



VIEW FROM CORNER OF AUSTRALIA AVENUE AND BENNELONG PARKWAY

BATESSMART™

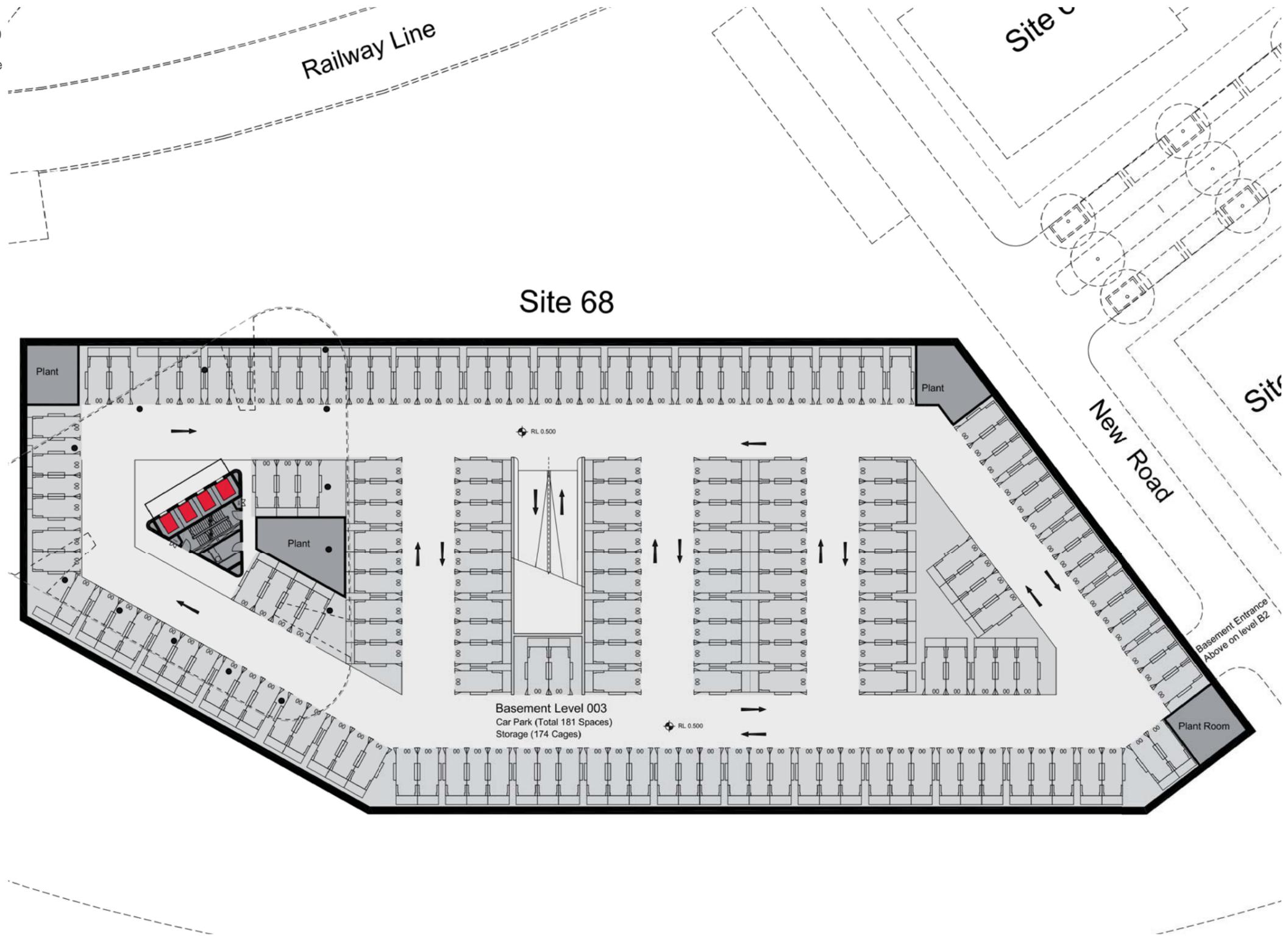
SITE AND CONTEXT PLAN

The proposed residential tower is located at the southern portion of the site. This approach has been adopted to create both a strong visual presence and iconic identity for the precinct when viewed from the corner of Bennelong Parkway and Australia Avenue, as well as to maximise the amount of site area available for landscaped recreational public use.



TYPICAL BASEMENT FLOOR

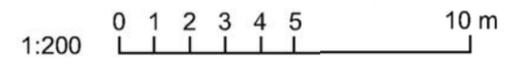
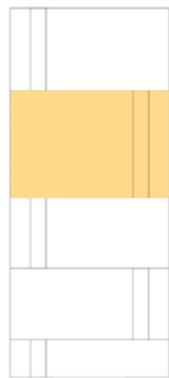
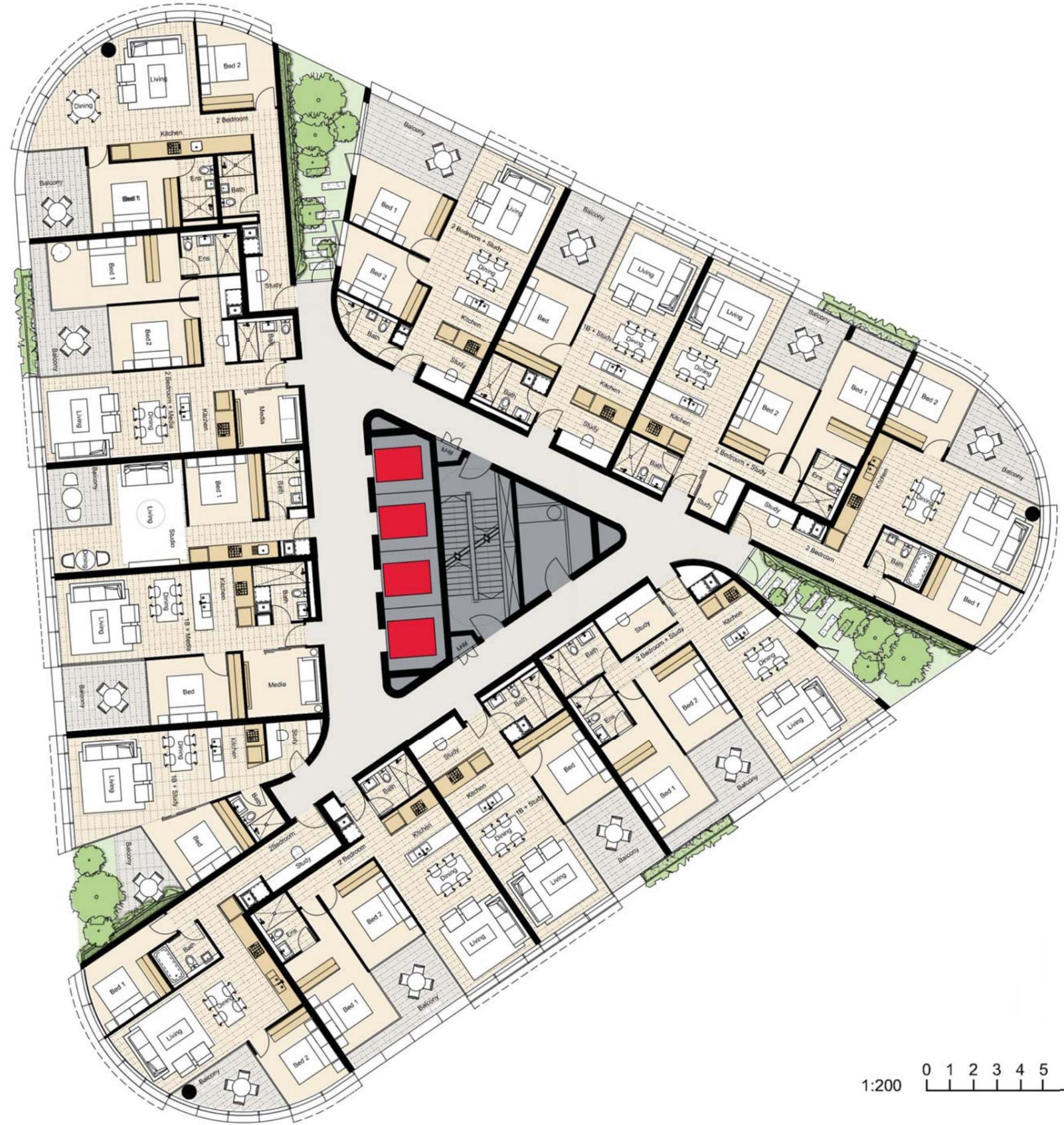
Three basement floors are proposed each accommodating 181 cars. In total, 534 residential parking spaces are provided consisting of 440 residential spaces and 95 visitor spaces. A central ramp combines with clear circulation paths to deliver efficient use of space and simple wayfinding. Access to the basement is via the proposed new road to the North via basement level 02.



TYPICAL MID-RISE FLOOR PLAN

The typical floorplate comprises 13 residential units consisting of one studio, 4 one bedrooms, and 8 two bedroom units. The studio apartment is oriented towards the west, while the one bedrooms are provided with a variety of orientations. Two bedroom apartments are located in the curved ends of the floorplate and generally towards the South East and North East where they receive the highest quality views.

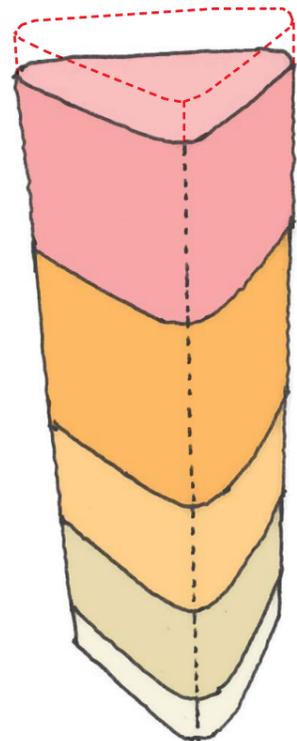
The landscaped garden 'slots' alternate positions as they rise throughout the building to provide a variety of orientations and outlook as well as a vibrant mix of apartment types with unique orientations and views.



FLOORPLATE CONFIGURATION AND MIX

The adjacent diagrams show the floorplate planning and apartment mix adopted throughout the tower. Studio, one, and two bedroom apartments are generally located up to level 24 with a variety of orientations. Two, three and four bedroom apartments are located from levels 25 to 31. Three and four bedroom two storey penthouse apartments are located on the top two floors, each with views of either the Parramatta River or Sydney CBD.

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



2 Additional Floors
Levels 32-33

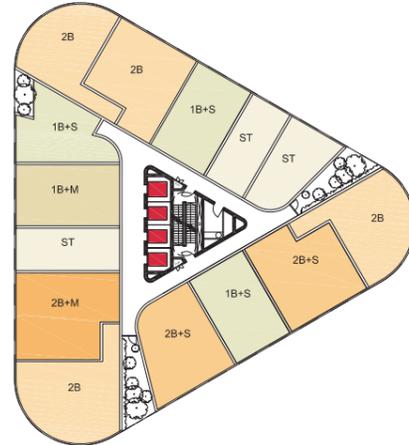
Levels
25-31

Levels
16-24

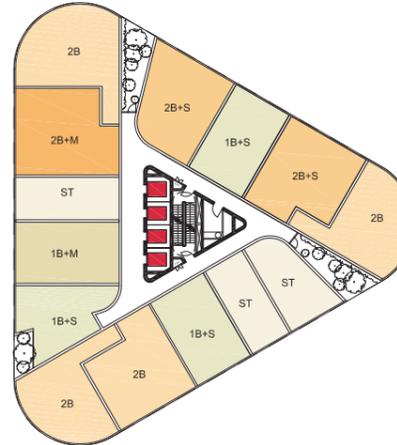
Levels
10-15

Levels
04-09

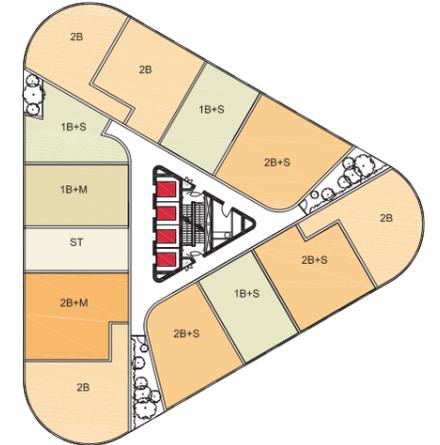
Levels
01-03



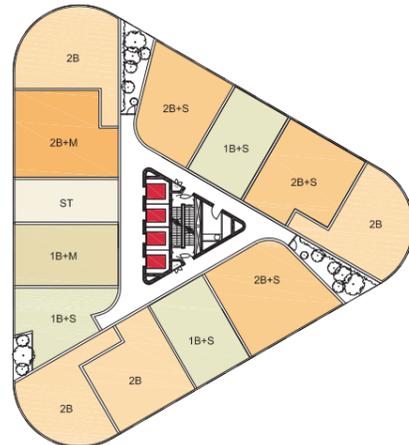
Levels
01-03



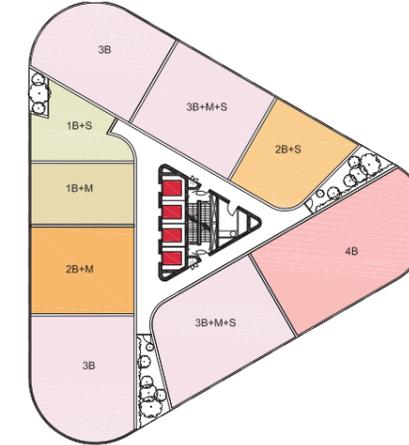
Levels
04-09



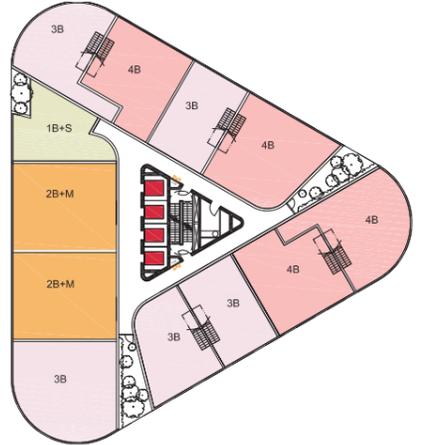
Levels
10-15



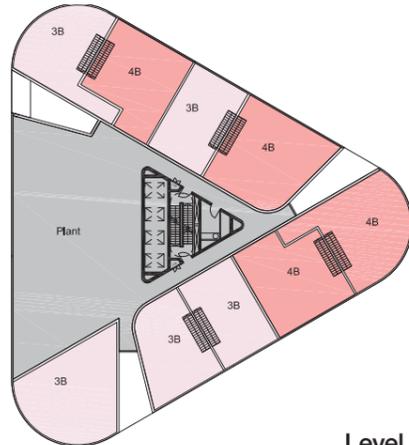
Levels
16-24



Levels
25-31



Level 32



Level 33

- Studio
- One Bedroom + Study
- One Bedroom + Media
- Two Bedroom
- Two Bedroom + Study
- Two Bedroom + Media
- 3 Bedroom
- 4 Bedroom



EAST WEST SECTION

1:500