



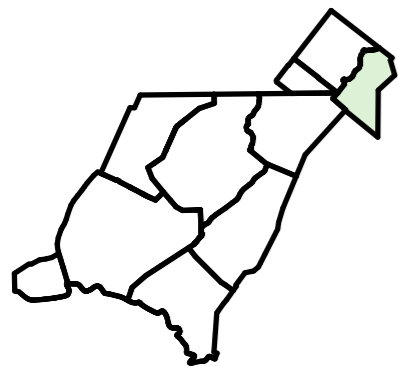
Daycare East Elevation



indicative 15m maximum height

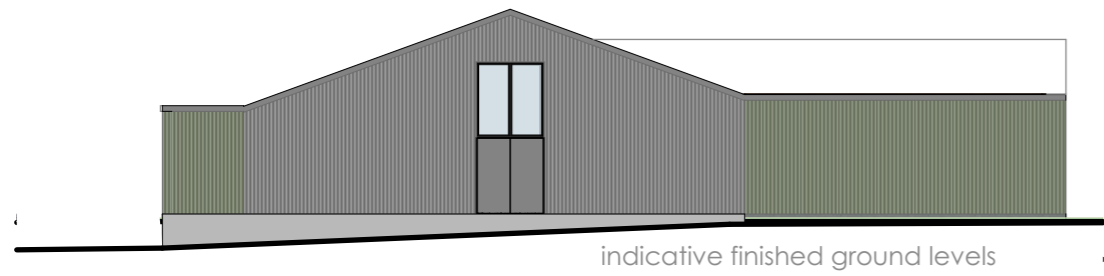


Daycare West Elevation

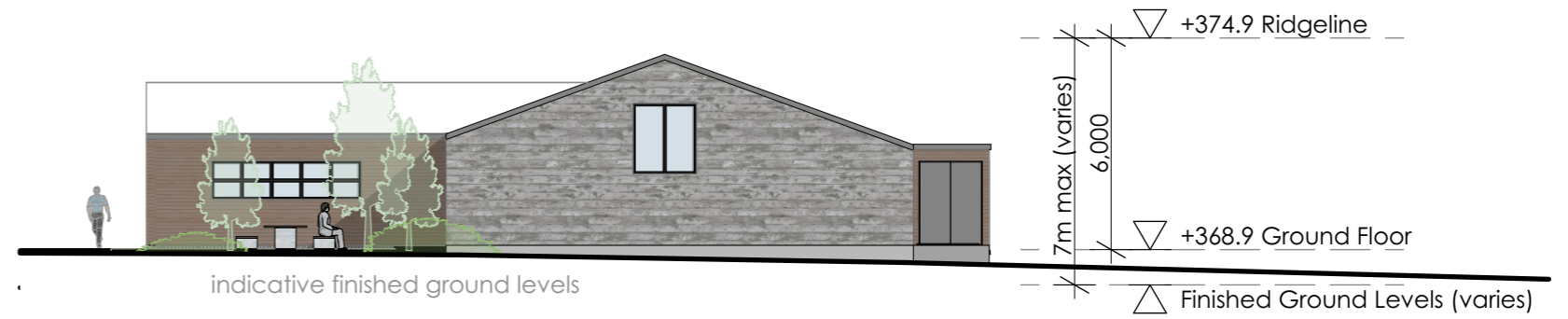


indicative 15m maximum height

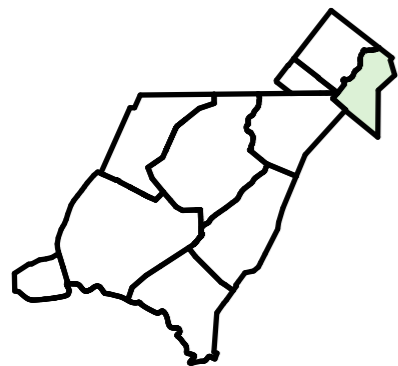
indicative 15m maximum height

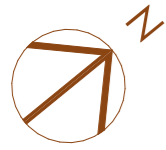


Daycare South Elevation

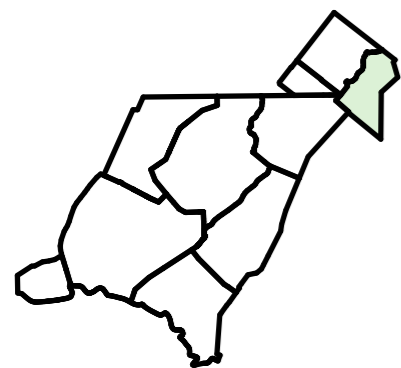


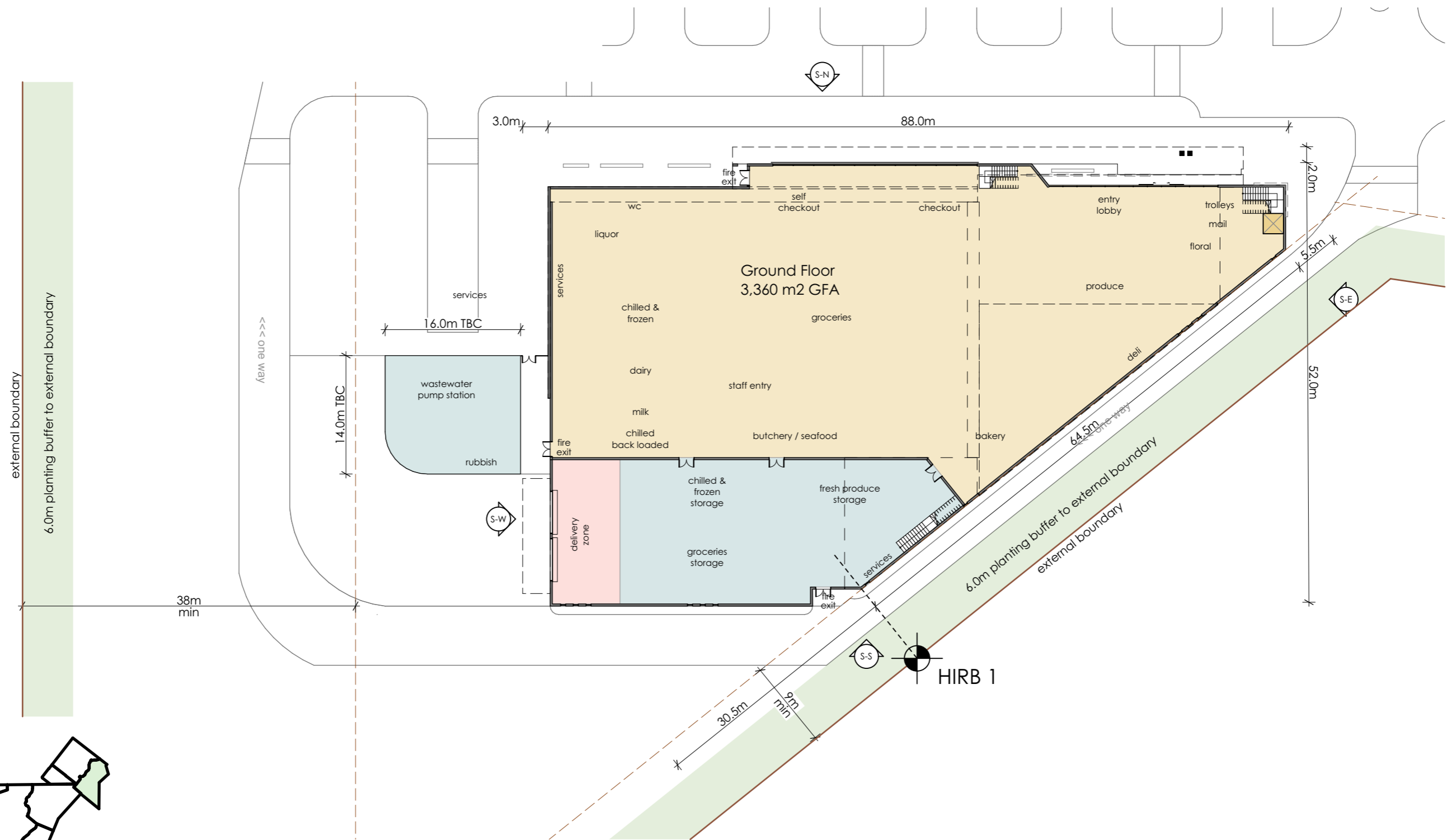
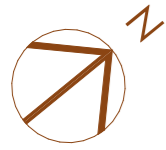
Daycare North Elevation



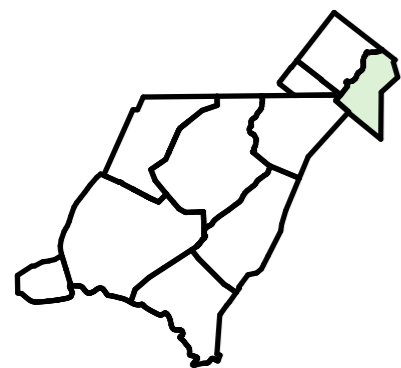


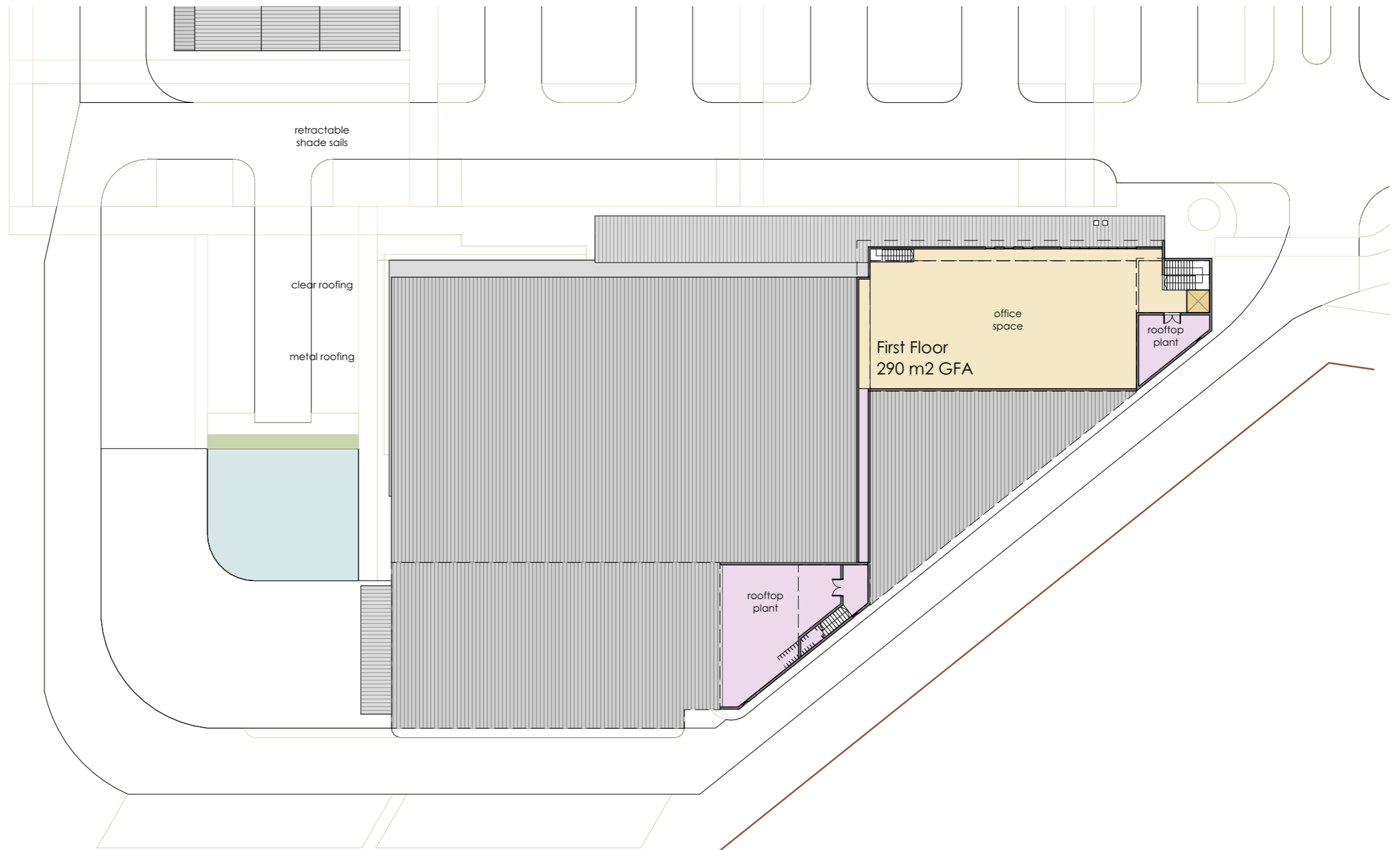
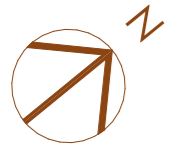
Ground Floor 1:500



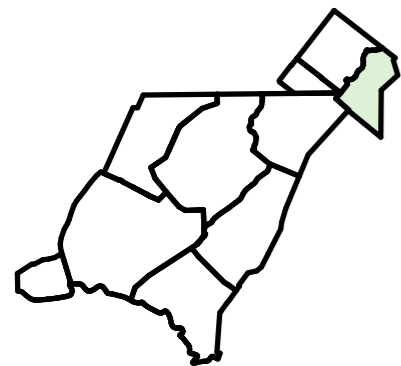


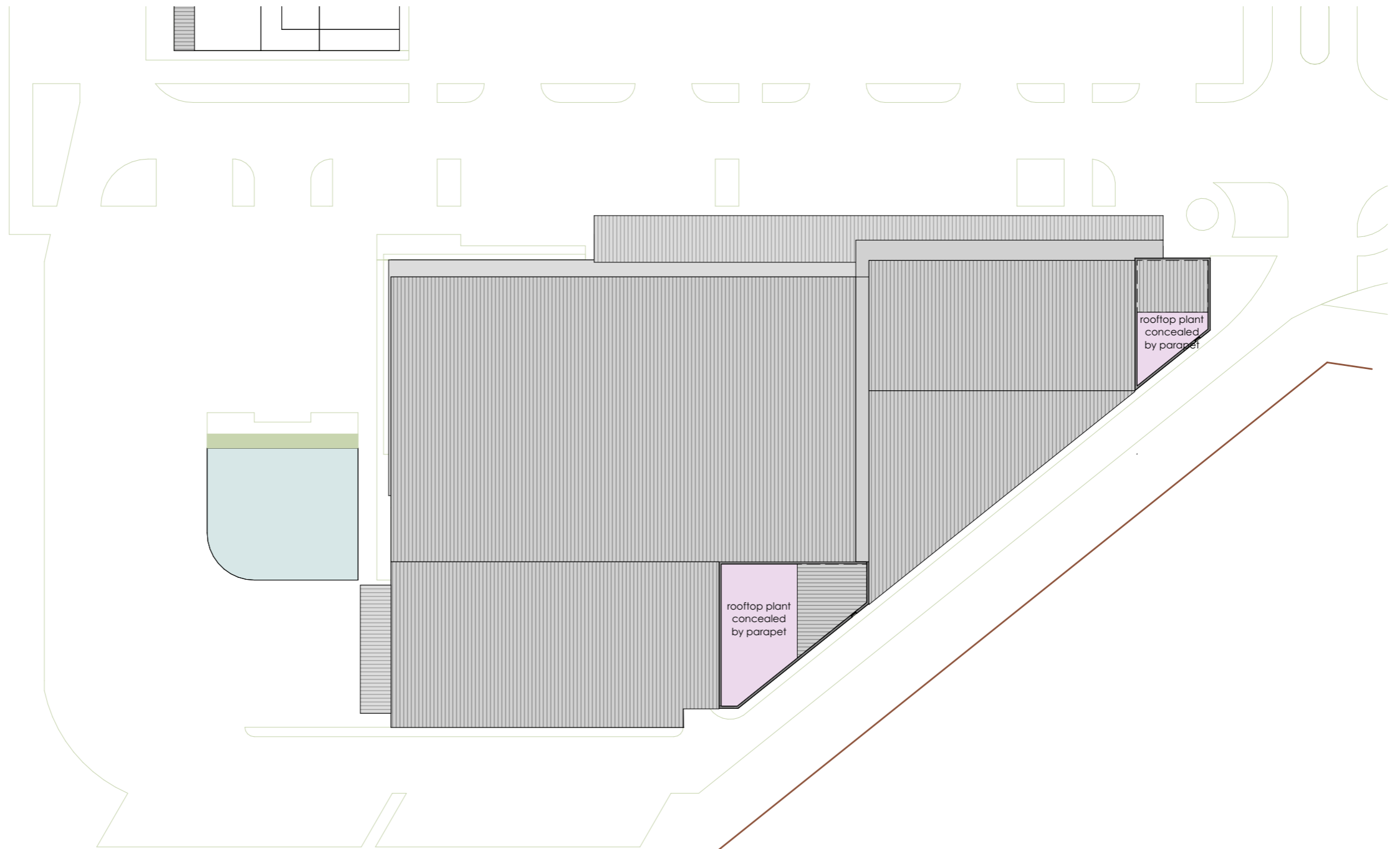
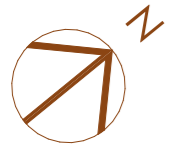
Ground Floor Overall Dimensions Plan 1:500



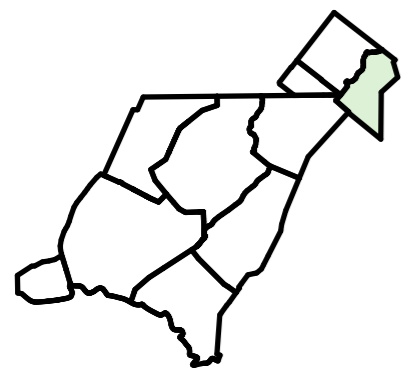


First Floor 1:500





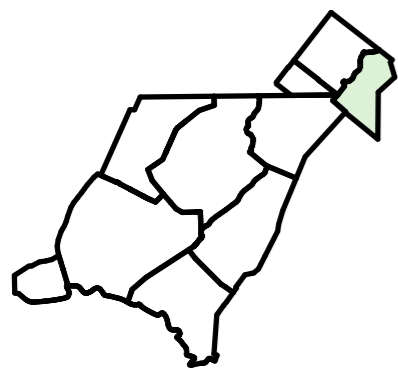
Roof Plan 1:500

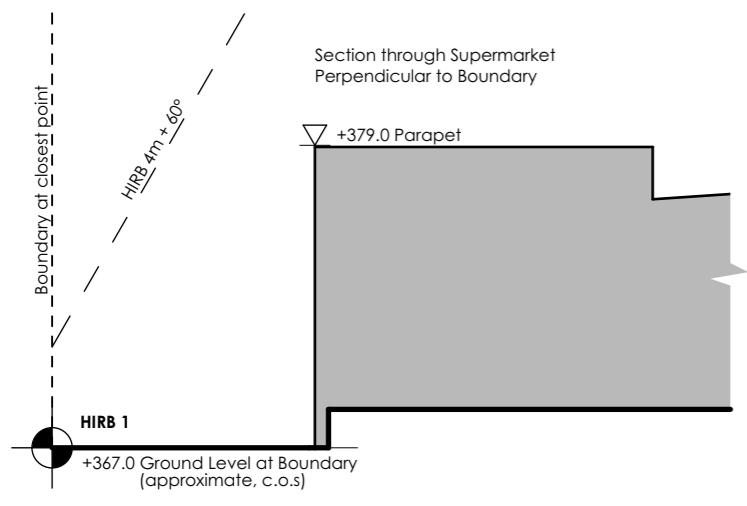


indicative 15m maximum height

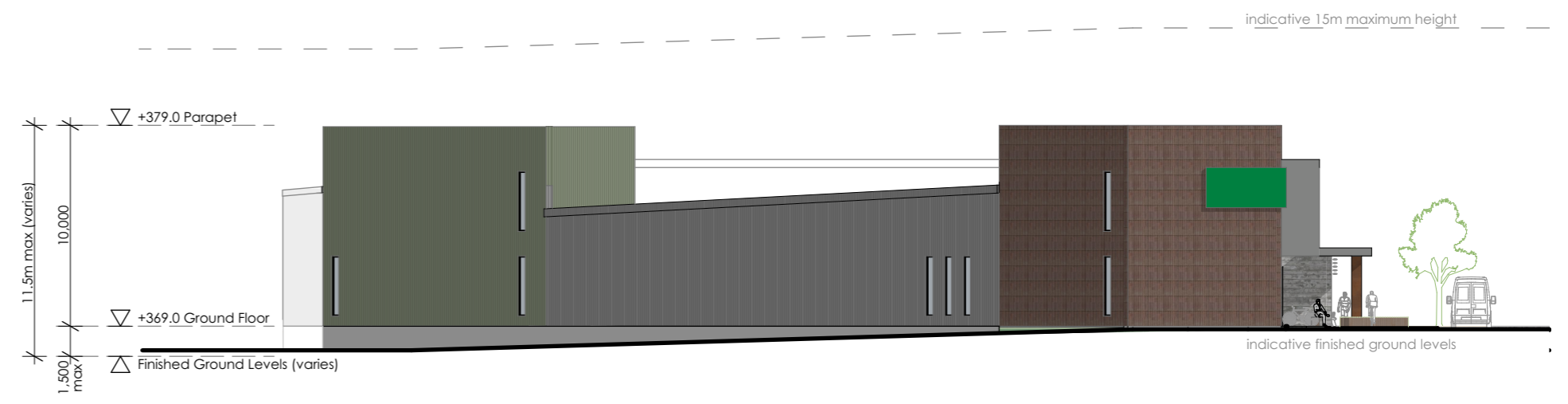


Supermarket North Elevation

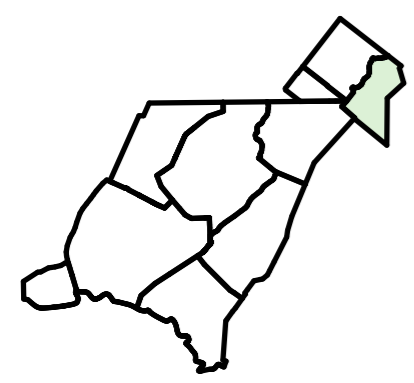


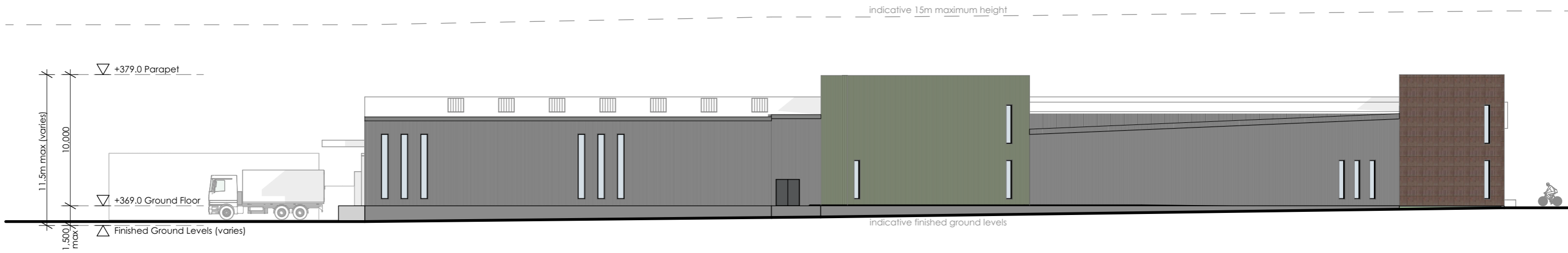


HIRB 1 - Height in Relation to Boundary

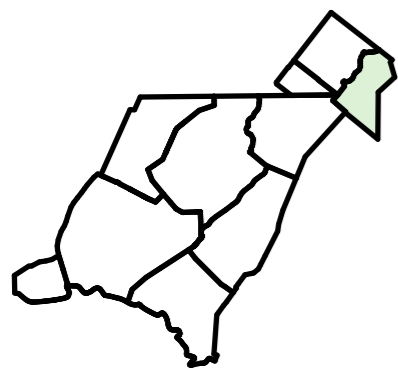


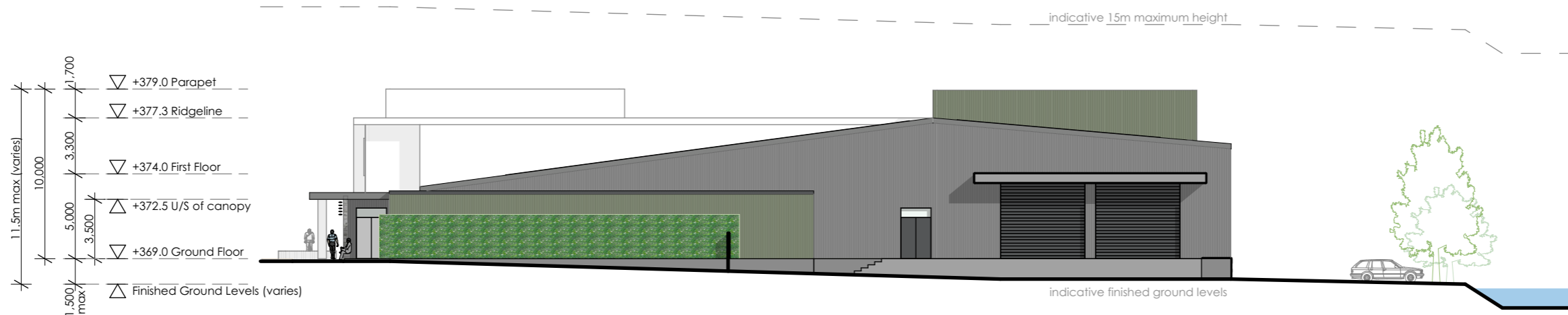
Supermarket East Elevation



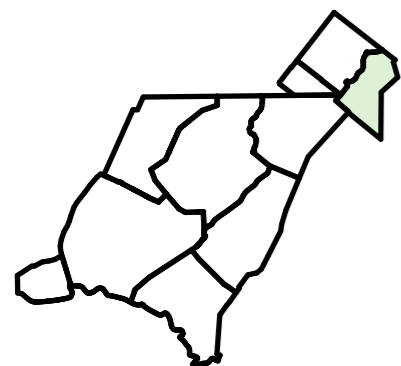


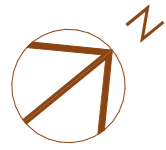
Supermarket South Elevation



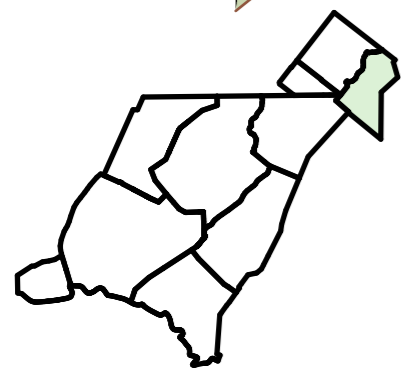


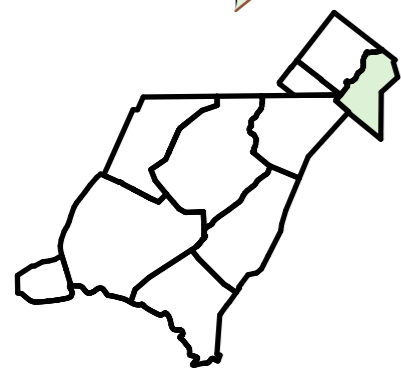
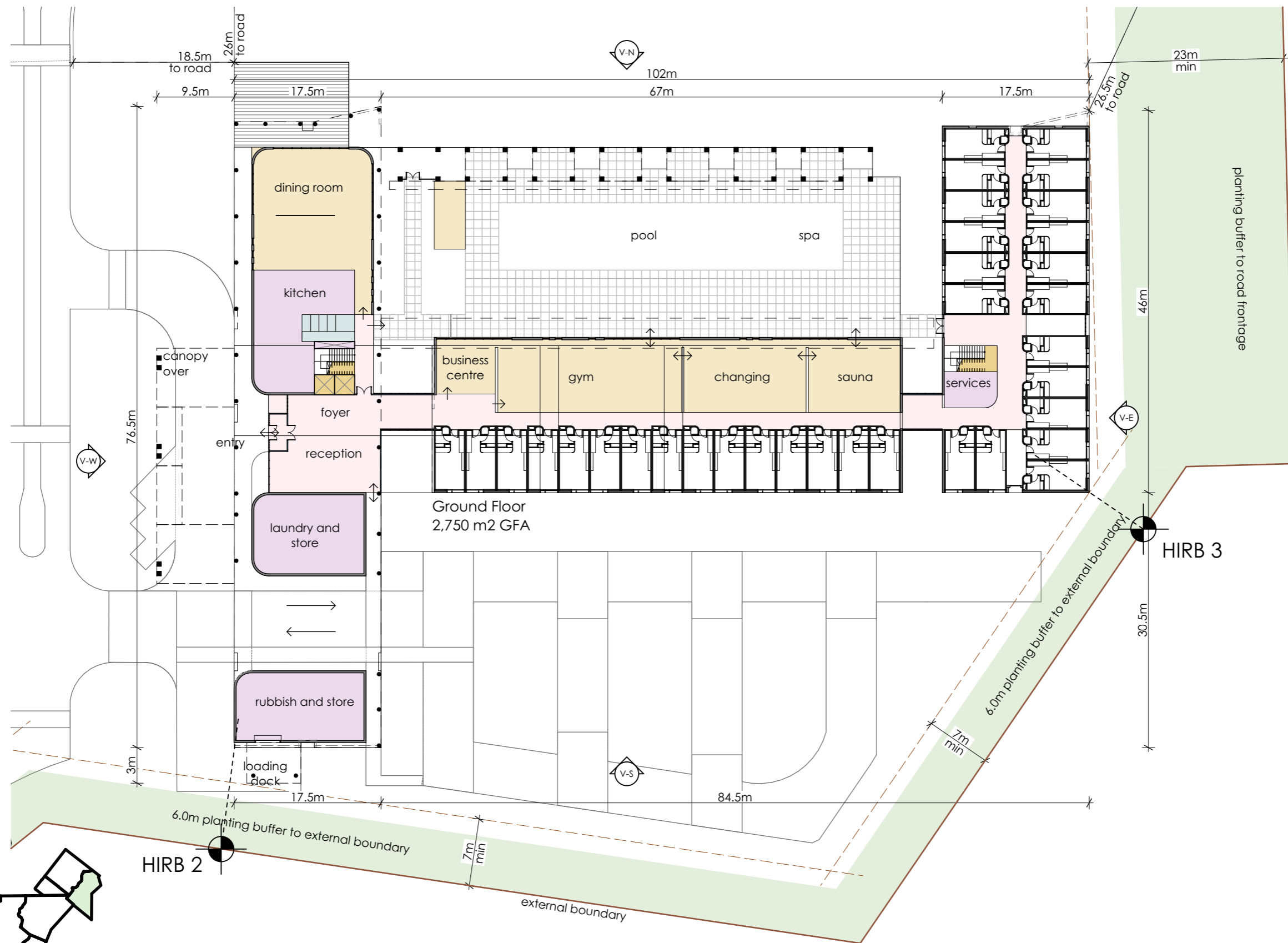
Supermarket West Elevation

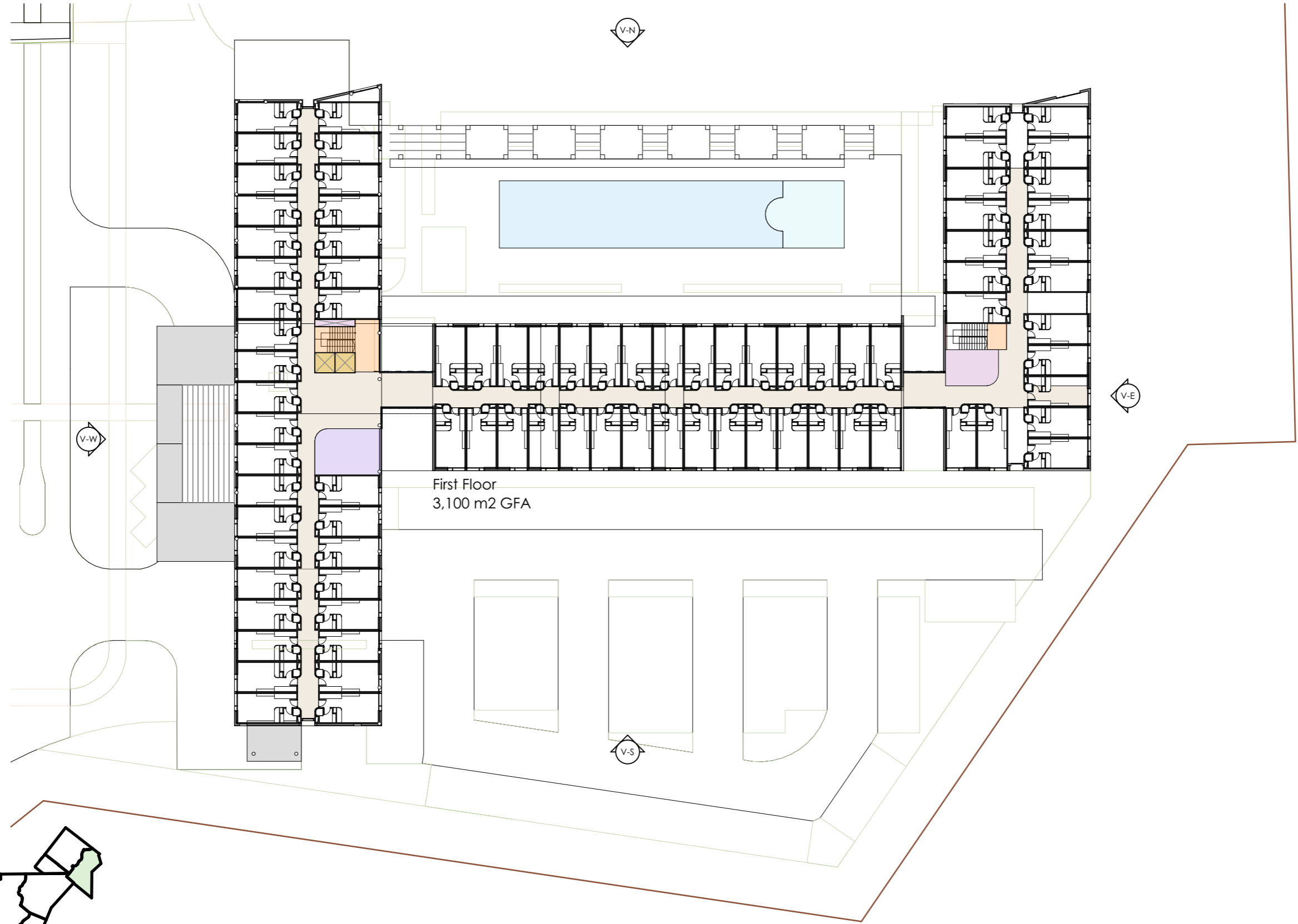
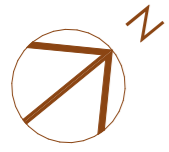




Ground Floor 1:500

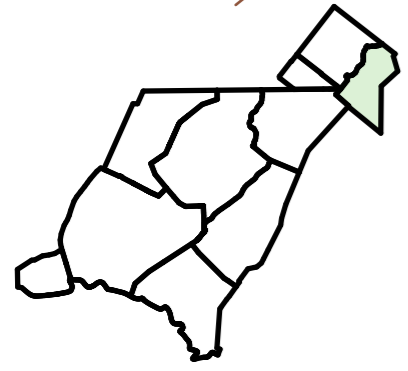


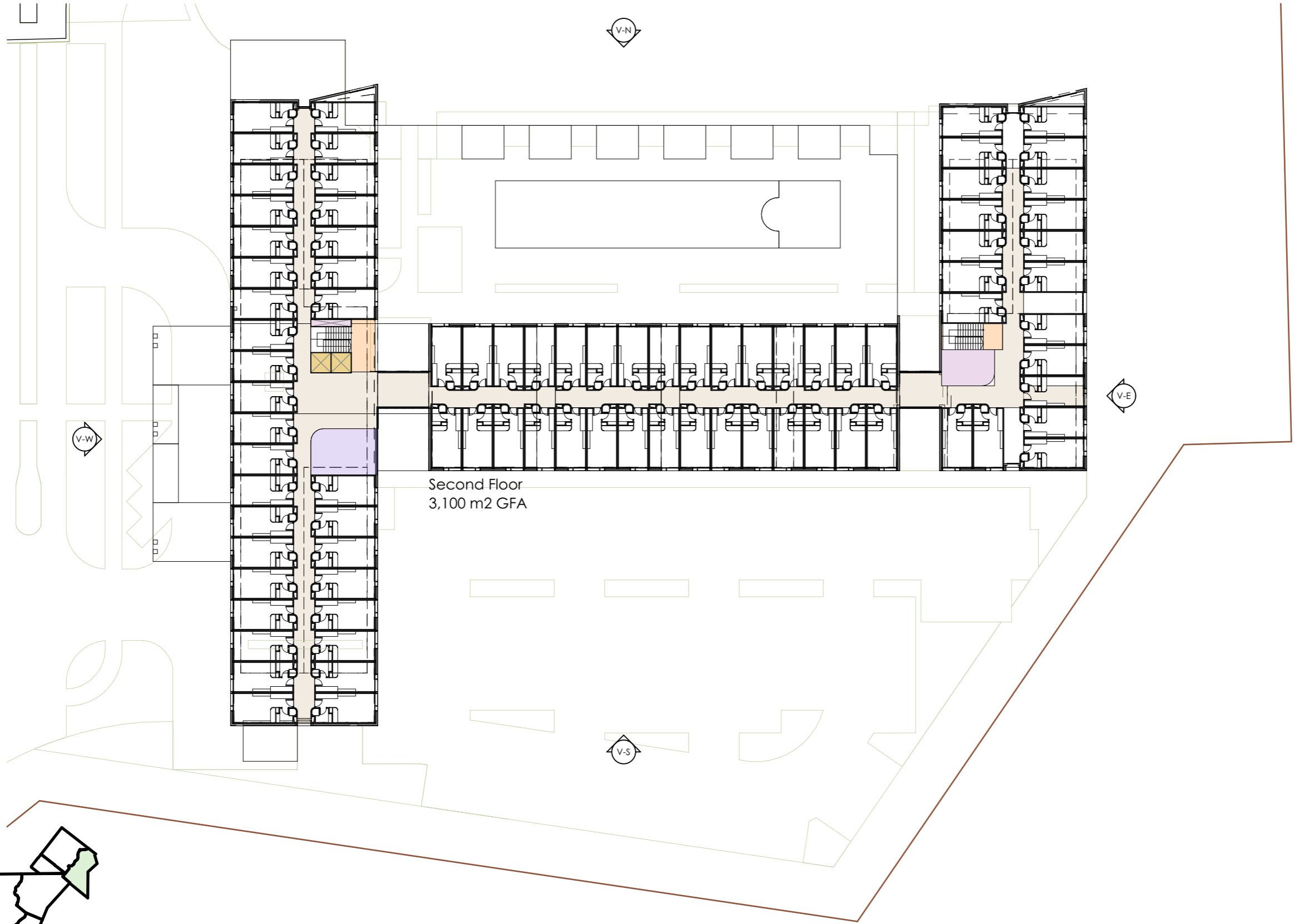
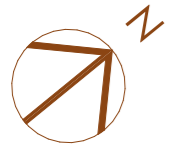




First Floor  
3,100 m2 GFA

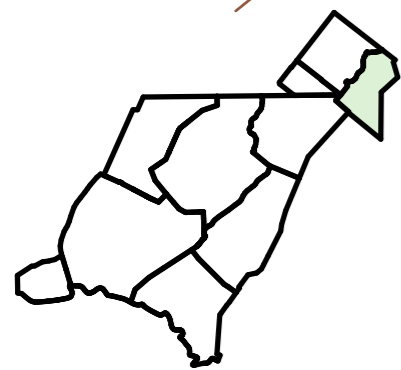
First Floor 1:500

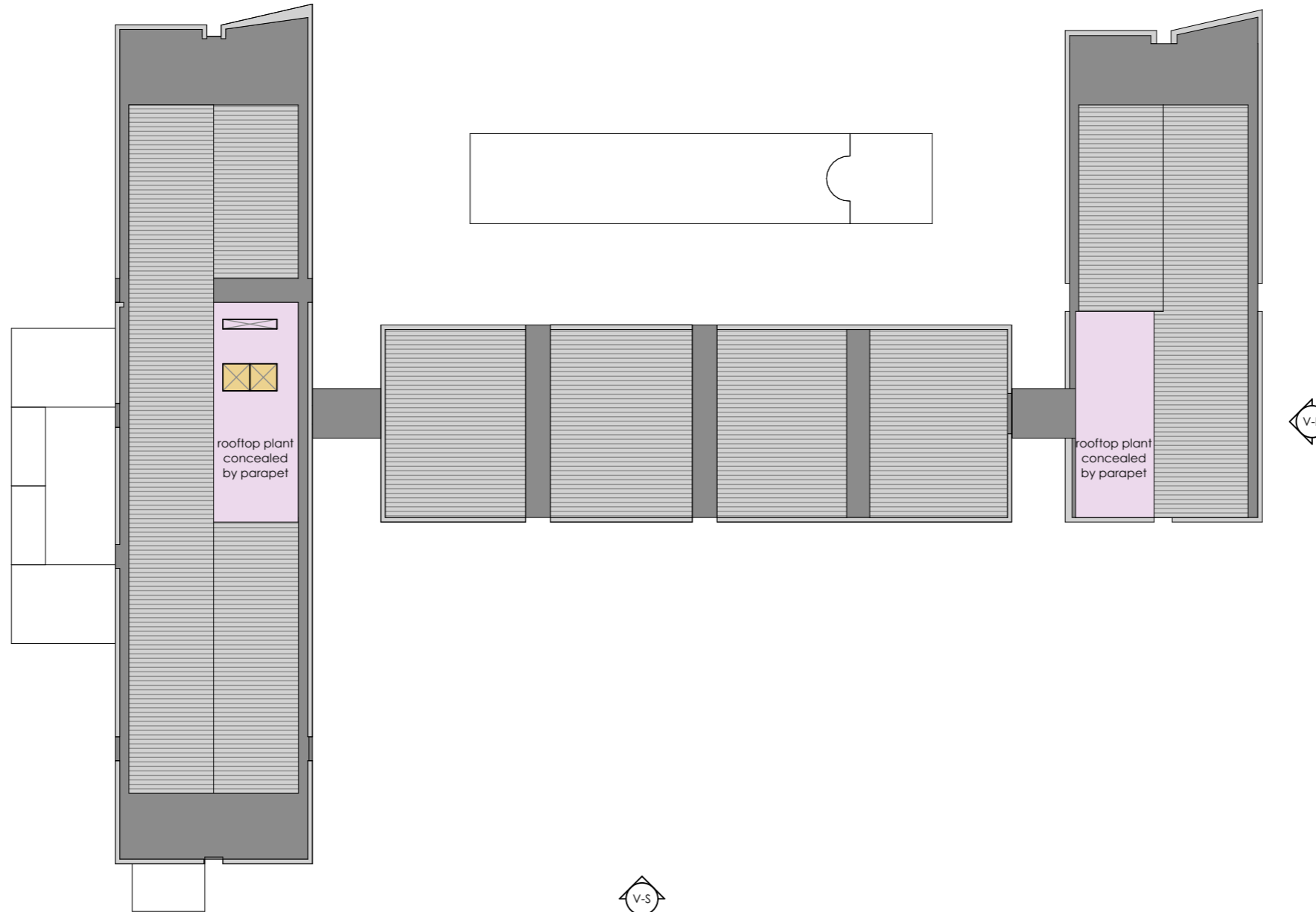
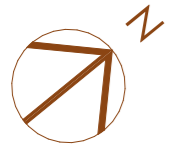




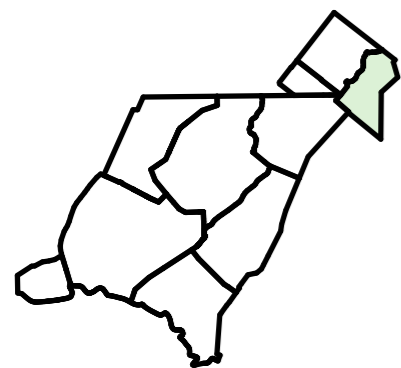
Second Floor  
3,100 m2 GFA

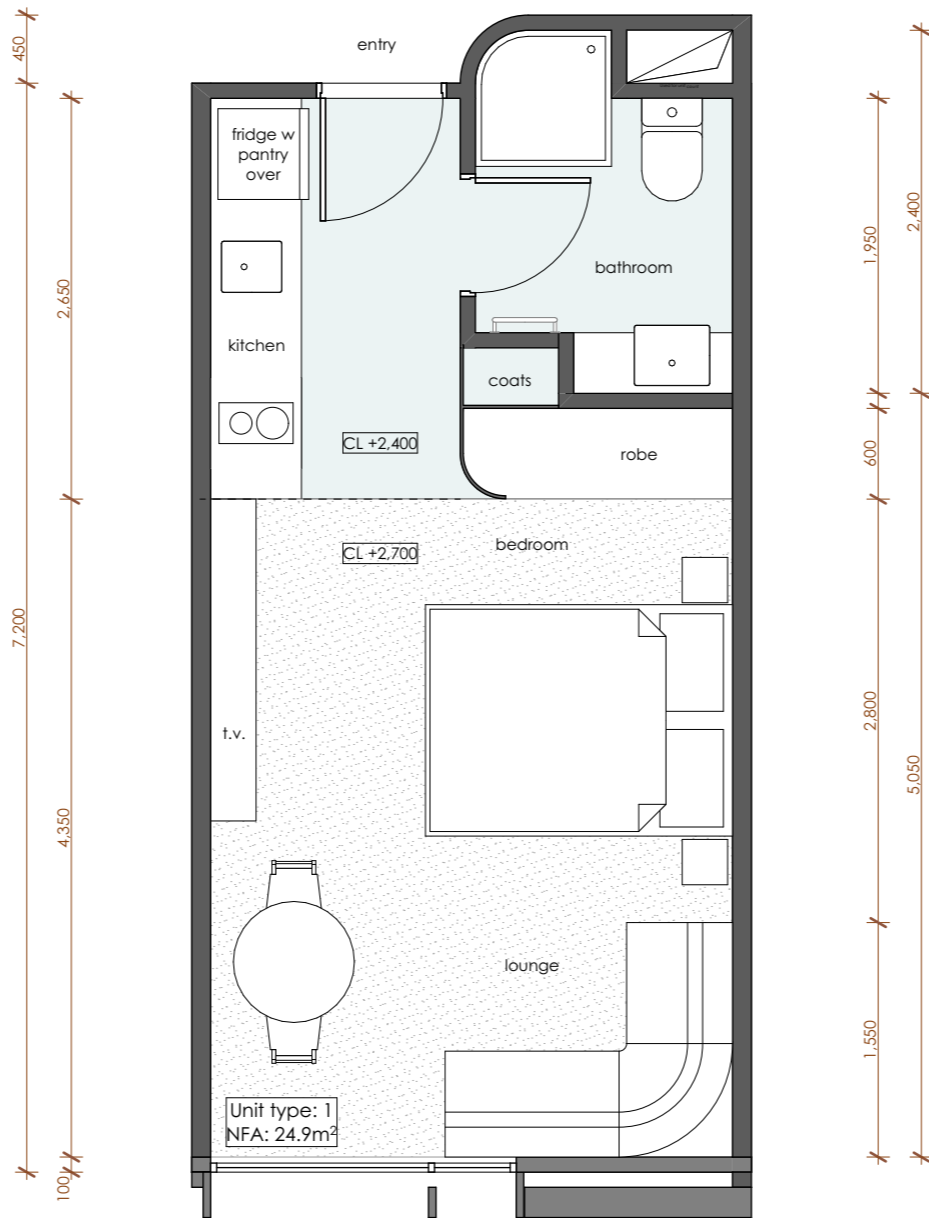
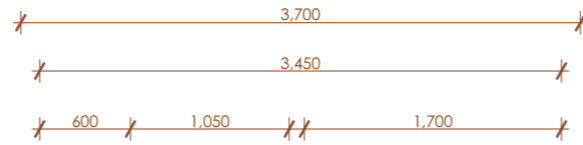
Second Floor 1:500



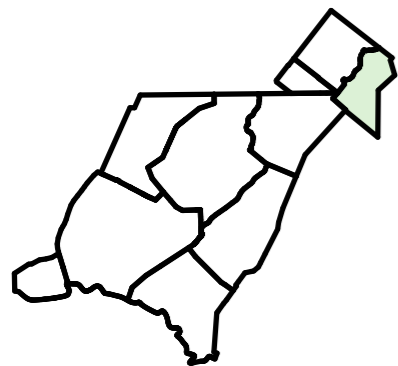


Roof 1:500



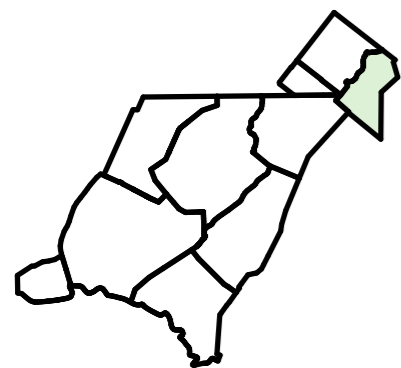


Studio Typical Unit Plan 1:50



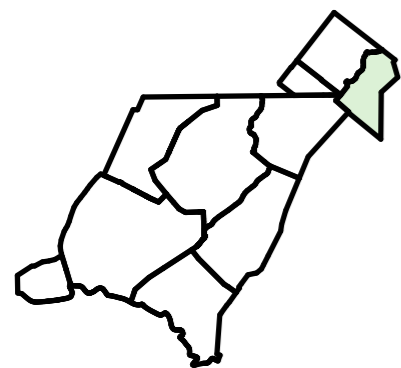


Visitor and Worker Accommodation - North Elevation



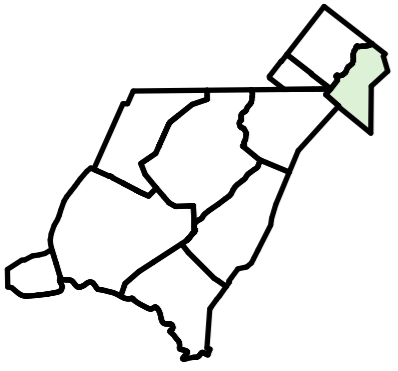


Visitor and Worker Accommodation - West Elevation





Visitor and Worker Accommodation - South Elevation





Visitor and Worker Accommodation - East Elevation

