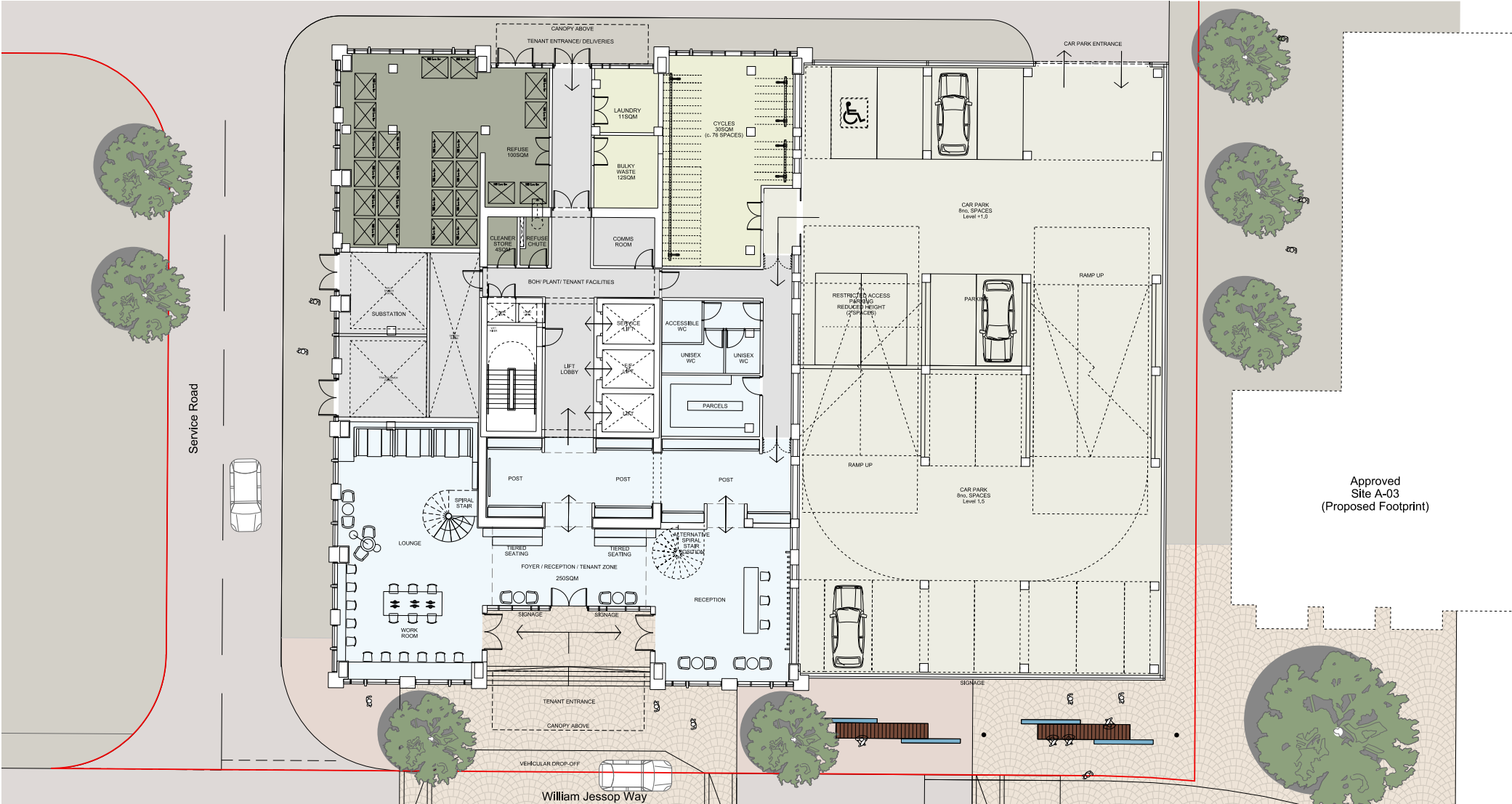


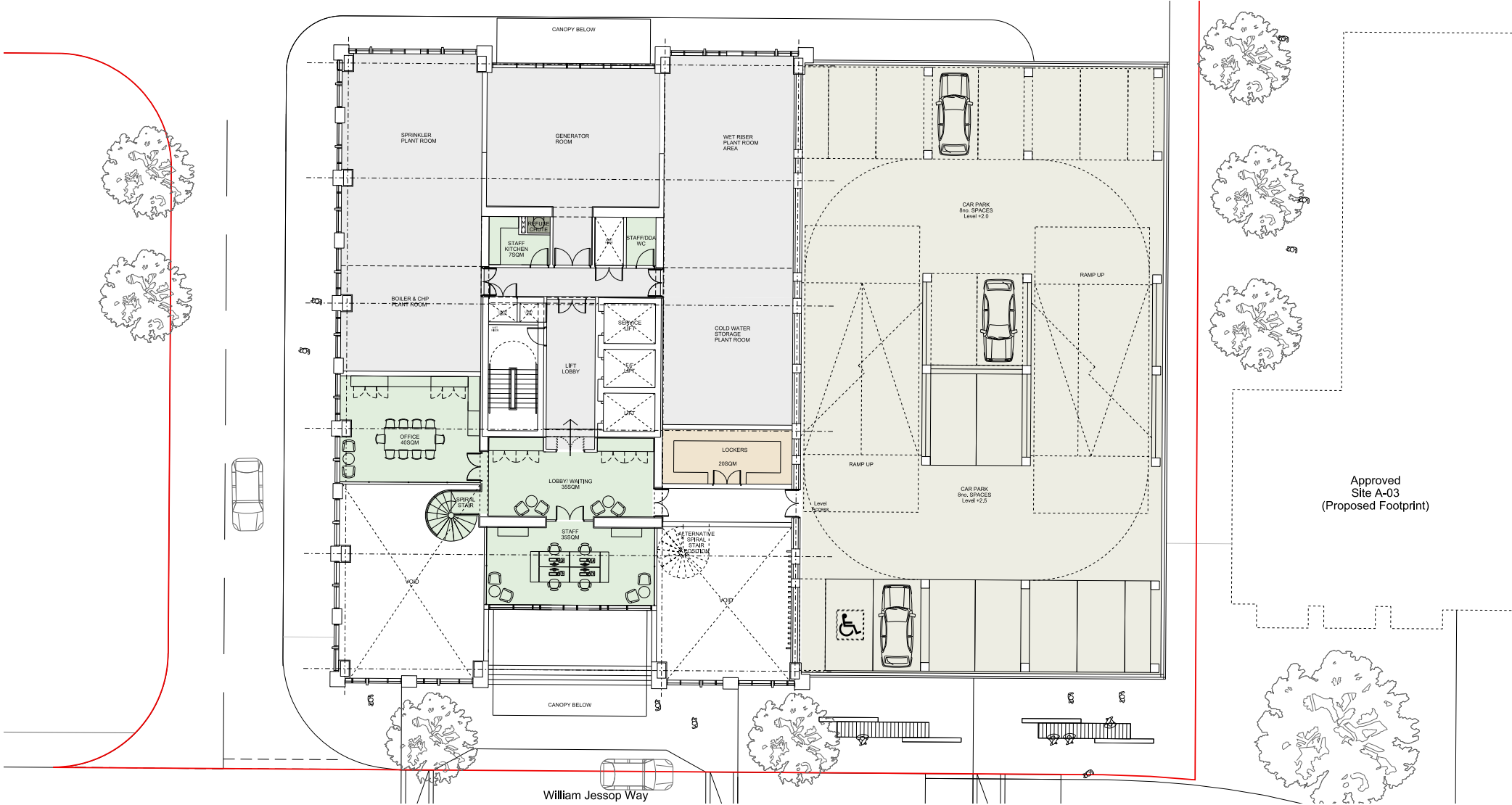
# 7.2 PROPOSED PLAN

## THE GROUND FLOOR



Approved  
Site A-03  
(Proposed Footprint)

THE MEZZANINE



LEVEL 2 - COMMUNITY USES

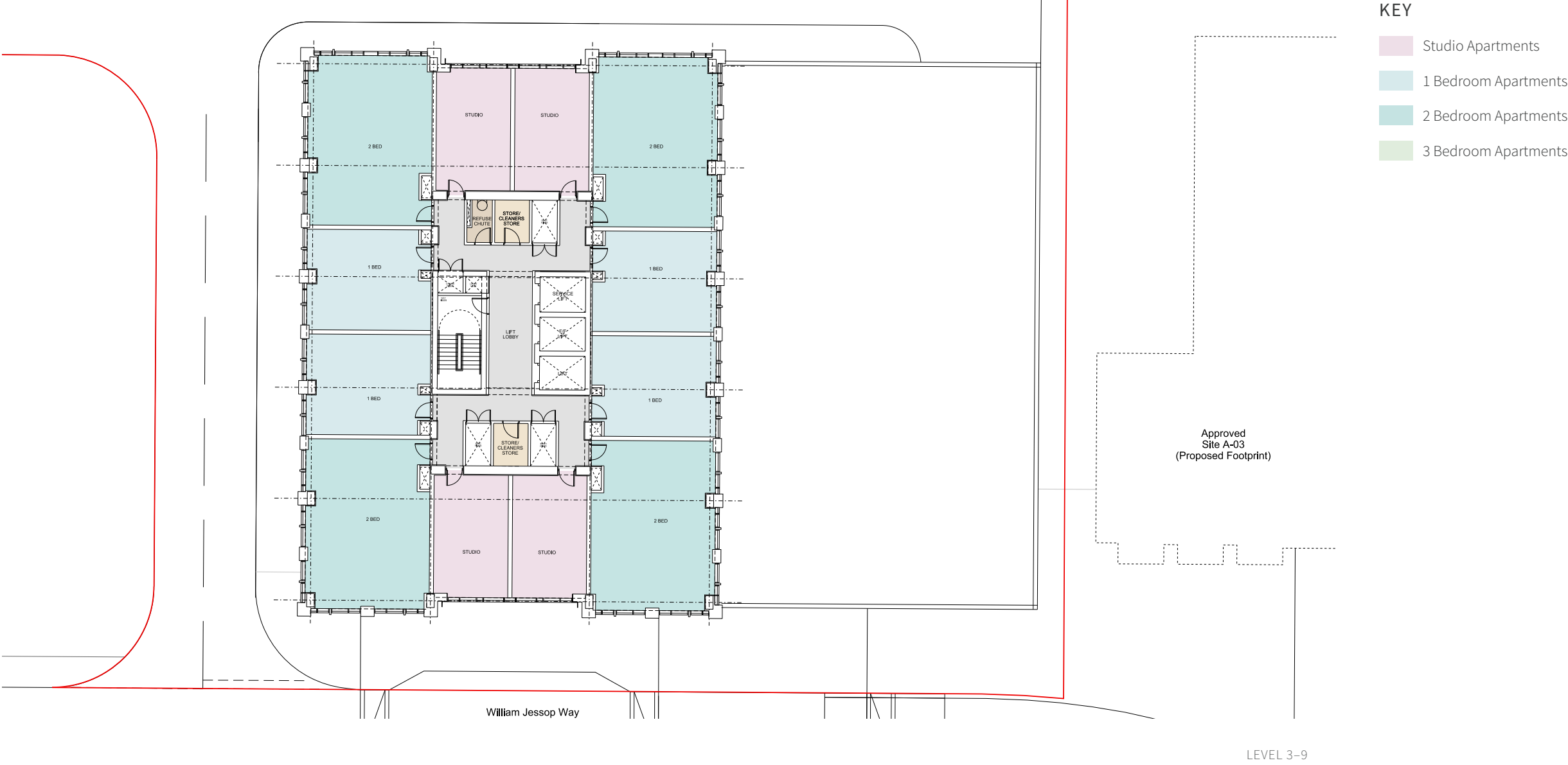


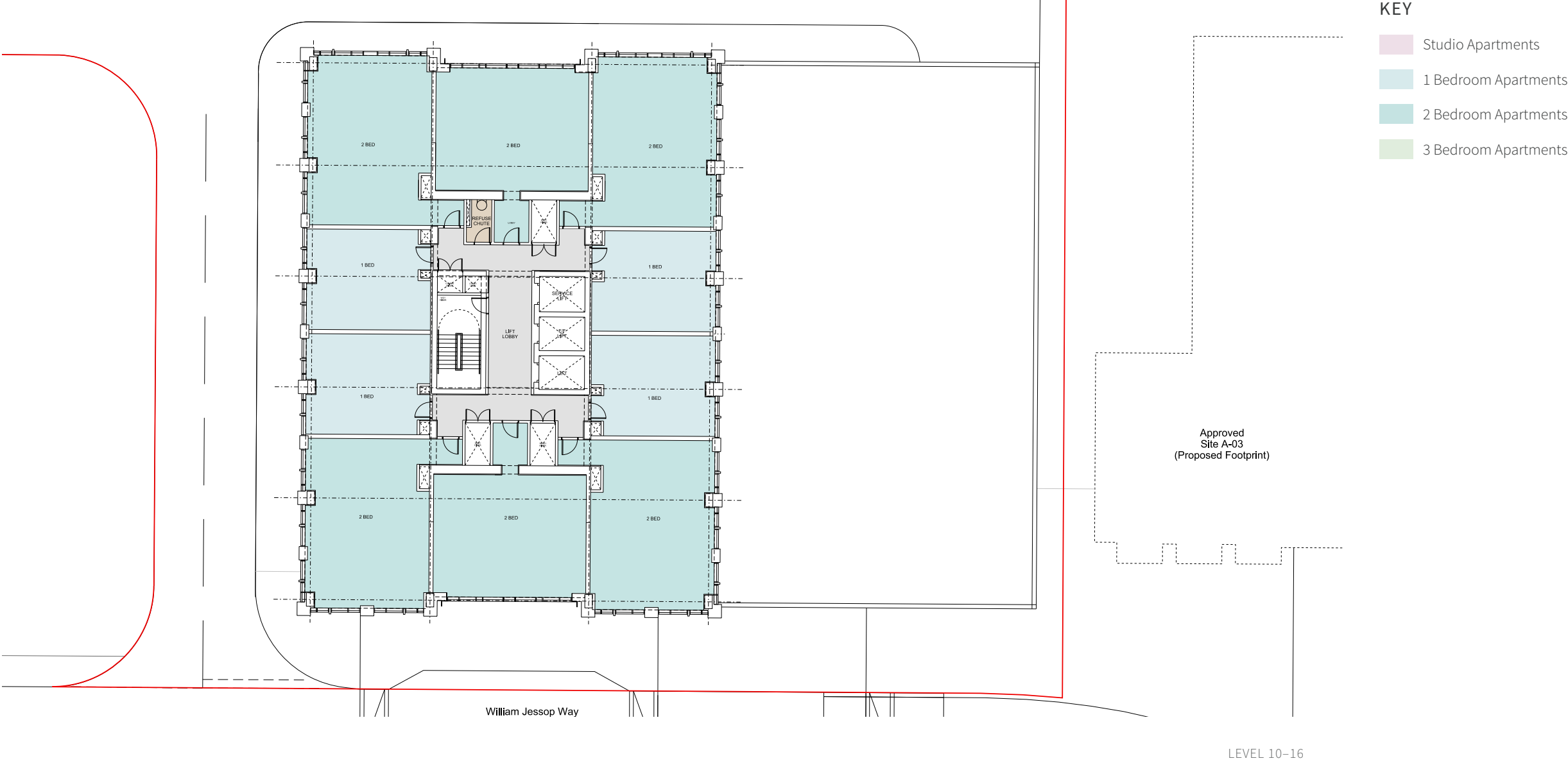




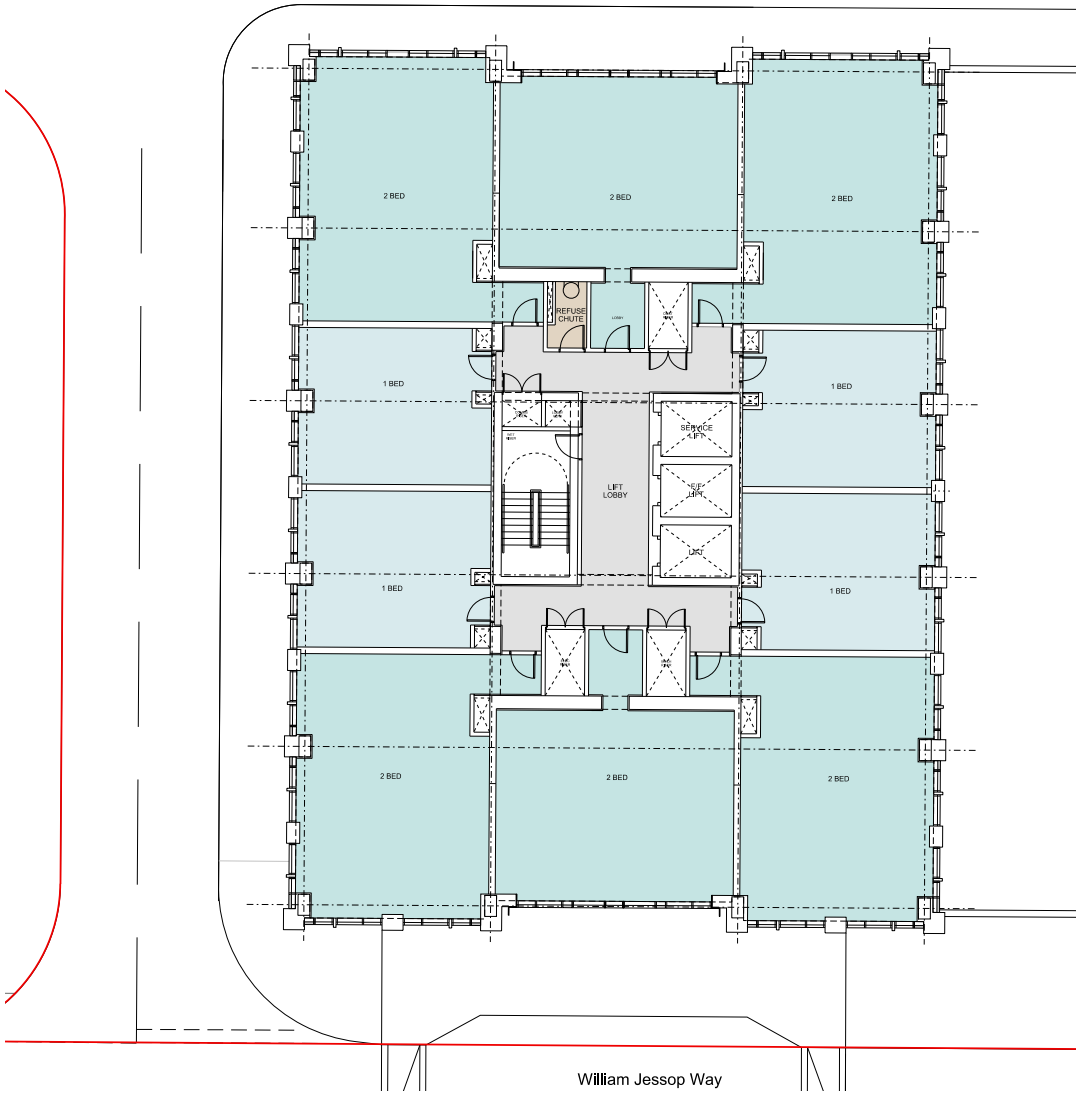


THE LOWER FLOORS

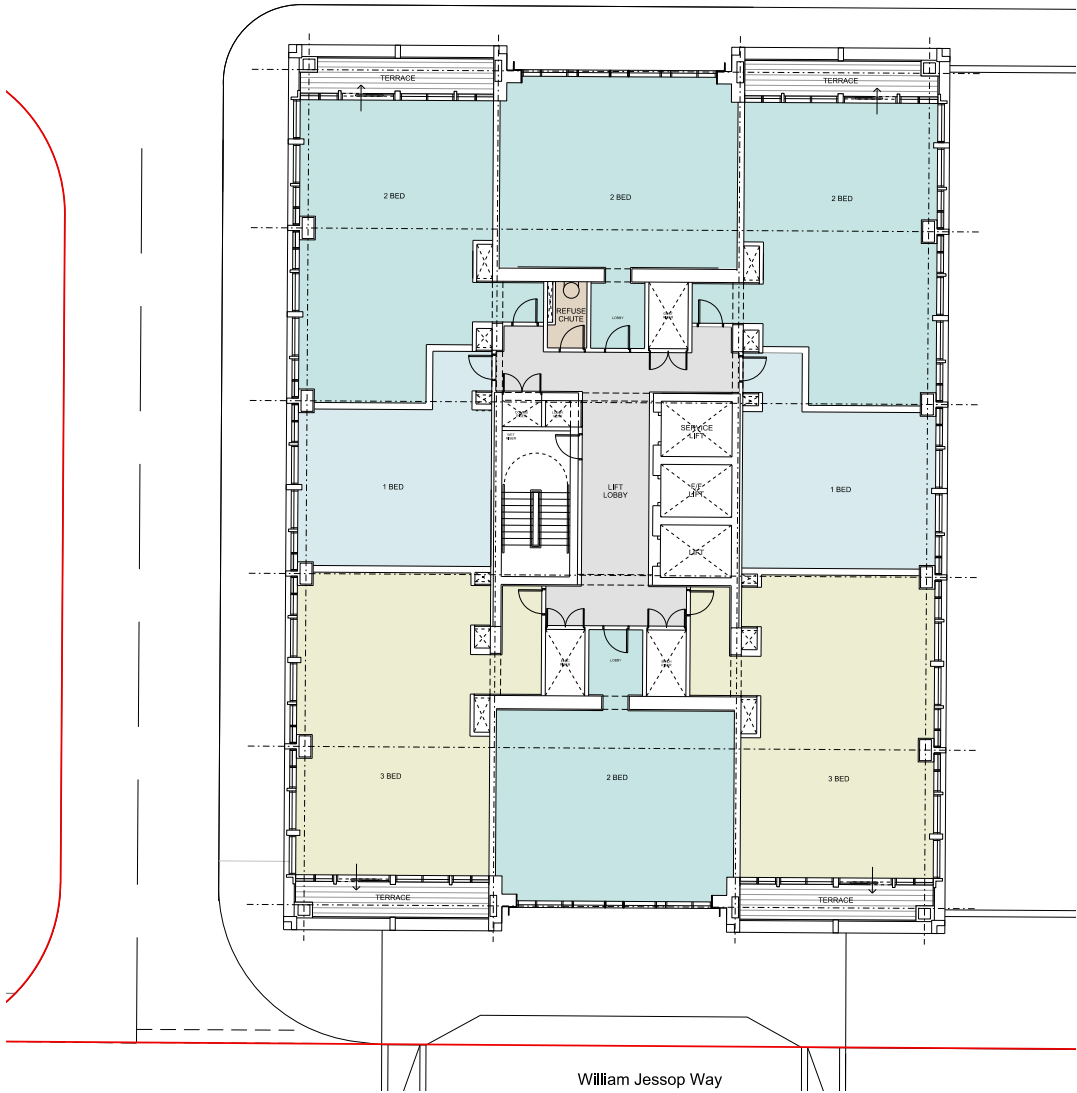




THE INTERMEDIATE FLOORS



LEVEL 18-26



LEVEL 27-31

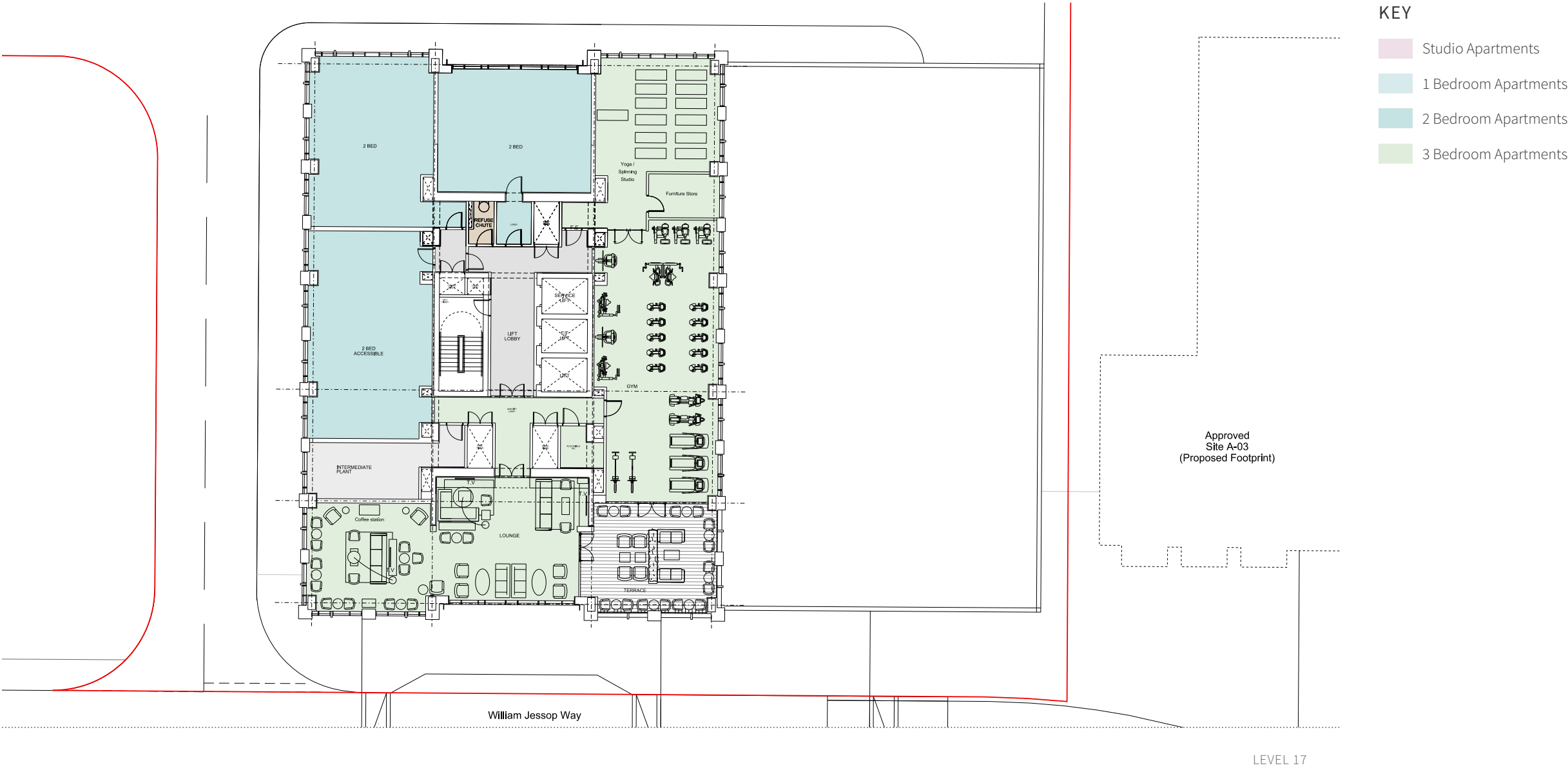
- KEY
- Studio Apartments
  - 1 Bedroom Apartments
  - 2 Bedroom Apartments
  - 3 Bedroom Apartments

THE TOP FLOOR

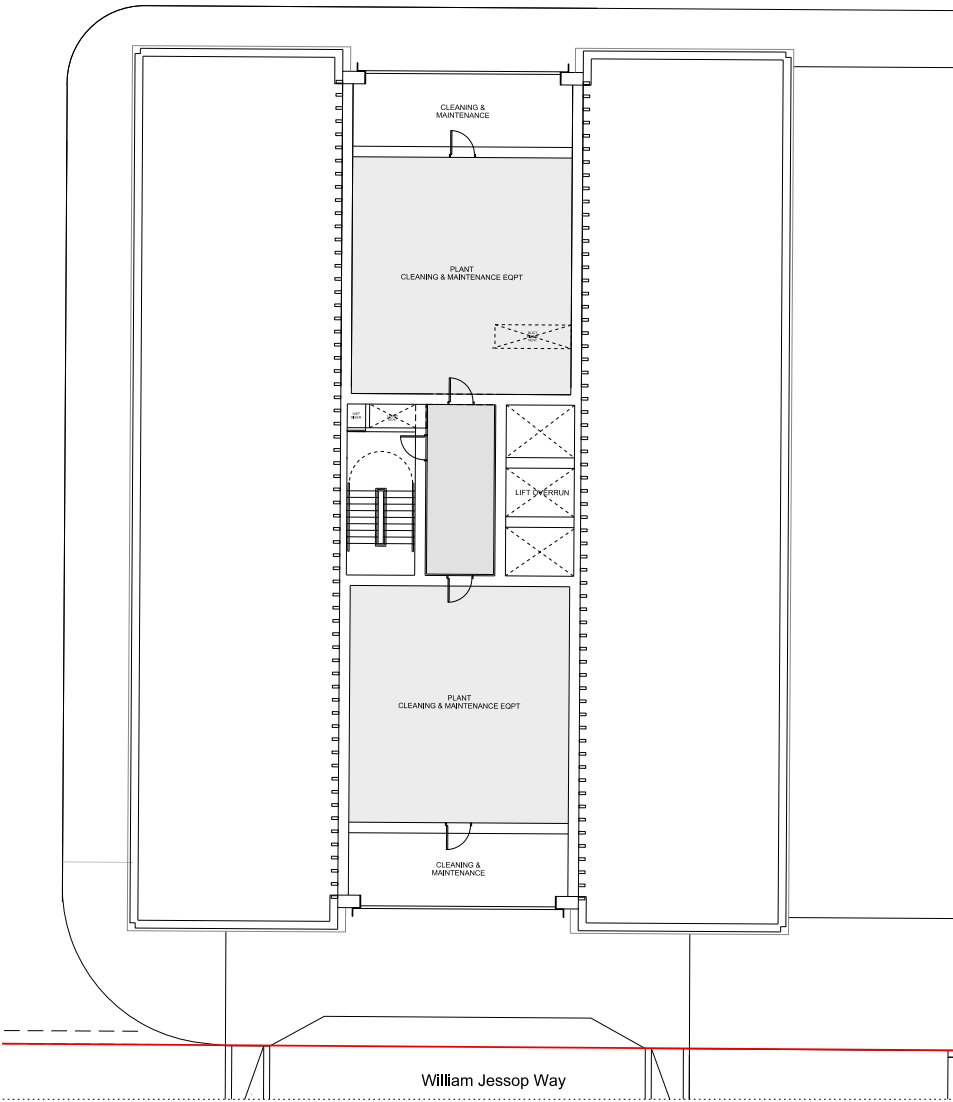
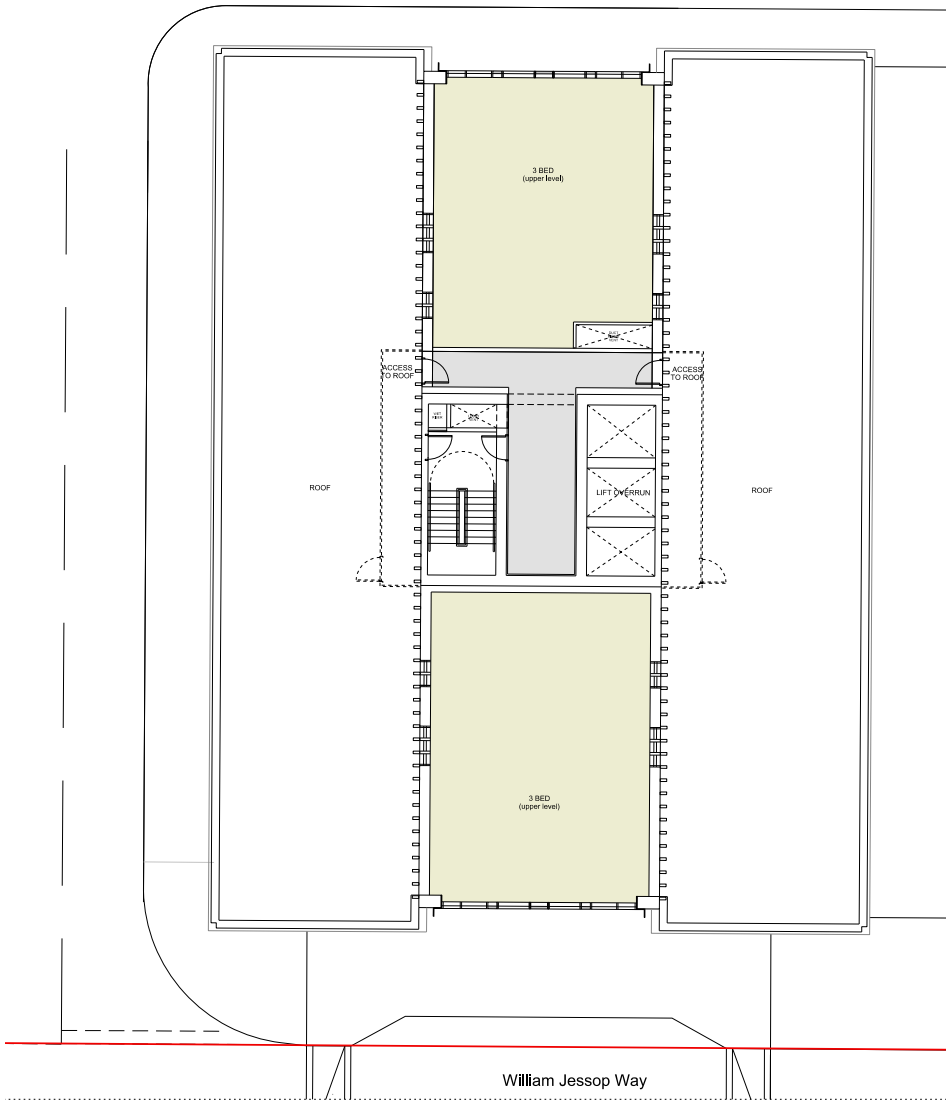




THE WAISTBAND



THE BEACON



- KEY
- Studio Apartments
  - 1 Bedroom Apartments
  - 2 Bedroom Apartments
  - 3 Bedroom Apartments



## 7.3 LANDSCAPE PROPOSALS

Whilst the majority of the public realm surrounding the building is outside of the application boundary, the provision of useful and attractive external private space is a critical component of the Moda Living brief.

As such the internal programme of the building combined with the brief has enabled the team to incorporate a large elevated terrace on the Level 2, with a combination of uses that complement those going on inside at the same level.

## KEY

1. Raised Arrival Table
2. Drop Off Zone
3. Glass Wind Break Panels
4. Street Tree
5. Carriageway
6. Seating
7. Light Column
8. Timber Deck
9. Service Road
10. Pedestrian Gateway
11. Dock Wall



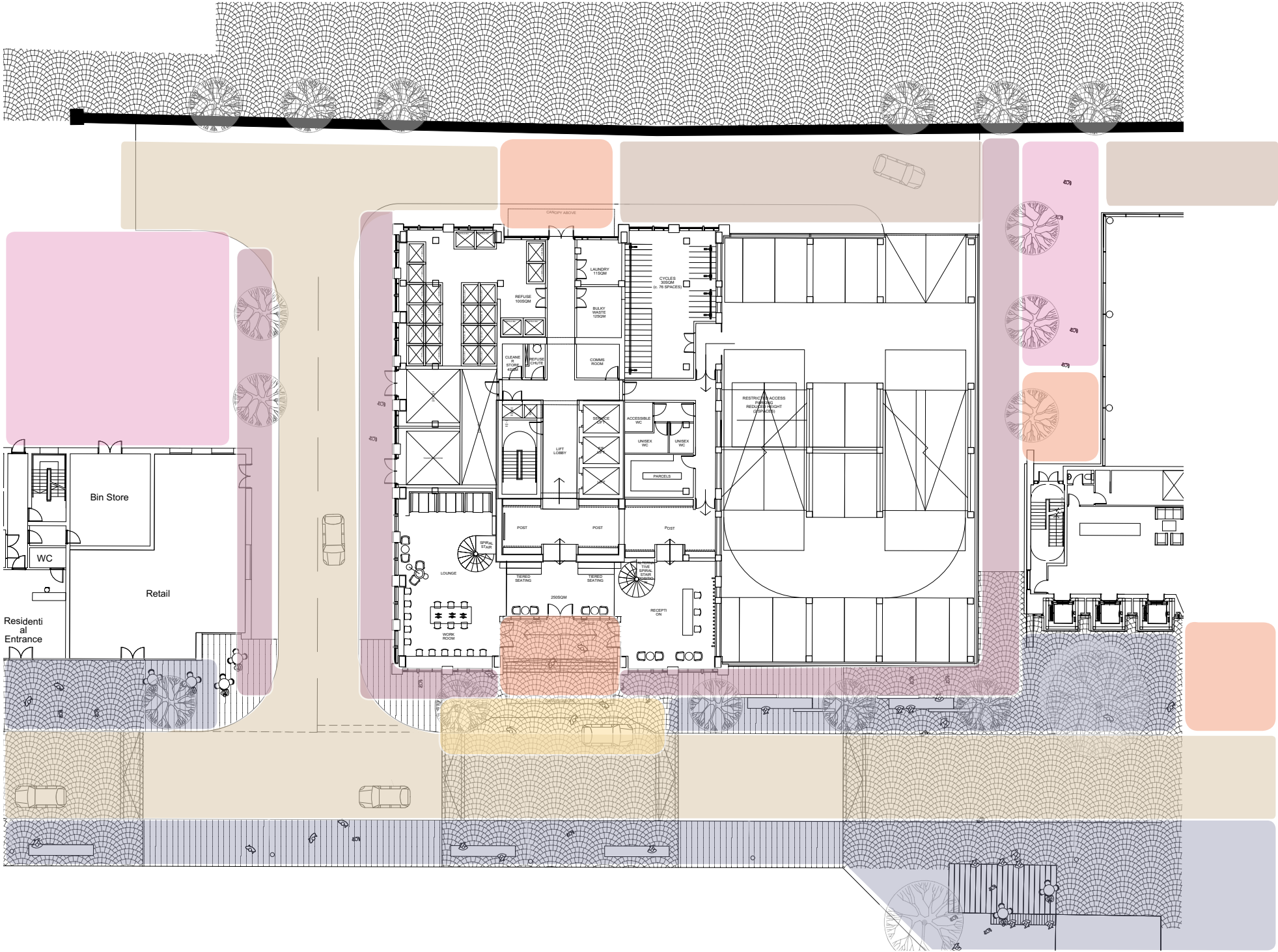
GROUND FLOOR FUNCTION PLAN

The roof garden provides residents with ample outdoor amenity space for relaxing, exercising and socialising.

A clear functional layout separates active and passive spaces, offers comfort and privacy and takes advantage of views and microclimate.

The roof garden encourages interaction amongst residents, fostering a sense of community and wellbeing.

- KEY
- Arrival Space
  - Drop Off
  - Pedestrian Walkway
  - Streetscape
  - Resting Space
  - Service Space
  - Roadway



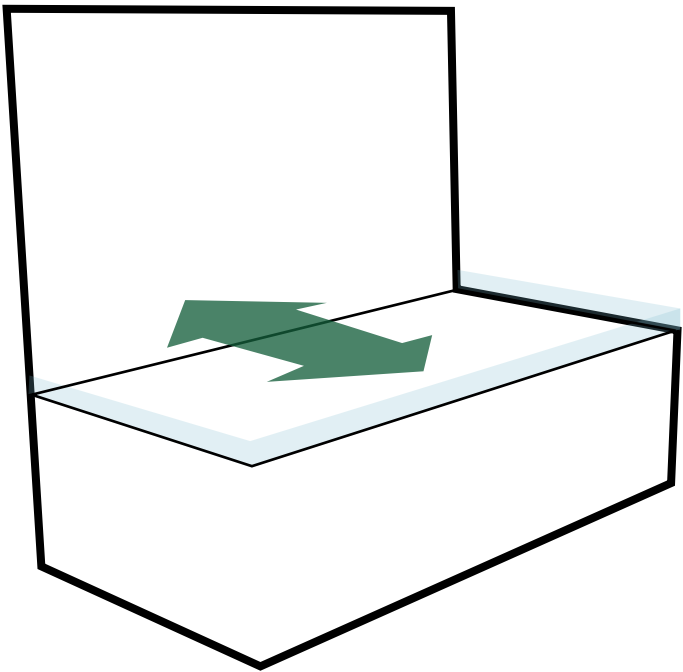


**The vision** for the roof garden is to create a outdoor leisure space that compliments the architectural design language and strengthens the brand image of the tower. It will be based around a strong functional framework which responds to and enriches the resident's lifestyles.

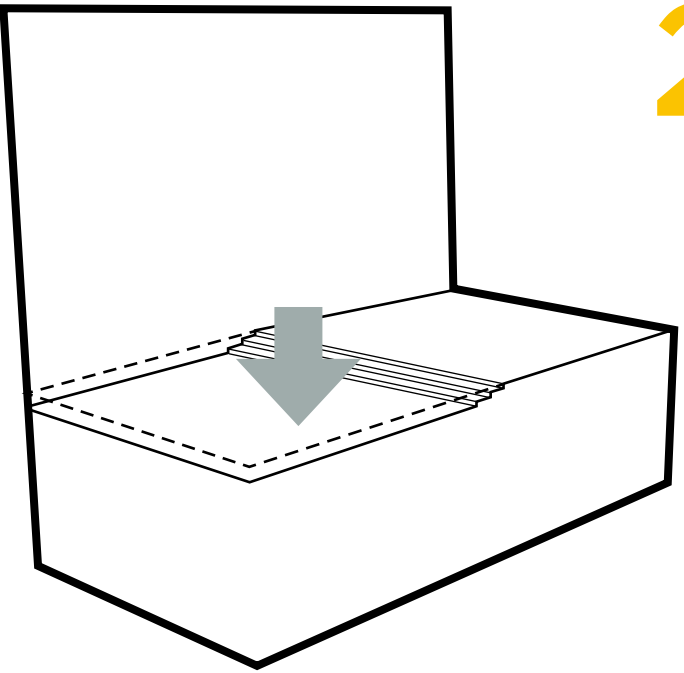




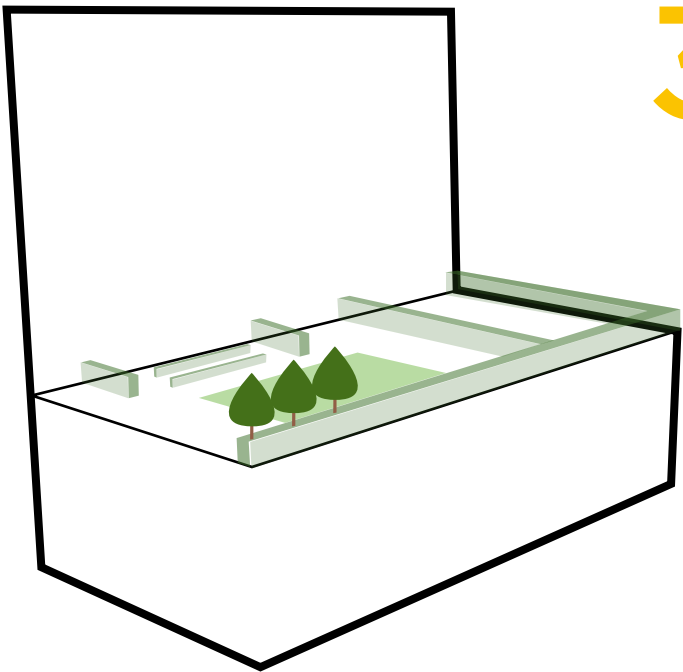
DESIGN PRINCIPLES



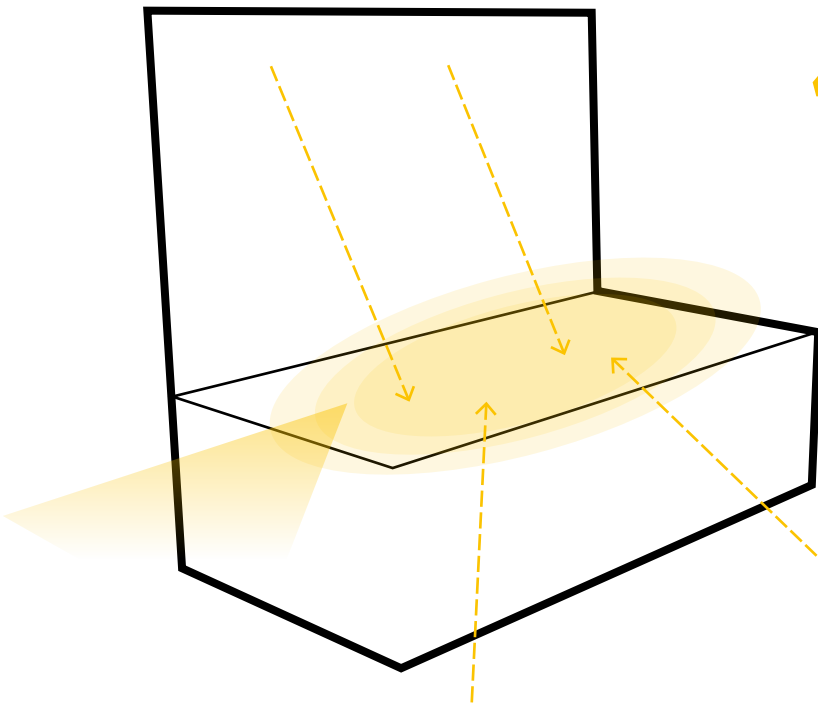
- 1** **INSIDE-OUTSIDE**
- Strong functional relationship
  - Continuation of materiality
  - Fully accessible



- 2** **SPLIT LEVEL**
- Oriented to south and river
  - Creation of seating edges
  - Depth for tree planting



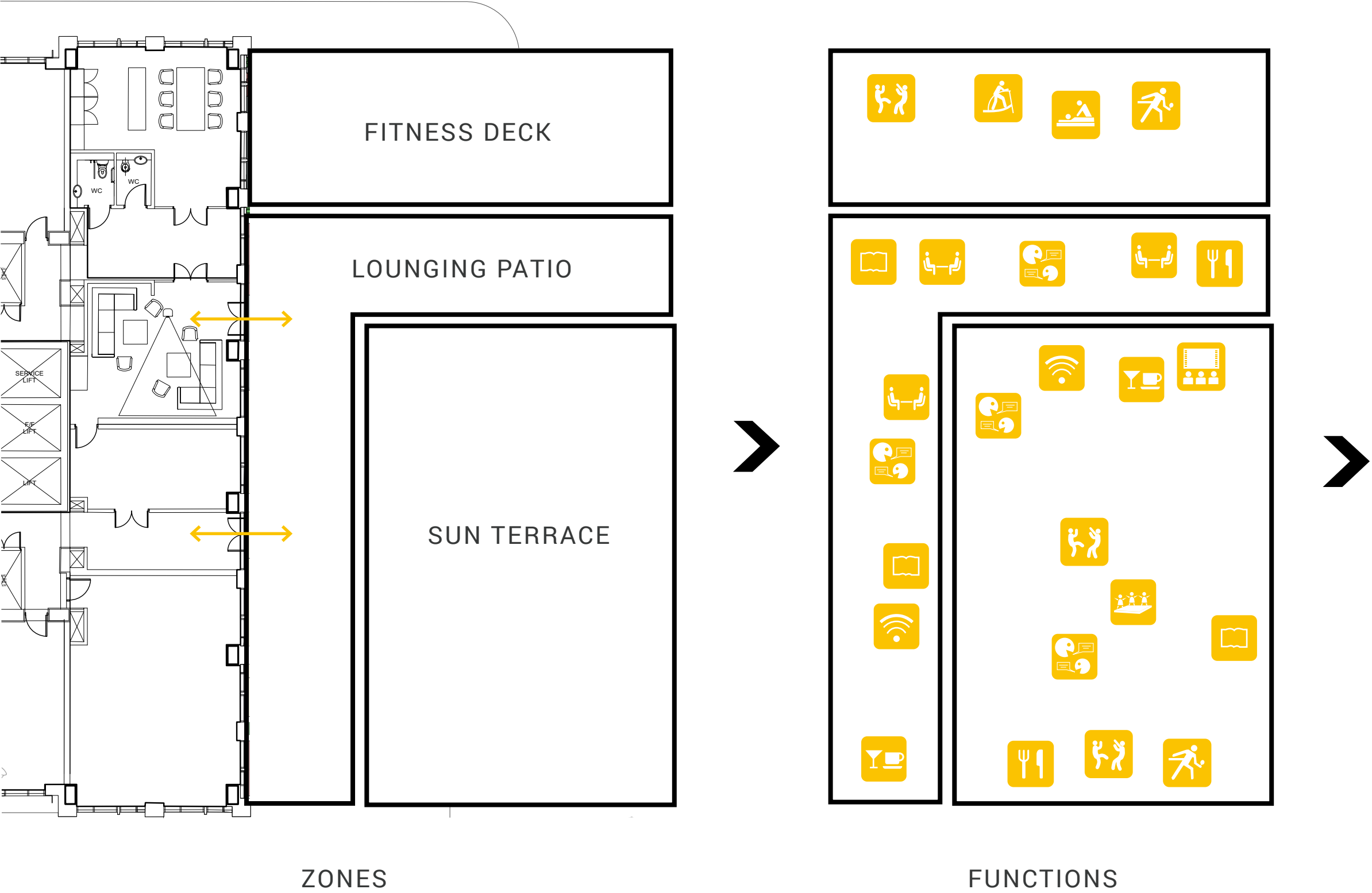
- 3** **GREEN**
- Noise & wind mitigation
  - Privacy & zoning
  - Comfort & natural



- 4** **MAXIMISING VIEWS**
- Long views over river
  - Attractive from above
  - Beacon from the ground



PLACEMAKING



PLACEMAKING

- MULTI-FUNCTIONAL
- SOPHISTICATION
- EXCLUSIVITY
- LUSH PLANTING
- DESIRABILITY



ENTERTAINING SPACE



FITNESS AREA



HEALTH & WELLBEING SPACE



GAMING SPACE



RELAXING SANCTUARY



DRINKING AREA



HOBBY SPACE



DINING SPACE



MUTI-FUNCTIONAL LAWN



OUTDOOR WORKING SPACE



VIEWING TERRACE



SOCIALISING SPACE