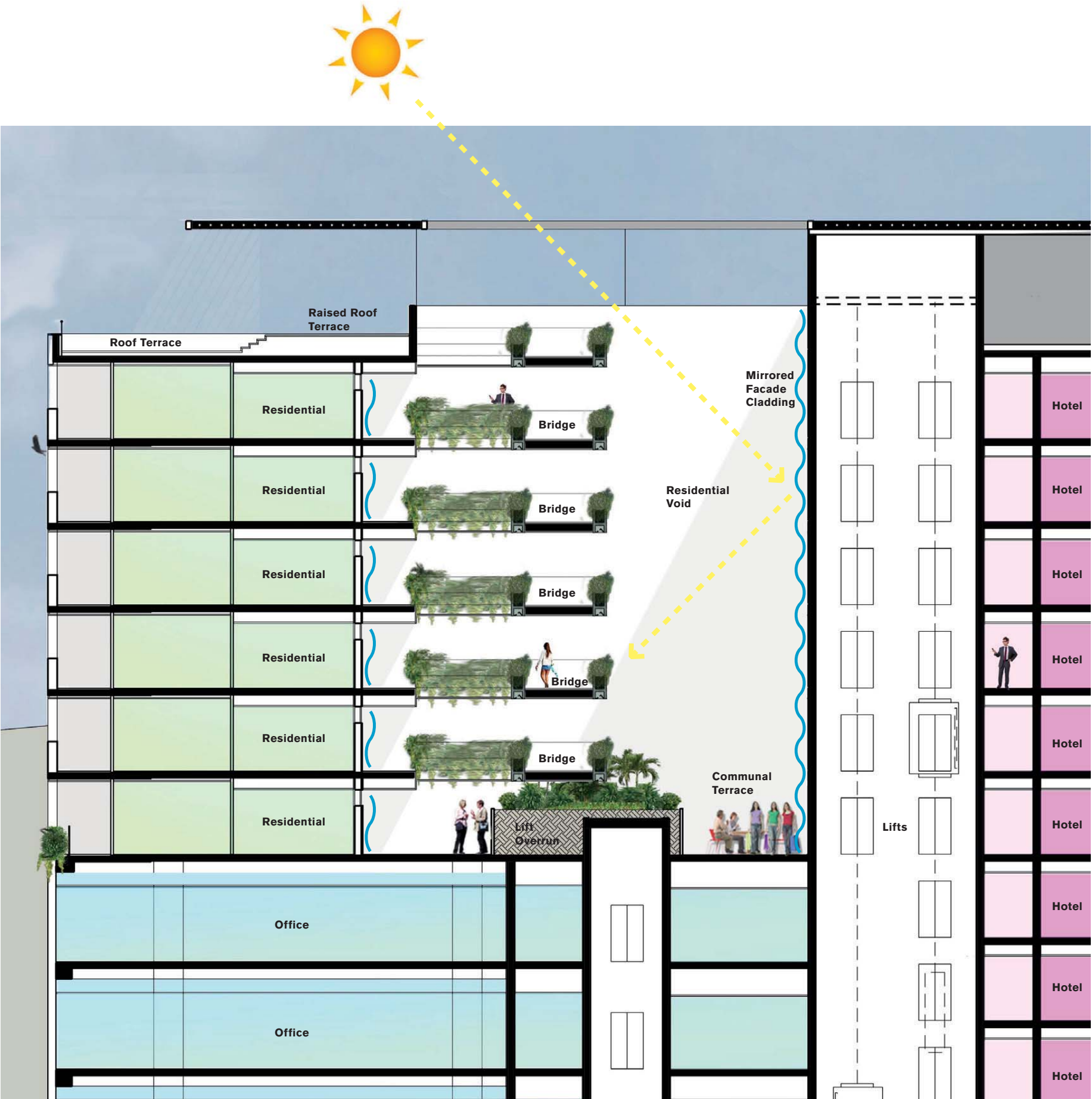
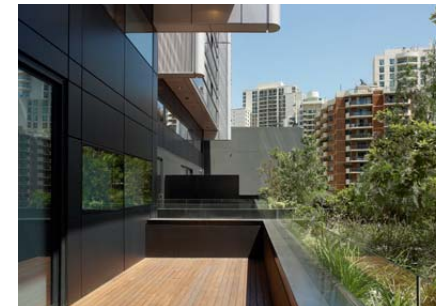


Top:
3D study of the landscaped bridge experience.
Bottom:
Study model of the residential void and residential bridge links.
Right:
Section through residential void highlighting how the walls of the space incorporate reflective finishes to help bounce sunlight from above.





Privacy planting, Regent Place



Example image: Private balconies

Every apartment has a generous balcony as a private outdoor space.

All private outdoor spaces measure at least 2m in depth to allow for adequate usage.

The strategy is that the majority of balconies face west, maximising the favourable views over inner-west Sydney. This orientation also allows for no direct overlooking into, or from, neighbouring buildings.

Level 11 balconies are provided with planters to create a privacy shield and green outlook.

Typical Levels 12-18 incorporate sliding screens in the facade design to provide privacy and solar protection.

Translucent glass screens are provided between apartments to ensure privacy is maintained.



Example images of private external space

Left:
View from North West corner of Broadway towards Block 4N

Planning
Apartment Types Mix

A mix of apartment types has been provided throughout the residential zone of Block 4N:

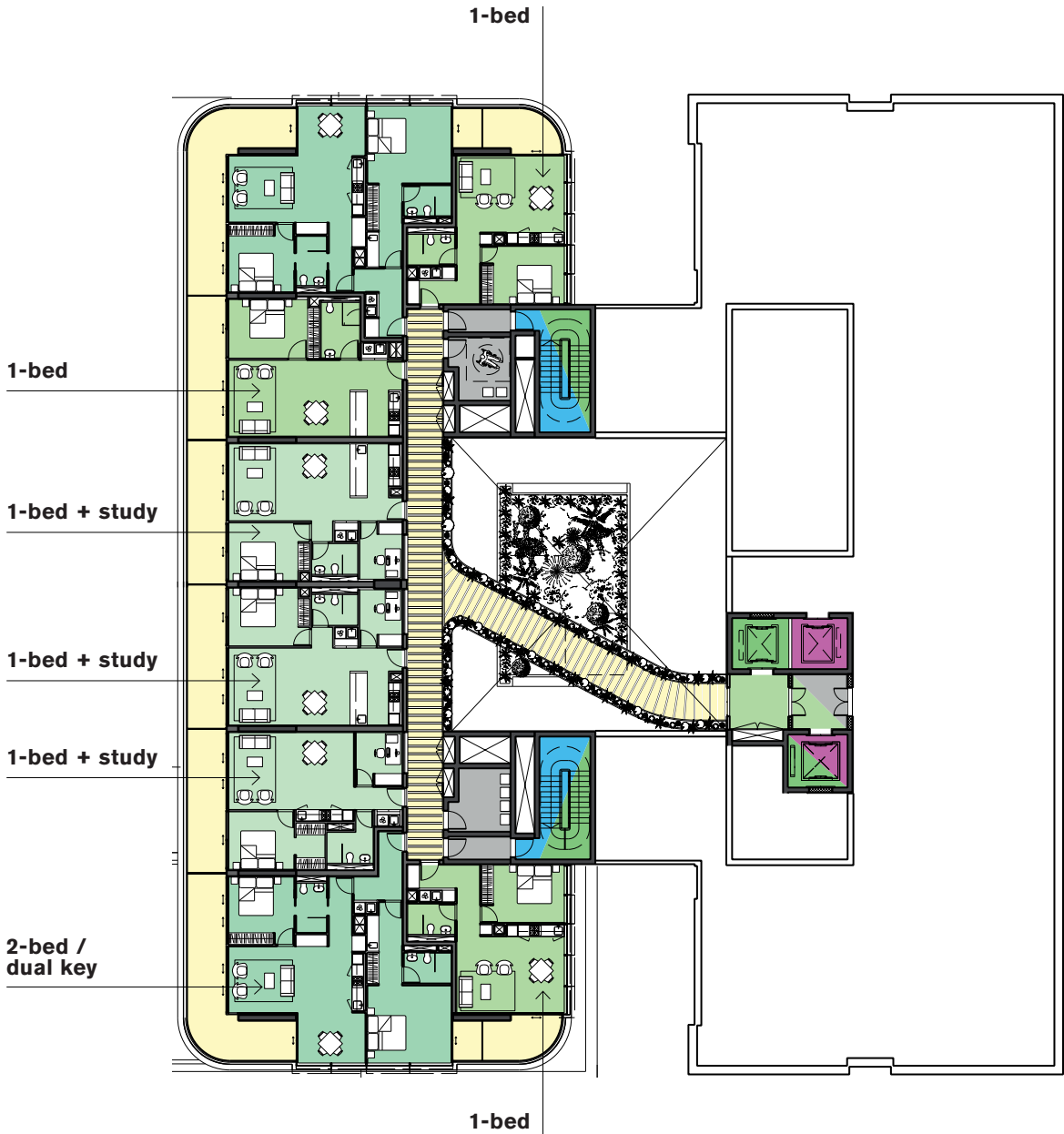
- Apartment types:
- One bedroom: 52-58m2
- One bedroom + study: 59-62m2
- Two bedrooms, 1 bathroom: 73-74m2
- Two bedrooms, dual key: 94-96m2

On levels 12 to 16 standardised apartments have been positioned, whereas on levels 11 apartment sizes and layouts vary due to the introduction of a "neck" in articulating the change in use on the facade.

The variety of apartment types offer a range of living options and affordability appropriate to the location of the site.

The total number of apartments provided is 48 and is shown in the table to the right.

Level	No. of Resi Units			
	1-Bed	1-Bed + Study	2-Bed	2-Bed Dual Key
Level 19				
Level 18				
Level 17				
Level 16	3	3	0	2
Level 15	3	3	0	2
Level 14	3	3	0	2
Level 13	3	3	0	2
Level 12	3	3	0	2
Level 11	3	3	2	0
Level 10				
Level 09				
Level 08				
Level 07				
Level 06				
Level 05				
Level 04				
Level 03				
Level 02				
Level 01				
Ground				
Lower Ground Floor				
Total	18	18	2	10
	48.0			



Typical Residential Mix - Levels 12-16

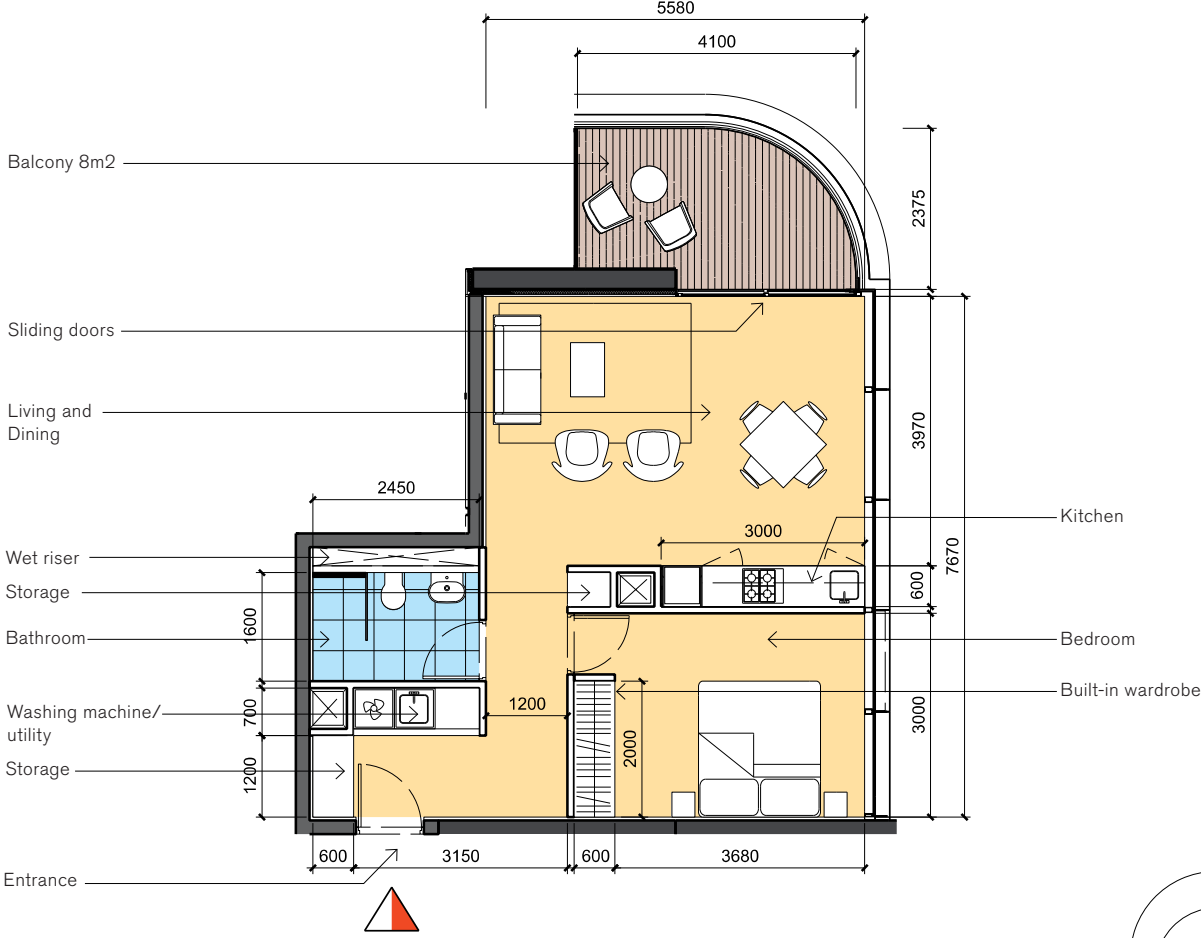
Planning
Typical Apartment Types

The development will offer four typical apartment types:

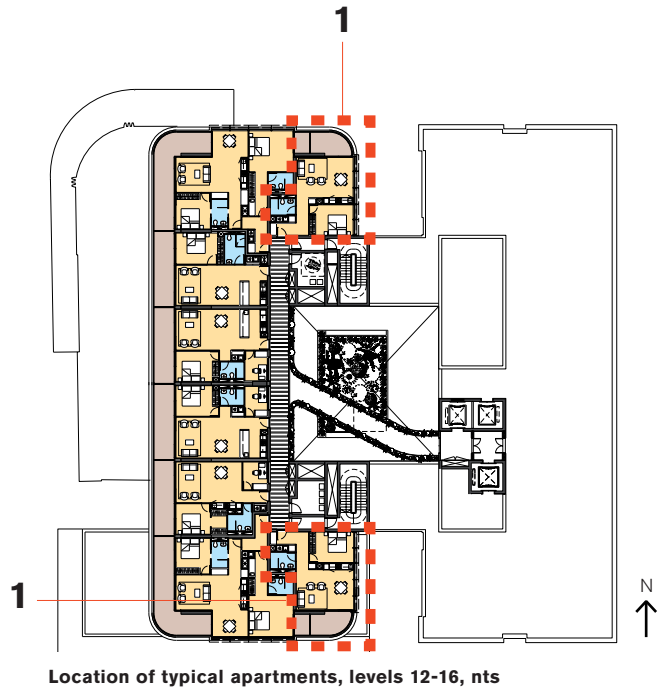
- 1 bedroom
- 1 bedroom and study
- 2 bedroom, 1 bathroom
- 2 bed / dual key

The following pages will look to illustrate these typologies. In general, Kitchen, Dining and Living areas are open plan, with direct access to balconies via sliding doors. The SEPP-65 requirements regarding room depths for ventilation to kitchens and bedrooms have been adhered to.

Bathrooms have walk-in showers and bedrooms are fitted with built-in wardrobes and cupboard spaces.



1. Typical 1-Bed Apartment, nts
Approx. 51m² NLA



Location of typical apartments, levels 12-16, nts



Example: Typical open plan kitchen with island

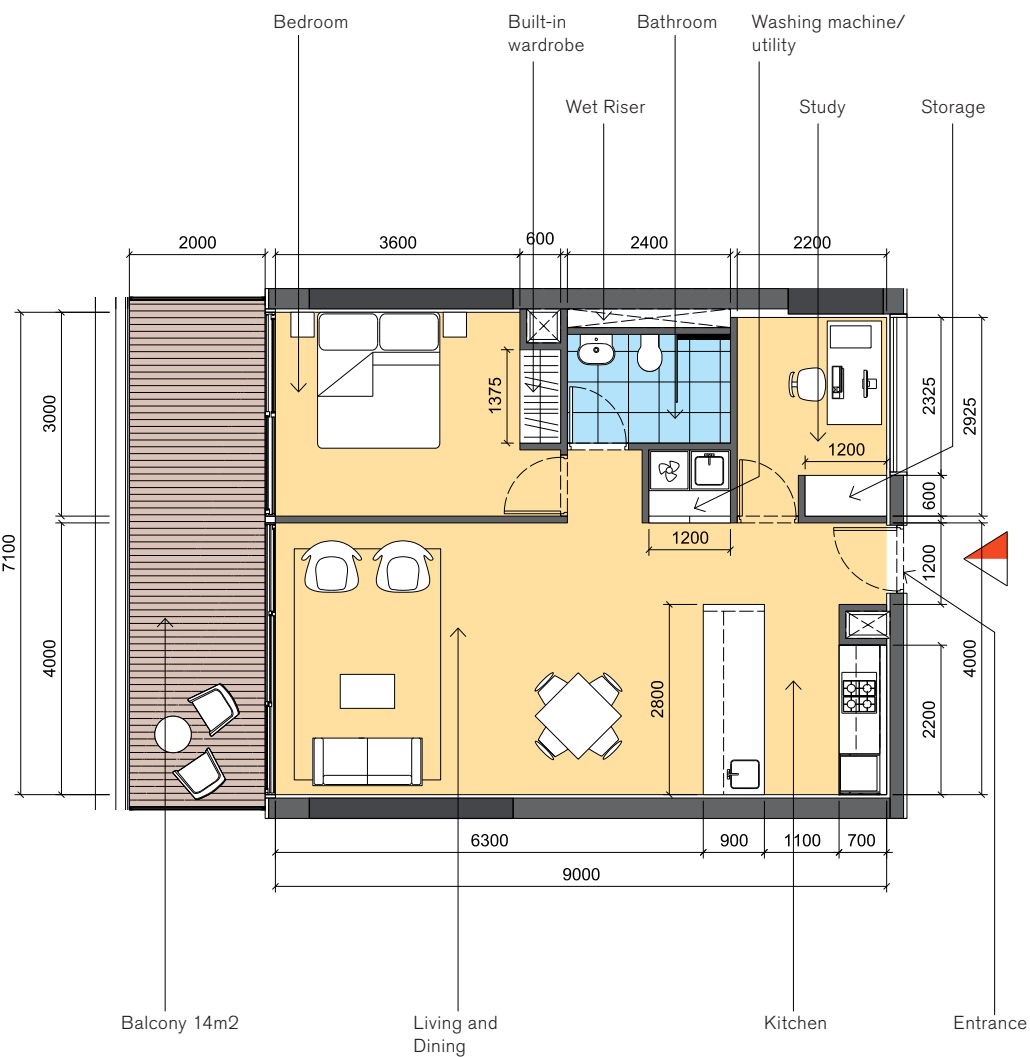
Storage

Storage areas for the apartments are provided within each apartment and in the basement allocated on a 50:50 basis. The required areas have been provided.

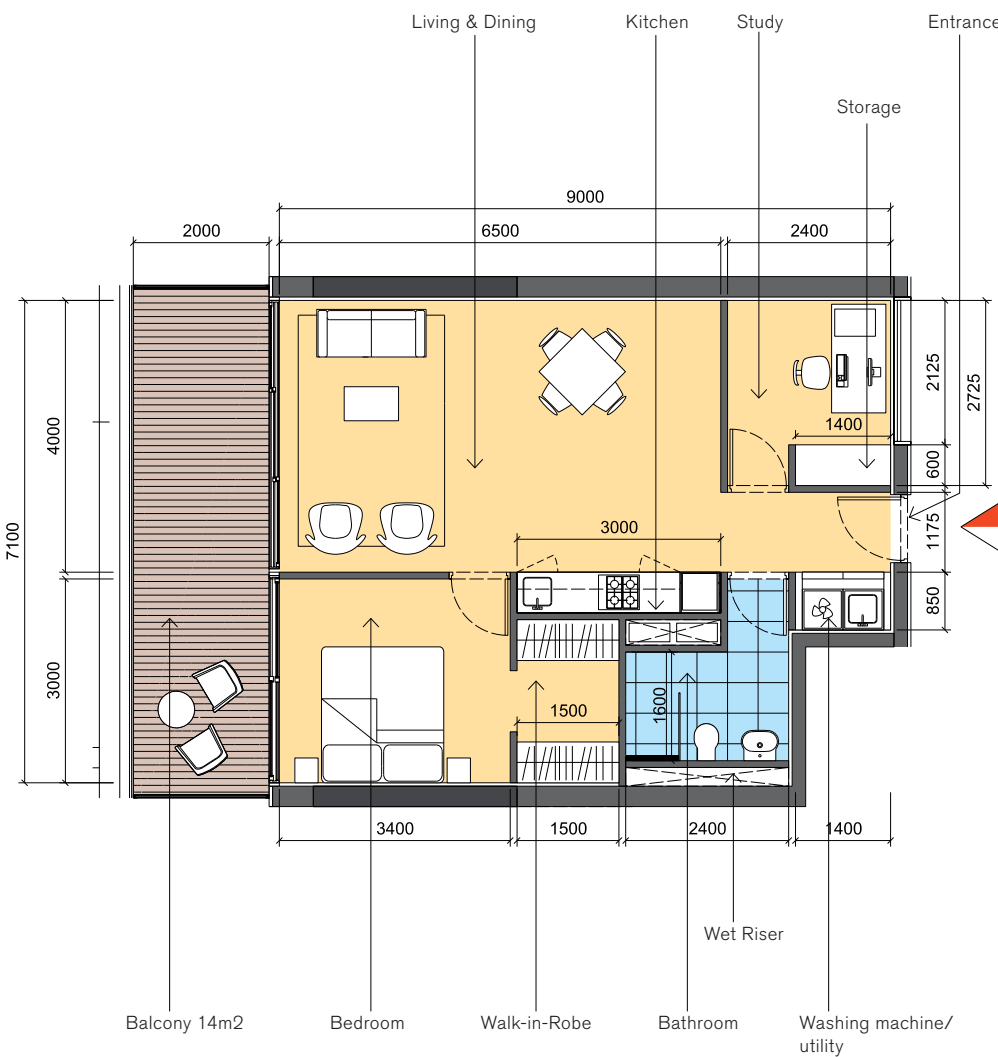
The total areas for storage provided are as follows:

1 bedroom:	6m3
1 bedroom+ study:	6m3
2 bedroom:	8m3
2 bedroom/ dual key:	8m3

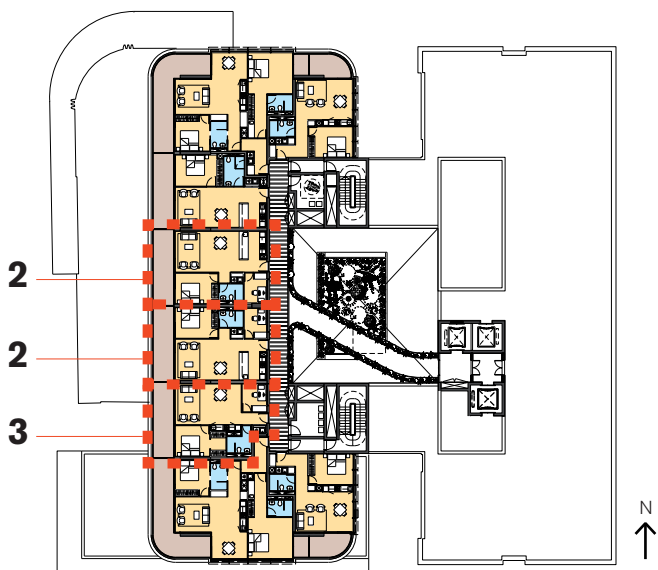
For storage locations in the basement, please refer to Consultants' basement report and drawings.



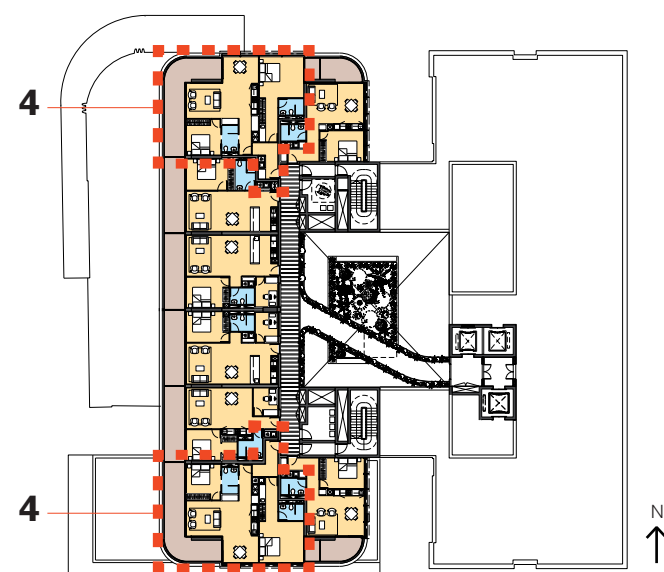
2. Typical 1 bedroom + study Apartment: Type 1, nts
Approx. 62m2 NLA



3. Typical 1 bedroom + study Apartment: Type 2, nts
Approx. 59m2 NLA



Location of typical apartments, levels 12-16, nts



Location of typical apartments, levels 12-16, nts

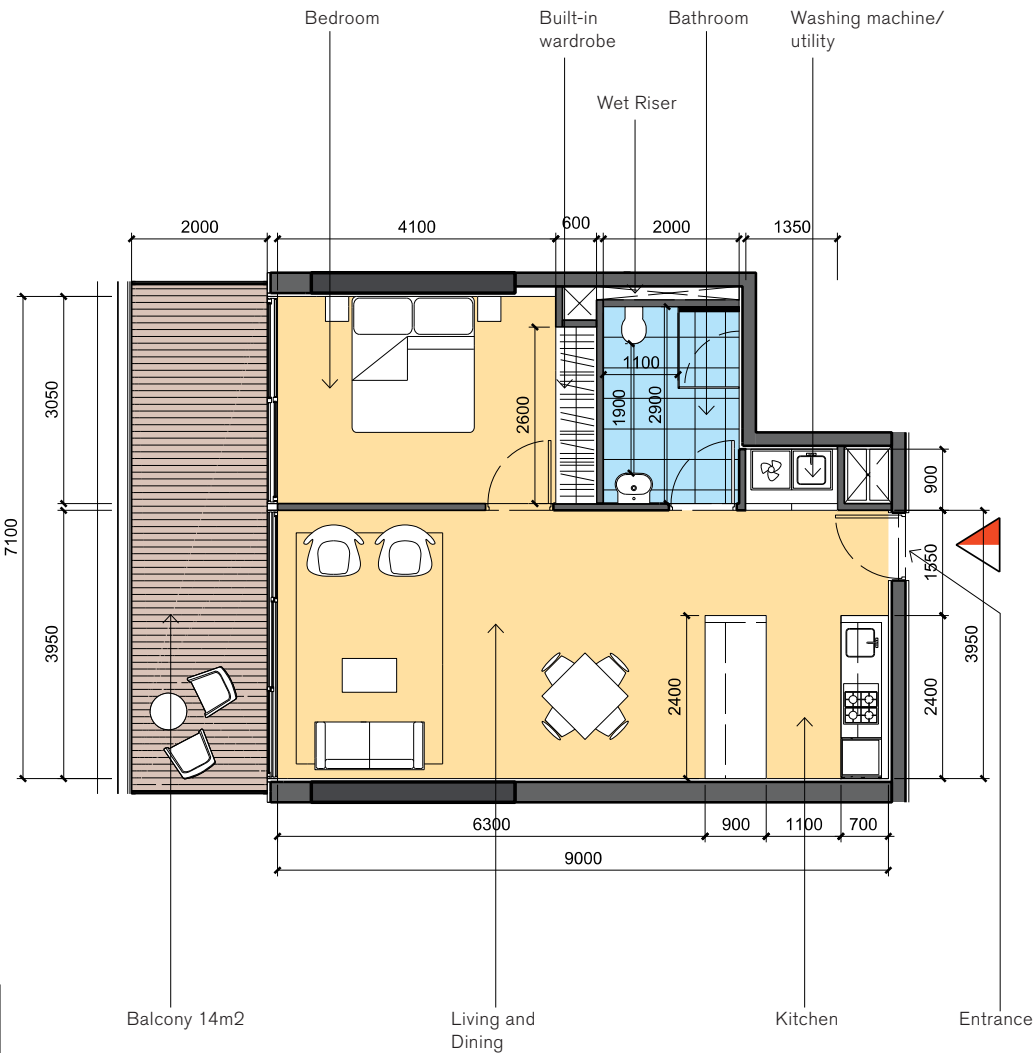
17% of the overall number of apartments have been designed to be adaptable, so they can easily be converted into accessible apartments.

The apartments designated for adaptability are:

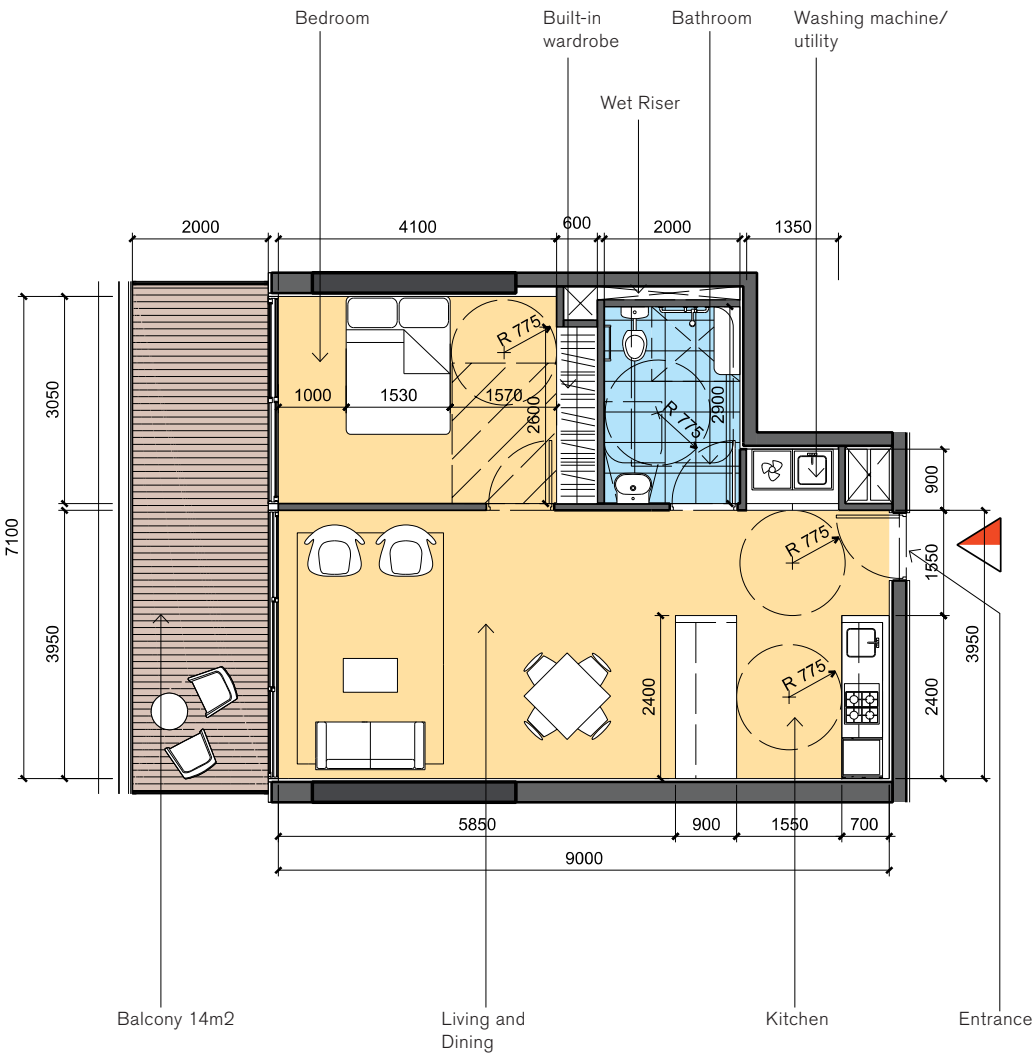
- 1 no. 1-bedroom apartment, Levels 11-16
- 2 no. 2-bedroom apartment, Level 11

The plans show the apartments before and after adaption. The layouts have been developed together with the Accessibility Consultant to ensure their compliance with Codes.

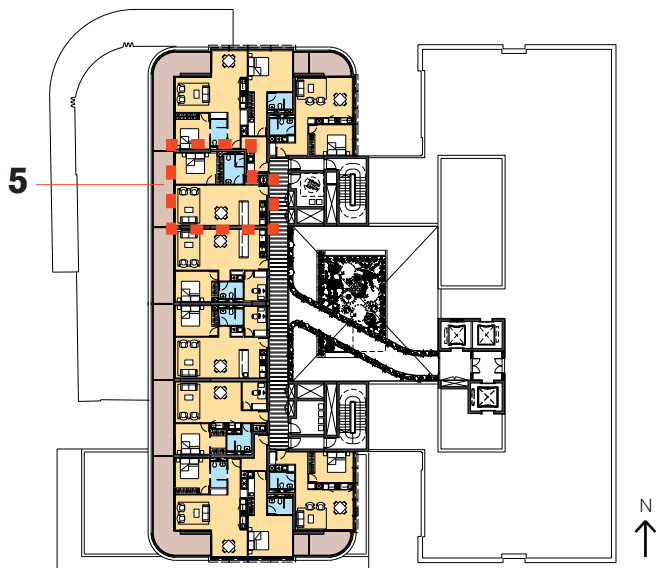
The total number of adaptable apartments is 7, which is approximately 17% of all apartments provided, therefore meeting SEPP 65 guidelines which recommends a minimum 15%.



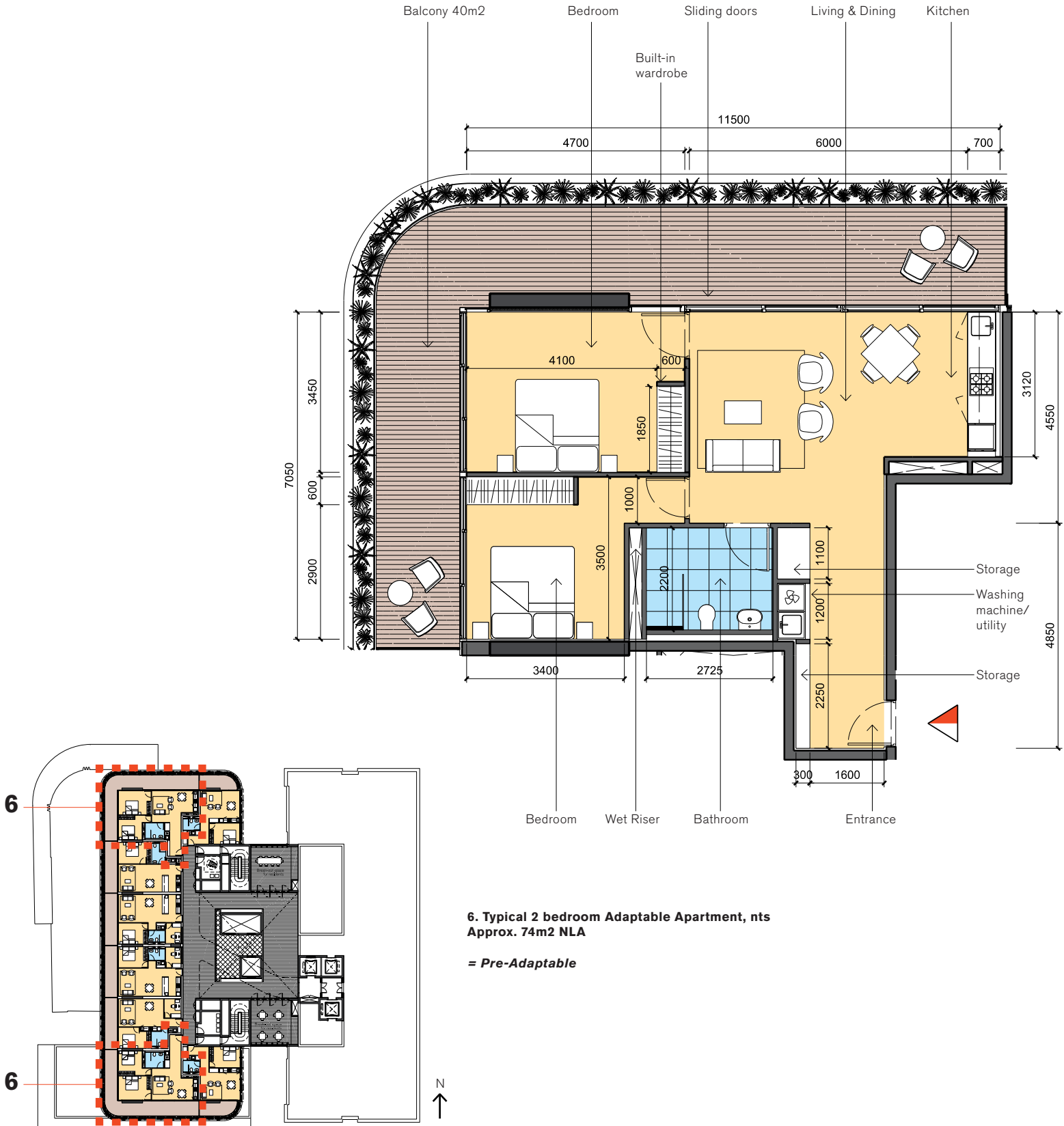
5. Typical 1 bedroom Adaptable Apartment: Pre-Adaptable, nts
Approx. 58m² NLA
= Pre-Adaptable



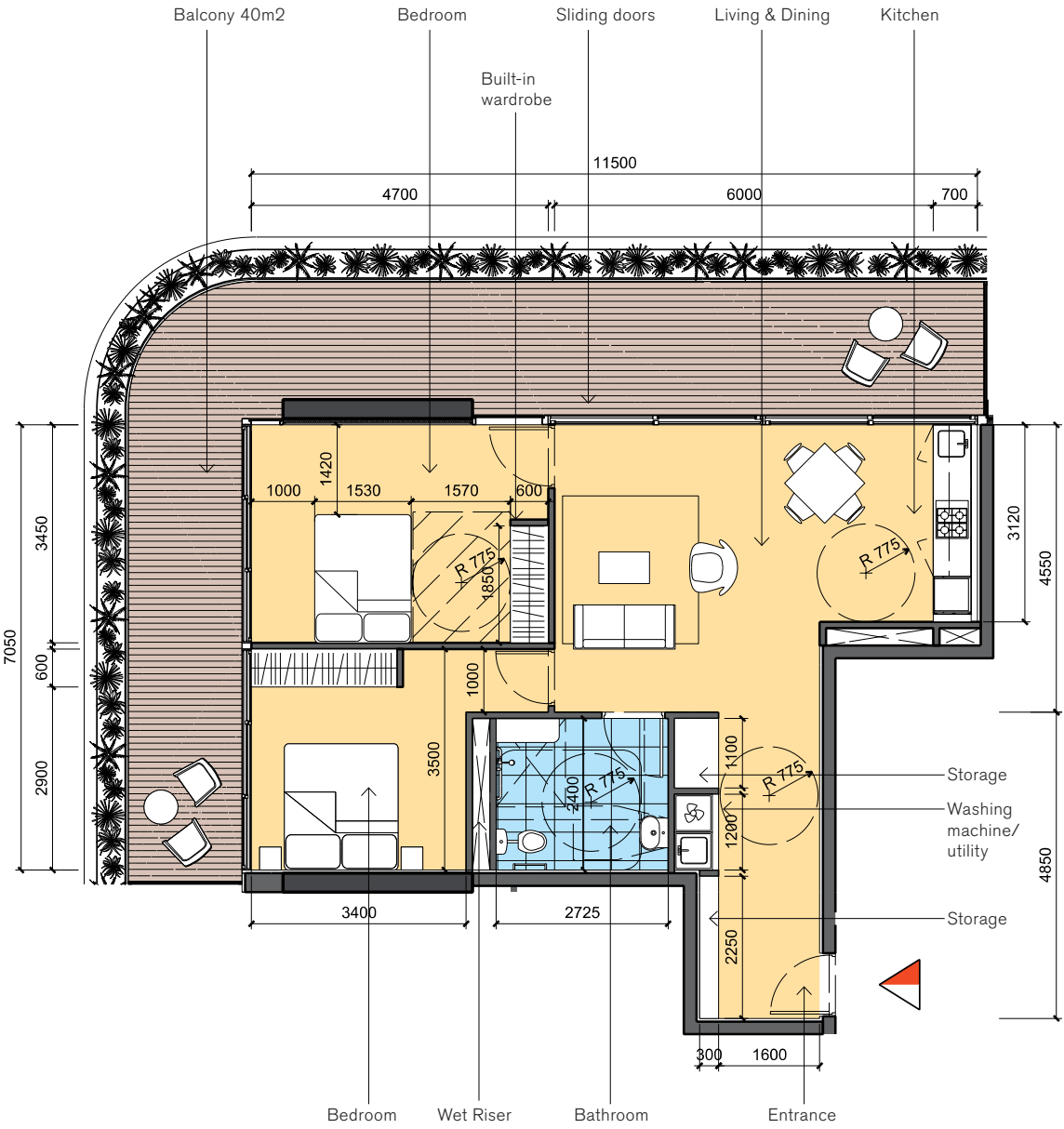
5. Typical 1 bedroom Adaptable Apartment, nts
Approx. 58m² NLA
= Turned into accessible apartment



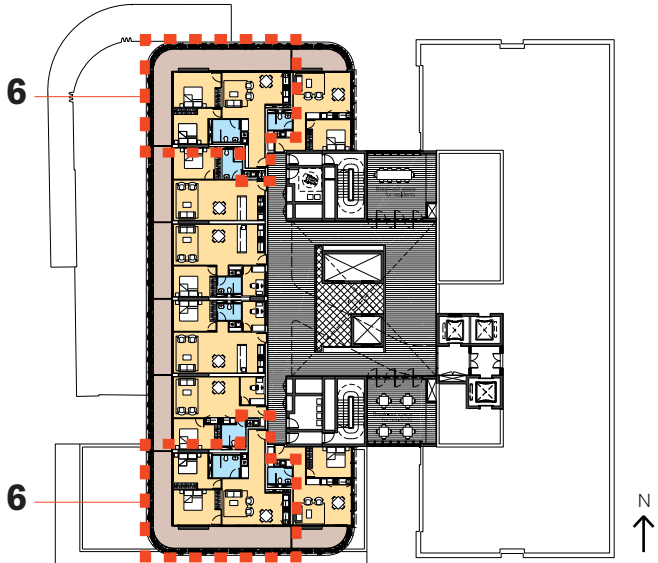
Location of typical apartments, levels 12-16, nts



6. Typical 2 bedroom Adaptable Apartment, nts
Approx. 74m² NLA
= Pre-Adaptable



6. Typical 2 bedroom Adaptable Apartment, nts
Approx. 74m² NLA
= Turned into accessible apartment



Location of typical apartments, level 11, nts

