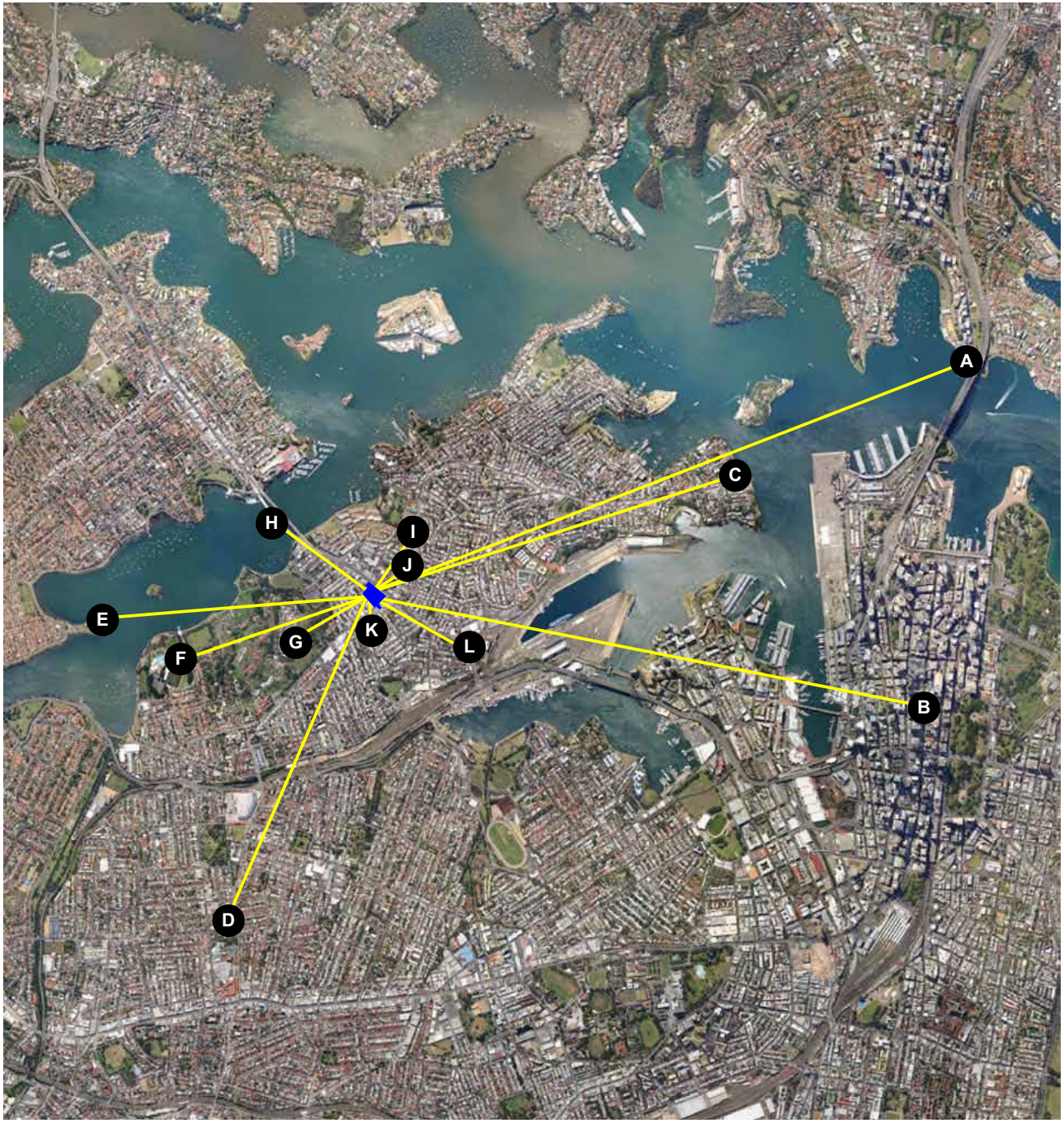


VIEWS FROM KEY VANTAGE POINTS

Existing and proposed photomontages have been prepared illustrating how the proposed development is viewed from a number of key vantage points. The location of the views is in accordance with the Director General's Requirements - Key Issue 3 (Urban Design).

LEGEND

A	HARBOUR BRIDGE
B	SYDNEY TOWER
C	EAST BALMAIN
D	LEICHHARDT COUNCIL OFFICES
E	RODD POINT
F	LEICHHARDT PARK
G	CALLAN PARK
H	IRON COVE
I	DARLING STREET FROM SOUTH EAST
J	DARLING STREET FROM SOUTH EAST
K	DARLING STREET FROM SOUTH WEST
L	WHITE BAY POWER STATION

10 VIEW ANALYSIS

[A] VIEW FROM HARBOUR BRIDGE

EXISTING

PROPOSED

[B] VIEW FROM SYDNEY TOWER

EXISTING

PROPOSED

10 VIEW ANALYSIS

[C] VIEW FROM EAST BALMAIN FERRY WHARF

EXISTING

PROPOSED

[D] VIEW FROM LEICHHARDT COUNCIL OFFICES

EXISTING

PROPOSED

10 VIEW ANALYSIS

[E] VIEW FROM RODD POINT

EXISTING

PROPOSED

PROPOSED

[F] VIEW FROM LEICHHARDT PARK

EXISTING

PROPOSED

10 VIEW ANALYSIS

[G] VIEW FROM CALLAN PARK

EXISTING

PROPOSED

[H] VIEW FROM IRON COVE BRIDGE

EXISTING

PROPOSED

10 VIEW ANALYSIS

[I] VIEW ALONG DARLING STREET FROM SOUTH EAST

EXISTING

PROPOSED

[J] VIEW ALONG DARLING STREET FROM SOUTH EAST

EXISTING

PROPOSED

[K] VIEW ALONG DARLING STREET FROM SOUTH WEST

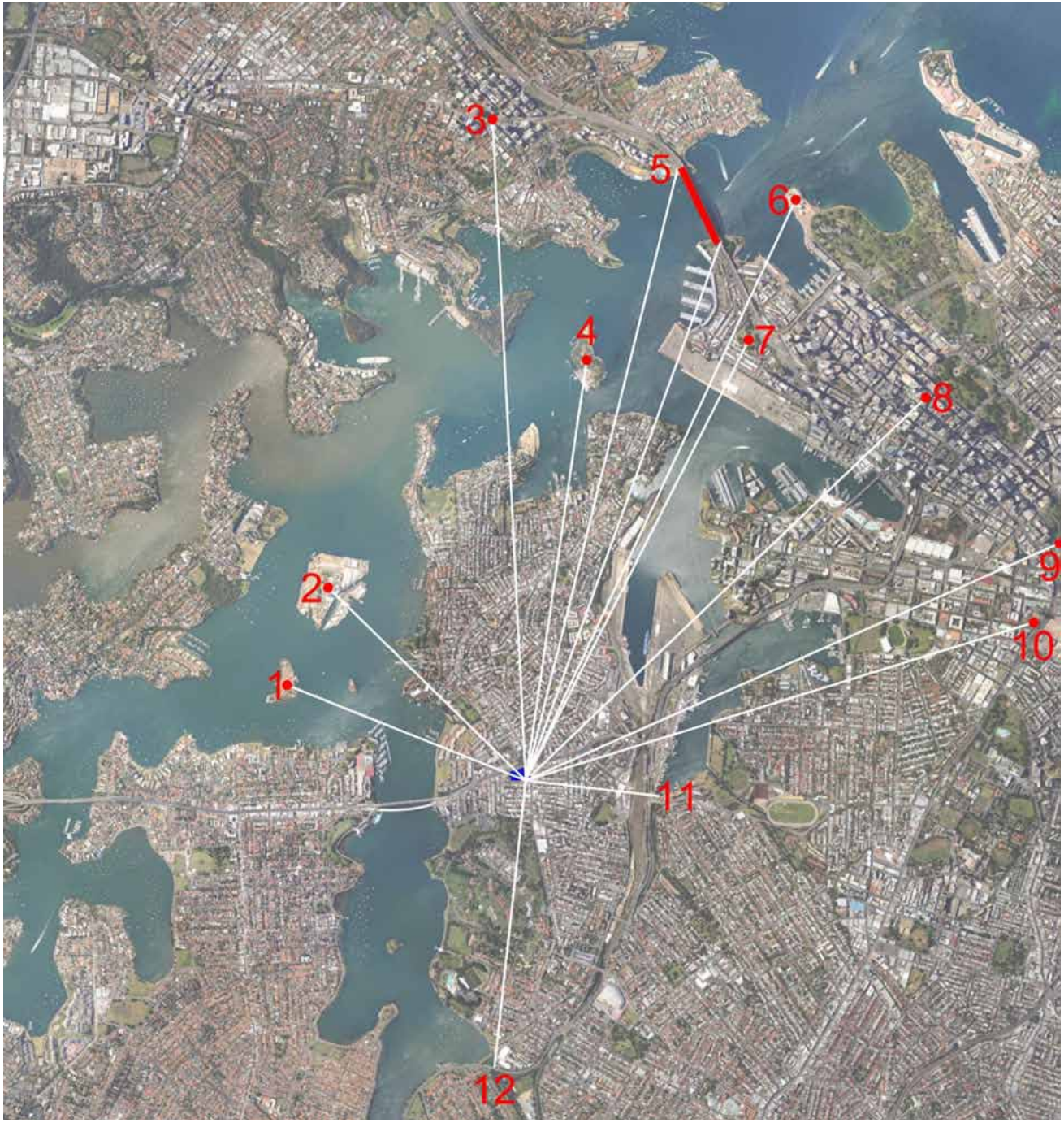
EXISTING

PROPOSED

[L] VIEW FROM WHITE BAY POWER STATION

EXISTING

PROPOSED

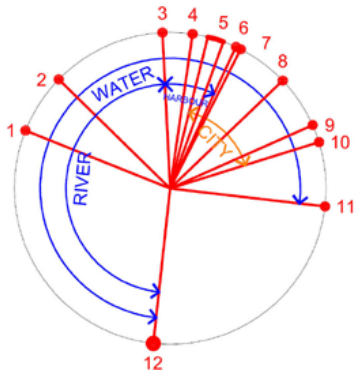


VIEWS FROM THE SITE

From the residential tower levels, there are excellent views from the site towards Central Sydney, North Sydney, Sydney Harbour and Parramatta River which are illustrated in the following panoramic photos.

VISUAL PRIVACY

The visual privacy of the neighbouring dwellings has been maintained by locating residential towers away from the street edge with setbacks and by rotating the towers.



VIEWS FROM THE SITE

LEGEND

1	SNAPPER ISLAND
2	COCKATOO ISLAND
3	NORTH SYDNEY POST OFFICE
4	GOAT ISLAND
5	HARBOUR BRIDGE
6	OPERA HOUSE
7	SYDNEY OBSERVATORY
8	SYDNEY TOWER
9	CENTRAL STATION TOWER
10	UTS TOWER
11	EXTENT OF ROZELLE BAY
12	EXTENT OF HEN + CHICKEN BAY

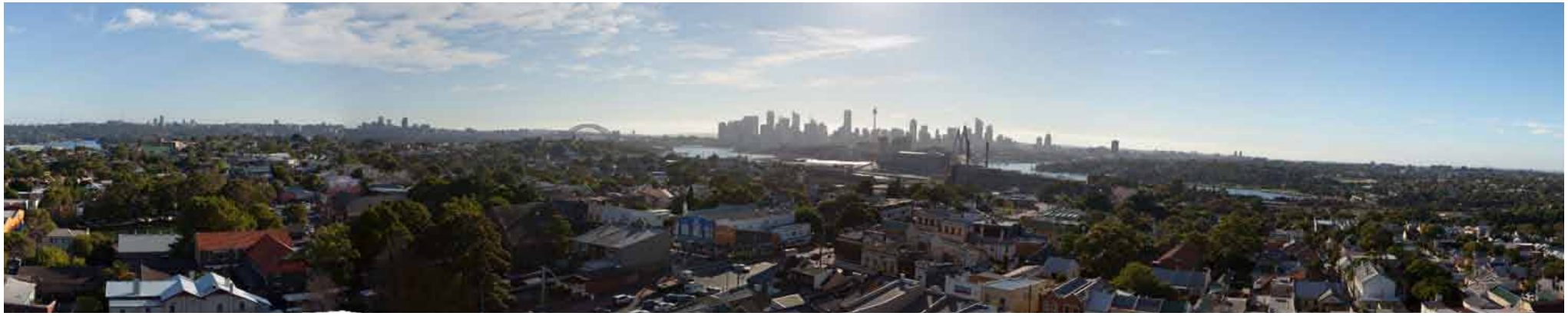
10 VIEW ANALYSIS

VIEW FROM SITE @ RL 44.00 (LEVEL 1)

VIEW FROM SITE @ RL 56.00 (LEVEL 3)

VIEW FROM SITE @ RL 68.00 (LEVEL 7)

10 VIEW ANALYSIS



VIEW FROM SITE @ RL 80.00 (LEVEL 11)

VIEW FROM SITE @ RL 92.00 (LEVEL 14)

PEDESTRIAN NETWORK

The Rozelle Village site is located within 400m of the foreshore at Iron Cove and Callan Park. An urban pedestrian network connects these green spaces to Darling Street, the primary shopping street. The topography falls from the ridge along Darling Street towards Iron Cove.

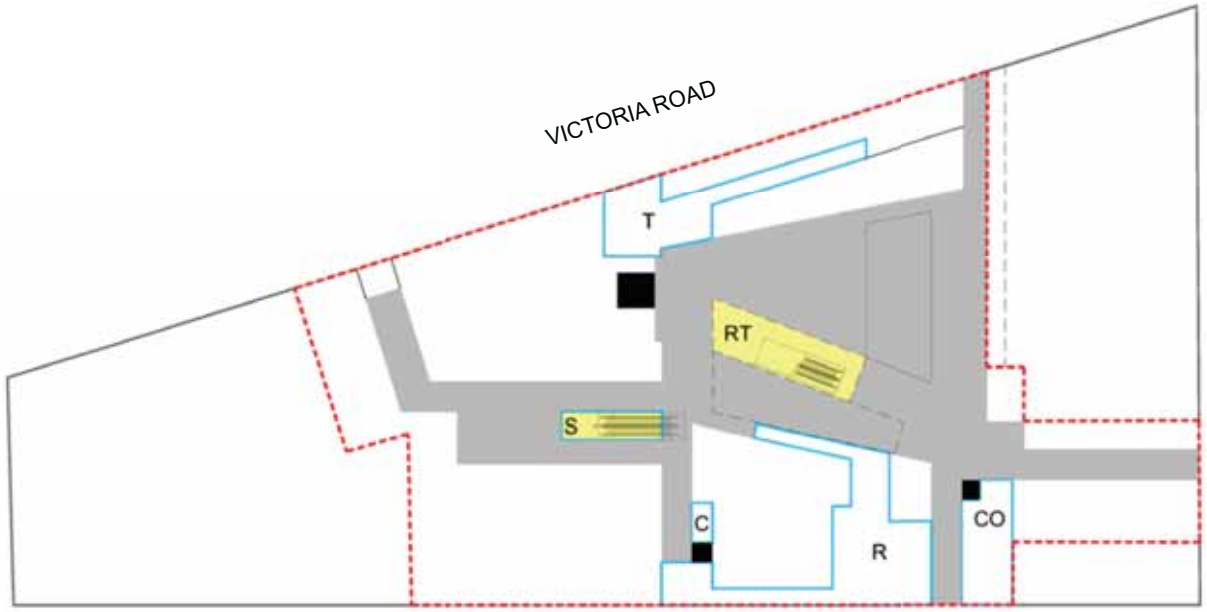
The site is located at the centre of the Rozelle Commercial Neighbourhood and is surrounded by residential dwellings. Existing 'ant tracks' through the site provide convenient pedestrian access from the surrounding residential areas to Darling Street, Victoria Road and the Rozelle Public School.

The design of the pedestrian environment builds upon the current and future urban pedestrian network and desire lines through the site.

LEGEND

- TOPOGRAPHY
- PEDESTRIAN PATHWAY (CURRENT + FUTURE)
- HIGHPOINT
- SHOPS
- ROZELLE PUBLIC SCHOOL
- PARKS
- WATER
- SITE

LOCAL PEDESTRIAN ENVIRONMENT



LEGEND

T BALMAIN LEAGUES CLUB LOBBY
R RESIDENTIAL LOBBY
RT RETAIL ESCALATORS
C CHILDCARE LOBBY
CO COMMUNITY LOBBY
S SUPERMARKET ESCALATORS

11 PEDESTRIAN ENVIRONMENT

KEY ELEMENTS

The ground level pedestrian environment has been designed to emphasize visual and physical permeability, connectivity, accessibility, wayfinding, light and air. It consists of a complex but clear, urban spatial system focused on a central social court with a network of passages and illuminated by a multi-storey light well. It consists of the following key elements:

- multiple, pedestrian access points to the site, including retail, residential, club and community through multiple entries or portals – 4 from Victoria Road, 3 from Waterloo Street and 1 from Darling Street
- 24/7 through-site pedestrian way, 6m wide open air but covered way with activation along the edge - parallel to Darling Lane
- potential upgrade of existing Darling Lane on adjoining site to widen through-site pedestrian way and consolidate laneway character
- pedestrian centre court or square, an internal meeting place edged by food outlets and internet lounges
- connective horizontal pedestrian passages for easy movement between Victoria Road, Waterloo Street and Darling Street, with early morning to late night access
- disabled pedestrian access at all entries by level grade, lift or ramps
- vertical pedestrian connection to lower level supermarket and upper level gym, restaurants and club by escalators or lifts
- multi-storey internal spaces, 2 to 5 levels in height
- passive retail environment with a variety of light-filled and ventilated spaces
- art installations, as part of an integrated art strategy, by selected local artists at key intersections and entries

The ground level pedestrian environment is illustrated in the a series of linked ‘walk- through’ views:

11 PEDESTRIAN ENVIRONMENT

DESIGN PHILOSOPHY

The experience of the landscape has been carefully considered to support a diversity of spaces that provide a range of amenities. The union of Landscape Architecture inside and outside, has been carefully considered and integrated throughout the development encouraging a range of spatial experiences.

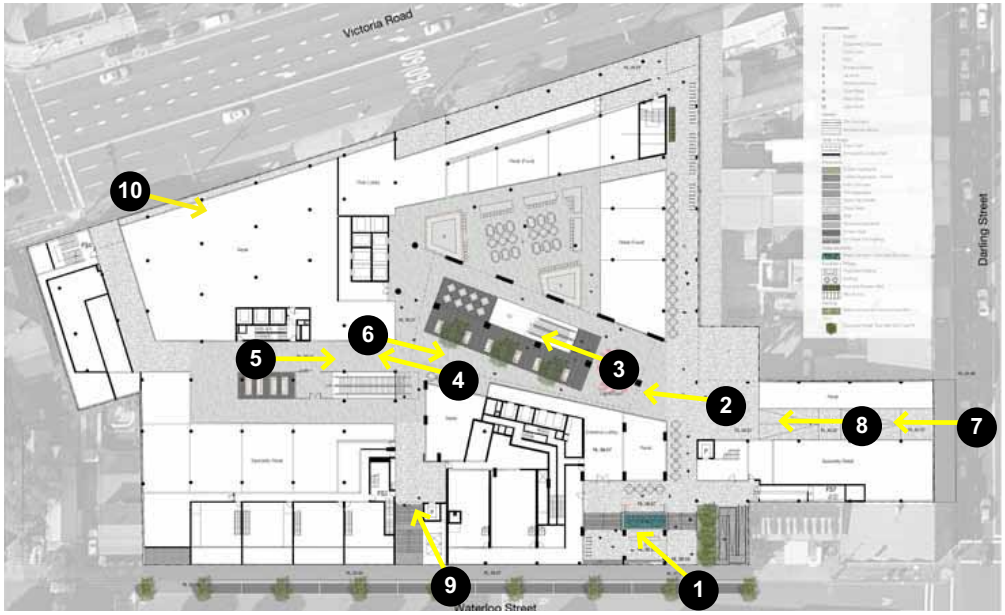
The Landscape Architectural approach can be summarised into the following key points:

- Increase social interaction and amenity for pedestrians and local residents
- Establish a pedestrian environment that corresponds and relates with the adjoining amenities and uses
- Add more trees and vegetation to the site than currently exists
- Provide visible presence and public interaction between the site and the general public
- Establish a network of spaces and routes that seamlessly connect with each other
- Provide improved pedestrian safety and amenity to the street
- Use planting to control shade and light
- Use of high quality, robust materials and finishes with minimised embodied energy
- Preference for Australian materials, e.g stone pavements and features
- Utilise planting to control thermal access and improve thermal performance of buildings
- Link internal and external spaces through creation of 'outdoor rooms'
- Use planting to control privacy within the development and surrounding developments.

GROUND FLOOR

The Landscape Architecture within the ground level of Rozelle Village establishes a high quality 24 hour pedestrian environment that utilises and enhances the proposed uses that will activate the ground floor. The ground floor is structured around a variety of spaces that deliver a diverse and interesting pedestrian environment with the scale and design of spaces responding to their intended functions and the land uses that border them. streetscape.

The development will provide the surrounding streetscape with pavement finishes and planting consistent with the surrounding streetscape character to be determined by Leichhardt Council. The key access points into the ground level are defined by a pedestrian environment that reinforces a sense of arrival and destination. The entrance spaces encourage easy access for all user groups.



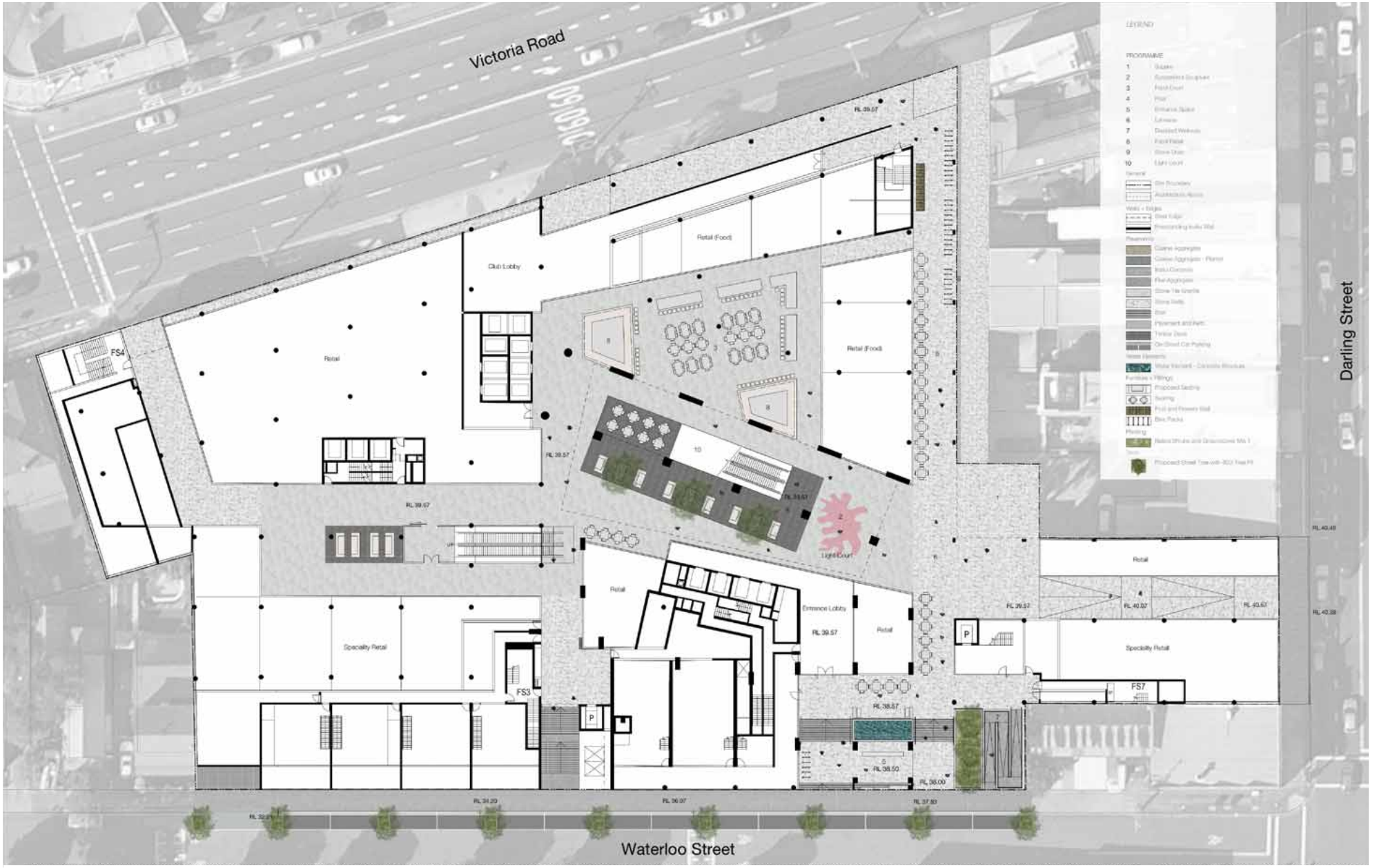
INTERNAL ENVIRONMENT KEY (refer to the following internal environment views)

INTERNAL LANE WAY AND CENTRAL SPACE

An internal lane way connecting Waterloo Street and Victoria Road will encourage access through the development, and will be finished with grey stone pedestrian setts. The lane way will ensure pedestrian access to the heart of the development at the ground level. The aim of the space is to provide an active focal point for social interaction within the development. Midway along the internal lane way, the route opens up into a central space which will accommodate seating for cafe's, restaurants and shops. The central space will be gated off at an agreed time limiting 24 hour pedestrian access to the proposed laneways.

Passive surveillance is encouraged through the mix of uses that are sited around the central space. Bike rails constructed of a simple metal material within the internal lane way will provide appropriate facilities for people to lock their bikes,

Extract from Landscape Architecture Project Application Report by McGregor Coxall



GROUND PLANE PLAN

SM PTW

MCGREGOR COXALL

11 PEDESTRIAN ENVIRONMENT

[1] VIEW LOOKING TO WATERLOO STREET RESIDENTIAL LOBBY + DARLING LANE EXTENSION

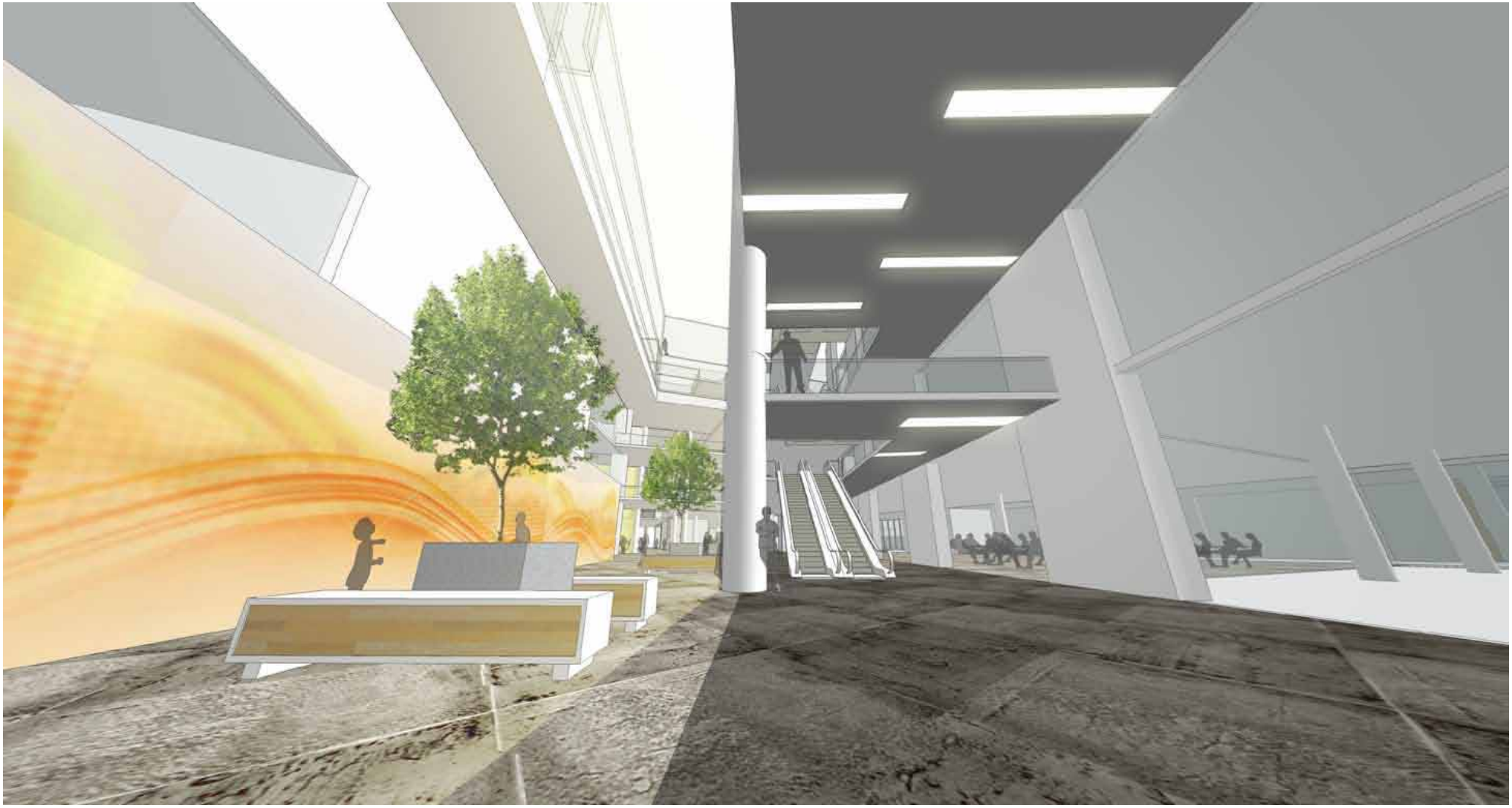
- The ground plane has multiple pedestrian access points to the site, including 3 from Waterloo Street.
- 24/7 through-site pedestrian way, 6m wide open air but covered way with activation along the edge - parallel to Darling Lane.
- The two storey high residential entry forecourt provides access to the B1 east/west tower residential lobby.
- A forecourt and lobby to the community room is located adjacent to the through-site pedestrian way.
- Disabled pedestrian access at all entries by level grade, lift or ramps.

[2] VIEW LOOKING TOWARDS CENTRE COURT FROM DARLING LANE EXTENSION

- 24/7 through-site pedestrian way, 6m wide open air but covered way with activation along the edge - parallel to Darling Lane.
- Potential update of existing Darling Lane on adjoining site to wider the through-site pedestrian way and consolidate laneway character.
- Convenient bicycle parking is provided along the pedestrian way.
- A vertical pedestrian connection to upper level retail gym, restaurants and club by escalators or lifts.
- Pedestrian centre court or square, an internal meeting place edged by food outlets and internet lounges.
- Passive retail environment with a variety of light-filled and ventilated spaces.
- Art installations, as part of an integrated art strategy, by selected local artists at key intersections and entries.

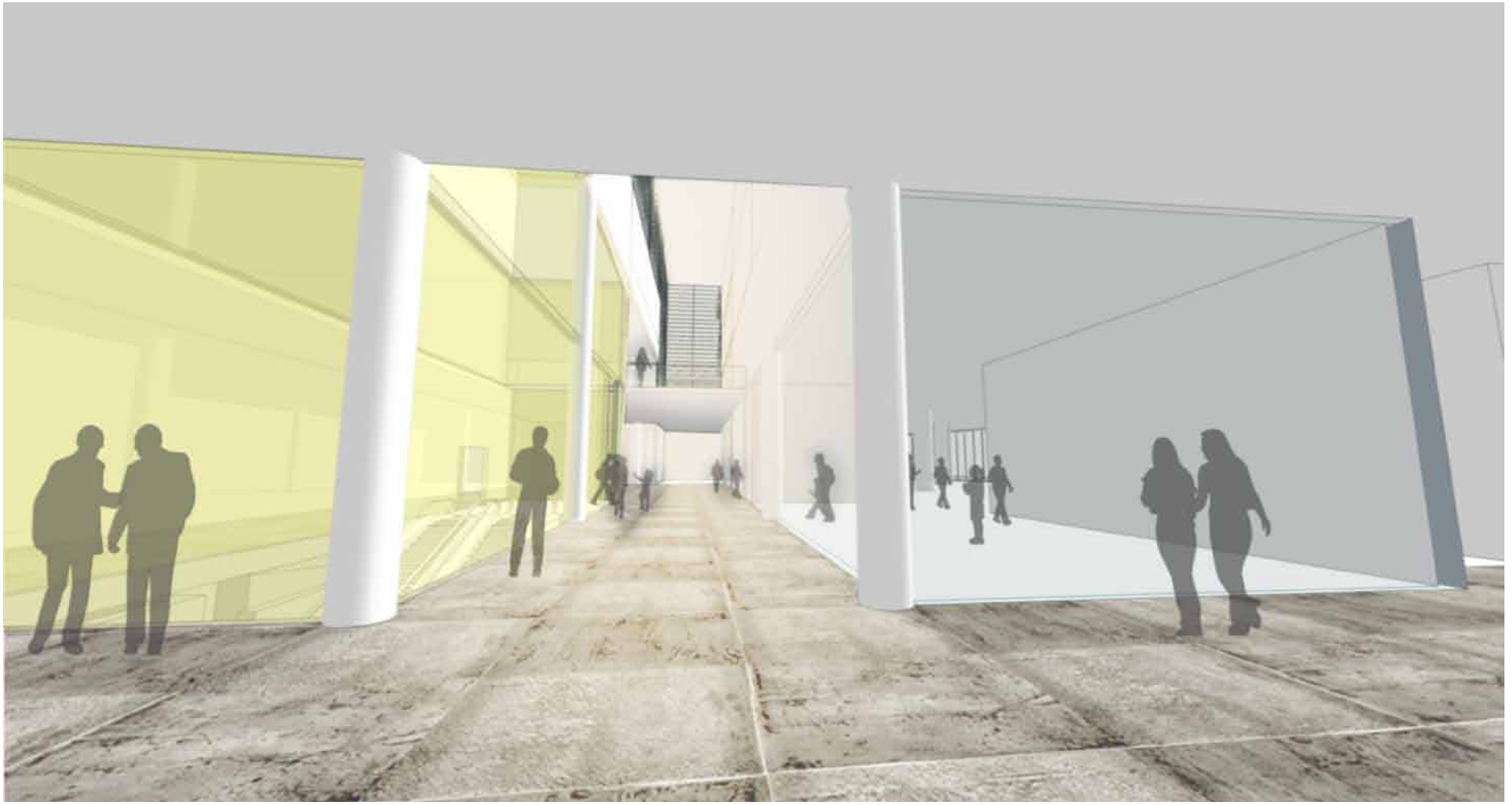
11 PEDESTRIAN ENVIRONMENT

[3] VIEW LOOKING ALONG PASSAGEWAY FROM CENTRE COURT



- Multi-storey internal spaces, 2 to 5 levels in height.
- Passive retail environment with a variety of light-filled and ventilated spaces
- Art installations, as part of an integrated art strategy, by selected local artists at key intersections and entries
- Pedestrian centre court or square, an internal meeting place edged by food outlets and internet lounges

[4] VIEW LOOKING ALONG PASSAGEWAY AT LIGHT COURT



- Art installations, as part of an integrated art strategy, by selected local artists at key intersections and entries
- Connective horizontal pedestrian passages for easy movement between Victoria Road, Waterloo Street and Darling Street, with early morning to late night access
- Vertical pedestrian connection to lower level supermarket.

11 PEDESTRIAN ENVIRONMENT

[5] VIEW ALONG PASSAGEWAY LOOKING TOWARDS LIGHT COURT

- Vertical pedestrian connection to lower level supermarket.
- Multi-storey internal spaces, 2 to 5 levels in height.
- Passive retail environment with a variety of light-filled and ventilated spaces.
- Connective horizontal pedestrian passages for easy movement between Victoria Road, Waterloo Street and Darling Street, with early morning to late night access.
- Art installations, as part of an integrated art strategy, by selected local artists at key intersections and entries

[6] VIEW FROM CENTRE COURT LOOKING TOWARDS ARCADE

- Pedestrian centre court or square, an internal meeting place edged by food outlets and internet lounges.
- Connective horizontal pedestrian passages for easy movement between Victoria Road, Waterloo Street and Darling Street, with early morning to late night access.
- Art installations, as part of an integrated art strategy, by selected local artists at key intersections and entries

[7] VIEW FROM DARLING STREET LOOKING TOWARDS ARCADE

- 24/7 arcade with activation along the edge connects to the through-site pedestrian way and pedestrian centre court or square.
- Maintain 2 storey built edge to Darling Street.
- Community room above arcade over two levels.

[8] VIEW FROM ARCADE LOOKING TOWARDS CENTRE COURT

- 24/7 arcade with activation along the edge connects to the through-site pedestrian way and pedestrian centre court or square.
- Visual connection to community room within arcade.

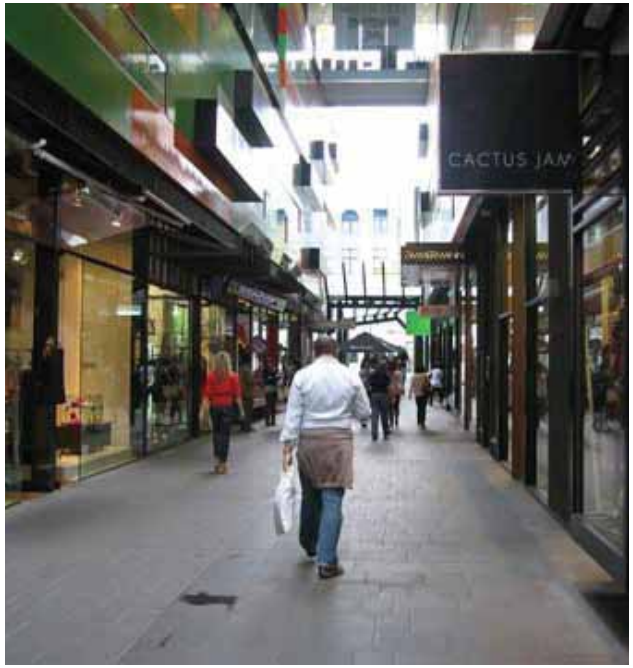
11 PEDESTRIAN ENVIRONMENT

[9] VIEW ALONG WATERLOO STREET LOOKING TOWARDS WATERLOO STREET STAIR + FORECOURT

- Multiple, pedestrian access points to the site, including retail, residential, club and community through multiple entries or portals including mid-block stair and lift providing access to the pedestrian centre court.
- Lift provides access to all levels of retail centre and to the child care centre directly from Waterloo Street.
- SOHO activate street and reinforce low-rise residential character of Waterloo Street.

[10] VIEW FROM VICTORIA ROAD LOOKING TOWARDS B2 TOWER RESIDENTIAL ENTRY

- Multiple, pedestrian access points to the site, including retail, residential, club and community through multiple entries or portals, including 4 from Victoria Road.
- Residential entry lobby provides access to the B2 tower.
- Lower level setback to provide covered footpath.
- Access to lower level retail from Victoria Road.



‘FUENF HOEFE’ MUNICH, GERMANY

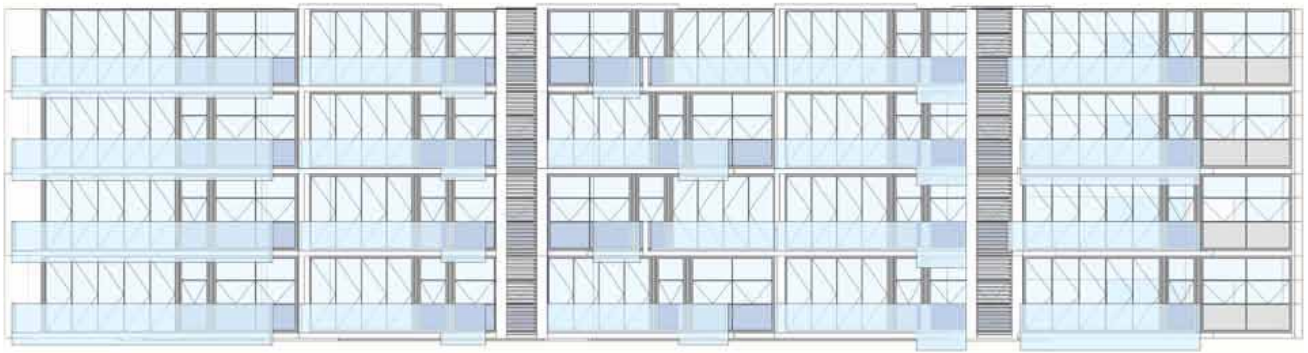
Source: http://www.tripadvisor.com.au/Attraction_Review-g187309-d632068-Reviews-Funf_Hofe_Five_Courts-Munich_Bavaria.html

REFERENCE IMAGES

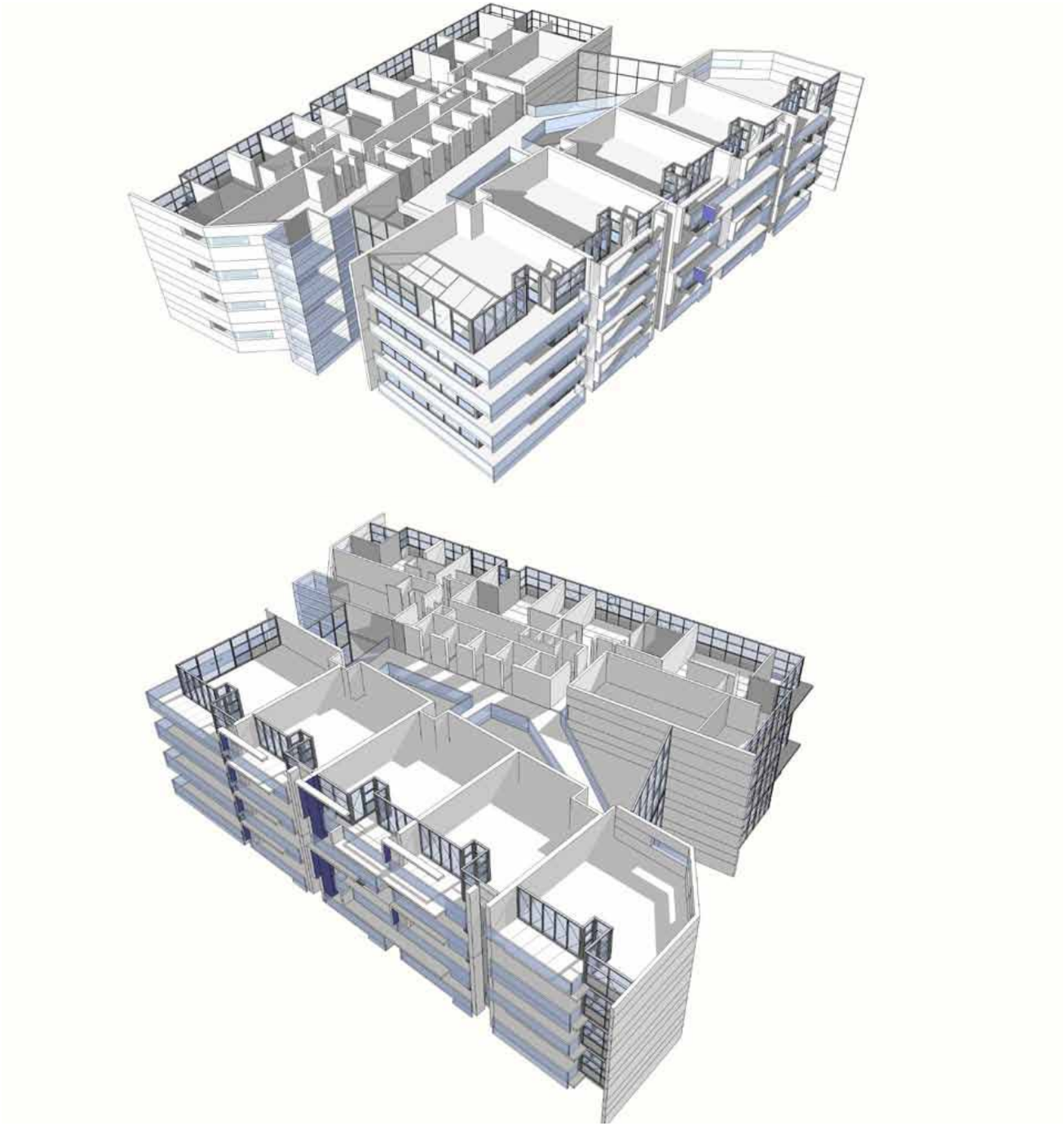
'QV' MELBOURNE, AUSTRALIA

Source: McGregor Coxall

12 FACADE CONCEPT + FINISHES



LEGEND	
	CURTAIN WALL:
	DGU, FIXED PANEL, GREY CLEAR
	DGU, AWNING PANEL, GREY CLEAR
	DGU, FIXED PANEL, TINTED
	GLAZED SPANDREL, GREY, CLEAR INSULATED
	DGU, FIXED PANEL CLEAR,WHITE COLOUR-BACKED BACKING PANEL
	WINDOW WALL:
	CLEAR LAMINATED LOW E GLASS - EAST
	CLEAR LAMINATED LOW E GLASS, TINTED - NORTH WEST
	FIXINGS:
LS	ALUMINIUM LIGHT SHELF
CL	ALUMINIUM CLAD LEDGE



12 FACADE CONCEPT + FINISHES

FACADE CONCEPT

The project built form consists of taller (tower) elements and lower (podium) elements. The podium 'belongs to the neighbourhood' and the towers 'belong to the city and harbour' resulting in contrasting expression of tower and podium facades that create a distinctive and memorable architecture.

The slender, chiselled built forms of each tower are designed to reduce mass and bulk, create high levels of articulation, connect visually the living spaces with the city skyline and river view, capture sunlight in living areas, and reduce heat gain and loss. The crystalline towers emerge out of the solid podium.

Refer also to the Facade Report prepared by TTW, Acoustic Report prepared by Aecom and BASIX Assessment by Cundall for details and specifications of the glazing systems.

TOWER FACADES + FINISHES

The tower facades are glazed to give a crystalline and light appearance to the tower forms, showing the colour and light of the sky and clouds. They are characterised by deep inviting balconies, recessive loggias and skins that utilize performance low-E coated double glazed units (DGUs) to create a unified but complex appearance to the 'ensemble' of tower forms.

TOWER BALCONIES (B1east/west and B2) FACADE TYPE 1

The main east and north-east façades of Tower B1east and B2 respectively, are articulated with deep balconies that are orientated to connect the living spaces of dwellings to the city skyline - from the Harbour Bridge to Sydney Tower - and capture sunlight to living spaces.

Living areas and bedrooms are shaded from early and late morning sun by extended balcony slabs, fritted glass overhanging balustrades and sunhoods. Balcony soffits are lined with perforated aluminium panels covering insulation to reduce traffic noise from Victoria Road to improve the amenity on balconies. Balustrades are frameless with laminated glass pinned to aluminium posts and stainless steel handrails.

TOWER CURTAIN WALL (B1 east/west and B2)

The proposed curtain wall façade consists of a unitized curtain wall system and performance low-E coated DGUs to improve the acoustic and thermal performance of the building.

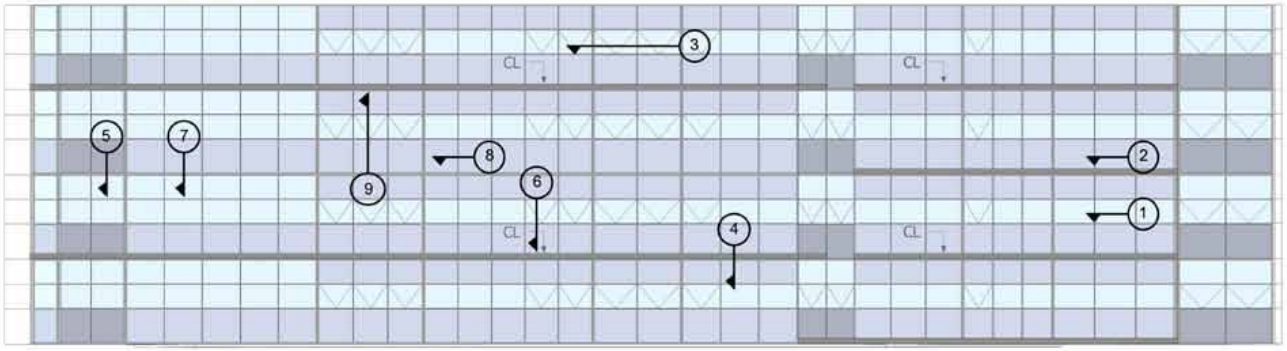
FACADE TYPE 2
TOWER LOGGIAS (B1west)

The main west facade of Tower B1west comprises a unitised curtain wall system with opaque spandrel glass, openable and vision panels that protect the loggias and living spaces from the afternoon sun and reduce heat loss. The facades have awning windows to facilitate cross ventilation of dwellings.

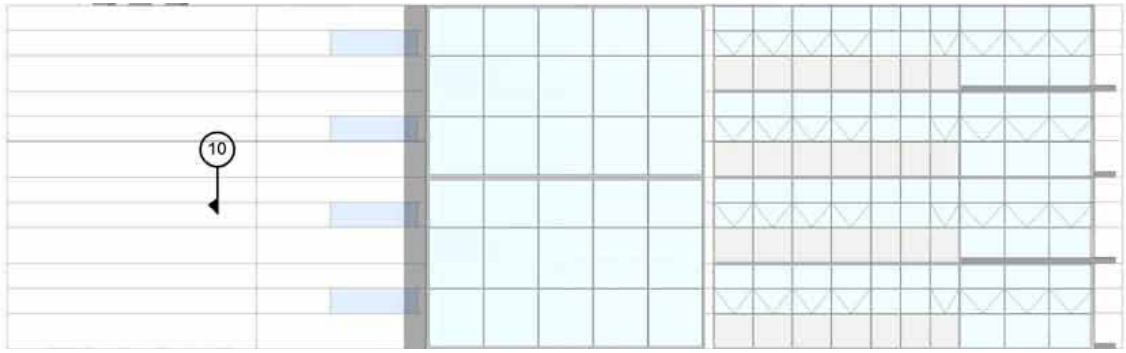
FACADE TYPE 3
TOWER OPPOSING FACES (B1 east/west)

The main east and south-west facades of B1 east/west are contrasted with secondary facades which utilise DGUs with white opaque glass and vision panels that wrap around the inner building facades on the opposing faces of the central lobby and end walls.

The main east façade of Tower B2 is similar to that of Tower B1east. The north-west façade and external core of Tower B2 is sheeted with DGUs with vision, operable and grey/blue opaque spandrel glass.



LEGEND	
	CURTAIN WALL:
	DGU, FIXED PANEL, GREY CLEAR
	DGU, AWNING PANEL, GREY CLEAR
	DGU, FIXED PANEL, TINTED
	GLAZED SPANDREL, GREY, CLEAR INSULATED
	DGU, FIXED PANEL CLEAR,WHITE COLOUR-BACKED BACKING PANEL
	WINDOW WALL:
	CLEAR LAMINATED LOW E GLASS - EAST
	CLEAR LAMINATED LOW E GLASS, TINTED - NORTH WEST
	FIXINGS:
LS	ALUMINIUM LIGHT SHELF
CL	ALUMINIUM CLAD LEDGE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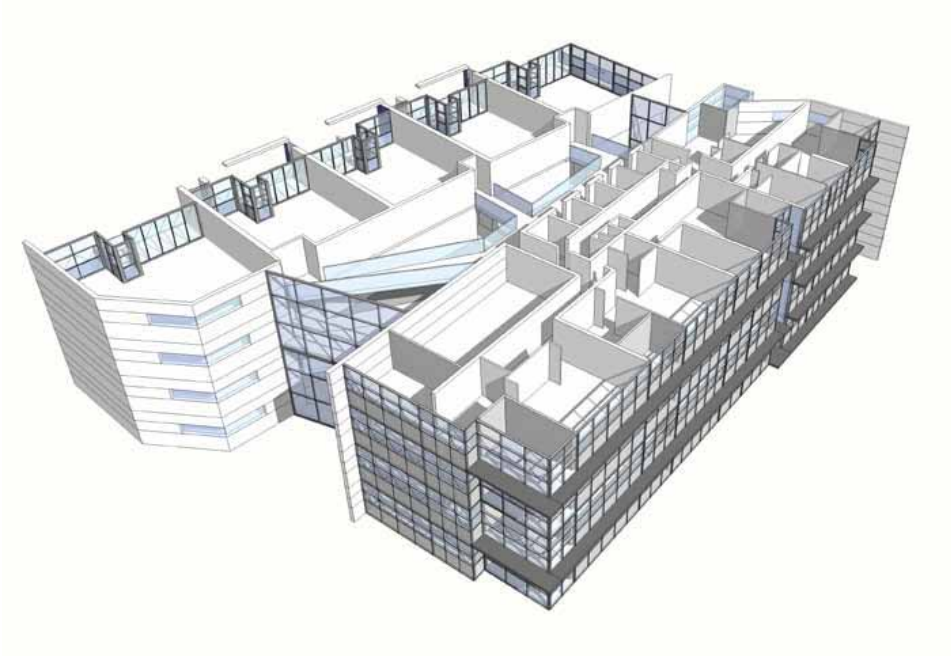
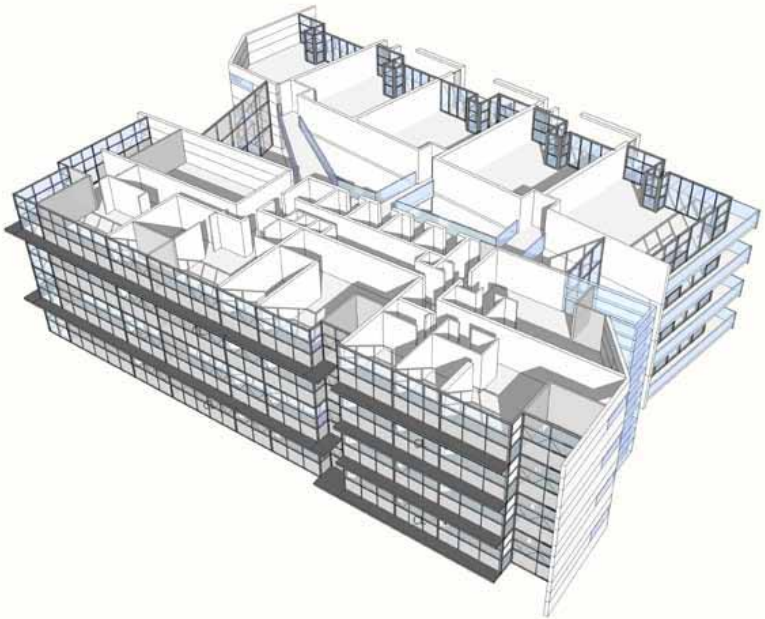
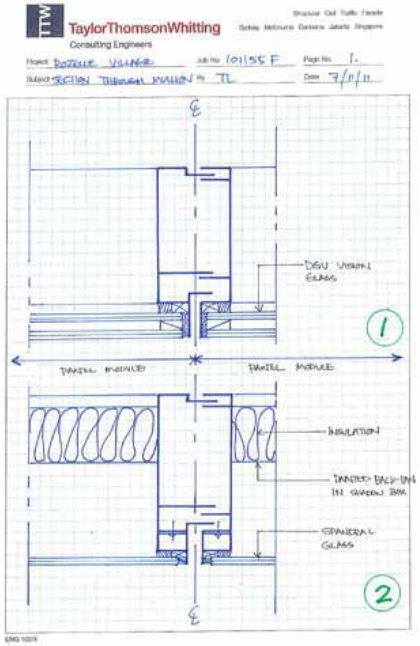
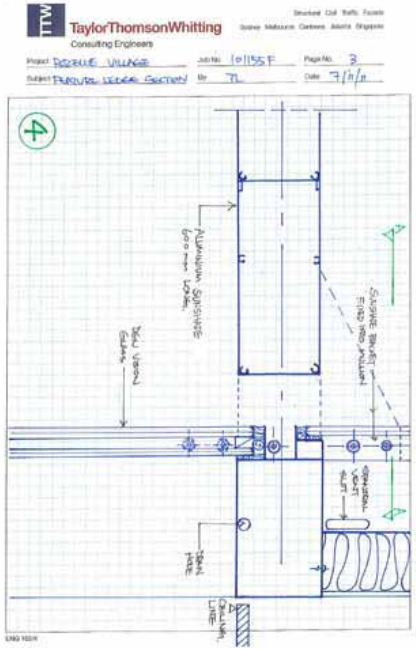
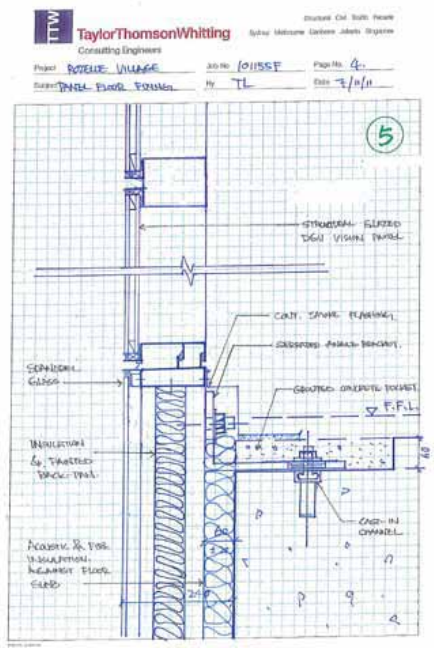
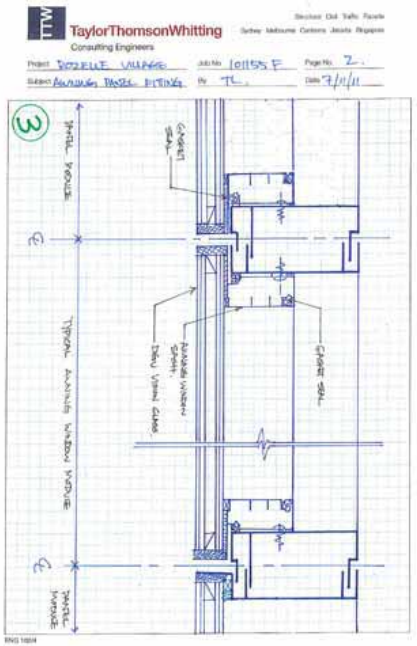


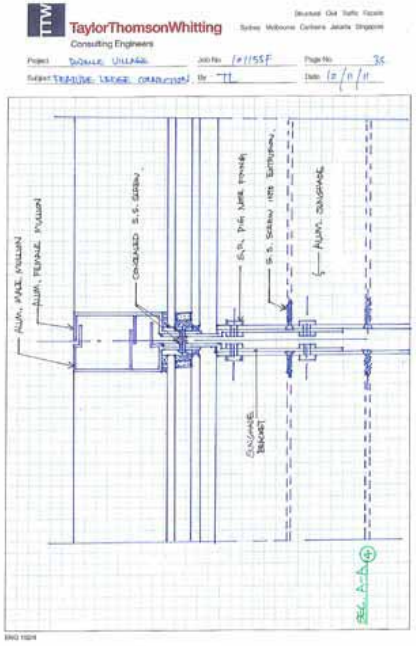


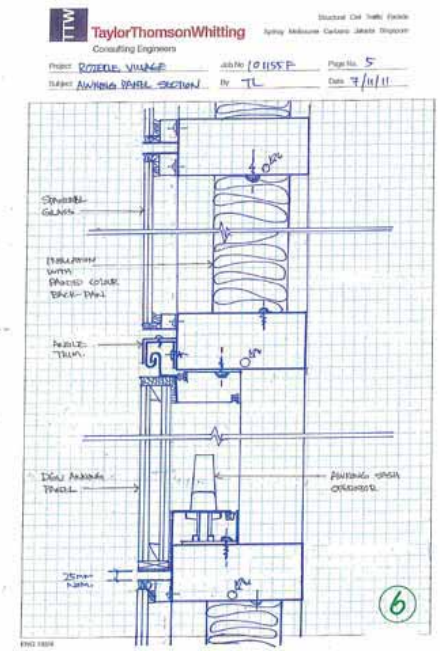

TaylorThomsonWhitting
Consulting Engineers
Project ROZELLE VILLAGE
Job No 101155F
Page No. 1.
Subject SECTION THROUGH MULLION
By TL
Date 7/11/11
DGU VISION GLASS
PANEL MODULE
PANEL MODULE
INSULATION
PAINTED BACK-PAN IN SPANDREL ZONE
SPANDREL GLASS
1
2


TaylorThomsonWhitting
Consulting Engineers
Project ROZELLE VILLAGE
Job No 101155F
Page No. 3
Subject PLANTER LEDGE SECTION
By TL
Date 7/11/11
4
ALUMINIUM SUNSHADE FIN
SUNSHADE BRACKET
SPANDREL GLASS
CONCRETE SLAB
TIMBER DECK
CONCRETE UPSTAND

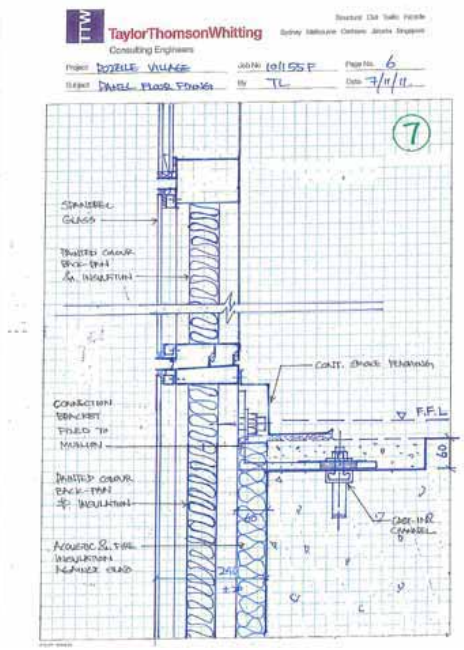

TaylorThomsonWhitting
Consulting Engineers
Project ROZELLE VILLAGE
Job No 101155F
Page No. 4.
Subject PANEL FLOOR FIXING
By TL
Date 7/11/11
5
STANDARD FLUTED DGU VISION PANEL
CAST IN CHANNEL
SPANDREL GLASS
F.F.L.
INSULATION & PAINTED BACK PAN
CAST-IN CHANNEL
ACOUSTIC & FIRE INSULATION BETWEEN FLOOR SLABS


TaylorThomsonWhitting
Consulting Engineers
Project ROZELLE VILLAGE
Job No 101155F
Page No. 2.
Subject AWNING PANEL FITTING
By TL
Date 7/11/11
3
PANEL MODULE
CONCRETE SLAB
TYPICAL AWNING WINDOW MODULE
DGU VISION GLASS
ALUMINIUM WINDOW FRAME
SPANDREL GLASS
PANEL MODULE


TaylorThomsonWhitting
Consulting Engineers
Project ROZELLE VILLAGE
Job No 101155F
Page No. 35
Subject TYPICAL LEDGE CONDITION
By TL
Date 12/11/11
ALUM. MAIN MULLION
ALUM. REPAIR MULLION
CONCEALED S.S. SCREW
S.S. SCREW INTO EXTRUSION
S.S. SCREW INTO TIMBER
ALUM. SUNSHADE
SUNSHADE BRACKET
SECTION A-A


TaylorThomsonWhitting
Consulting Engineers
Project ROZELLE VILLAGE
Job No 101155F
Page No. 5
Subject AWNING PANEL SECTION
By TL
Date 7/11/11
SPANDREL GLASS
INSULATION WITH SPACED COLOUR BACK-PAN
PANEL TRIM
DGU AWNING PANEL
AWNING WINDOW OPENING
25mm MIN.
6

PTW SNN


TaylorThomsonWhitting
Consulting Engineers
Project ROZELLE VILLAGE
Job No 101155F
Page No 6
Subject PANEL FLOOR FIXING
By TL
Date 7/11/11
7
SUNDREL GLASS
PAINTED COLOUR BACK-PAN & INSULATION
CONT. SMOKE PENDANT
CONNECTION BRACKET FIXED TO MULLION
F.F.L
60
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CAST-IN CHANNEL
ACOUSTIC & FIRE INSULATION NEOPRENE GRAD
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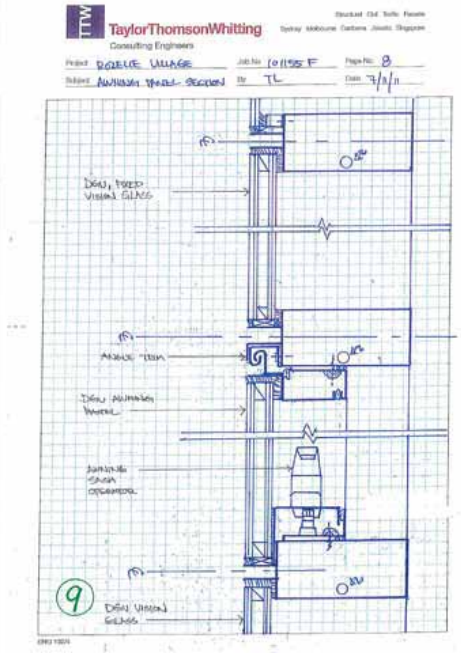
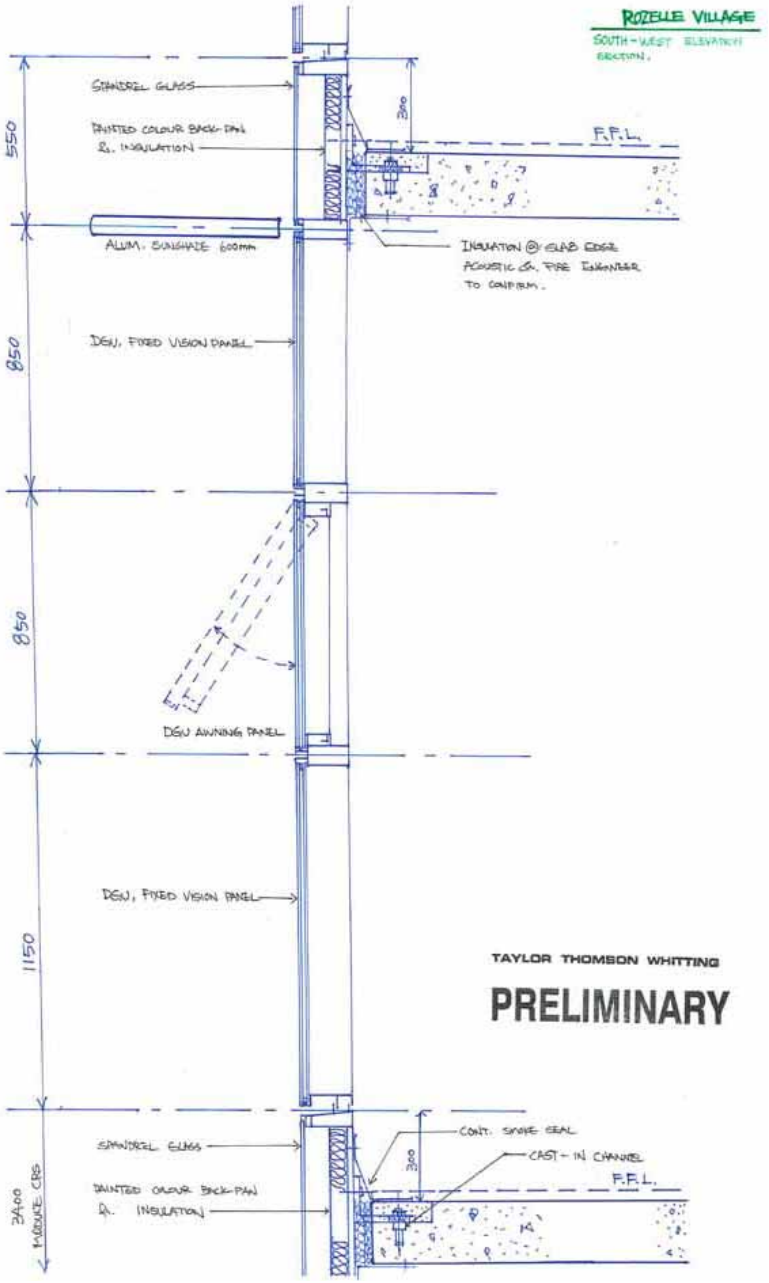

TaylorThomsonWhitting
Consulting Engineers
Project ROZELLE VILLAGE
Job No 101155F
Page No 8
Subject ALUMINIUM PANEL SECTION
By TL
Date 7/9/11
DGU FIXED VISION GLASS
ALUM. TRIM
DGU ALUMINIUM PANEL
ALUMINIUM SUNSHADE EXTENDED
9
DGU VISION GLASS


ROZELLE VILLAGE
SOUTH-WEST ELEVATION
SUNDREL GLASS
PAINTED COLOUR BACK-PAN & INSULATION
F.F.L.
ALUM. SUNSHADE 600mm
INSULATION @ SLAB EDGE ACOUSTIC & FIRE ENGINEER TO CONFIRM.
DGU FIXED VISION PANEL
DGU AWNING PANEL
DGU FIXED VISION PANEL
SUNDREL GLASS
PAINTED COLOUR BACK-PAN & INSULATION
CONT. SMOKE SEAL
CAST-IN CHANNEL
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550
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1150
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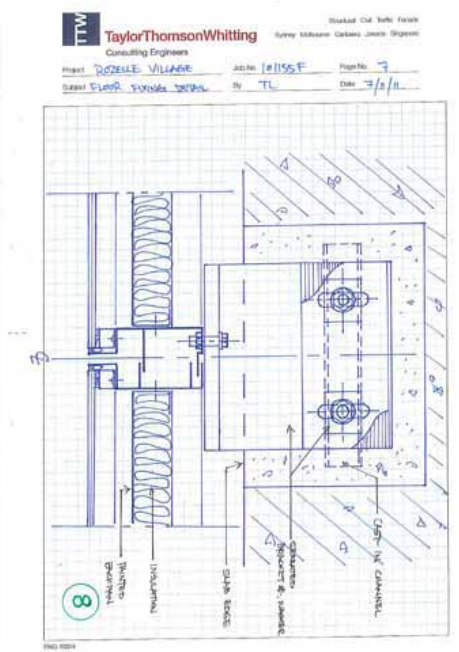
TAYLOR THOMSON WHITTING
PRELIMINARY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Project ROZELLE VILLAGE
Job No 101155F
Page No 7
Subject FLOOR FIXING DETAIL
By TL
Date 7/9/11
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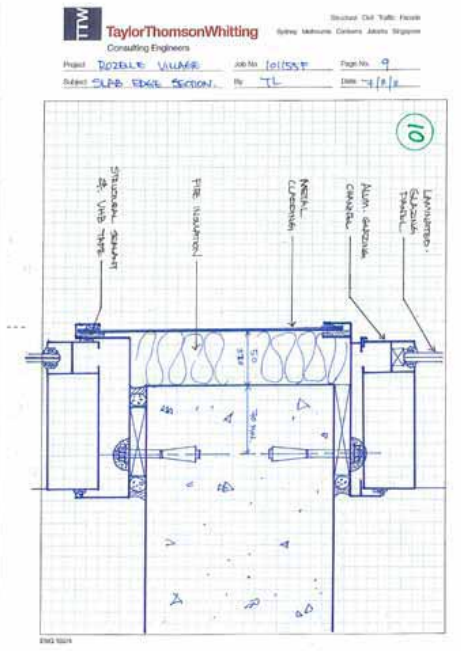
PAINTED EXTERNAL
INSULATION
SLAB EDGE
CAST-IN CHANNEL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Consulting Engineers
Project ROZELLE VILLAGE
Job No 101155F
Page No 9
Subject SLAB EDGE SECTION
By TL
Date 7/9/11
10
STRUCTURAL SEALANT & VHB TAPE
FIRE INSULATION
METAL CLADDING
ALUM. CAPPING CHANNEL
LAMINATED GLAZING PANEL

12 FACADE CONCEPT + FINISHES

PODIUM FACADES + FINISHES

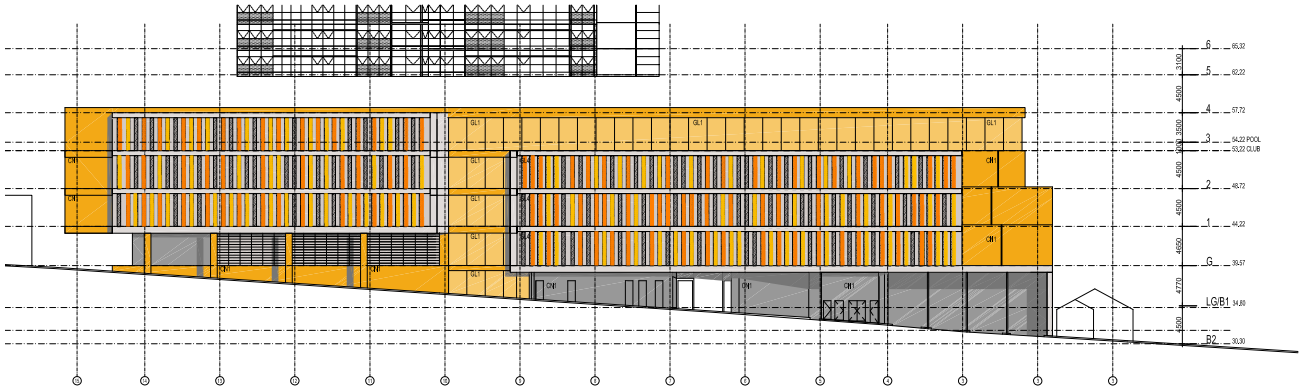
The podium facades are clad in materials such as coloured precast concrete or masonry tile cladding which ground the building. The panel colours refer to sandstone, terracotta and orange Tiger stripes. The colours are generally more intense on the Victoria Road façade, fading to lighter tones on the Waterloo Street façade.

FACADE TYPE 4
Victoria Road and Darling Street

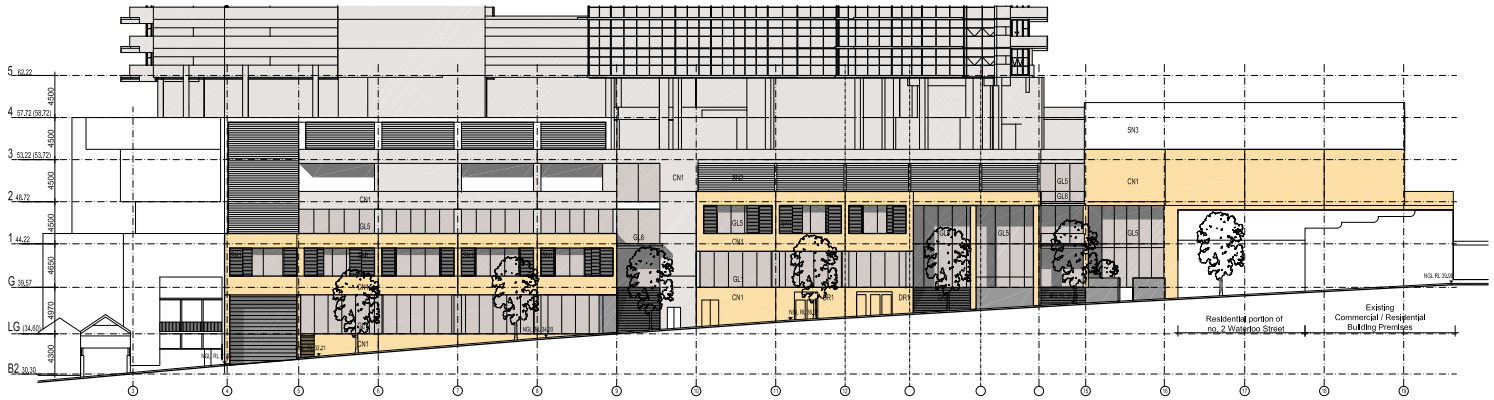
The podium façade to Victoria Road comprises materials such as coloured precast concrete panels or masonry tile cladding and window walls fixed to the concrete slabs and soffits, edged with light weight aluminium ledges and fixed vertical glass louvres in front of the window wall. The fixed glass louvres are laminated glass with tinted interlay, utilizing clear, translucent and coloured tints, giving a rich and complex interplay of light, reflection and colour depending on the weather conditions and angle of sun.

FACADE TYPE 5
Waterloo Street and Darling Lane

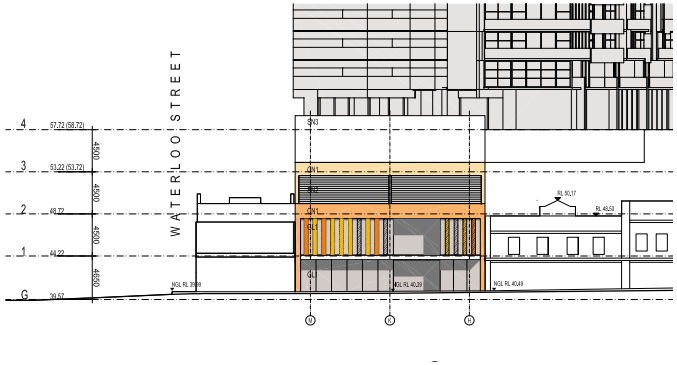
The podium façade to Waterloo Street and Darling Lane comprises materials such as coloured precast concrete panels or masonry tile cladding. Openings to Waterloo Street are glazed with sliding door and window systems and fixed glass.

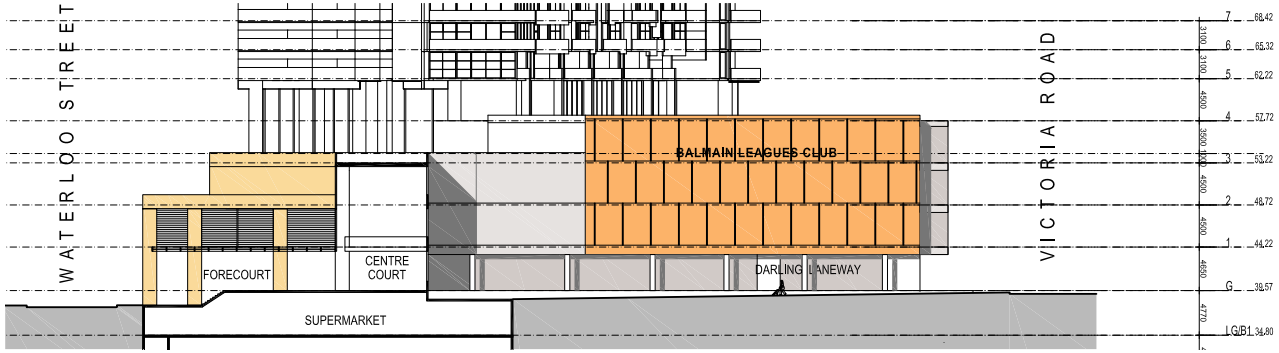


SOUTH-EAST ELEVATION (VICTORIA ROAD)



NORT-EAST ELEVATION (WATERLOO STREET)





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info@stanisic.com.au

10 February 2012

Director General
NSW Department of Planning and Infrastructure
Metropolitan Projects
GPO Box 39
SYDNEY NSW 2001

Dear Sir,

ROZELLE VILLAGE
PROJECT PLAN FOR A MIXED USE DEVELOPMENT
FOR PACIFIC INVESTMENTS PTY LTD
DESIGN VERIFICATION STATEMENT

In accordance with Clause 50(1A) of the Environmental Planning and Assessment Regulations 2000, I, Frank Stanisic am a qualified architect for the purposes of State Environmental Planning Policy No 65 – Design Quality of Residential Flat Development.

I verify that the residential flat development, as shown in Architectural Drawings PA 001-003, 010- 012, 020-022, 102-127. 201-215 dated 10 February 2012, was designed under my instruction with regard to Part 2 of the State Environmental Planning Policy No 65 – Design Quality of Residential Flat Development.

Yours faithfully,
STANISIC ASSOCIATES

FRANK STANISIC
DIRECTOR

Frank Stanisic Architects Pty Ltd ABN 11002633481
Frank Stanisic NSW Registration Board No 4480

PRINCIPLE 1: CONTEXT

"Good design responds and contributes to its context which can be defined as the key natural and built features of the area."

The hybrid development is on land generally known as the Balmain Leagues Club site at Darling Street, Victoria Road and Waterloo Street, Rozelle, in the Leichhardt LGA. It comprises 304 apartments in two residential towers that are part of a larger mixed-use environment with a diverse mix of uses: retail, such as supermarket, mini-major, speciality, gymnasium, cafes and restaurants; commercial space to support local professional services, such as SOHO and medical centre; the Balmain Leagues Club; and community uses, such as a community room and childcare centre.

The site is located at the intersection of Victoria Road and Darling Street, on the south-western side of Victoria Road. Victoria Road is a main arterial road that connects the city centre to outer, north-west residential areas. The site has a small frontage to the south-east of the site to Darling Street, which is a state road, linking Balmain and Rozelle to Leichhardt, Lilyfield and Haberfield. Waterloo Street, located to the south-west of the site is a local street and historically the main vehicle access to the Balmain Leagues Club.

The site is irregular in shape, with frontages to Victoria Road, Waterloo Street and Darling Street, comprising an area of 8,190sqm in 12 allotments. It falls approx 9m from the high point on the Darling Street frontage to a low point opposite Wellington Street on the Victoria Road frontage and approx 6 metres along the Waterloo Street frontage. It is roughly 60-90 metres wide from Waterloo Street to Victoria Road and 115-130 metres deep from Darling Street to the north-west boundary. It is occupied by the vacant, two-storey Balmain Leagues Club building and multi-storey car park, smaller single- and two-storey commercial, retail and grade level car park.

The architectural design creates a memorable urban marker on this prominent, inner- urban, Sydney site. It creates a project of architectural distinction that is appropriate to this prominent site, at the intersection of Darling Street and Victoria Road, on the ridge that rises from the Balmain East Peninsula to Lilyfield. Both residential towers, B1 (east/west) and B2 are designed as buildings 'in-the-round' responding to all orientations and views.

The surrounding area is a mix of one- and two- storey dwellings to the south-west and north-east, two- and three- storey shops along Darling Street and Balmain Public High School on the northern side of Victoria Road. The Victoria Road frontage of neighbouring blocks is punctuated by a fine grain pattern of service roads and laneways. The development creates a fine grain environment that extends the existing urban grain of Rozelle and Balmain onto the site.

PRINCIPLE 2: SCALE

"Good design provides an appropriate scale in terms of bulk and height that suits the scale of the street and the surrounding buildings."

The development does not conform to Leichhardt Municipal Council planning controls and establishes a scale, height and bulk that is consistent with the density uplift for the site.

The bulk and height of the proposed buildings have been adjusted to respond to the adjoining streets and surrounding buildings. The lower scale built form (podium) is used to scale the development to the built form of the Rozelle and Balmain neighbourhood. The built form has been considered to minimise the visual impact of bulk.

The podium on Waterloo Street is 2-3 storeys, stepping with the street to respond to the existing 2 storey residential dwellings on Waterloo street and Rozelle/ Balmain neighbourhood. The podium steps up from 2-3 storeys on Waterloo Street to 4 to 6 storeys on Victoria Road to define a stronger urban edge to the development and shield the roof terrace open spaces from traffic noise. The stepped podium varies in height from 2 to 6 storeys (RL 44.22 to RL 57.72) above the adjacent street level.

The infill, block edge building on Darling Street has a 2 storeys parapet wall, with additional setback level, to complement the predominant street wall height of adjoining shops. It is penetrated by a two storey arcade that links Darling Street to the retail centre court at ground level.

The residential towers are located in the south-west and north-east parts of the site with direct and distinctive pedestrian access from Waterloo Street and Victoria Road respectively. Tower B1west is setback 7 to 17 metres from Waterloo Street to reduce the visual impact of the visual bulk, and create space/frontage for SOHO units, covered entry forecourt and main entry lobby at street level and 8 metres from south east common boundary. Tower B1east is setback 15 to 45 metres from Victoria Road, 5m from the Darling Street laneway (6m setback at ground level) and 44 metres from Darling Street. Tower B2east is setback 5 metres from Victoria Road to allow the stepped podium form to define the street edge and 7 metres from the north-east boundary.

The height of Tower B1east/west is RL144.90/123.90 metres - equivalent to 32/26 storeys above Waterloo Street, including podium levels; and the

height of Tower B2 is RL 123.90 metres - equivalent to 26 storeys above Victoria Street (at the northern end) including podium levels.

The overshadowing impacts of the residential towers and podium have been carefully studied and reveal that the shadows from the residential towers and low/mid-rise podium are acceptable. The development maintains not less than 3 hours/day of sunlight throughout the year to 50% of the useable private open space adjacent to primary living areas of properties affected by the development. The built form has been designed to minimise overshadowing of the public domain.

PRINCIPLE 3: BUILT FORM

"Good design achieves an appropriate built form for a site and the building's purpose, in terms of building alignments, proportions, building type and manipulation of building elements."

The built form is appropriate to the adjacent future residential developments, contributing to the character of the streetscape and providing internal amenity and outlook. The built form is essentially lower (podium) elements and taller (tower) elements.

The podium is stepped and graded in height to respond to surrounding built form and varies in height from 2 to 6 storeys (RL 49.72 to RL 58.72) above the adjacent street level (refer to Principle 2: Scale).

The towers are varied in form but generally consist of slender elements. Tower B1 is a unique, split-block form with central lobbies and two opposing floor plates of about 12-14 metre depth. The split-block form maximises the perimeter, light and air for residential amenity; Tower B1 has two storeys, central lobbies that are expressed as a deep slot between the split form. The central lobbies introduce light and air deep into the centre of the building eliminating artificially lit and ventilated central core of standard residential tower forms. Tower B2 has 2 storey lobbies.

The stepped podium varies in height to adjust its bulk to adjoining streets. The podium is criss-crossed by a network of passages for pedestrian and visual permeability, and penetrated by light courts that bring natural light to the ground floor and upper levels of the podium. The north-south passage is a breezeway, topped with a side light of operable glass louvres to naturally ventilate the podium retail levels.

Tower B1east/west and Tower B2 are articulated with balconies, light shelves and ledges to add human scale and break down visual bulk.

PRINCIPLE 4: DENSITY

'Good design has density appropriate to the site and its context, in terms of floor space yield or number of units or residents'

The development has been designed in response to the uses, FSR and height in the Preliminary Environmental Assessment Report (PEAR) that accompanied the Request for Declaration of the development as a Part 3A Project.

The site is currently zoned Business under Leichhardt LEP 2000) and B2 Local Centre under Leichhardt Draft LEP 2011. The maximum FSR is 0.5:1 under Leichhardt LEP 2000 and 0.85:1 under Leichhardt Draft LEP2011. The maximum building height is subject to site specific controls in Leichhardt DCP Part D, adopted on 3 June 2008, and range from 12.3m along Waterloo Street; to RL 52 along Darling Street, RL 61/67 (3-5storeys) and RL 61/82 (3-10 storeys) on Victoria Road forms, and RL 51.00 to the north-west boundary. Setback vary from street to street. The local planning controls for the site have been set aside in favour of amenity and urban design based parameters.

The dwelling density is appropriate for the site and its future urban context. The proposed floor space ratio is 6.71:1 (54,979sqm GFA). The development has 304 dwellings on a site area of 8,190 sqm giving a net dwelling density equivalent to 371 dwellings per hectare.

The dwelling density is sustainable due to easy access to public transport in the form of frequent public bus services to the city along Victoria Road and the future prospect of a underground Metro rail station. The site is well serviced with utilities such as sewer, water, gas and electricity.

PRINCIPLE 5: RESOURCE, ENERGY AND WATER EFFICIENCY

"Good design makes efficient use of natural resources, energy and water throughout its full life cycle, including construction."

The residential towers B1east/west and B2 make efficient use of natural resources, energy and water throughout their full cycle, including construction. They are part of a fully integrated, mixed mode environment that couples passive design systems with high performance green infrastructure.

The development is one of the most sustainable residential projects in Australia; it showcases innovation in community ownership and carbon accounting; It commits to a long term approach to improving performance and; it considers Australia's international obligations for global sustainability. A comprehensive ESD strategy has been developed with Cundall, ESD Consultants, for the total development, including the residential component, that sets high targets for energy and water reduction, and carbon footprint.

The key ESD initiatives , based on the ESD Summary of Initiatives and ESD Report, prepared by Cundall, are:

- total life-cycle carbon footprint reduced by 30% equal to 75,000 tonnes of C02 meaning that 100% of the residential development is carbon neutral for about 20 years, supported by a carbon fund for the ongoing investment in energy improvements
- total operational energy reduced by 50% - compared to 20% BASIX reduction requirement) leading to lower energy bills; heat gain and loss to apartments is reduced by high performance double glazing, internal blinds, loggias and balcony overhangs
- total embodied energy reduced by 30-35% including 30% less energy used in construction and materials
- 5-star Custom Green Star Rating or 'Australian Excellence' with an aspiration to 6-star or 'World Leadership'
- 65% reduction in potable water use – 1/3 as much potable water as a standard benchmark development or BASIX minimum requirement exceeded by over 60%.
- Site-based, water retention, grey and black water treatment; system comprises a concrete storage tank, filtration and pump unit in the basement car park that is used to treat and recycle sewer water and stormwater for the irrigation of courtyard planting, laundry water, toilet flushing and car washing; apartments will be fitted with water reduction showerheads and dual flush toilets
- minimum 6-Star and average 7.5-Star NatHERS thermal comfort performance for dwellings - maximum 30MJ/cum per annum
- maximum thermal points to be achieved in Green Star leading to high quality internal environment with fresh air and natural light and lower energy bills
- achieve at least 50% Green Star IEQ credits
- stormwater runoff to meet minimum reductions of: 80% in TSSm, 90% in Gross Pollutants, 45% in Nitrogen and 60% in Phosphorus
- design in accordance with the Green Star communities framework to deliver a responsible, liveable community that is economically prosperous, socially engaging and environmentally accountable
- PV system - the podium mounted PV system will generate zero emissions for common area lighting and ventilation
- biofiltration - the double storey apartment lobbies are designed with biowalls/ living green walls which remove up to 50% of pollutants, providing fresh air to bedrooms and common areas; the biofilters reduces air conditioning energy consumption and improve the ecological value of the site
- green roof - the 'green' roof on the upper podium minimises heat gains and reduces AC loads and the urban heat island effect.
- waste management system comprising with chutes at each lobby, central waste rooms with carousels and recycling facilities in the basement

Overall, living rooms and private open spaces for 73% (222) of dwellings in the development receive three hours direct sunlight between 9am and 3pm in mid-winter (cf 70% minimum RFDC). 70% (212) of dwellings are naturally ventilated, by either cross or corner air flow (cf 60% minimum RFDC). There are no single aspect dwellings with a southerly aspect (cf 10% maximum RFDC).

PRINCIPLE 6: LANDSCAPE

"Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in greater aesthetic and amenity for both the residents and or the public domain."

There is limited opportunity for landscaping on the site due to the site constraints and density.

A communal open space on the podium at level 3 has been provided for residents and visitors accessed from the residential lobbies of Tower B1 east/west and Tower B2. It is for socializing, relaxation, conversation and meetings and contains planting, seating, hardscape, semi- outdoor swimming pool, spa and tennis court. It has been designed as an integrated and sustainable system, resulting in greater amenity for residents.

The ground plane directly connects residents and visitors to each of the streets and Victoria Road with ease and convenience. A through site link, available to the public 24/7, and activated with retail outlets interconnects Victoria Road and Waterloo Street, adjacent to the Darling Street Laneway. Public domain improvements include the upgrade to the pavement and street trees on the footpath, adjacent to the development.

Refer to Landscape Architect's Project Application Report and drawings, prepared by McGregor Coxall for details.

The lower roof over the entry lobby to Tower B1 and roof to the upper podium are 'green' roofs with succulent planting. Green 'living walls' comprising planting, felt-backed panels, irrigation and drainage are provided on the end flanking walls of each two storey residential lobby as part of the biofiltration system for the dwellings.

PRINCIPLE 7: AMENITY

"Good design provides amenity through the physical, spatial, and environmental quality of a development."

The architectural design provides amenity through the physical, spatial and environmental qualities of the development. The apartments have been designed to achieve access to sunlight, natural ventilation, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts, service areas, outlook and ease of access and mobility for all ages.

The residential accommodation consists of 304 dwellings suited to a variety of lifestyles with a of 112 x 1 beds (37%), 178 x 2 beds (58%) and 14 x 3 beds (5%) dwellings, including 31 x 1 bed adaptables (10%).

Many dwellings have studies and media alcoves. The minimum ceiling height of living rooms is 2.7m, the floor to floor height is 3.1m. Each dwelling has access to a secure private open space, in the form of a balcony or loggia with a minimum area of 6sqm for 1 bedroom and
8sqm for 2 bedrooms with a minimum depth of 2m. Most dwellings have considerably more private open space than the minimum.

Covered and secure parking is provided for residents in the two lowest basement levels, accessed from Waterloo Street. There are a total of approximately 286 residential car parking spaces – about 1 space per dwelling. Residential visitor parking is doubled up with retail parking. The residential parking includes 31 accessible resident car spaces - one space for every adaptable dwelling. An additional carwash space has been provided. High impact vehicular access for loading and garbage collection is from Victoria Road.

PRINCIPLE 8: SAFETY AND SECURITY

"Good design optimises safety and security, both internal to the development and for the public domain."

The design of the buildings optimises safety and security, of both the development and the public domain. Safety and security has also been considered in accordance with CPTED principles of surveillance, access, territorial reinforcement and space management.

The safety of the public is enhanced by the dwelling design that improves casual surveillance of the street from living rooms. The safety and security of residents and visitors to buildings is enhanced by locating the access to the main lobby directly from the Waterloo Street. The communal open space is overlooked by living areas and bedrooms.

Controlled vehicular access to the project is provided by secured car park access from Waterloo Street with direct access from the car park to the main lobby for residents, the audio intercom system at the main entry and the car park entry to communicate with residents, and key card access for residents.

PRINCIPLE 9: SOCIAL DIMENSIONS

"Good Design responds to the social context and needs of the local community in terms of lifestyles, affordability and access to social facilities."

The design responds to the social context and needs of the local community in terms of lifestyle and affordability.

The site is well serviced by public transport in the form of public buses for access to the main city rail network and employment destinations. The site is located within the established Rozelle main street shops and is within easy walking distance of the shops on Balmain main street. Many facilities needed to support living are provided within the development. These include a major supermarket, mini-major, specialty retail, café, restaurants, child care centre, gymnasium and medical centre, as well as the Balmain Leagues Club with its bar, bistro and gaming.

A communal open space accessed from the residential lobby, has been provided on the level 3 podium for residents for socialising, relaxation, conversation and meetings. It contains planting, seating, hardscape, indoor swimming pool, spa, massage, and tennis court.

Additional common facilities include an indoor common room and gymnasium located under the lower levels of the residential towers, accessed from Tower B1east/west and Tower B2 by a network of connecting walkways on the link/walkway level 5

The residential accommodation comprises 304 dwellings with a mix of 112 x 1 beds (37%), 178 x 2 beds (58%) and 14 x 3 beds (5%) dwellings, including 31 x 1 bed adaptables (10%).

PRINCIPLE 10: AESTHETICS

"Quality aesthetics require the appropriate composition of building elements, texture and colours and reflect the use, internal design and structure of the development."

The building has a modern aesthetic that expresses the aspirations of the project and its spirit of innovation and environmental excellence. The expression of the elevations responds to many factors including site, sun control, construction, technology and apartment amenity.

The development presents a unique opportunity to create an aesthetic based on environmental and urban design principles, untainted by sentimentality and contextual gestures. The appearance of residential Tower B1east/west and Tower B2 avoids the over-used, crate-like exterior elements.

The slender, chiselled built forms of each tower are designed to visually connect living spaces with the city skyline and river view, capture sunlight to living areas, reduce heat gain and loss. The facades are characterised by re-entrant balconies, recessive loggias and climatically responsive glass skins that create a unified but complex appearance to the 'ensemble' of tower forms. The glass skins give a crystalline and light appearance to the tower forms, reflecting the colour and light of the sky and clouds.

The main east façade of Tower B1east is articulated with deep balconies that are orientated to connect the living spaces to the city skyline, from the Harbour Bridge to
Sydney Tower, and capture sunlight. The main west facade of Tower B1west comprises double glazing units with opaque spandrel glass, openable and vision panels that
protect the loggias and living spaces from the afternoon sun. The main east and west facades are contrasted with secondary facades with white translucent double glazed units which wrap around the inner building facades on the opposing faces of the central lobby and end walls.

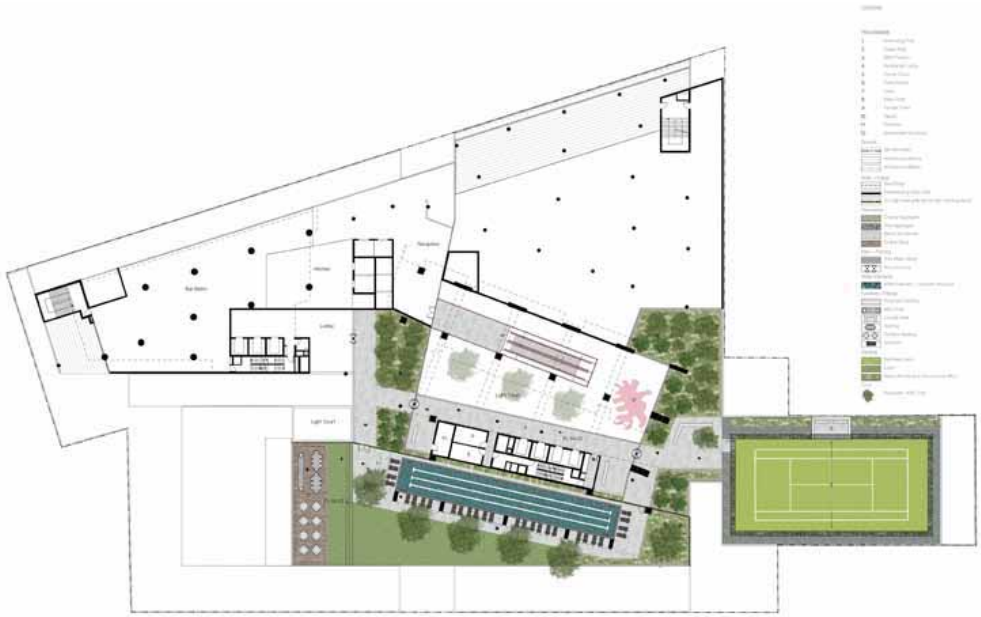
The main east façade of Tower B2 is similar to that of Tower B1east. The façade and lobby of the north-west façade of Tower B2 is sheeted with double glazing units with vision, operable and opaque spandrel glass. The external core is off-form concrete.

Refer also to Section 12: Facade Concept, Architecture Design Report, prepared by STANISIC ASSOCIATES.

CONCLUSION

The development complies with the principles of SEPP 65.

RECREATION FACILITIES



LEVEL 3

VISUALISATION OF TENNIS COURT

Drawings by McGregor Coxall

INDICATIVE VISUALISATION OF COMMUNAL AREA

This image shows proposed materials and finishes that will be used in the communal area. It does not reflect the design in this project application.

INDICATIVE VISUALISATION OF COMMUNAL AREA

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INDICATIVE VISUALISATION OF COMMUNAL AREA

This image shows proposed materials and finishes that will be used in the communal area. It does not reflect the design in this project application.

13 SEPP 65 / RFDC

RFDC COMPLIANCE STATEMENT

The residential tower accommodates 304 dwellings and is part of a mixed-use development comprising retail, commercial, community uses and the Balmain Leagues Club.

PART 01: LOCAL CONTEXT

BUILDING HEIGHT

The proposal has been considered through detailed analysis of the environmental impacts of the development on its surrounding and immediate neighbours. Detailed massing studies and form options, site, shadow and traffic analysis have been undertaken. This process has informed the environmental design and performance of the development to optimise the efficiency, amenity, orientation and aspect of the dwelling design.

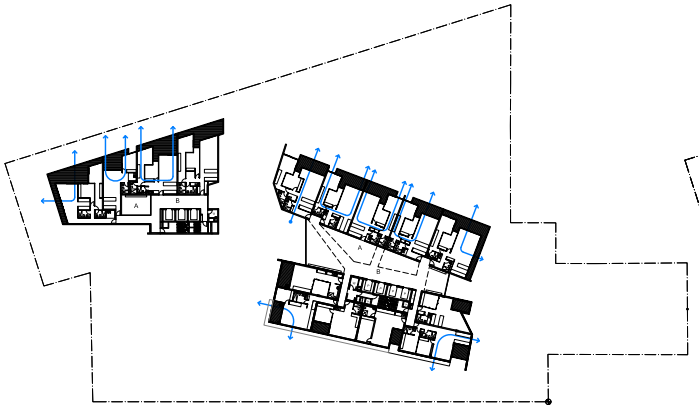
The residential component of the mixed use development consists of two residential towers with 304 dwellings - 232 dwellings (76%) in Tower B1east/west and 72 dwellings (24%) in Tower B2. The total building height, including podium, of Tower B1east/west is 32/26 storeys above Waterloo Street (south end) and the height of Tower B2 is 26 storeys above Victoria Road (north end). The lower rise (podium) element is 2-6 storeys high and contains resident facilities such as entry lobbies, common room, gymnasium, indoor swimming pool, sauna, massage, change facilities; customer and community uses such as speciality retail, food court, restaurants, gymasium, SOHO, medical centre, childcare centre, community room; and the Balmain Leagues Club.

BUILDING DEPTH

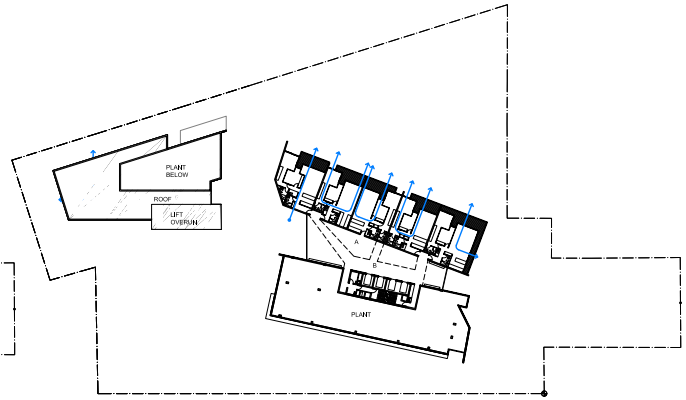
The residential towers are varied in form are essentially slender block elements.

Tower B1east/west is a unique, split-block form with central lobbies and two opposing floor plates of about 12-14 metre depth (excluding core). The split-block form maximises the perimeter, light and air for residential amenity; Tower B1east/west has central, three storey lobbies which are expressed as a deep slot between the split block form. The central lobbies introduce light and tempering air deep into the centre of the building eliminating artificially lit and ventilated central core of standard residential tower forms.

Tower B2 is a form with a single floor plate of 10-18 metres depth (excluding core). It has two storey lobbies for bio-filtration.



LEVEL 7,9,11,13,15,17,19,21



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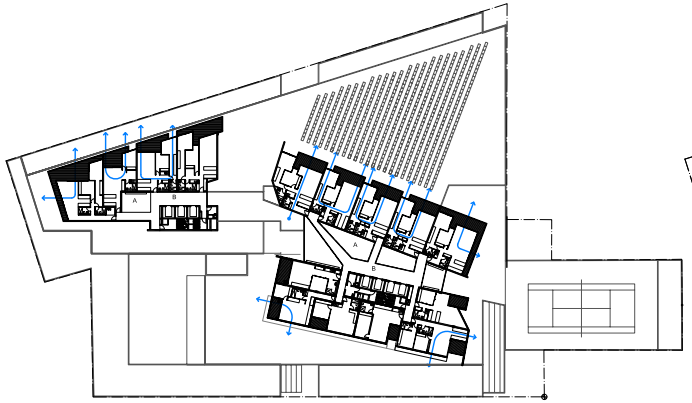

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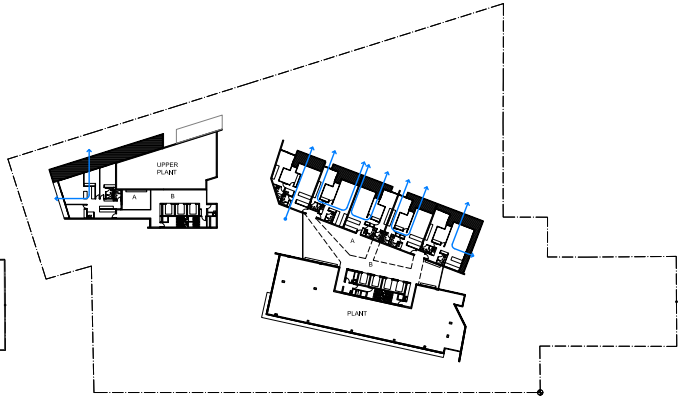

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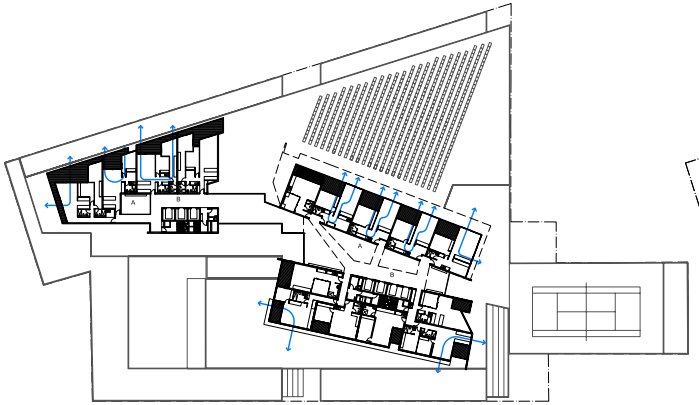

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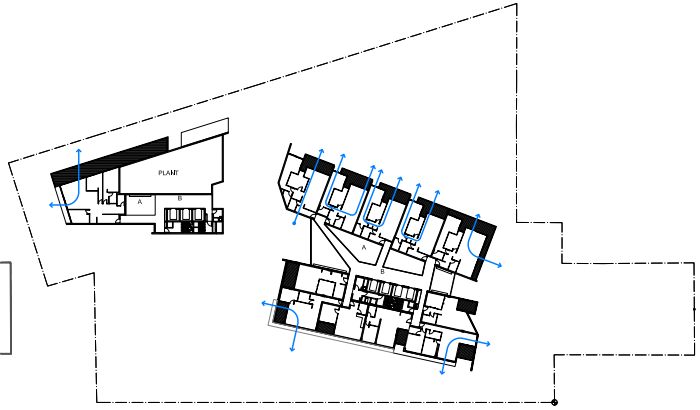

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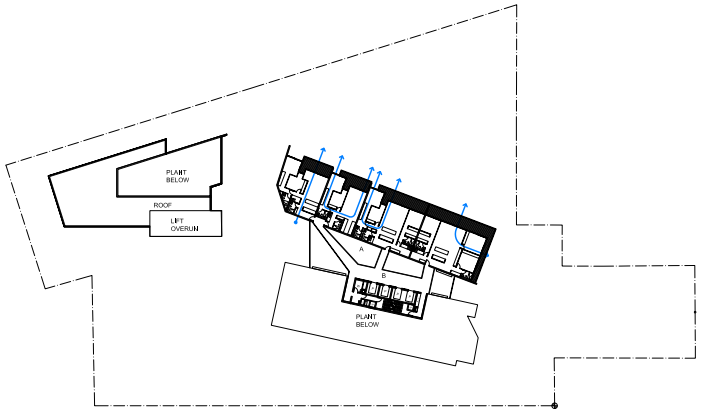
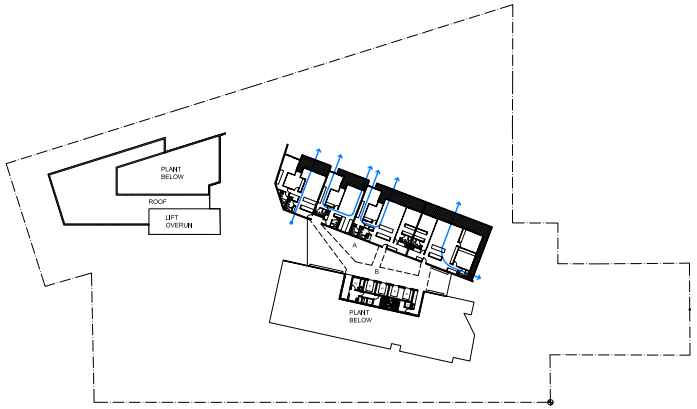


LEVEL 26,28,30



LEVEL 25,27,29

These diagrams illustrate that 70% (212) dwellings are naturally ventilated by either cross or corner airflow (cf 60% minimum RFDC)

The maximum depth of habitable rooms (living, dining and kitchen) of single aspect dwellings for daylight is 8 metres.

BUILDING SEPARATION

The built form is essentially a lower (podium) element and two taller (tower) elements. The residential towers are located in the south-west and north-east parts of the site with direct pedestrian access from Waterloo Street and Victoria Road respectively. The podium comprises 2-6 storey, stepped forms.

The building height, to the top of the uppermost element, of Tower B1east/ west is RL 144.90/123.90 metres, 87.18/69.68 metres, above the upper podium RL57.72/ lower podium RL54.22 respectively - equivalent to 27/22 storeys; and the building height, to the top of the uppermost element, of Tower B2 is RL123.90 metres, 66.18 metres above the upper podium RL 57.72 - equivalent to 20 storeys. The building separation between non-habitable rooms in Tower B1east and Tower B2 is 12 metres (cf 12 metres in RFDC); and the building separation between habitable and non-habitable rooms in Tower B1west and Tower B2 is 21 metres (cf 18 metres in RFDC).

STREET SETBACKS

The residential towers are located in the south-west and north-east parts of the site with direct and distinctive pedestrian access from Waterloo Street and Victoria Road respectively. Tower B1west is setback 7 to 17 metres from Waterloo Street to reduce the visual impact of the visual bulk, and create space/frontage for SOHO units, covered entry forecourt and main entry lobby at street level and 8 metres from south east common boundary. Tower B1east is setback 15 to 45 metres from Victoria Road, 5m from the Darling Street laneway (6m setback at ground level) and 44 metres from Darling Street. Tower B2east is setback 5 metres from Victoria Road to allow the stepped podium form to define the street edge and 7 metres from the north-east boundary adjoining existing houses.

SIDE AND REAR SETBACKS

Tower B1east is setback 5 metres the Darling Street laneway and B1west is setback 7 metres the south-east boundary; and Tower B2 is setback 7 metres from the north-west boundary of the site.

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PART 02: SITE DESIGN

DEEP SOIL

There is no opportunity for a deep soil zone and this is acceptable under the RFDC, given that the site is located in an urban area and the site is built out.

LANDSCAPE DESIGN

There is limited opportunity for landscaping on the site due to the density and site constraints.

A communal open space has been provided for residents and visitors on level 3 lower podium and is accessed from the residential lobbies of Towers B1east/west and B2. It is for socializing, relaxation, conversation and meetings. It contains planting, seating, hardscape, indoor swimming pool, spa and tennis court, and designed as an integrated and sustainable system resulting in greater amenity for residents. Refer to Landscape Architect's Plans and Statement for details of the materials, finishes and planting. The lower roof over the entry lobby to Tower B1east/west is designed as a green roof with succulent planting.

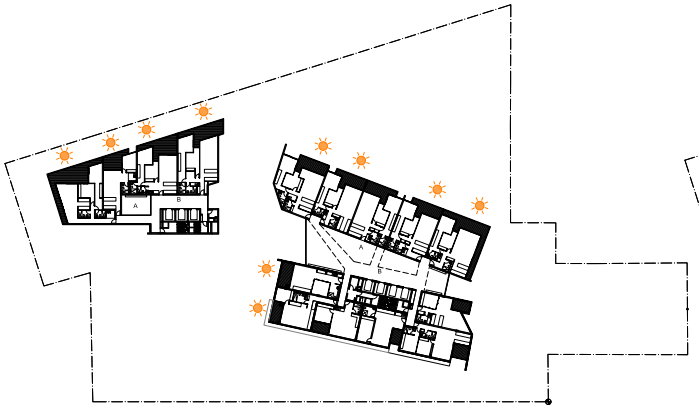
COMMUNAL OPEN SPACE

Each apartment has access to a secure private open space, in the form of a balcony or loggia with a minimum area of 6 sqm for 1 bedroom, 8 sqm for 2 bedrooms and 12 sqm for 3 bedrooms, with a minimum depth of 2m. Most dwellings have considerably more private open space than the minimum.

A communal open space accessed from the residential lobby, has been provided on level 3 podium for residents for socialising, relaxation, conversation and meetings. It contains planting, seating, hardscape, indoor swimming pool, spa and tennis court.
Additional common facilities include an indoor common room and gymnasium located under the lower levels of the residential towers, accessed from Towers B1 east/west and B2 by a network of connecting walkways at link level 5.

VISUAL PRIVACY

Visual privacy issues have been eliminated by siting, orientation, adequate building separation and internal blinds to bedrooms.



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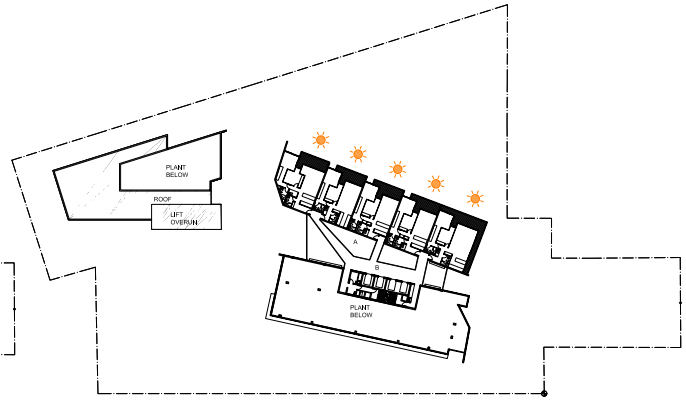

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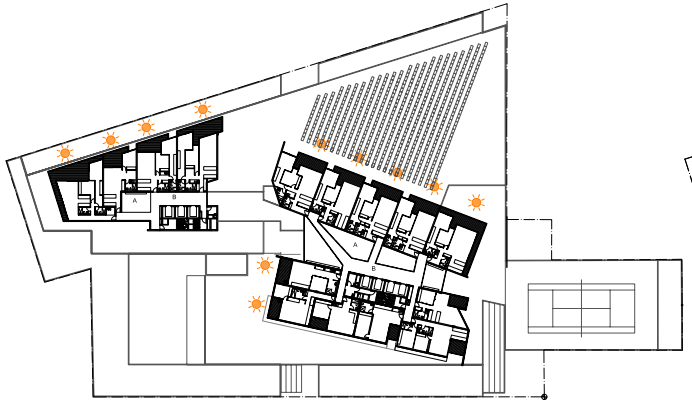

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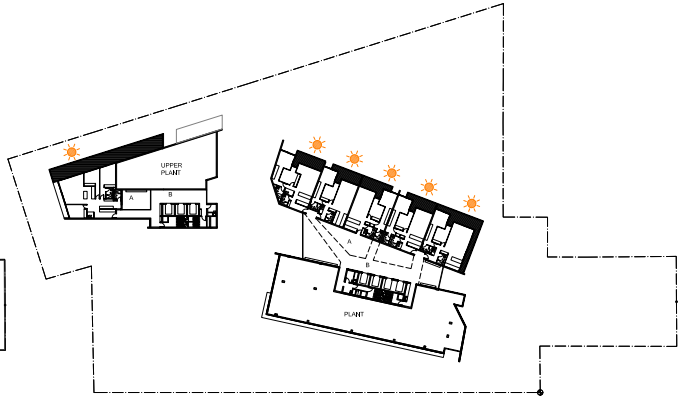

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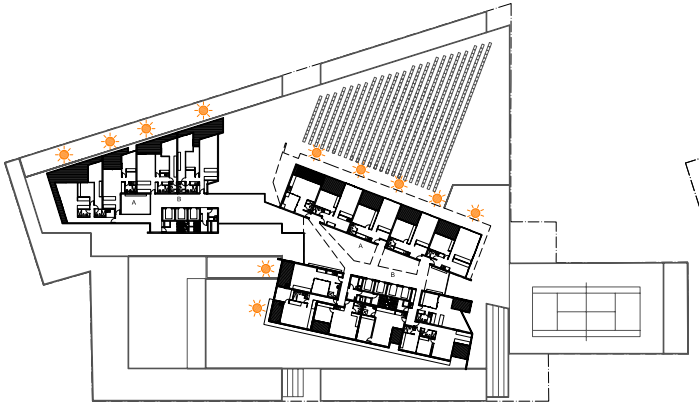

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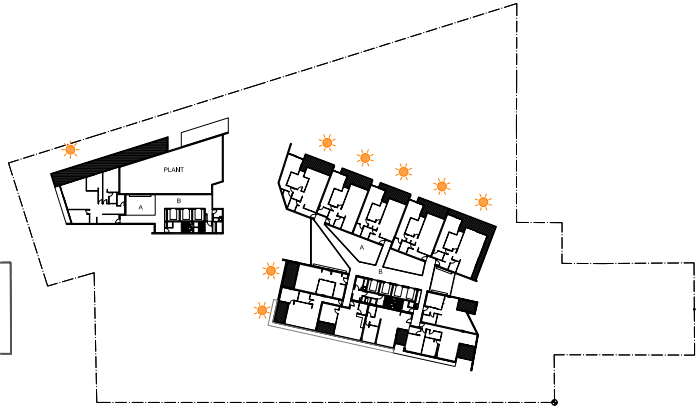

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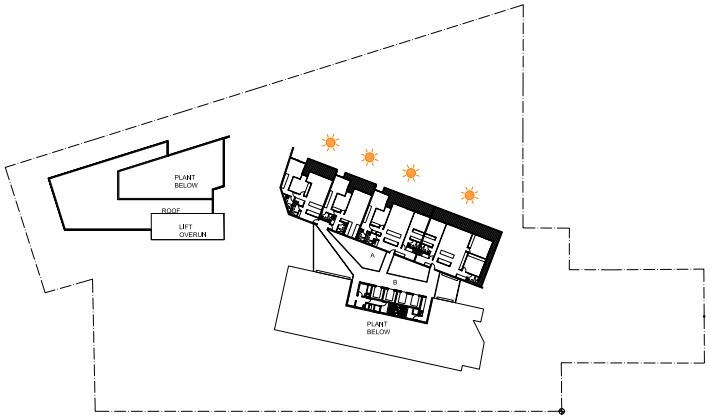

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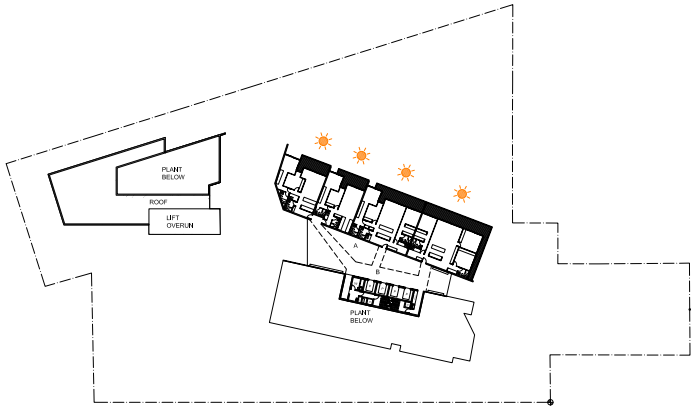

LEVEL 25,27,29

These diagrams illustrate that 73% (222) dwellings receive 3 hours direct sunlight between 9am and 3pm in mid-winter (cf 70% minimum RFDC). There are no single aspect dwellings with a southerly aspect.

BUILDING ENTRY

Each residential tower has a direct and distinctive entry from the nearest public street. Tower B1east/west is accessed from Waterloo Street through a generous covered pedestrian forecourt. Tower B2 is accessed from Victoria Road, through a lobby, adjacent to the lower ground retail entry. The lobbies of both towers are connected by an aerial bridge at level 5 (RL 62.22), link level, allowing social networking of residents and access to the common room, gymnasium and level 3 lower podium communal open space. Both towers can be accessed directly by lifts from the basement car park levels.

PARKING

Covered and secure parking is provided for residents in the two lowest basement levels, accessed from vehicle entry from Waterloo Street. There are a total of 290 residential car parking spaces. Residential visitor parking is doubled up with retail parking. The residential parking includes 31 accessible resident car spaces - one space for every adaptable dwelling. A carwash space has been provided. A carshare parking space is located at Basement Level 2.

PEDESTRIAN ACCESS

Each residential tower has a direct and distinctive entry from the nearest public street. Tower B1east/west is accessed from Waterloo Street through a generous covered pedestrian forecourt. Tower B2 is accessed from a lobby adjacent to the lower retail entry on Victoria Road. Access to the building and dwellings complies with the relevant accessibility standards. with the provision 31 adaptable dwellings have been provided.

VEHICLE ACCESS

The vehicle entry for residential car parking is situated at the north-western end of Waterloo Street. High impact vehicular access for loading and garbage collection is from Victoria Road.

A taxi zone and shuttle bus for club patrons is located on Waterloo Street.

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PART 03: BUILDING DESIGN

DWELLING LAYOUT

The residential accommodation comprises 304 dwellings with a mix of 112 x 1 beds (37%), 178 x 2 beds (58%) and 14 x 3 beds (5%) dwellings, including 31 x 1 bed adaptables (10%).

Many dwellings have studies and media alcoves. Each dwelling has access to a secure private open space, in the form of a loggia with a minimum area of 6 sqm for 1 bedroom and 8 sqm for 2 bedrooms with a minimum depth of 2m. Most dwellings have considerably more private open space than the minimum.

The total internal storage is 6 cum for 1 bedroom, 8 cum for 2 bedrooms and 10cum for 3 bedrooms, with 50% of the required storage space provided in storage cages in the basement. Habitable rooms of single aspect dwellings are limited in depth to 8 metres from a window. Back of kitchens are less than 8 metres from a window. Minimum dwellings sizes are 55 sqm for 1 beds, 80 sqm for 2 beds and 120sqm for 3 beds.

DWELLING MIX

The dwelling mix is refined to respond to the present market demands, population trends and proximity to public transport. Dwellings are a mix of types, beds, sizes and price points to respond to market diversity.

The residential accommodation comprises 304 dwellings with a mix of 112 x 1 beds (37%), 178 x 2 beds (58%) and 14 x 3 beds (5%) dwellings, including 31 x 1 bed adaptables (10%). All dwellings are single storey and comprise a range of layouts including standard, corner and ‘snorkel’ to maximise the perimeter for sun, light and air. Compact 1 beds are generally located to the south-west, with district and river views; 2 beds are generally located to the north-east with city and river views; and 3 beds are located at the upper levels at the south-east and north-east corners.

Tower B1east has 124 dwellings (40%) comprising 5 x 1 bed, 107 x 2 beds and 12 x 3 beds – all with views to the city skyline; and Tower B1west has 108 dwellings (36%) comprising 90 x 1 beds and 18 x 2 beds, including 31 x 1 bed adaptables with Parramatta River and district views. Tower B2 has 72 dwellings (24%) comprising 17 x 1 beds, 53 x 2 beds and 2 x 3 beds.

BALCONIES

All dwellings have access to private open space in the from of a balcony or loggia, with a minimum area of 6 sqm for 1 beds, 8 sqm for 2 beds and 12sqm for 3 beds. Primary balconies of all dwellings have a minimum depth of 2 metres - most are 2.5 to 4 metres.

CEILING HEIGHTS

The minimum ceiling height of habitable rooms such as living/dining, kitchens and bedrooms in the residential flat building is 2.7 metres. Non-habitable rooms have a minimum ceiling height between 2.25 and 2.4 metres for services coordination.

GROUND FLOOR DWELLINGS

No ground floor dwellings or direct street access are provided due to retail and commercial uses in the podium, at street level. Double storey, small office units with gallery access are provided along Waterloo Street.

INTERNAL CIRCULATION

The number of dwellings from the single core in the Tower B1east/west is eleven. While this number is in excess of eight suggested by the RFDC there is no compromise to residential amenity or social interaction due to the multi-storey, lobby spaces. The number of dwellings from the core in Tower B2 is four.

STORAGE

Storage of 6 cum for 1 bed dwellings, 8 cum for 2 bed dwellings and 10 cum for 3 bed dwellings is provided to all dwellings with 50% storage in storage cages on the residential parking levels.

DAYLIGHT ACCESS

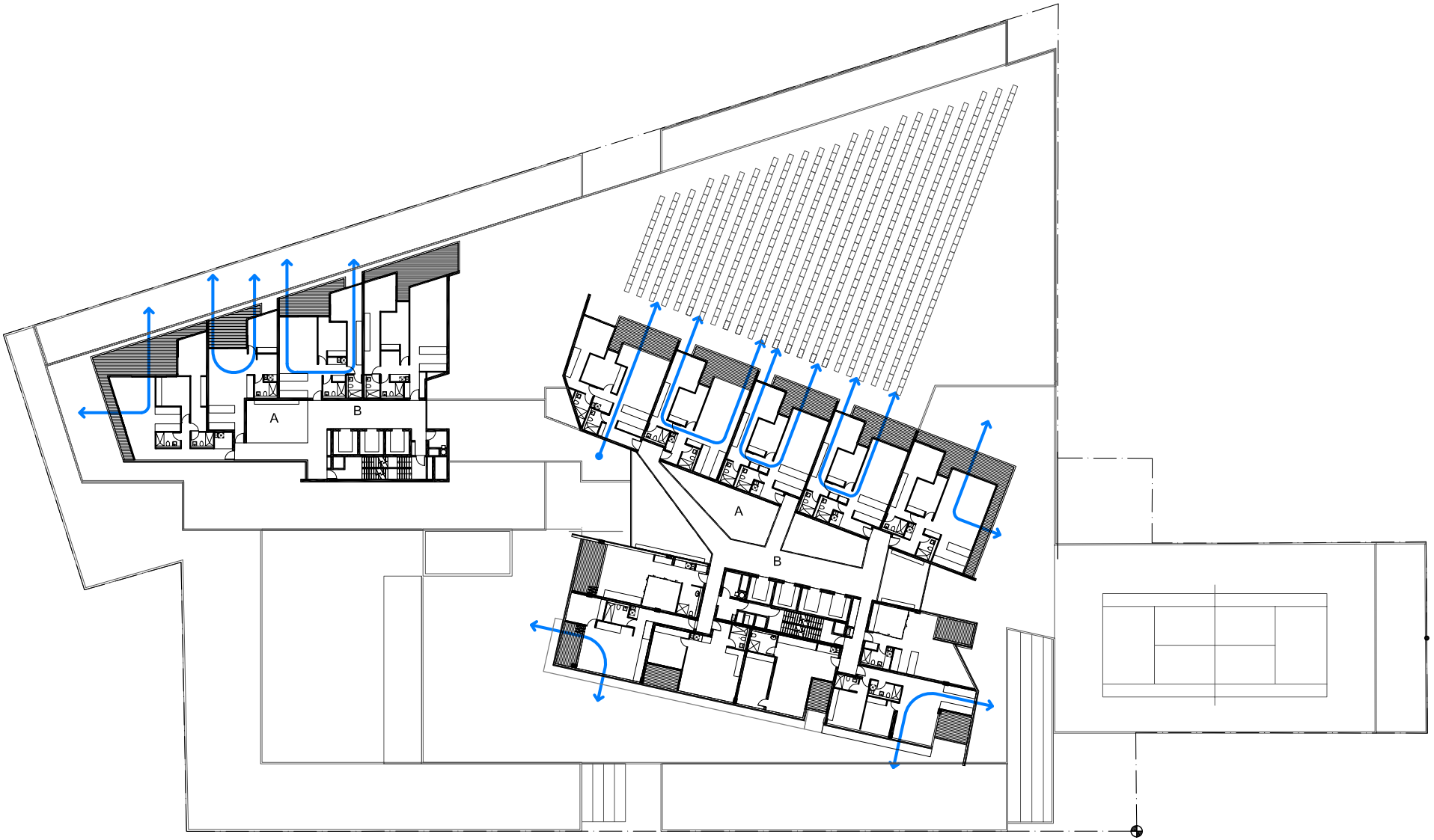
Overall, living rooms and private open spaces for 73% (222) of dwellings in the development receive three hours direct sunlight between 9am and 3pm in mid-winter (cf 70% minimum RFDC). There are no single aspect dwellings with a southerly aspect (cf 10% maximum RFDC).

NATURAL VENTILATION

70% (212) of dwellings are naturally ventilated, by either cross or corner air flow (cf 60% minimum RFDC).

WATER CONSERVATION

Rainwater is collected from the roof and stored in a concrete tank in the basement and reused for landscape irrigation, toilet flushing and car washing.



TYPICAL FLOOR PLAN - CROSS VENTILATION

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