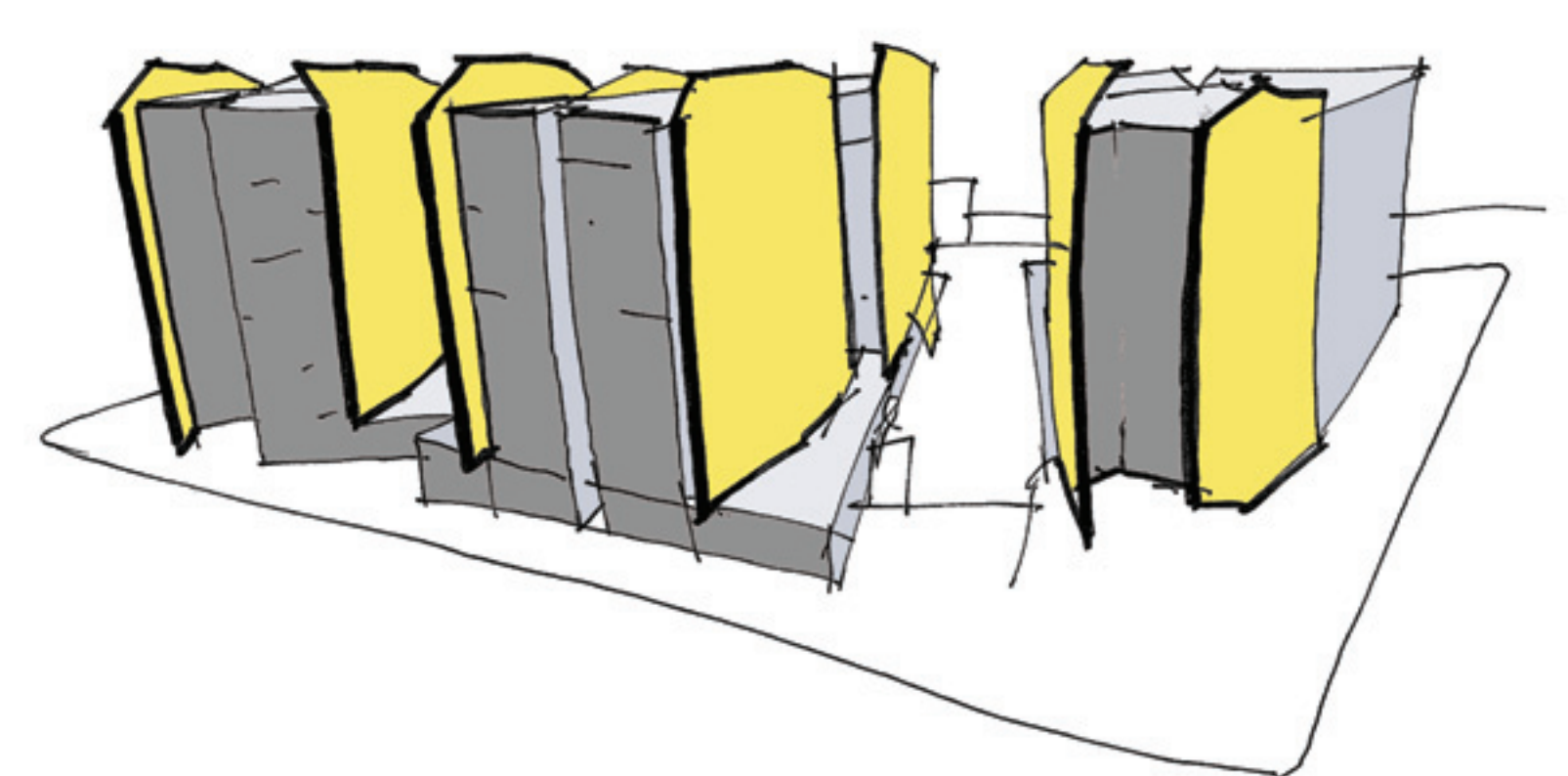
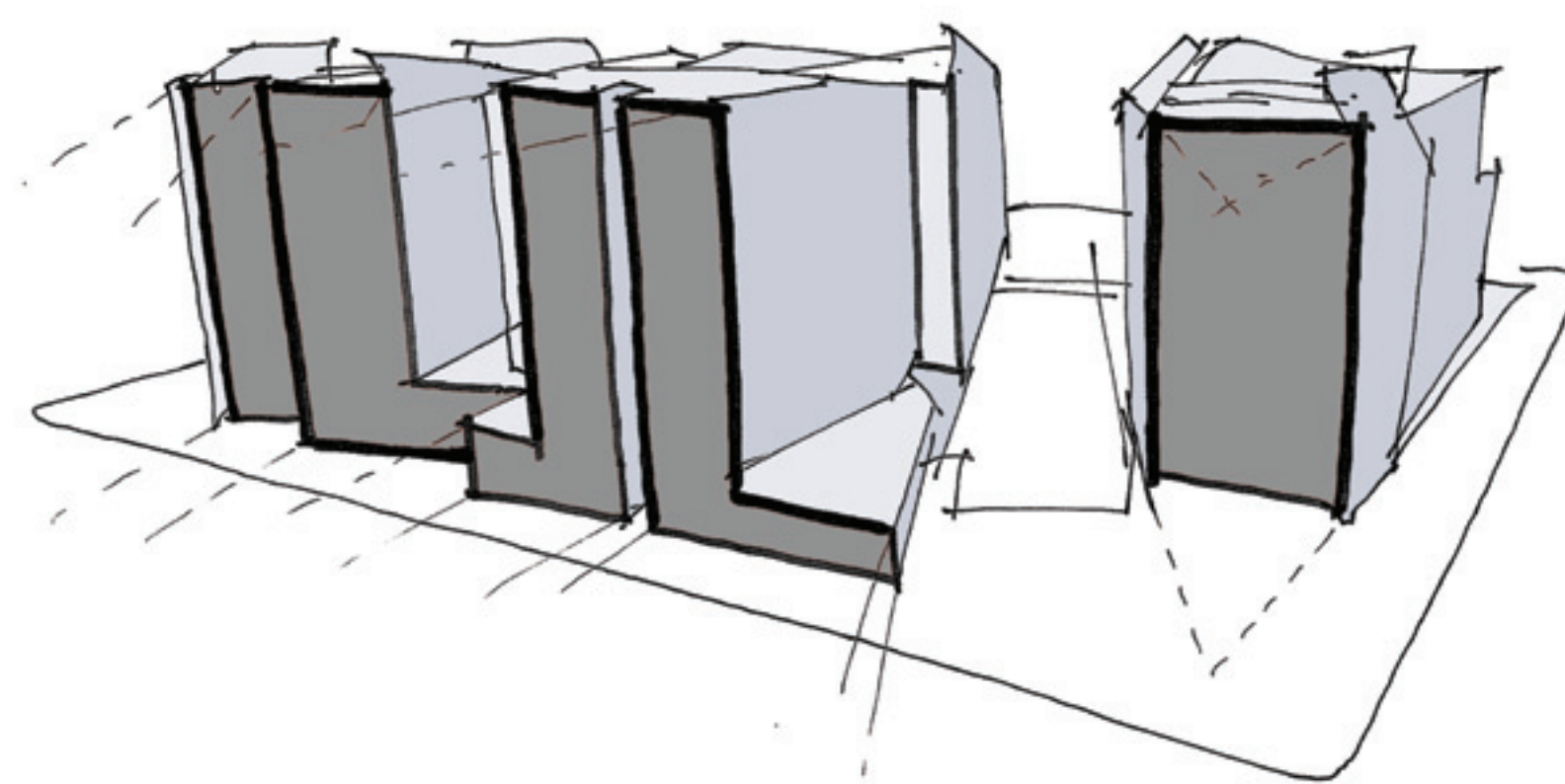
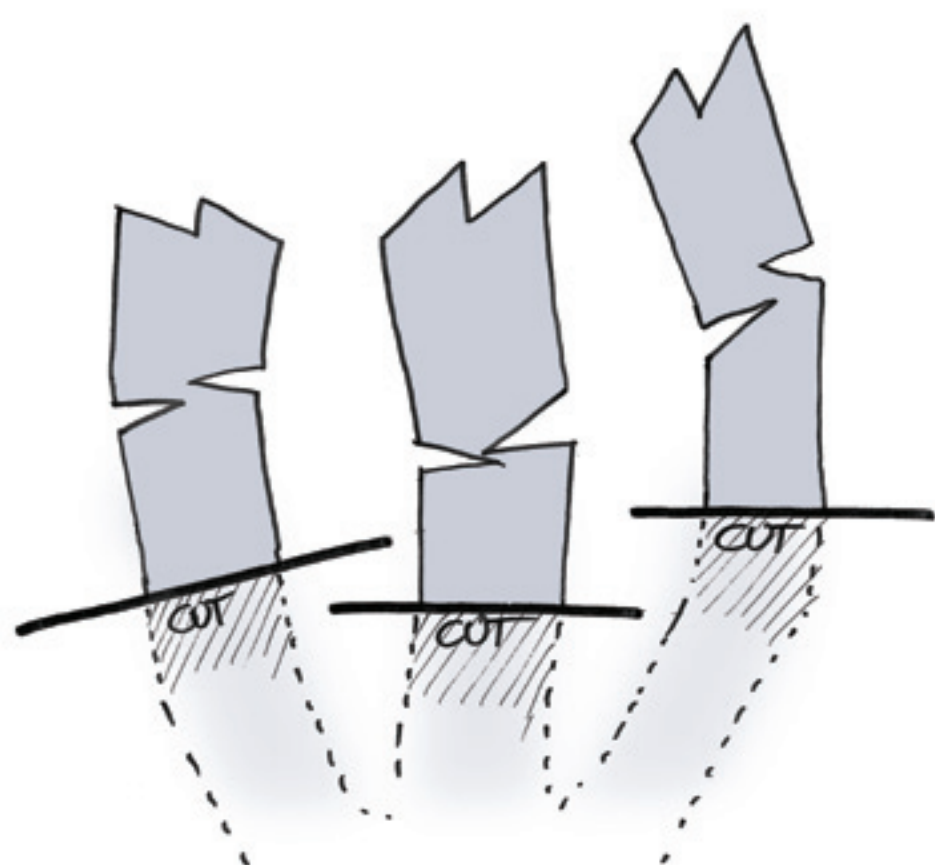
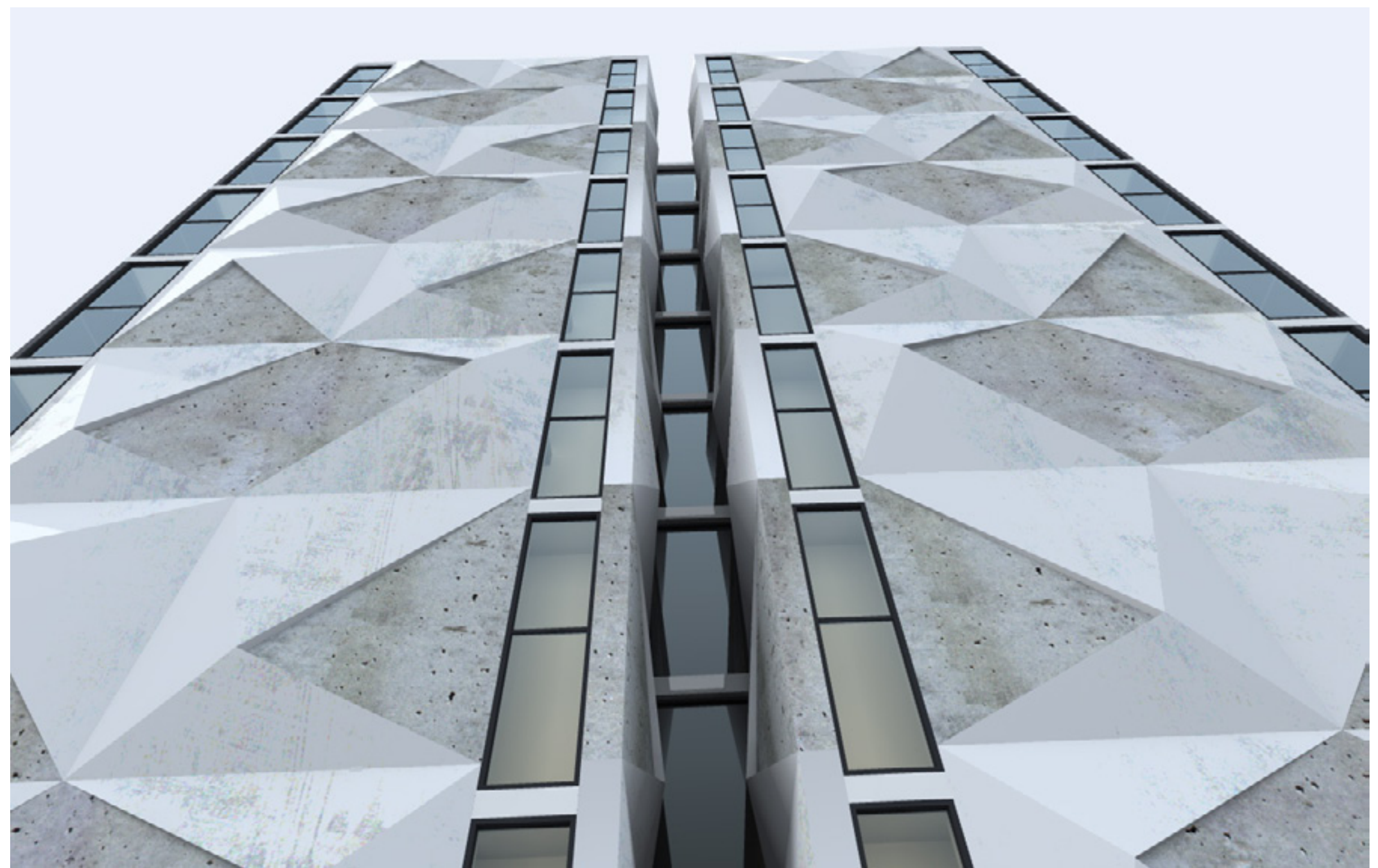
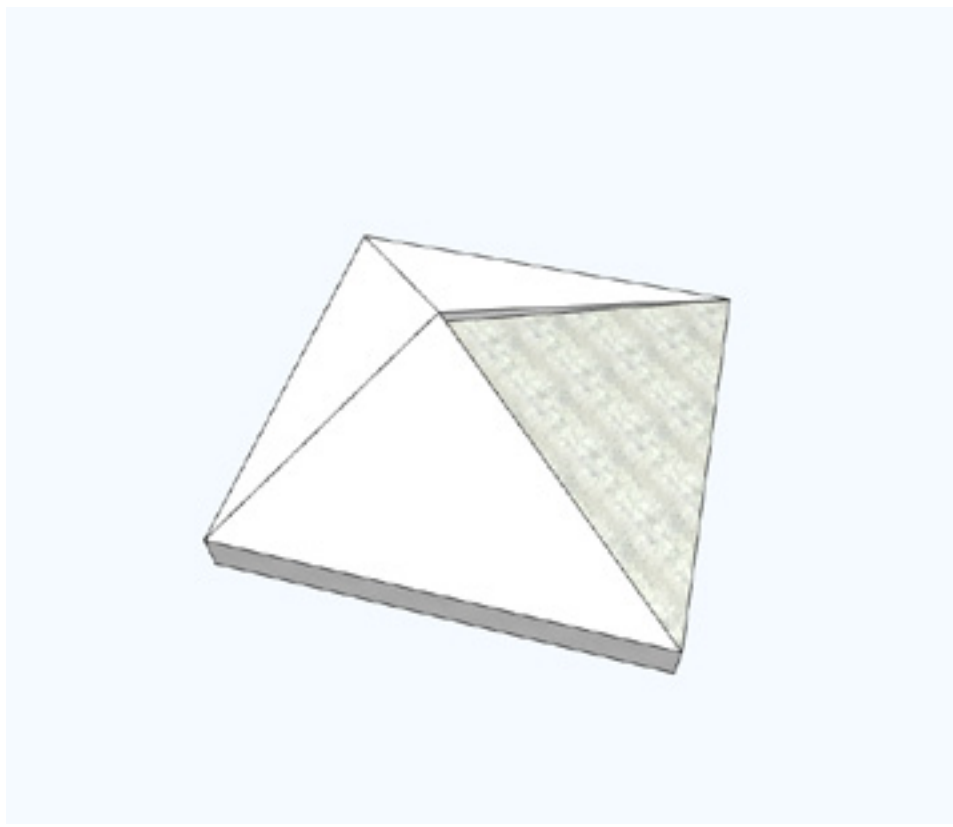


the dialogue between the screens and the precast concrete



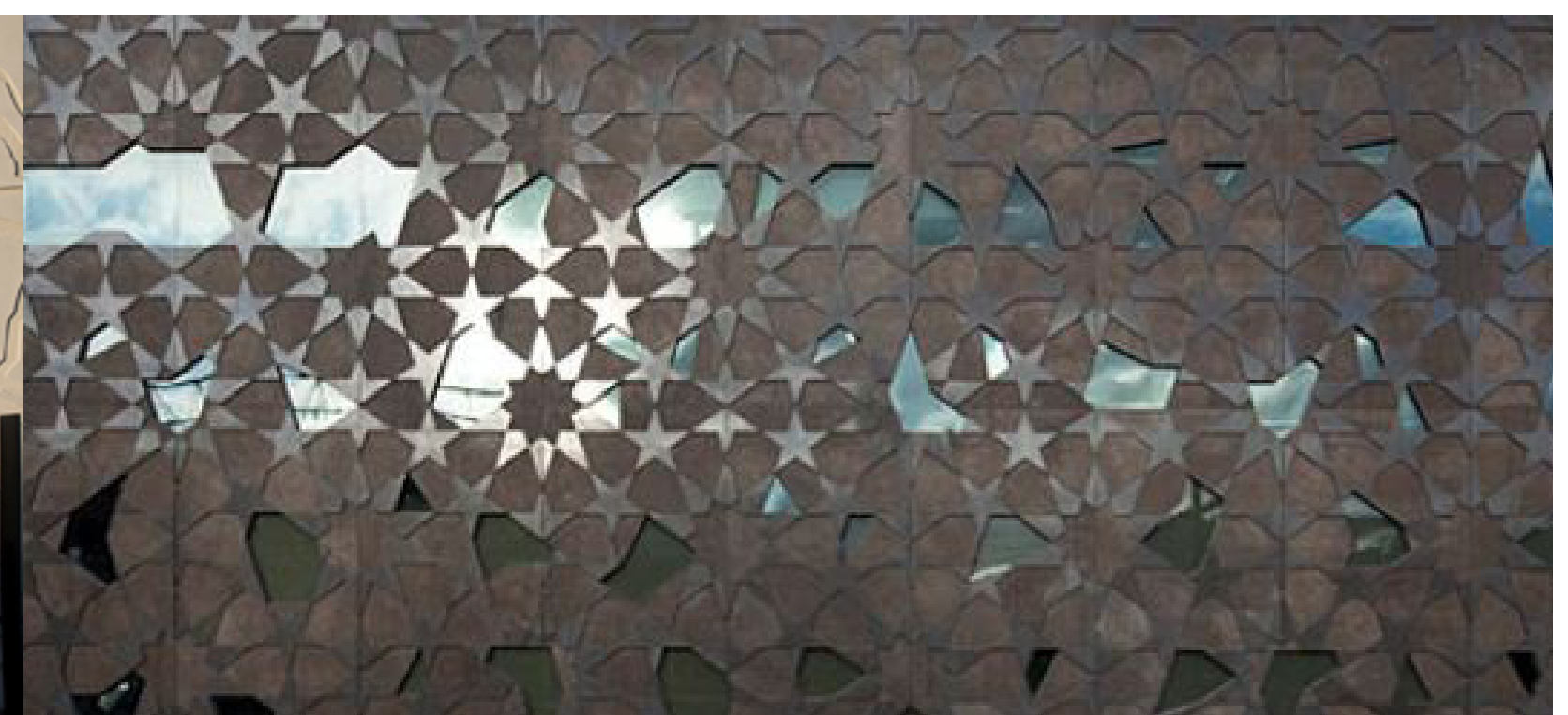
aesthetics



perforated precast

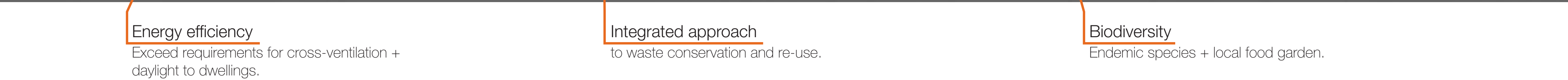


stamped precast



fenestration + precast

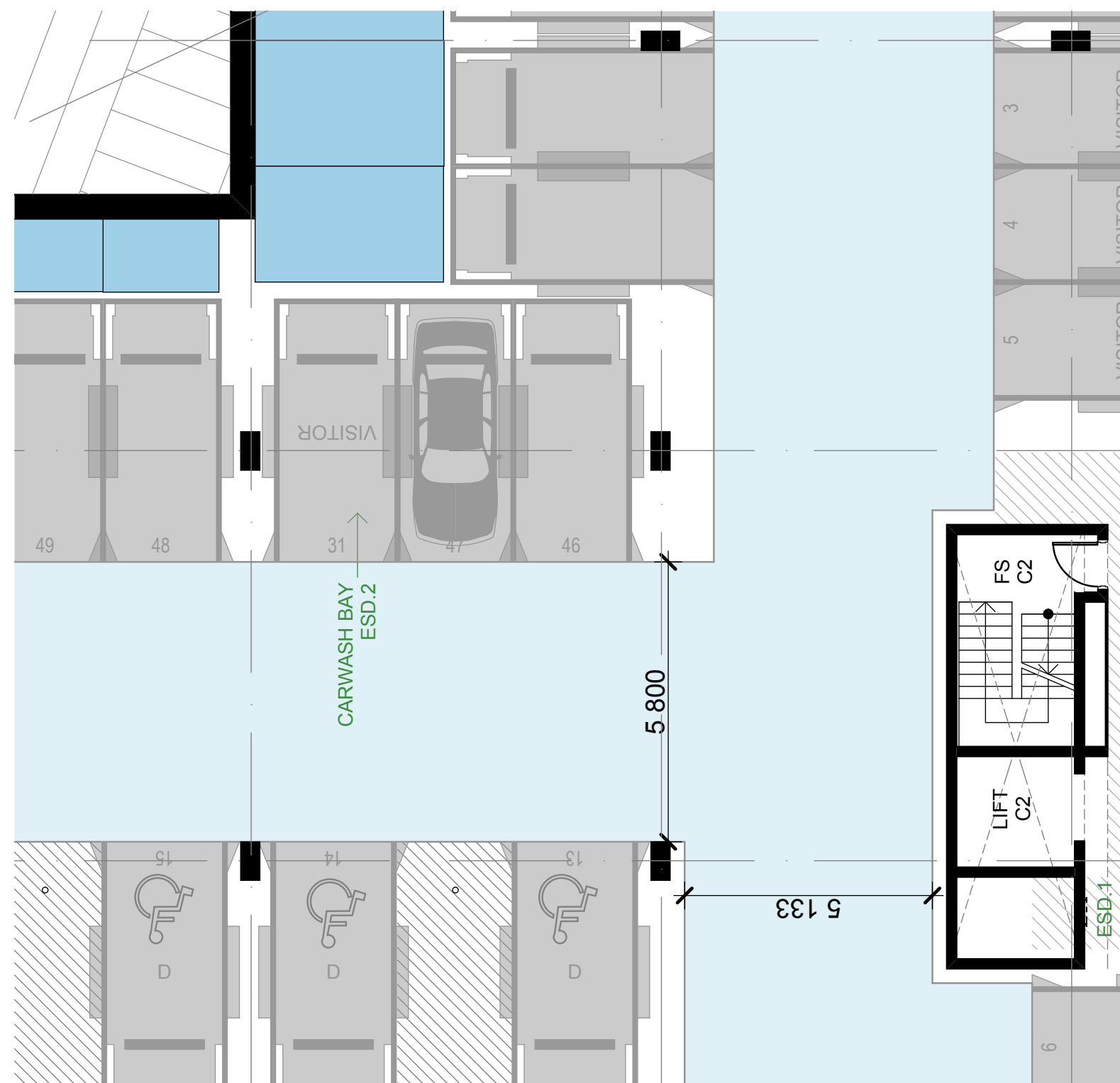
precast concrete



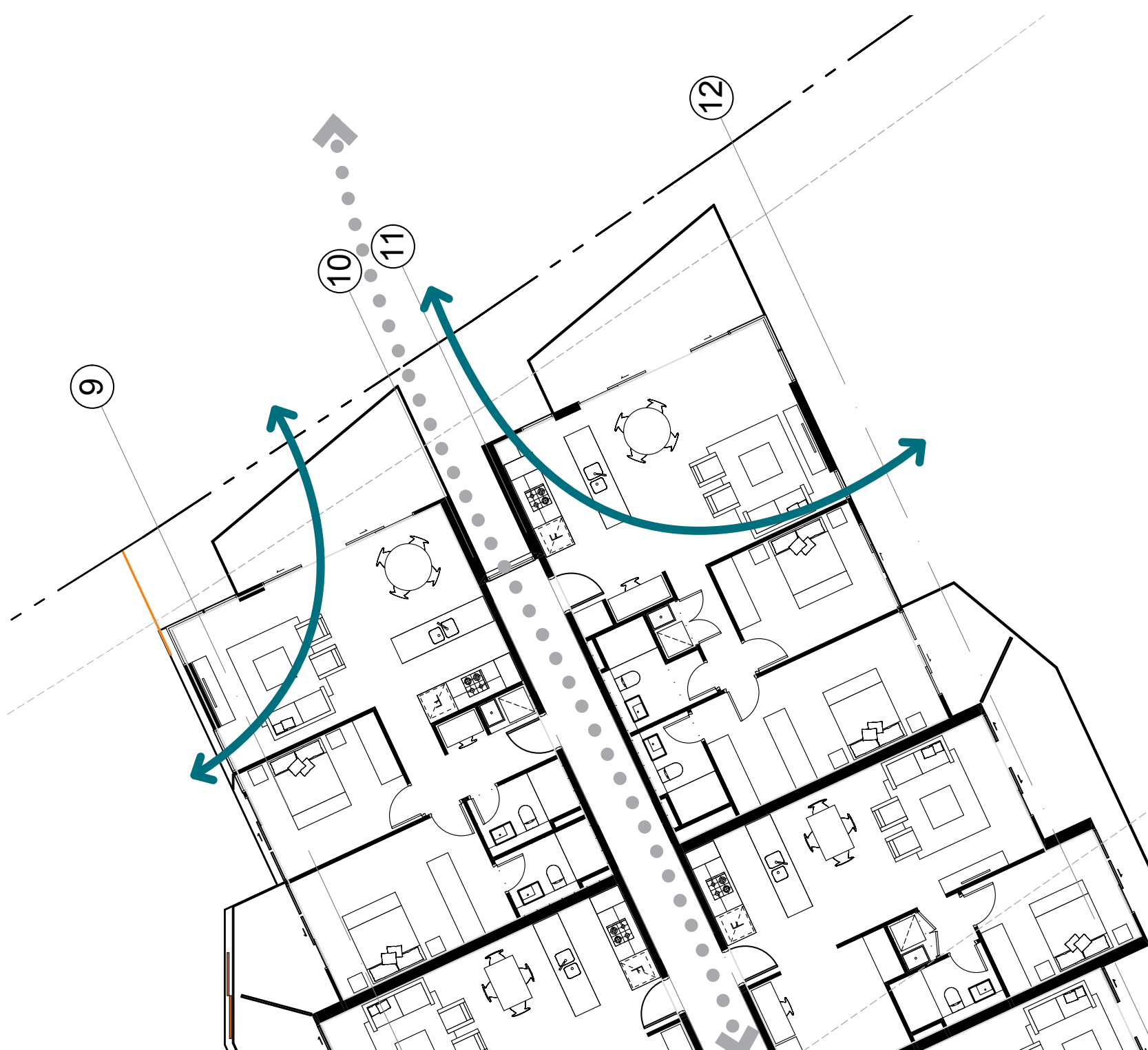
1 **monitoring** – public real time sustainability and community information electronic dashboard



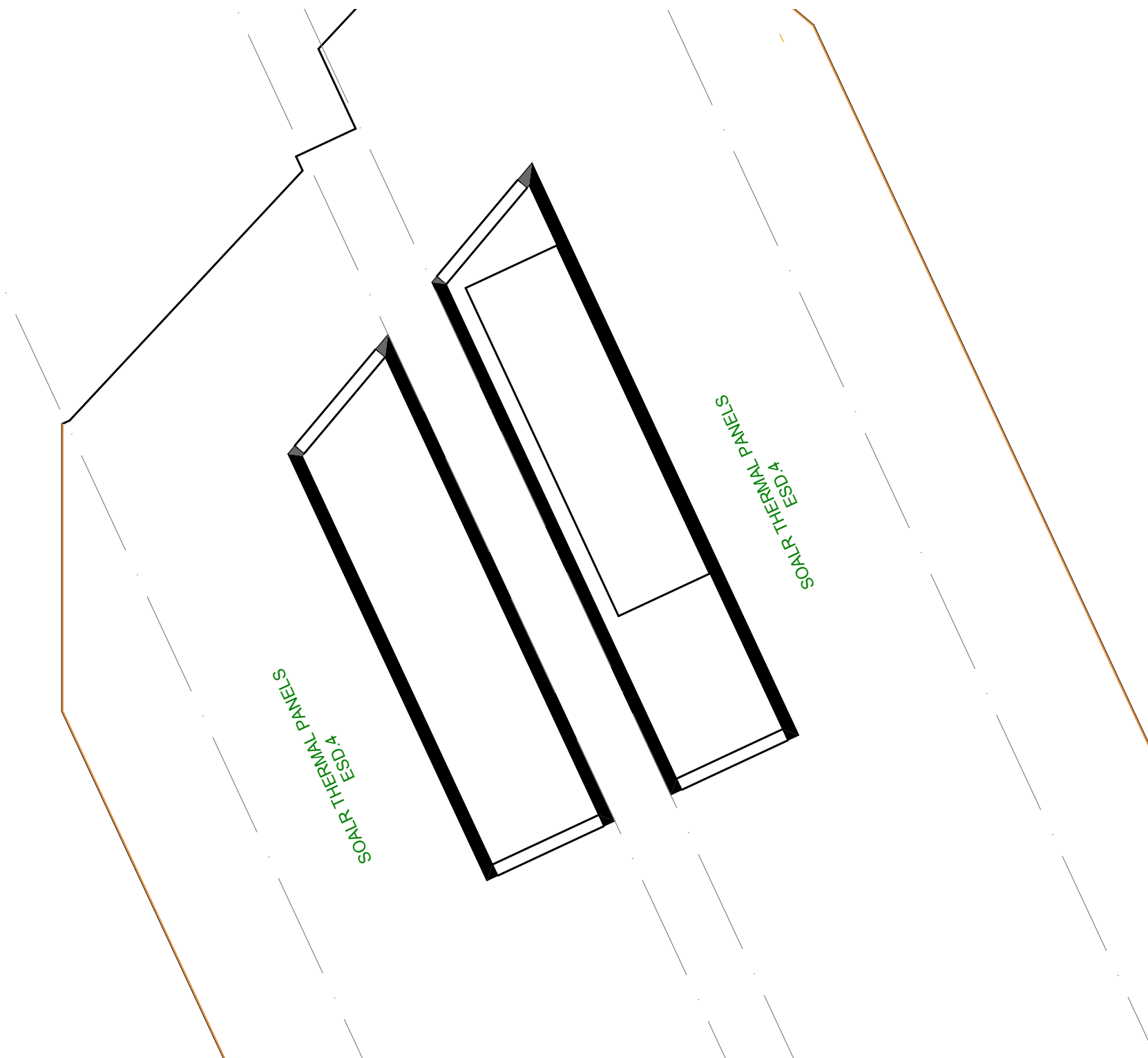
2 **water** – integrated water re-use



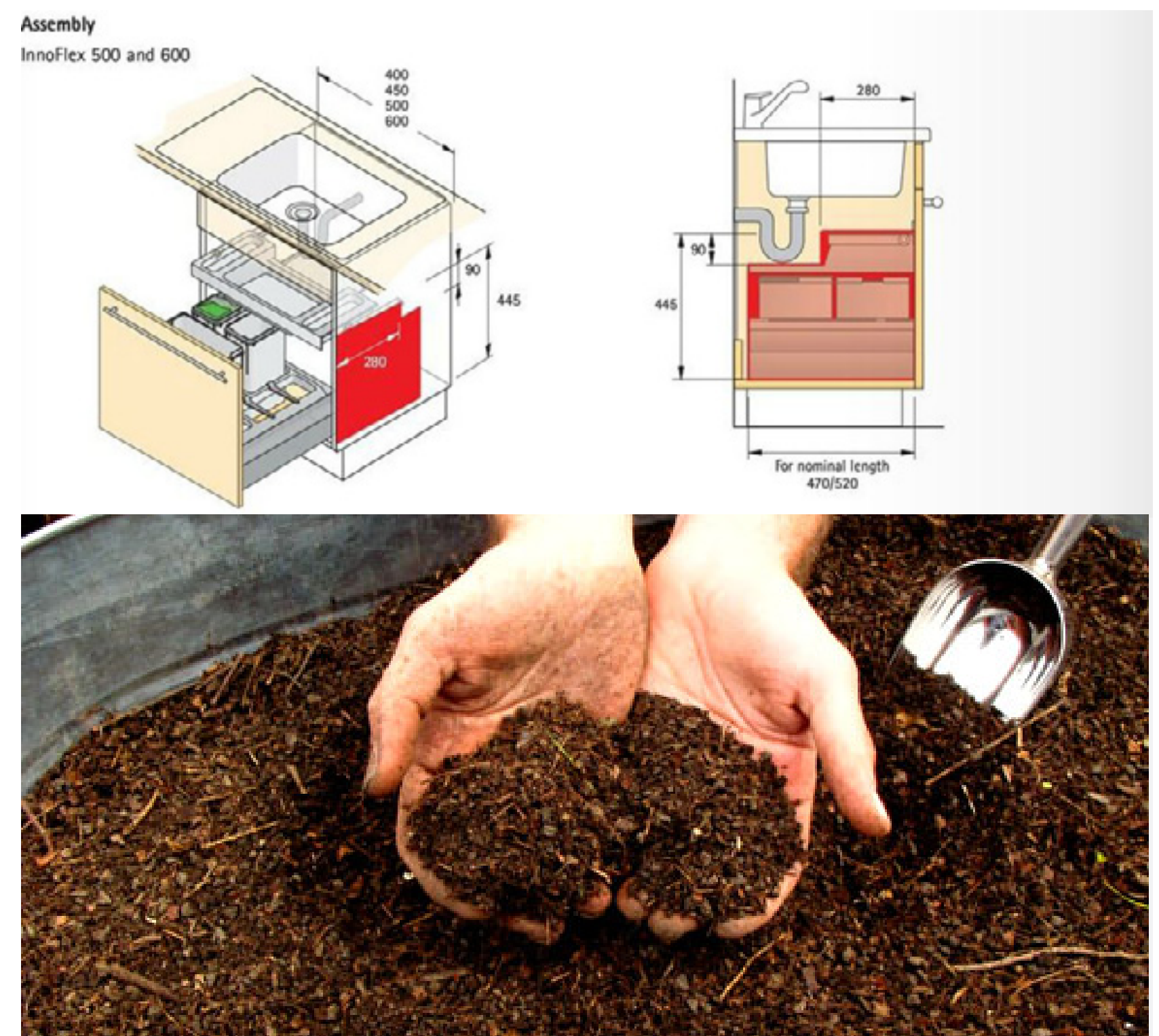
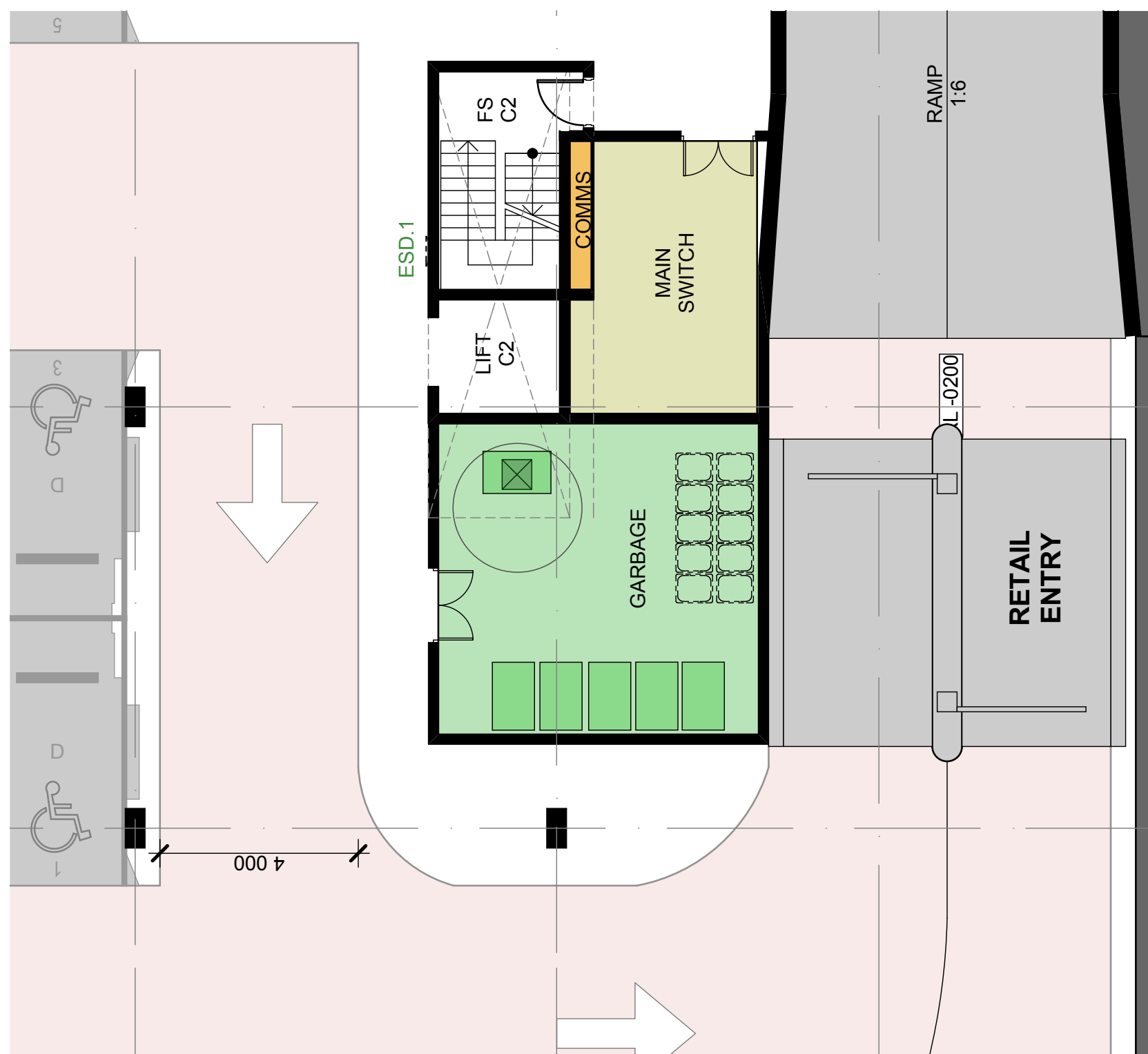
3 **passive design** – natural ventilation to apartments + natural light to corridors



4 **energy efficient** – energy use for all aspects



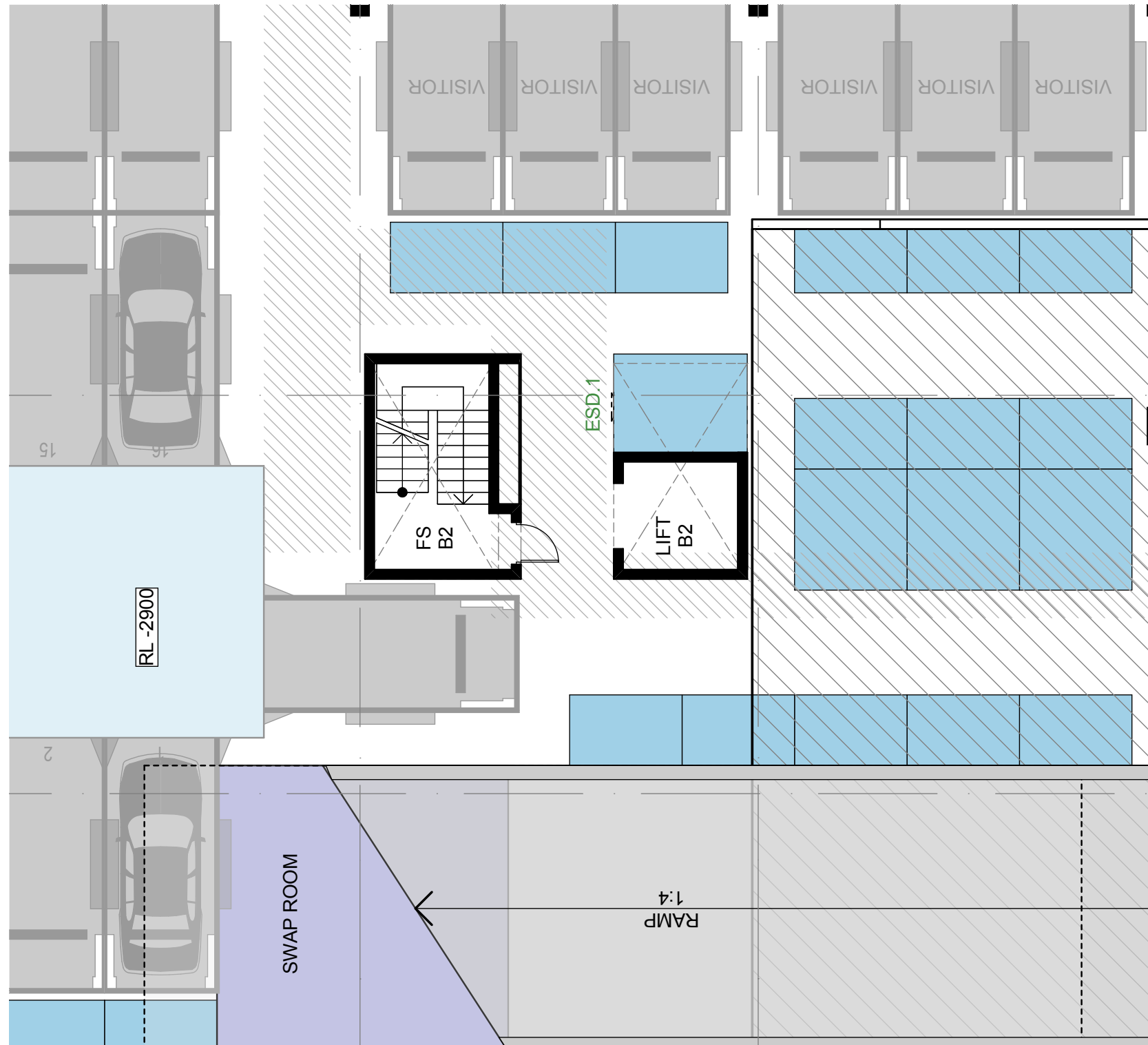
5 **waste** – from kitchen to garden



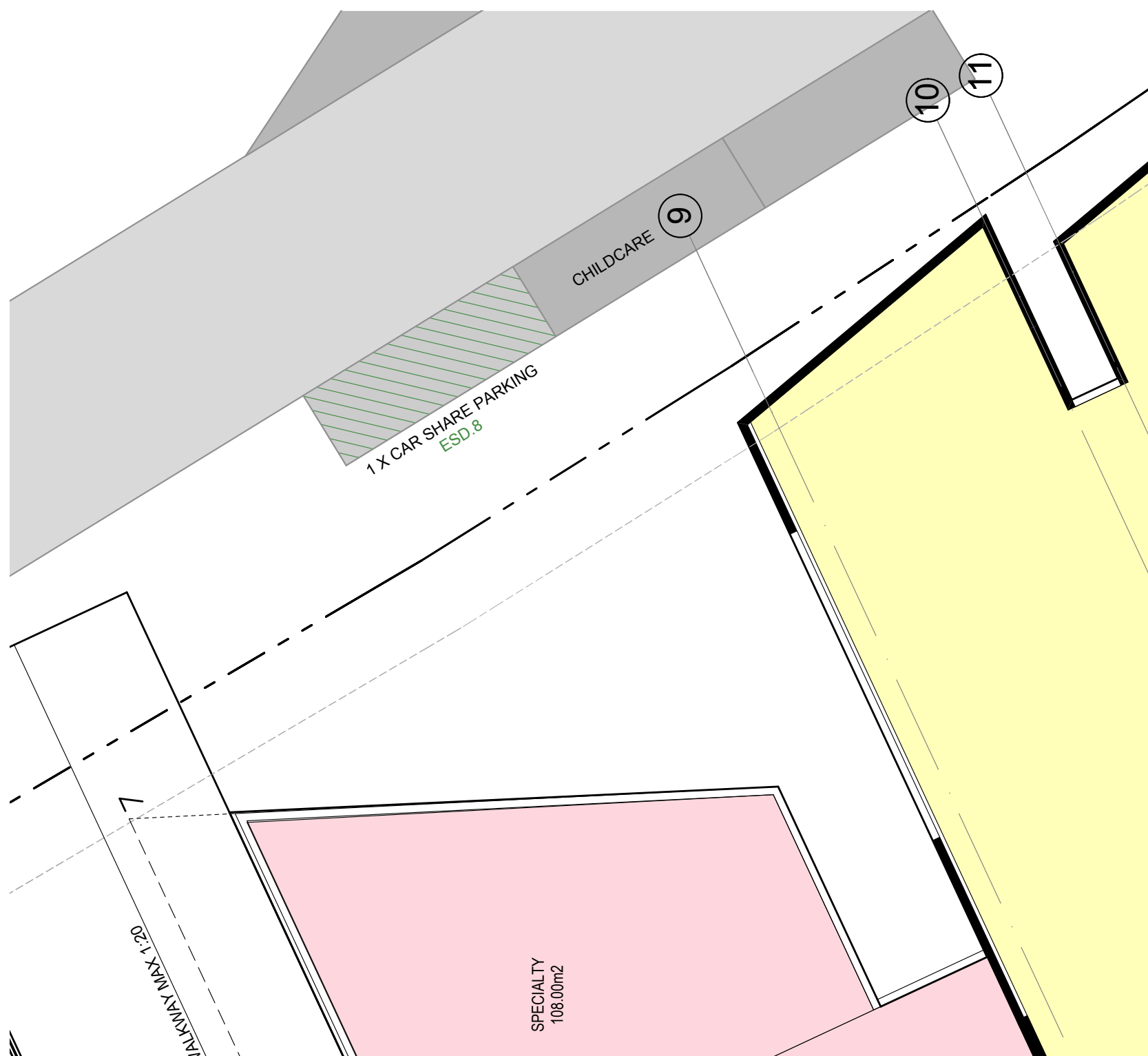
6 **edible gardens** – a core ethos in landscape design



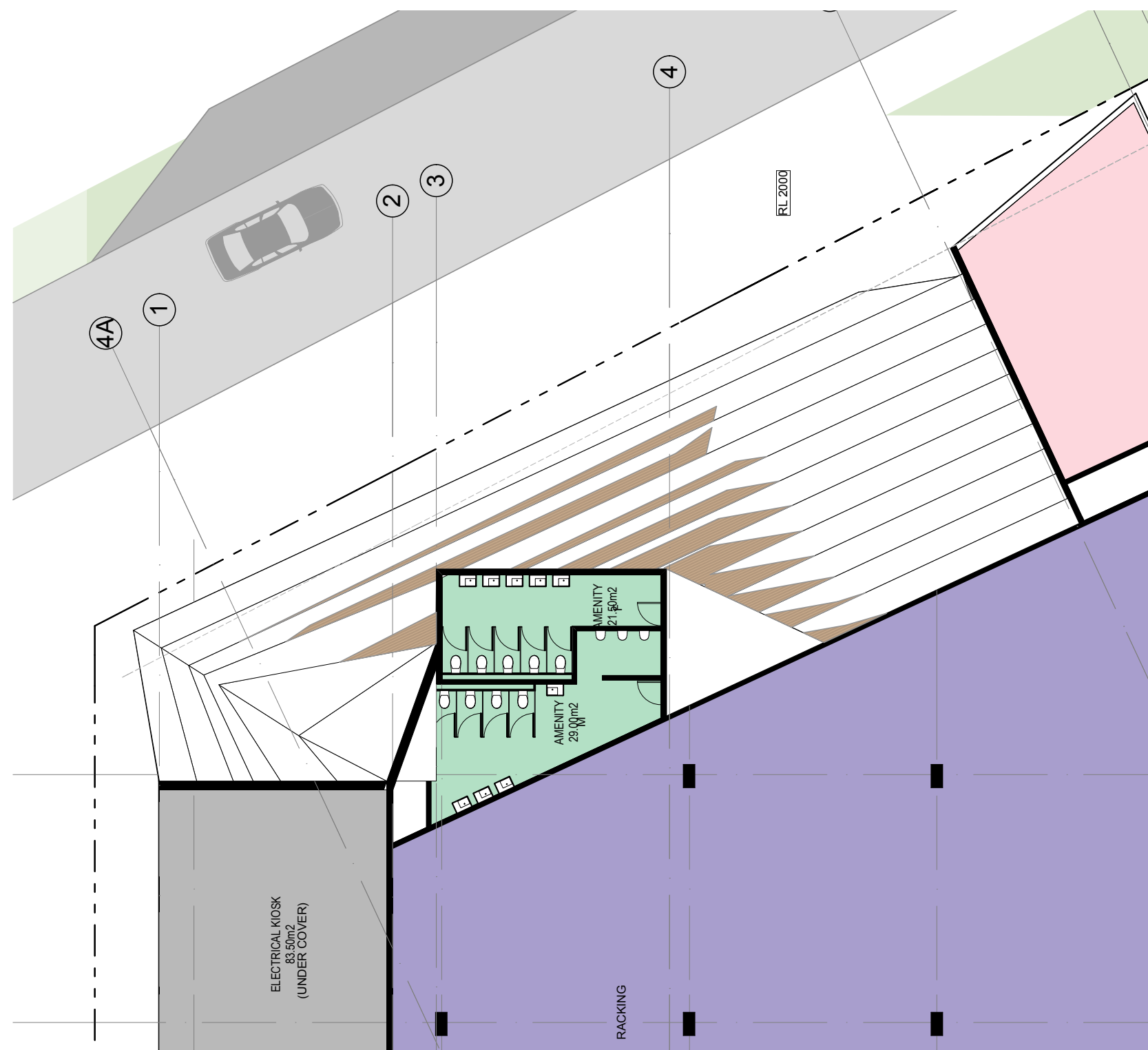
7 swap room – facilitating easy reclaim and re-use throughout the community



8 car share + bike parking – enable comprehensive non private car travel



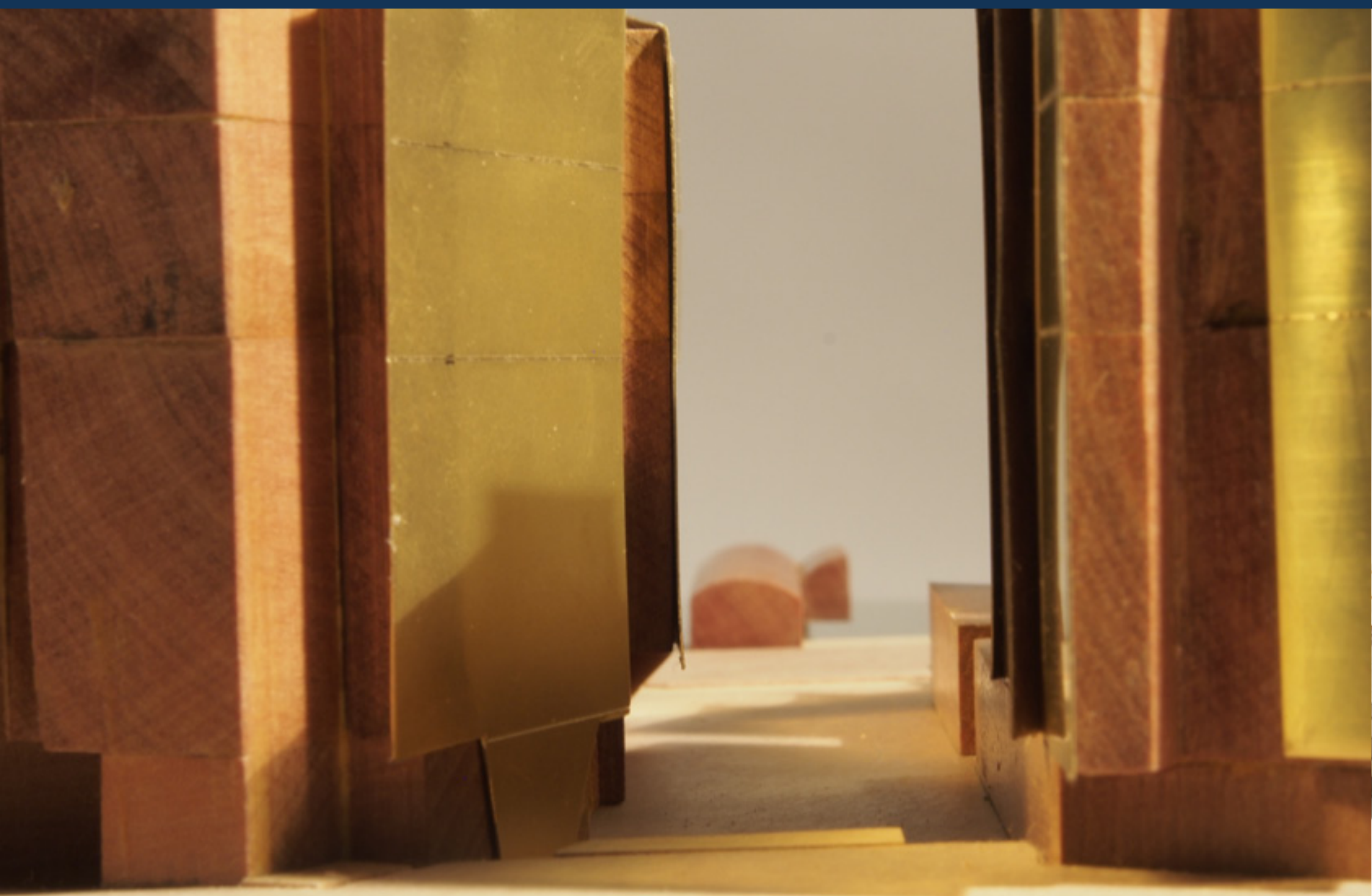
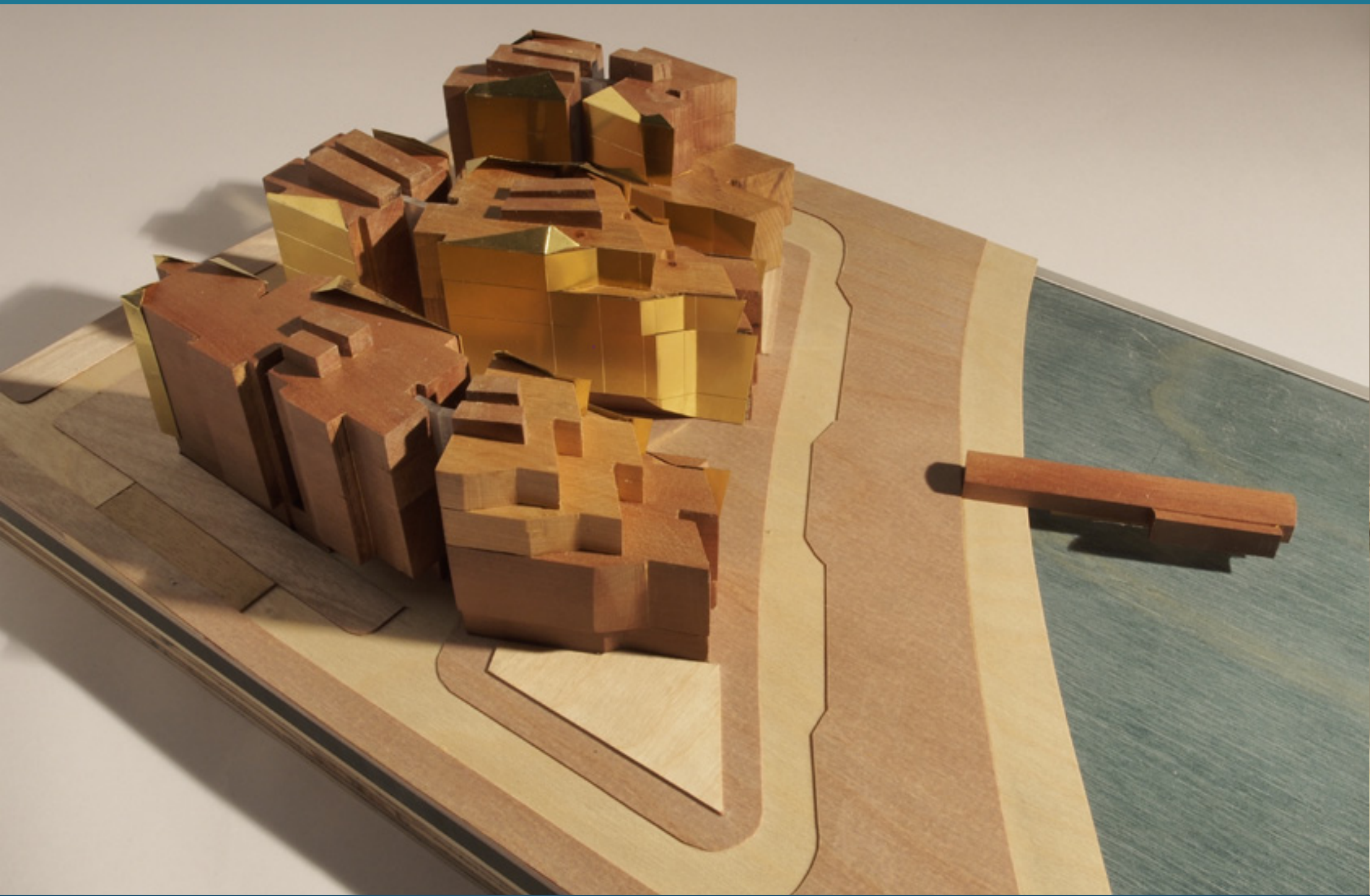
9 recycled elements – low life cycle footprint for materials



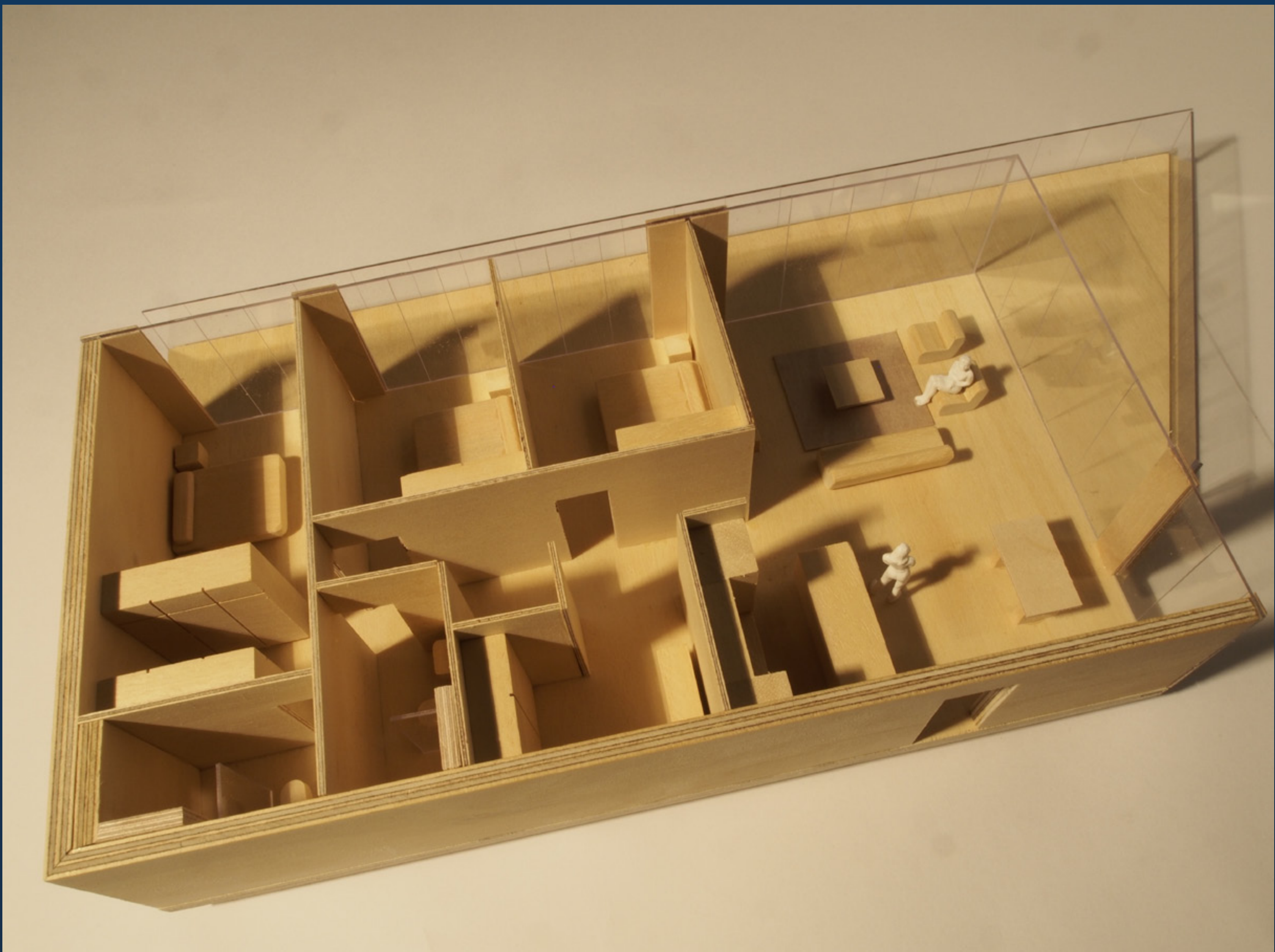
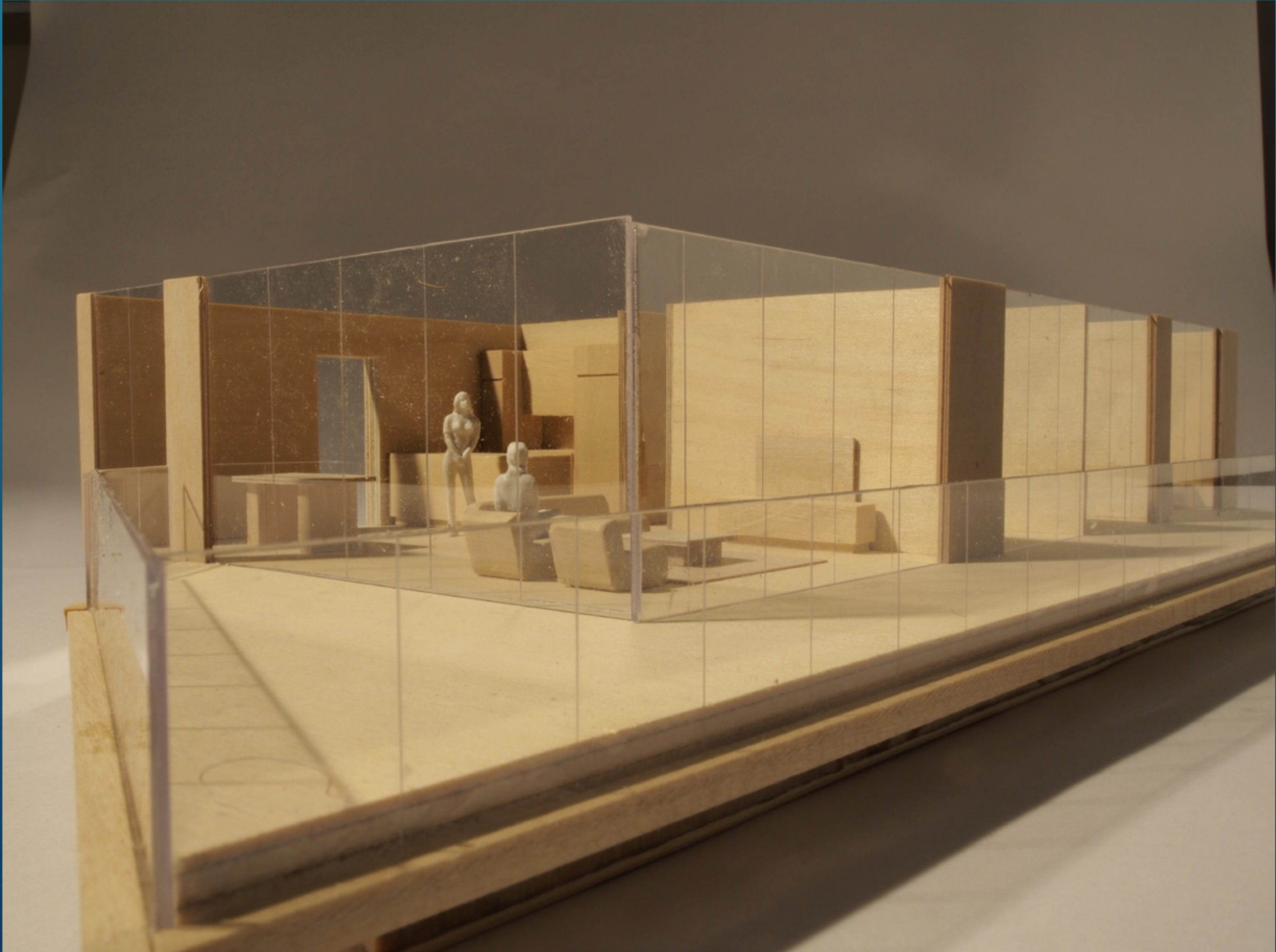


‘the lookout’











The areas listed below are preliminary only and are subject to variation through design development and consultant input.

Levels	Storeys	GFA Residential		GFA Supermarket	GFA Speciality + Amenity	GFA Daycare	Other	Total	Sopa Area	Site Area	SOPA FSR	SITE FSR
Level 1	1			1253	1485	540		3278				
Level 1A	2				115			115				
Level 2	3		3100					3100				
Level 3	4		3233					3233				
Level 4	5		3226					3226				
Level 5	6		3250					3250				
Level 6	7		2706					2706				
Level 7	8		2706					2706				
Level 8	9		2409					2409				
Level 9	10		2395					2395				
Total		23 025		1 253	1600	540		26418	17914	10430	1.47	2.533

mix %		Resi Cars req.			Retail Cars req.		Total Cars req.						
23		1 Bed	59	59	90								
74		2 Bed	188	235									
3		3 Bed	8	16									
Level	Storey	TOTAL	255	NSA				400					
Level 1	1	1 Bed					B1	107	CCare	Retail	Dis Retail	Road	
		2 Bed							8	89	10	45	
		3 Bed							Car	Disabled			
Level 1A	2	1 Bed					B2	129	Spaces	Spaces	Visitors		
		2 Bed							71	26	32		
		3 Bed							Car	Tandem Car			
Level 2	3	1 Bed	10				B3	165	Spaces	Spaces			
		2 Bed	23	2640									
		3 Bed	2										
Level 3	4	1 Bed	9				401						
		2 Bed	25	2788									
		3 Bed	2										
Level 4	5	1 Bed	9										
		2 Bed	25	2788									
		3 Bed	2										
Level 5	6	1 Bed	9										
		2 Bed	25	2788									
		3 Bed	2										
Level 6	7	1 Bed	7										
		2 Bed	23	2316									
		3 Bed	0										
Level 7	8	1 Bed	7										
		2 Bed	23	2315									
		3 Bed											
Level 8	9	1 Bed	4										
		2 Bed	22	2053									
		3 Bed											
Level 9	9	1 Bed	4										
		2 Bed	22	2054									
		3 Bed											
Total				255	19742								