



SOUTHERN FACADE PRIVACY

The Margaret Street façade is 60% glazed at street level.

The louvres cited in the City's submission have been added as a privacy measure given that the separation between the common area windows and the residential apartments in #1 Margaret Street is between 9m and 12m.

These louvres have been angled to direct views along Margaret Street, away from the residential apartments in #1 Margaret Street. The louvres are proposed to be made of perforated metal so that rather than appearing completely blank when looking across them, they will allow a filtered view into and out of the common areas.

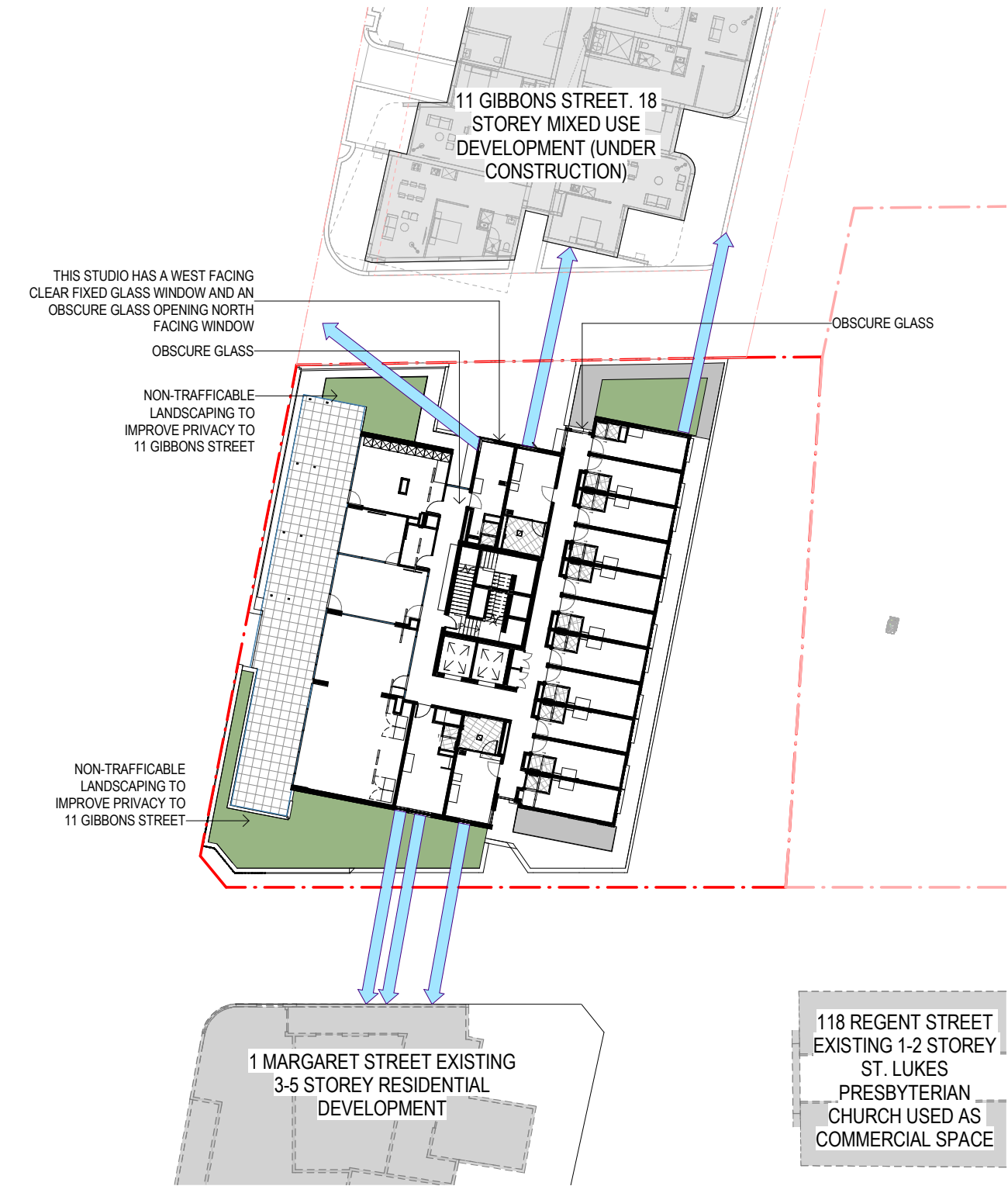
Further, they are staggered in height to be more open towards the bottom and top to allow views down to the street and also up to the sky and treetops when viewed from a standing or seated position in the common area.

These design features retain passive surveillance of the street, respect visual privacy to residents of #1 Margaret Street and control views into the common areas to retain a sense of enclosure and privacy for people in the common space. The design provides a green outlook from the common areas to the street garden and trees which we consider to be important in this urban setting.

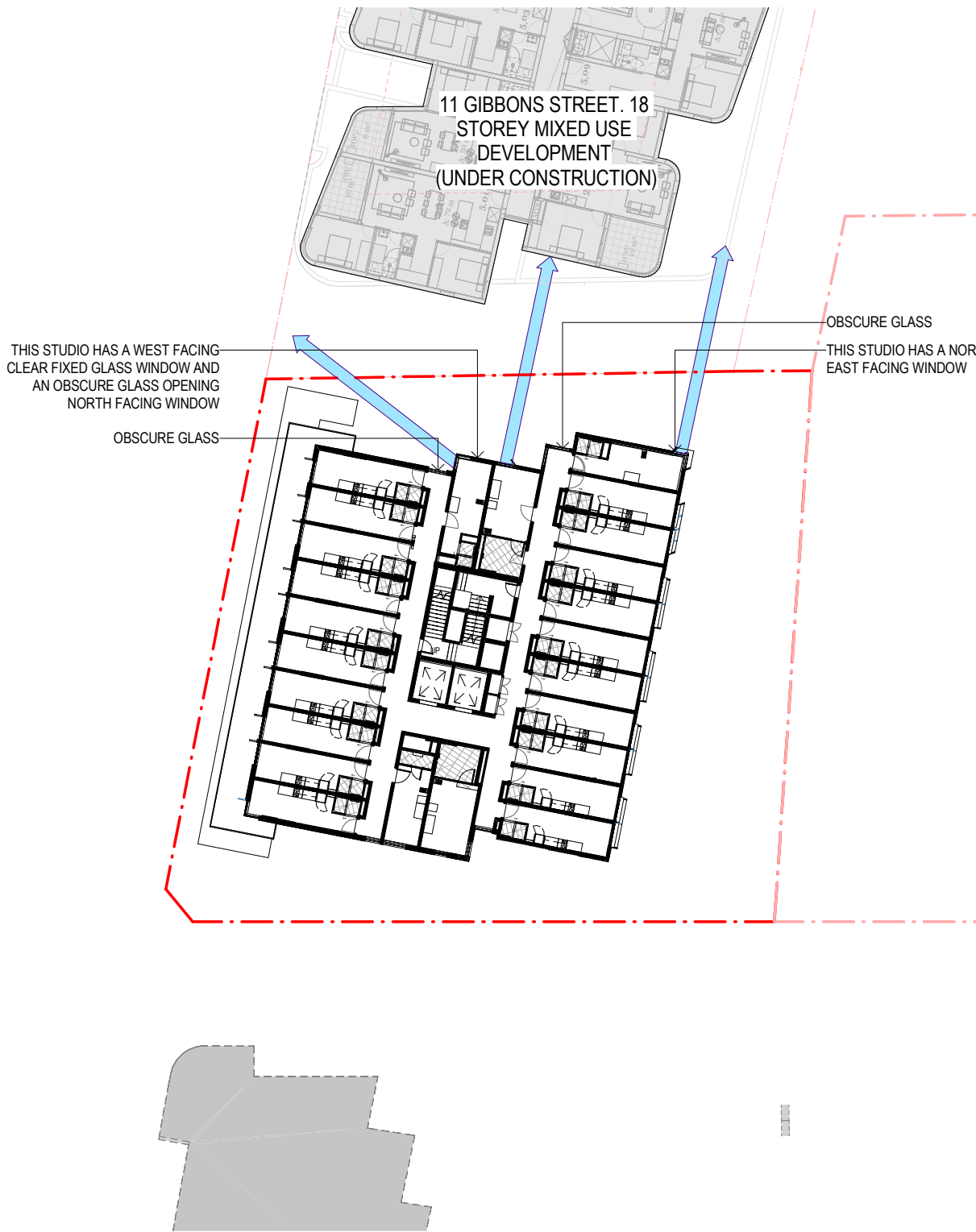
02 PRIVACY

VISUAL PRIVACY

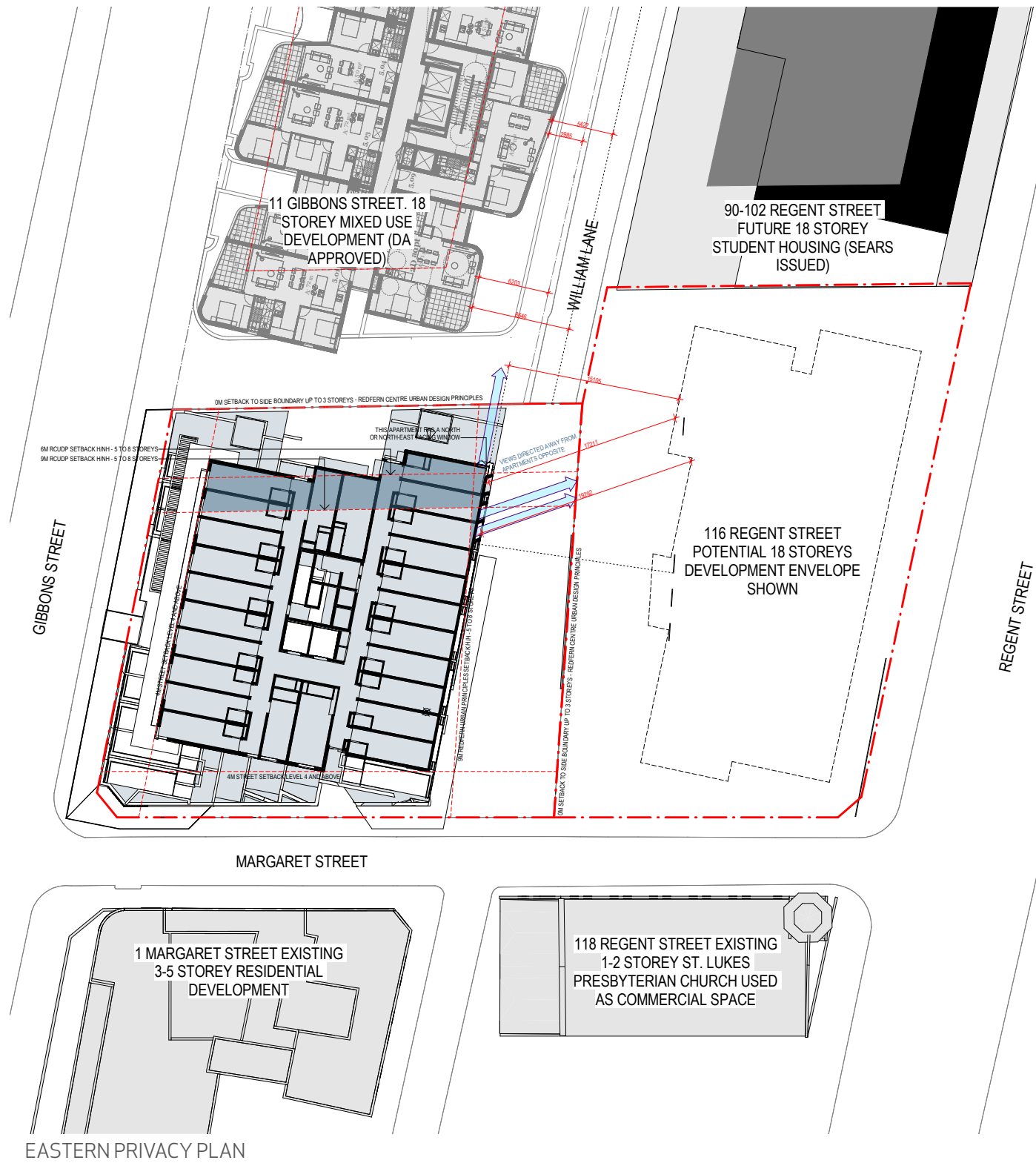
Openings towards north are avoided wherever possible and positioned away from directly facing windows in 11 Gibbons Street where possible. Obscured glass is used when overlooking issue cant be avoided. A minimum separation of 13.9m is maintained between units oriented towards north and 11 Gibbons Street



LEVEL 4



LEVEL 5+6

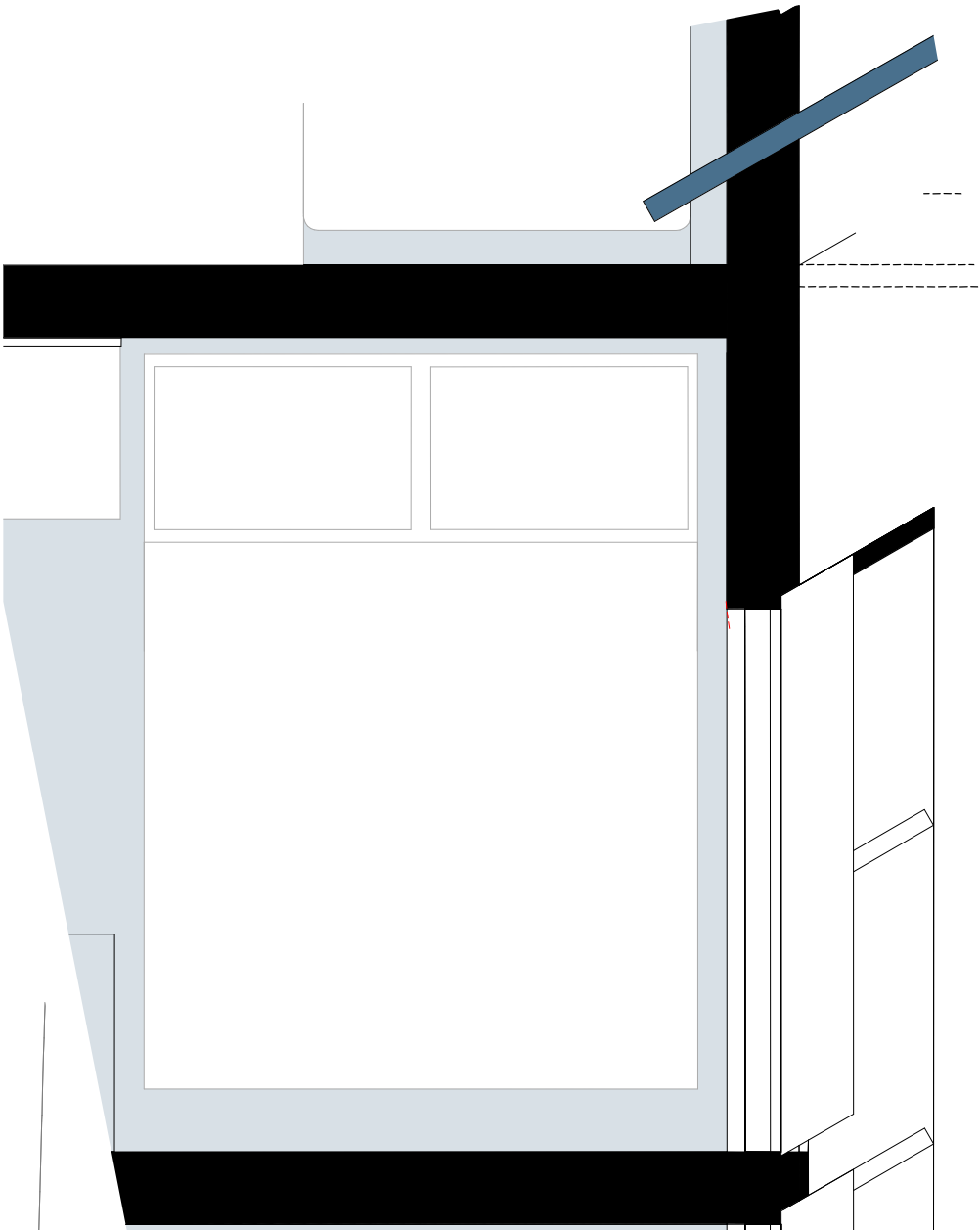


02 PRIVACY

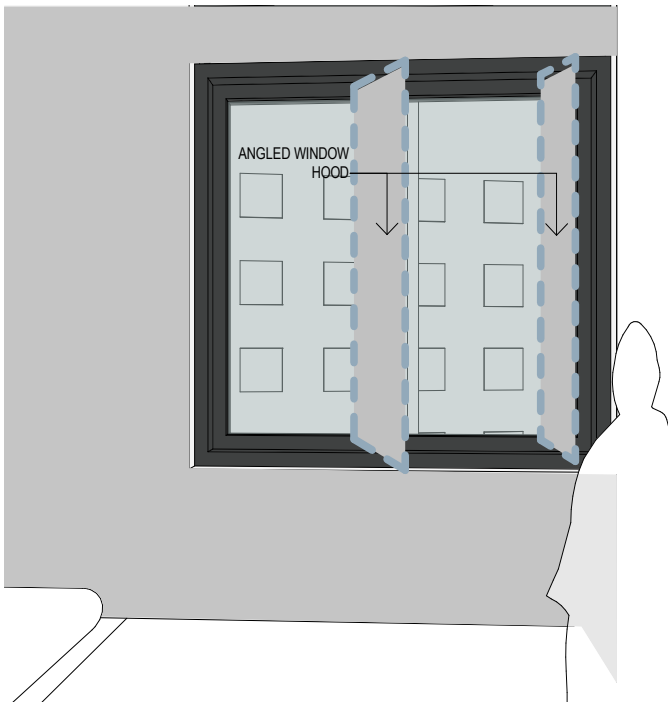
VISUAL PRIVACY

116 REGENT STREET

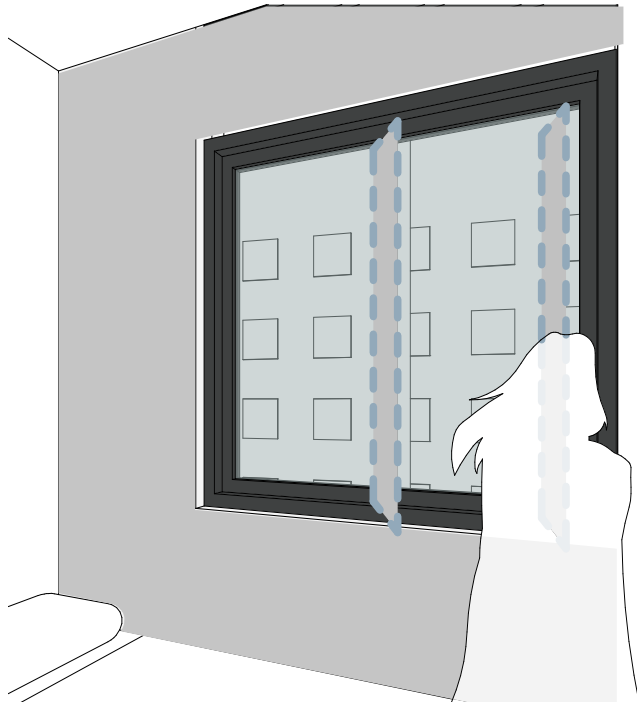
Angled facade blades are used to divert views away from direct overlooking of neighbouring site



EASTERN PRIVACY DETAIL



VIEW FROM TYPICAL DORM PERPENDICULAR



VIEW FROM TYPICAL DORM ANGLED



KEY PLAN

PERSPECTIVE



