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JIA SYDNEY - SINGAPORE JAKARTA - MANILLA Architecture - Interiors - Project Managers

Macquarie Place, Parramatta

Preliminary EA Concept Report - 3rd September 2009

Macquarie Place, Parramatta
Crown International Holdings Group

Preliminary EA - Concept Report
03.09.09 S11174

Introduction

This concept report has been prepared by Bates Smart and Joshua International Architects on behalf of Crown International Holdings Group. It forms part of the Preliminary Environmental Assessment Report prepared in respect of a Major Project Application, and describes the architectural concept design.

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Architecture
Interior Design
Urban Design
Strategy

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Developers

Crown International Holdings Group

Consultants

Architects	Bates Smart
	Joshua International Architects
Planning and Urban Design	JBA Urban Planning Consultants

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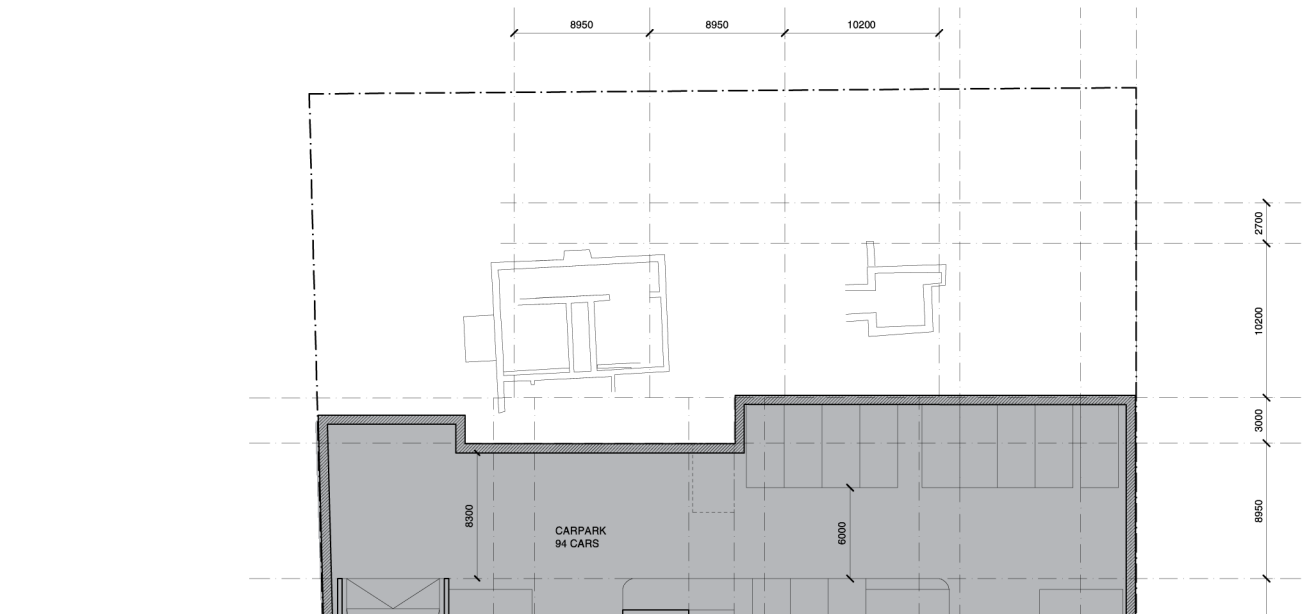
Typical Basement Plan
1:500



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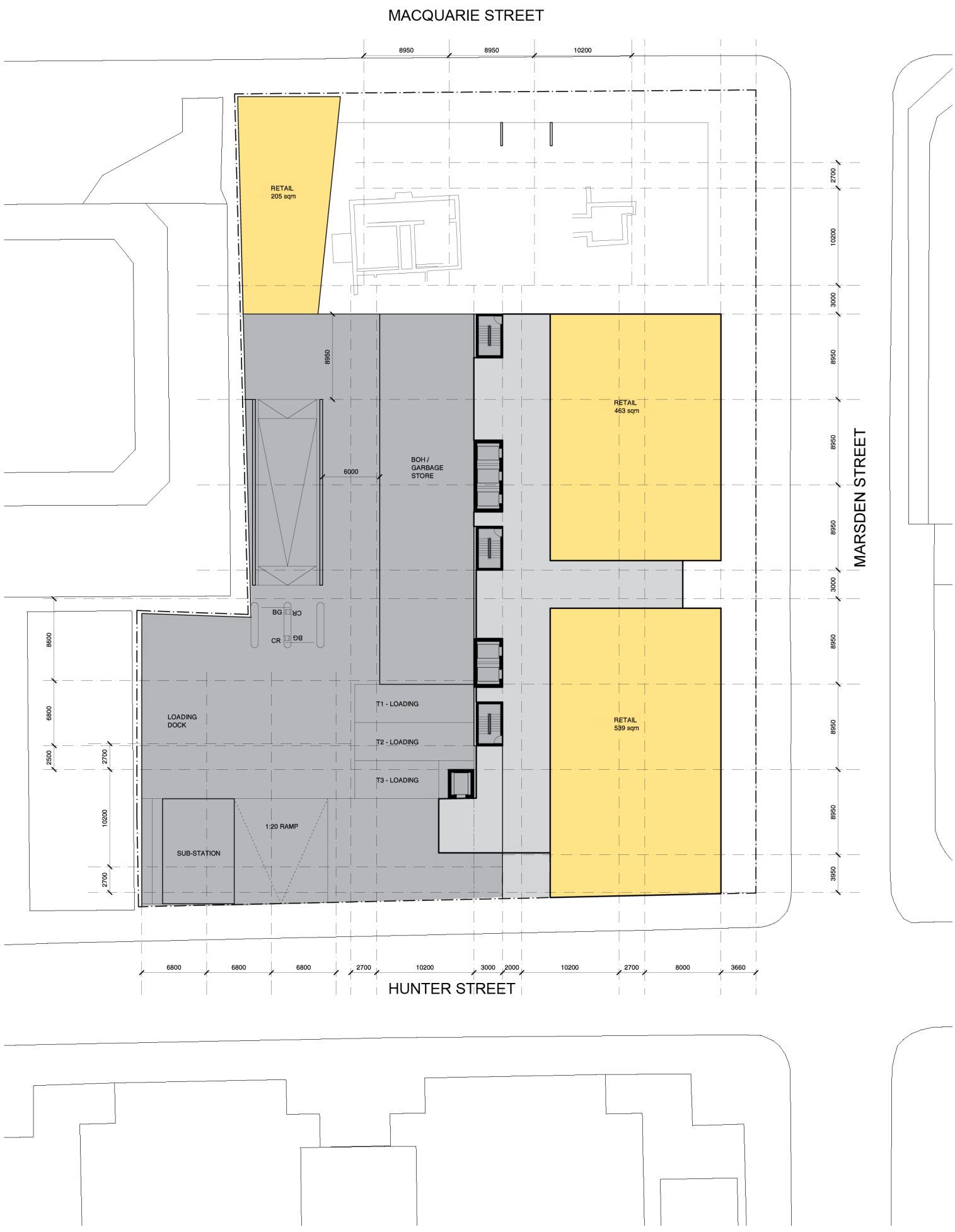
Ground Floor Plan

1:500



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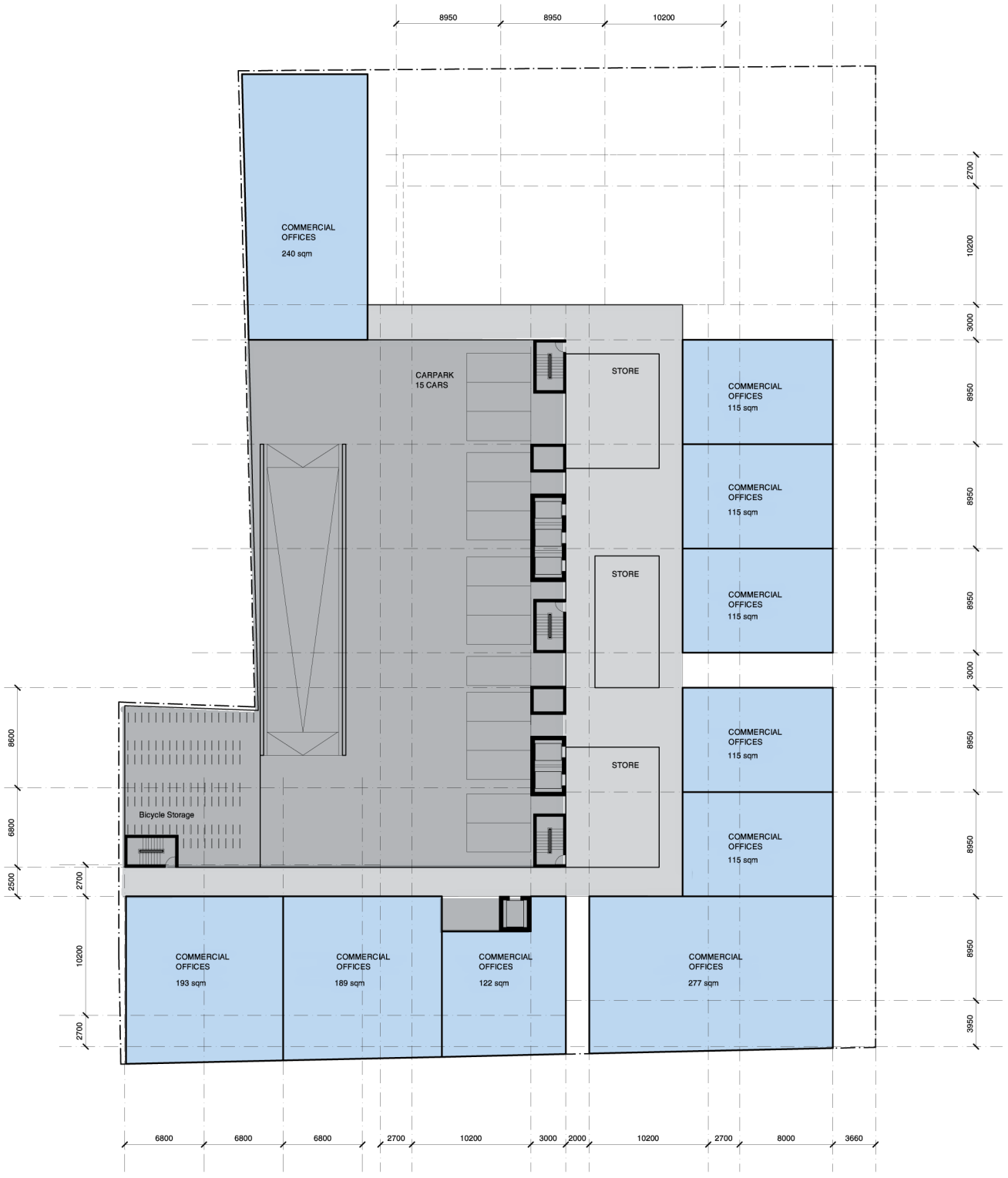
Level 1 Plan
1:500



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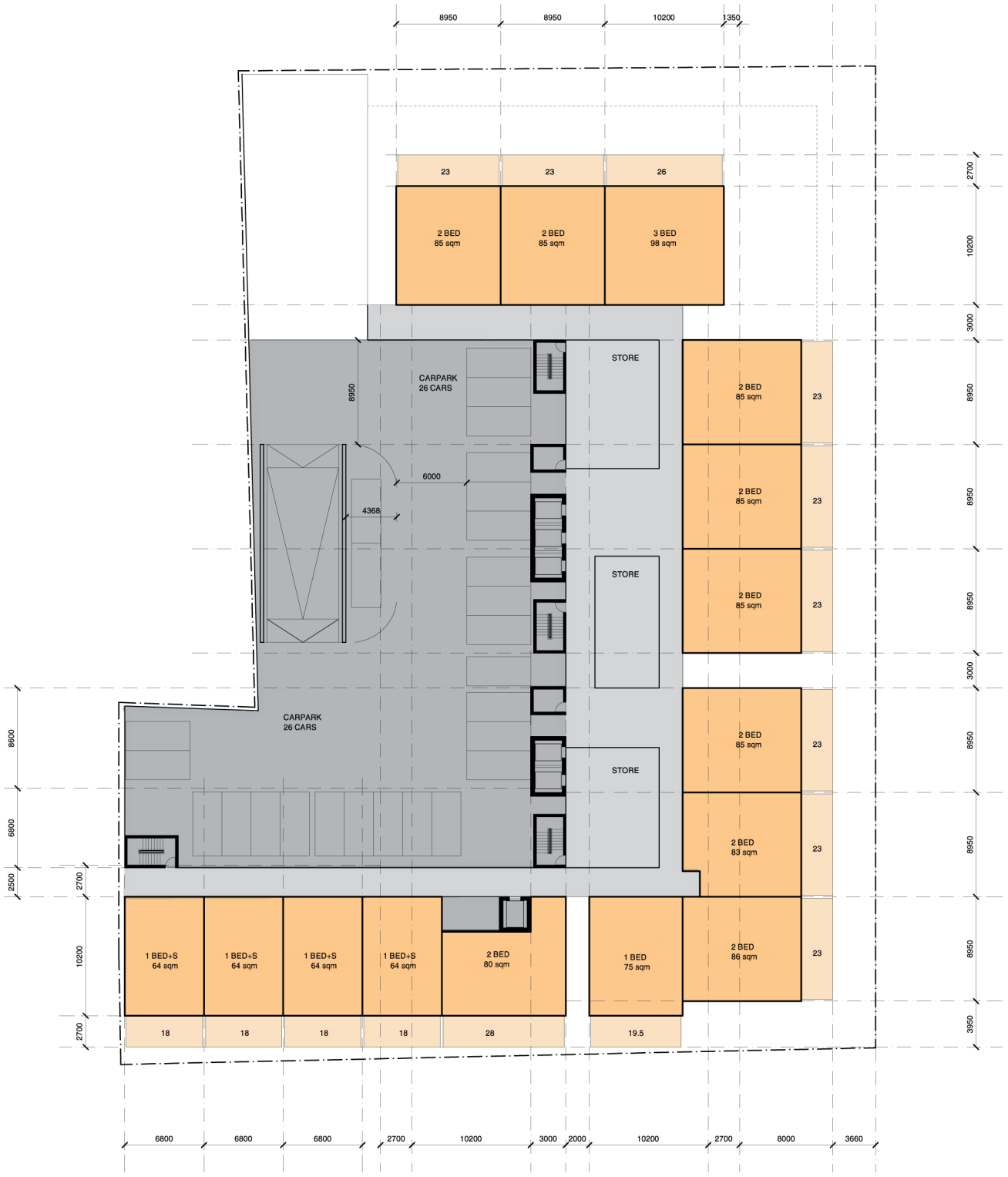
Level 2 & 3 Plan
1:500



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Level 4 Plan
1:500

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Level 5 - 9 Plan
1:500

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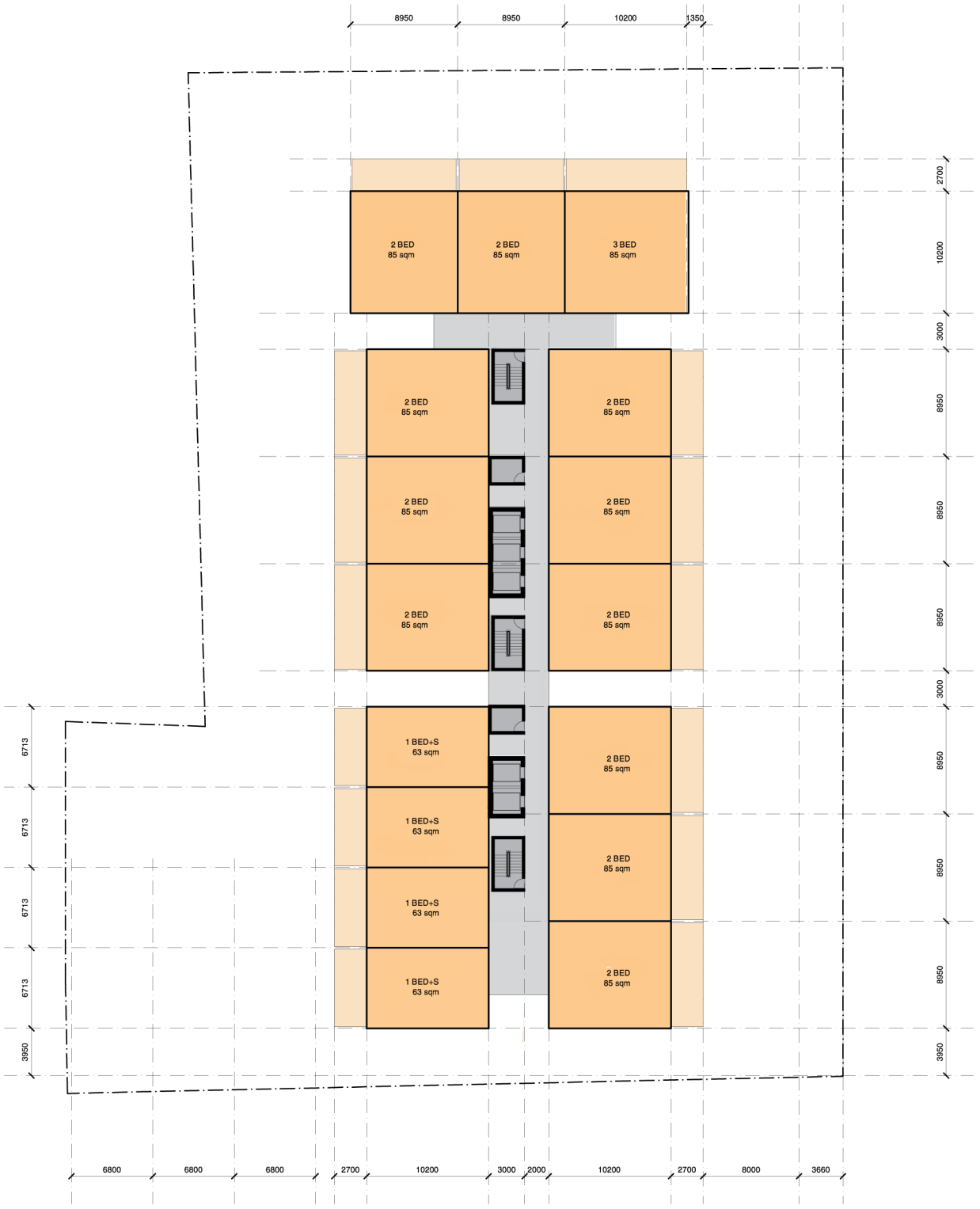
Level 10 - 20 Plan
1:500



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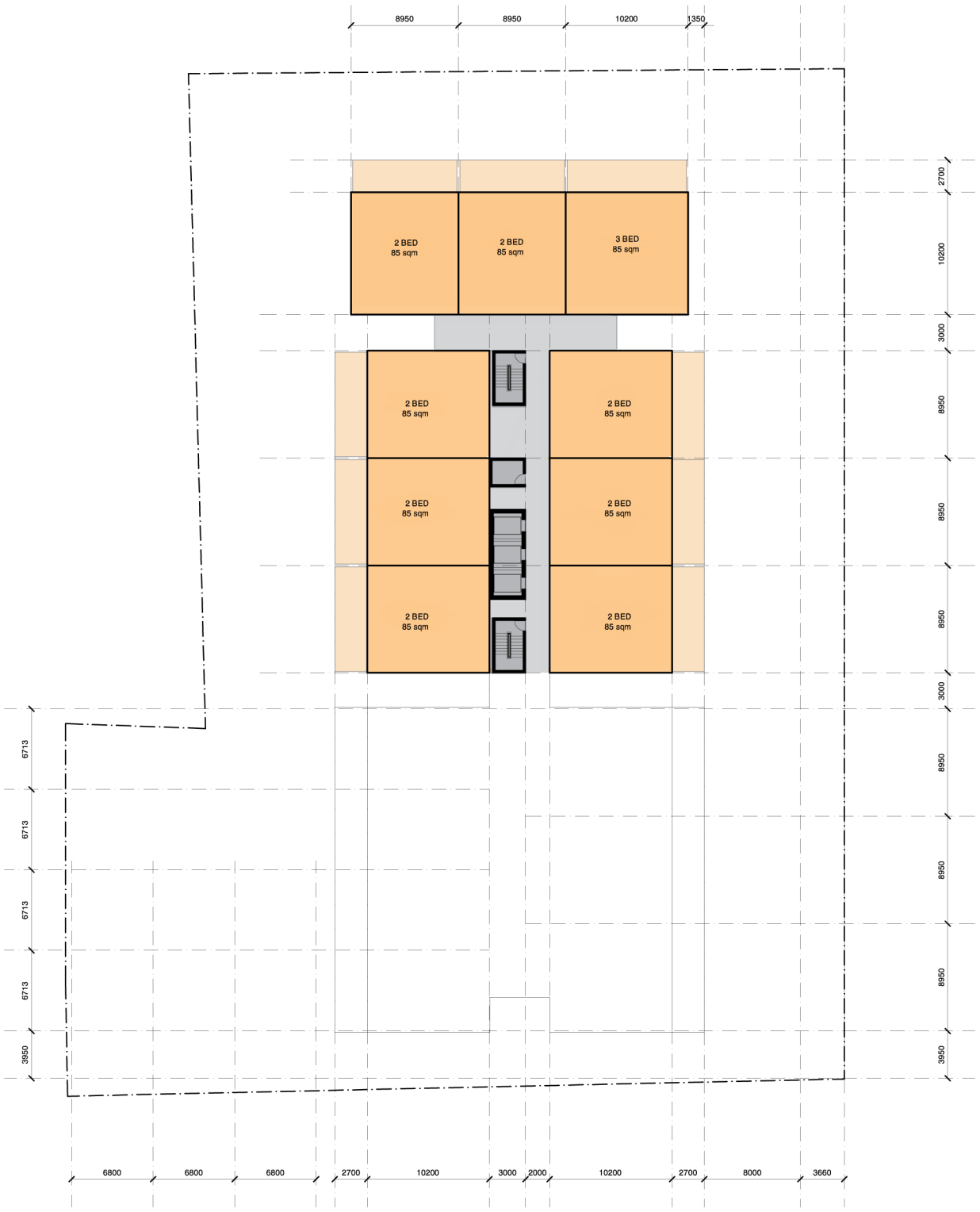
Level 21 - 23 Plan
1:500



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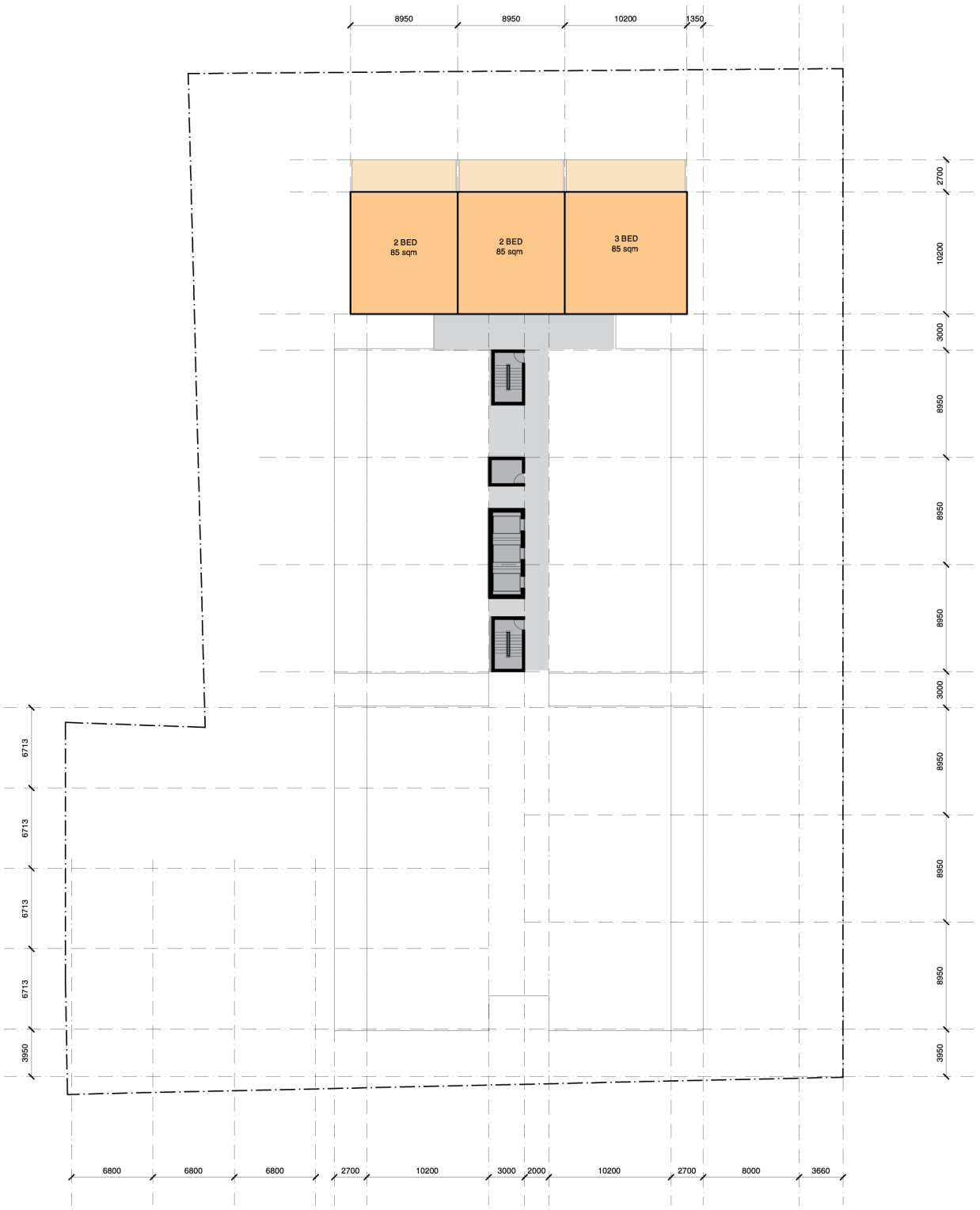
Level 24 Plan
1:500



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Section AA
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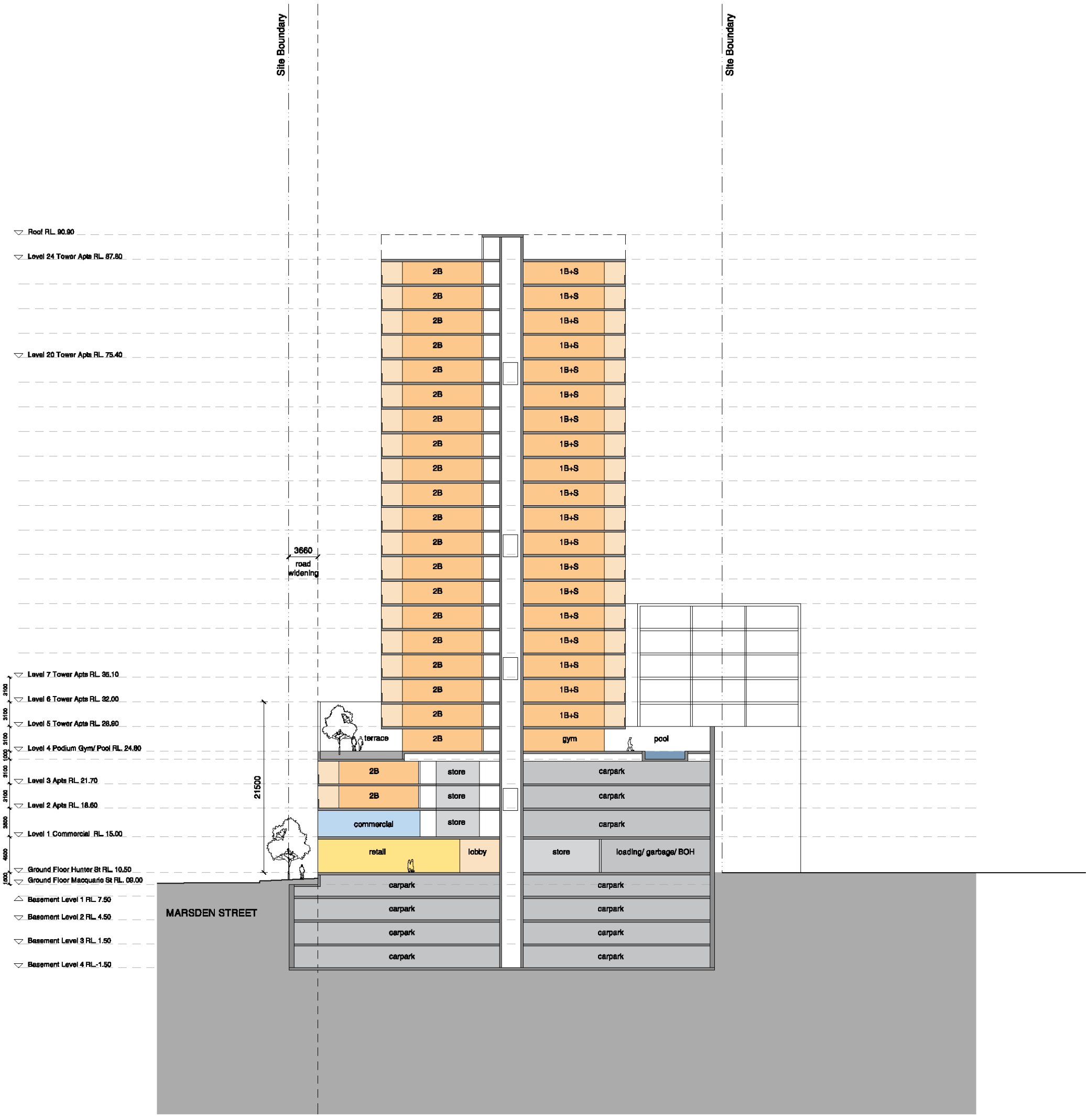

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Section BB
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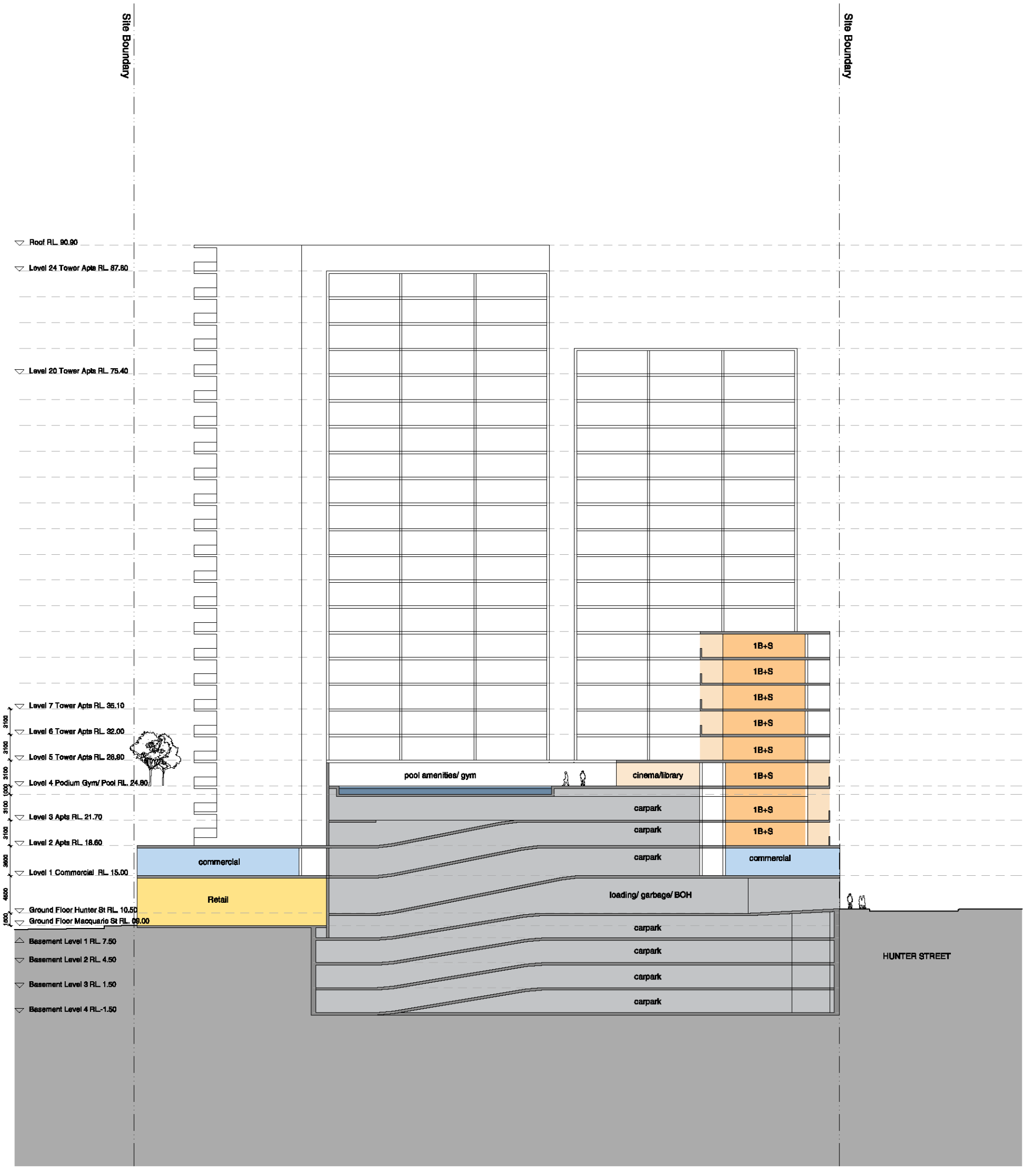

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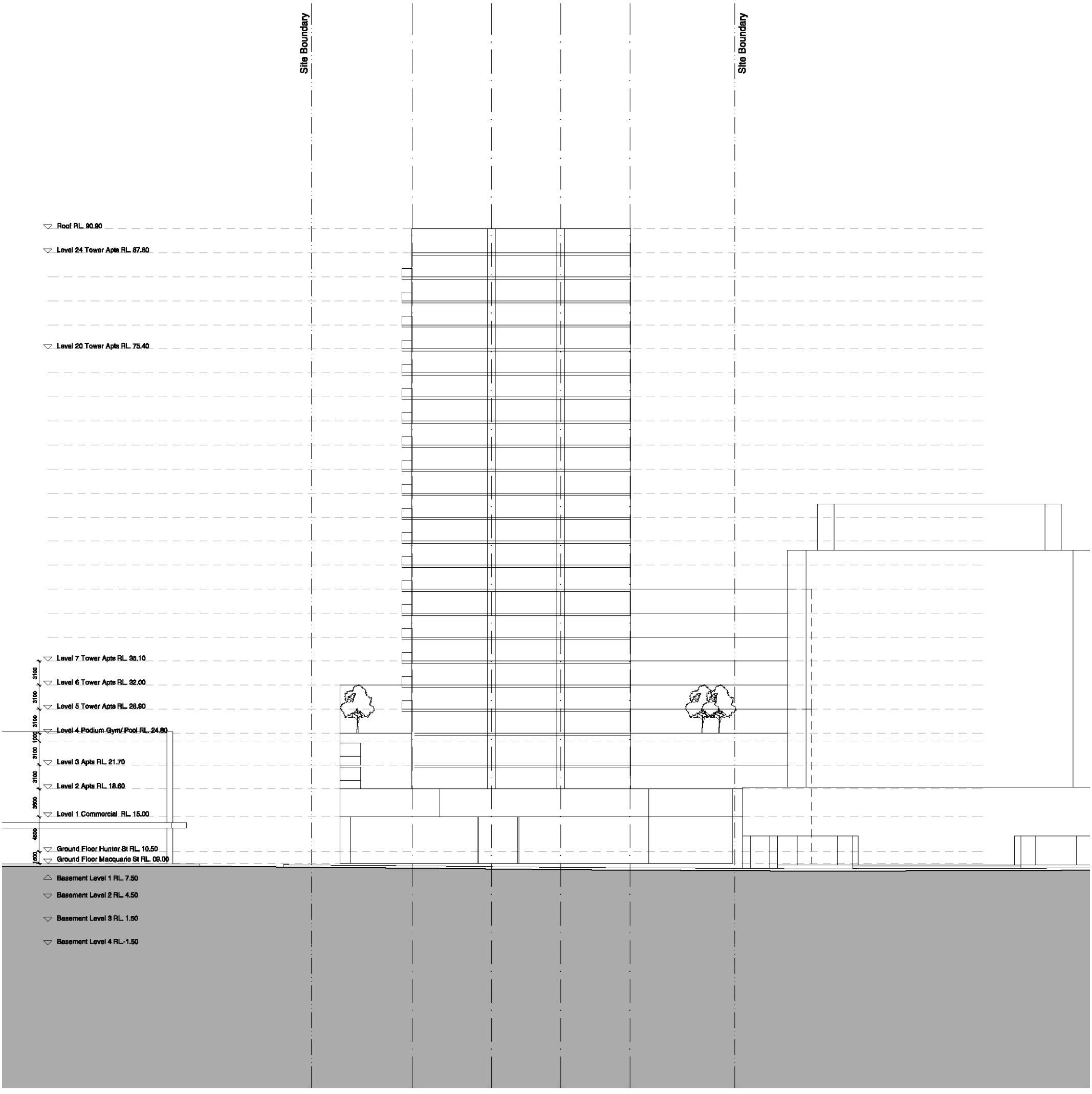
Macquarie Street (North) Elevation
1:500



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Marsden Street (East) Elevation
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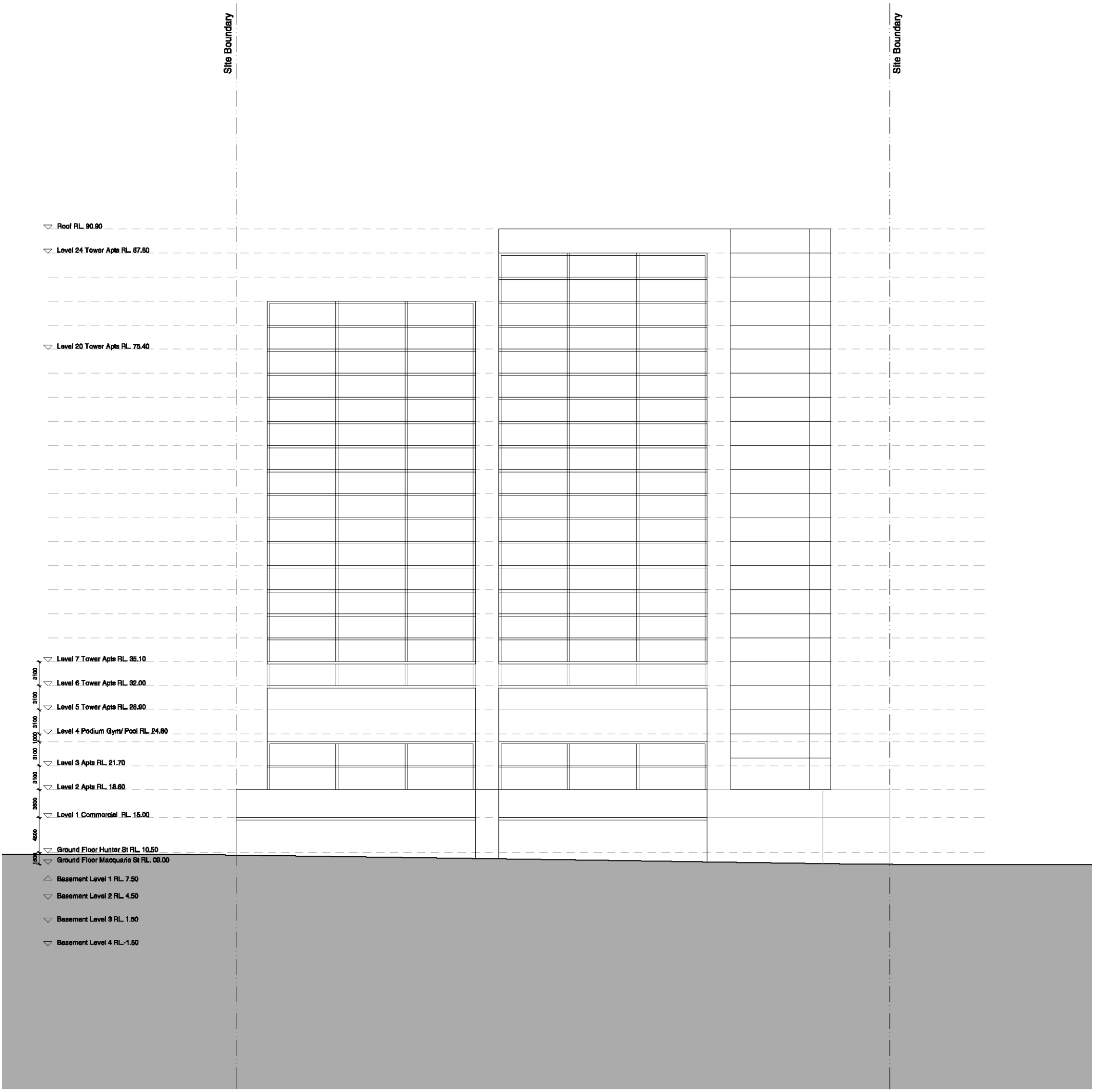

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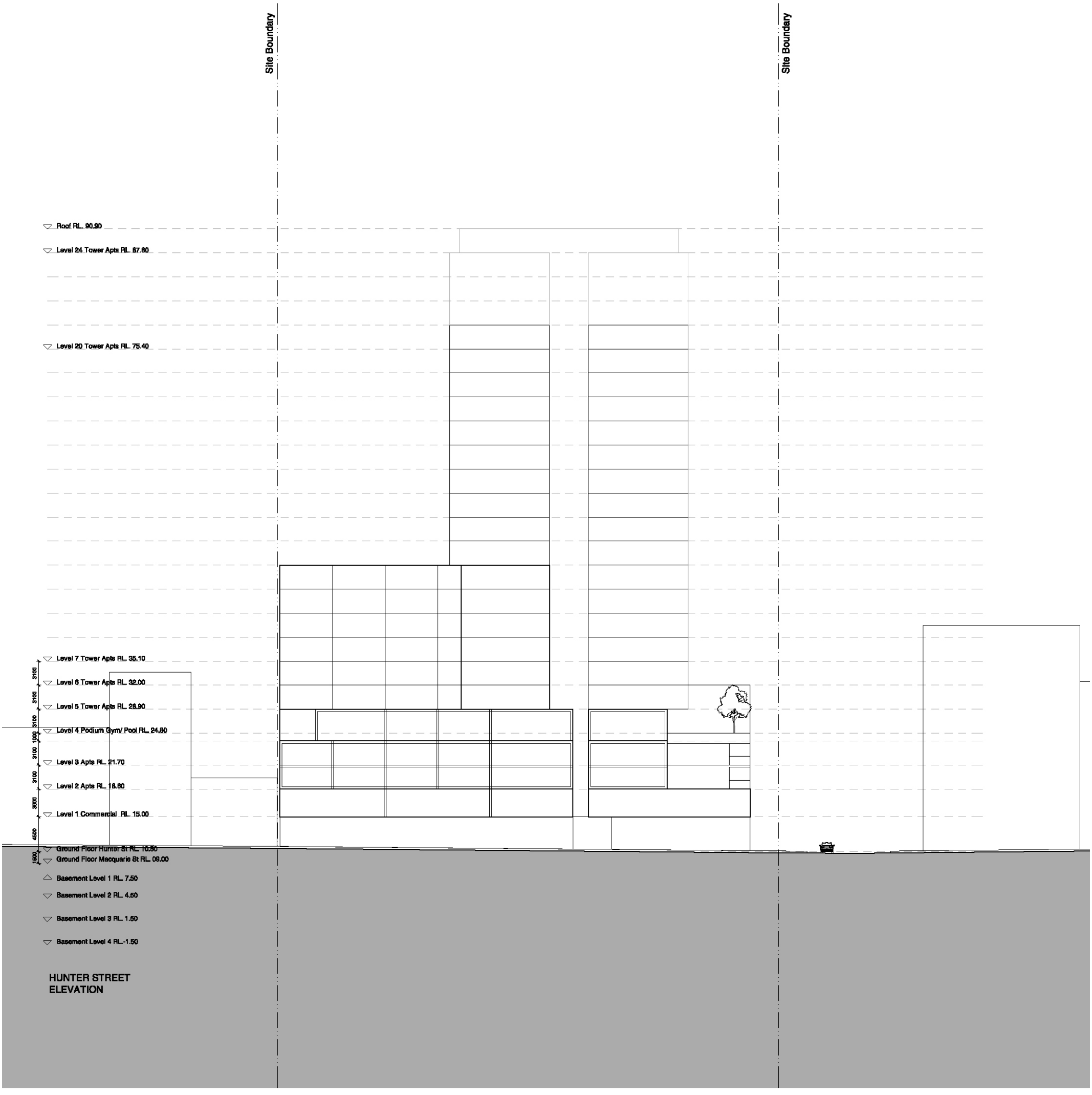
Hunter Street (South) Elevation
1:500



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Area Schedule & Apartment Mix

	Areas(sq. m)
Site Area	4900
Total GFA (excl. above-ground carpark)	41269
Floor Space Ratio	**8.42**

Basement	GBA	GFA	NSA	Car Spaces
Level B01	3705			89
Level B02	3705			96
Level B03	3705			96
Level B04	3705			96
Total	**14820**			**377**

Podium	GBA	GFA		NSA				Car Spaces	1 Bed	2 Bed	3 Bed	Total
	(excl. balconies)		(Carpark/BOH)	Residential	Retail	Commercial	**Total**					
Ground	3524	1905	1440		1412		1412	0				
Level 1	3635	2031	1200			1575	1575	33				
Level 2	3327	2148	1200	1179		228	1407	33	6	7	2	
Level 3	3327	2148	1200	1179		228	1407	33	6	7	2	
Total	**13813**	**8232**	**5040**	**2358**			**5801**	**99**	**12**	**14**	**4**	**30**

Tower	GBA	GFA	NSA	Car Spaces	1 Bed	2 Bed	3 Bed	Total
	(excl. balconies)			**Total**				
Level 4 (Lower Tower)	2453	1860	1114	1114	5	7	2	14
Level 5	2081	1677	1229	1229	5	8	2	15
Level 6	2081	1963	1492	1492	5	11	2	18
Level 7	2081	1963	1492	1492	5	11	2	18
Level 8	2081	1963	1492	1492	5	11	2	18
Level 9	2081	1963	1492	1492	5	11	2	18
Level 10 (Middle Tower)	1776	1659	1327	1327	4	10	2	16
Level 11	1776	1659	1327	1327	4	10	2	16
Level 12	1776	1659	1327	1327	4	10	2	16
Level 13	1776	1659	1327	1327	4	10	2	16
Level 14	1776	1659	1327	1327	4	10	2	16
Level 15	1776	1659	1327	1327	4	10	2	16
Level 16	1776	1659	1327	1327	4	10	2	16
Level 17	1776	1659	1327	1327	4	10	2	16
Level 18	1776	1659	1327	1327	4	10	2	16
Level 19	1776	1659	1327	1327	4	10	2	16
Level 20	1776	1659	1327	1327	4	10	2	16
Level 21 (Upper Tower)	1066	1000	808	808	0	7	2	9
Level 22	1066	1000	808	808	0	7	2	9
Level 23	1066	1000	808	808	0	7	2	9
Level 24	469	399	268	268	0	0	2	0
Total	**36061**	**33037**		**25600**	**0**	**74**	**190**	**42**	**306**

Building Areas	GBA	GFA		NSA total	Car Spaces	1 Bed	2 Bed	3 Bed	Total
			(Carpark)						
Basement			14820		377				
Podium	13813	8232	5040	5801	99	12	14	4	30
Tower (Stage 1)	36061	33037	0	25600	0	74	190	42	306
Tower (Stage 2)									
Tower (Stage 3)									
Total	**49874**	**41269**	**19860**	**31401**	**476**	**86**	**204**	**46**	**336**
						26%	*61%*	*14%*	

*GFA is the used area to determine the Floor Space Ratio (ref. Parramatta City Centre LEP) measured to the inner face of buildings, excluding risers, voids for lifts, plant, carparking.
** Gross Building Area is the total gross floor area of the building excluding carpark & balconies. Efficiency=GFA/GBA
*** Nett Saleable Area is the nett areas, excludes circulation, walls, etc. Efficiency =Nett/GBA