

VEHICULAR ROUTES AND PARKING

An efficient basement carpark and access systems is proposed. The carpark and loading access position has been located to improve the through site link and pedestrian environment.

The ramp is fully enclosed within a built form that includes the child care above, retail adjacent and relates closely to the scale and materiality of Castle Connell Hotel.

Parking is supplied for resident, tenants and their visitors as illustrated in the plans. There is no general public access nor parking in the basements.

Parking / Access Arrangements

The key traffic, access and parking components of the development include:

- Entry / exit access via O'Connor Street
- All servicing within the first level of the basement car park
- Design provision to allow a Sydney City Council garbage truck to enter and leave the basement parking area in a forward direction
- A total parking provision of 269 spaces with the following allocation
 - 235 spaces for residential uses (including 44 accessible parking spaces)
 - 3 spaces for retail uses
 - 4 spaces for child care uses
 - 10 spaces for 'car share' vehicles
 - 2 spaces for service vehicles
 - 12 motorcycle spaces for residents
 - 1 motorcycle space for retail visitors
- A total of 296 bicycle spaces for residents, 31 for retail and 4 for the child care centre. All bicycle parking for residents would be provided within secure storage units.

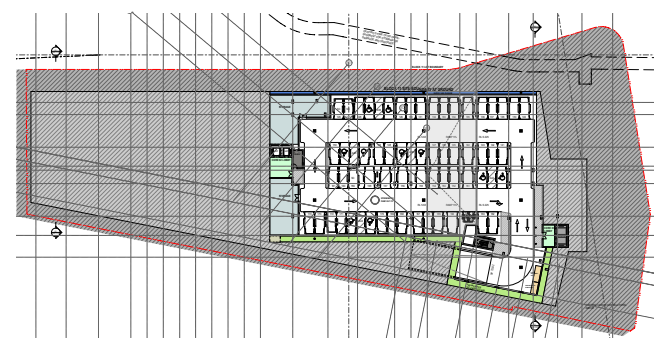
All parking is proposed within a common three floor basement parking area.



Basement 01 Plan



Basement 02 Plan



Basement 03 Plan

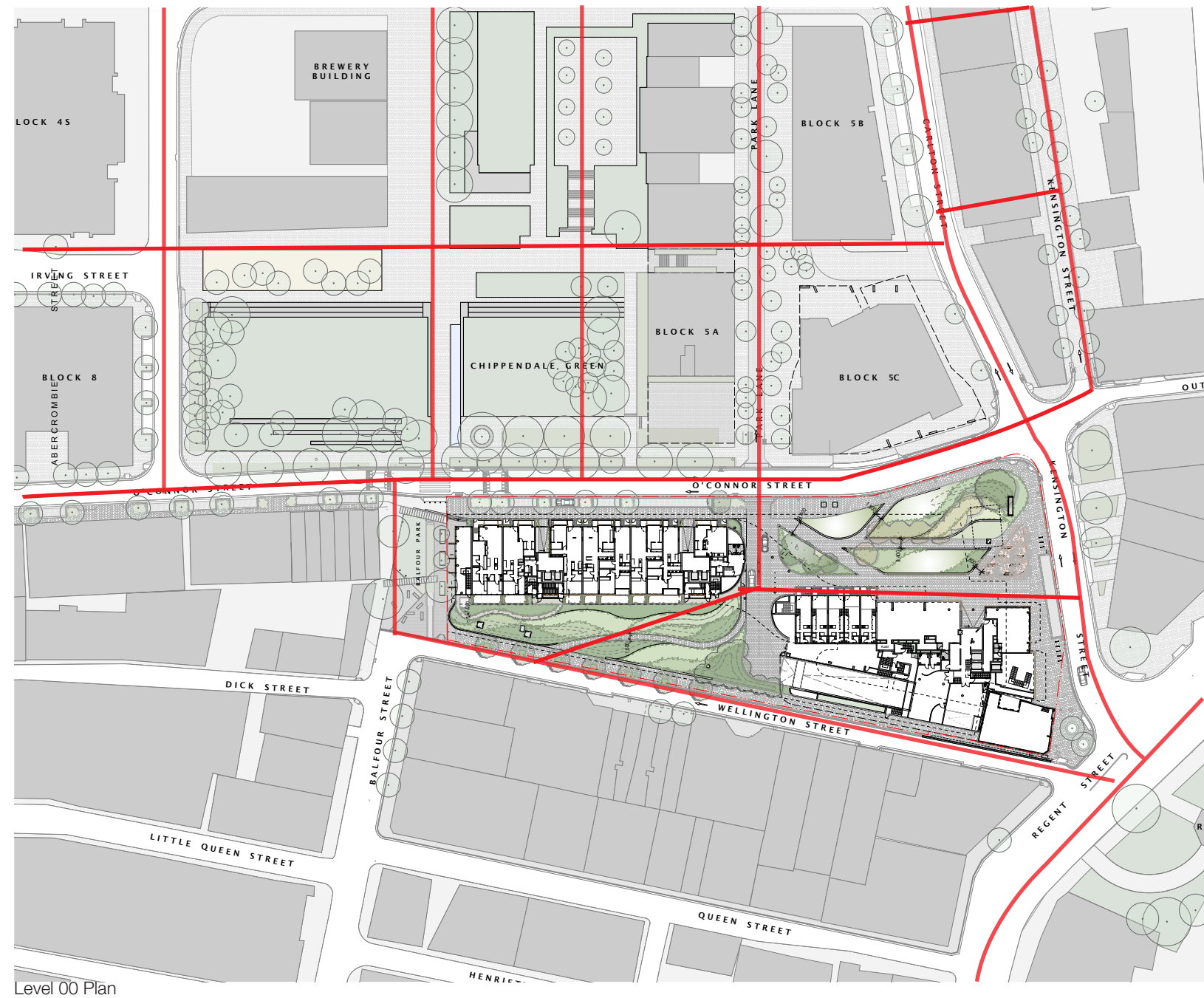


Level 00 Plan

PEDESTRIAN AND CYCLIST ROUTES

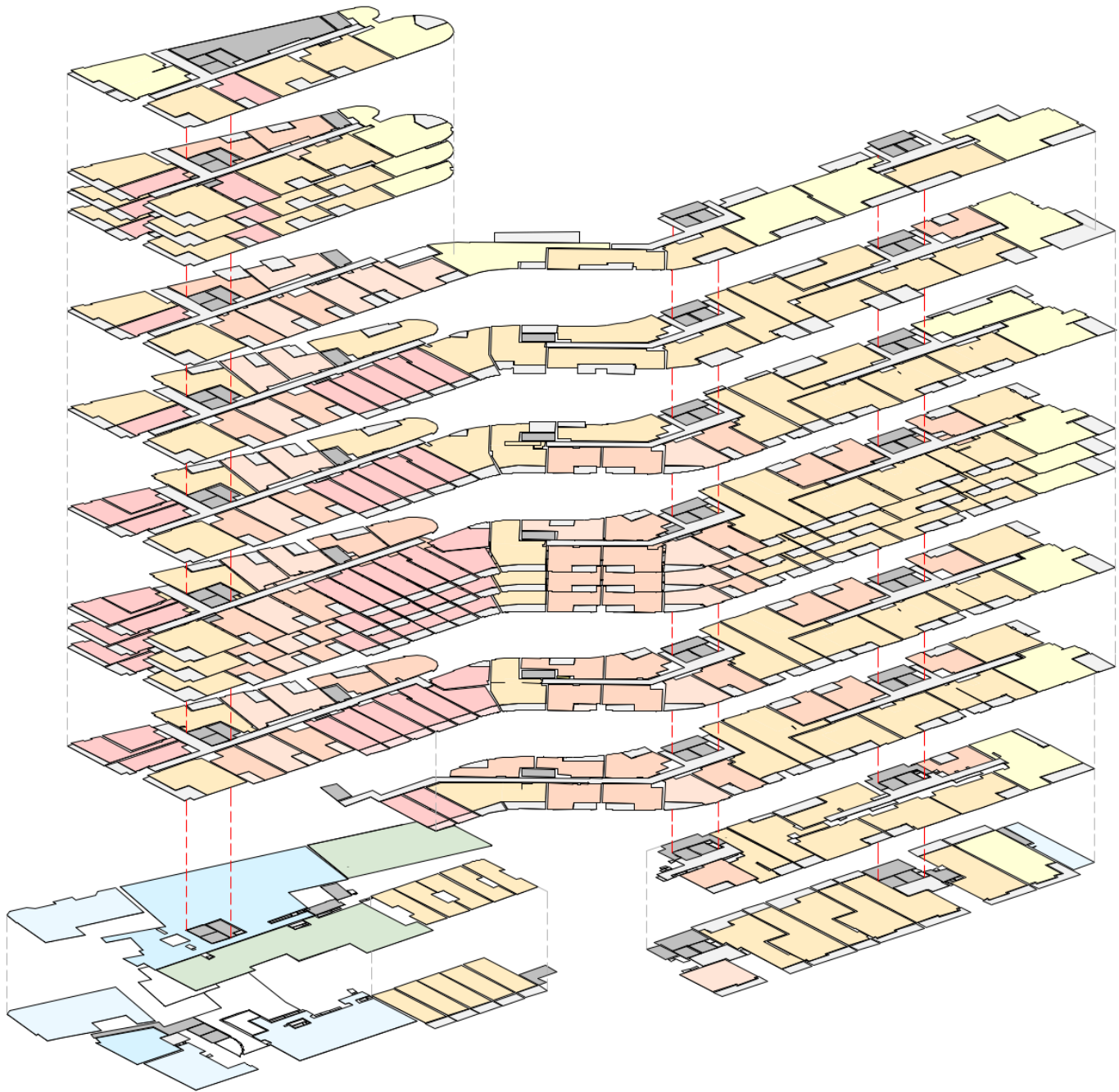
A rich network of pedestrian and cycle routes are proposed with a hierarchy that mitigates conflict between the two.

These pathways are interconnecting the immediate parkland, open spaces and wider street and lane-way network of Central Park. Importantly these series of gently curving pathways follows the natural desire-lines of interconnecting O'Connor Street, Park Lane, Wellington and Kensington Streets.



Level 00 Plan

RESIDENTIAL - APARTMENT MIX



EXPLODED AXONOMETRIC PROJECTION OF TYPICAL FLOORS

LEGEND

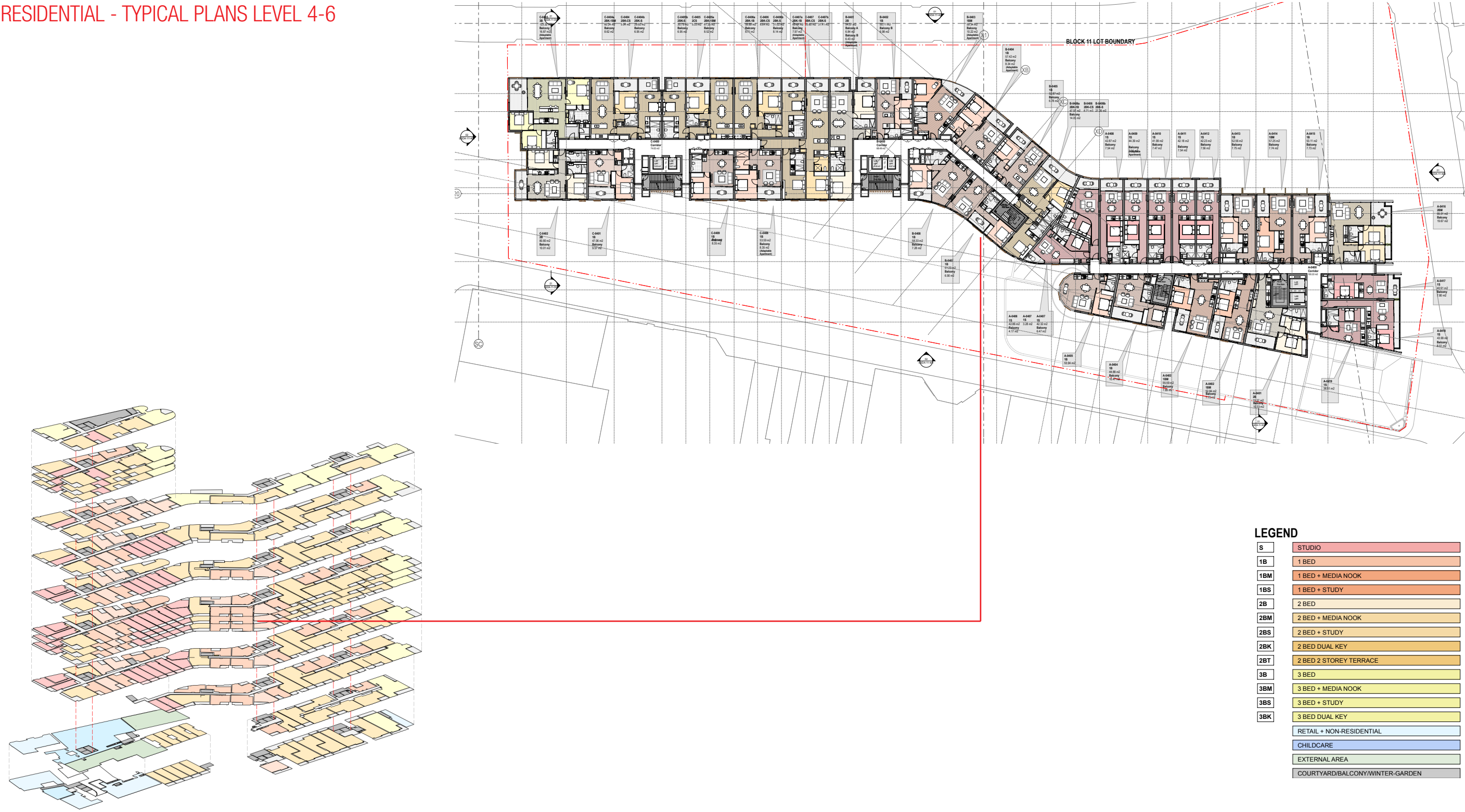
S	STUDIO
1B	1 BED
1BM	1 BED + MEDIA NOOK
1BS	1 BED + STUDY
2B	2 BED
2BM	2 BED + MEDIA NOOK
2BS	2 BED + STUDY
2BK	2 BED DUAL KEY
2BT	2 BED 2 STOREY TERRACE
3B	3 BED
3BM	3 BED + MEDIA NOOK
3BS	3 BED + STUDY
3BK	3 BED DUAL KEY
	RETAIL + NON-RESIDENTIAL
	CHILDCARE
	EXTERNAL AREA
	COURTYARD/BALCONY/WINTER-GARDEN



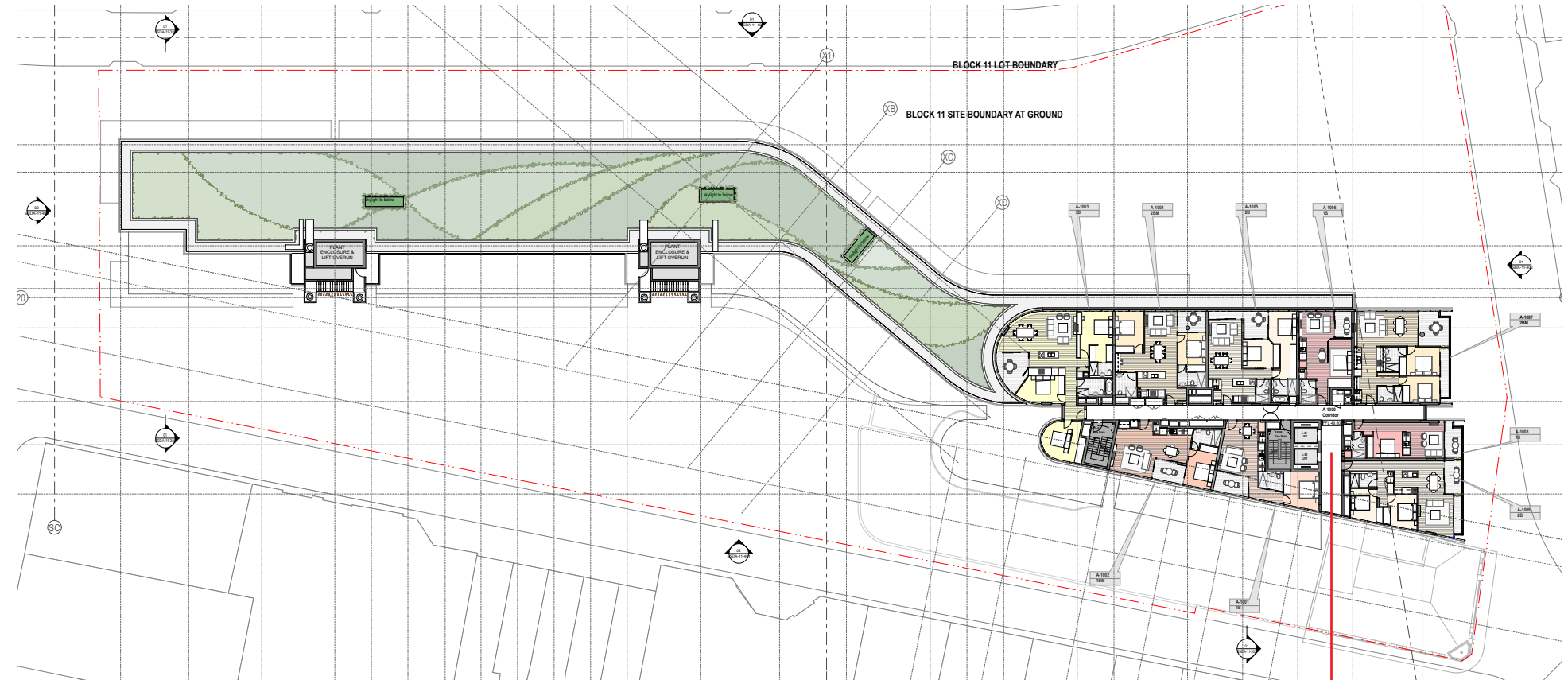
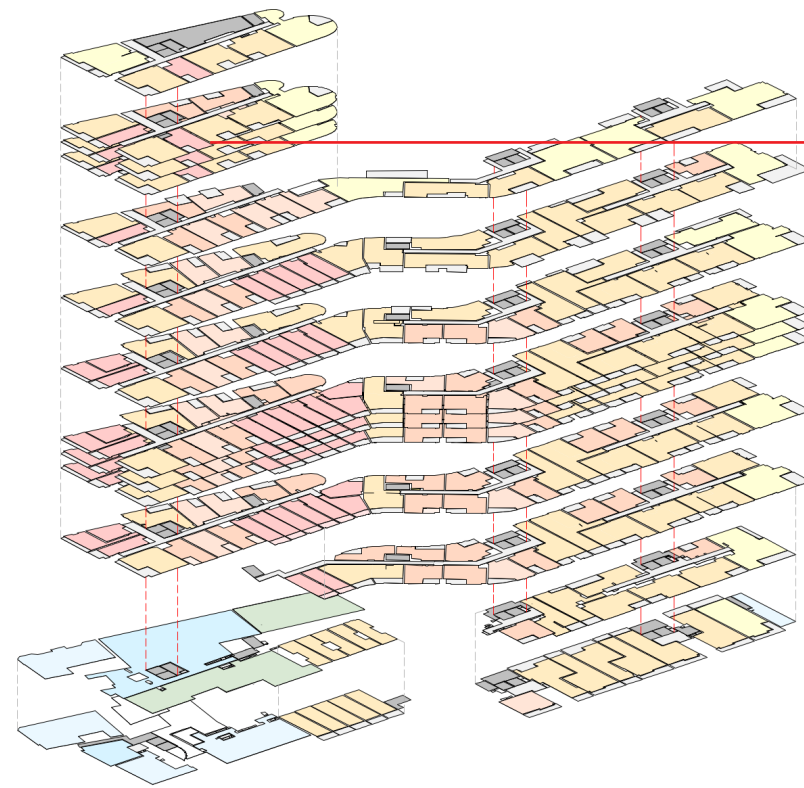
MASTER DEVELOPMENT SCHEDULE

Apartment Type						Core A (East)														
Level	RL of FFL	FFL to FFL	Apt's	Resi' GFA	Non-Resi' GFA	S	1B	1BS	1BM	2B	2BS	2BM	2BT	2BK	3B	3BM	3BS	3BK	Apt/C/L	
Roof																				
Level 13	59250	3,150	6	651		1				1		2			1			1	6	
Level 12	56100	3,150	9	771		2	1		1	2		2			1				9	
Level 11	52950	3,150	9	771		2	1		1	2		2			1				9	
Level 10	49800	3,150	9	771		2	1		1	2		2			1				9	
Level 09	46650	3,150	18	1,770		1	3		5	1		1							11	
Level 08	43500	3,150	28	2,310		6	2		3	2		3							16	
Level 07	40350	3,150	31	2,482		8	2		3	1		3							17	
Level 06	37200	3,150	36	2,572		10	4		3	0		2							19	
Level 05	34050	3,150	36	2,572		10	4		3	0		2							19	
Level 04	30900	3,150	36	2,572		10	4		3	0		2							19	
Level 03	27750	3,150	36	2,676		10	4		3	0		2							19	
Level 02	24600	3,150	20	1,687															0	
Level 01	20750	3,150	9	1,088	743														0	
Level 00	variable	variable	13	1,415	670								5						5	
Basement 1	variable	variable																		
Basement 2	variable	variable																		
Basement 3	variable	variable																		
						62	26	0	26	11	0	23	5	0	4	0	0	1	158	
Apartment Type/Core						62		52				39				5				
Adaptable Type/Core		15% min	44			6						4							10	
Apartment Type Mix						39%	16%	0%	16%	7%	0%	15%	3%	0%	3%	0%	0%	1%		
Apartment Category Mix						39%		33%				25%				3%				
Total			296	24,108	1,413															
GFA Total				25,521																
Vehicle Parking																				
			Max' Spaces	CoS LEP Rates		0.25	0.50			1.20				2.00						
Max Residential Spaces			235			16	13	0	13	13	0	28	6	0	8	0	0	2	98	
Adaptable Space Rates						1.50	1.50			1.50				3.00						
Req'd Adaptable Modules						9	0			6				0				15		
Retail			3																	
Childcare			4																	
Car Share (1space / 70 tenants)			10																	
		Studio	64																	
		1-Bed	212																	
		2-Bed	321																	
		3-Bed	76																	
Delivery Vehicle			2																	
Residential Motorcycles			12																	
Retail Motorcycles			1																	
Total			321																	
Bicycle Parking																				
Residential		Apt's/Area	Spaces Req'd	Spaces Supplied																
Bicycle Parking (1 per apartment). Located in residential storage cages		296	296	296																
Visitor Parking 0.25 per apartment. Located in C-BR04 Visitor Bike Parking		296	74	74																
Retail		Area	Nº																	
Retail Employee (1 space / 25sqm of GFA). Located B1 in Non-residential end of trip		670	27	26																
Bike Lockers. Located B1 in Non-residential end of trip				26																
Retail Visitor (2 spaces plus 1 space per 100sqm over 100sqm GFA). Located on Kensington Street			8	14																
Childcare		Staff	Nº																	
Childcare Employees - 1 spaces 10 staff. Located B1 in Non-residential end of trip		19	2	2																
Childcare Visitors - 2 per centre. Located on Kensington Street			2	4																
Total			112	416																

RESIDENTIAL - TYPICAL PLANS LEVEL 4-6



RESIDENTIAL - TYPICAL PLANS LEVEL 10-12



LEGEND

S	STUDIO
1B	1 BED
1BM	1 BED + MEDIA NOOK
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