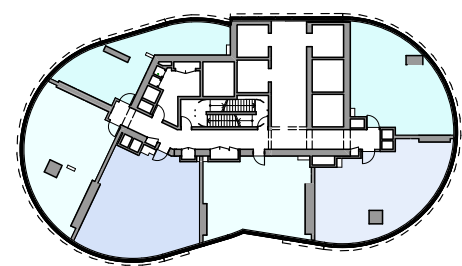
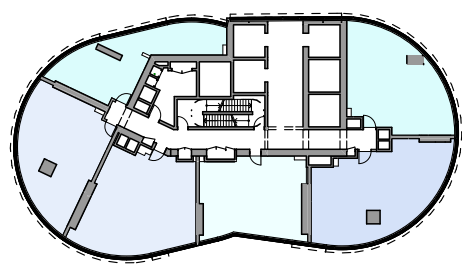


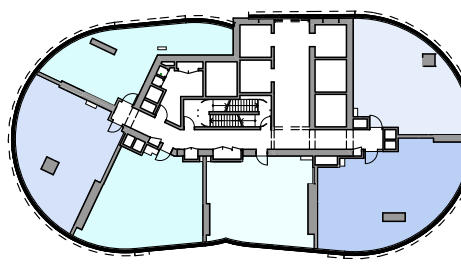
11.3 Typical Apartment Level - Mid



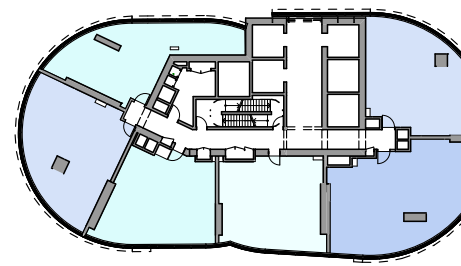
Level 15 / A7



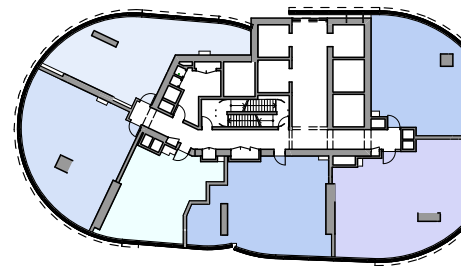
Level 16,17 / A8,A9



Level 18 / A10



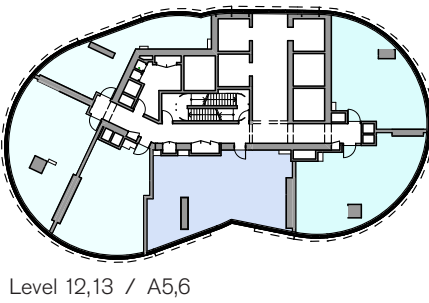
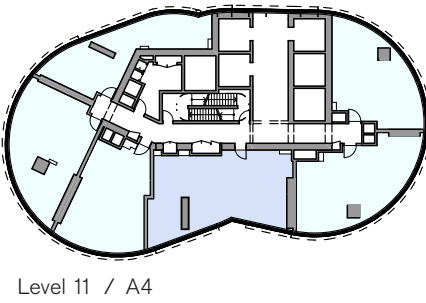
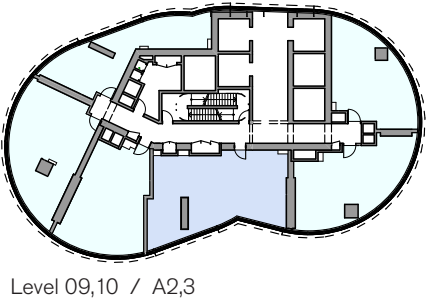
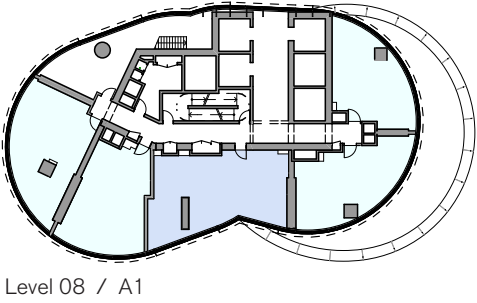
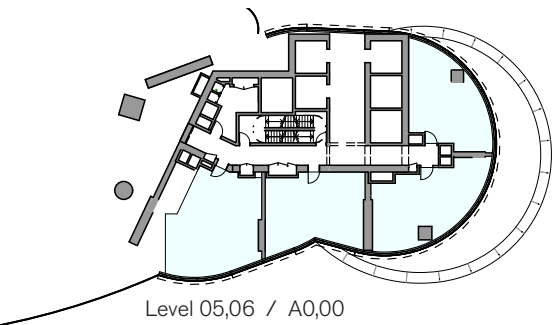
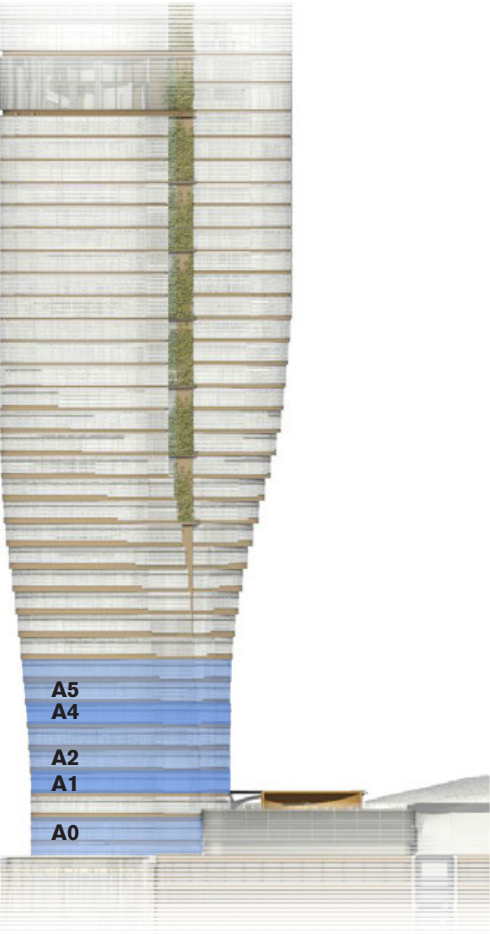
Level 19 / A11



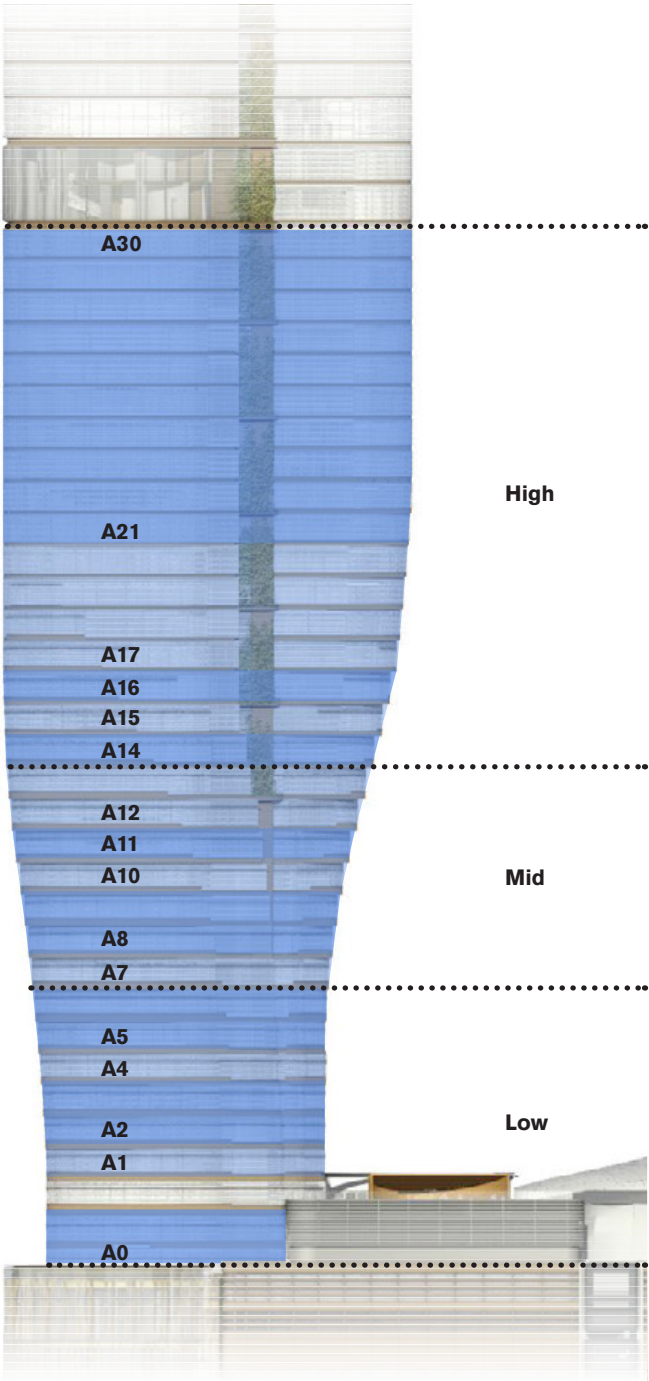
Level 20,21 / A12,13



11.4 Typical Apartment Level - Low



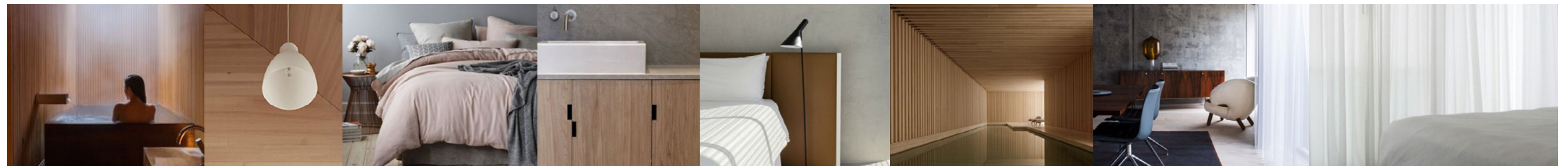
11.5 Apartment Mix



Apartment levels A0-A30

Level	Fir code	Fir to flr	A	B	C	D	E	F	Floor Apartment Yield	Sun Access	Nat Vent	South Facing	Adaptability					Universal Design		
			1B	1B+s	2B+1b	2B+2b	2B+2b+s	3B+2b					1B	1B+S	2B	2B+S	3B	1B	2B	3B
			50 sqm	58 sqm	70 sqm	75 sqm	88 sqm	115 sqm												
Level 38	A30	3500	1	0	1	0	4	1	7	5	5	0					1		1	1
Level 37	A29	3200	1	0	1	0	4	1	7	5	5	0					1		1	1
Level 36	A28	3200	1	0	1	0	4	1	7	5	5	0					1		1	1
Level 35	A27	3200	1	0	1	0	4	1	7	5	5	0					1		1	1
Level 34	A26	3200	1	0	1	0	4	1	7	5	5	0					1		1	1
Level 33	A25	3200	1	0	1	0	4	1	7	5	5	0					1		1	1
Level 32	A24	3200	1	0	1	0	4	1	7	5	5	0					1		1	1
Level 31	A23	3200	1	0	1	0	4	1	7	5	5	0					1		1	1
Level 30	A22	3200	1	0	1	0	4	1	7	5	5	0					1		1	1
Level 29	A21	3200	1	0	1	0	4	1	7	5	5	0					1		1	1
Level 28	A20	3200	2	0	1	0	3	1	7	5	5	0					1		1	1
Level 27	A19	3200	2	0	1	0	3	1	7	5	5	0					1		1	1
Level 26	A18	3200	2	0	1	0	3	1	7	5	5	0					1		1	1
Level 25	A17	3200	2	0	1	0	3	1	7	5	5	0					1		1	1
Level 24	A16	3200	2	0	0	1	3	1	7	5	4	1				1				1
Level 23	A15	3200	3	0	0	0	3	1	7	5	4	1				1				1
Level 22	A14	3200	3	0	1	0	2	1	7	5	4	1				1				1
Level 21	A13	3200	1	0	2	1	1	1	6	4	4	1					1			1
Level 20	A12	3200	1	0	2	1	1	1	6	4	4	0					1			1
Level 19	A11	3200	0	3	0	2	1	0	6	4	4	0	1						1	
Level 18	A10	3200	0	3	1	1	1	0	6	4	5	1	1						1	
Level 17	A9	3200	1	2	2	1	0	0	6	4	5	1	1						1	
Level 16	A8	3200	1	2	2	1	0	0	6	4	5	1	1						1	
Level 15	A7	3200	2	2	1	1	0	0	6	4	5	1	1						1	
Level 14	A6	3200	3	2	0	1	0	0	6	4	4	1			1					
Level 12	A5	3200	3	2	0	1	0	0	6	4	4	1			1					
Level 11	A4	3200	5	0	0	1	0	0	6	4	4	1			1			1		
Level 10	A3	3200	5	0	0	1	0	0	6	4	4	1			1					
Level 09	A2	3200	5	0	0	1	0	0	6	4	5	1			1					
Level 08	A1	3200	4	0	0	1	0	0	5	4	4	1			1					
Level 07	-	-	-	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-
Level 06	A0		4	0	0	0	0	0	4	4	2	0	1					1		
Level 05	A00		4	0	0	0	0	0	4	4	2	0	1					1		
TOTALS			65	16	25	15	64	19	204	145	13	14	7	0	6	3	16	3	19	19
			121				83			71.08%	68.42%	6.86%	32.00					41		
			59.3%				40.7%				70.10%		15.69%					20.10%		
Briefed			(A to D = 60%)				(E,F = 40%)			(70%)	(60%)	(15%)	(15%)					(20%)		
Percentage of 1B apartments			39.71%																	



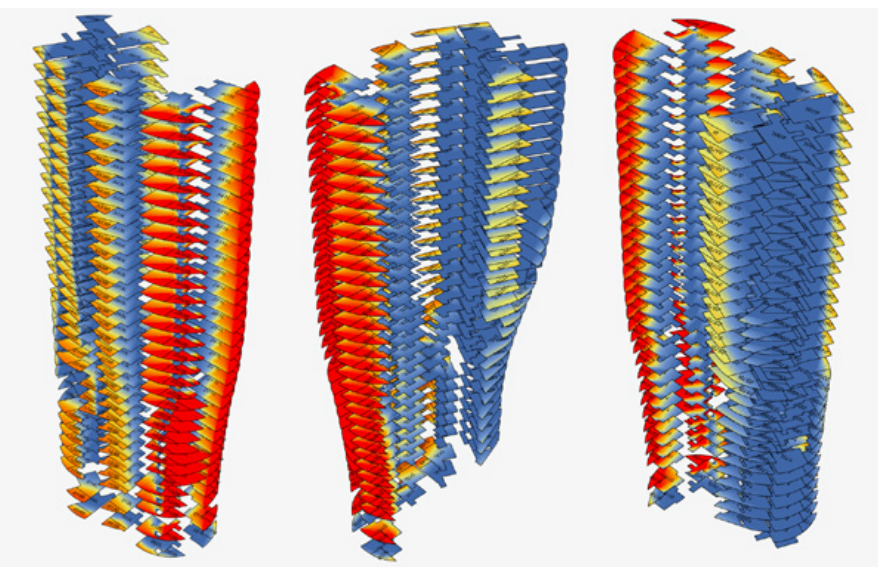
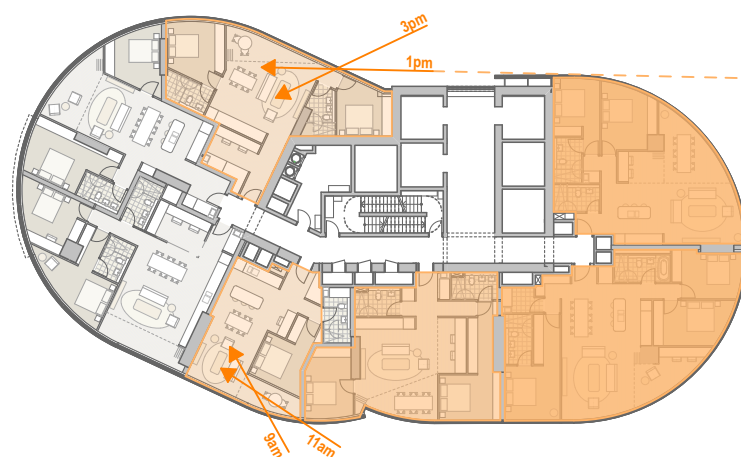


11.6 Access to Sunlight

Minimum of 70% of apartments will achieve 2 hours sunlight between 9am-3pm on the winter solstice

Sun access is a key ADG compliance parameter and has been integral throughout the tower design process. The proposals northerly orientation maximises sun access to the broad east and west facades resulting in high levels of sun access with over 70% of apartments receiving 2 hours mid-winter sun access.

These sun access rates have been achieved without compromising apartment distribution or layouts to prioritise sun access compliance over good apartment design and amenity; high value apartments are located in the highest value locations, and living rooms and balconies are view-oriented.

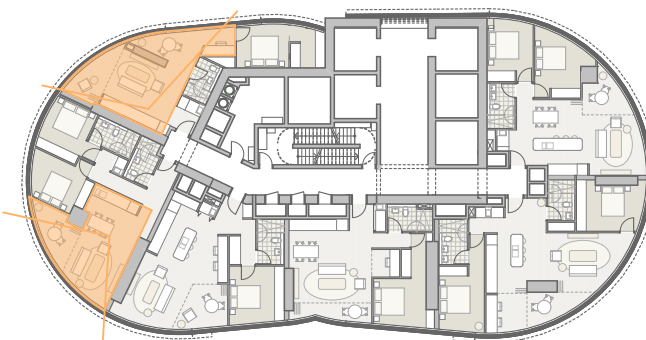
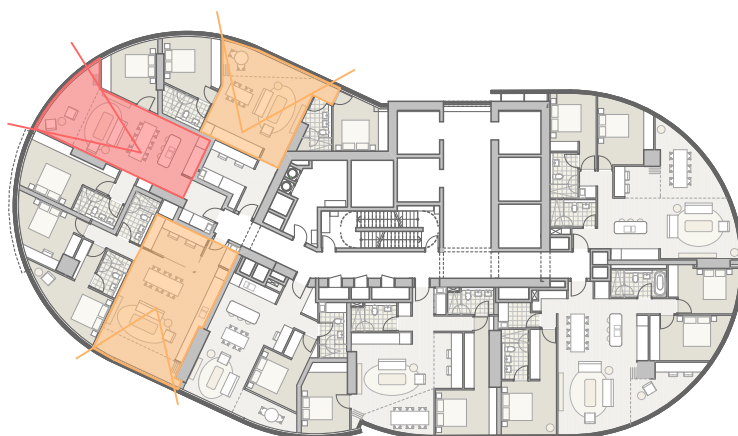


11.7 South Facing Apartments

Less than 10% of apartments will be Southfacing

The building form has been designed to optimise available sun access resulting in minimised instances of South-facing apartments. The views to the South, however, will be special and offer a unique perspective over Darling Harbour toward Haymarket and beyond.

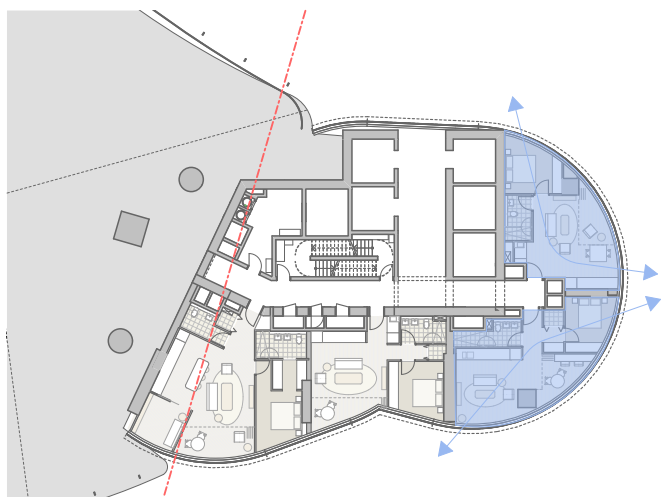
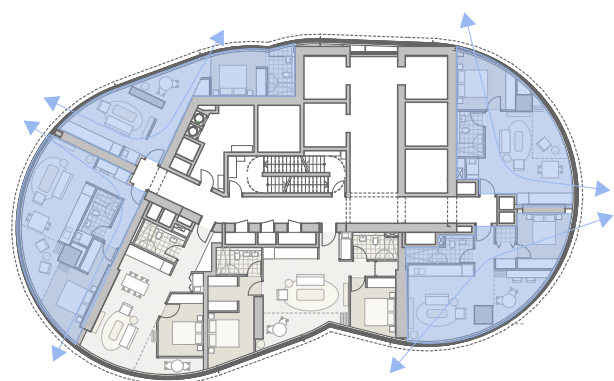
Less than 10% of apartments will be south facing or receive nil sun light on June 21st.



11.8 Natural Ventilation

Over 60% natural ventilation achieved for first 9 stories

Whilst, in accordance with ADG, only the first 9 floors of a building are required to achieve 60% good ventilation, we have endeavoured to provide cross ventilation to as many apartments as possible, achieving 70% cross ventilation to all apartments. The oval floor plate geometry assists in uniforming wind pressures around the tower and promoting cross ventilation by creating a high percentage of dual-oriented apartments.

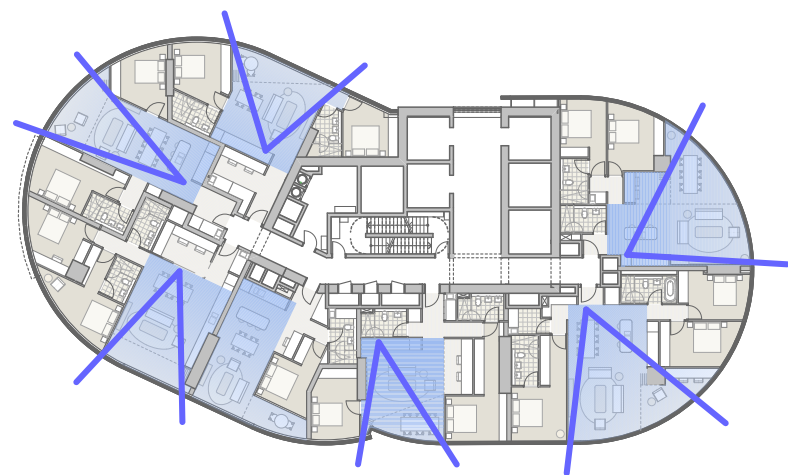
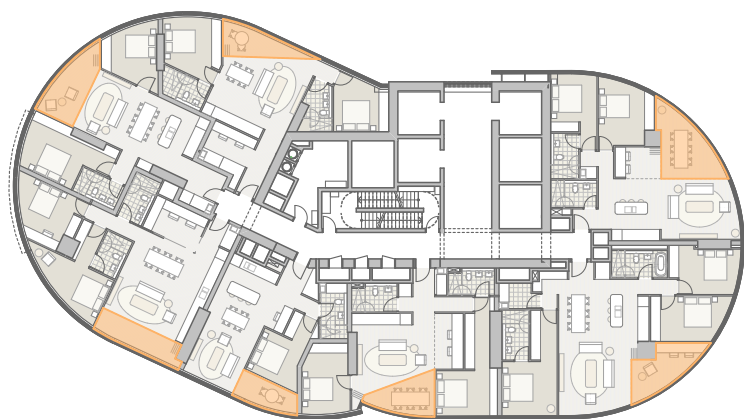


11.9 Private Open Space - Winter Garden

Due to high anticipated wind speeds and difficult acoustic conditions up to Level 27 of the tower, winter gardens have been incorporated to provide a high level of apartment amenity and flexibility.

Each wintergarden will be fully encloseable and interpreted as a seamless extension of the interior living when opened. They've been designed to be waterproof with an operable facade only, no facade elements always open.

97% of apartments have been provided with winter gardens sized as per the minimum balconies sizes noted in the ADG.



11.12 Views

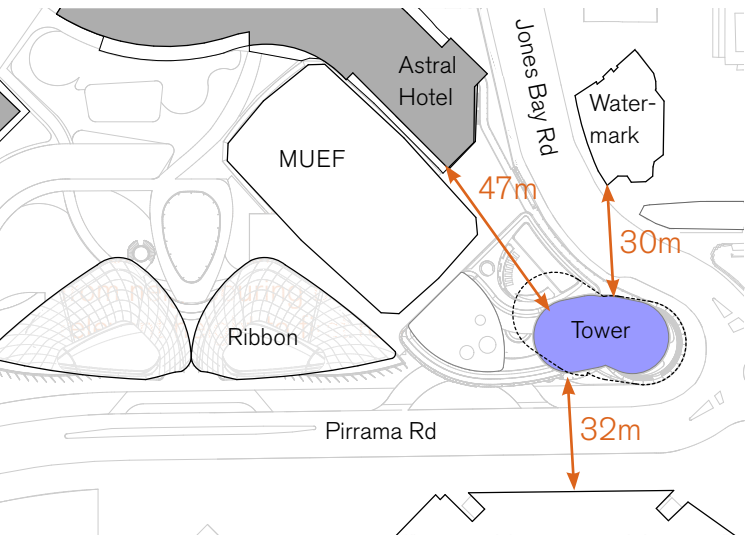
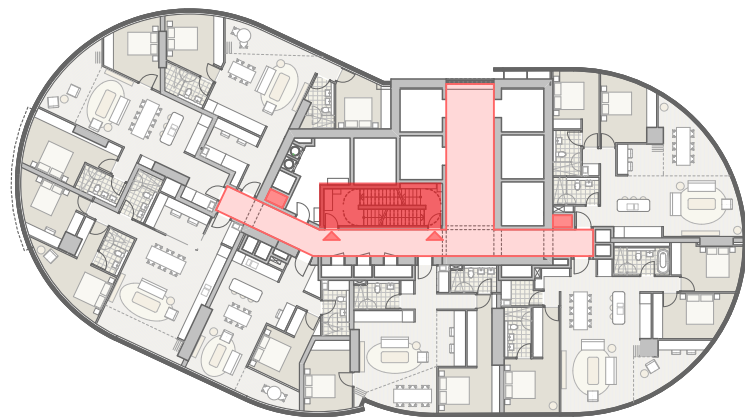
Apartments have been designed in concert with the development of the external building form to ensure wide frontages and living spaces engaged with the facades and oriented to the city and harbour views.

11.10 Fire Egress

A 1m wide scissor stair has been accommodated as per the initial briefing advice. This comfortably covers all residential and hotel floor loads, and equates to a maximum occupancy load of around 400+ for the club lounge rooftop bar in principle. We note also, that the sky lobby bar and restaurant is currently spread over two floors with access into the scissor stair, so a larger population is plausible with the same width stair. Substantially larger occupancy loads would require further assessment of the scissor stair widths.

The push/pull corridor pressurisation system has been adopted throughout the tower, with both shafts carefully located to ensure air flow past both scissor stair doors with the minimisation of isolated dead-end corridors where smoke can build.

One tower stairs egresses at L00 - Ground floor to Jones Bay Road, while the other egresses at B2 - Ground floor to Pirrama Road.



11.13 Visual Privacy

The first floor of apartments is from RL29.8, at which height there are few surrounding buildings to consider for building separation. The distance west to the Watermark is 30.2m, and the distance southwest to the Astral Hotel is 47m. The tapering at the base of the tower form increases building separation from Astral Hotel, and to all surrounding buildings.

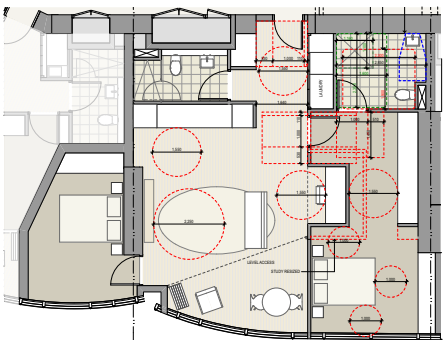
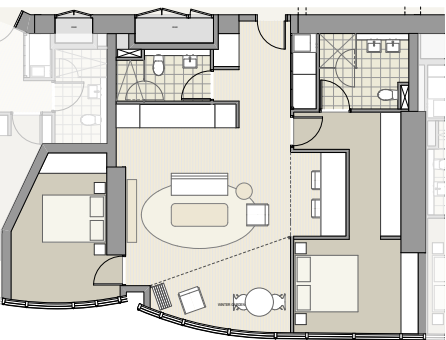
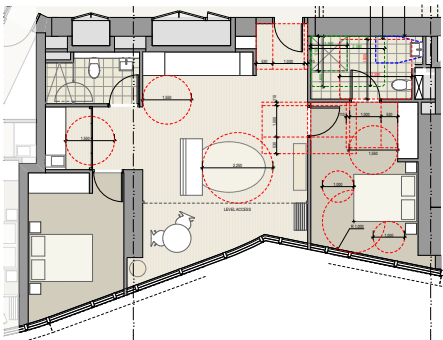
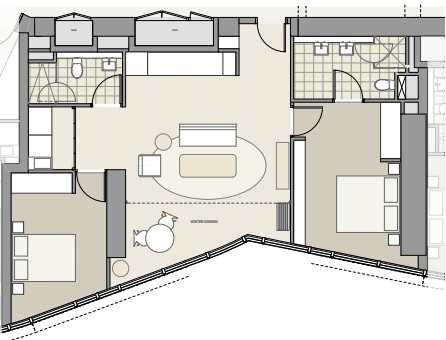
11.11 Apartment Universal Design & Adaptability

15% apartment adaptability

20% universal design

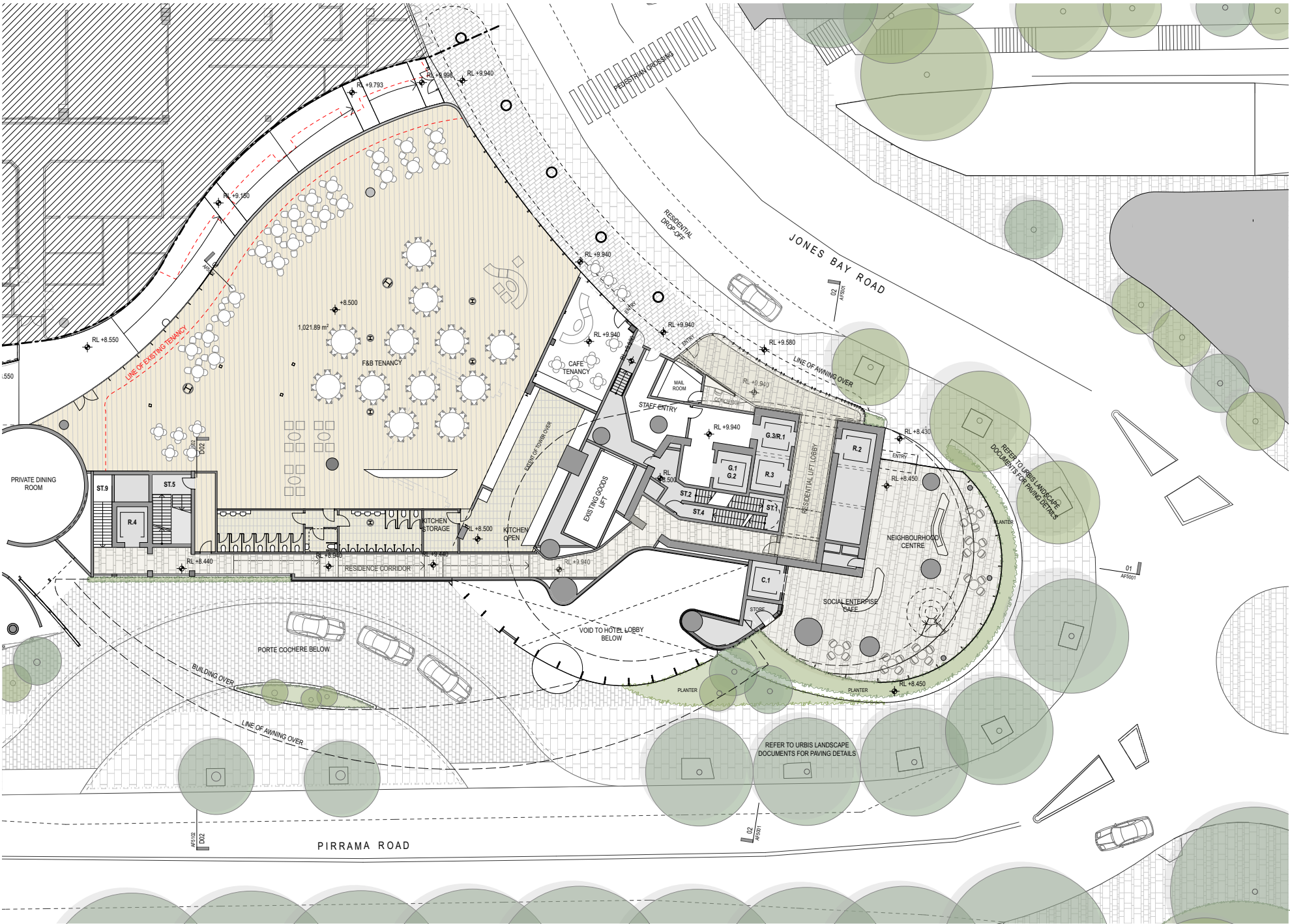
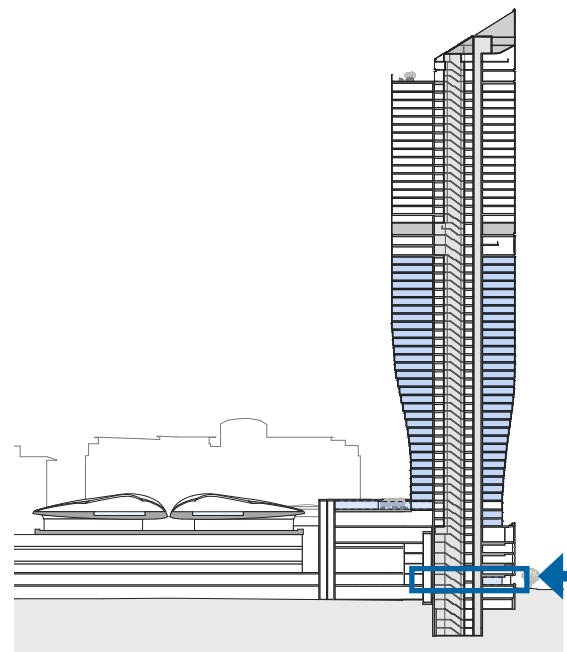
Consistent with the City of Sydney DCP, apartment adaptability to 15% will be incorporated. Adaptable apartments will be distributed evenly up and across the tower and in a variety of apartment sizes and type.

Sepp 65 and ADG provision of minimum 20% of apartments complying to Universal Design (silver performance level from Liveable Housing Australia) will also be met.



11.14 Residential Arrival

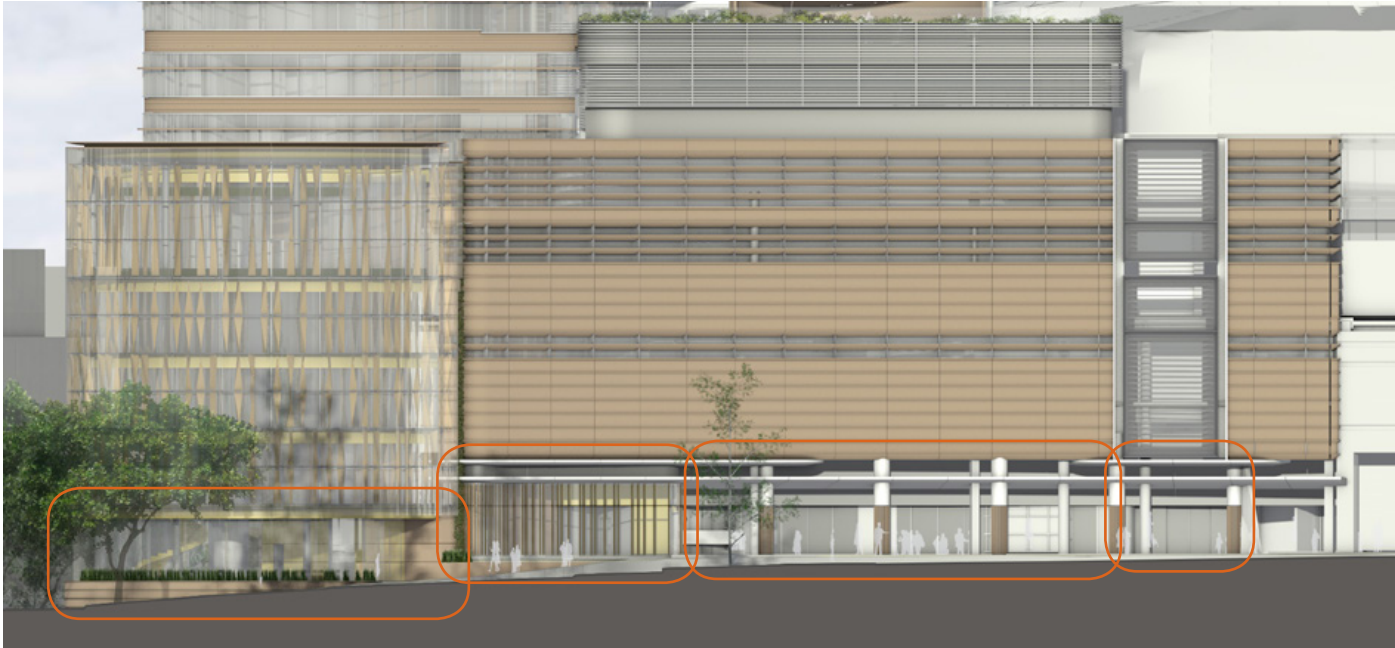
Residents arrive via Jones Bay road with a dedicated lobby area amongst the more publicly activated road interface, book-ended by the exciting community offering proposed immediately to the north and enhanced retail F&B to the south. With the addition of a concierge, this arrival lobby will be a well-lit and well-observed safe and exciting point of arrival.



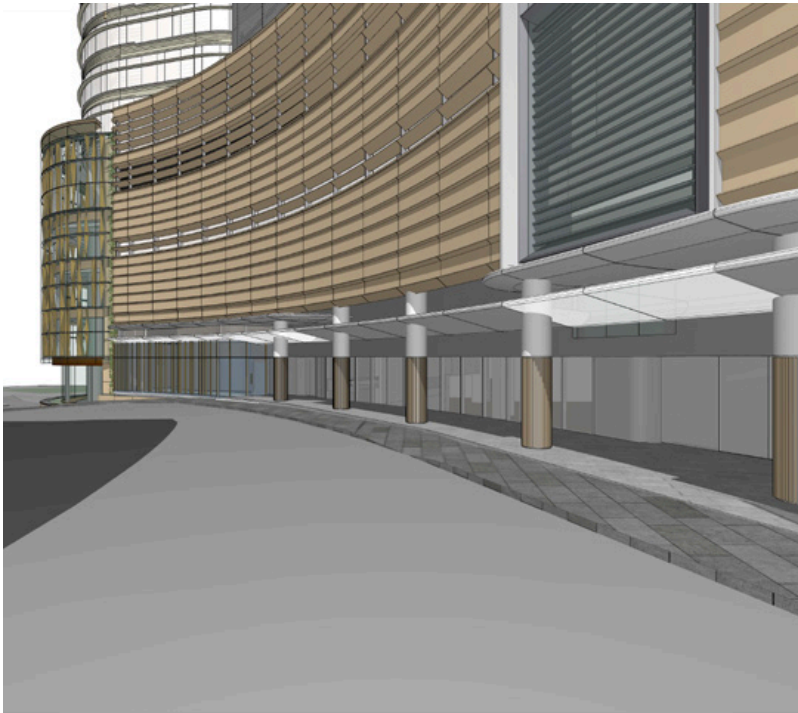
Residential Lobby via Jones Bay Rd.



Jones Bay Rd. elevation



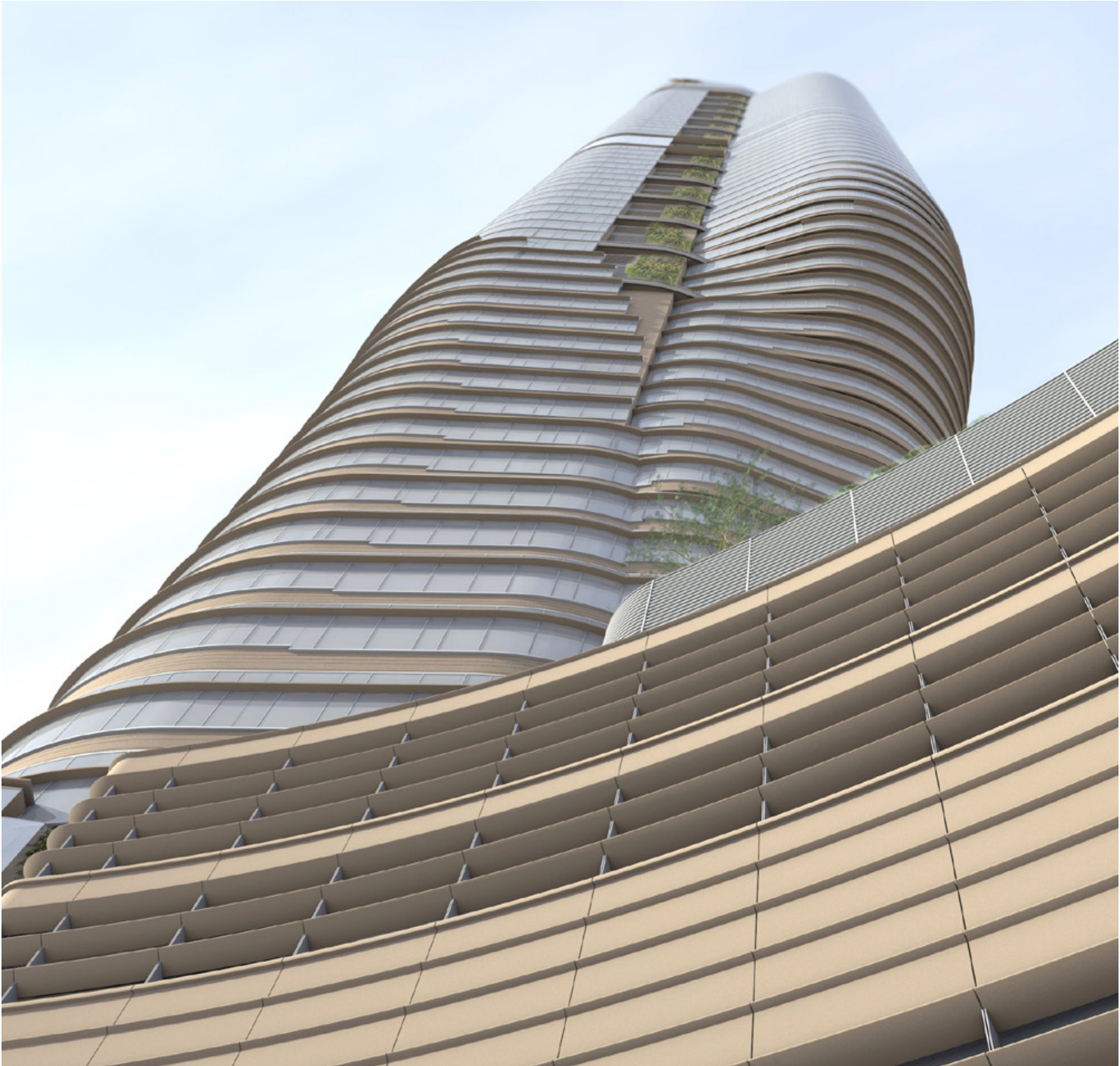
Neighbourhood Centre **Residential Lobby** F&B activated colonnade Thru-site link



Jones Bay Rd colonnade and lobby



Residential lobby and concierge



Tower perspective from residential lobby entrance

