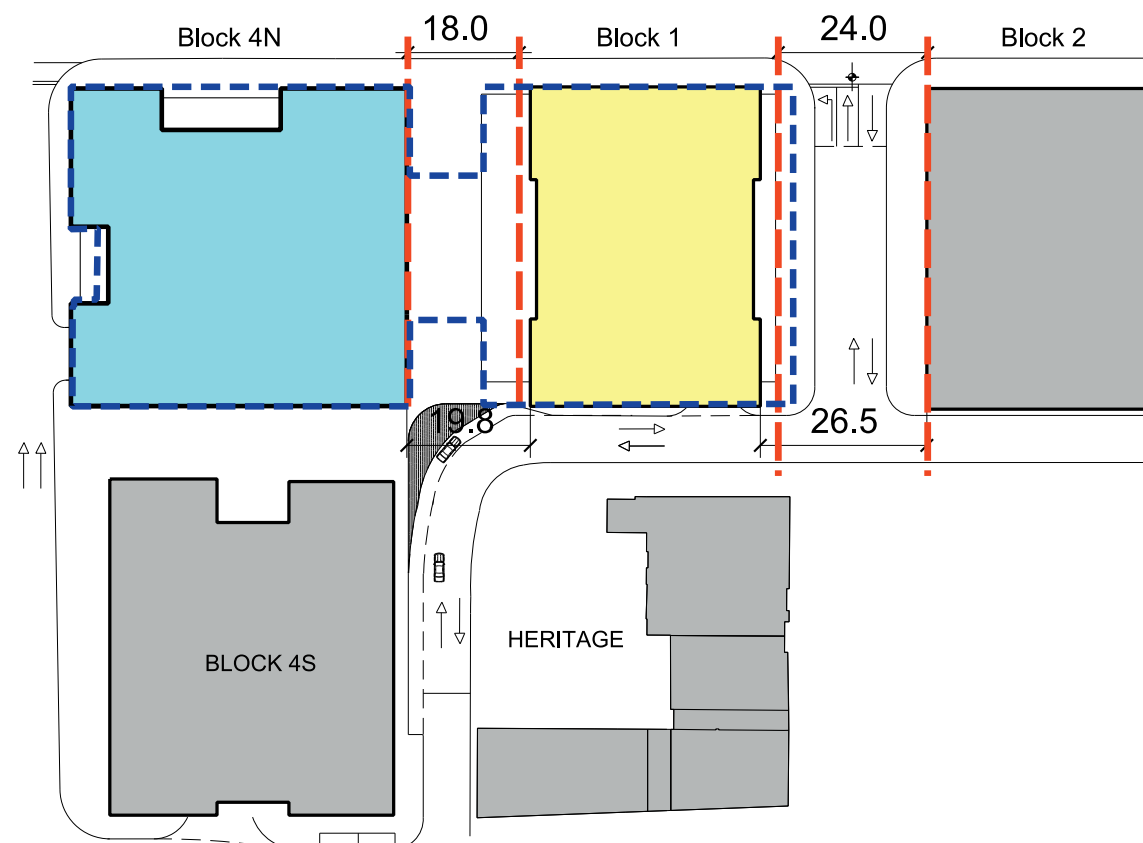
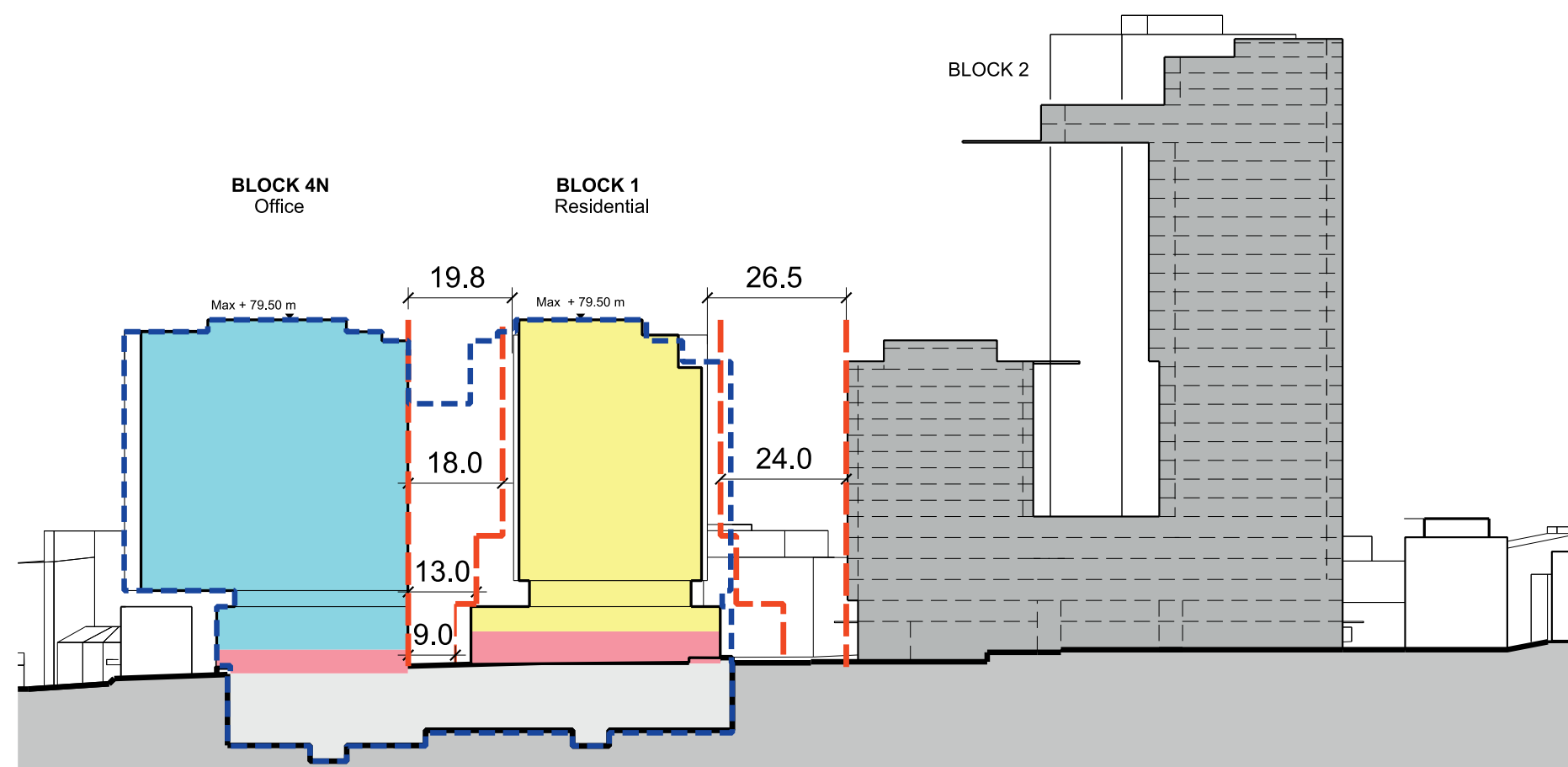


01 Indicative Ground Floor Plan



02 Indicative Typical Floor Plan



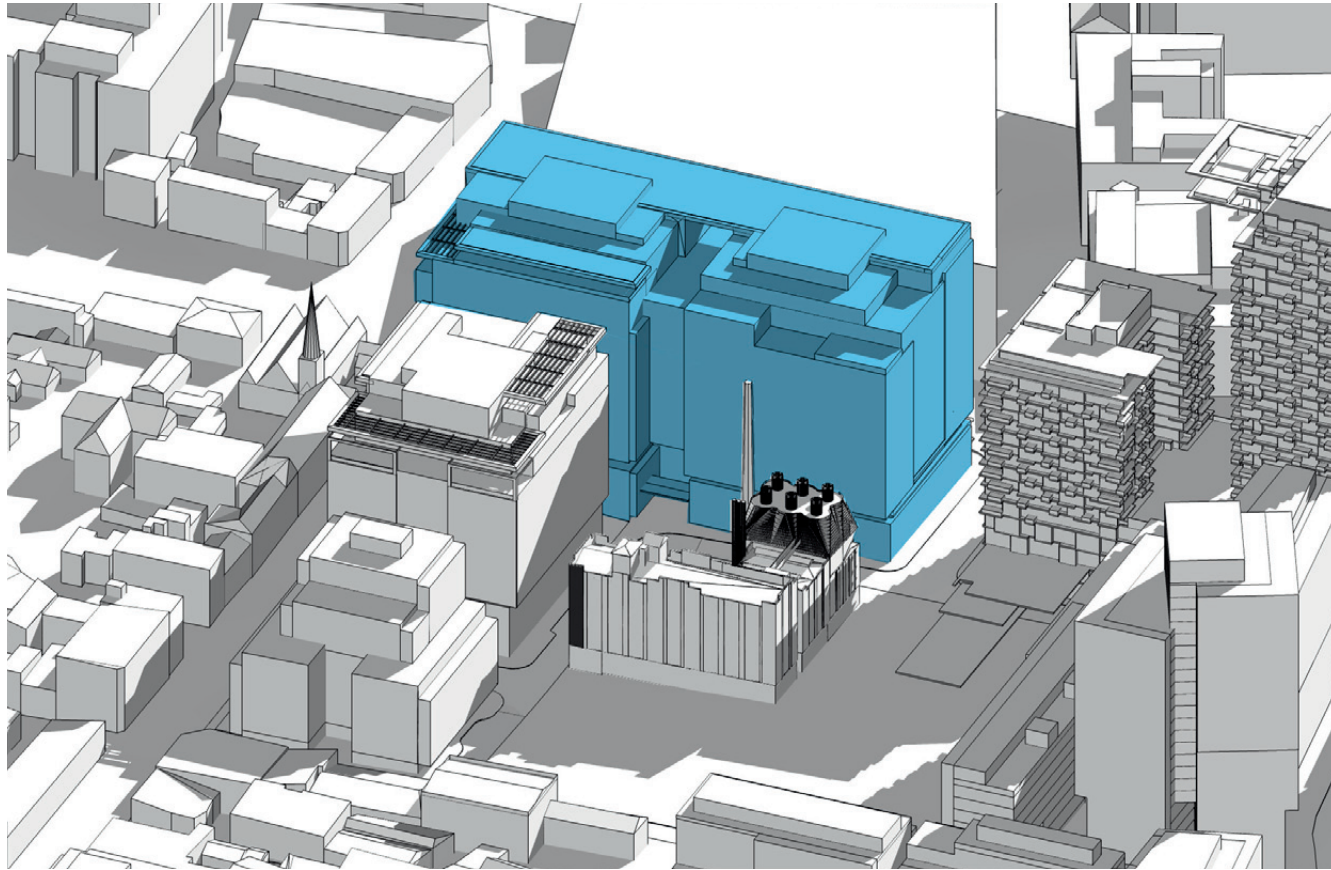
03 Indicative Long Section A-A

Block 1 as Residential

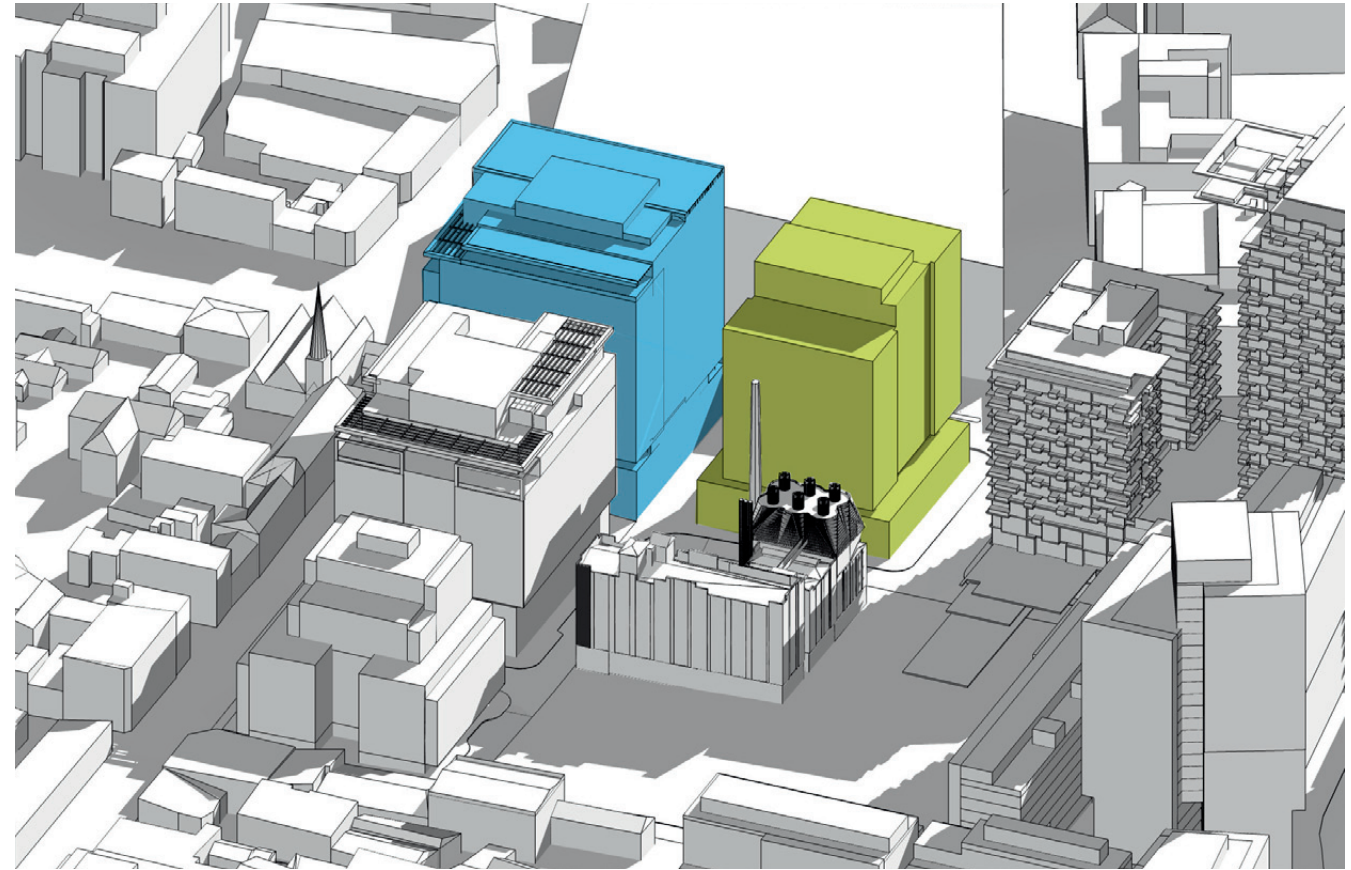
Likely Benefits to Central Park Masterplan

- Greater area of open public thoroughway ('Main Pedestrian Way' access and amenity between Block 1 and 4N)
- The gross floor plate area of a typical tower floor is likely to be less than a commercial floor plate development on the same site due to the requirements of SEPP 65.
- The requirements of SEPP 65 lead to a residential building massing that has larger open areas between its facades and the facades of the adjacent buildings (Block 4N and Block 2).

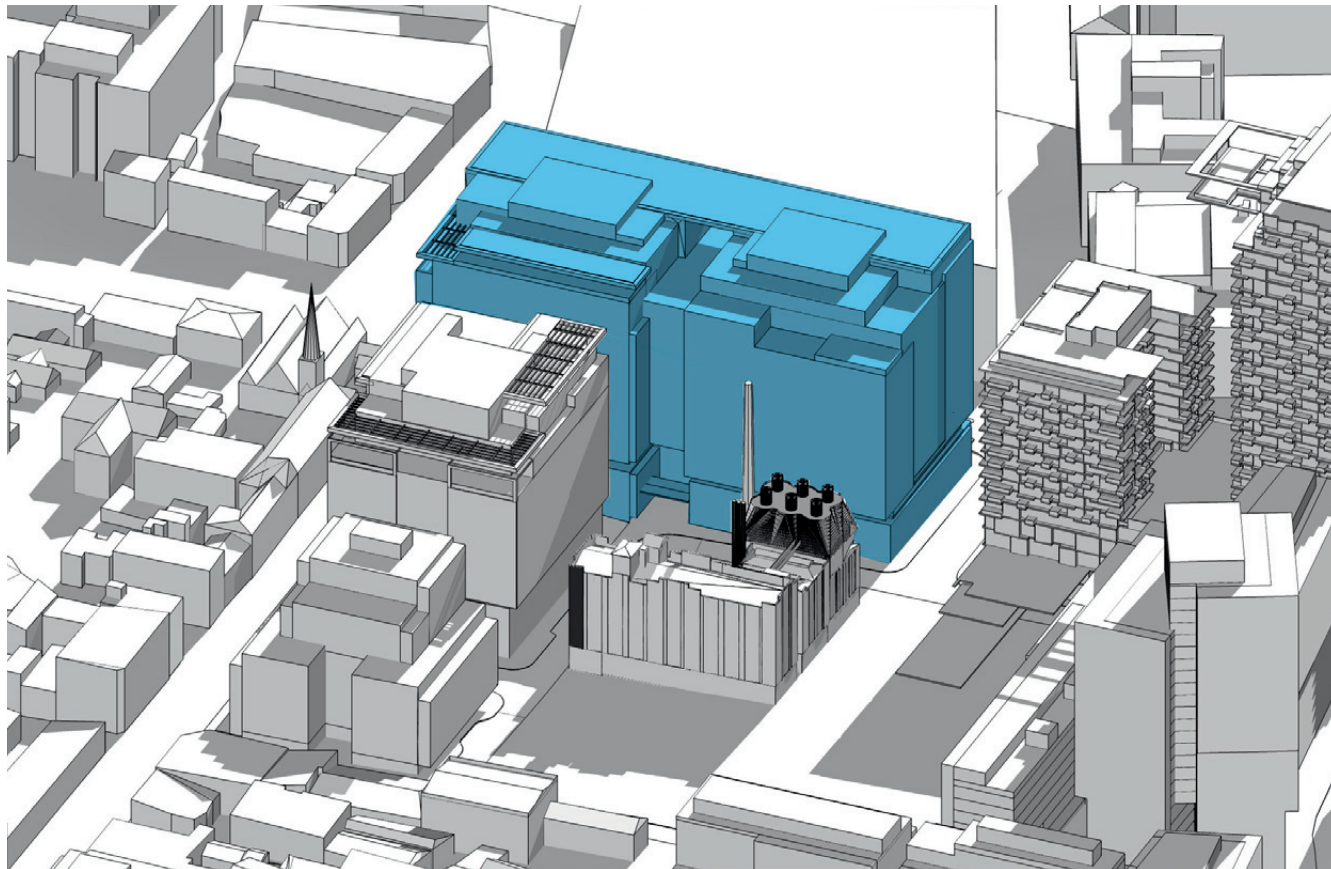
- SEPP 65 Set Backs
- S75W Amendments (MOD8)
- Residential Zone
- Commercial Zone
- Retail Zone



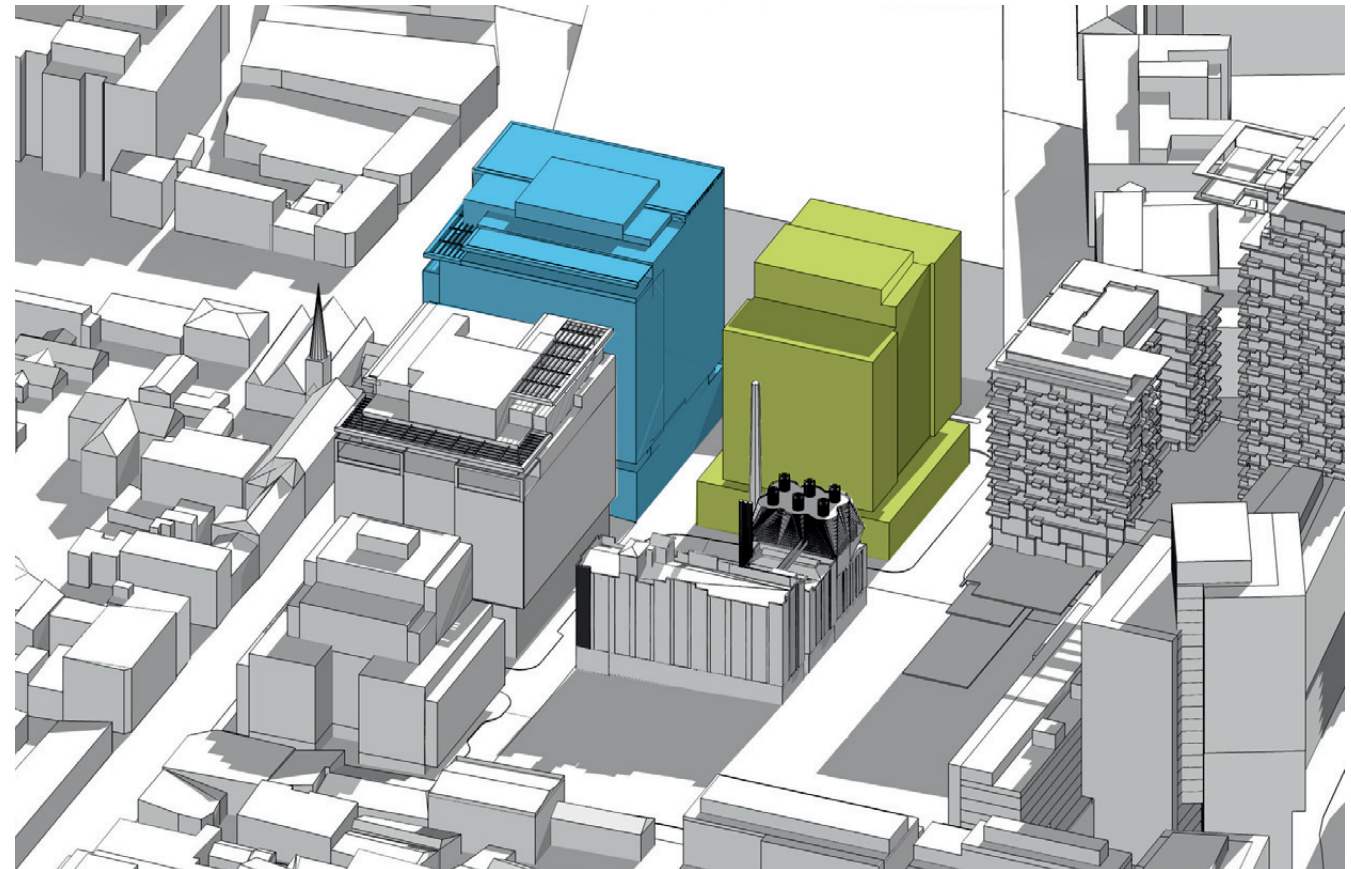
01 Masterplan as per S75W Amendments (MOD8) - 21 June 11.00am



02 Masterplan - Block4N as per MOD8 and Block1 as residential - 21 June 11.00am



03 Masterplan as per S75W Amendments (MOD8) - 21 June 12.00pm



04 Masterplan - Block4N as per MOD8 and Block1 as residential - 21 June 12.00pm

- Shadow boundary - S75W Amendments (Mod8)
- Additional sunlight to masterplan when considered Block1 as residential

Block 1 as Residential

Likely Benefits to Central Park Masterplan

- The likely residential building massing would provide a greater degree of solar access to the surrounding public domain area, as well as buildings.
- The separation of building massing between Blocks 1 and Blocks 4N will mean that solar access to the NE corner and East elevation of Block 4S will be improved.



01 21 June - 12.00 pm



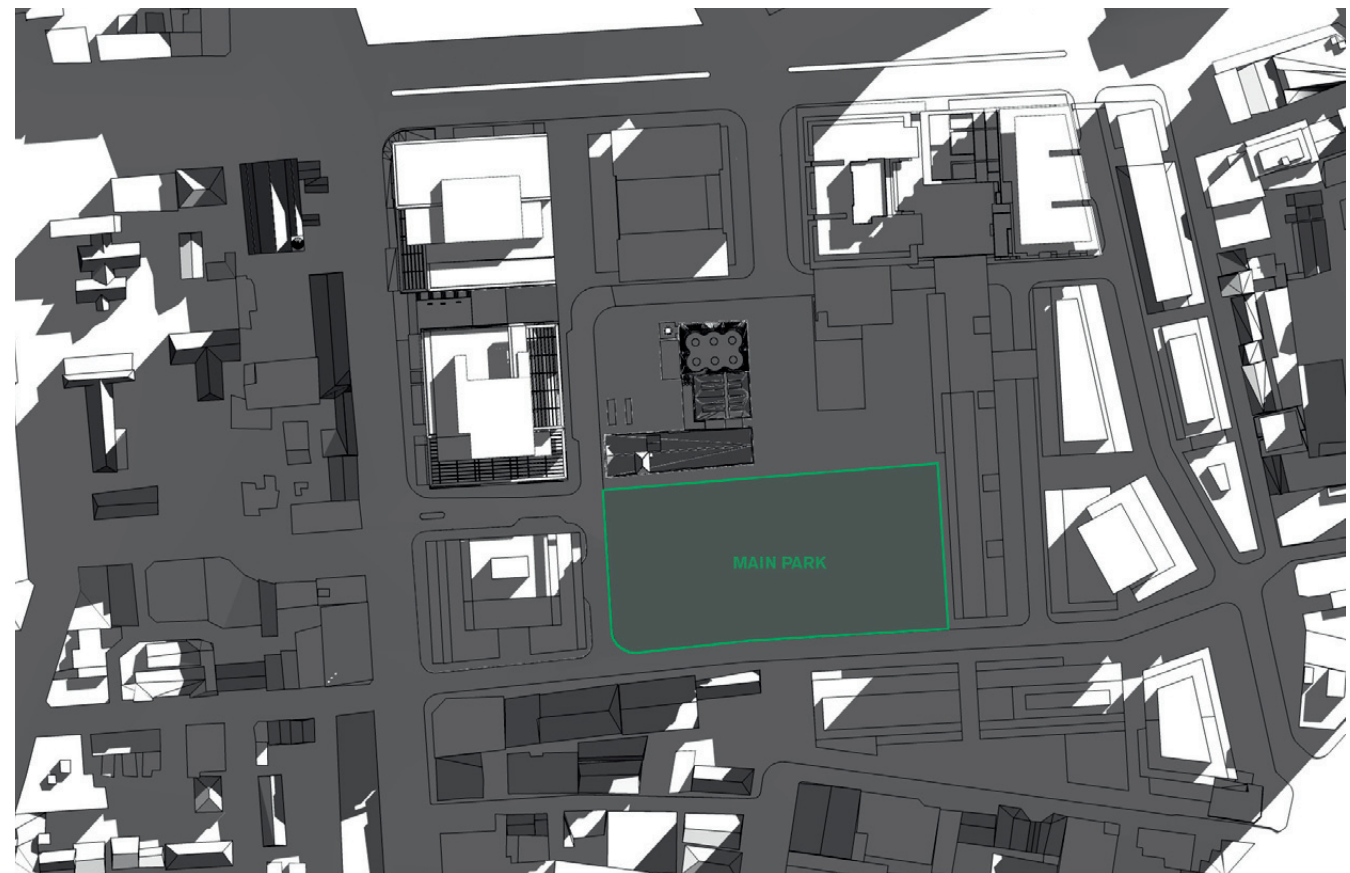
02 21 June - 01.00 pm



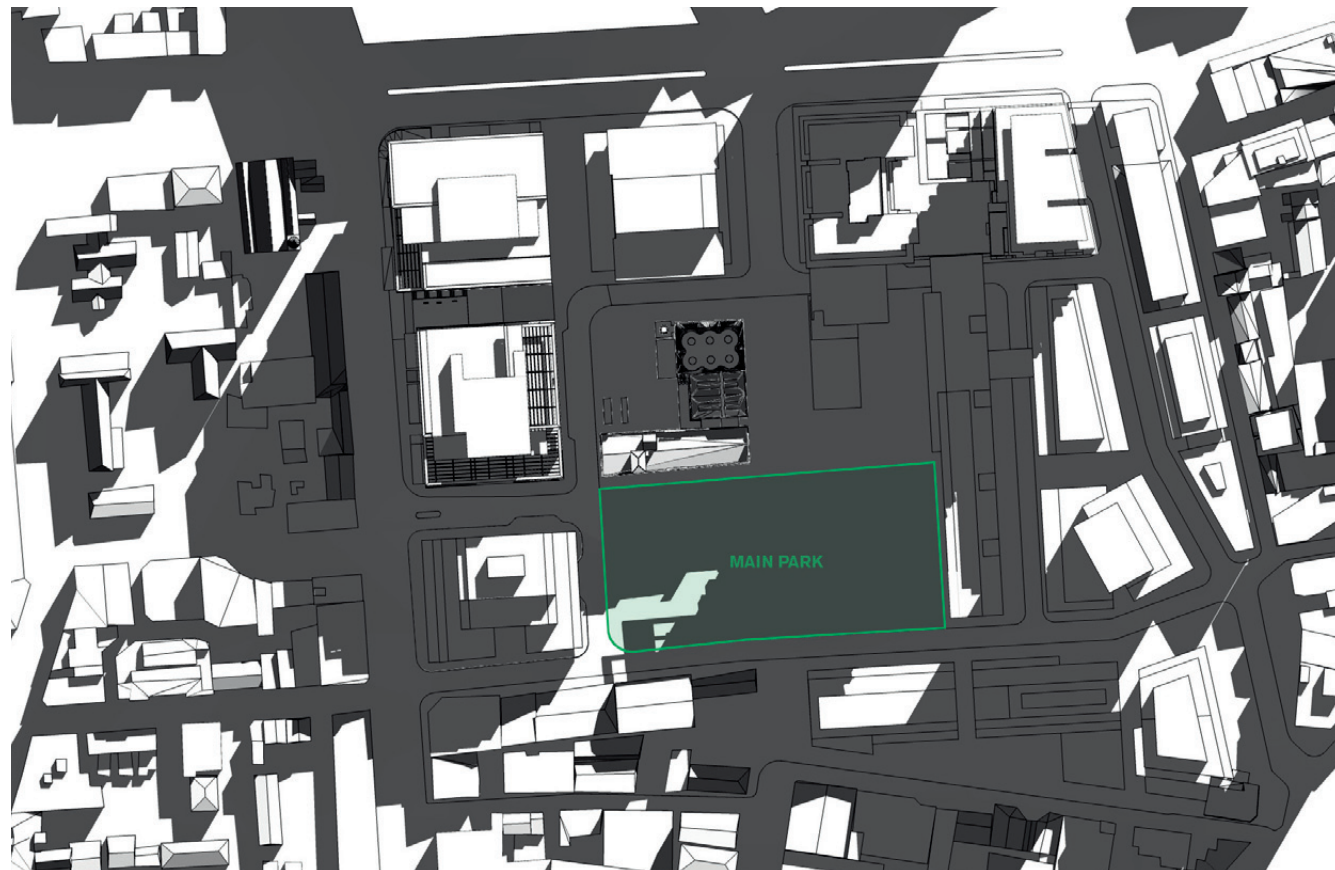
03 21 June - 02.00 pm



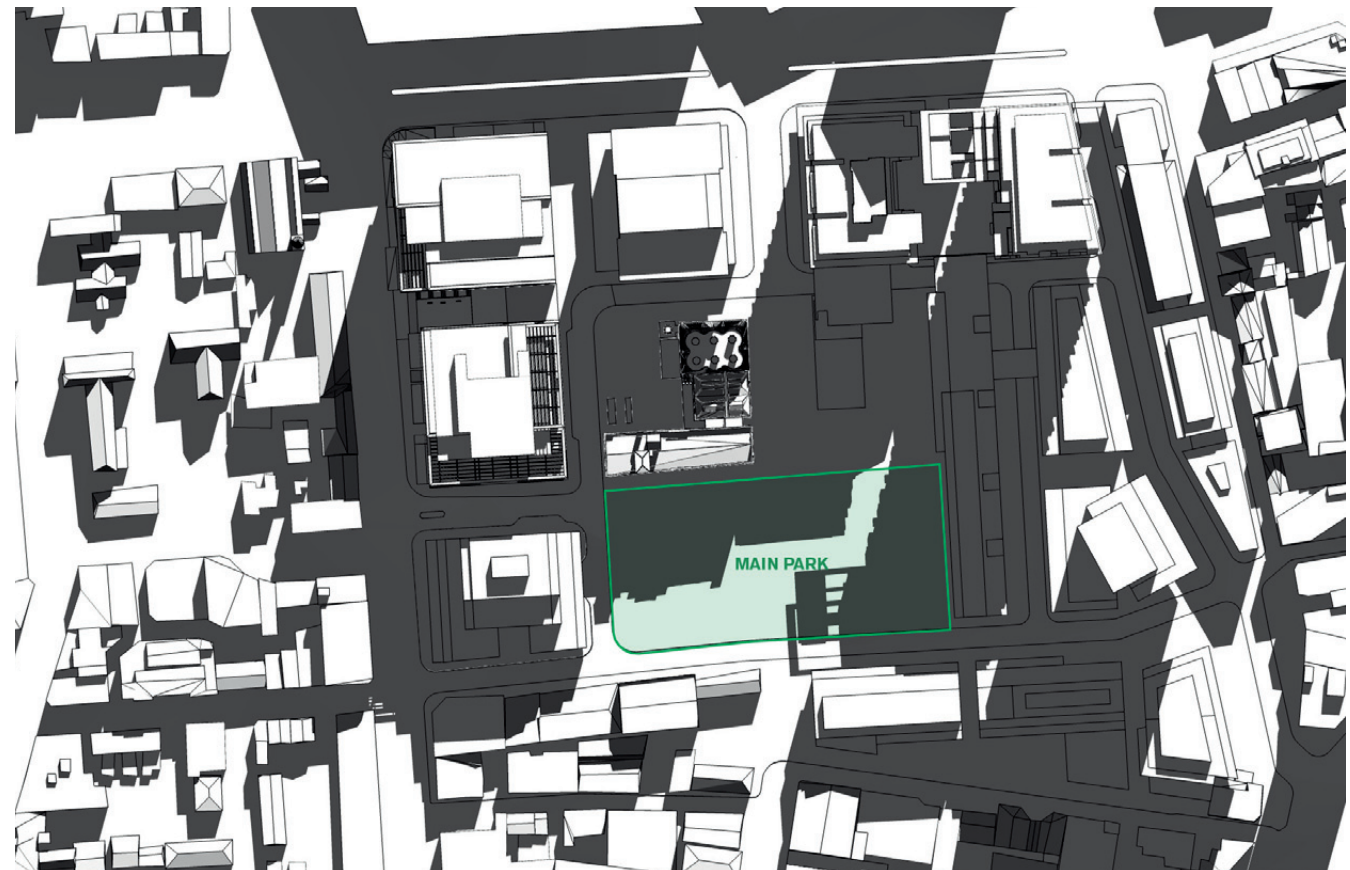
01 21 June - 08.00am



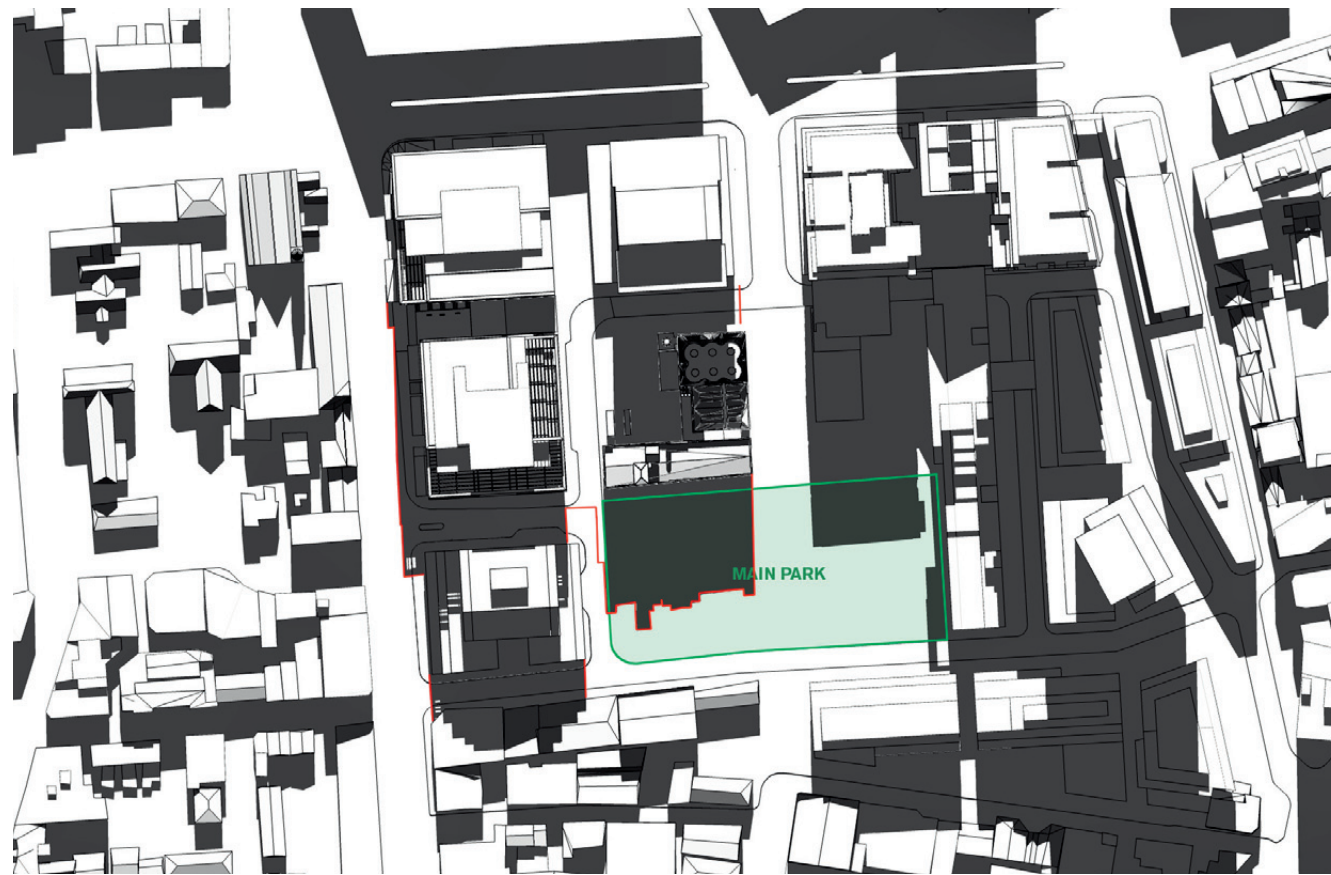
02 21 June - 09.00am



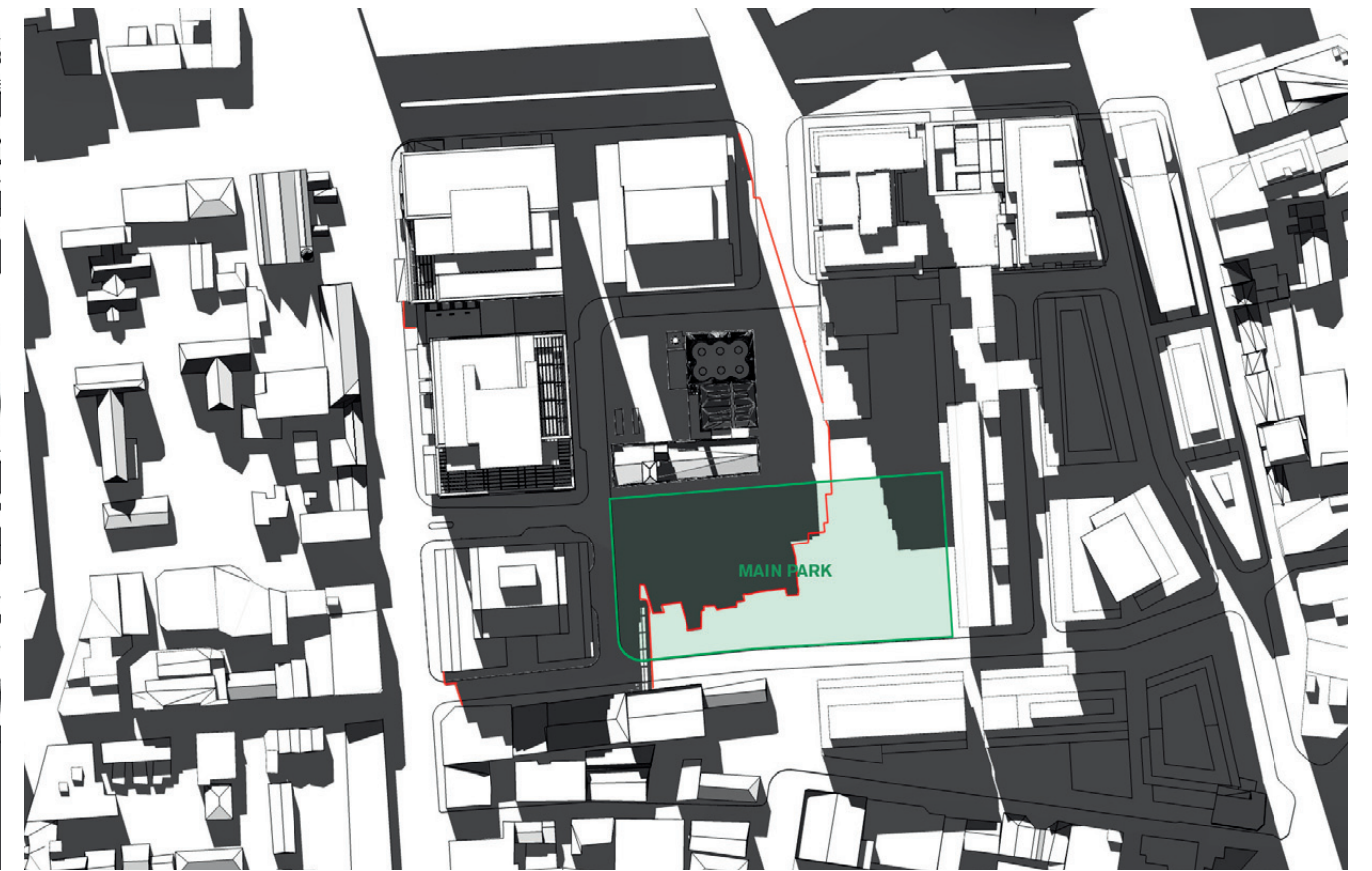
03 21 June - 10.00am



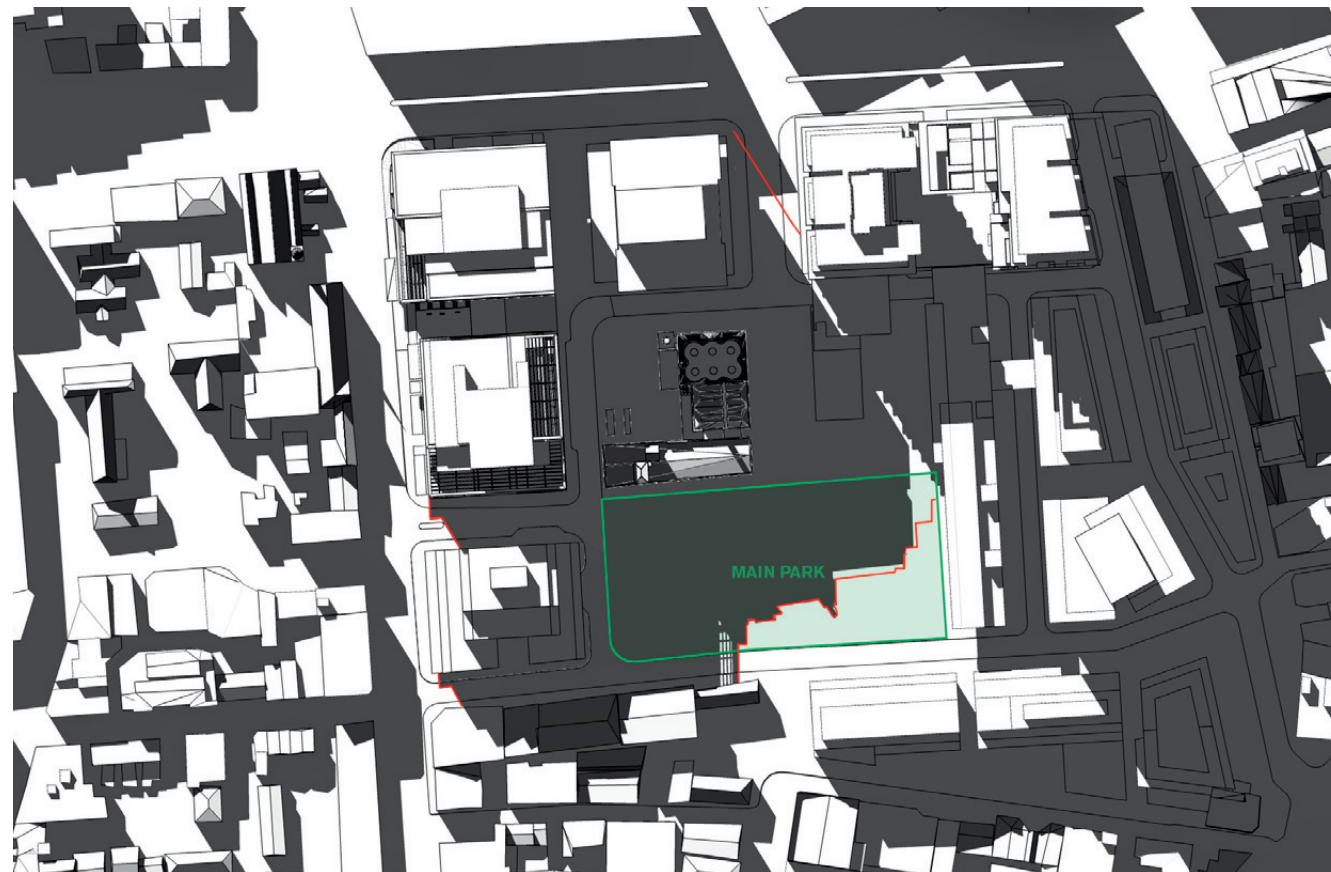
04 21 June - 11.00am



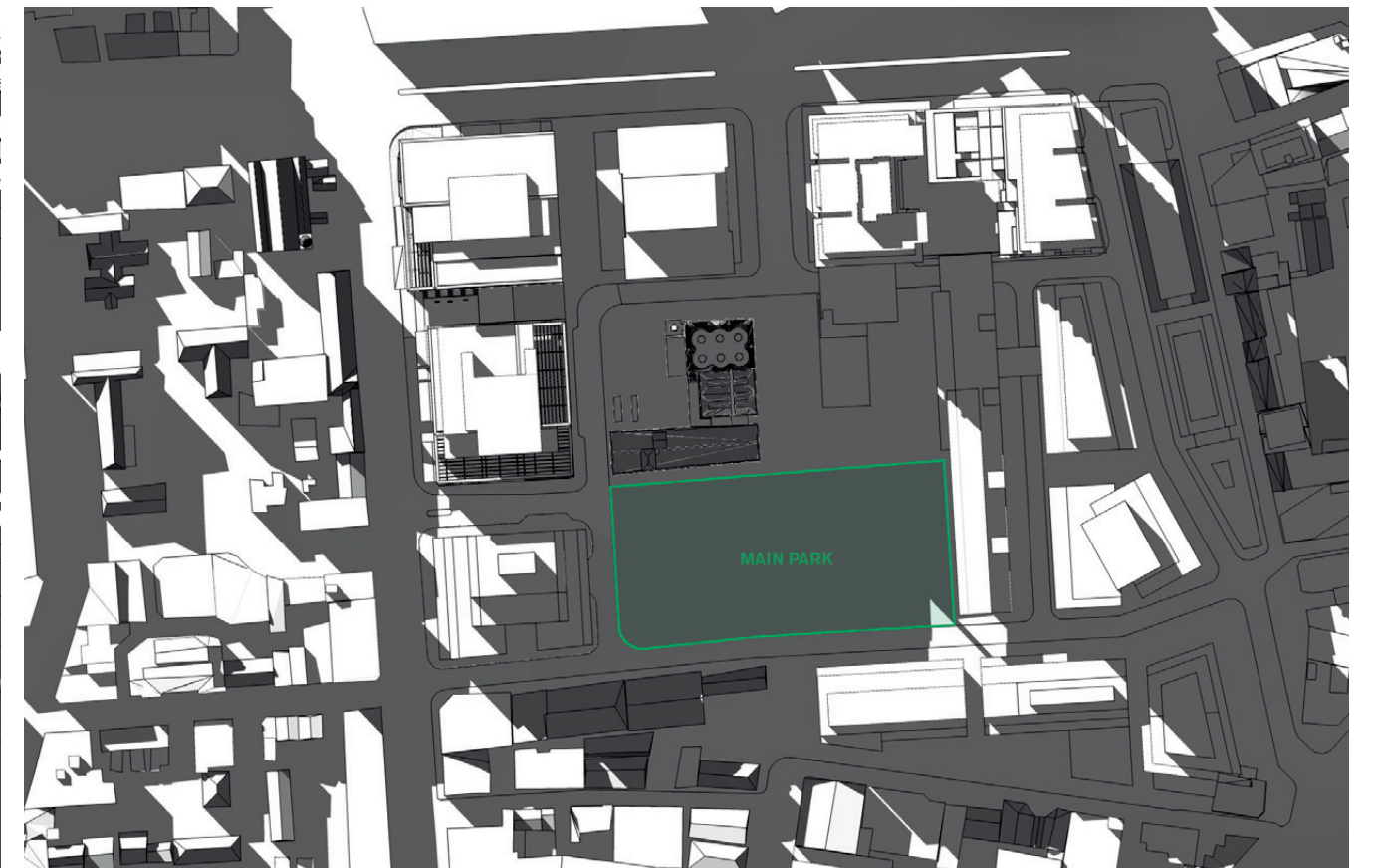
05 21 June - 12.00pm



06 21 June - 01.00pm



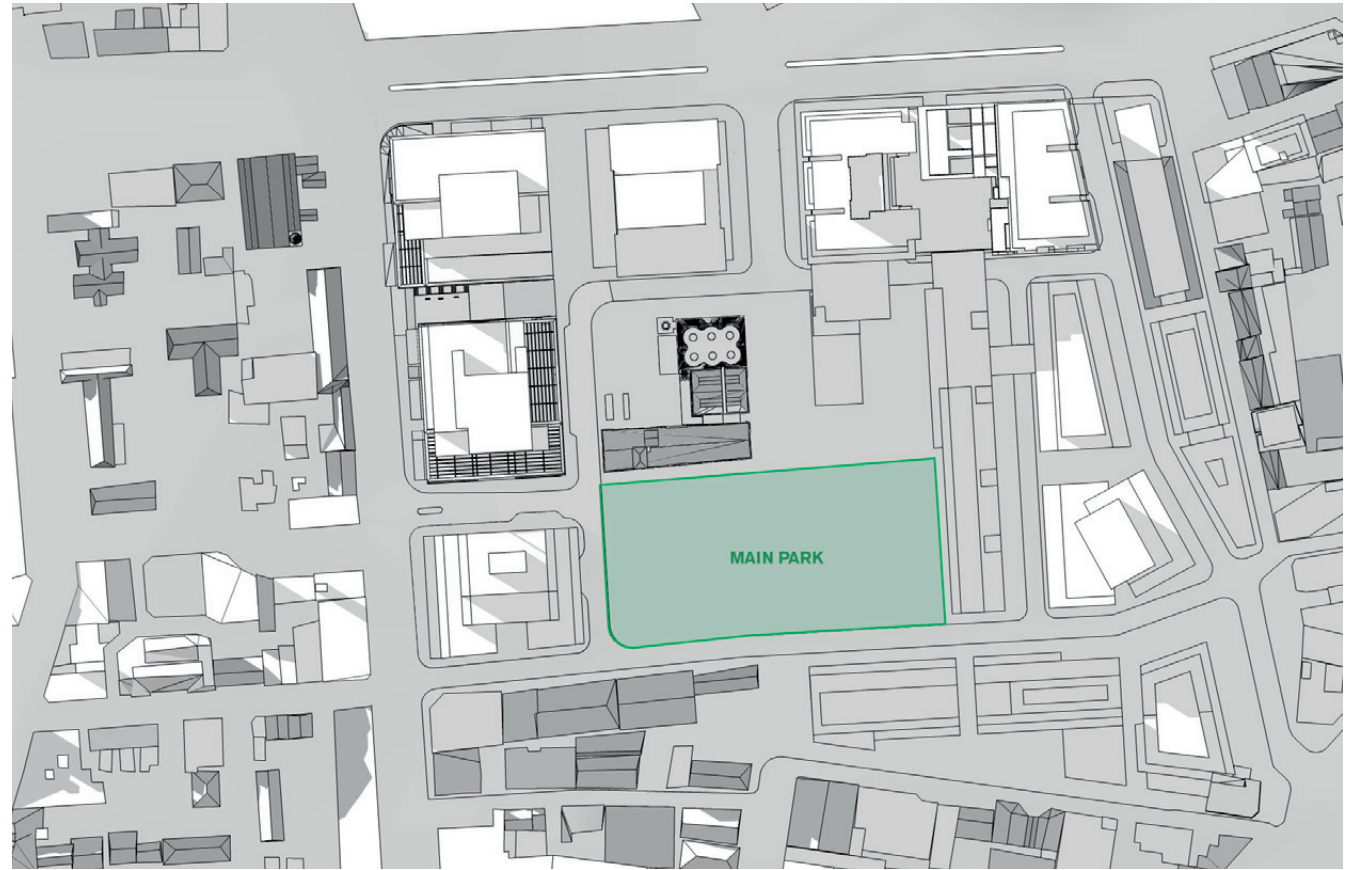
07 21 June - 02.00pm



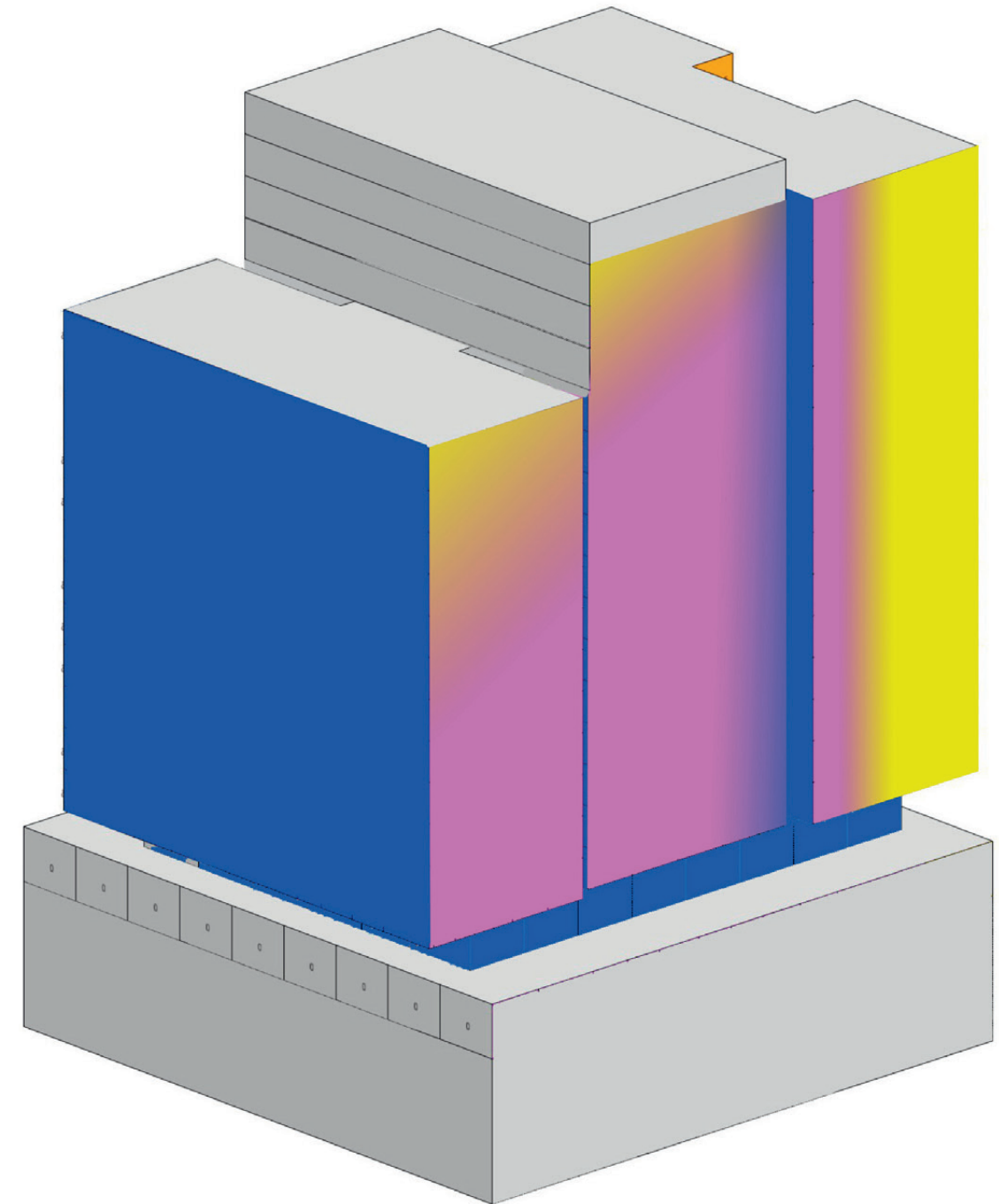
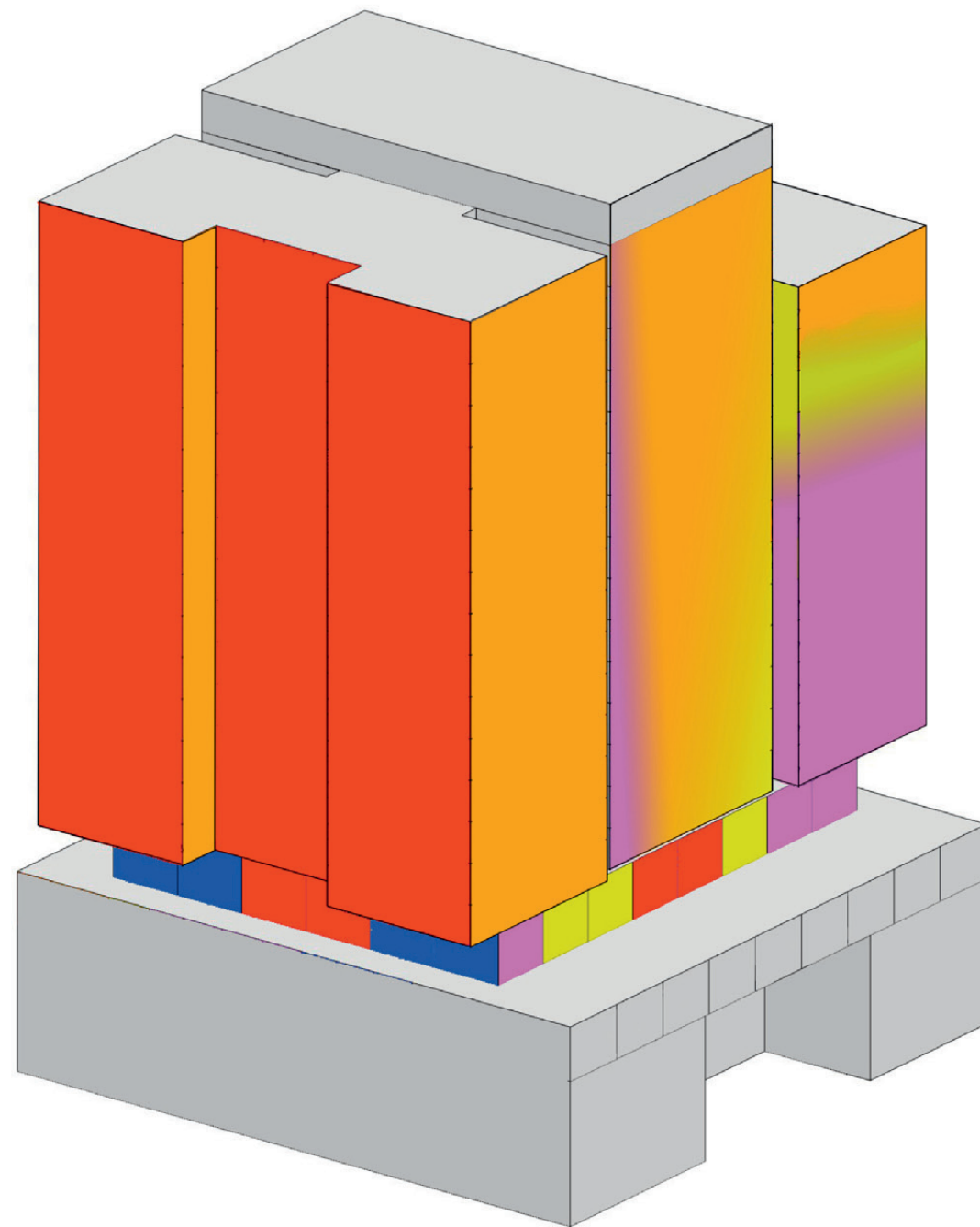
08 21 June - 03.00pm



09 21 June - 04.00pm



10 21 June - 04.45pm



SEPP 65 Daylight access

Living rooms and private open spaces for at least 70 percent of apartments should receive minimum three hours of direct sunlight in mid winter between 9 am and 3 pm. In dense urban areas a minimum of two hours may be acceptable.

Direct sun in June 21st between 9am -3pm :

