



RILEY SQUARE SAMANTHA RILEY DRIVE KELLYVILLE

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 m² approx.  Resumed Land 1,400 m² approx.  Available Land 21,500m² approx.  Building Footprint 5,500 m² approx.  Total Building 77,000m² approx.  FSR 3.4 : 1 approx.  Open Space 16,000 m² approx.  Roof Tops 2,500 m² approx.  Percentage Open 74% approx. excl rooftops  Deep Soil 10-15% of site								
NON RESIDENTIAL	A non residential zone will be located at the entry from Samantha Riley Drive. It will comprise a café (250 m²), some shops (150m²) and a Childcare Centre (490 m² + 700m² open recreation area). The childcare centre will have its own entry and a dedicated vehicle drop off lane.								

		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									%ag
Туре 1 - 27%	50m²	14	10	10	4	0	7	8		
Type 2- 47%	65m²	24	17	17	8	0	11	13		
Type 3 - 26%	75m²	14	9	9	4	0	6	7		
Total 'One Bedroom'		52	36	36	16	0	24	28	192	269
2 Bedroom	Area									
Type 1 - 27%	70m²	24	25	25	12	9	16	8	1	
Type 2- 47%	90m²	41	42	42	21	15	28	13	1	
Туре 3 - 26%	110m²	23	23	23	11	8	16	7		
Total 'Two Bedroom'		88	90	90	44	32	60	28	432	599
3 Bedroom	Area									
Type 1 - 27%	95m²	10	5	5	4	0	3	4		
Type 2- 47%	120m²	16	8	8	7	0	6	6		
Type 3 - 26%	135m²	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	1009

GROUND FLOOR PLAN - SK03/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.
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Area 50m² 65m² 75m²	18 Levels 14 24	18 Levels	18 Levels	15 Levels	6-9 Levels	12 Levels	15 Levels		
50m² 65m²		10							
65m²		10							%age
	24		10	4	0	7	8		
75m²	4-1	1 <i>7</i>	17	8	0	11	13	]	
	14	9	9	4	0	6	7		
m'	52	36	36	16	0	24	28	192	26%
Area									
70m²	24	25	25	12	9	16	8	1	
90m²	41	42	42	21	15	28	13	1	
110m²	23	23	23	11	8	16	7	]	
Total 'Two Bedroom'		90	90	44	32	60	28	432	59%
Area								I	
95m²	10	5	5	4	0	3	4	1	
120m²	16	8	8	7	0	6	6	1	
135m²	9	5	5	4	0	3	4		
om'	35	18	18	15	0	12	14	112	15%
GRAND TOTAL		144	144	75	32	96	70	736	100%
	90m² 110m² m' Area 95m² 120m²	70m² 24 90m² 41 110m² 23 m' 88 Area 95m² 10 120m² 16 135m² 9	70m²     24     25       90m²     41     42       110m²     23     23       m'     88     90       Area     95m²     10     5       120m²     16     8       135m²     9     5       om'     35     18	70m²     24     25     25       90m²     41     42     42       110m²     23     23     23       m'     88     90     90       Area     95m²     10     5     5       120m²     16     8     8       135m²     9     5     5       om'     35     18     18	70m²         24         25         25         12           90m²         41         42         42         21           110m²         23         23         23         11           m'         88         90         90         44           Area         95m²         10         5         5         4           120m²         16         8         8         7           135m²         9         5         5         4           20m'         35         18         18         15	70m²         24         25         25         12         9           90m²         41         42         42         21         15           110m²         23         23         23         11         8           m'         88         90         90         44         32           Area         95m²         10         5         5         4         0           12m²         16         8         8         7         0           135m²         9         5         5         4         0           0m'         35         18         18         15         0	70m²         24         25         25         12         9         16           90m²         41         42         42         21         15         28           110m²         23         23         23         11         8         16           m'         88         90         90         44         32         60   Area  Area  95m² 10 5 5 4 0 3 120m² 16 8 8 7 0 6 135m² 9 5 4 0 3 0 12	70m²         24         25         25         12         9         16         8           90m²         41         42         42         21         15         28         13           110m²         23         23         23         11         8         16         7           m'         88         90         90         44         32         60         28    Area  Area  95m² 10 5 5 4 0 3 4 120m² 16 8 8 7 0 6 6 6 135m² 9 5 5 4 0 3 4 0 12 14	70m²         24         25         25         12         9         16         8           90m²         41         42         42         21         15         28         13           110m²         23         23         23         11         8         16         7           m'         88         90         90         44         32         60         28         432           Area         95m²         10         5         5         4         0         3         4           120m²         16         8         8         7         0         6         6           135m²         9         5         5         4         0         3         4           om'         35         18         18         15         0         12         14         112

TYPICAL FLOOR PLAN - SK04/A



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Note - Type 1,2	2 &3 as note	ed in Hills Co	ouncil DCP							

CONCEPTUAL CARPARK LAYOUT - SK05/A



VIEW A: AERIAL VIEW FROM NORTH

RESIDENTIAL CONCEPT

PERSPECTIVE - SK06/A



VIEW B: BALCONY VIEW TO NORTH WEST

PERSPECTIVE - SK07/A



VIEW C: FROM SOUTH EAST ON SAMANTHA RILEY DRIVE





VIEW D: FROM NORTH EAST ON BRIDGET PL.

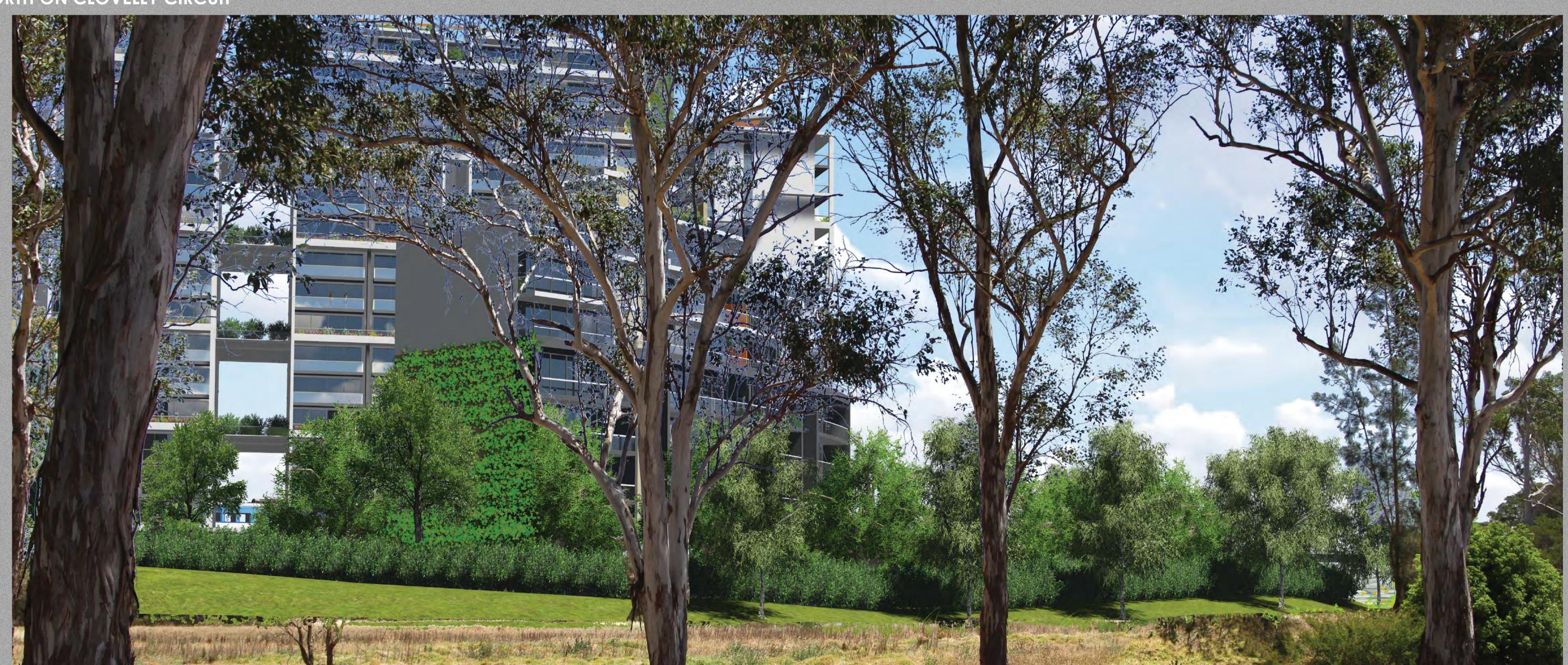
PHOTOMONTAGES - SK08/A

RESIDENTIAL CONCEPT





VIEW E: FROM NORTH ON CLOVELLY CIRCUIT



VIEW F: FROM EAST ON BRIDGET PL.

PHOTOMONTAGES - SK09/A







VIEW H: ROOF TOP POOL VIEW TO NORTH

PERSPECTIVES - SK10/A