



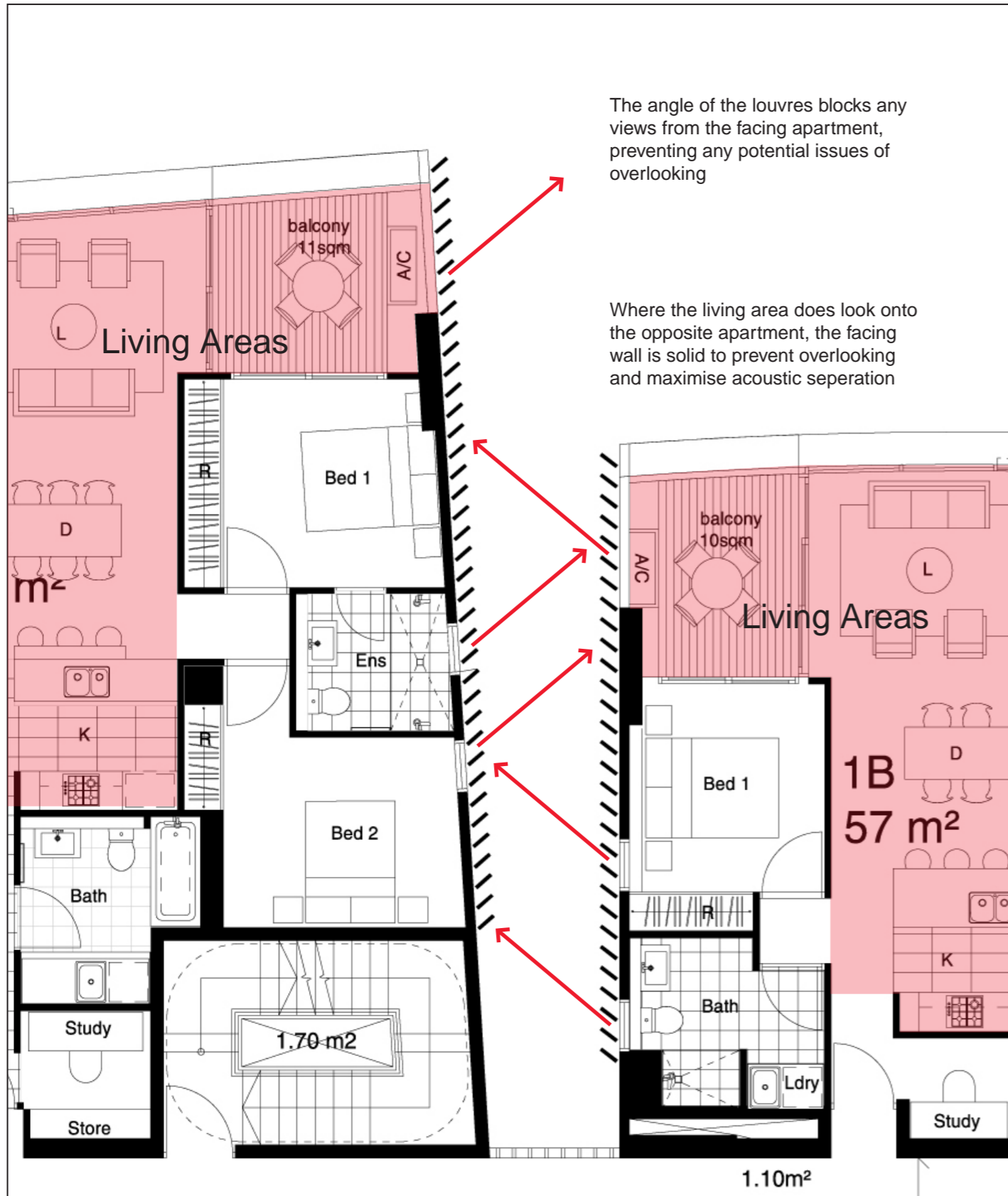
## 1.1 Maximising cross ventilation in apartments

The rationale behind the introduction to the slots into the building plan is to increase the number of apartments which benefit from cross ventilation, whilst maximising the amenity of the common corridor. The slot increases the number of apartments with at least two operable facades, which allows the building to exceed the minimum cross ventilation requirements of SEPP 65. Visually, the slots help break down the bulk of the massing, and articulate the interconnections of the two overlapping elliptical forms upon which the floor plan is based.



## 1.2 Maximising amenity in common corridor

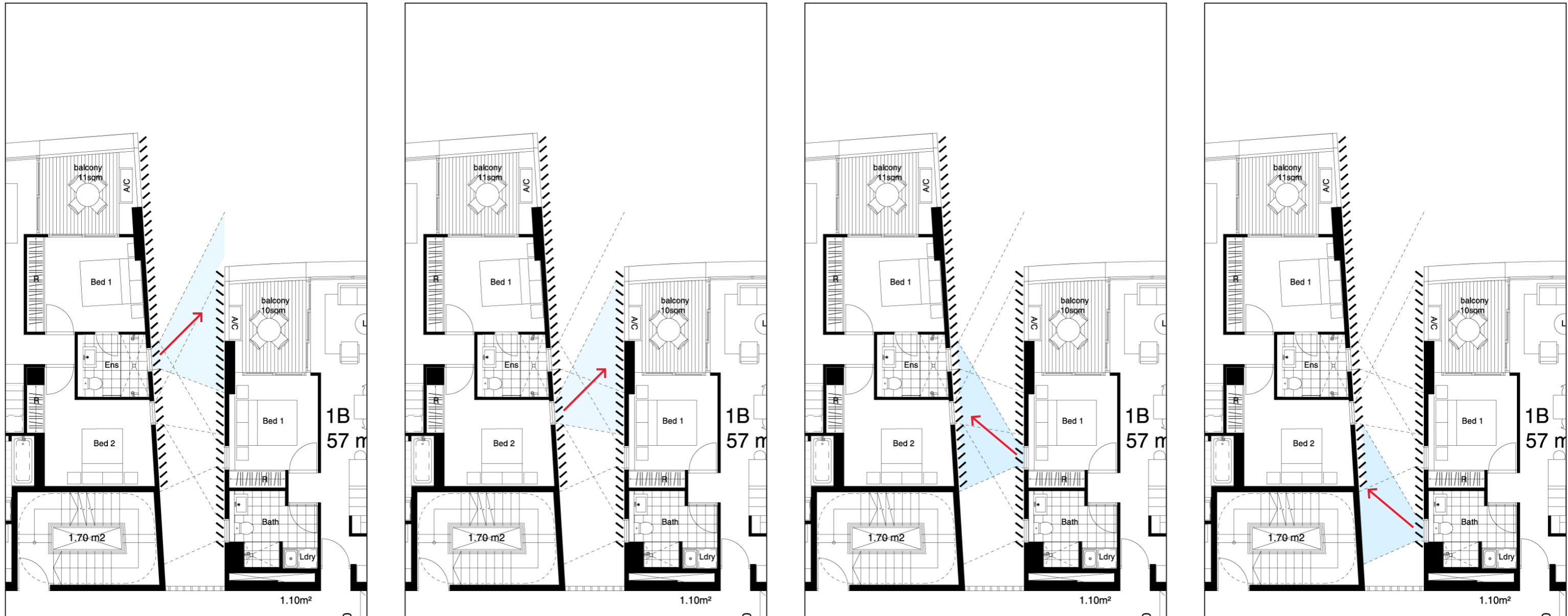
Following comments from the competition panel, and subsequent meetings with the Design Review Panel, the location and the geometry of the slots were revised to improve amenity in the common corridor. The slots were moved 7.5m towards the centre of the plan to maximise natural daylight in the corridor and to improve the effectiveness of the cross ventilation. By moving the slots, the perceived length of the corridor is reduced while the overall percentage of cross ventilated apartments has been increased from 60% to 70%. The slots have also been tapered to improve the penetration of daylight into the plan.



## 2.1 Privacy and Separation

Following comments from the Design Review Panel, the layouts of the apartments facing the slot have been revised. All living spaces (kitchen, dining room and living room) have been placed away from slot to maximise the distance between the most habitable rooms. The only rooms facing onto the slot are bedrooms and bathrooms, including ensuites, meaning the main living spaces benefit from the maximum amount of privacy. The windows looking out of the rooms facing the slot are staggered to maximise the sense of separation.

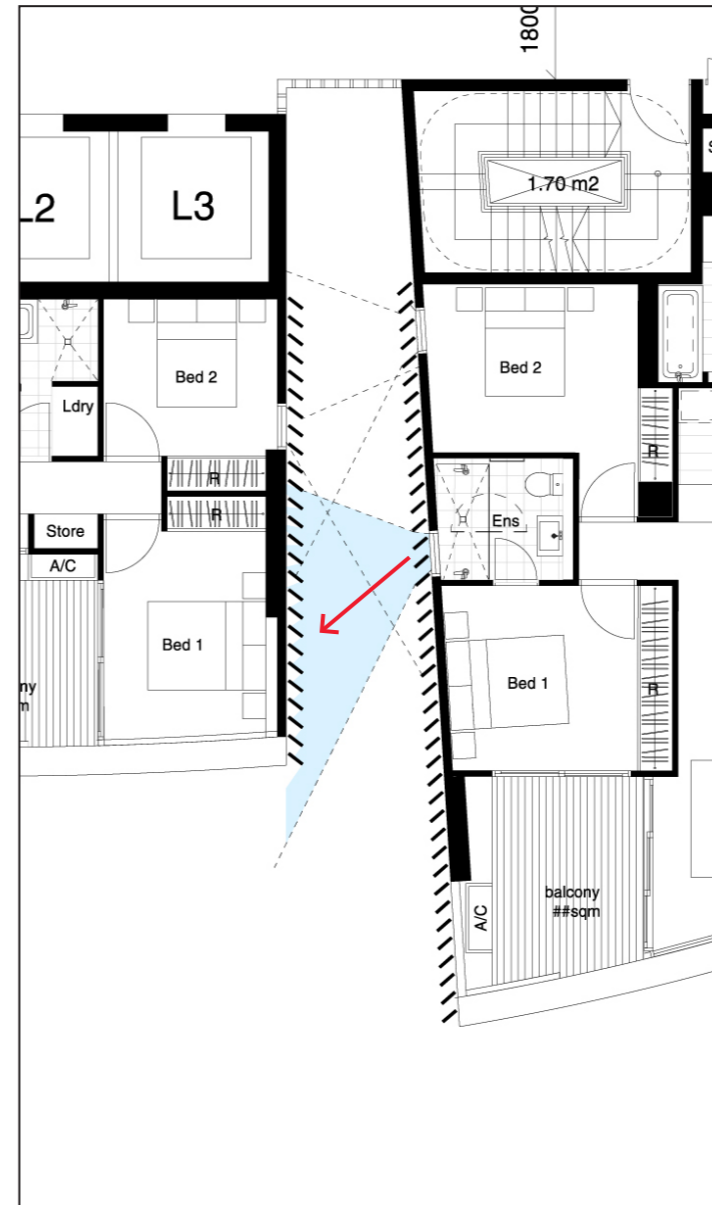
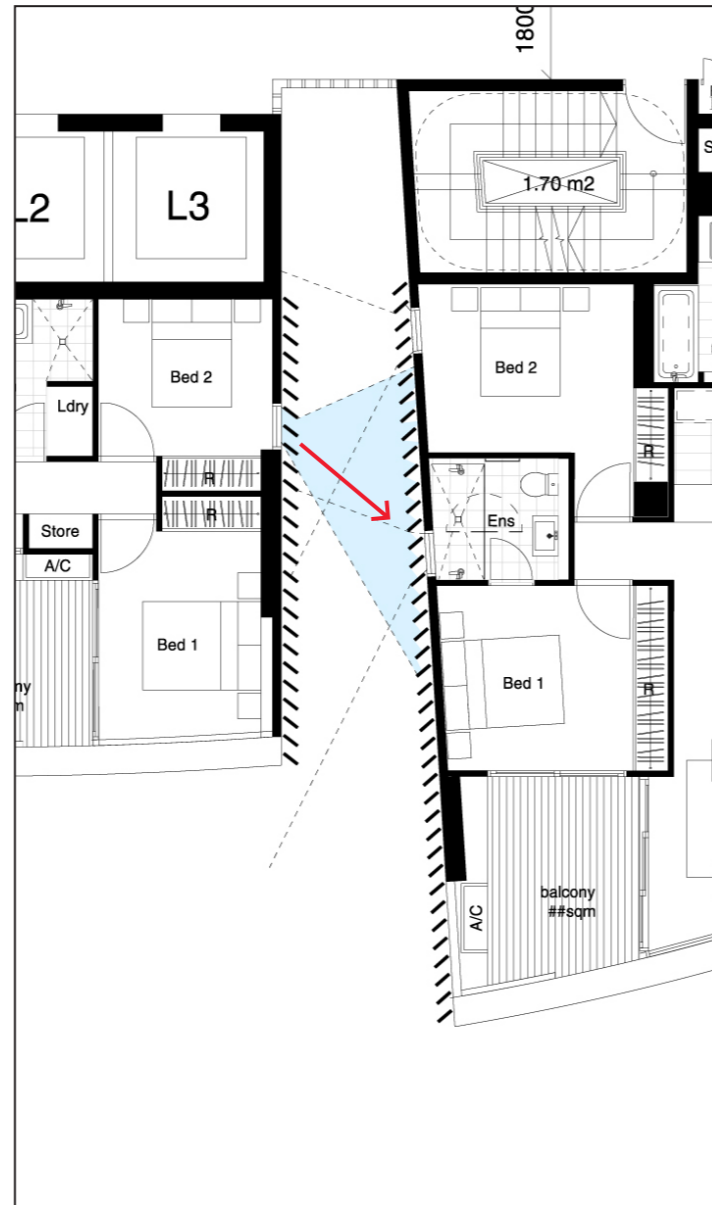
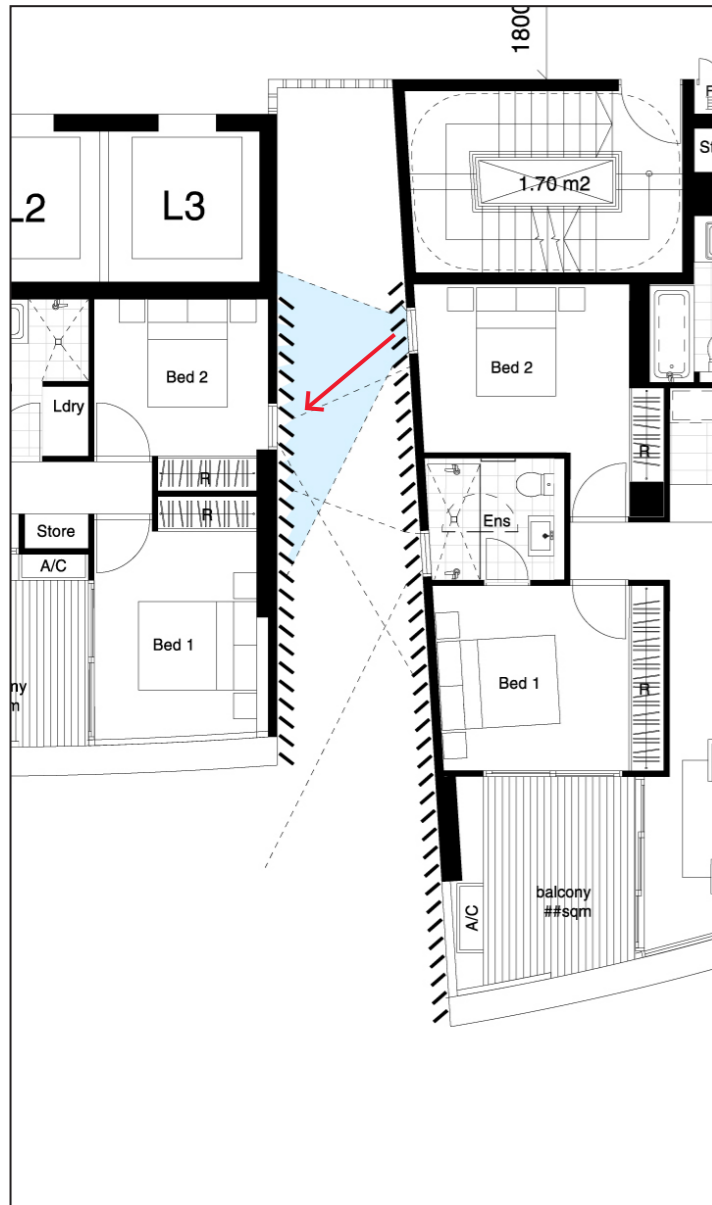
## Visual Privacy - North eastern slot



### 2.2 Directing views - north eastern slot

Staggering the openings, and using angled vertical louvres to direct the views out, ensures that no window facing into the slot will have a view into any rooms in the opposite apartment. The louvres are angled away from the building to encourage the penetration of natural daylight into the rooms. The diagrams shown above, and on the following page, illustrate the potential field of view from each window facing onto the slot. In each case, the view is directed by the louvres, which also block any view into the room, preventing any potential overlooking.

## Visual Privacy - South western slot

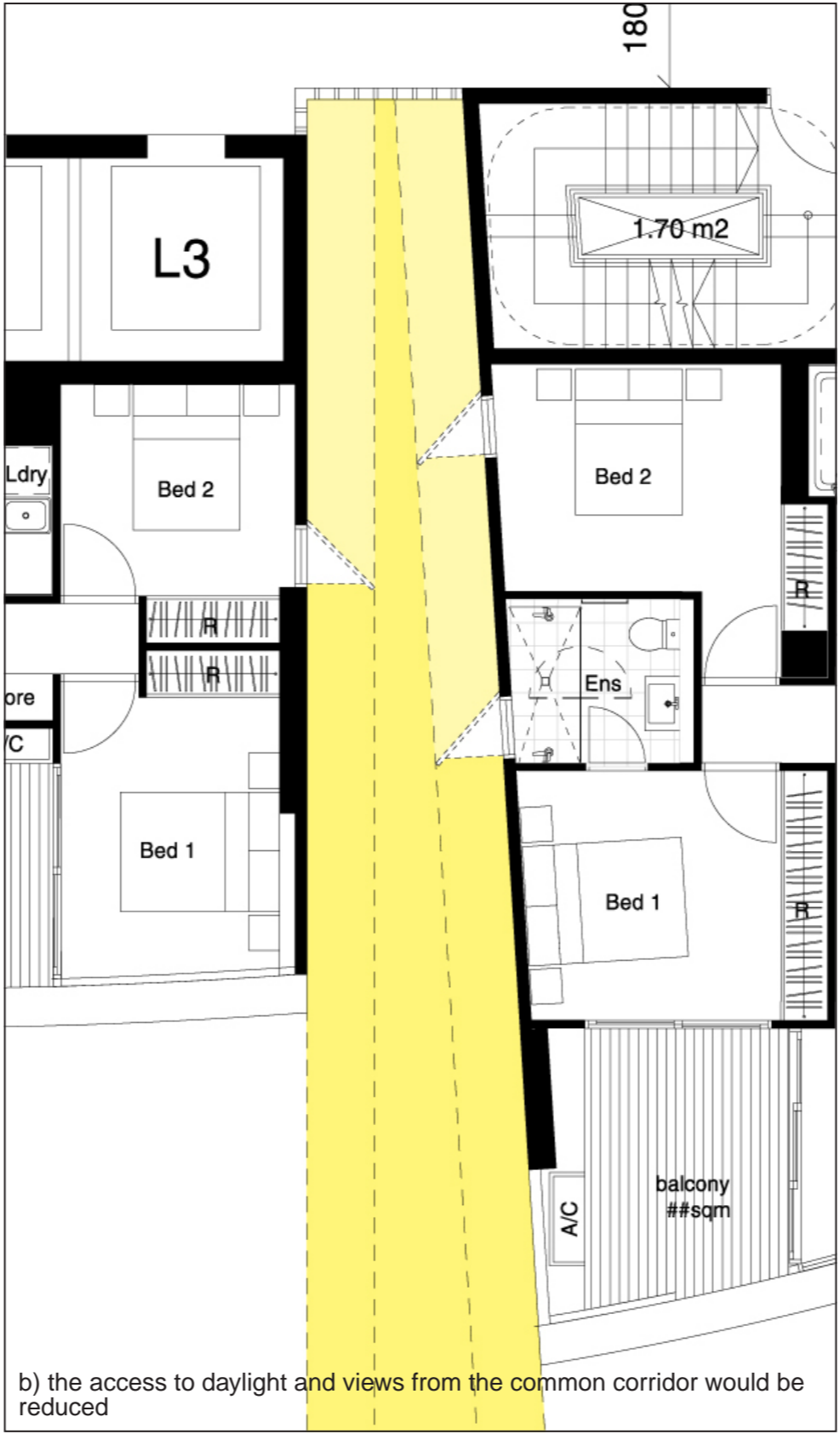


## 2.3 Directing views - south western slot



### 3.1 Acoustic Separation

The openings along the slots have been strategically staggered so that no two windows directly face each other, which will help the acoustic separation between facing apartments. The vertical louvers placed at regular intervals in the slots will help baffle any noise emanating from the apartments, by directing it away from the facing apartment.



### 4.1 Study of Angled Windows

We have looked at impact of changing removing the angled vertical louvres and replacing them with angled window bays. Whilst overlooking would be eliminated, the angled windows would impact on the amenity of the common corridor and the facing apartments. The effectiveness of the cross ventilation will be reduced, whilst the access to daylight and views would also be compromised. Angled window bays would also bring the openings closer together, which would reduce the acoustic separation between apartments.