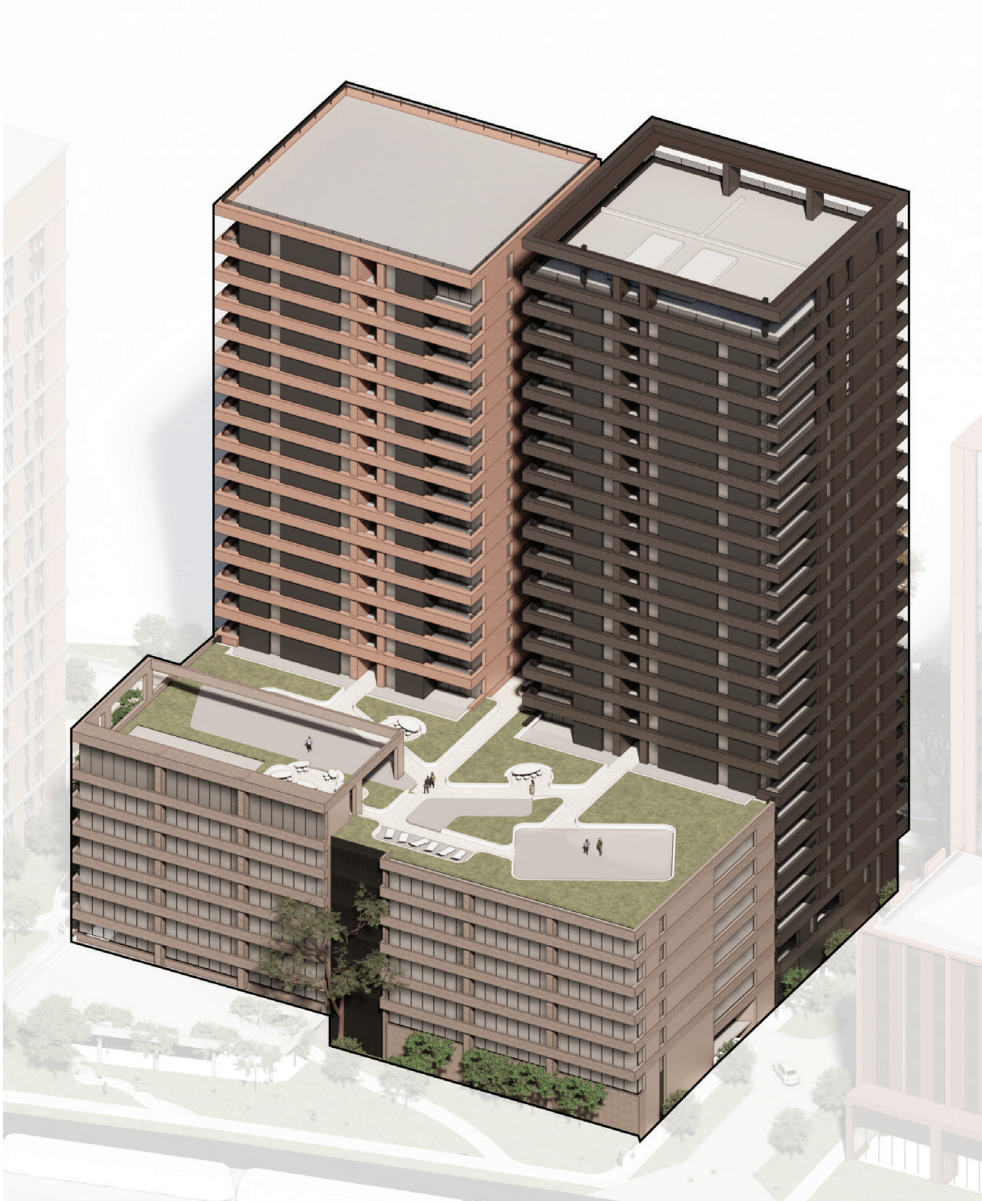
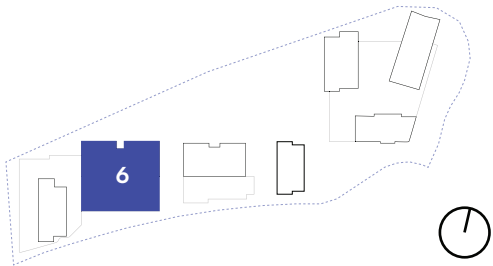


08.27 Envelope & Facade
Building 06



3D View



North Elevation

West Elevation

08.28 Park Street Section Building 06 Interface with Park Edge

The northern interface of Building 06 sits along the edge of the park, facing directly onto it. This allows a seamless connection between the residential living spaces and the park.

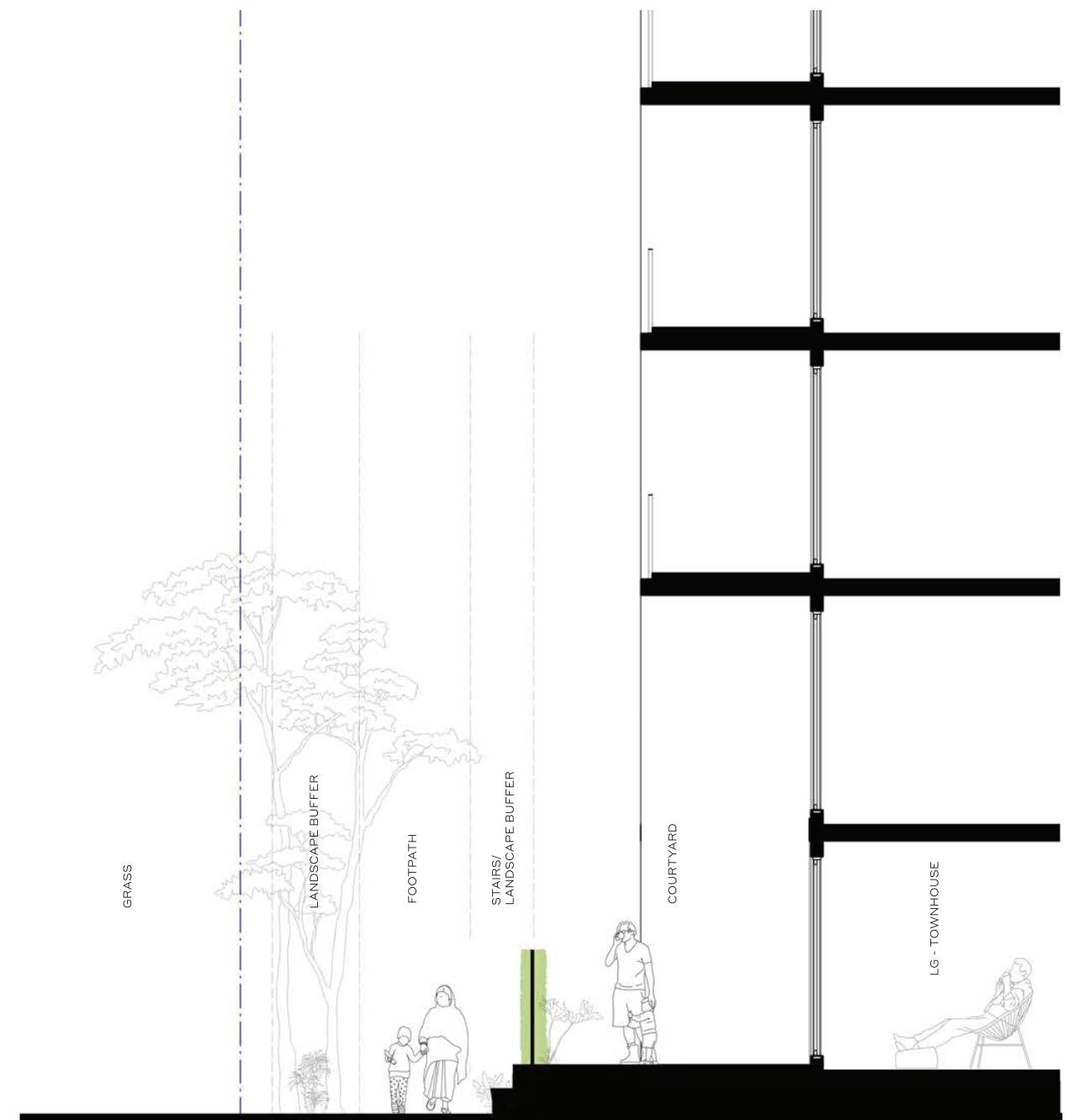
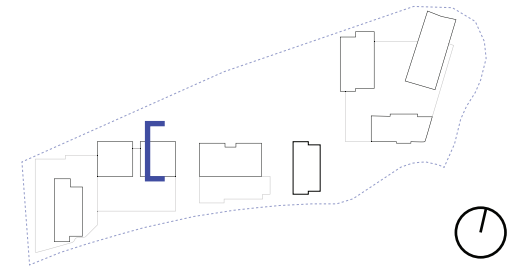
A landscape buffer has been introduced to create a subtle division between the public open space and the apartments for privacy without creating a harsh division.

The design of the townhouses further extend the transition zone between the footpath and the facade of the residential unit.

Direct views into the park from all levels adds to the vision and experience of living in the park.

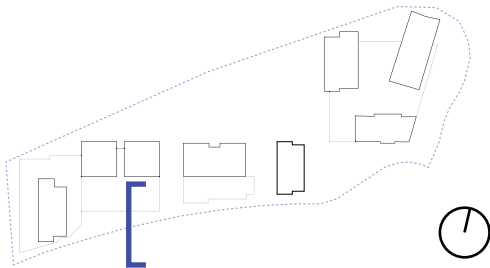


Building 6 - Internal Street frontage.



08.29

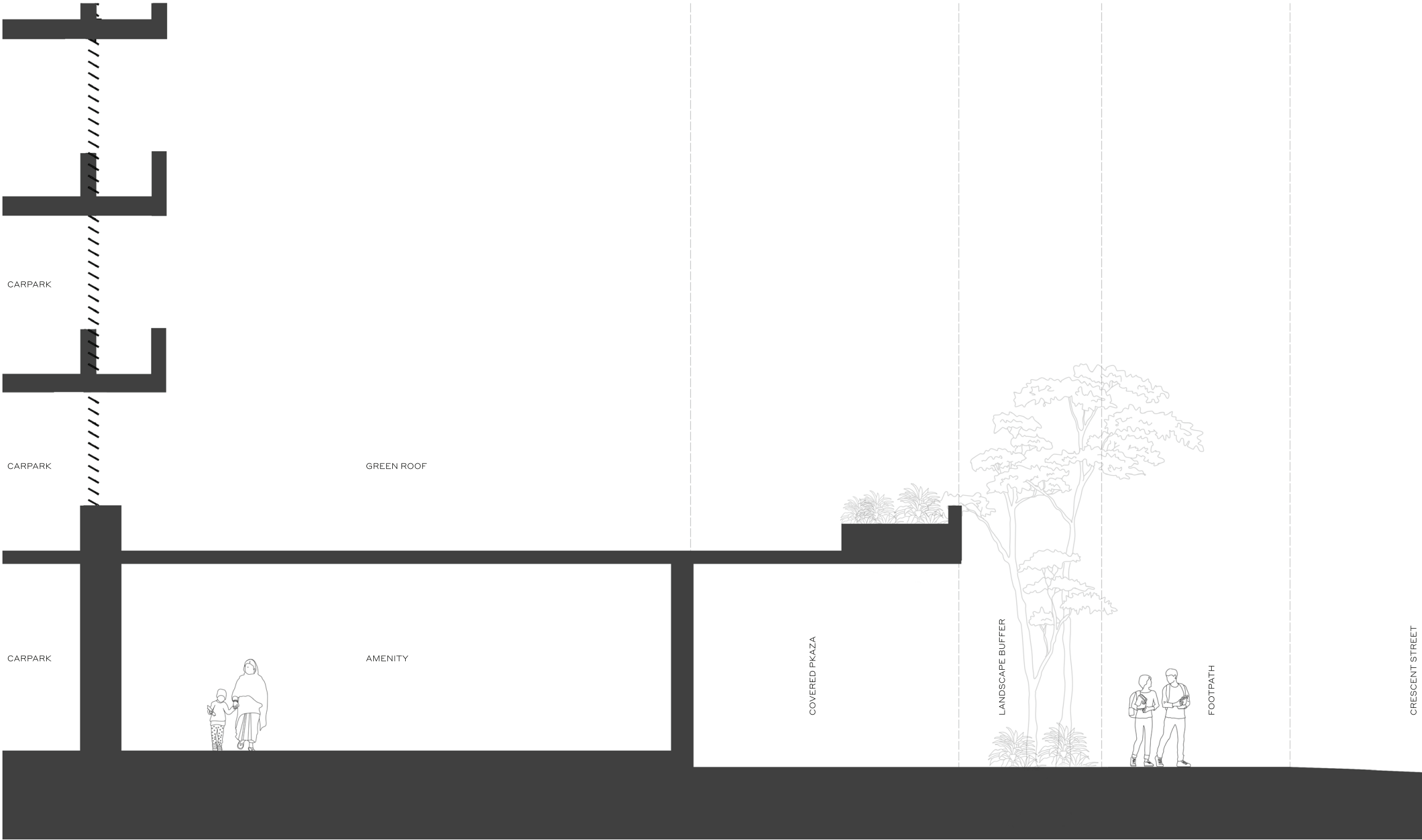
Crescent Street Section
Building 06 Interface with Crescent Street



A softened interface supported by landscape elements is created along the south frontage of Building 6, with the clear objective of creating catered spaces for relief and gathering. In addition the proposed interface includes amenity spaces graded with Crescent Street thus allowing for a new transited public domain. The design intent is supported by a covered plaza which invites pedestrian movement and acts as a transition between the street and the buildings.

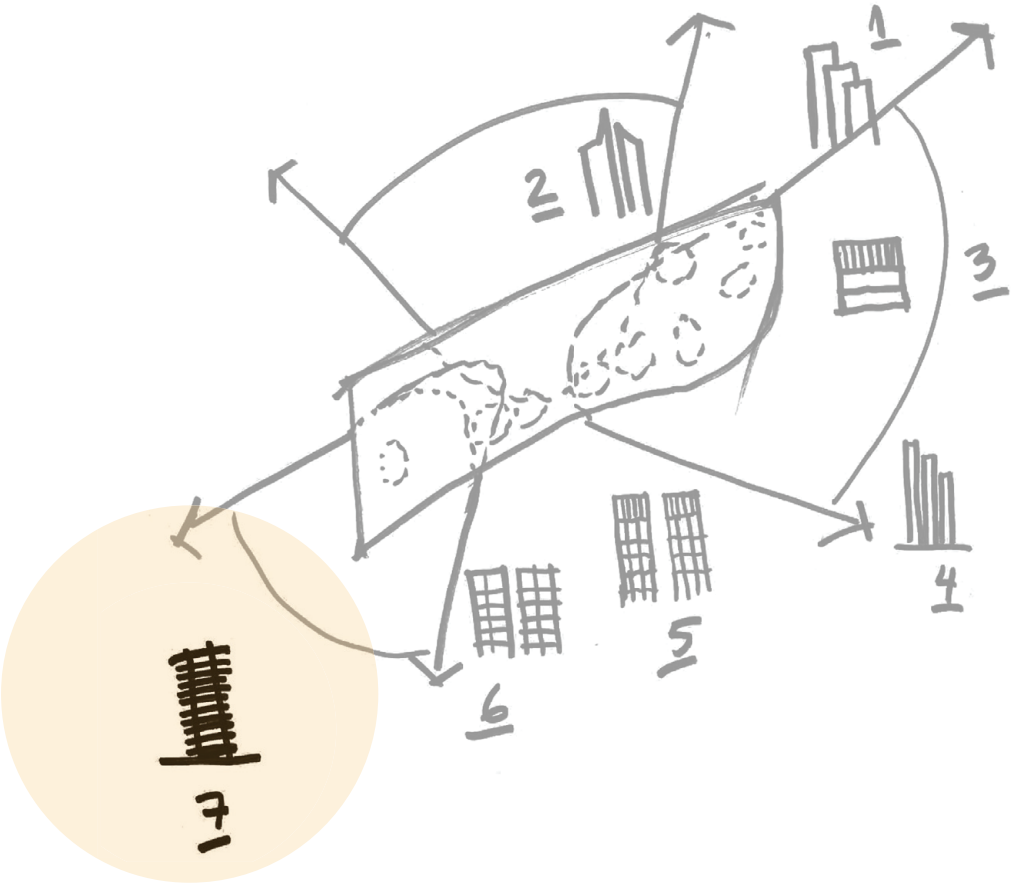
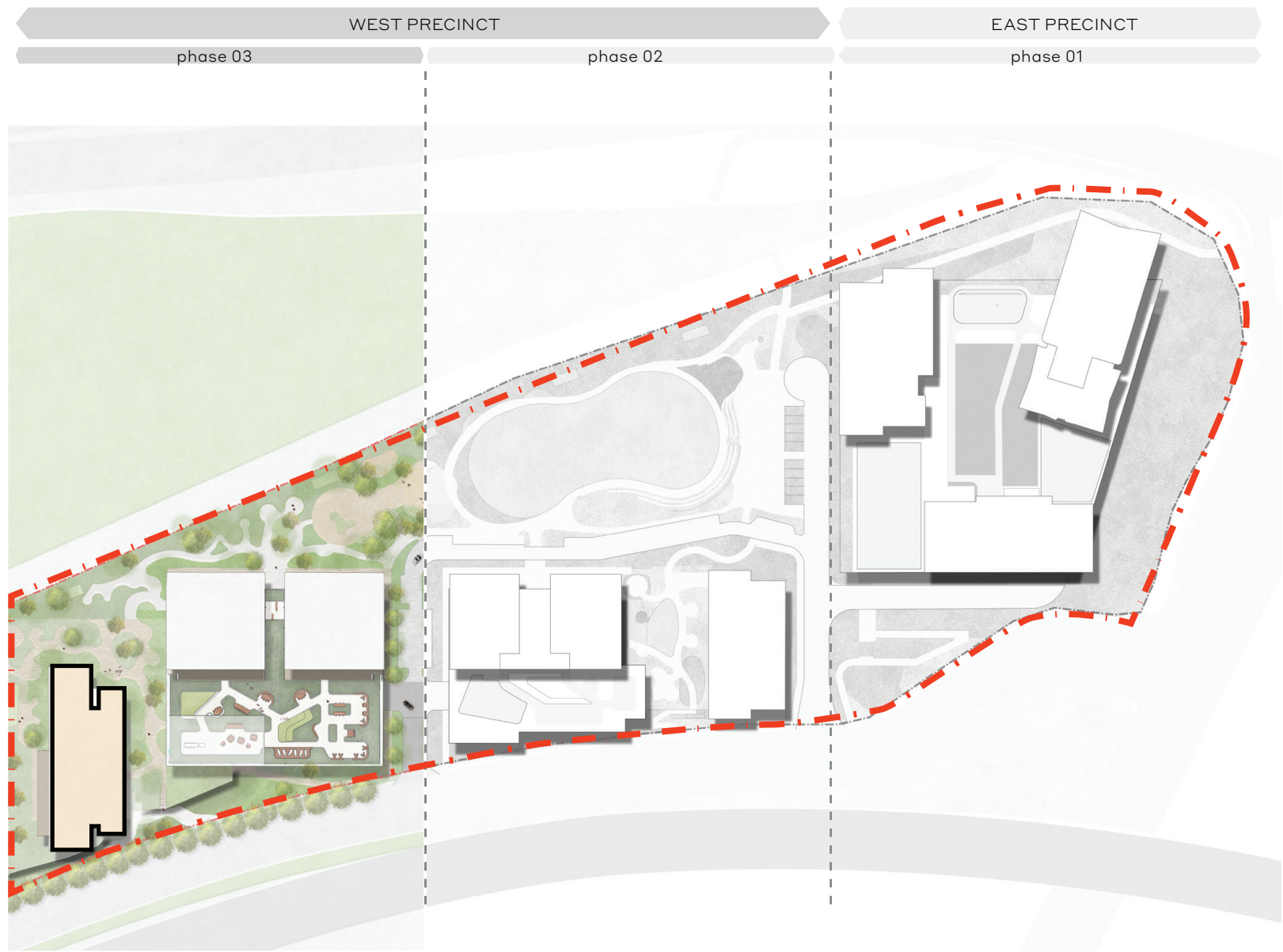


Building 6 - Lower Ground Level.



07

Building 7



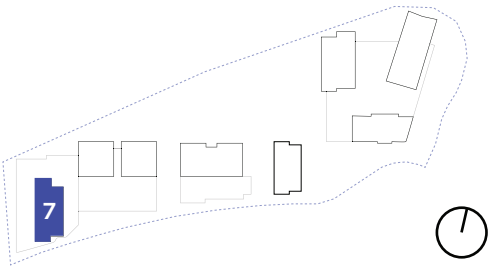
08.30

Concept & Materiality

Building 7

Building 7 looks to reflect the wetland area to the South West of the site, surrounding the old brickworks. The reeds and marsh like waterfront have a lightweight, delicate atmosphere abundant in nature.

Through a timber inspired, vertical cladding system, the soft yellow tones of the reeds are echoed in the buildings facade.



horizontal outlook

reeds

light and heavy

warm tones



Timber appearance - CD10



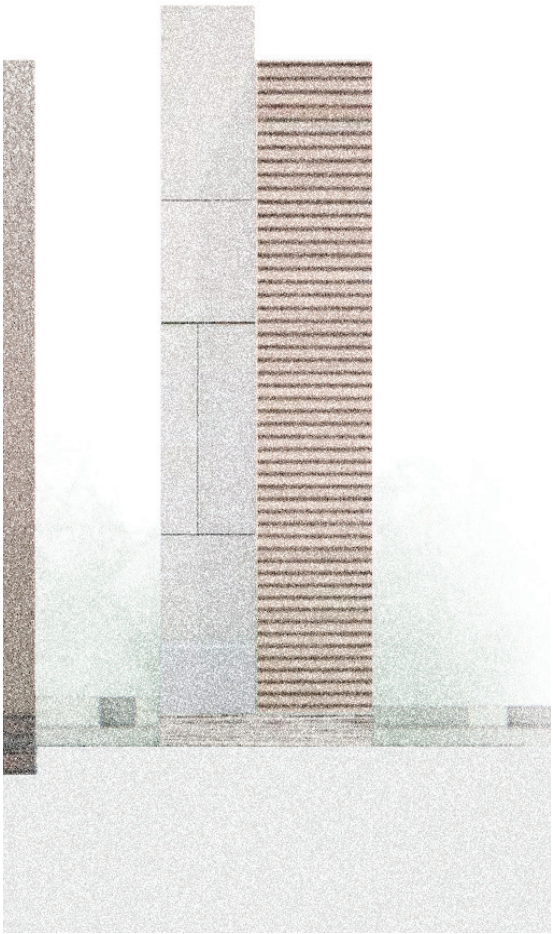
Timber appearance louvre screen - CD11



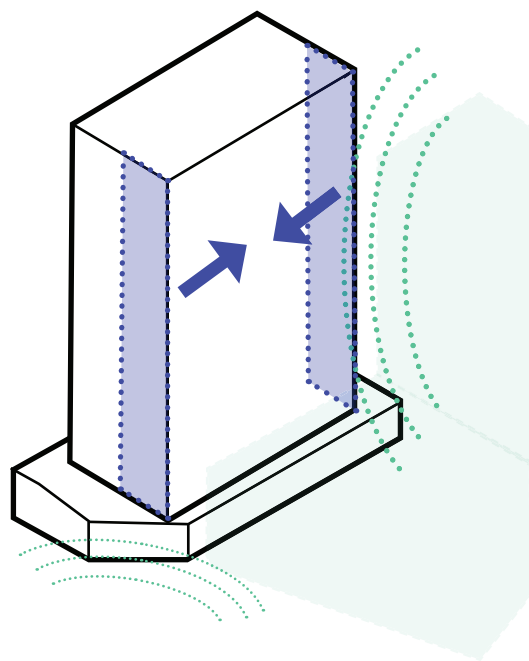
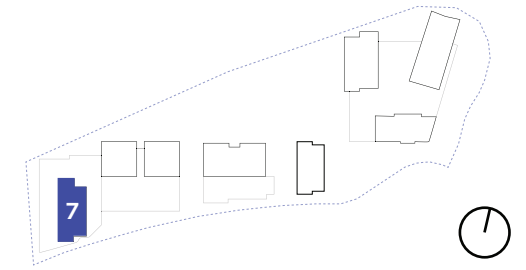
Industrial materials



Natural concrete finish - CO09

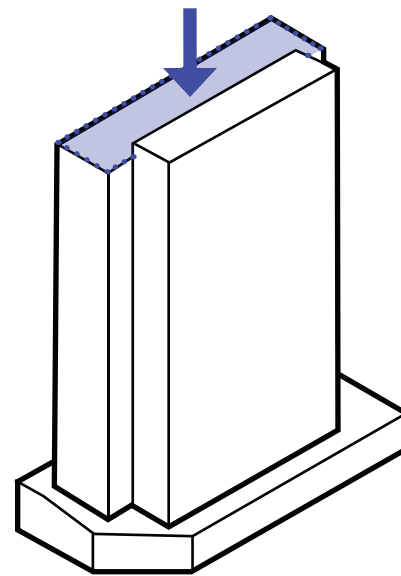


08.31 Envelope & Facade Building 07



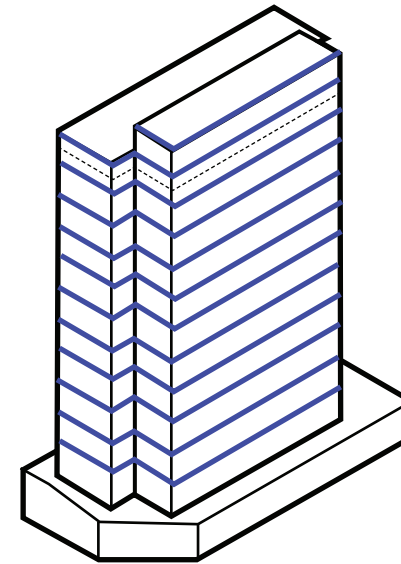
01 - Interface Relief

- Pushing the prominent edges back from Crescent Street to provide a more relaxed street interface.



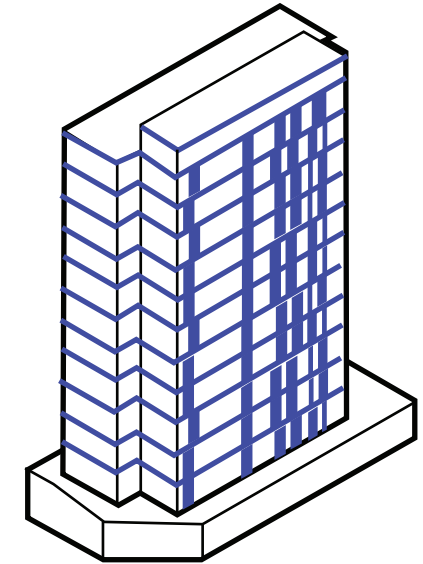
02 - Varied Building Scales

- Podium and BUILDING mass are split to create different building scales



03 - Articulated Mass

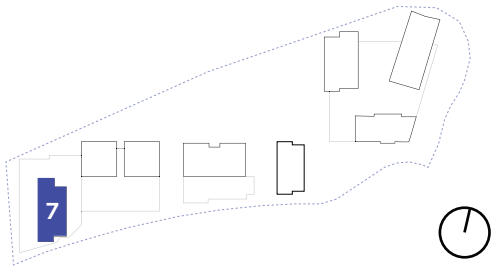
- Double storied horizontal expression



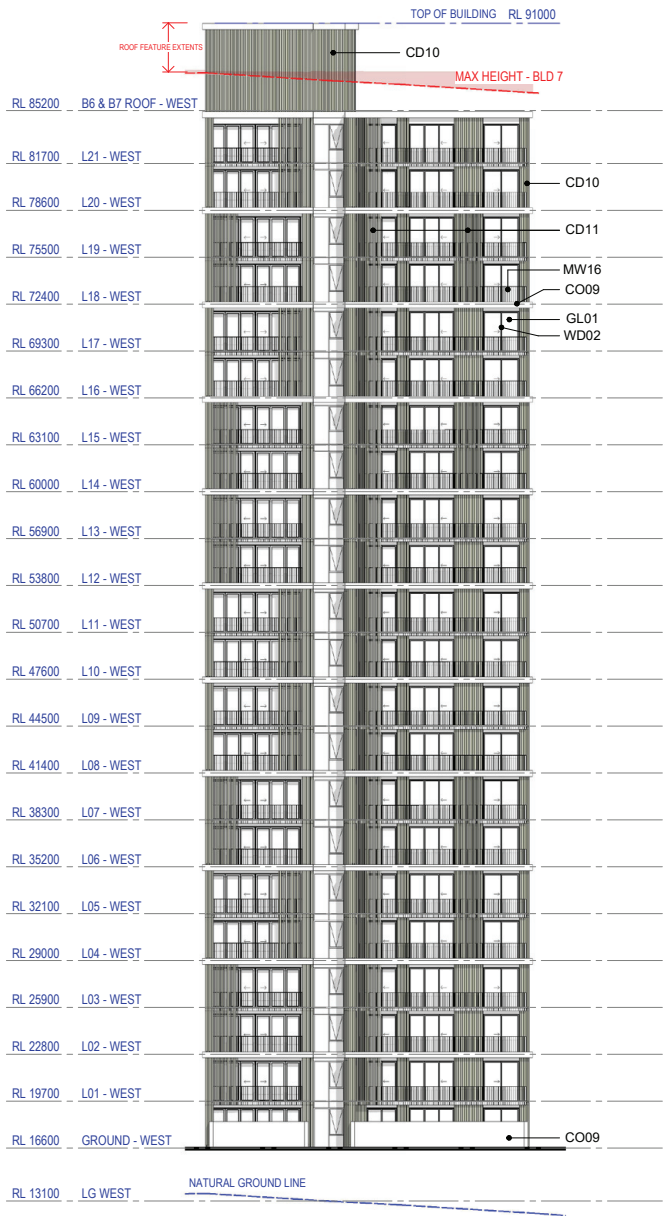
04 - Stepping Facade Articulation

- Facade steps alternating to create a rhythm much like the reeds in the wetlands next door

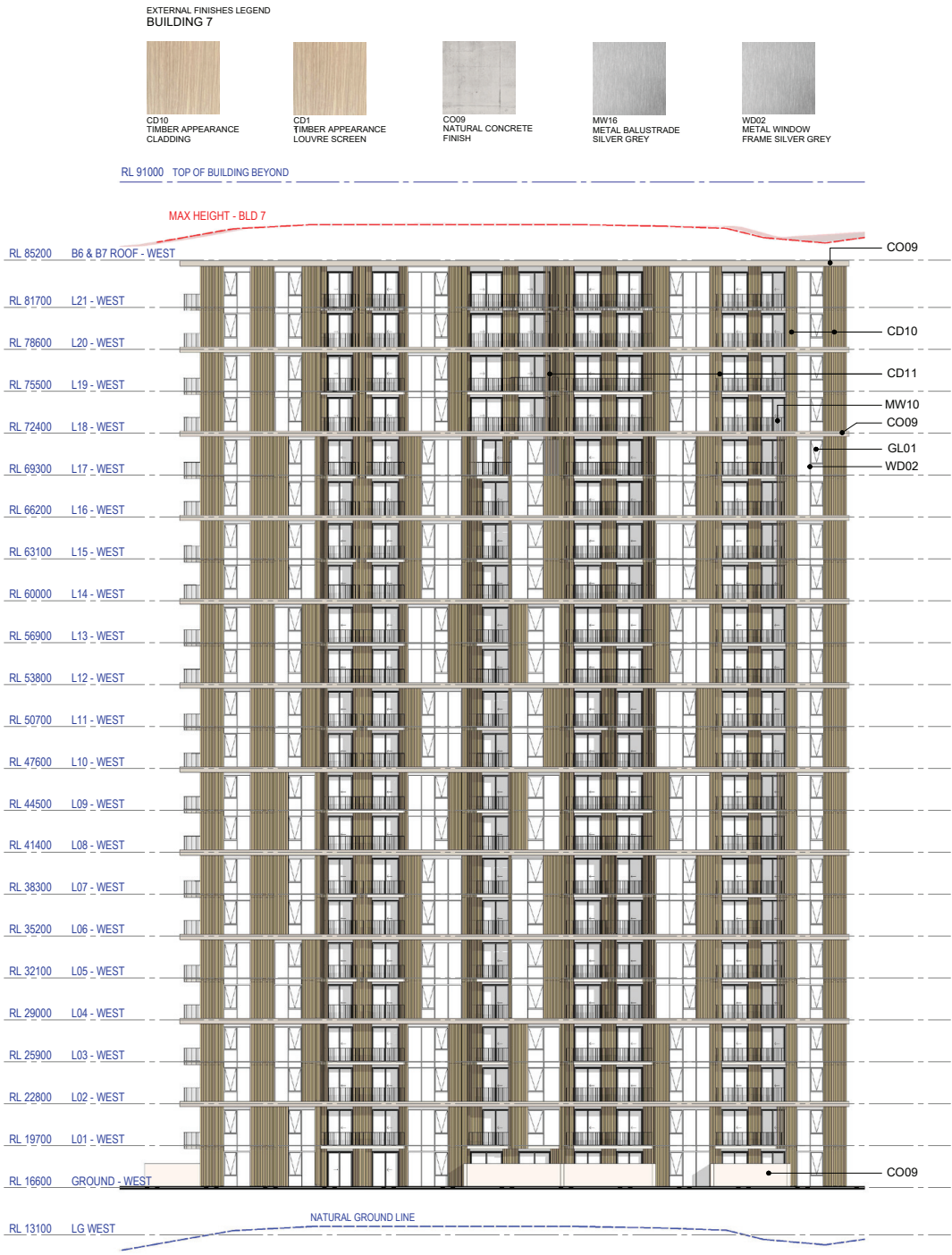
08.32 Envelope & Facade Building 07



3D View



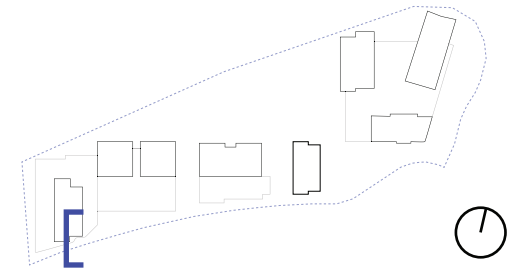
North Elevation



West Elevation

08.33 Crescent Street Section

Building 07 Interface with Crescent Street



Building 7 borders Crescent Street to the South with a soft, elevated approach. The language of the podium creates a welcoming face and delineates the amenity access over the residential apartments.

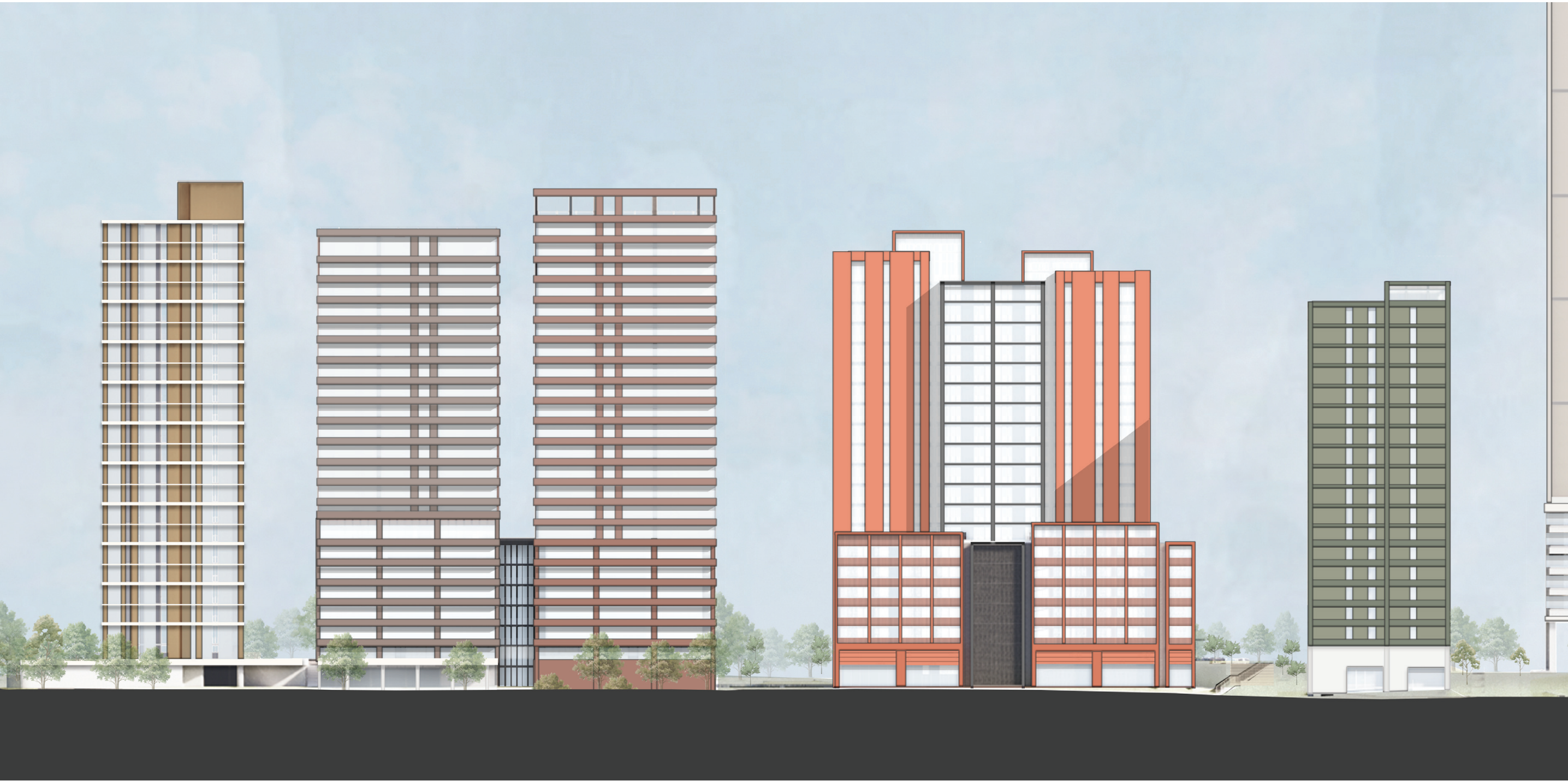
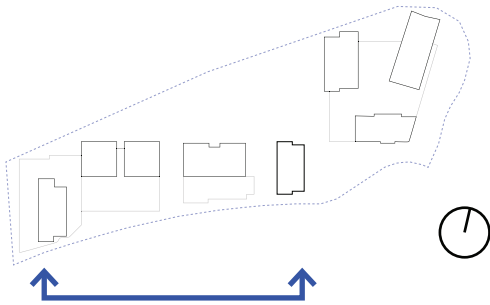
The setback also creates a greater sense of distance separating the building edge from the public footpath.



Building 7 - Private garden access.



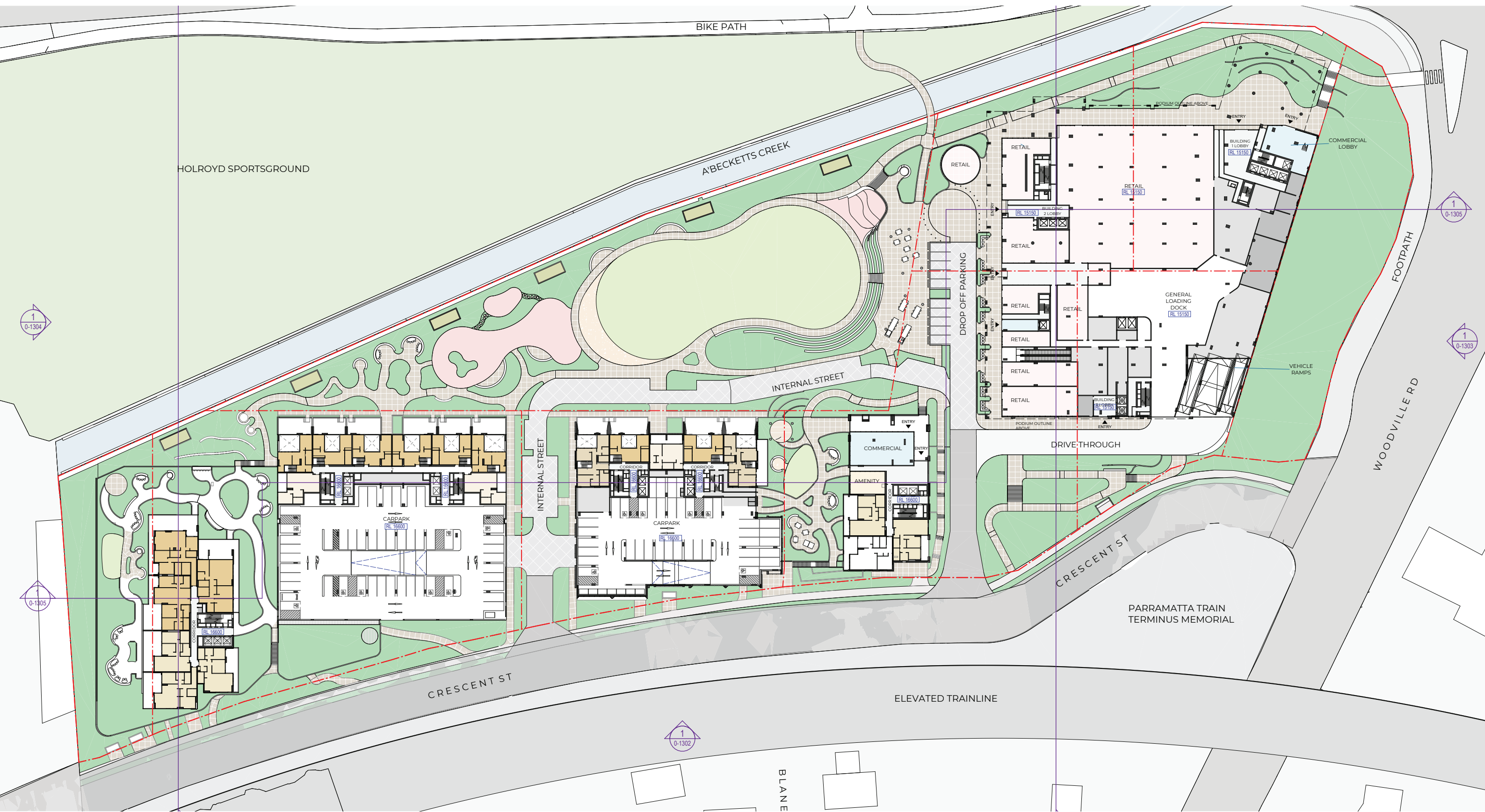
08.34 Overall West Precinct
Crescent Street



Overall Site

General Arrangement

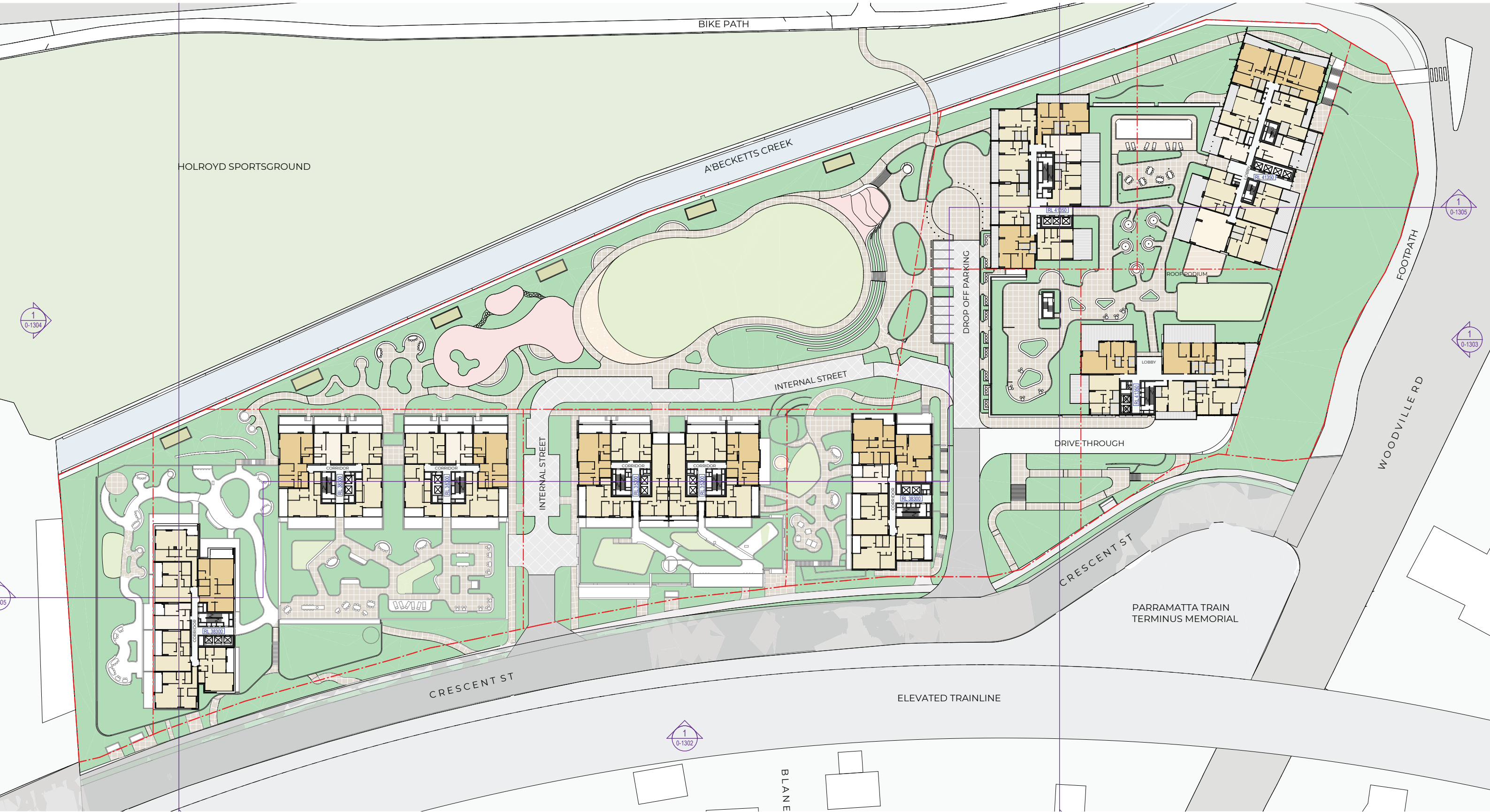
Ground Floor Plan



South Elevation



Level 07 Floor Plan



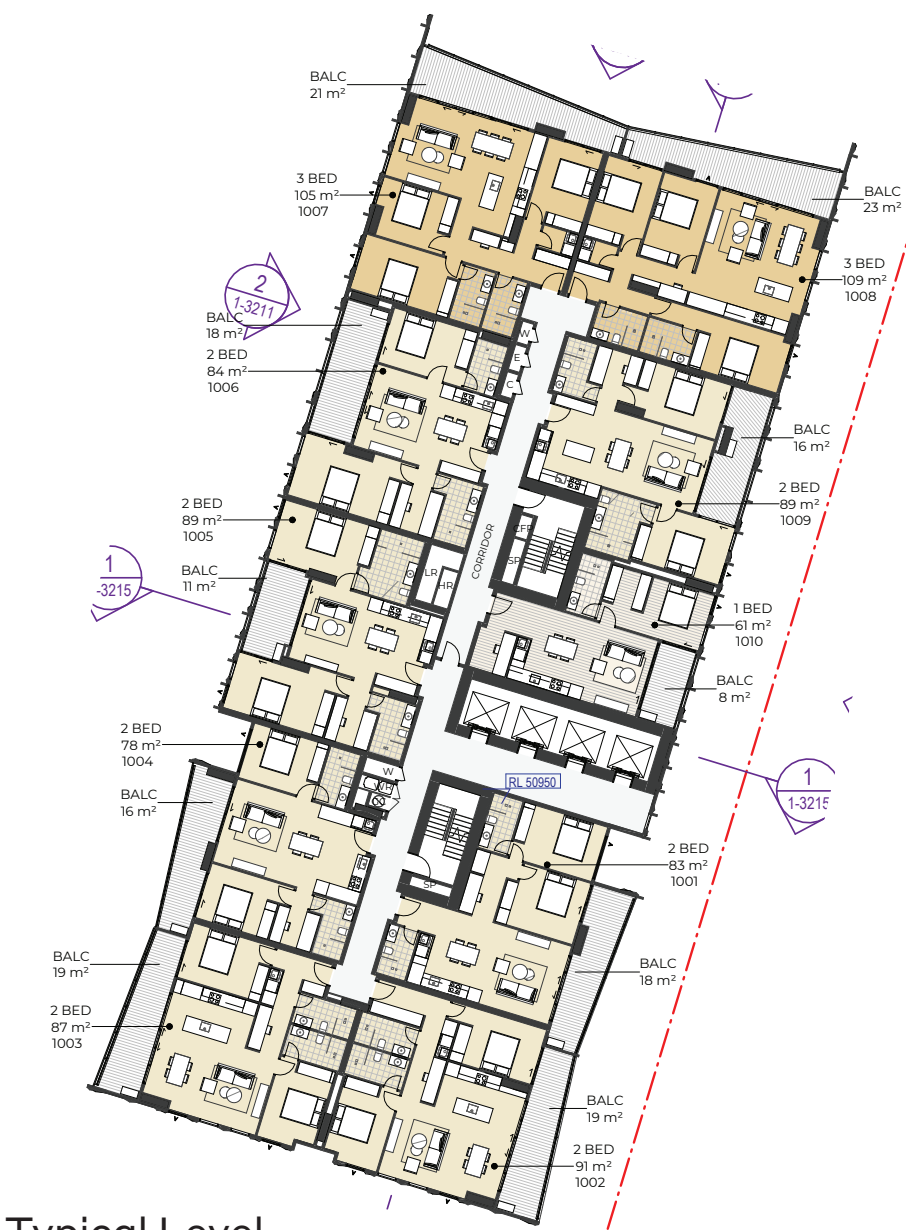
North Elevation



10

ADG Compliance

10.01 Building 1 Typical Apartment Units



Typical Level

SDRP 2 FEEDBACK		REFER TO
18.0	Acoustic measures, such as winter gardens, podium setbacks, and the location of habitable rooms and private open space.	See page 08.02 & Compliance Chapter 10
20.0	That the objective of 4F-1 of the ADG will be able to be achieved.	See Compliance Chapter 10

COMPLIANCE SUMMARY

Acoustic measures:

After discussion with the acoustic consultants, measures introduced into Building 1 include:

- Minimal awning windows that open to external facade - awning windows along east and west open on to balconies
- Solid glass balconies provide acoustic buffer to freeway

Typical floor summary:

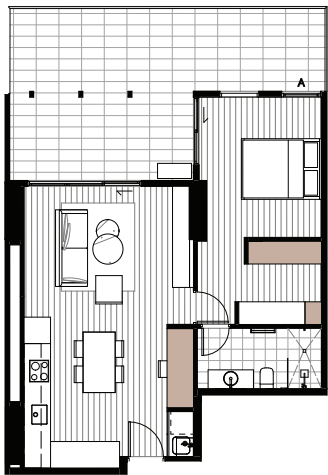
1 x 1 Bed

7 x 2 Bed

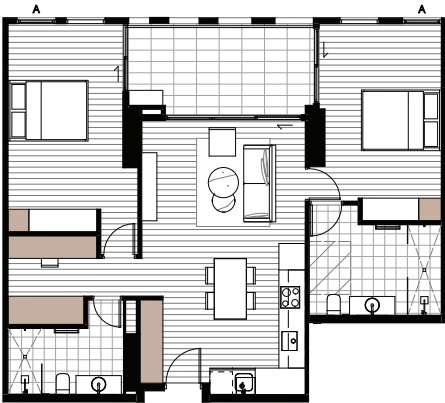
2 x 3 Bed

Total units per floor = 10

Total Building Units = 281



1 Bedroom



2 Bedroom



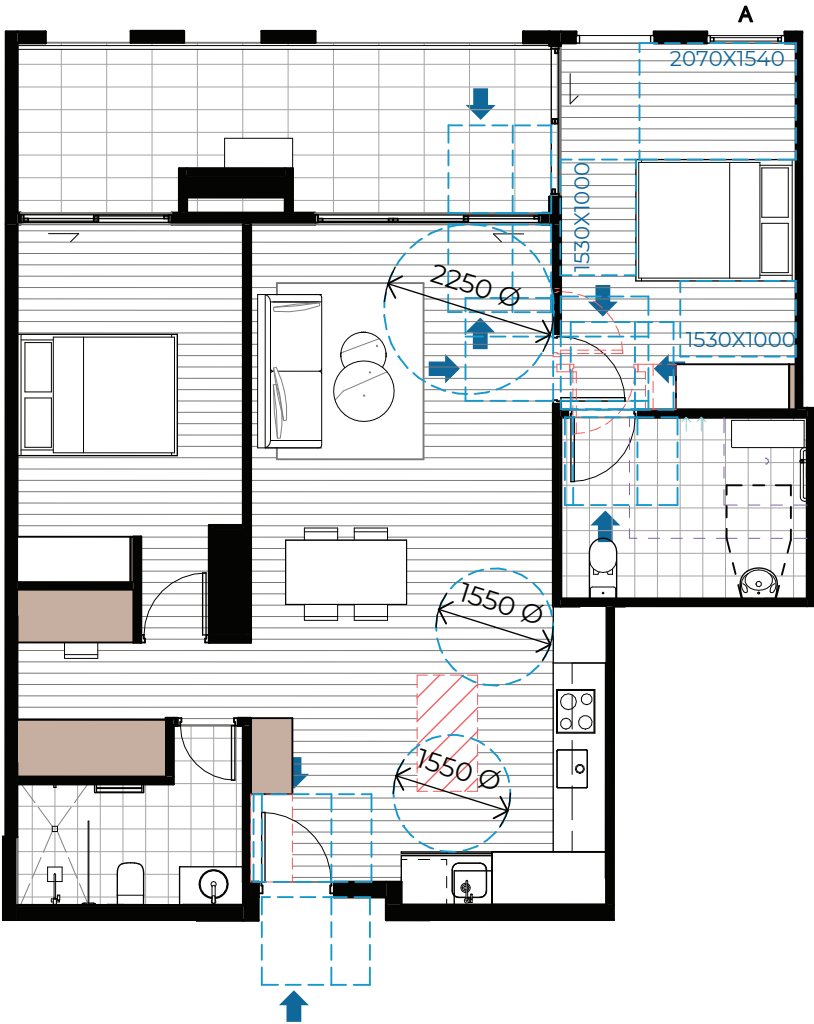
3 Bedroom

10.02 Building 1

Adaptable Apartment Opportunities



Pre adaptation layout



Post adaptation layout

SDRP 2 FEEDBACK

19.0 Façade articulation must be adequately sized where it will be relied upon to provide cross ventilation.

REFER TO

See Compliance Chapter 10



Successful build-to-rent developments offer communal spaces that instill a sense of community, such as gyms, entertainment areas or workspaces. These give residents benefits such as opportunities to get to know their neighbours and live healthier lifestyles. These spaces also encourage activity normally done in an apartment and may allow for smaller but functional apartment sizes.

Apartment size and layout is an important aspect of amenity. Apartments should demonstrate that all necessary furniture can fit while still allowing plenty of space for residents to move about.

NSW Build-to-rent housing and flexible design fact sheet, Feb 2023



BTR
FRAMEWORK

Build to Rent layouts are dictated by usability rather than meeting a standard.

The apartment layouts reflect additional resident's preferences such as breakfast bars, separate kitchen and dining area, dressing spaces and king beds. Greystar apartments capture all of the elements required to create a comfortable home for the resident with the ability to meet changing resident needs.

10.03

Building 1

Solar and Daylight Access



SOLAR ACCESS SUMMARY

ADG Objective 4A-1:

Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter. Achieving the design criteria may not be possible on some sites. This includes:

- Where greater residential amenity can be achieved
- Along a busy road or rail line by orientating the living rooms away from the noise source on south facing sloping sites
- Where significant views are oriented away from the desired aspect for direct sunlight

Design drawings need to demonstrate how site constraints and orientation preclude meeting the design criteria and how the development meets the objective.

TOTAL APARTMENTS: 281

UNITS WITH >2 HRS BETWEEN 9AM-3PM: 169 (60%)

UNITS WITH <2HRS BETWEEN 9AM-3PM: 112 (40%)

**EAST FACING APARTMENTS ACHIEVE 2HRS SUN BETWEEN 8AM-4PM

UNITS WITH <2HRS OR NO DIRECT SUNLIGHT: 0

Conclusions:

- East facing apartments only receive one hour of direct sunlight. If sunlight received at 8am could be considered, compliance would be fully achieved.

10.04

Building 1

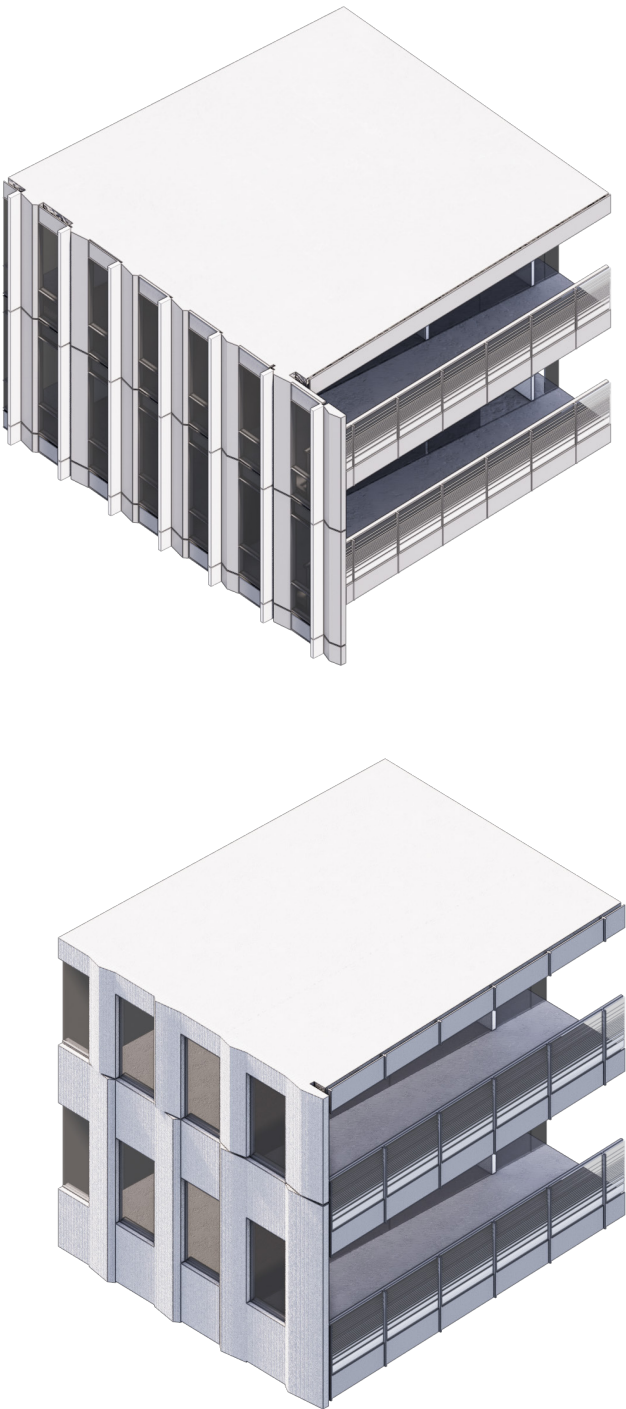
Ventilation and Private Open Space



Level 07

Cross Ventilated Apartment

Apartment with Operable Ventilated Facade



CROSS VENTILATION SUMMARY

LVL LG-6	N/A
LVL 7	5/9 Apartments
TOTAL	5/9 Apartments 56%

At least 56% of apartments are naturally cross ventilated in the first nine storeys of the building.

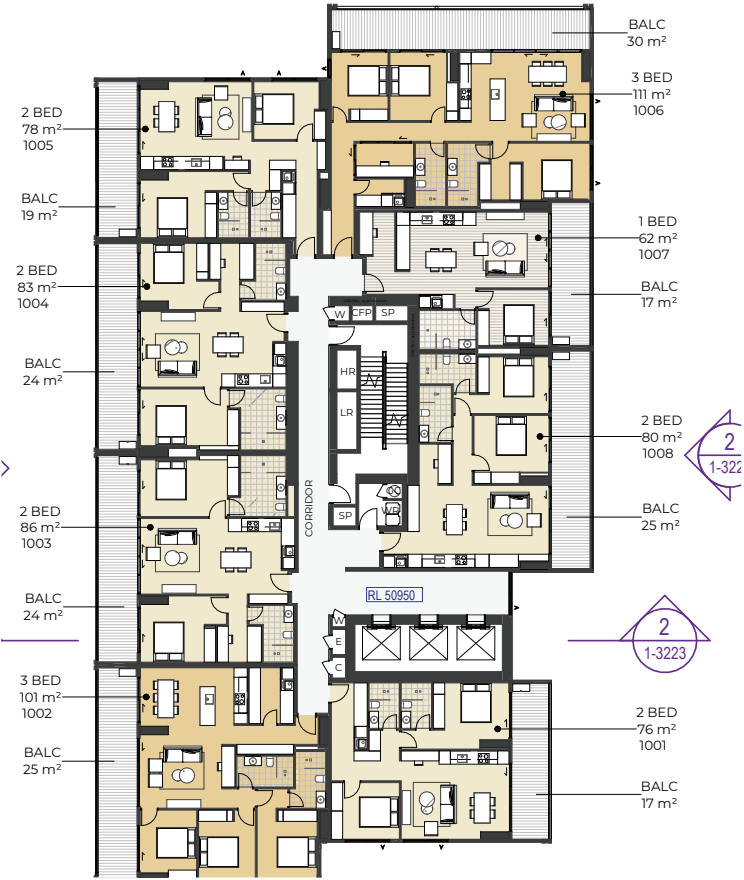
Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed.

Note: As per the ADG design criteria, first 9 building levels to be counted towards cross ventilation.

10.05

Building 2

Typical Apartment Units



COMPLIANCE SUMMARY

Acoustic measures:

After discussion with the acoustic consultants, measures introduced into Building 2 include:

- Majority of apartments face onto parkland away from traffic noise sources.

Typical floor summary:

1 x 1 Bed

5 x 2 Bed

2 x 3 Bed

Total units = 8

Total Building Units = 252



1 Bedroom

2 Bedroom



3 Bedroom

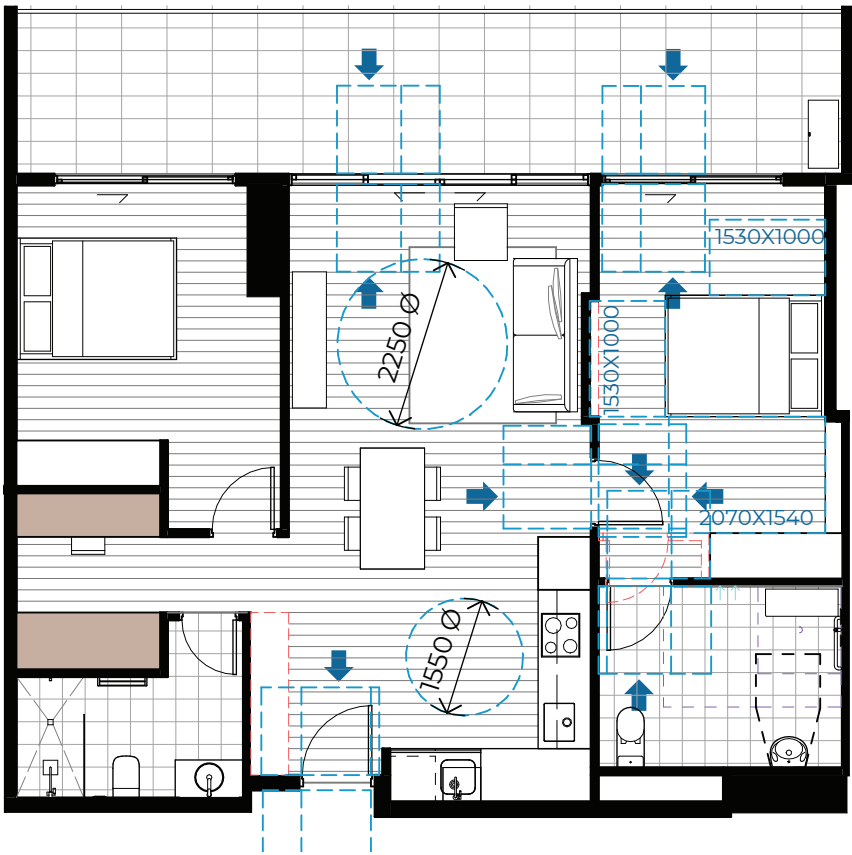
Typical Level

SDRP 2 FEEDBACK		REFER TO
18.0	Acoustic measures, such as winter gardens, podium setbacks, and the location of habitable rooms and private open space.	See page 08.02 & Compliance Chapter 10
20.0	That the objective of 4F-1 of the ADG will be able to be achieved.	See Compliance Chapter 10

10.06 Building 2
Adaptable Units



Pre adaptation layout



Post adaptation layout

SDRP 2 FEEDBACK

19.0 Façade articulation must be adequately sized where it will be relied upon to provide cross ventilation.

REFER TO

See Compliance Chapter 10



Successful build-to-rent developments offer communal spaces that instil a sense of community, such as gyms, entertainment areas or workspaces. These give residents benefits such as opportunities to get to know their neighbours and live healthier lifestyles. These spaces also encourage activity normally done in an apartment and may allow for smaller but functional apartment sizes.

Apartment size and layout is an important aspect of amenity. Apartments should demonstrate that all necessary furniture can fit while still allowing plenty of space for residents to move about.

NSW Build-to-rent housing and flexible design fact sheet, Feb 2023



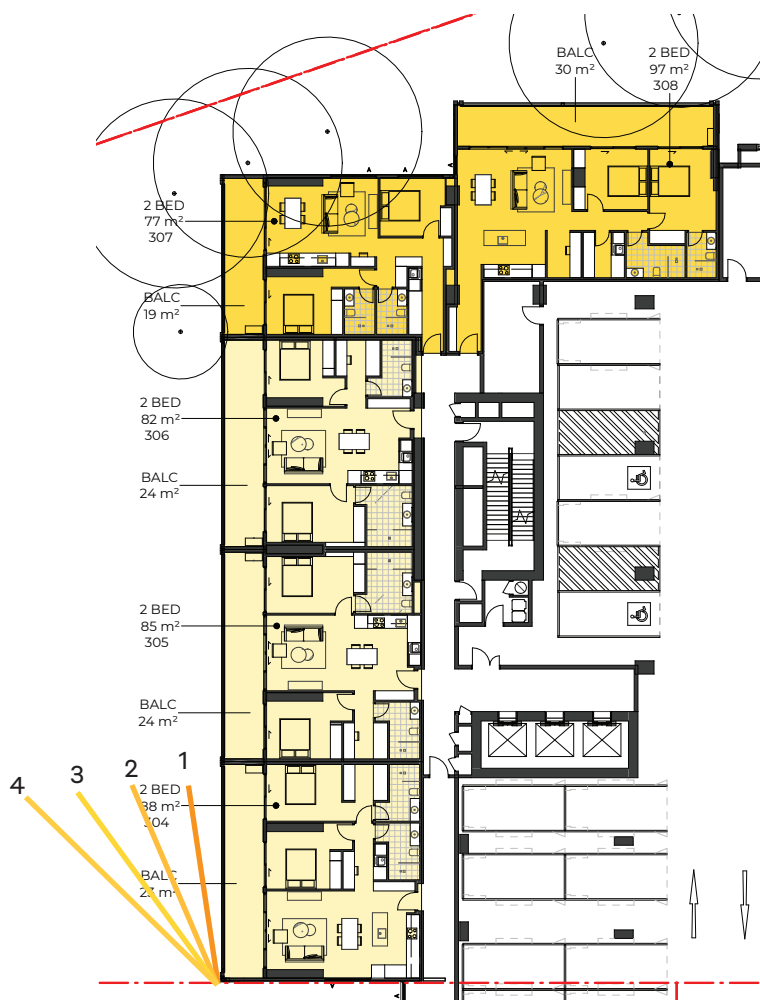
BTR
FRAMEWORK

Build to Rent layouts are dictated by usability rather than meeting a standard.

The apartment layouts reflect additional resident's preferences such as breakfast bars, separate kitchen and dining area, dressing spaces and king beds. Greystar apartments capture all of the elements required to create a comfortable home for the resident with the ability to meet changing resident needs.

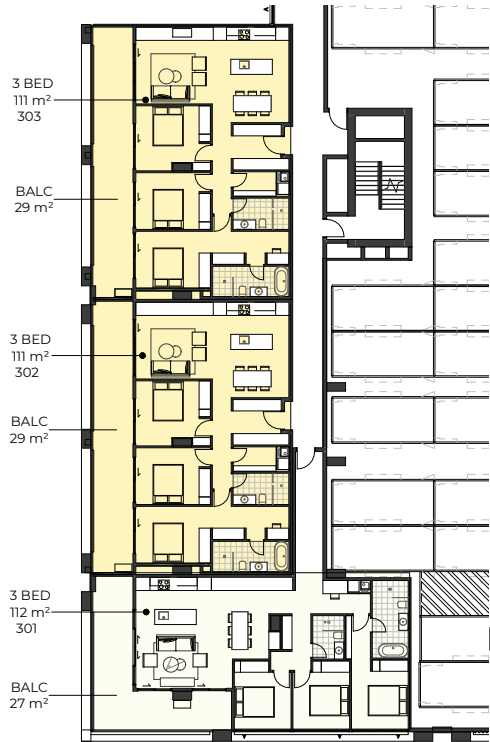
10.07 Building 2

Solar and Daylight Access



Sleeved Building 2 Apartments

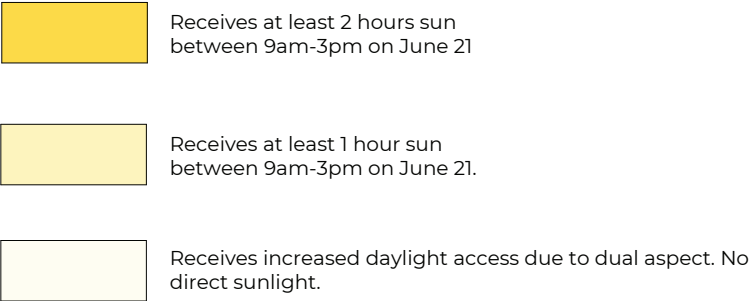
The full width balconies on building 2 provide increased solar access to private open space. The extended balconies reduce heat load on glazing which would otherwise be fully exposed to direct western sun.



Podium Apartments



Typical Floor



SOLAR ACCESS SUMMARY

ADG Objective 4A-1:

Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter. Achieving the design criteria may not be possible on some sites. This includes:

- Where greater residential amenity can be achieved
- Along a busy road or rail line by orientating the living rooms away from the noise source on south facing sloping sites
- Where significant views are oriented away from the desired aspect for direct sunlight

Design drawings need to demonstrate how site constraints and orientation preclude meeting the design criteria and how the development meets the objective.

TOTAL APARTMENTS: 252

UNITS WITH >2 HRS BETWEEN 9AM-3PM: 96 (38%)

**EAST FACING APARTMENTS RECEIVE 2HRS SUN BETWEEN 9AM-3PM ON LVLS 31-33.

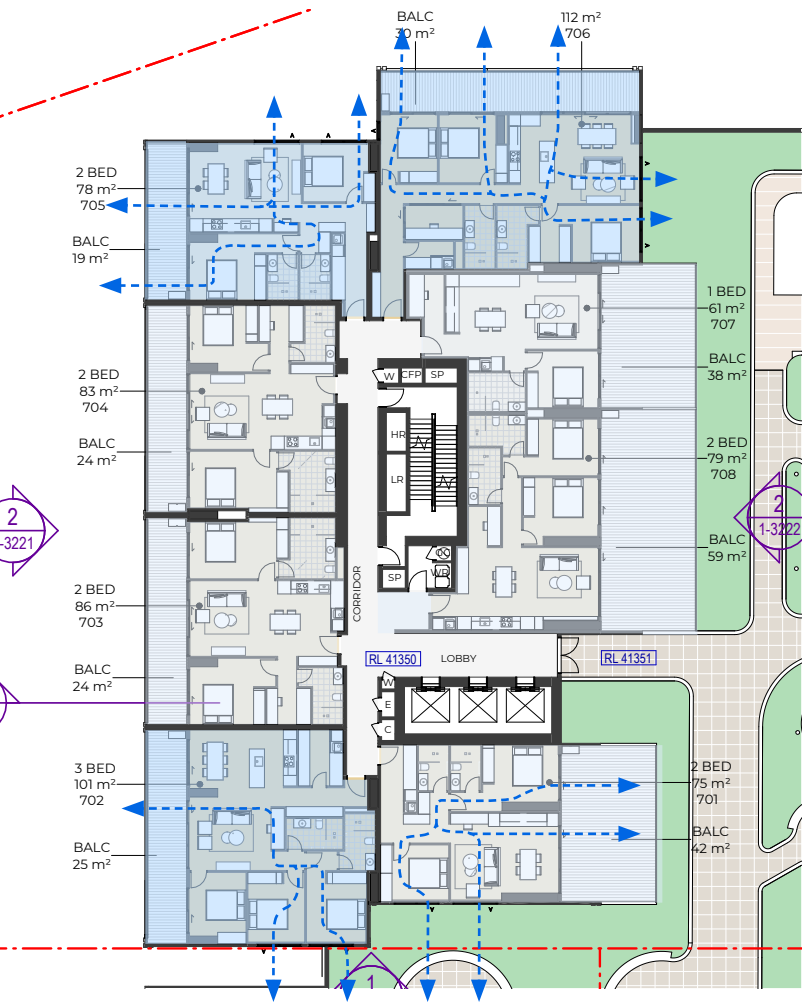
UNITS WITH <2HRS BETWEEN 9AM-3PM: 132 (52%)

NO DIRECT SUNLIGHT: 24 (10%)

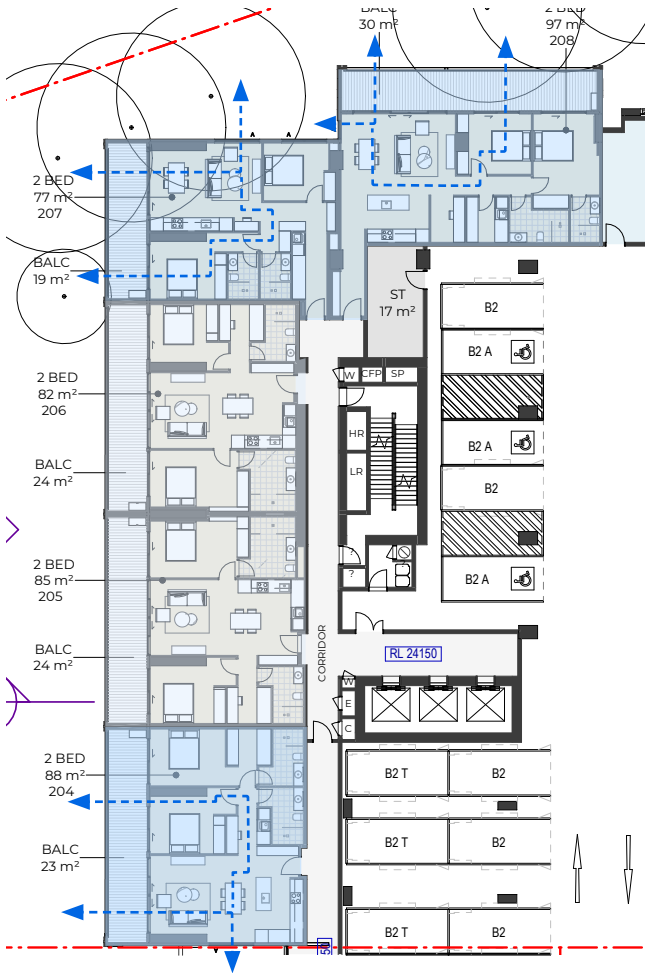
Conclusions:

- North facing apartments achieve solar in all levels.
- West facing units achieve only one hour between 9am-3pm, with the potential of achieving one more hour if counted until 4pm.
- Unit 1 achieves minimum solar access only in the upper levels.

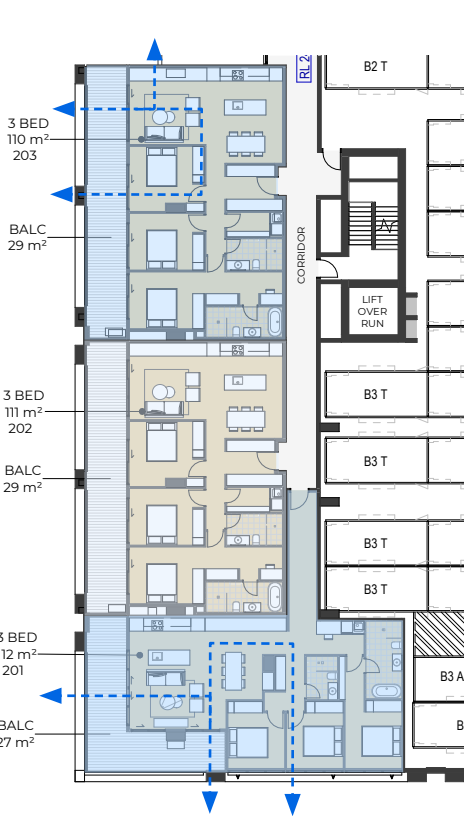
10.08 Building 2 Ventilation and Private Open Space



Level 07



Level 02 Sleeved



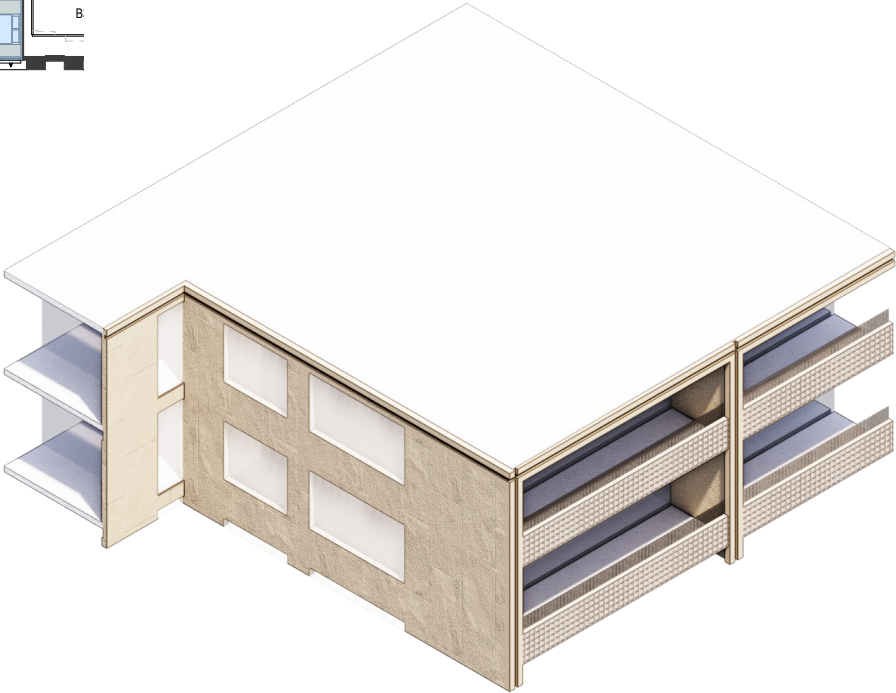
Level 02 Podium

CROSS VENTILATION SUMMARY	
LVL LG-1	N/A
LVL 2-6	5/8 Apartments
LVL7	4/8 Apartments
TOTAL	29/48 Apartments 60%

At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building.

Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed.

Note: As per the ADG design criteria, first 9 building levels to be counted towards cross ventilation.



Cross Ventilated Apartment

Apartment with Operable Ventilated Facade

10.09 Building 3 Typical Apartment Units



COMPLIANCE SUMMARY

Acoustic measures:

After discussion with the acoustic consultants, measures introduced into Building 3 include:

- Majority of apartments face onto parkland away from traffic noise sources.

Typical floor summary:

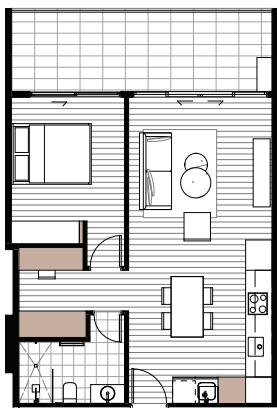
1 x 1 Bed

4 x 2 Bed

2 x 3 Bed

Total units per floor = 7

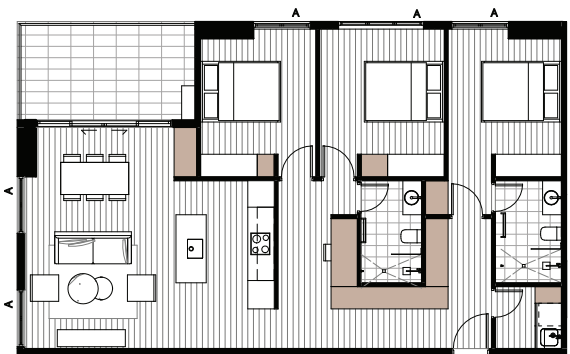
Total Building Units = 118



1 Bedroom



2 Bedroom



3 Bedroom

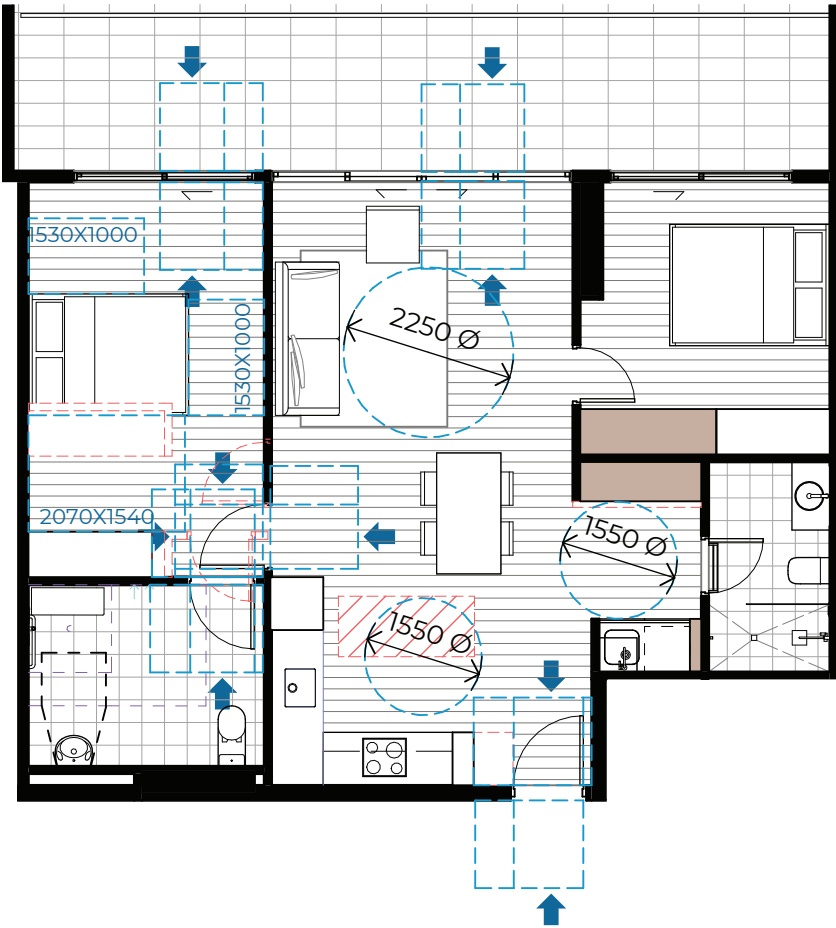
Typical Level

SDRP 2 FEEDBACK		REFER TO
18.0	Acoustic measures, such as winter gardens, podium setbacks, and the location of habitable rooms and private open space.	See page 08.02 & Compliance Chapter 10
20.0	That the objective of 4F-1 of the ADG will be able to be achieved.	See Compliance Chapter 10

10.10 Building 3
Adaptable Units



Pre adaptation layout



Post adaptation layout

SDRP 2 FEEDBACK

19.0 Façade articulation must be adequately sized where it will be relied upon to provide cross ventilation.

REFER TO

See Compliance Chapter 10



Successful build-to-rent developments offer communal spaces that instill a sense of community, such as gyms, entertainment areas or workspaces. These give residents benefits such as opportunities to get to know their neighbours and live healthier lifestyles. These spaces also encourage activity normally done in an apartment and may allow for smaller but functional apartment sizes.

Apartment size and layout is an important aspect of amenity. Apartments should demonstrate that all necessary furniture can fit while still allowing plenty of space for residents to move about.

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BTR
FRAMEWORK

Build to Rent layouts are dictated by usability rather than meeting a standard.

The apartment layouts reflect additional resident's preferences such as breakfast bars, separate kitchen and dining area, dressing spaces and king beds. Greystar apartments capture all of the elements required to create a comfortable home for the resident with the ability to meet changing resident needs.

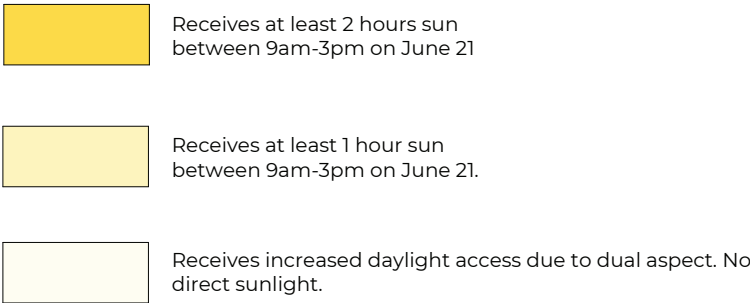
10.11

Building 3

Solar and Daylight Access



Typical Floor



SOLAR ACCESS SUMMARY

ADG Objective 4A-1:

Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter. Achieving the design criteria may not be possible on some sites. This includes:

- Where greater residential amenity can be achieved
- Along a busy road or rail line by orientating the living rooms away from the noise source on south facing sloping sites
- Where significant views are oriented away from the desired aspect for direct sunlight

Design drawings need to demonstrate how site constraints and orientation preclude meeting the design criteria and how the development meets the objective.

TOTAL APARTMENTS: 118

UNITS WITH >2 HRS BETWEEN 9AM-3PM: 67 (57%)

UNITS WITH <2HRS BETWEEN 9AM-3PM: 34 (29%)

NO DIRECT SUNLIGHT: 17 (14%)

Conclusions:

- North facing apartments achieve solar in all levels.
- East facing units achieve only one hour between 9am-3pm, with the potential of achieving one more hour if counted from 8am.

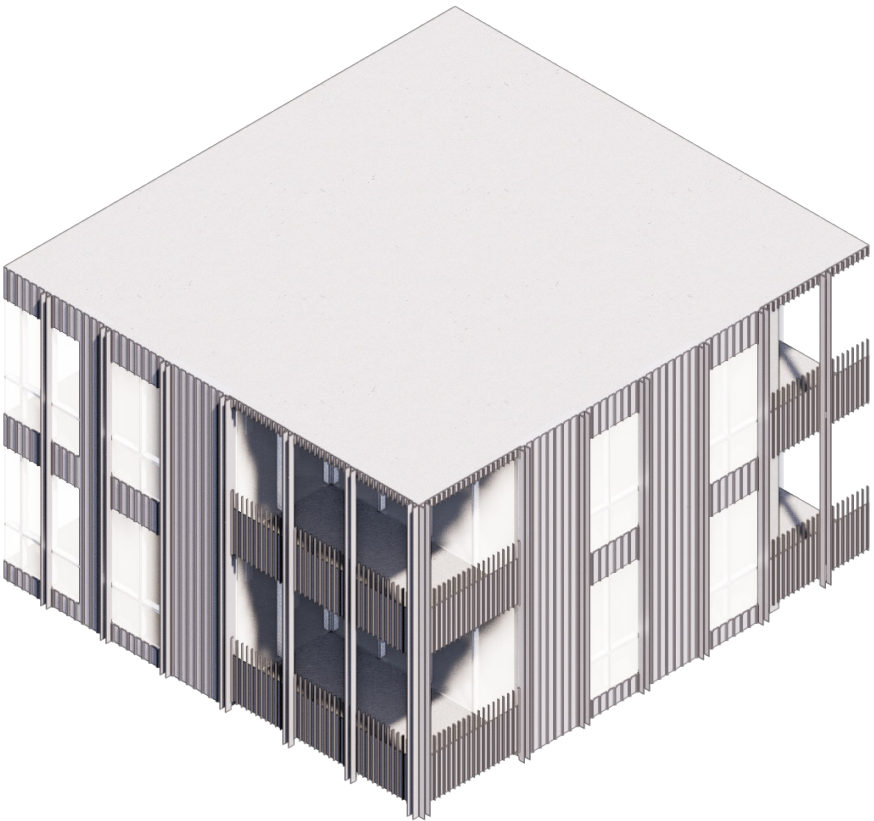
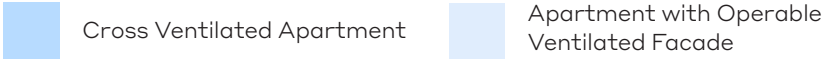
10.12

Building 3

Ventilation and Private Open Space



Level 07



CROSS VENTILATION SUMMARY

LVL LG-6	N/A
LVL 7	4/6 Apartments
TOTAL	4/6 Apartments 67%

At least 67% of apartments are naturally cross ventilated in the first nine storeys of the building.

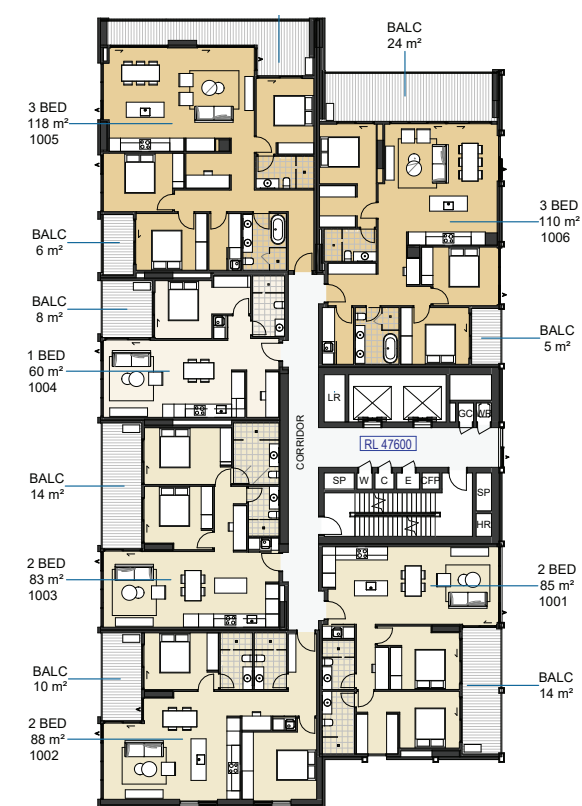
Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed.

Note: As per the ADG design criteria, first 9 building levels to be counted towards cross ventilation.

10.13

Building 4

Typical Apartment Units



COMPLIANCE SUMMARY

Acoustic measures:

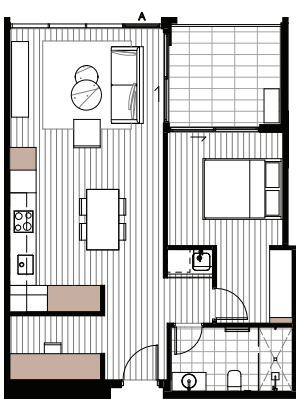
After discussion with the acoustic consultants, measures introduced into Building 4 include:

- Majority of apartments face onto parkland away from traffic noise sources.

Typical floor summary:

- 1 x 1 Bed
- 3 x 2 Bed
- 2 x 3 Bed
- Total units per floor = 6

Total Building Units = 100



1 Bedroom



2 Bedroom



3 Bedroom

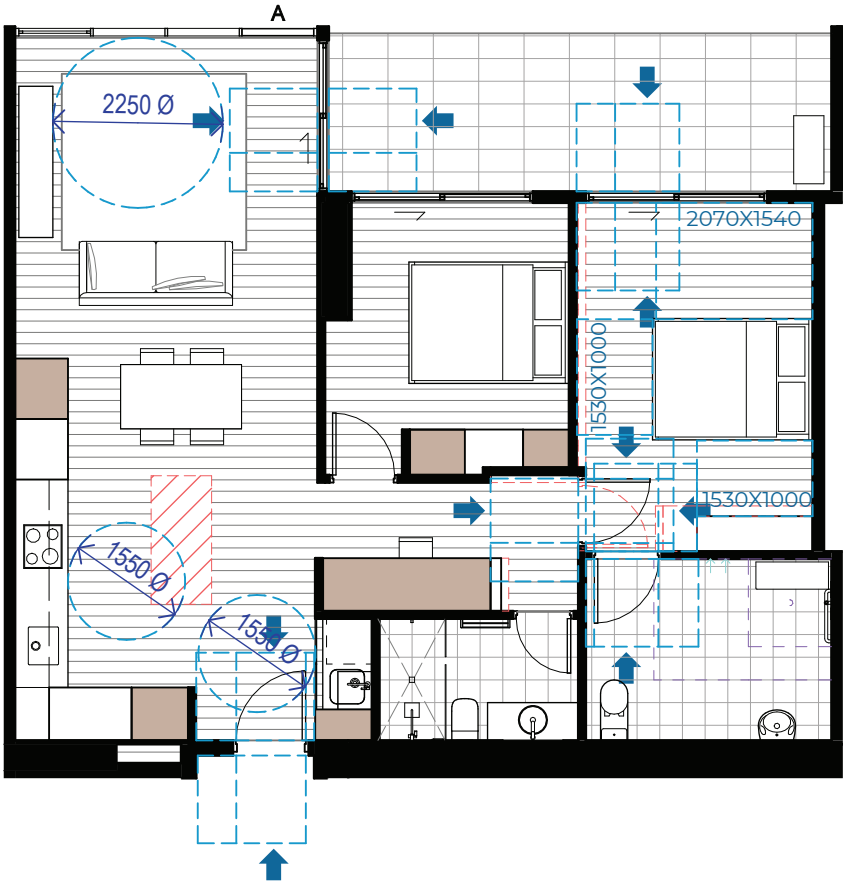
Typical Level

SDRP 2 FEEDBACK		REFER TO
18.0	Acoustic measures, such as winter gardens, podium setbacks, and the location of habitable rooms and private open space.	See page 08.02 & Compliance Chapter 10
20.0	That the objective of 4F-1 of the ADG will be able to be achieved.	See Compliance Chapter 10

10.14 Building 4 Adaptable Units



Pre adaptation layout



Post adaptation layout

SDRP 2 FEEDBACK

19.0 Façade articulation must be adequately sized where it will be relied upon to provide cross ventilation.

REFER TO

See Compliance Chapter 10



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Apartment size and layout is an important aspect of amenity. Apartments should demonstrate that all necessary furniture can fit while still allowing plenty of space for residents to move about.

NSW Build-to-rent housing and flexible design fact sheet, Feb 2023



BTR
FRAMEWORK

Build to Rent layouts are dictated by usability rather than meeting a standard.

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10.15

Building 4

Solar and Daylight Access



SOLAR ACCESS SUMMARY

ADG Objective 4A-1:

Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter. Achieving the design criteria may not be possible on some sites. This includes:

- Where greater residential amenity can be achieved
- Along a busy road or rail line by orientating the living rooms away from the noise source on south facing sloping sites
- Where significant views are oriented away from the desired aspect for direct sunlight

Design drawings need to demonstrate how site constraints and orientation preclude meeting the design criteria and how the development meets the objective.

TOTAL APARTMENTS: 105

UNITS WITH >2 HRS BETWEEN 9AM-3PM: 87 (83%)

UNITS WITH <2HRS BETWEEN 9AM-3PM: 0

NO DIRECT SUNLIGHT: 18 (17%)

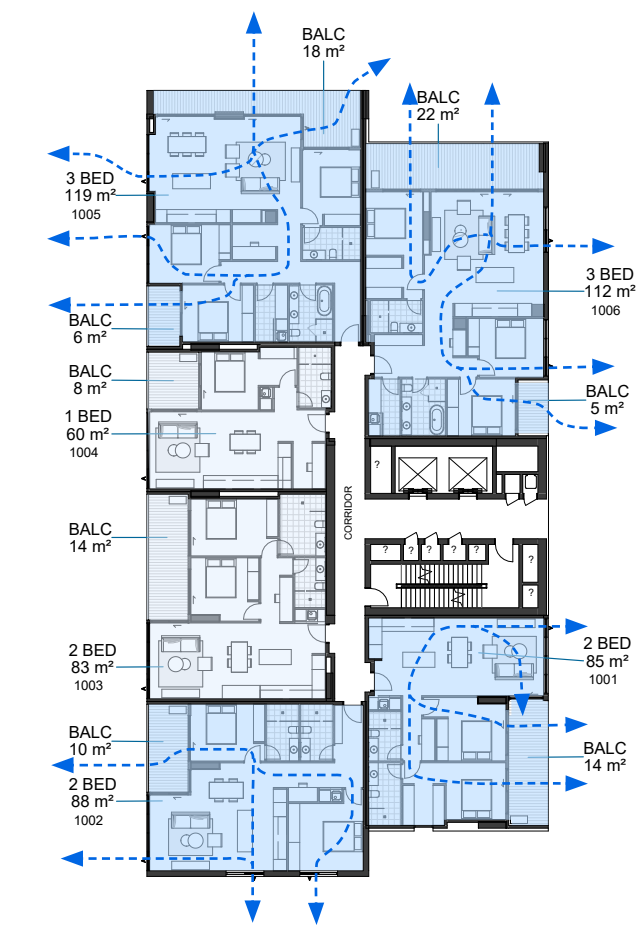
Conclusions:

- North - West facing apartments achieve solar in all levels.
- East facing unit receive indirect light due to its dual aspect orientation as well as the openness and long views of Crescent St.

10.16

Building 4

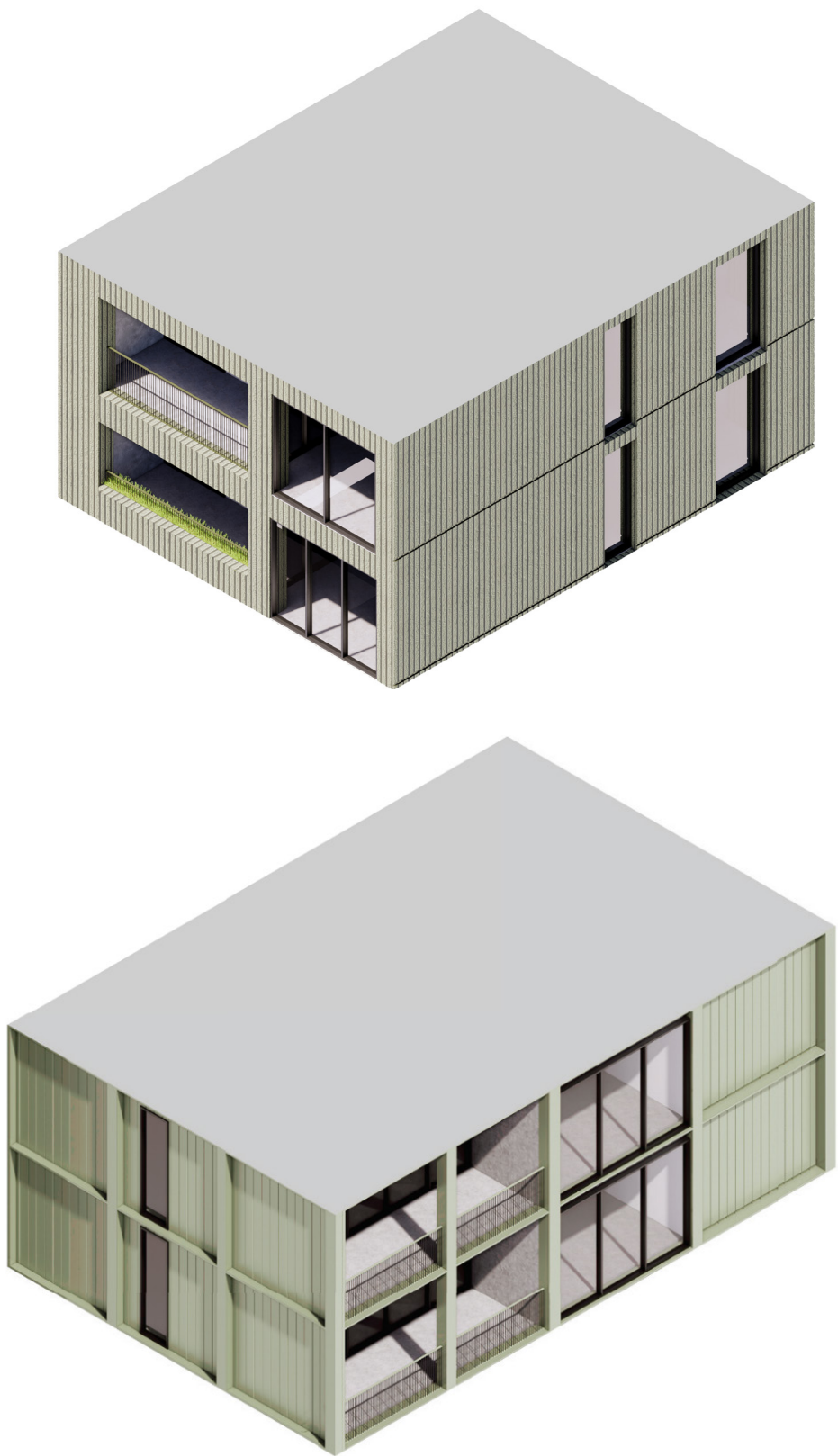
Ventilation and Private Open Space



Level 07

Cross Ventilated Apartment

Apartment with Operable Ventilated Facade



CROSS VENTILATION SUMMARY

LVL LG	N/A
LVL G	2/3 Apartments
LVL 1-7	4/6 Apartments
TOTAL	30/45 Apartments 67%

At least 67% of apartments are naturally cross ventilated in the first nine storeys of the building.

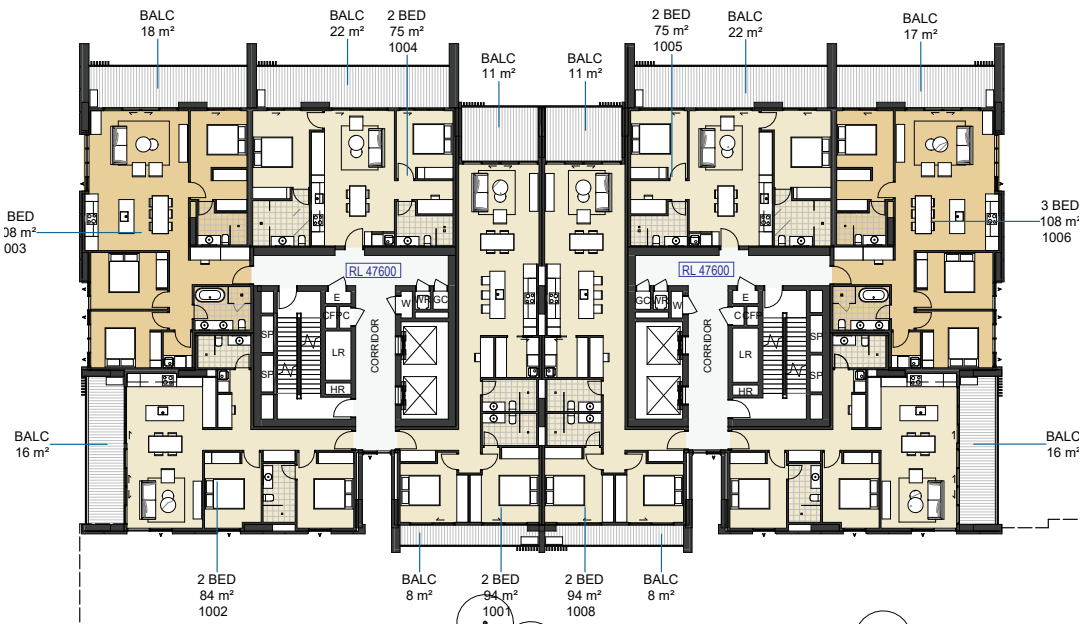
Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed.

Note: As per the ADG design criteria, first 9 building levels to be counted towards cross ventilation.

10.17

Building 5

Typical Apartment Units



1 Bedroom



2 Bedroom



3 Bedroom

COMPLIANCE SUMMARY

Acoustic measures:

After discussion with the acoustic consultants, measures introduced into Building 5 include:

- Building mass moved away from road and train line
- Majority of apartments face onto parkland away from traffic noise sources.

Typical floor summary:

6 x 2 Bed

2 x 3 Bed

Total units per floor = 8

Total Building Units = 137

Typical Level

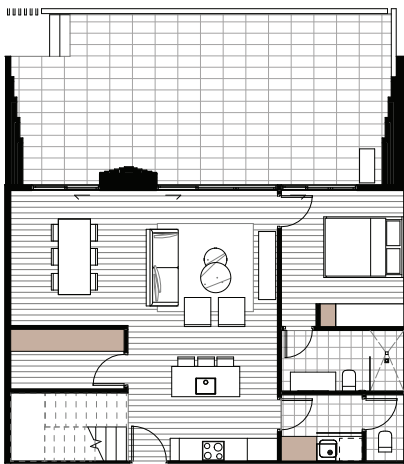
SDRP 2 FEEDBACK

REFER TO

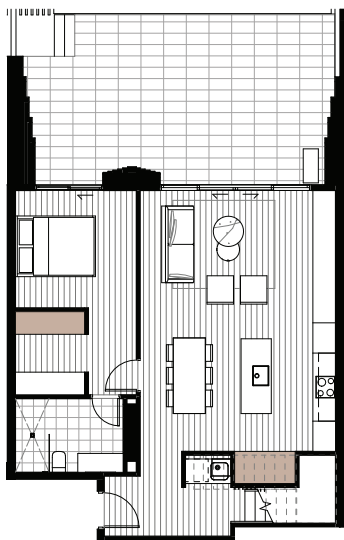
- | | |
|------|---|
| 18.0 | Acoustic measures, such as winter gardens, podium setbacks, and the location of habitable rooms and private open space. |
| 20.0 | That the objective of 4F-1 of the ADG will be able to be achieved. |

See page 08.02 & Compliance Chapter 10

See Compliance Chapter 10



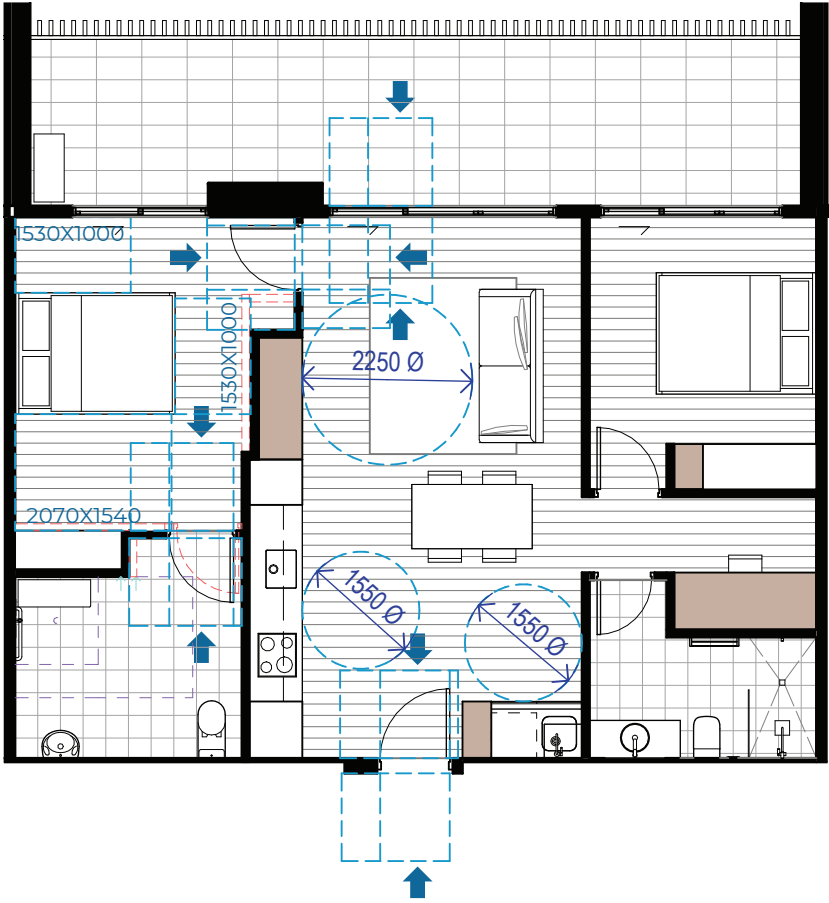
Townhouses



10.18 Building 5
Adaptable Units



Pre adaptation layout



Post adaptation layout

SDRP 2 FEEDBACK

19.0 Façade articulation must be adequately sized where it will be relied upon to provide cross ventilation.

REFER TO

See Compliance Chapter 10



Successful build-to-rent developments offer communal spaces that instill a sense of community, such as gyms, entertainment areas or workspaces. These give residents benefits such as opportunities to get to know their neighbours and live healthier lifestyles. These spaces also encourage activity normally done in an apartment and may allow for smaller but functional apartment sizes.

Apartment size and layout is an important aspect of amenity. Apartments should demonstrate that all necessary furniture can fit while still allowing plenty of space for residents to move about.

NSW Build-to-rent housing and flexible design fact sheet, Feb 2023



BTR
FRAMEWORK

Build to Rent layouts are dictated by usability rather than meeting a standard.

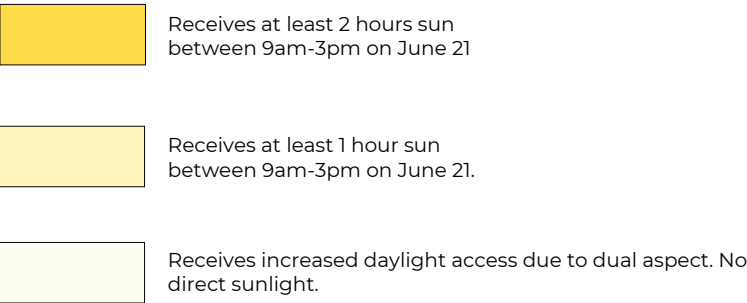
The apartment layouts reflect additional resident's preferences such as breakfast bars, separate kitchen and dining area, dressing spaces and king beds. Greystar apartments capture all of the elements required to create a comfortable home for the resident with the ability to meet changing resident needs.

10.19 Building 5 Solar and Daylight Access



Typical Lower Floor

Typical Upper Floor



Conclusions:

- North facing apartments achieve solar in all levels.
- East facing unit receives indirect light due to its dual aspect orientation as well as the openness and long views of Crescent St. However, this unit achieves minimum 2 hrs solar access in the upper 5 levels.

SOLAR ACCESS SUMMARY

ADG Objective 4A-1:

Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter. Achieving the design criteria may not be possible on some sites. This includes:

- Where greater residential amenity can be achieved
- Along a busy road or rail line by orientating the living rooms away from the noise source on south facing sloping sites
- Where significant views are oriented away from the desired aspect for direct sunlight

Design drawings need to demonstrate how site constraints and orientation preclude meeting the design criteria and how the development meets the objective.

TOTAL APARTMENTS: 137

UNITS WITH >2 HRS BETWEEN 9AM-3PM: 115 (84%)

UNITS WITH <2HRS BETWEEN 9AM-3PM: 22 (16%)

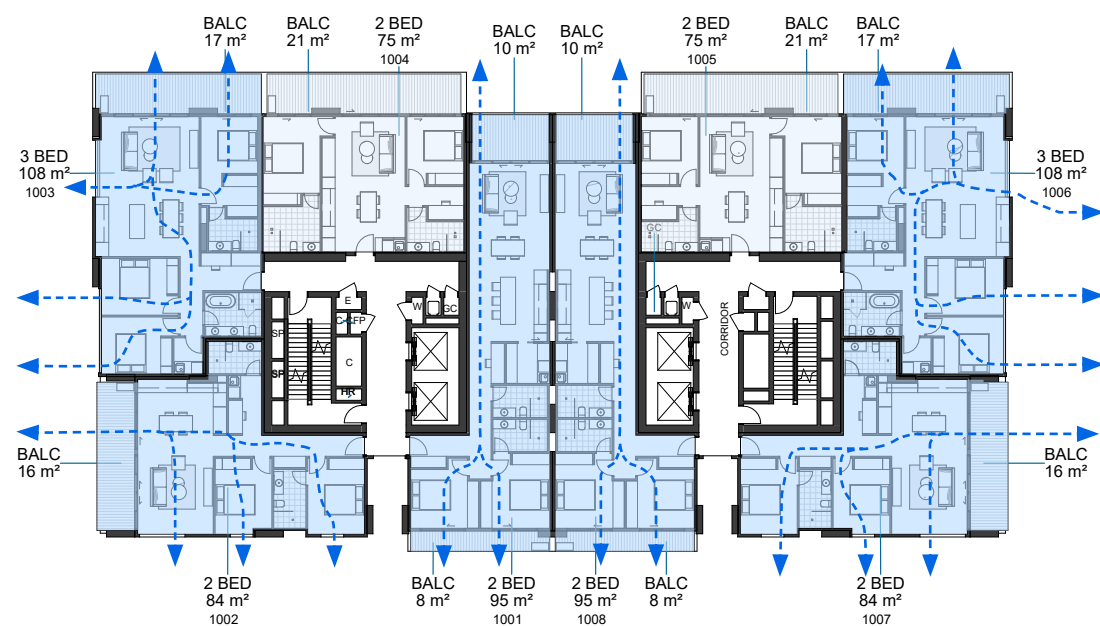
**SOUTH EAST APARTMENT ACHIEVES 2HRS SUN ON LVLS 14-18

NO DIRECT SUNLIGHT: 0

10.20

Building 5

Ventilation and Private Open Space



Level 07

CROSS VENTILATION SUMMARY

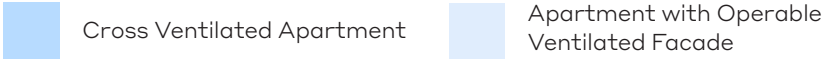
LVL LG	2/4 Apartments
LVL GF	0/1 Apartments
LVL 1 - 5	2/5 Apartments
LVL 6 - 7	6/8 Apartments
TOTAL	24/46 Apartments 52%

At least 52% of apartments are naturally cross ventilated in the first nine storeys of the building.

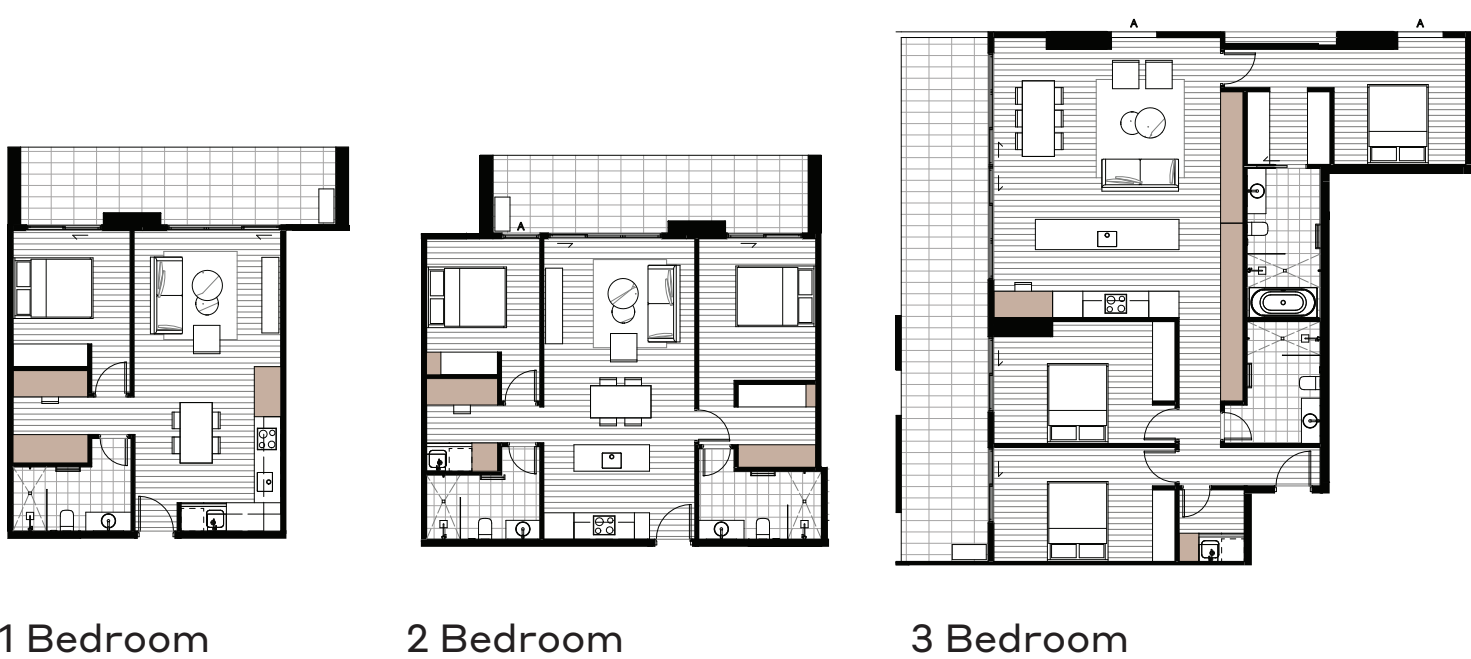
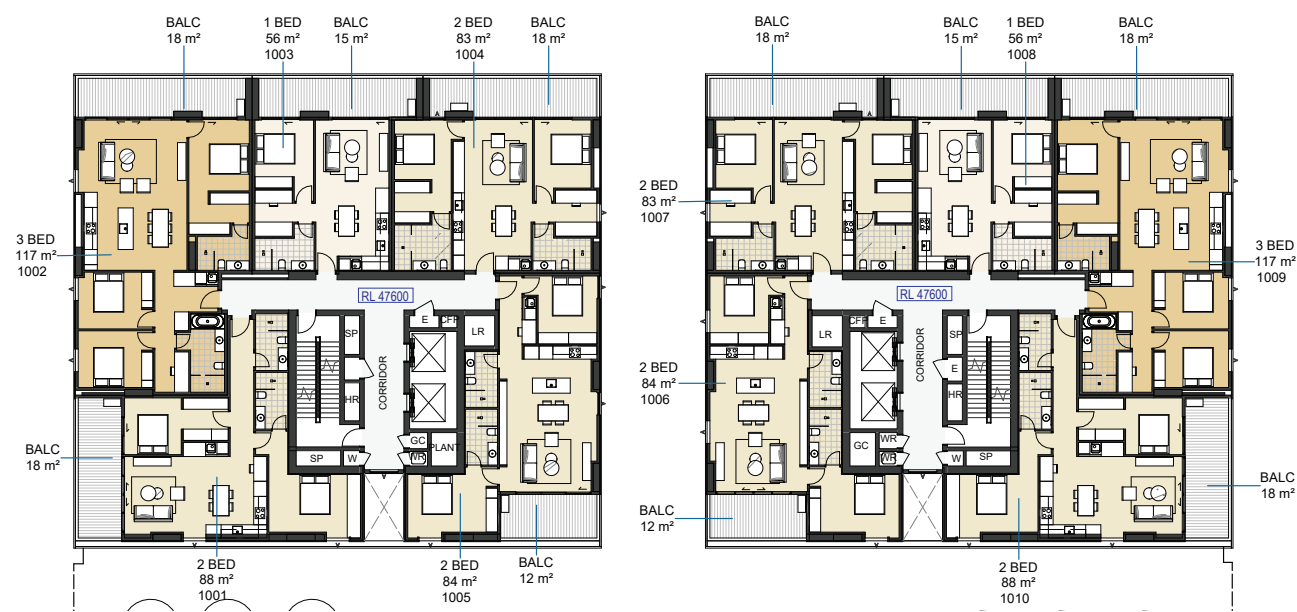
Despite double height storey cross ventilation is not technically compliant, due to their height and layout, these units will achieve better ventilation than a single storey apartment.

Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed.

Note: As per the ADG design criteria, first 9 building levels to be counted towards cross ventilation.



10.21 Building 6 Typical Apartment Units



COMPLIANCE SUMMARY

Acoustic measures:

After discussion with the acoustic consultants, measures introduced into Building 6 include:

- Building mass moved away from road and train line
- Majority of apartments face onto parkland away from traffic noise sources.

Typical floor summary:

2 x 1 Bed

6 x 2 Bed

2 x 3 Bed

Total units per floor: 10

Total Building Units = 186

Typical Level

SDRP 2 FEEDBACK

REFER TO

- | | |
|------|---|
| 18.0 | Acoustic measures, such as winter gardens, podium setbacks, and the location of habitable rooms and private open space. |
| 20.0 | That the objective of 4F-1 of the ADG will be able to be achieved. |

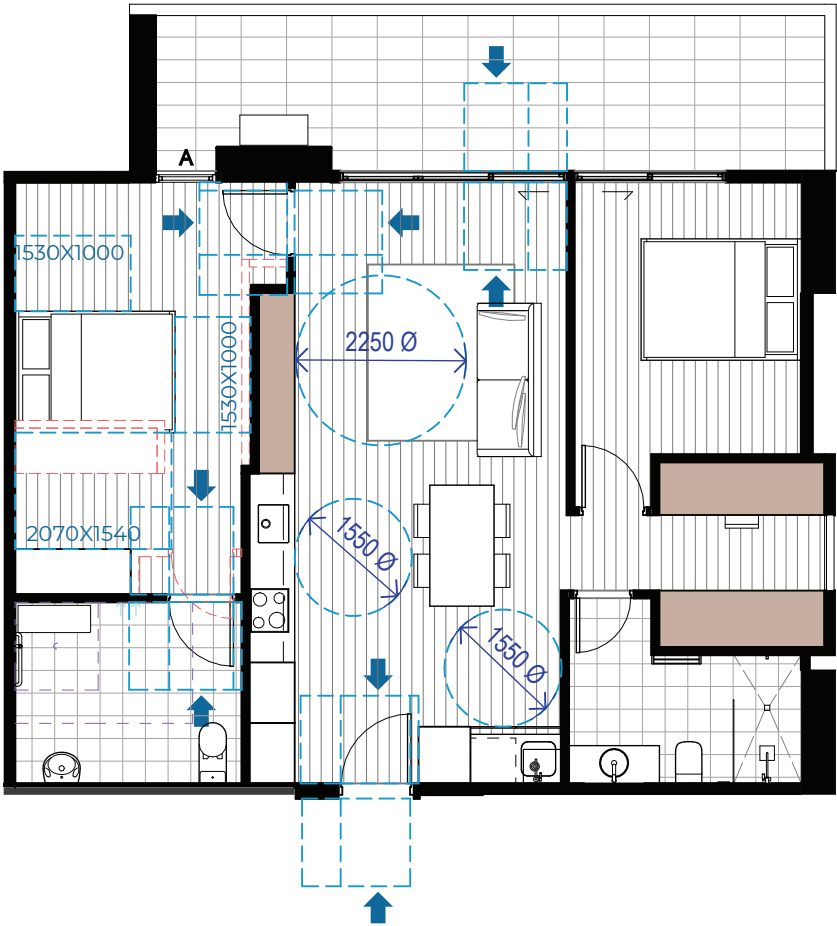
See page 08.02 & Compliance Chapter 10

See Compliance Chapter 10

10.22 Building 6
Adaptable Units



Pre adaptation layout



Post adaptation layout

SDRP 2 FEEDBACK

19.0 Façade articulation must be adequately sized where it will be relied upon to provide cross ventilation.

REFER TO

See Compliance Chapter 10



Successful build-to-rent developments offer communal spaces that instill a sense of community, such as gyms, entertainment areas or workspaces. These give residents benefits such as opportunities to get to know their neighbours and live healthier lifestyles. These spaces also encourage activity normally done in an apartment and may allow for smaller but functional apartment sizes.

Apartment size and layout is an important aspect of amenity. Apartments should demonstrate that all necessary furniture can fit while still allowing plenty of space for residents to move about.

NSW Build-to-rent housing and flexible design fact sheet, Feb 2023



Build to Rent layouts are dictated by usability rather than meeting a standard.

The apartment layouts reflect additional resident's preferences such as breakfast bars, separate kitchen and dining area, dressing spaces and king beds. Greystar apartments capture all of the elements required to create a comfortable home for the resident with the ability to meet changing resident needs.