

SINGLE ASPECT APARTMENT AMENITY

All 1 Bedroom and Studio single aspect apartments are provided with the amenity of :

- Private open space in the form of a loggia or balcony; located directly adjacent to the living space, enabling flexibility of use and an extension of living space
- Loggias and balconies, with operable glazed doors or screens for individual environmental control of the external space, to manage rain, wind, breezes and acoustic privacy.
- Storage spaces internal to the apartment and complimented with additional storage in the basement levels, conveniently accessible by lift
- Natural ventilated and/or cross ventilated spaces.
- The proposed articulated facade design with the slots, rebates and privacy fins, will significantly improve the natural ventilation potential through single and dual sided apartments, due to the pressure differential generated on the various openings into the apartment.
- Access to natural light, enhanced by:
 - o The reflective quality of the louvered façade, which bounces light into the space
 - o Provision of open planning and apertures between kitchen units and wall enabling light to wash into bedroom areas
- Access to direct winter sunlight, refer to the section Solar Access
- Good visual connectivity to the street, with living room windows directly overlooking the street
- Privacy, provided by the threshold space of loggia, balconies, blades and louvers filtering viewing into living space
 - o Good outlook and views from all aspects:
 - o North, borrowed views into the courtyard space of the student housing
 - o South, views onto O'Connor Street
 - o West, view onto Abercrombie Street
 - o East , views onto Chippendale Green
 - o High level apartments enjoying district view
- Spatial planning, optimizing the depth of the apartment to deliver generous bedroom and living spaces
- Bathroom, laundry and storage areas located to the rear of the apartments, affording bedroom and living spaces premium access to natural light

The majority of apartments are limited to total depth of 10.8m with the balance of apartments ranging in depth to a maximum limit of 14m. The depth of living and bedroom spaces accessing good natural light is limited to a maximum depth of 9.2 m.

SOUTH FACING STUDIO APARTMENTS

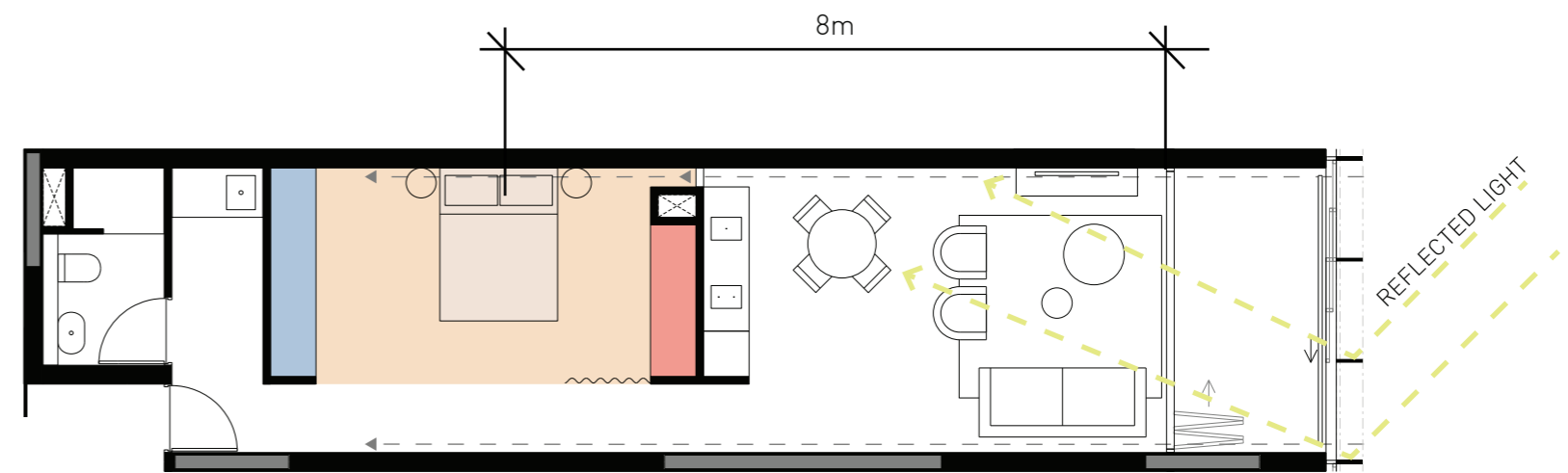
18 of the total number of 43 single aspect 1 Bedroom and Studio apartments face south. In reviewing alternative general planning arrangements, as detailed in the sections above, it was concluded the introduction of south facing apartments to infill the slot provided improved urban design outcomes.

South facing, single aspect apartments are consistent in providing the amenities described in the proceeding section.

Maximum apartment depths are limited to 14m, with the depth of living and bedroom spaces accessing good natural light limited to 9.2 m. Located beyond this 9.2m limit are bathroom, laundry, utility and storage spaces only.

Planning optimizes the available space for generous living, bedroom and storage spaces, which are highly valued in these apartment types.

The proposed design is consistent with the objectives of the RFDC 'Rules of Thumb' and the non-conformance to maximum apartment depths considered appropriate in balance with the additional amenities provided.



IMPROVED INTERNAL AMENITY

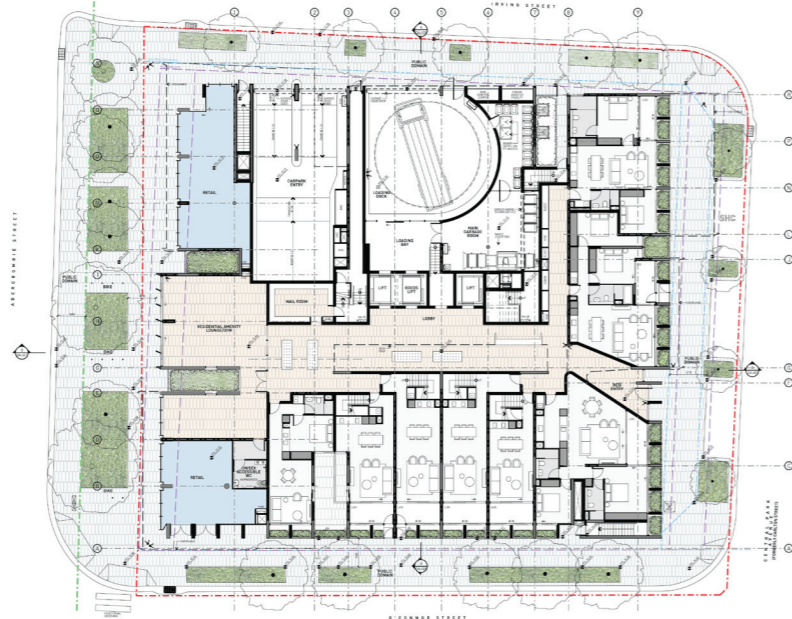
- INCREASED ROBE
- INCREASED BEDROOM
- ADDITIONAL STORAGE
- - BORROWED LIGHT

SINGLE ASPECT APARTMENT

SOUTH FACING SINGLE ASPECT APARTMENTS

SINGLE ASPECT APARTMENT AMENITY CONTINUED

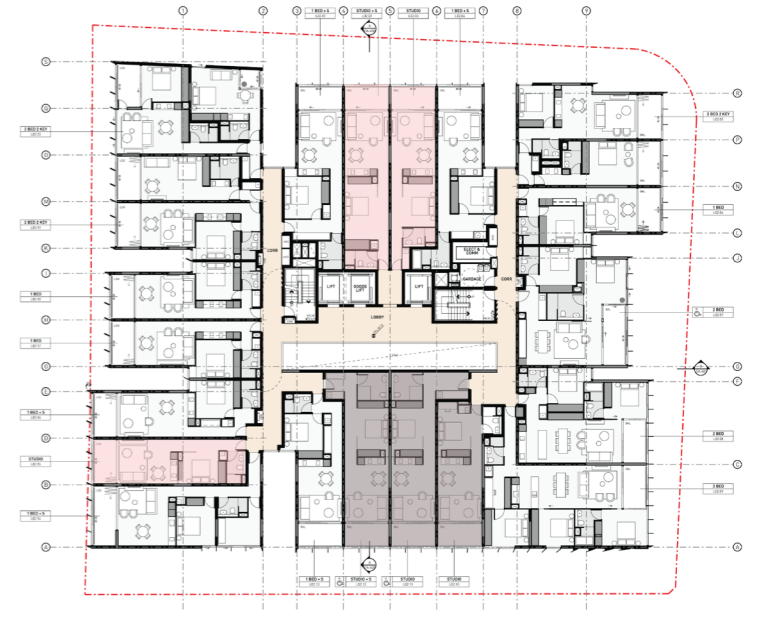
As indicated in the diagrams below, 18 of the total number of 43 single aspect 1 Bedroom and Studio apartments face south.



DA103 GROUND FLOOR PLAN
no. of single aspect apartments = 0
no. of south facing apartments = 0



DA104 LEVEL 1 FLOOR PLAN
no. of single aspect apartments = 3
no. of south facing apartments = 0



DA105 LEVEL 2 FLOOR PLAN
no. of single aspect apartments = 6
no. of south facing apartments = 3



DA106 TYPICAL 3-7 FLOOR PLAN
no. of single aspect apartments = 30
no. of south facing apartments = 15



DA107 LEVEL 8 FLOOR PLAN
no. of single aspect apartments = 2
no. of south facing apartments = 0



DA108 LEVEL 9 FLOOR PLAN
no. of single aspect apartments = 2
no. of south facing apartments = 0