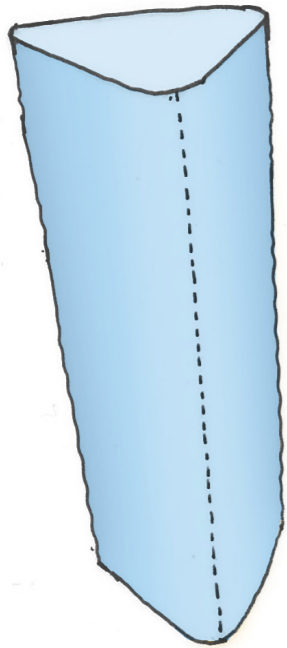


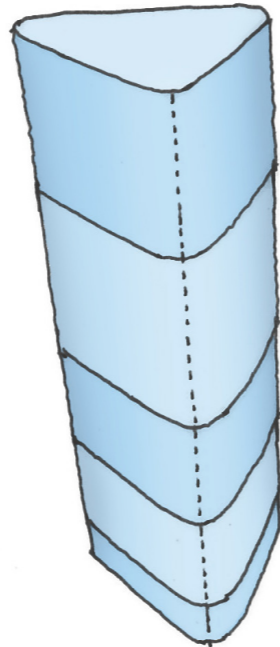
4.12 TRIANGULAR FORM

The triangular form with curved corners creates a slender and striking profile on the skyline, due to the 60° geometry. The form is also highly recognizable and maintains its clarity and simplicity when viewed from any orientation, creating an iconic profile of the Sydney Olympic Park skyline. At thirty four storeys however, we felt the building needed an intermediate scale to break its verticality.



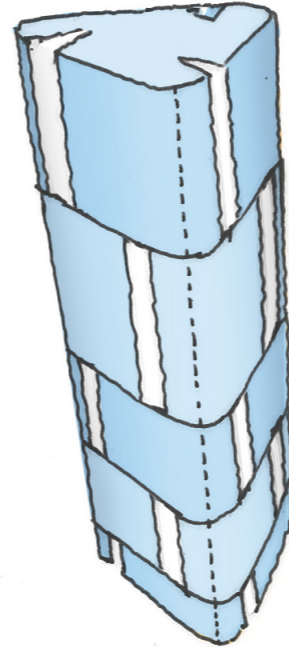
4.13 HORIZONTAL STACKED VOLUMES

The form is divided horizontally into five stacked blocks of varying heights to create juxtaposition of scale on the building which is visible from the city scale. The heights relate directly to the changes in floorplate planning types.



4.14 VERTICAL SLOTS

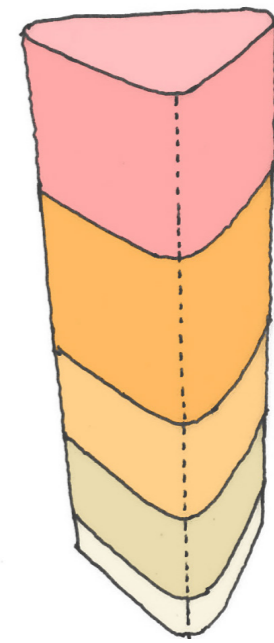
A series of vertical slots running the height of each stacked volume create articulation and reinforce the scale of each volume. The slots are juxtaposed between the stacked volumes further differentiating each volume. Each slot has a vertical garden connecting it with the landscape. The slots vary from 3 to 9 storeys in height, with the lowest slot comprising 3 typical floors.

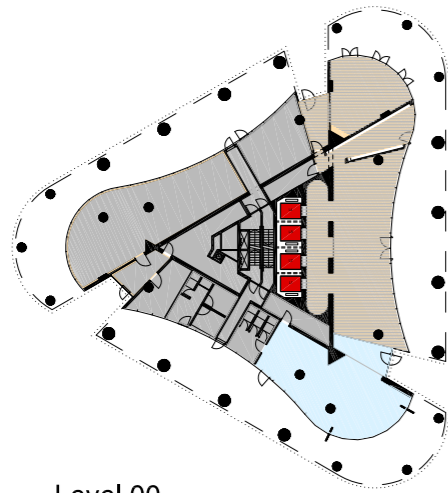


4.15 FLOORPLATE CONFIGURATION AND MIX

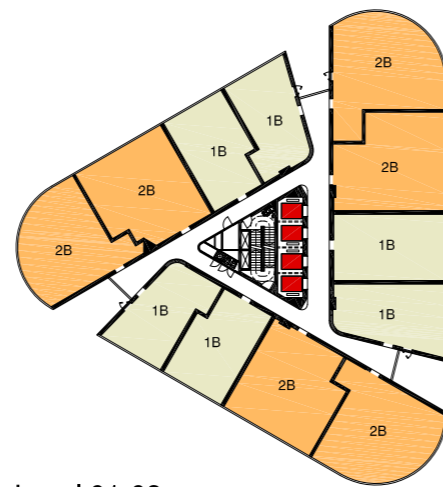
The adjacent diagrams show the floorplate planning and apartment mix adopted throughout the tower. One and two bedroom apartments are generally located up to level 24 with a variety of orientations. Two, three and four bedroom apartments are located from levels 25 to 33.

The different floorplate configurations correspond to the horizontal stacked volumes visible in the building massing.

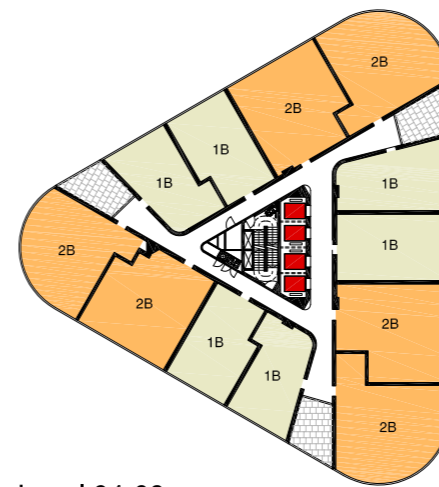




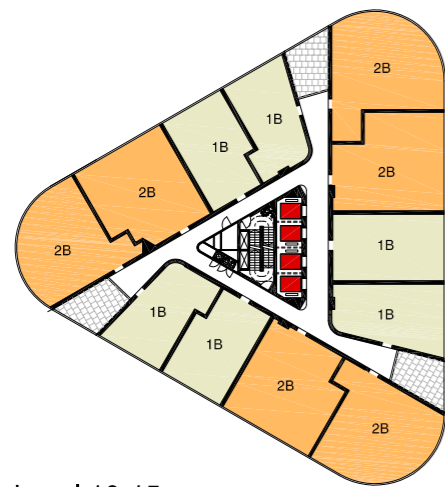
Level 00



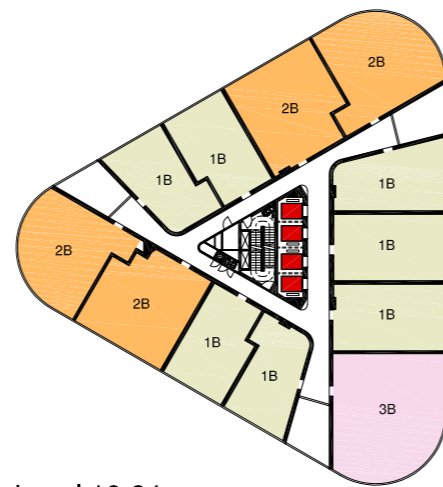
Level 01-03



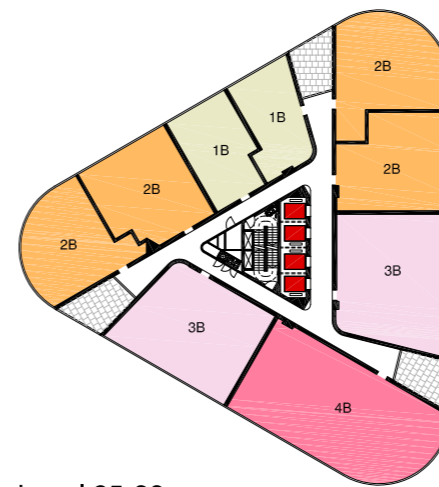
Level 04-09



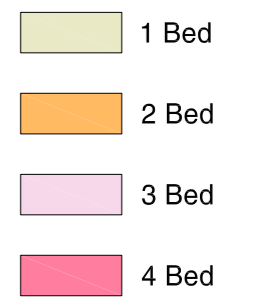
Level 10-15



Level 16-24



Level 25-33



5.0 PROJECT DESCRIPTION

5.1 SITE AND CONTEXT PLAN

The site area is 13,998 sqm with a north south dimension of approximately 150 metres and an east west dimension of approximately 97 metres. The design of the landscape elements and public domain are described in more detail in section 12 and in the landscape appendix of our report.

The tower foyer is oriented north fronting a shared way which links the tower entrance with the proposed new east / west street connecting to Bennelong Parkway. SOPA masterplan 2030 requires that all vehicular access to and from the site be via this proposed new road. In this location, the foyer achieves the highest possible visibility from the new street. The foyer provides direct connection to the four residential tower lifts which serve all tower and basement floors.

Ground floor non-residential uses include a 120sqm retail area envisaged to operate as a cafe. The retail area and proposed external seating is located in the north east east corner of the ground floor where it receives morning and midday solar access while also enjoying views over Bicentennial Park.

In response to wind conditions identified within the accompanying wind report, a canopy is proposed above the tower entrance lobby to provide wind protection from downdrafts during high wind conditions. Similarly, a canopy is provided above the seating area of the retail outlet to provide protection from weather and wind conditions.

A bicycle storage area for approximately 132 bicycles is located on the western side of ground floor fronting the railway line. This consists of 90 bicycles for residential and visitor use, and up to an additional 42 bicycles for potential use by the retail facility as a public bicycle hire facility if desired. Bicycle storage has been incorporated at the request of the Design Review Panel to encourage bicycle use within the precinct given the extensive network of bicycle routes directly connected to the site.

To the North of the site, a 1 - 2 storey childcare centre, the subject of a future development application, fronts the new street. The proposed location and footprint of the childcare centre:

- / Continues the street alignment of Site 67 into the proposed site,
- / Reinforces the street edge alignment of the proposed new street between Sites 68 and 67 to the North, and
- / Is highly visible on approach into the Parkview precinct and is envisaged to create a strong community identity for the precinct.

