

SITE 3 (STAGES 2 & 3)

SYDNEY OLYMPIC PARK

REPONSE TO SOPA COMPLIANCE COMMENTS

16.09.2011

BATESSMART™

BUILDING SEPARATION

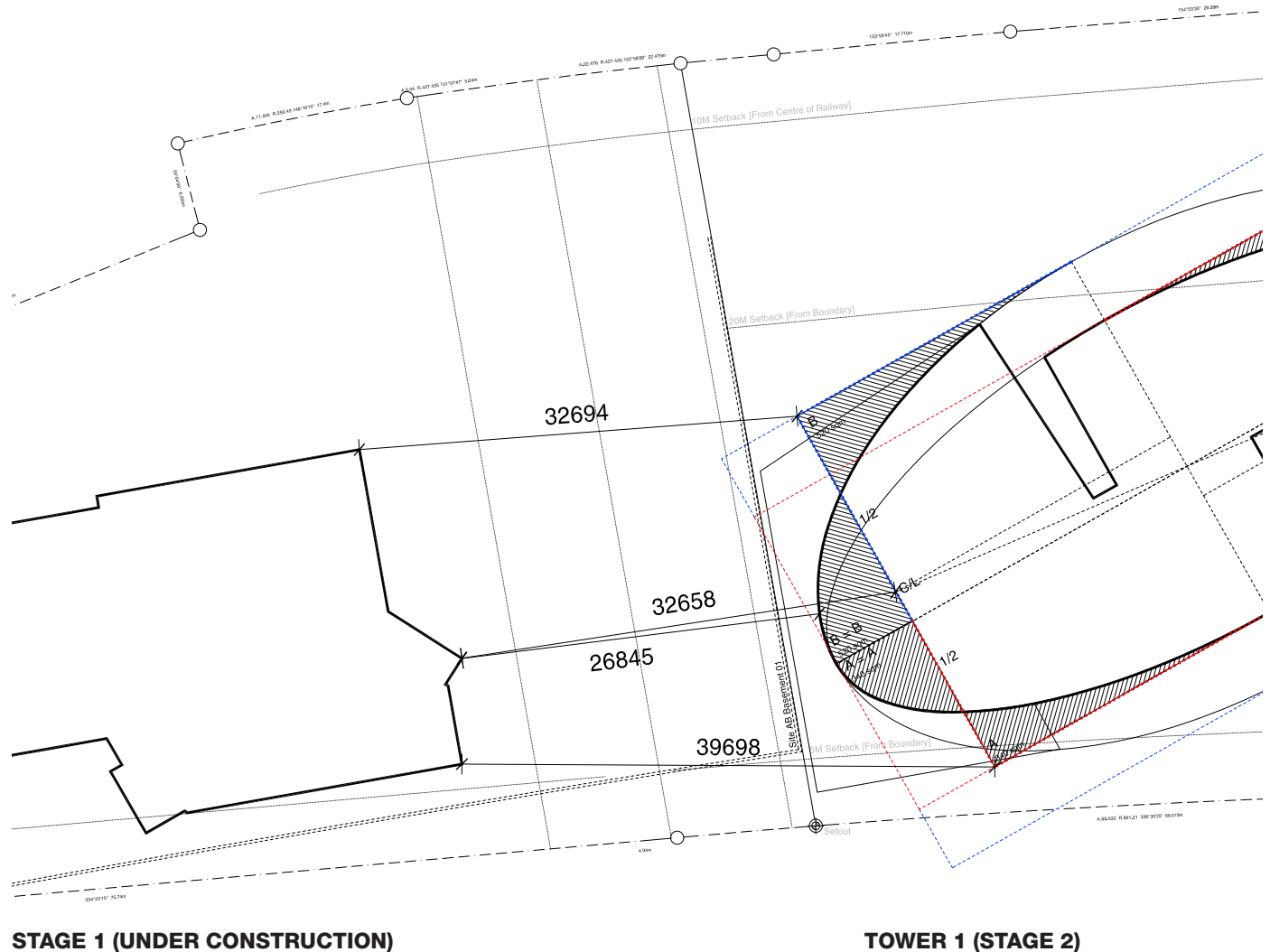
Point 11 - Compliance with MP 2030 Building Separation

The diagram to the right shows the building separation between the Stage 1 tower and the Stage 2 tower.

The elliptical shape of the plan was specifically chosen to create a dynamic form, maximise view amenity from each apartment, and to encourage cross ventilation.

The diagram shows the effect of normalising the elliptical plan, into a standard rectangular plan. Whilst the minimal distance between the two buildings is 26845mm, the average distance, taken from the C/L is 32658mm.

Further, the proposed scheme complys with the Residential Flat Design Code which recommends a 24m building separation between habitable rooms/balconies for buildings above 9 storeys/ over 25m.



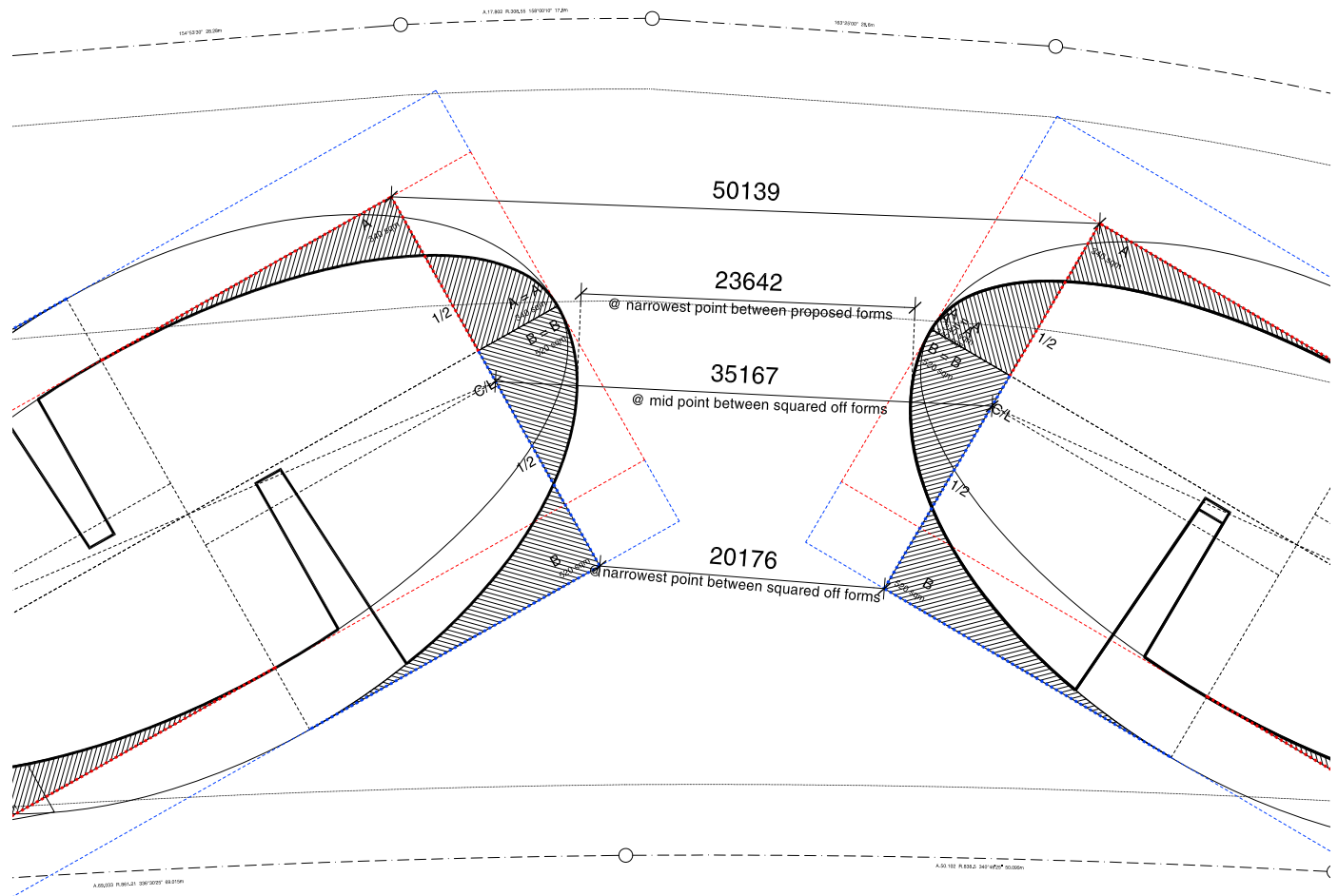
BUILDING SEPARATION

Point 11 - Compliance with MP 2030 Building Separation

The diagram to the right shows the effect of normalising the elliptical plan, into a standard rectangular plan for Stages 2 + 3. Whilst the minimal distance between the two buildings is 23642mm, the average distance, taken from the C/L of the squared off forms is 35167mm.

A 40m setback is proposed in MP2030 is to prevent overlooking between facing buildings. The towers proposed in Stages 2 + 3 are orientated on a north-south axis and are angled away from each other, meaning the living spaces in the apartments are orientated away from the neighbouring building.

Further, the proposed scheme complys with the Residential Flat Design Code which recommends a 24m building separation between habitable rooms/balconies for buildings above 9 storeys/ over 25m.



TOWER 1 (STAGE 2)

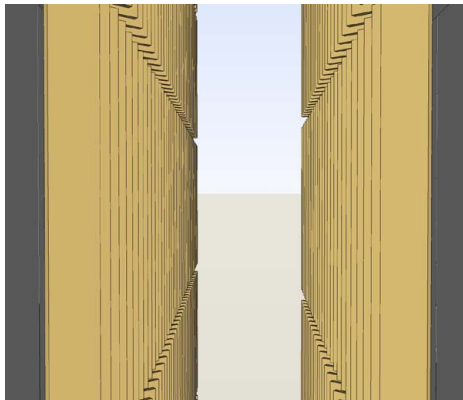
TOWER 2 (STAGE 3)

DESIGN

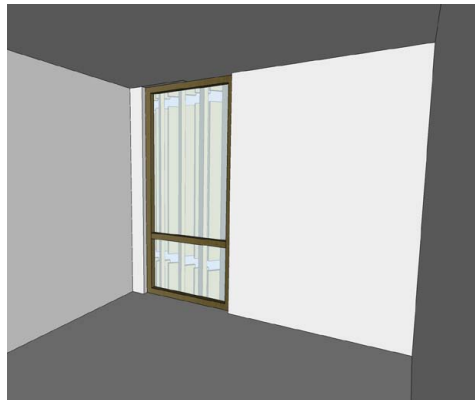
Point 18 - Configuration of the vertical slots

The vertical slots are intended to maximise natural ventilation across the development, whilst enhancing the amenity to the common corridors. Potential issues with privacy and overlooking between facing units is counteracted by the use of angled vertical louvers.

The use of a vertical slot is an increasing common feature of highrise residential towers, as it enables the buildings to meet the cross-ventilation requirements of SEPP65. The examples in the following pages illustrate how a vertical slot has been incorporated into high-end residential buildings in Sydney. In both examples the slots are narrower than those proposed for Site 3 (Stages 2&3), and do not incorporate any louvers, or staggering of windows to prevent overlooking.



View 1 - View from Common Corridor



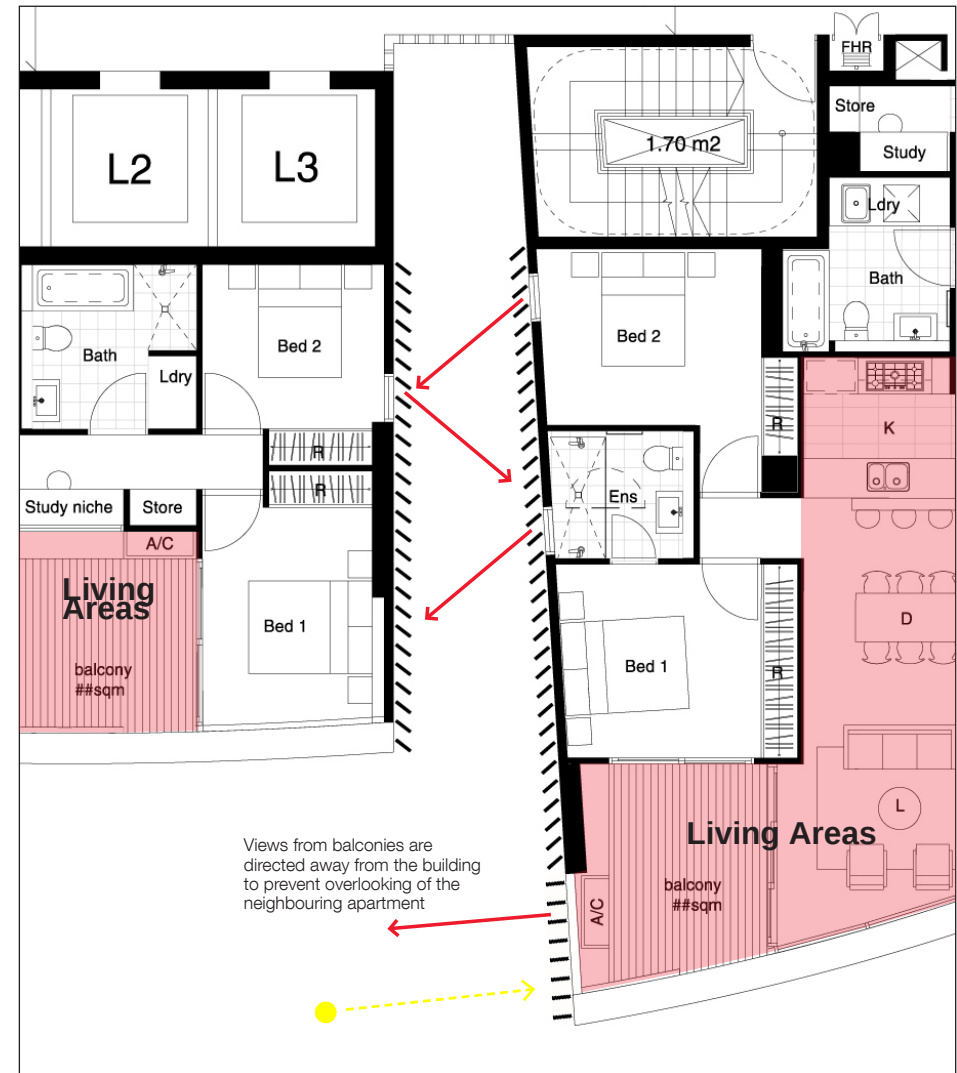
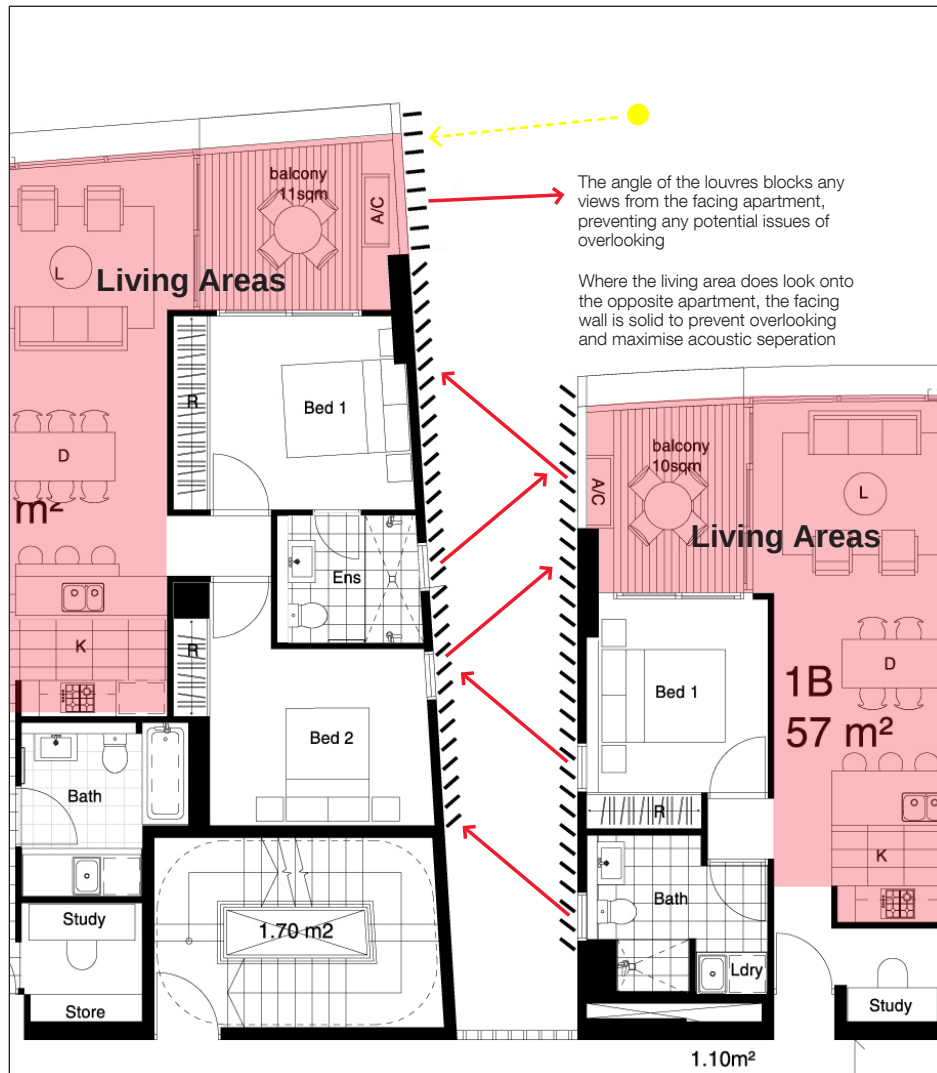
View 2 - View from Bedroom

2.2 COMPLIANCE WITH SYDNEY OLYMPIC PARK MASTER PLAN (MP) 2030

DESIGN

Point 18 - Configuration of the vertical slots

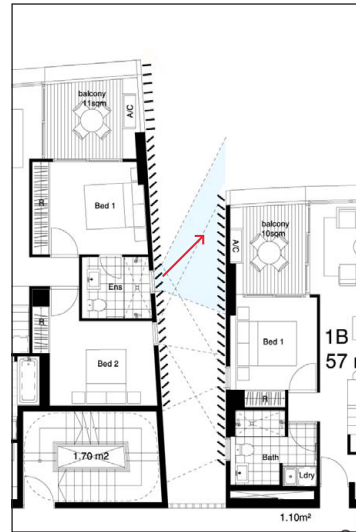
All living spaces (kitchen, dining room and living room) have been placed away from slot to maximise the distance between the most habitable rooms. The only rooms facing onto the slot are bedrooms and bathrooms, including ensuites, meaning the main living spaces benefit from the maximum amount of privacy.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



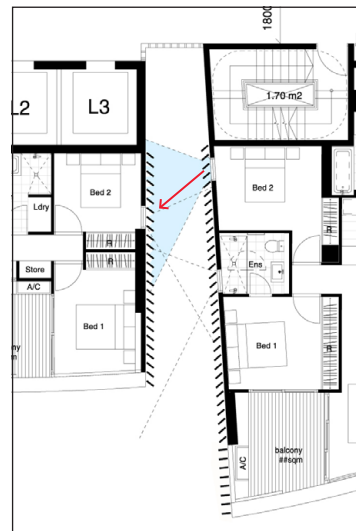
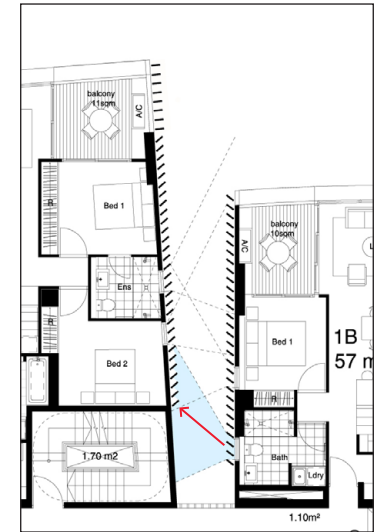
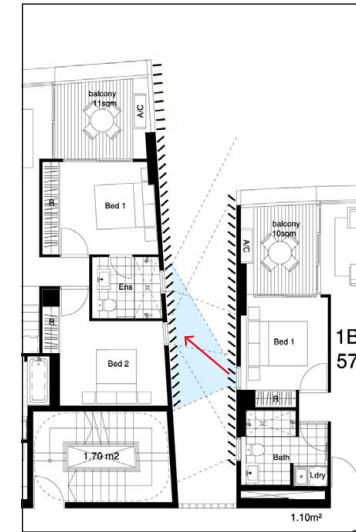
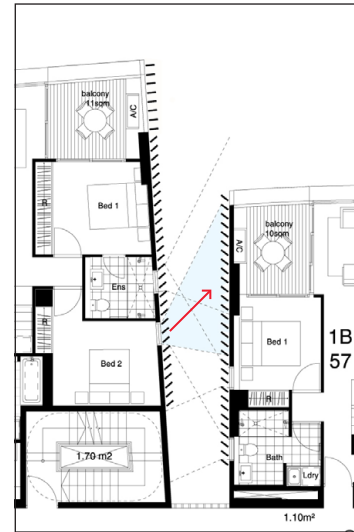
DESIGN

Point 18 - Configuration of the vertical slots

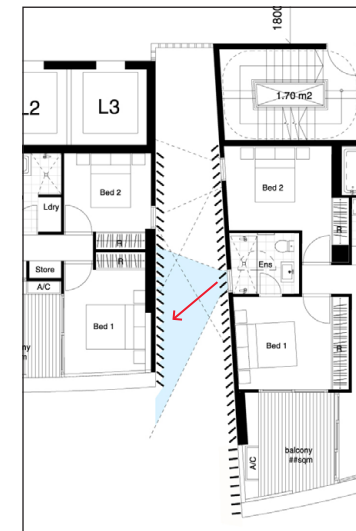
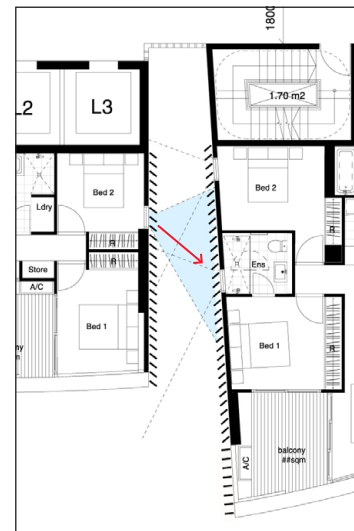
Staggering the openings, and using angled vertical louvres to direct the views out, ensures that no window facing into the slot will have a view into any rooms in the opposite apartment. The louvres are angled away from the building to encourage the penetration of natural daylight into the rooms. The 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 - North eastern slot



Visual Privacy - South western slot



2.2 COMPLIANCE WITH SYDNEY OLYMPIC PARK MASTER PLAN (MP) 2030

DESIGN

Point 18 - Configuration of the vertical slots

EXAMPLE 1

One Central Park, Sydney
Architect: Jean Nouvel
Status: Under Construction



Detail of facing apartments



BATESSMART™



one
CentralPark

ONE CENTRAL PARK EAST TYPICAL LEVEL

- 1 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT
- 2 BEDROOM DUAL KEY
- 1 BEDROOM DUAL KEY

FLOOR PLANS ARE SUBJECT TO CHANGE.
PLEASE REFER TO THE CONTRACT FOR SALE, JULY 2010

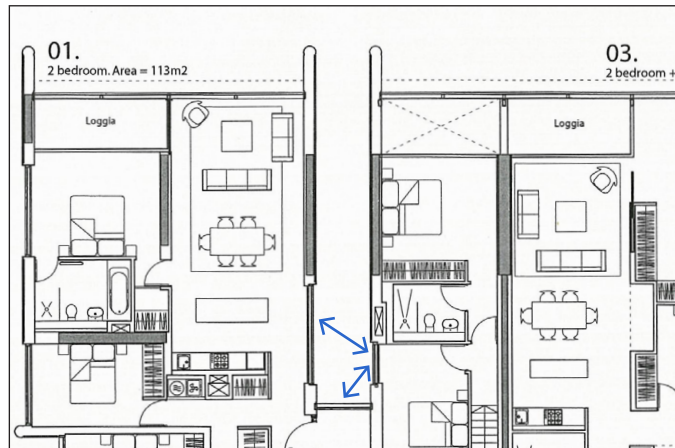


DESIGN

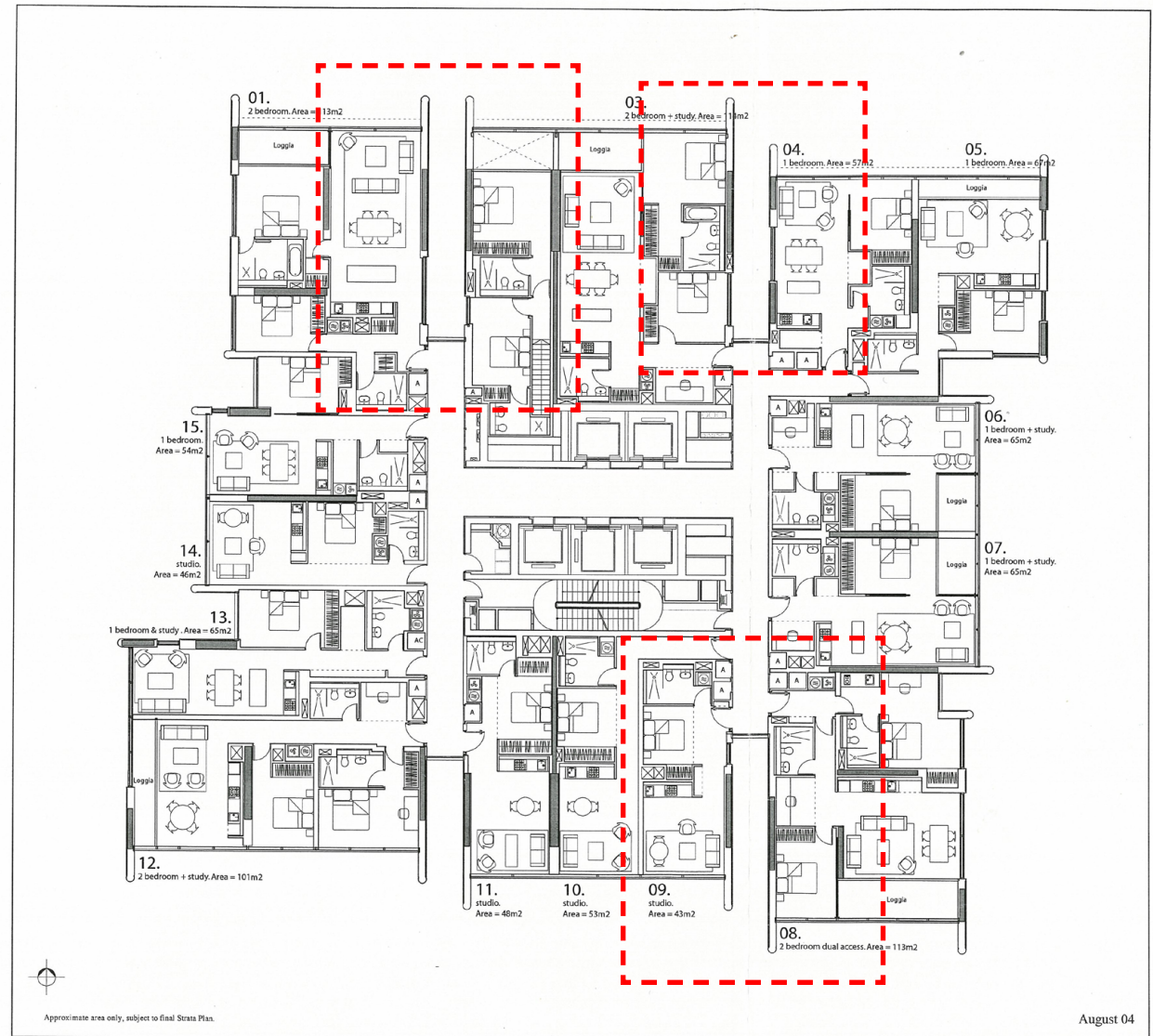
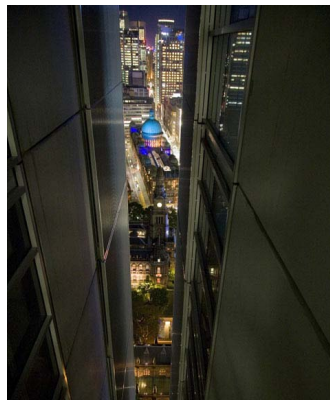
Point 18 - Configuration of the vertical slots

EXAMPLE 2

Lumiere, Regent Place, Sydney
Architect: Foster + Partners
Status: Completed



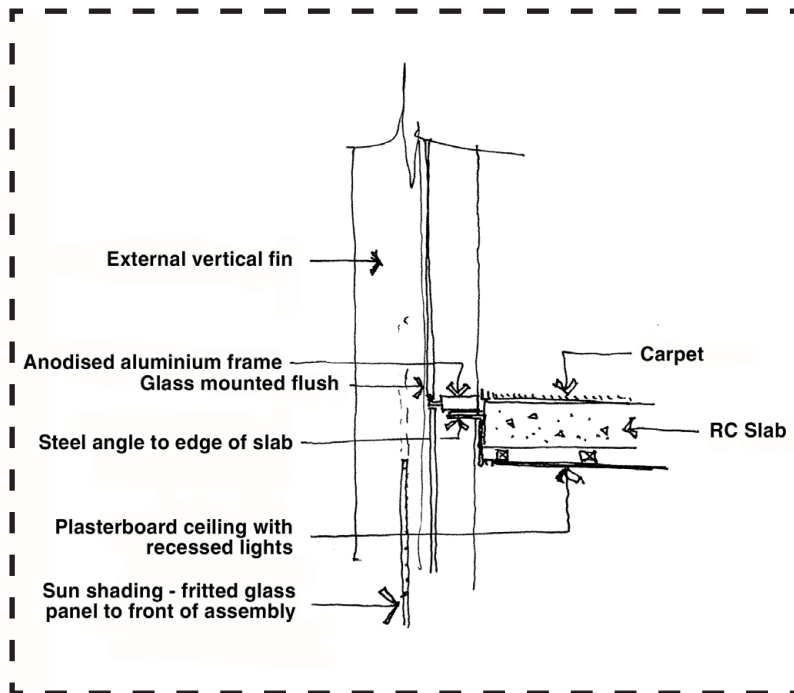
Detail of facing apartments



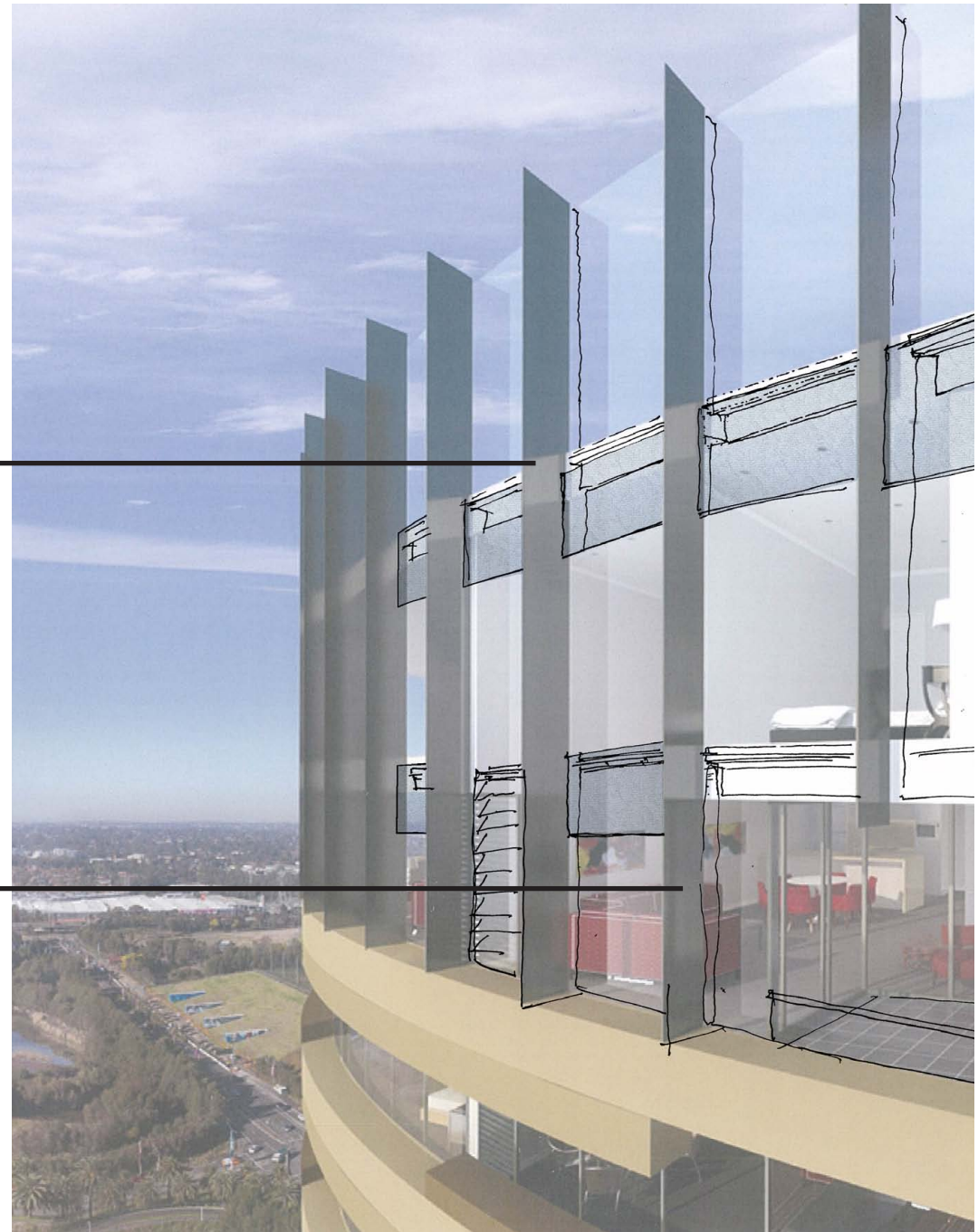
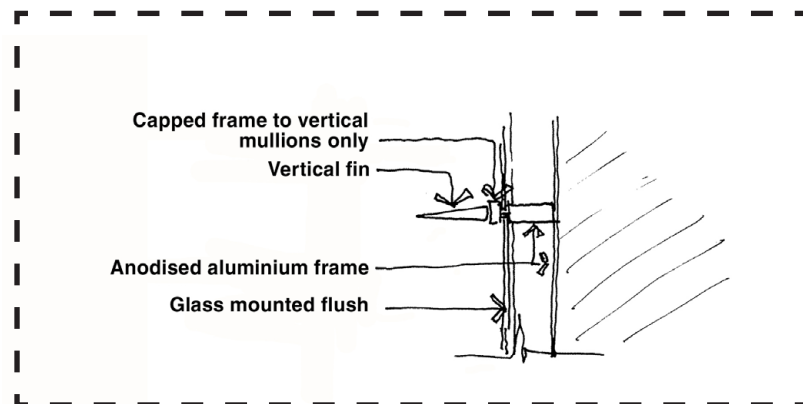
DESIGN

Point 20 - Curtain Glass Wall

Section Detail



Plan Detail



DESIGN

Point 20 - Curtain Glass Wall



UNIT/BALCONY SIZE & STORAGE

Point 29 - Storage Provision

	Tower 1			
	Apartment Type			
	1 Bed	2 Bed	3 Bed	4 Bed
Storage Required by RFDC (m ³)	6	8	10	10
Number of Apartments	95	132	27	13
Total Storage Requirement (m ³)	570	1056	270	130
Tower 1 Total Storage Requirement (m³)				2026

	Tower 2			
	Apartment Type			
	1 Bed	2 Bed	3 Bed	4 Bed
Storage Required by RFDC (m ³)	6	8	10	10
Number of Apartments	120	164	31	6
Total Storage Requirement (m ³)	720	1312	310	60
Tower 2 Total Storage Requirement (m³)				2402

Total Storage Requirement	
	Area (m ³)
Total Storage Requirement (m ³)	4428
50% Provision in Basement (m ³)	2214
50% Provision in Apartments (m ³)	2214

Basement Storage Provision	
	Area (m ³)
Ground	502
Basement 001	352
Basement 002	436
Basement 003	444
Basement 004	482
Total	2216