



east  
SQUARE  
MASCOT

# SPACE TO GROW





Artist's Impression

## LIVING ARCHITECTURE

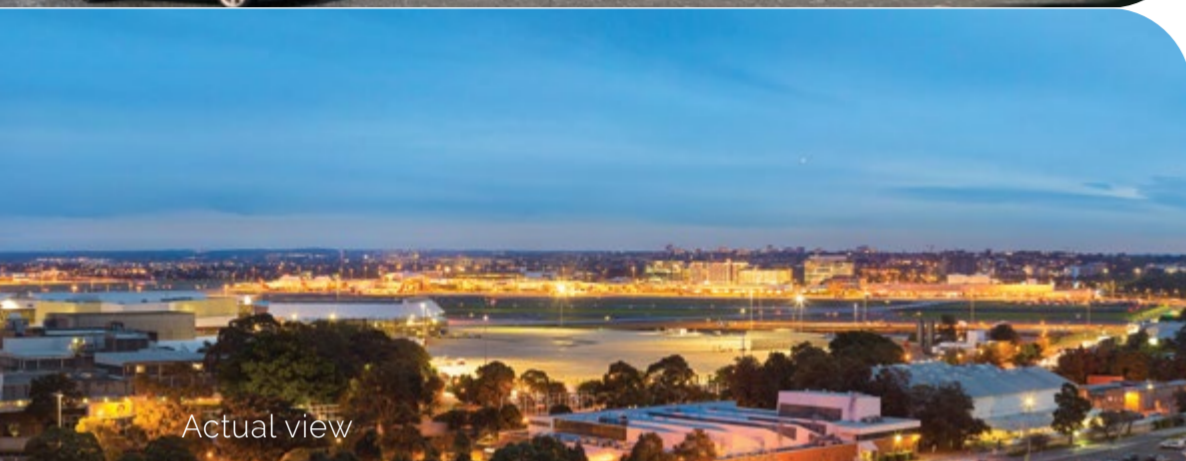
Come home to some of the most spacious homes in Sydney's inner city today. Elevated above Mascot's vibrant lifestyle hub, enjoy panoramic views to the South, the surrounding parklands and beautiful Botany Bay.

Centred around an oasis courtyard and active retail plaza, the eye-catching tower creates a sensational backdrop for

the 1, 2 and 3 bedroom apartments within. All feature secure parking, air-conditioning, security video intercoms and lift access, and many include studies or media rooms for extra versatile space when you need it.



Artist's Impression



Actual view



# east square MASCOT

- SYDNEY UNIVERSITY
- UTS
- SYDNEY CBD
- KING STREET NEWTOWN
- SYDNEY PARK
- ALLIANZ STADIUM
- SYDNEY CRICKET GROUNDS
- CENTENNIAL PARK
- MOORE PARK GOLF
- GREEN SQUARE STATION
- EAST VILLAGE
- BONDI BEACH
- WAVERLEY COLLEGE
- ROYAL BANDWICK RACECOURSE
- OUR LADY OF SACRED HEART COLLEGE
- MARCELLIN COLLEGE
- UNIVERSITY OF NSW
- PRINCE OF WALES PRIVATE HOSPITAL
- PRINCE OF WALES PUBLIC HOSPITAL
- SYDNEY CHILDREN'S HOSPITAL
- THE AUSTRALIAN GOLF CLUB
- GARDENERS ROAD PUBLIC SCHOOL
- ST. TERESE CATHOLIC PRIMARY SCHOOL
- THE LAKES GOLF COURSE
- SYDNEY SCHOOL OF ENGLISH
- MASCOT PUBLIC SCHOOL
- WESTFIELD EASTGARDENS
- SYDNEY AIRPORT
- DOMESTIC AIRPORT STATION
- MASCOT CENTRAL
- MASCOT STATION

## EXECUTIVE SUMMARY

### PROJECT NAME

East Square

### PROJECT LOCATION

256-289 Coward Street, Mascot 2020

### PROJECT DESCRIPTION

Building A - 190 apartments

### DISTANCE FROM CBD

7 kms to Sydney City

### DEVELOPER

Toplace

### ARCHITECT

Krikis Tayler Architects

### KEY FEATURES

- A selection of oversized 1, 2 and 3 bedroom apartments
- All apartments come with storage and parking
- Conveniently situated with access to Mascot Central retail facilities
- Close to a selection of great public and private schools
- 3 minute walk to train station, 7 minutes to airport and 7 kilometres to Sydney CBD
- Residents will have access to podium level gardens and piazza style ground floor retail

## AREA OVERVIEW

Mascot is a suburb in South-Eastern Sydney, in the state of New South Wales, Australia. Mascot is located 7 kilometres south of the Sydney central business district and is one of the administrative centres of the Bayside Council. Mascot is on the North-West side of Botany Bay and is home to Sydney Airport.

Mascot has a mixture of residential, commercial and industrial areas. The main shopping precinct is located on Botany Road. The area around Mascot railway station is being redeveloped to contain high-density commercial and residential developments. Mascot Fire Station is located in Coward Street, beside the City of Botany Bay Council Chambers.

Sydney Airport, Sydney's principal airport, takes up a large part of the suburb. Mascot is also home to international head offices, including the Qantas Centre located on Coward Street.



## INFRASTRUCTURE

### TRANSPORT

#### RAIL

East Square is located within walking distance of Mascot Train Station which is on the T2 Airport, Inner West and South Line. It is two stops from Central Station heading north, and one stop from the Airport.

#### BUS

The suburb is served by a number of bus routes, which are operated by Sydney Buses.

- The M20, 301, 303, 309, 310, 400 and 410 routes travel down Botany Road
- The 343 and 418 services travel down Gardeners Road
- The 305 route departs from Qantas Centre

#### ROAD

Southern Cross Drive is a major road in Sydney, New South Wales. Part of the M1, the freeway links the Eastern Distributor at Moore Park to General Holmes Drive at Sydney Airport. It has connection points at Botany Road.

West Connex - The M5 expansion project was approved in July 2016. The new M5 will link to the upgraded King Georges Road Interchange on the existing M5 East Motorway at Beverly Hills and run via twin tunnels to St Peters. The new M5 tunnels will more than double the capacity of the M5 East corridor, improving travel times and reliability for the 100,000 motorists which use this key route every day.

### SCHOOLS

Mascot is well serviced by a number of schools ranging from private educational institutions to a number of well-established public schools.

#### PRIMARY AND HIGH SCHOOLS

- Mascot Public School
- St Therese Catholic Primary School
- Gardeners Road Public School

#### TERTIARY EDUCATION

- University of New South Wales
- The University of Sydney
- University of Technology, Sydney



# DEMOGRAPHICS

Mascot consists of a mixture of residential, commercial and light industry land uses. Mascot features all types of developments from low density detached dwellings, to medium density and high-rise apartments.

The major driver of population growth in Mascot is the attractiveness of the suburb for young adults seeking suburban accommodation within close proximity to Sydney CBD. The suburb is characterised by a high proportion of young to middle aged adults from 20 to 34 years old.

As at 2011 the total population for Mascot was 10,719, an increase of 19.5% since the 2006 Census. This growth in population is attributed to the number of new residential development opportunities available in the area.

From the key demographic trends combined with the low unemployment rate 4.5%, the stabilised economy and the potential for increasing rental and property prices, Mascot should appeal to both investors and owner occupiers.

## AVERAGE CHARACTERISTICS OF THE GREATER SYDNEY RESIDENT

- 36 years old
- Earns \$619 per week individually
- Earns \$2,370 per week as a family
- Pays \$351 rent per week
- Lives in a dwelling with an average household size of 2.7

## AVERAGE CHARACTERISTICS OF THE AVERAGE MASCOT RESIDENT

- 35 years old
- Earns \$677 per week individually
- Earns \$1,657 per week as a family
- Pays \$450 rent per week
- Lives in a dwelling with an average household size of 2.6

\* Mascot statistics as at 2011

\$450

AVERAGE RENT PAID PER WEEK

19.5%

POPULATION INCREASE SINCE 2006

28%

OF 20 TO 34 YEARS OLD

35

AVERAGE AGE IN YEARS



## VILLAGE ESSENTIALS

East Square makes life easy. On your doorstep, the brand new Mascot Central Retail Plaza puts superb village shopping paces from home. It's a new retailing hub for entire community offering a major Woolworths supermarket for everyday shopping, speciality stores and eateries in a modern alfresco-style atmosphere.

Pick up something fresh at the Asian grocer, beautiful bunches of flowers, pharmacy essentials and more. Dine out on Italian woodfired pizza at La Bufala or Destination Roll's famous pork rolls. From here, a handy pedestrian through-link provides you direct access to Mascot Station.



## LIVELY LOCAL LIFE

A residential and lifestyle hotspot, this fast-evolving suburb grows more vibrant by the day. All around you there's a renewed local flavour as the area's culinary and retail scene flourishes.

Former warehouses and corner stores now house bustling cafés, organic bakers and homewares stores including favourites such as popular The Grounds and day/night café wine bars like The Renegade.

Nearby, up and coming Saporium is Sydney's latest star foodie destination housing market-style greengrocers, butchers, bakers, coffee roasters, restaurateurs and more.

Whether it's leisurely weekend brunches, daily village errands, or a revitalising walk in the park, East Square lets you do what you love every day.

## A BREATH OF FRESH AIR

From Mascot, park life abounds. Lush green open space served by a thriving café culture are all within walking distance.

Explore the meandering trails and wetlands at sprawling Sydney Park offering recreation and leisure close to home. Get active in the sports and playgrounds at Booralee Park and Sydney Park, or enjoy the lively calendar of events hosted through the year in Centennial Parklands.

Come summer, the city's beaches beckon. Join the beachside diners and shoppers at Coogee, catch a wave at Maroubra, or lose the crowds at beautiful Little Bay.

Now is the time to invest in new clubs with The Lakes and The Australian championship golf courses both close by.





Artist's Impression

## AN OASIS IN THE CITY

A landscaped courtyard brings a wonderful burst of green to East Square's heart. It's your oasis retreat within city limits offering tranquillity and an inviting sense of community and connection.

Head outside with a good book, spread out on the sunny lawns and feel the grass under your feet, or gather with friends and family for a barbecue lunch.

This beautiful landscaped space brings nature to your doorstep as well as pleasant green outlooks when viewed from the apartments above.



Typical 2 bed - Artist's Impression

## SPACE, LIGHT AND AIR

Flowing indoor-outdoor living lends a special dimension to East Square's stylish residences. Full height glass walls and seamless balconies draw views and light deep inside the apartments while expanding the sense of space.

Enjoy breakfast in the morning sun, dinner under the stars, or quiet nightcap before bed. Day or night, these are spaces designed with you in mind.





Artist's Impression

## YOUR HAVEN IN THE SKIES

East Square's terrace is a wonderful space to get out in the fresh air and soak up the atmosphere. This rooftop oasis offers your very own living spaces in the sky with panoramic views to the south, overlooking Botany Bay.

Head up at first light for morning yoga and salute the sun. Fire up the barbecue grills. Marvel at the vistas. Throughout the year, this sky-high rooftop is the perfect escape without having to leave the comfort of home.



Artist's Impression



Artist's Impression



Artist's Impression

## YOUR STYLISH CITY RETREAT

Settle in to your city sanctuary, high in the skies. Superior planning optimises views, light, air and interior flow, ideal for easy entertaining and daily family life.

Floating above the flourishing urban landscape below, the stylish apartments foster seamless connections between the world outside and your luxury home within.

## SPACE TO CREATE

Practical yet stylish gourmet gas kitchens are designed to complement the open-plan interiors, beautifully finished to seamlessly integrate with the living areas.

Spacious Caesarstone benchtops and splashbacks, sleek stainless steel appliances, dishwashers, and plentiful pantry space offer durable luxury for everyday family dining and generous entertaining.

# EAST SQUARE MASCOT SPECIFICATIONS

## BUILDING COMPONENTS

The major components of the building consist of the following:

### ENTRY LOBBY

The entry lobby will consist of paint finish walls and ceilings, paver paths externally with ceramic tiles internally, automated glass entry doors and lighting elements.

### APARTMENT LIFTS

There are individual lifts dedicated to the building. Security lifts to all levels including car park.

The lift specifications are as follows:

- Capacity: 16 people
- Speed: 1.75m/s

### RESIDENTIAL CORRIDORS

The residential corridors will consist of paint finish walls and ceilings, painted apartment doors and carpet.

### MAILBOXES

Mailboxes are located off the entrance lobby with individually numbered lockable mailboxes for each apartment.

## CONSTRUCTION

### VERTICAL STRUCTURE

The vertical structure will consist of off form concrete columns.

### FLOORS

The floors will be constructed from reinforced concrete.

### CAR PARK

The car park will be constructed from reinforced off form concrete, concrete blocks and piers.

### EXTERNAL WALLS

The external walls will be constructed from painted rendered masonry, aluminium cladding and louvres and glazing.

### PARTY WALLS (BETWEEN RESIDENCES)

Depending on location the party walls will consist of off form concrete, stud frame, Hebel materials and insulation, with plasterboard finish to both sides.

### WINDOWS

Powdercoated aluminium frames and glazing, sliding doors to terraces / balconies, awning windows to bedrooms, thermally and acoustically treated as necessary.

### BALCONIES

**Floor** Pavers to the common areas. Ceramic tiles to all other floors

**Walls** Texture painted and / or render walls

**Soffit** Texture painted concrete

**Balustrades** White concrete balustrades, powdercoat aluminium balustrades or framed glass balustrades depending on the level and orientation.

### ACOUSTICS

- All inter-tenancy walls and floors are acoustically engineered to provide acoustic separation. Walls between apartments are Hebel panels with insulation and plasterboard supported on framing.
- Underlay under carpeted floors.
- Where necessary, services such as plumbing pipes are wrapped in acoustic absorbing material and ceilings are individually acoustically designed to suit each condition.

## FIRE PROTECTION

### SMOKE & FIRE DETECTORS AND ALARMS

Smoke and / or heat detectors to BCA requirements. The common areas will contain smoke heat detectors to BCA and fire engineer requirements.

## CAR PARKING

There are three levels of car parking with 270 residential car spaces and 8 commercial car spaces over three basement levels. Visitor spaces are also provided.

There are bicycle spaces. Car access is at ground level via Kent Street and the new road.

**General** Overhead lighting  
Car spaces individually numbered  
Dedicated bicycle parking bays  
Secure roller shutter to entry

## STORAGE

There are storage areas located in the basements.

## SECURITY

### CARPARK ACCESS SECURITY

The carpark will be secured by an entry door activated by a card reader.

### APARTMENT ACCESS SECURITY

All apartments have a video intercom with connection through to visitor entry points.

## HEATING & AIR CONDITIONING

An air-conditioning system will be installed in each apartment with one dedicated indoor unit serving the unit.

## FLOORS

All apartments are laid with heavy duty carpet to bedrooms with tiling to kitchens, living areas and wet areas. Refer to colour scheme.

## CEILING

The typical living and bedroom ceilings will be 2700mm. The typical bathroom ceilings will be 2400mm. Floor to ceiling heights are subject to floor finishes which may have a variance of +/- 50mm. Bulkheads will be provided as necessary to facilitate services for the apartment as required.

Ceilings have a square set or shadowline to the bulkheads/walls.

## LIGHTING

All apartments feature oyster fittings throughout. All lighting is designed to be energy efficient.

## DOORS

Painted solid-core timber door with lever door handles to the entrance and hollow core doors to other rooms.

## COLOUR OPTIONS

There will be common colour scheme throughout the development – refer to the finishes schedule for details.

## ALTERATIONS

No alterations to the apartment plans will be considered.

## KITCHENS

- Doors and panels in white polyurethane finish, with reconstituted stone bench
- Stainless steel sink with chrome mixer kitchen tap
- Soft close drawers and doors

## APPLIANCES - TYPICAL APARTMENT

- Smeg stainless under-bench electric oven
- Smeg 4-burner gas cooktop
- Smeg slide out rangehood
- Smeg dishwasher

## BATHROOMS

**Basin** Polymarble basin

**Tapware & Accessories** Polished chrome

**Vanity Cabinet** Polyurethane with hinged doors

**Bathroom cabinet** Wall mounted with mirror finish doors

**Shower** Clear glass with frameless shower screen

**Toilet Suite** Floor mounted white vitreous china

**Bath** Freestanding acrylic bathtub (where applicable)

**Tiling** Fully tiled to ceiling

**Exhaust** Exhaust fan

## LAUNDRY

- Proprietary stainless steel tub with cupboard and tapware.
- Wall hung drier provided.
- Exhaust fan.

## ROBES

Built in robes with hanging rail, fixed shelf over and adjustable shelving. Mirrored finish with aluminium frame and white melamine interiors.

## DATA/COMMUNICATIONS

### TV

There will be one TV point for the living room, one point to the bedrooms.

### PAY TV

All apartments have the facility for pay TV in living room only however the purchaser is to arrange the connection.

### TELEPHONE

There will be one point for living room, one point to bedrooms and one to the study (where appropriate).

### INTERNET POINTS

High speed internet connection via telephone network (ADSL or as per carrier capability) will be provided in all apartments final connection by owner. NBN provision will be made but is subject to area rollout.

## ELECTRICAL

Generally where applicable to each type of individual apartment

**Entry/General** 1 x Double Power Outlet Intercom

**Living/Dining** 3 x Double Power Outlet

1 x MATV / Pay TV

1 x Data

1 x Telephone

**Kitchen** 3 x Double Power Outlet + 6 single power outlet (fridge, dishwasher, rangehood, microwave, oven and hotplate)

**Bathroom** 1 x Double Power Outlet

**Main Bedroom** 3 x Double Power Outlet

1 x Telephone

1 x MATV

**Main Ensuite** 1 x Double Power Outlet

**Laundry** 1 x Double Power Outlet

**Bedrooms 2/3** 2 x Double Power Outlet

1 x TV

1 x Phone

**Balcony** 1 x Double Power Outlet

## HOT WATER SYSTEM

Centralised gas hot water reticulating to all apartments.

## UTILITY METERS

### GAS METER

Individual gas metering to each apartment.

### ELECTRICITY METER

Individual electricity metering to each apartment.

### WATER METER

Individual water metering to all apartments.

## RUBBISH

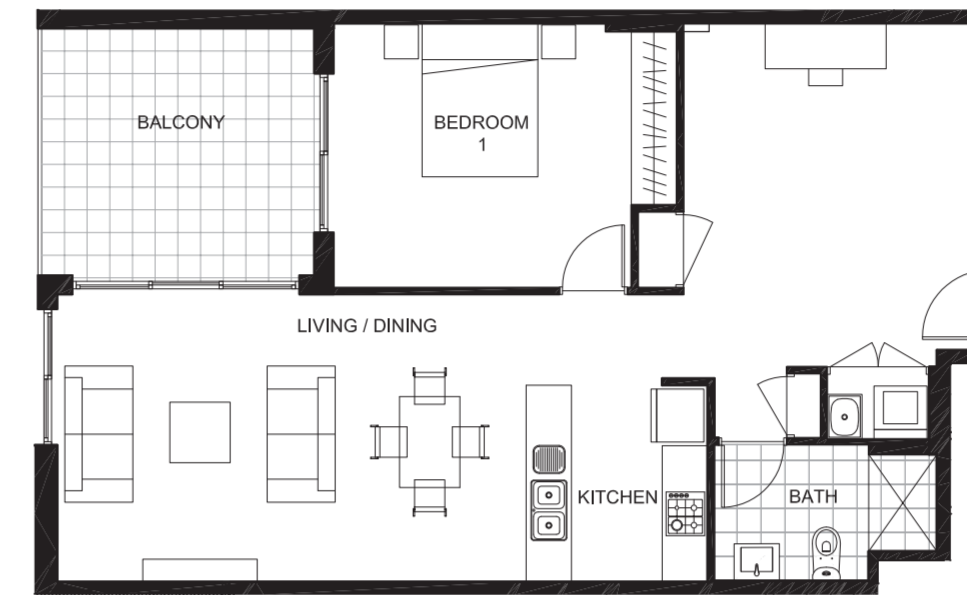
Main garbage room located on ground level.

## ENVIRONMENTALLY SUSTAINABLE DESIGN (ESD) PRINCIPLE

- Material selection is intentionally robust, reducing ongoing maintenance requirements.
- Adjustable vertical screening elements on Western façades reduce solar gains and provide improved occupant solar control.
- High efficiency appliances will be specified to reduce on-going water and power consumption.
- Hybrid mechanical servicing systems are proposed to basement areas with air quality sensors to reduce energy use.
- Indigenous planting is generally proposed to reduce water consumption in landscape areas.
- Time control devices / sensors are fitted to common areas including car parking levels to control lighting and mechanical systems.

# TYPICAL FLOOR PLANS

The internal layouts of the apartments have been intelligently planned to maximise living areas and natural light.



## TYPICAL 1 BED + STUDY

INTERNAL AREA	74SQM
EXTERNAL AREA	12SQM
<b>TOTAL</b>	<b>86SQM</b>



## TYPICAL 2 BED

INTERNAL AREA	100SQM
EXTERNAL AREA	20SQM
<b>TOTAL</b>	<b>120SQM</b>



## TYPICAL 3 BED + STUDY

INTERNAL AREA	126SQM
EXTERNAL AREA	35SQM
<b>TOTAL</b>	<b>161SQM</b>



ATMOSPHERE, CASTLE HILL



PARKGROVE APARTMENTS, BOTANY



RISE, PARRAMATTA

## THE TEAM



### THE TOPLACE GROUP

Established in 1992, The Toplace Group has a focus on building quality developments that fulfil the needs and aspirations of local communities.

With a highly experienced development and building team, Toplace seeks out key locations, partnering with leading architects to create buildings that provide lasting value for purchasers. To ensure quality, Toplace controls and manages the project throughout the entire development process, right to the day you move in to your new home.

We are wholly dedicated to bringing to life residential dwellings and commercial spaces that are rich in style, high in quality and exceptional in value.



### KRIKIS TAYLER ARCHITECTS

Krikis Tayler Architects is a creative design group with experience gained from a broad spectrum of projects here in Australia as well as overseas. Specialising in the design of apartments, Krikis Tayler takes pride in creating high quality residential environments.

The success and market appeal of their design work is based upon both well-considered and functional layouts that maximise useable space, as well as respond to local climate and capitalise upon good orientation to create light filled rooms and reduce energy demand.

Apartment interiors feature a combination of carefully selected materials, colours and textures that create a fresh and contemporary character with lasting appeal.

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