

5.2 TYPICAL BASEMENT FLOOR

The basement is split over three levels. The gradient of the proposed new road to the north of the site determines that access to the basement occur on level B2. All visitor parking is located on level B2. Internal ramps connect level B2 to levels B1 and B3.

21 vehicle spaces are proposed within the northern portion of the basement on level B2 for future childcare centre use. A dedicated lift will be provided to enable direct connection from the childcare centre carpark to the childcare centre lobby at plaza level.

Residential parking is located on levels B1, B2 and B3. The 4 main tower lifts serve all basement floors to provide direct vertical connection to residential floors.

A residential drop off space is provided immediately adjacent the tower lift core on level B2 to provide weather protected pick up and drop off of residents or their visitors.

Accessible parking spaces for residential and visitor use have been located close to the tower core on levels B1, B2 and B3 to minimise travel distances.

5.3 LOADING

The loading dock has been designed to cater for two trucks and will be used for garbage collection and bulky residential deliveries. Whilst the loading dock will also be made available for nonresidential uses such as the cafe and childcare centre, it is envisaged that the small footprint nature of nonresidential uses will have little reliance on the loading dock.

5.4 WASTE

A separate waste report accompanies the application, however in summary a general waste chute connects the residential tower to a basement bin carousel on level B2 and there is a recycling cupboard provided on each floor of the building.

Building management will be responsible for transferring waste from the general waste and recycling rooms to the holding room in the basement adjacent the loading dock for collection.

