



# RILEY SQUARE

CENTRO HOLDINGS PTY LTD  
FEB.2016





RESIDENTIAL CONCEPT

MASTER PLAN - SK02/A





CONCEPT	The concept of Riley Square is generated from the expansive open space in the centre of the development. A vista to the north allows views right through the site and well beyond, providing a sensation of openness, bound by the apartment towers at the sides. Open spaces will be fully accessible by pedestrians. The vehicular zones will be designed as intrusions and limited to slow traffic and drop offs. Paving for the roads will mimic plaza spaces; bollards providing protection for pedestrians. Rooftop recreation will be a major feature. All towers will include an open space BBQ zone and some a swimming pool. Extensive planter space on the tower facades will green these buildings to portray a garden ambience.
BUILDING HEIGHT	The maximum building height has been set at 18 storeys. Towers A,B & C are proposed at 18 and the others step down to 15, 12 & 9; the lowest tower, G is positioned near the open northern breach in the site.
RECREATION	A sports and recreation area is located at the very north of the scheme and will enjoy all year sunshine. A tennis court, a lap pool, a kid's pool, a gymnasium and a clubhouse are included.
ROOF TOPS & SKY GARDENS	Roof activity will be provided and will include BBQ recreational areas and some swimming pools. The space between towers will also have a sky garden every 4 floors accessible to all residents.
ADAPTABLE APARTMENTS	The required number of apartments will be set designated as adaptable. Total to be achieved will be 75 apartments approximately, distributed proportionately between 1,2 and 3 bedroom units
PARKING	All car parking will be located in basements. We estimate a total number of cars to be around 1220, including visitors, accessible parking, bicycle storage, wash bays. Basement totals to be 3. This total complies with the relevant DCP. Access to the basements will be via a ramp located directly ahead of the entry point from Samantha Riley Drive
STORAGE	All apartments will be equipped with private storage located in the basements. Volumes will conform with minimum requirements
GARBAGE COLLECTION	Garbage collection will be undertaken in the basement at suitably located collection points. We have assumed an 8m rigid vehicle with a clearance of 3.6m
DAYLIGHT ACCESS	A preliminary study indicates that about 80% of apartments will receive a minimum of 2 hours of sunlight on 21 June. Less than 15% of apartments will receive no sunlight. The buildings have been specifically rotated to achieve this result.
NATURAL VENTILATION	Apartments are designed to provide corner style plans with natural ventilation to a minimum of 70% of apartments
BALCONIES	All apartments will be provided with open areas. Minimum areas and depths will conform with requirements. The plans reflect this now.
AREAS	Site area 22,900 m <sup>2</sup> approx. Resumed Land 1,400 m <sup>2</sup> approx. Available Land 21,500m <sup>2</sup> approx. Building Footprint 5,500 m <sup>2</sup> approx. Total Building 77,000m <sup>2</sup> approx. FSR 3.4 : 1 approx. Open Space 16,000 m <sup>2</sup> approx. Roof Tops 2,500 m <sup>2</sup> approx. Percentage Open 74% approx. excl rooftops Deep Soil 10-15% of site
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		TOWER A	TOWER B	TOWER C	TOWER D	TOWER E	TOWER F	TOWER G	
Height		18 Levels	18 Levels	18 Levels	15 Levels	6-9 Levels	12 Levels	15 Levels	
1 Bedroom	Area								%age
Type 1 - 27%	50m <sup>2</sup>	14	10	10	4	0	7	8	
Type 2- 47%	65m <sup>2</sup>	24	17	17	8	0	11	13	
Type 3 - 26%	75m <sup>2</sup>	14	9	9	4	0	6	7	
Total 'One Bedroom'		52	36	36	16	0	24	28	192 26%
2 Bedroom	Area								
Type 1 - 27%	70m <sup>2</sup>	24	25	25	12	9	16	8	
Type 2- 47%	90m <sup>2</sup>	41	42	42	21	15	28	13	
Type 3 - 26%	110m <sup>2</sup>	23	23	23	11	8	16	7	
Total 'Two Bedroom'		88	90	90	44	32	60	28	432 59%
3 Bedroom	Area								
Type 1 - 27%	95m <sup>2</sup>	10	5	5	4	0	3	4	
Type 2- 47%	120m <sup>2</sup>	16	8	8	7	0	6	6	
Type 3 - 26%	135m <sup>2</sup>	9	5	5	4	0	3	4	
Total 'Three Bedroom'		35	18	18	15	0	12	14	112 15%
GRAND TOTAL		175	144	144	75	32	96	70	736 100%

Note - Type 1,2 & 3 as noted in Hills Council DCP





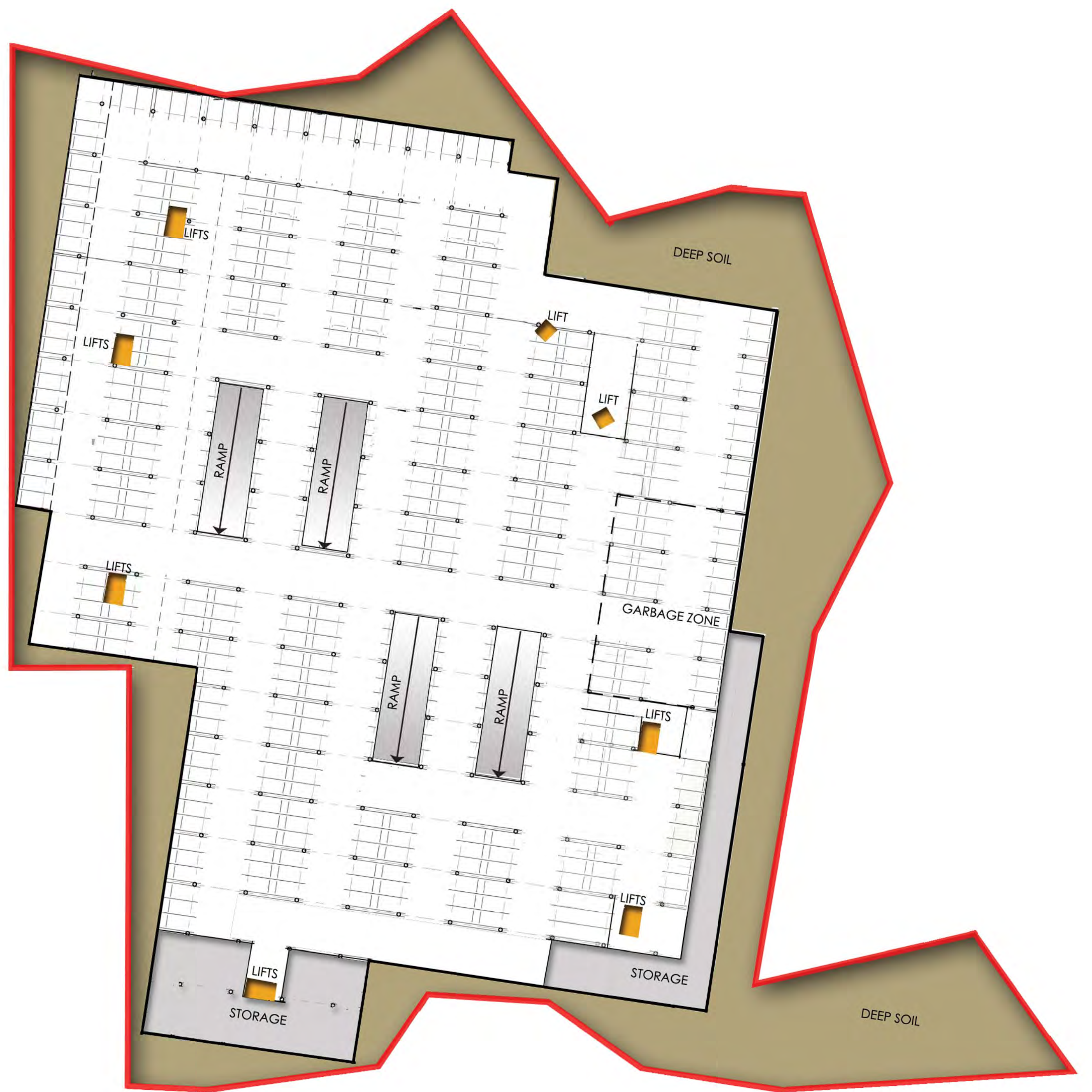
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SCALE 1:500 @A1 0 10 20 30 40 50m

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VIEW A: AERIAL VIEW FROM NORTH

RESIDENTIAL CONCEPT

PERSPECTIVE - SK06/A







VIEW B: BALCONY VIEW TO NORTH WEST

RESIDENTIAL CONCEPT

PERSPECTIVE - SK07/A







VIEW C: FROM SOUTH EAST ON SAMANTHA RILEY DRIVE



KEY PLAN



VIEW D: FROM NORTH EAST ON BRIDGET PL.

RESIDENTIAL CONCEPT

PHOTOMONTAGES - SK08/A







VIEW E: FROM NORTH ON CLOVELLY CIRCUIT



VIEW F: FROM EAST ON BRIDGET PL.

RESIDENTIAL CONCEPT

PHOTOMONTAGES - SK09/A







VIEW G: ENTRY TO RILEY SQUARE FROM SAMANTHA RILEY DRIVE



VIEW H: ROOF TOP POOL VIEW TO NORTH

RESIDENTIAL CONCEPT

PERSPECTIVES - SK10/A

