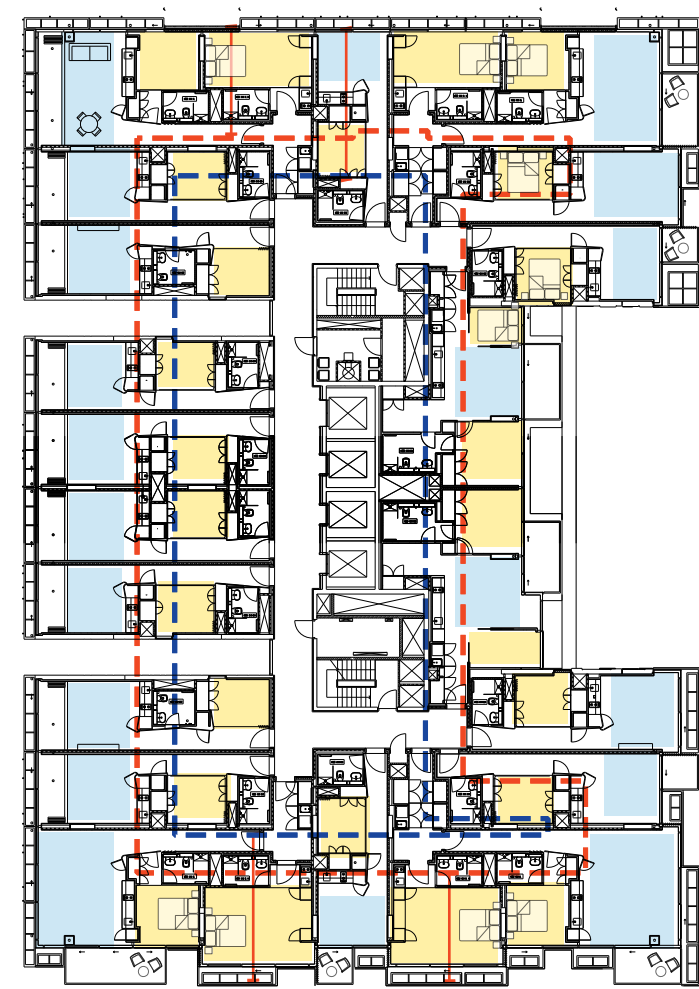
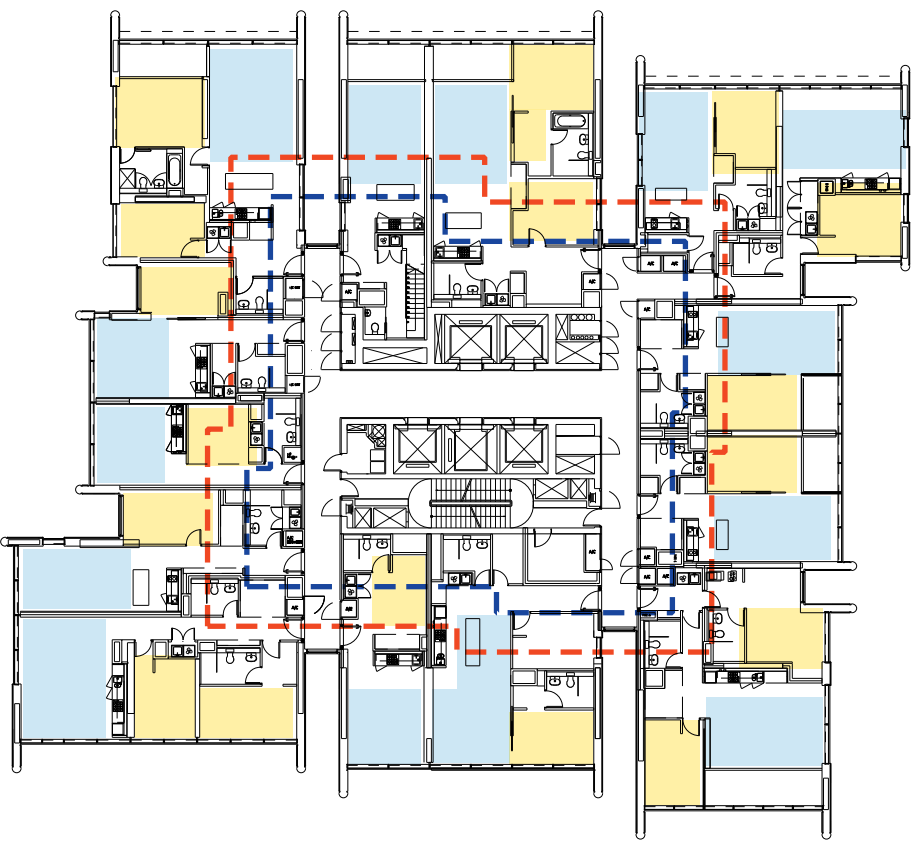


West Tower, OCP



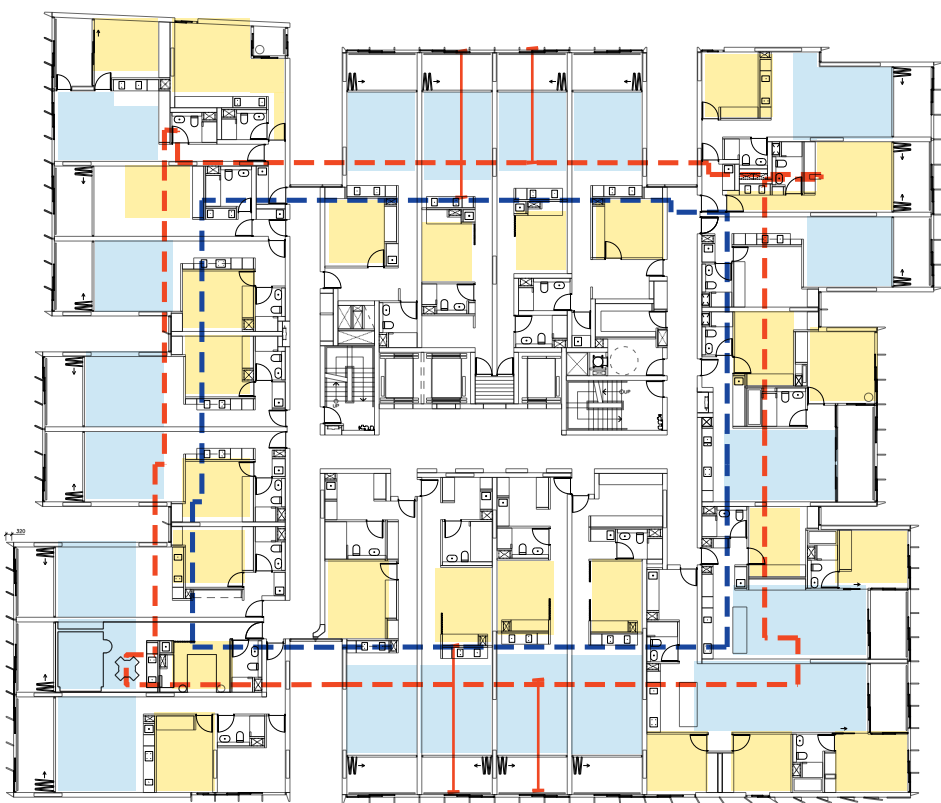
12 Bedrooms with view to edge.

Regents Place, Tower A

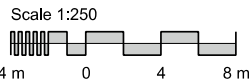


15 Bedrooms with view to edge.

Connor, Block 8



11 Bedrooms with view to edge.



The diagrams here help to demonstrate how the layout of a typical floorplate within Block 1 was developed with the aim of ensuring that all bedrooms either:-

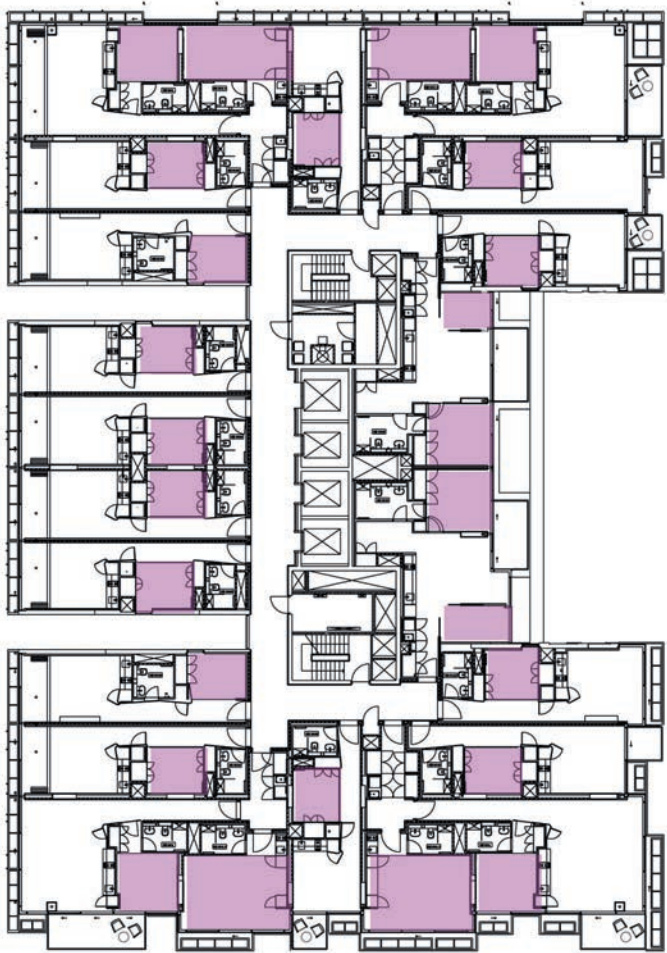
- 1. do not sit too deep within a floorplate;
- 2. have access to daylight from their relative location within a layout to the façade of the building or
- 3. are located adjacent to one of the three light slots in a typical floorplate.

In the case of the last point, in most instances it was important to ensure direct views out towards the surrounding environs was achieved as well as any additional daylighting entering from openings to the slots. The only exception being the studio apartments where the configuration of the apartment was developed to maximise the living area's aspect to the facade in its layout and allowed "borrowed light" to the bedrooms..



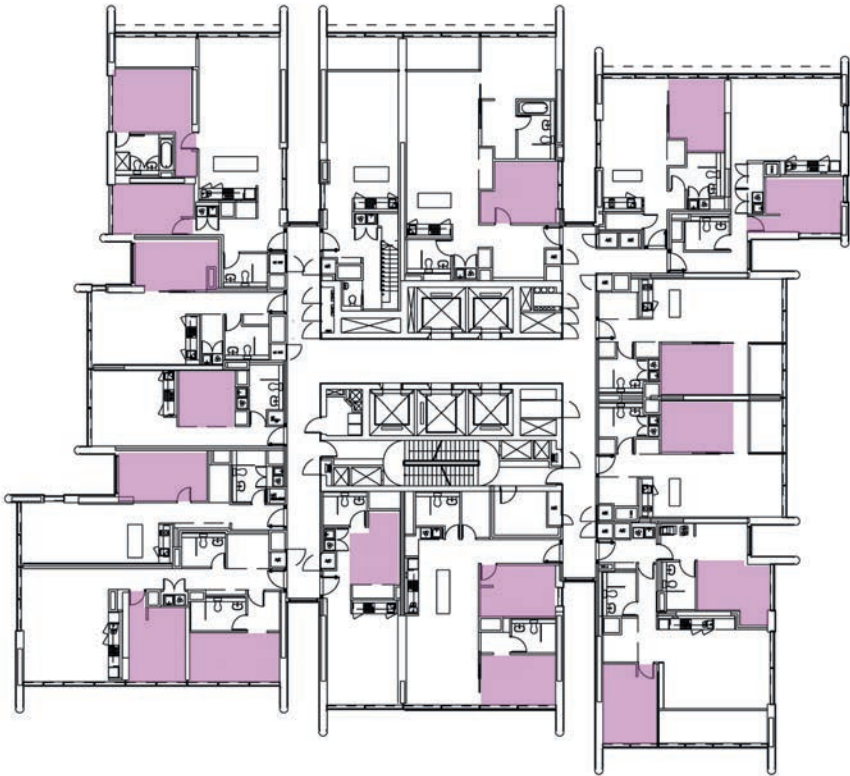
Block 1 - Total Bedrooms= 23

West Tower, OCP



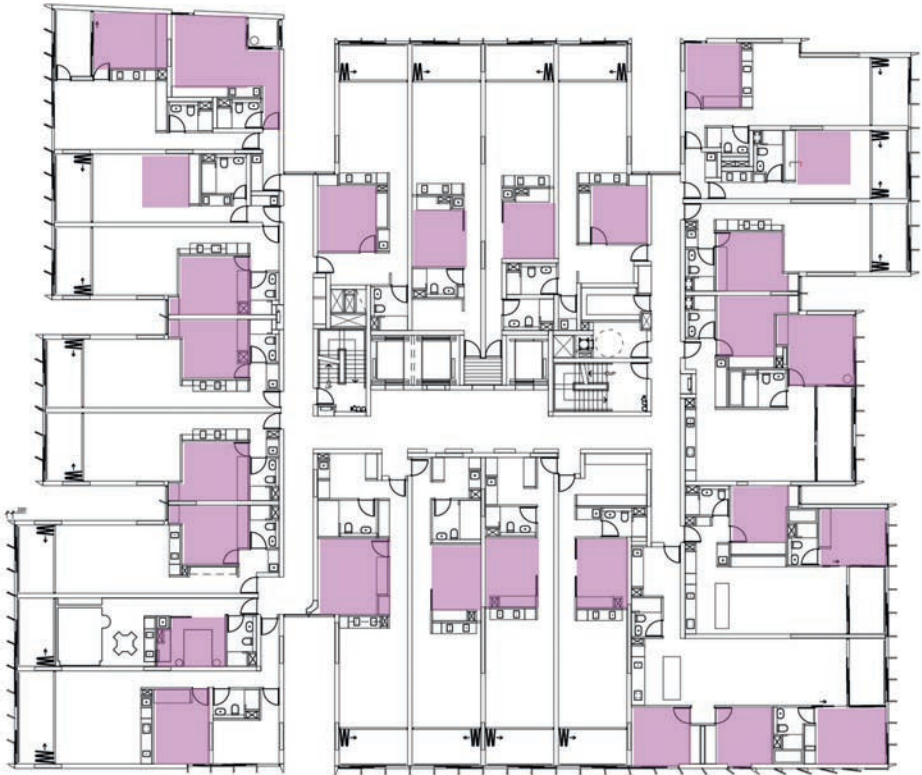
West Tower, OCP - Total Bedrooms= 26

Regents Place, Tower A

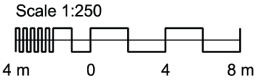


Regents Place, Tower A- Total Bedrooms= 17

Connor, Block 8



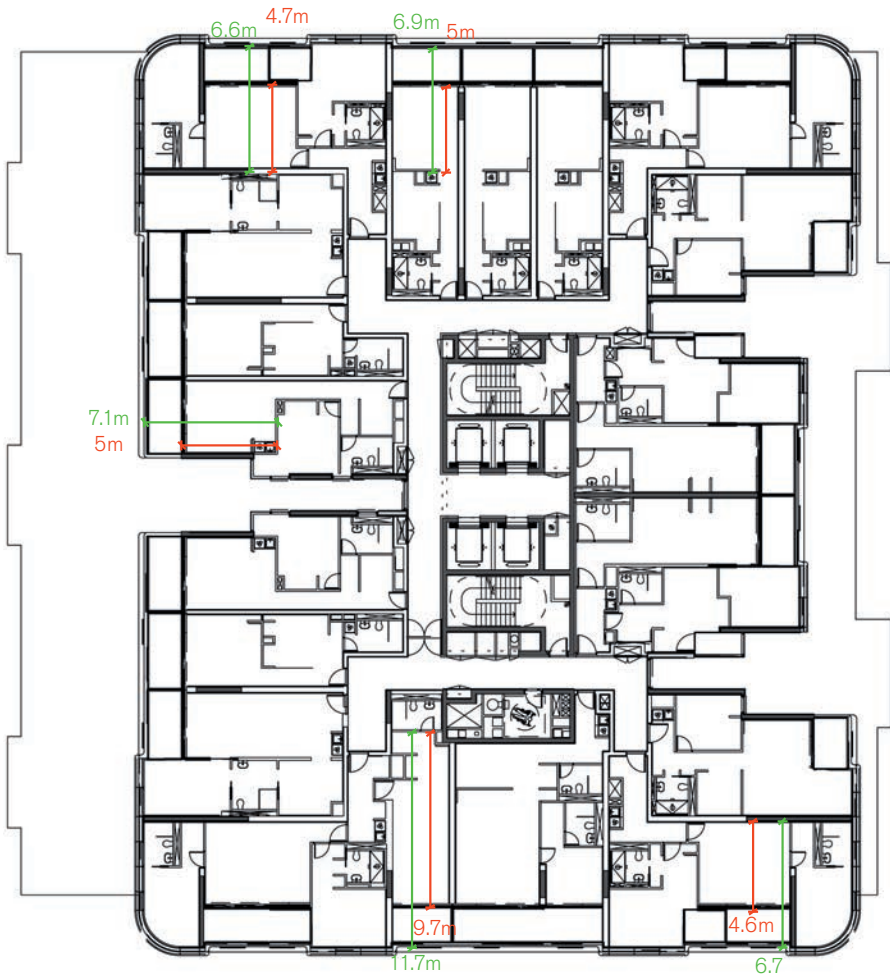
Block 8 Connor- Total Bedrooms= 27



The scaled diagrams on these pages compare the depth of the habitable space within various apartments on a typical floor. The comparison looks at the overall depth in relation to the private amenity and the façade line of the private amenity to the depth of the kitchen. Again the study illustrates that the proposals are now either better or no worse than the other building floorplate designs used in the comparison.



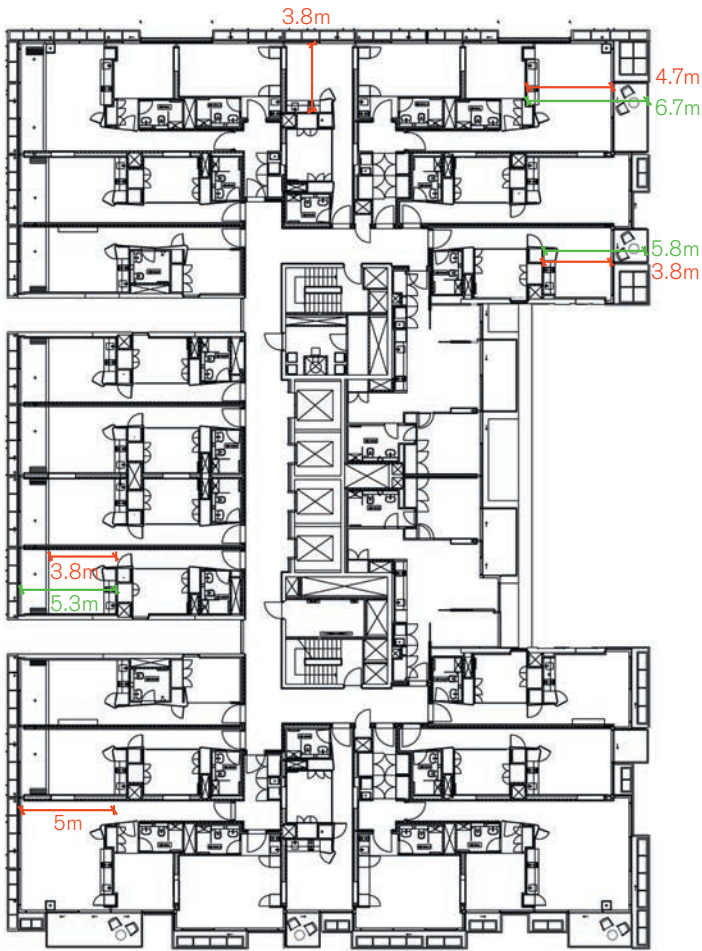
Block 1



Apartment Depth = 4.6m-9.7m
Average Depth = 7.15m

Apartment Depth including Balcony = 6.6m-11.7m
Average Depth including Balcony = 9.15m

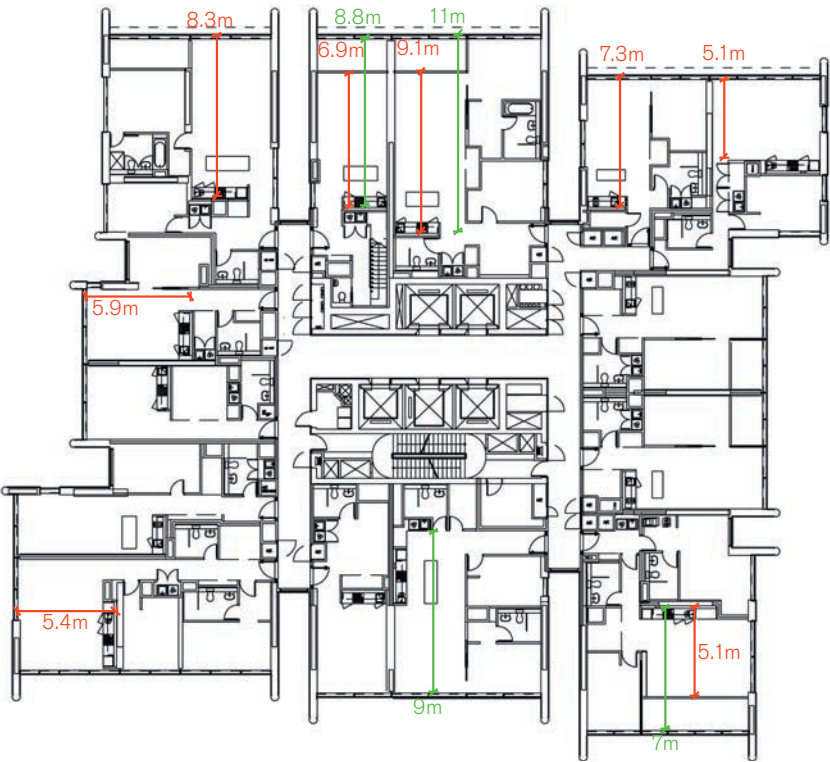
West Tower, OCP



Apartment Depth = 3.8m-5m
Average Depth = 4.4m

Apartment Depth including Balcony = 5.3m-6.7m
Average Depth including Balcony = 6m

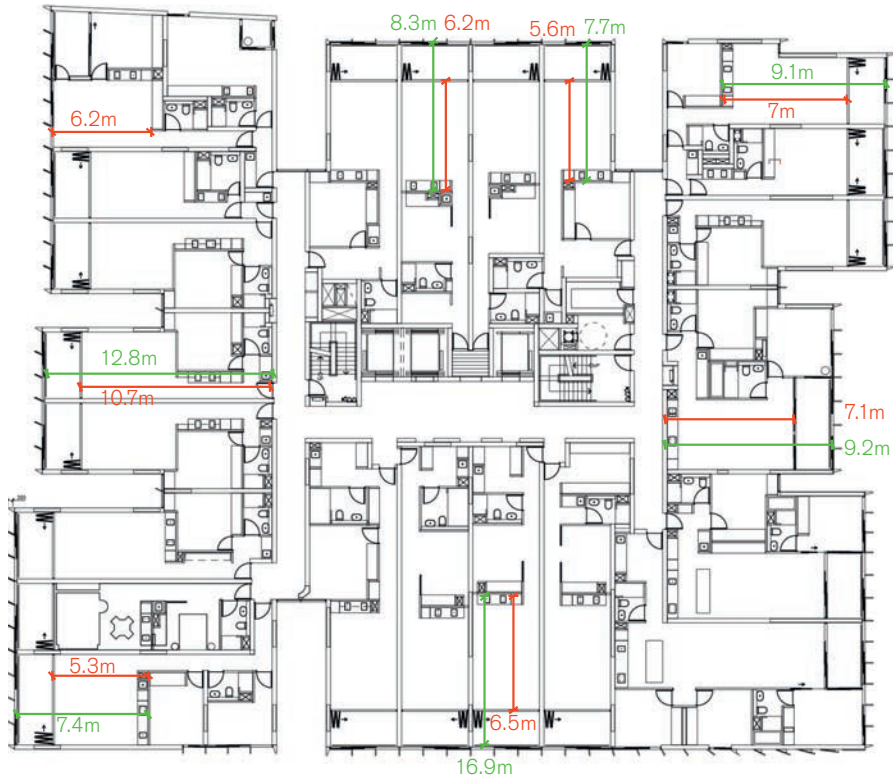
Regents Place, Tower A



Apartment Depth = 5.1m-9.1m
Average Depth = 7.1m

Apartment Depth including Balcony = 7m-11m
Average Depth including Balcony = 9m

Connor, Block 8



Apartment Depth = 5.3m-10.7m
Average Depth = 8m

Apartment Depth including Balcony = 7.4m-16.9m
Average Depth including Balcony = 12.15m

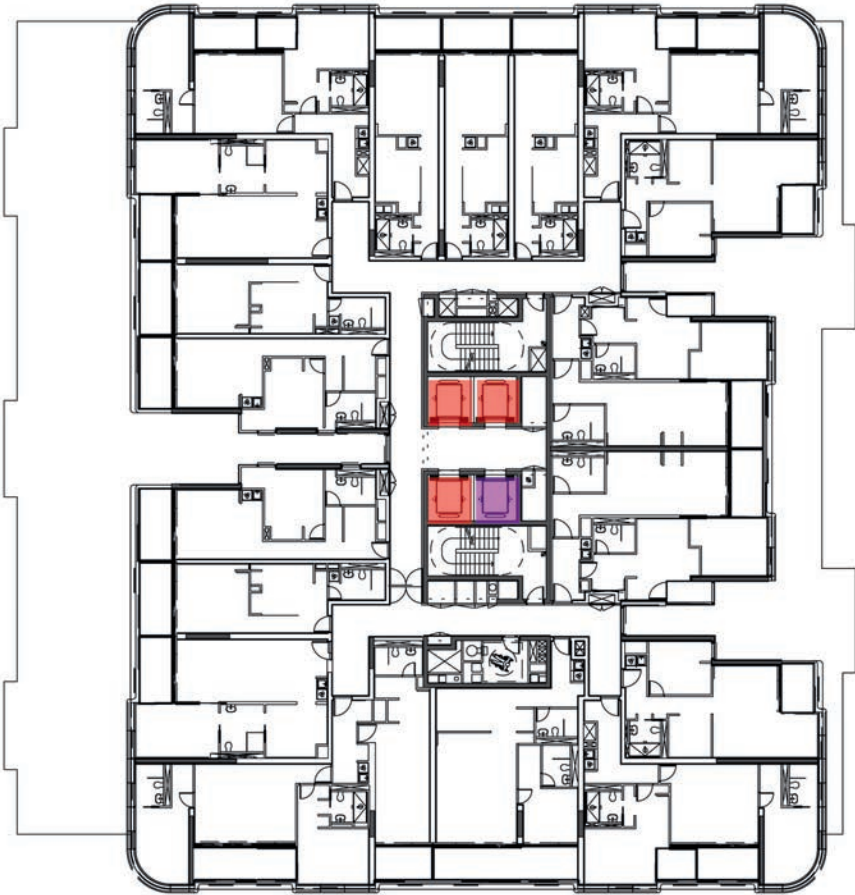
When comparing the lift provision within the proposed building, the 4-lift configuration (3no. passenger lift and 1no. passenger/goods lift) of the proposed scheme is very favourable. The current lift performance based on a 4 no. lift arrangement is currently out performing apartment benchmark requirements by achieving waiting times of 29 seconds (industry benchmarks for residential apartments being 30-50 seconds). Based on these findings on wait times, additional lifts or cores are not considered necessary.

When compared to the other schemes here, it is only out-performed by Regents Place, Tower A regards lift provision/numbers with sufficient redundancy for residents if one lift is out of action due to annual servicing or for use as a goods lift in the event of new residents moving into their apartment.

Block 1	- 281 Apartments	- 4 Lifts
Regents Place	- 456 Apartments	- 5 Lifts
OCP West	- 240 Apartments	- 4 Lifts
Connor	- 178 Apartments	- 3 Lifts



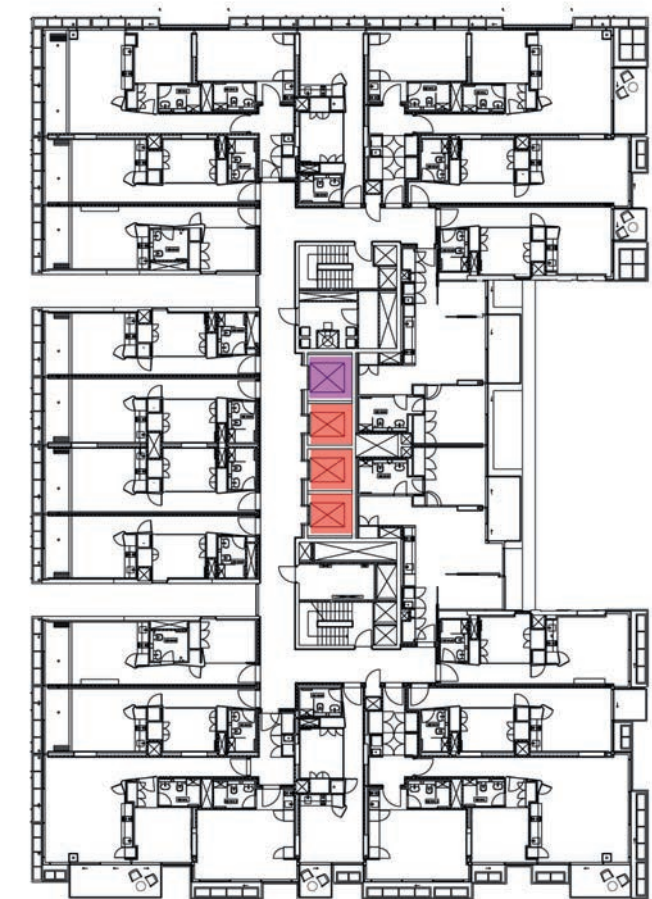
Block 1



NB Passenger/Goods Lifts were considered as passenger lifts for the purpose of the ratio calculations.

Block 1 - Total Apartments	= 18
Passenger Lifts	= 3
Goods Lift/Passenger	= 1
Ratio (Passenger Lift : Apartment)	= 1:4.5

West Tower, OCP



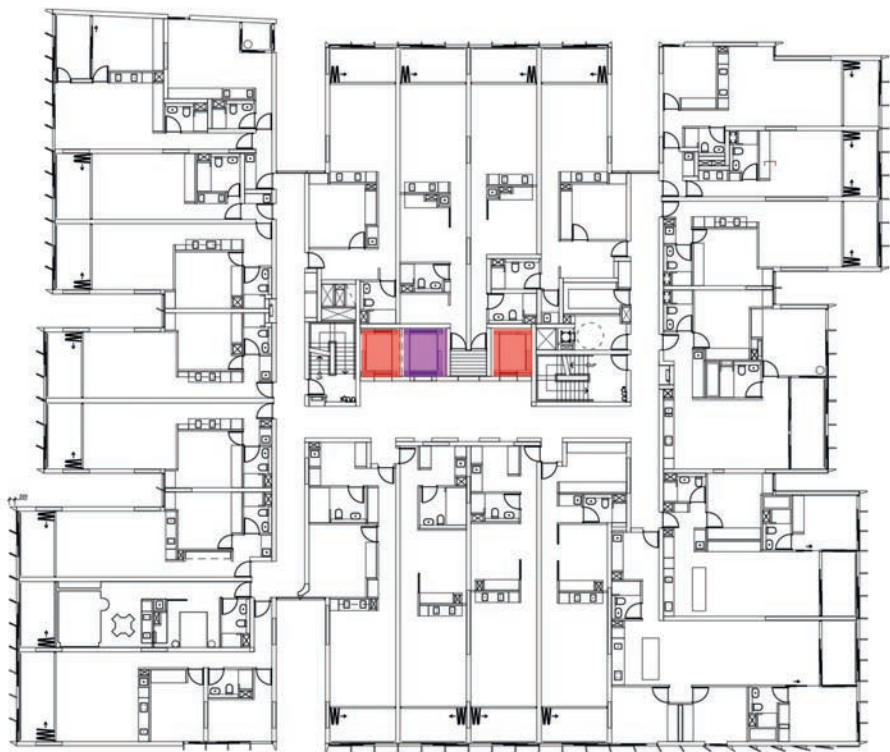
West Tower, OCP -Total Apartments	= 20
Passenger Lifts	= 3
Goods Lift/Passenger	= 1
Ratio (Passenger Lift : Apartment)	= 1:5

Regents Place, Tower A

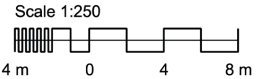


Regents Place, Tower A- Total Apartments	= 14
Passenger Lifts	= 4
Goods Lift/Passenger	= 1
Ratio (Passenger Lift : Apartment)	= 1:3

Connor, Block 8

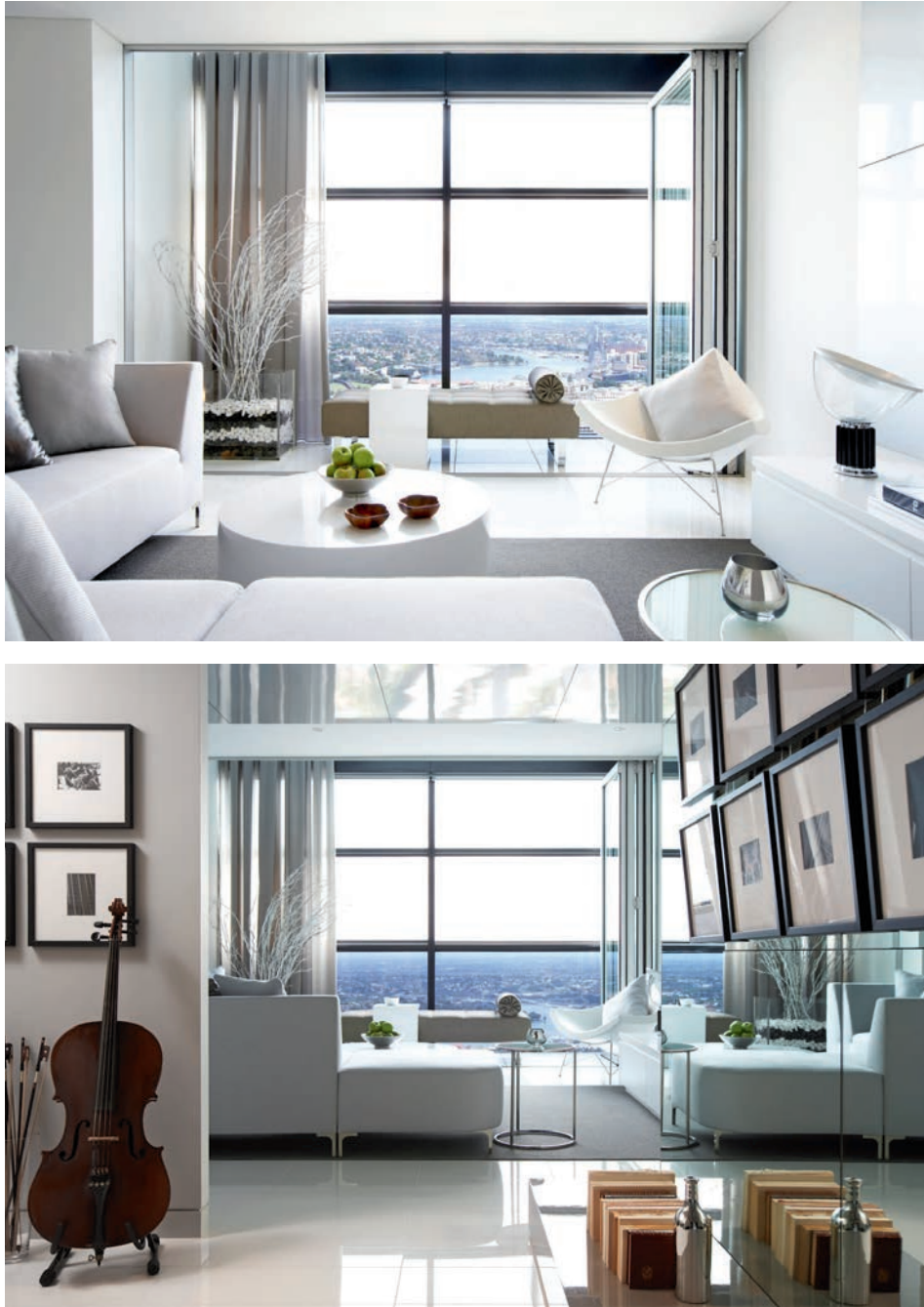


Block 8 Connor - Total Apartments	= 20
Passenger Lifts	= 2
Goods Lift/Passenger	= 1
Ratio (Passenger Lift : Apartment)	= 1:7

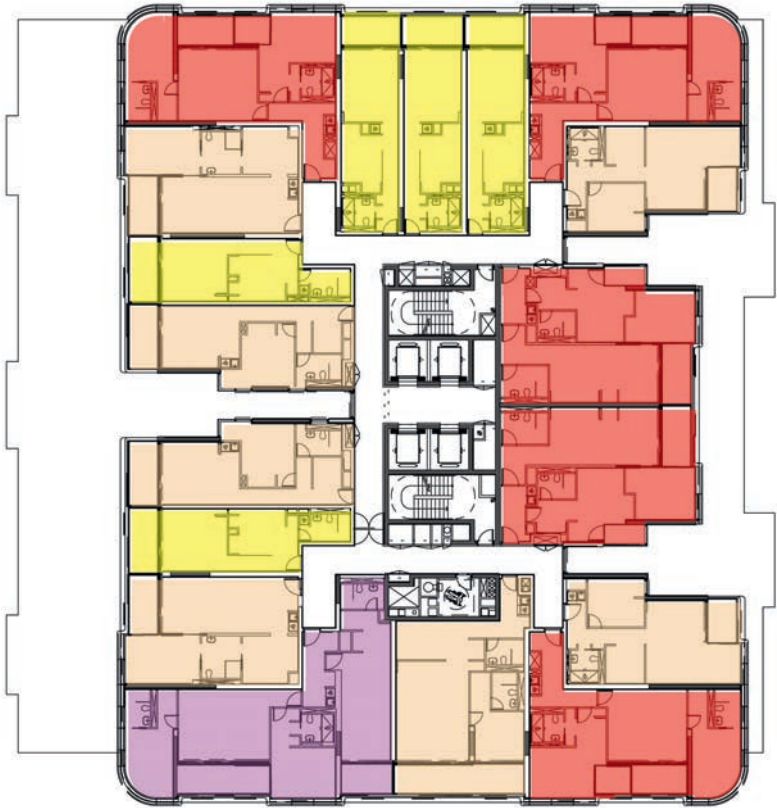


The proposed Block 1 floorplate design provides a more varied mix of apartment typologies in comparison to the other schemes being studied here which helps to address the current demand in the market place.

The proposed mix within Block 1 was developed to attract a wider demographic of people who are envisaged to live within the precinct. This is demonstrated by the increased number of 2-bed/dual key units and the inclusion of 3-bed/dual key units within the overall apartment mix of Block 1.



Block 1



Block 1 - Total Apartments= 18

- Studio = 5
- 1 Bed + 1 Study =7
- 2 Bed 2 Keys =5
- 3 Bed =1

West Tower, OCP



West Tower, OCP -Total Apartments = 20

Yellow	Studio	=8
Orange	1 Bed	=6
Red	2 Bed 2 Keys	=4
Purple	2 Bed + Study Adaptable Apartment	=2

Regents Place, Tower A



Regents Place, Tower A- Total Apartments = 14

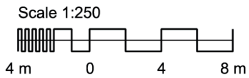
Yellow	Studio	=2
Orange	1 Bed	=6
Pink	2 Bed	=5
Teal	2 Bed Complex (Upper Floor)	=1

Connor, Block 8



Block 8 Connor - Total Apartments = 20

Yellow	Studio	= 3	Pink	2 Bed	=2
Green	Studio + Study	= 3	Red	2 Bed 2 Keys	=3
Orange	1 Bed	= 3	Purple	3 Bed	=1
Light Orange	1 Bed + 1 Study	=5			



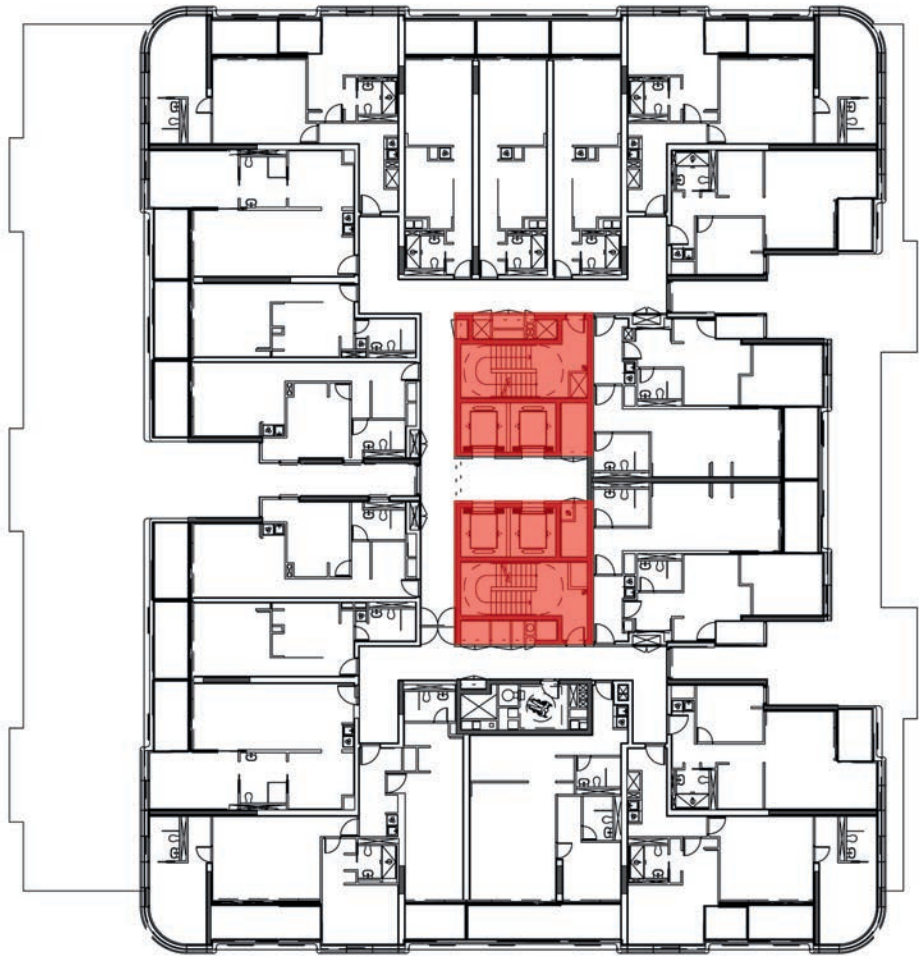
The proposed core for Block 1 is comparable to the other schemes used in this comparison in both size and location.

The use of a single core configuration within the layout of a typical floor plan offers a greater degree of security both on entry due to a single entry point and on each individual floorplate. It also helps to promote the efficacy of the overall development for a single community within the building which shares the amenities within the building such as the swimming pool, gym and media centre at Level 02 to the shared external terrace at Level 16.

The use of the central slot brings in daylight directly to all of the lift lobbies while also helping to divide the building into two halves.



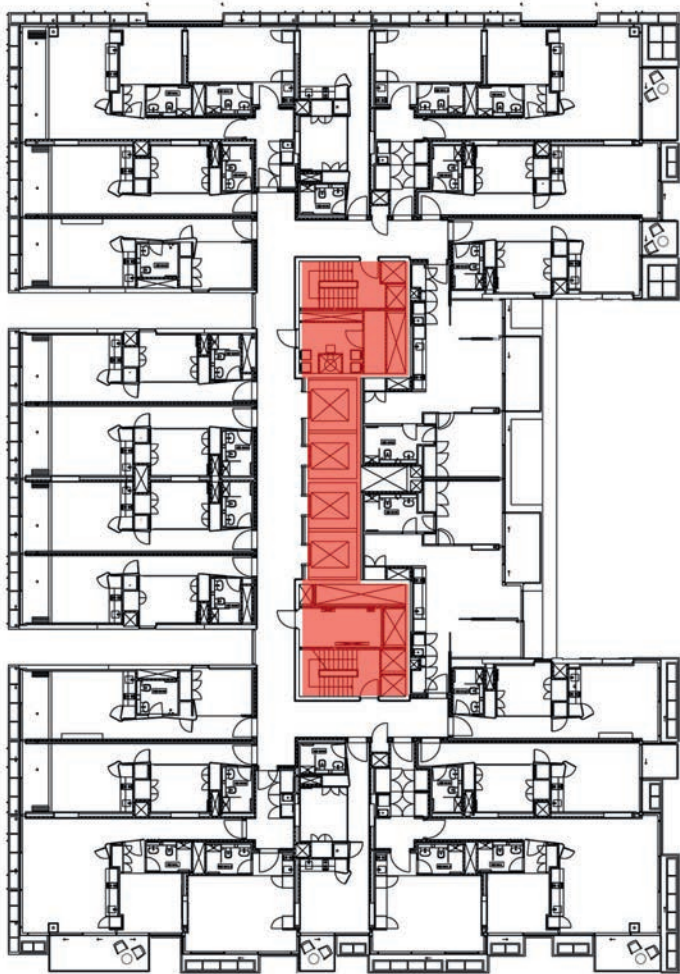
Block 1



Block 1 -
Core System Percentage Area Consumption = 6.4%

 Core System

West Tower, OCP



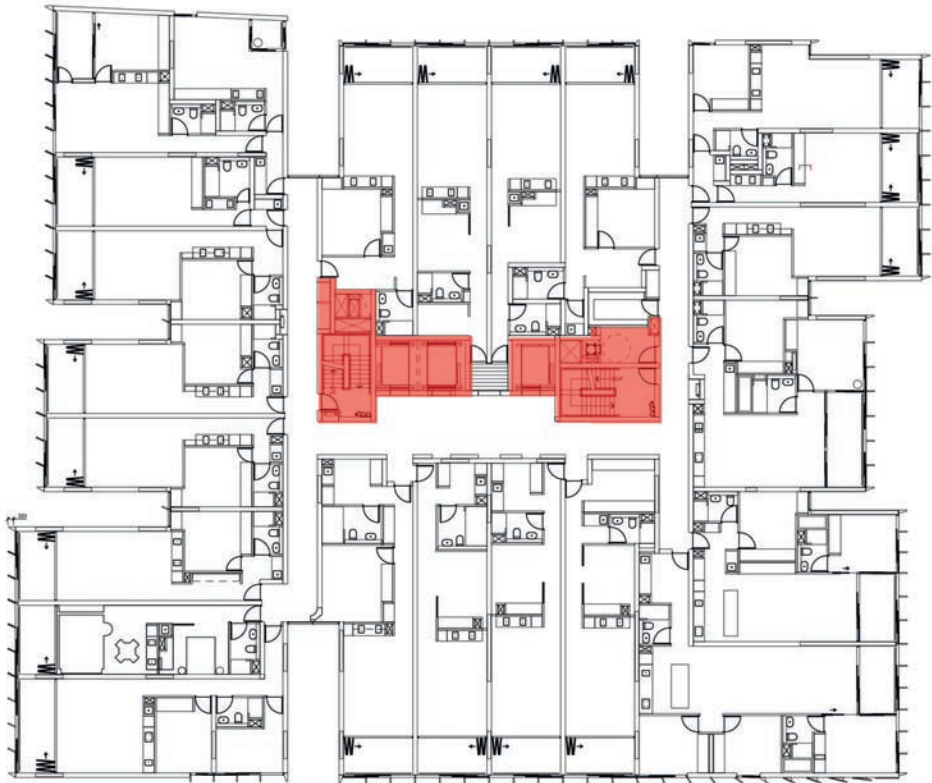
West Tower, OCR -
Core System Percentage Area Consumption = 7.3%

Regents Place, Tower A

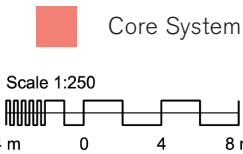


Regent Place, Tower A -
Core System Percentage Area Consumption = 8.4%

Connor, Block 8



Connor, Block 8 -
Core System Percentage Area Consumption = 3.9%



The centralised core within Block 1 ensures there is a similar experience between the lift lobby and the respective “front door” to each apartment.

To mitigate the slightly longer length of this journey in comparison to the other schemes in this study (and highlighted in another comparison within this chapter) the key aspect has been to maximise the use of natural daylight to illuminate the general circulation. This ensures the “corridor experience” is pleasant and engages the residents with the surrounding environment to or from the apartment due to the views out.

Importantly we note that daylight is experienced immediately on arrival on to the floor when exiting any of the lifts.

The overall width of the general circulation corridors (1,800mm) have been specifically developed to mitigate the need for “passing points” within the layout, allowing wheelchair users to pass easily by each other. The height within the general circulation corridors (2,400mm) are in accordance with the BCA guidelines.

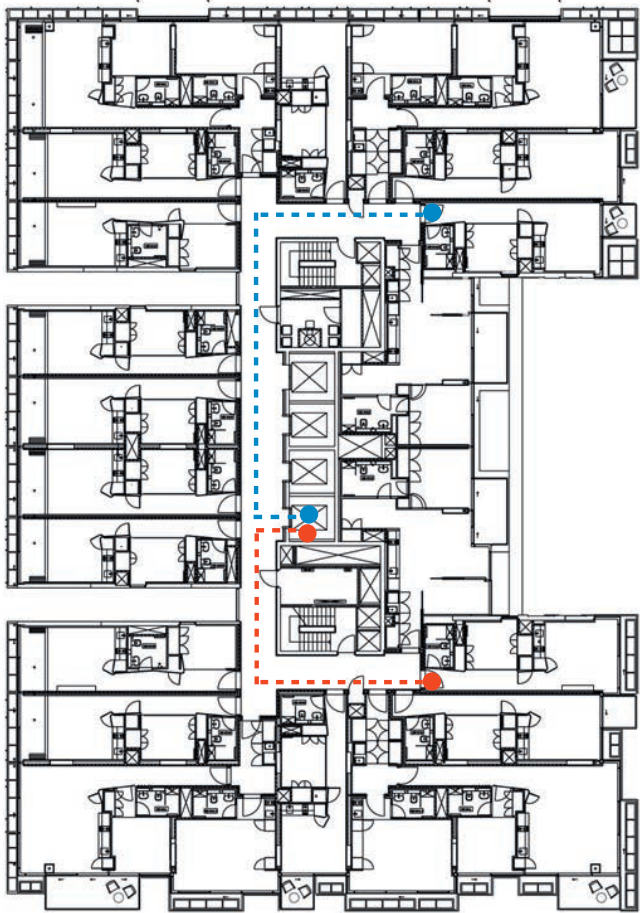
The simplistic layout provides clear orientation within the building as a result of vistas out and natural daylight in the configuration of these spaces.



Block 1 - Travel Distance =29m

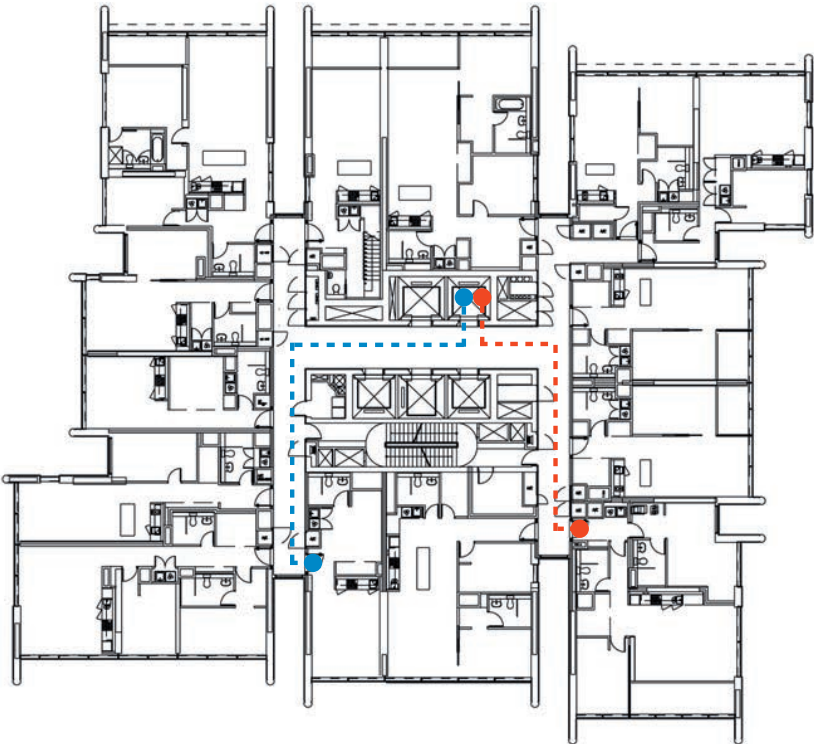
Block 1 - Travel Distance =32m

West Tower, OCP



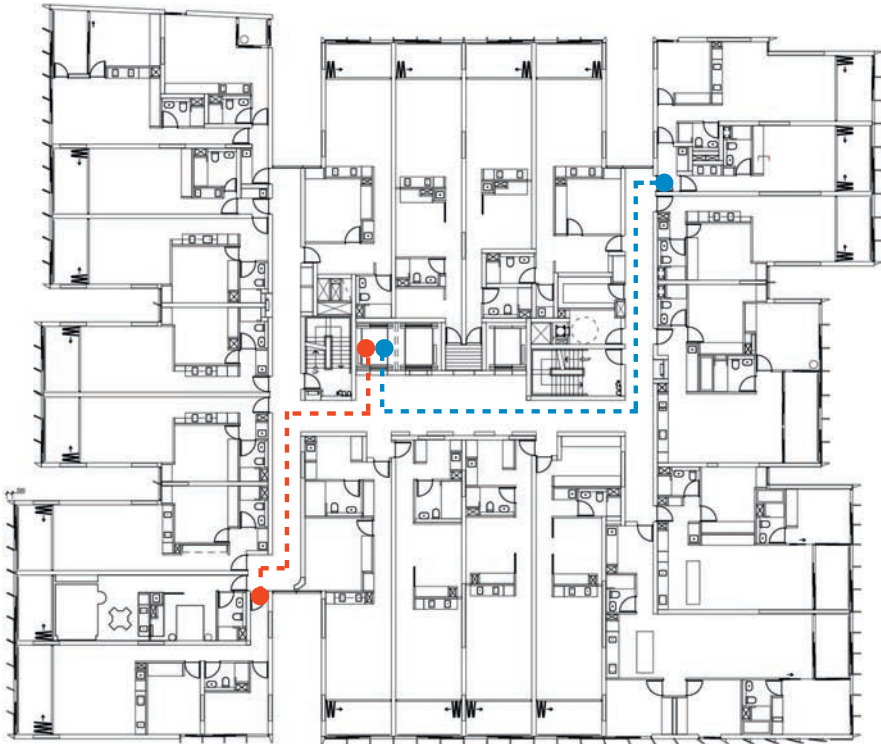
- - - - ● West Tower, OCP - Travel Distance =20m
- - - - ● West Tower, OCP - Travel Distance = 28m

Regents Place, Tower A

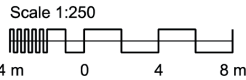


- - - - ● Regents Place, Tower A - Travel Distance =17.3m
- - - - ● Regents Place, Tower A - Travel Distance =24.6m

Connor, Block 8



- - - - ● Connor, Block 8 - Travel Distance =19.3m
- - - - ● Connor, Block 8 - Travel Distance =30.7m

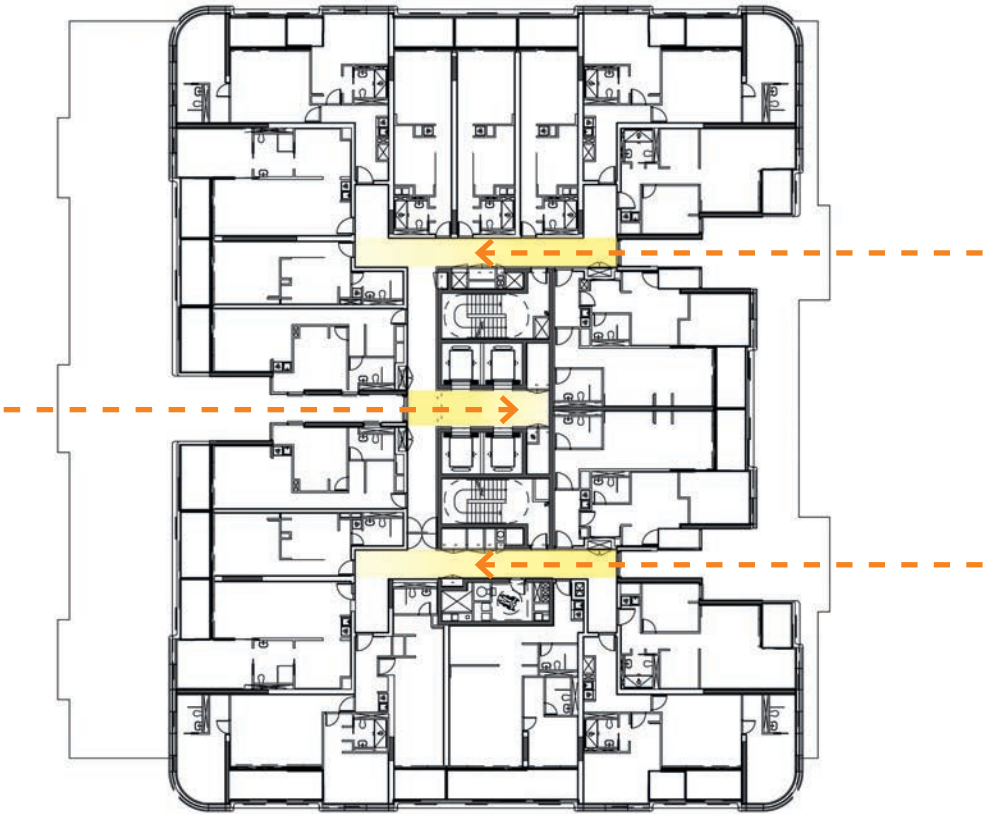


The design of the SSDA for Block 1 was developed based on the importance of naturally daylighting the general circulation as much as the main habitable spaces within the apartments. The configuration of the building with its 3-slots allows for occupants to receive natural daylight from their arrival on a floor at the lift lobby, their journey along the circulation corridors to their eventual arrival at their front door. This results in minimal areas of the general circulation which requires artificial lighting.

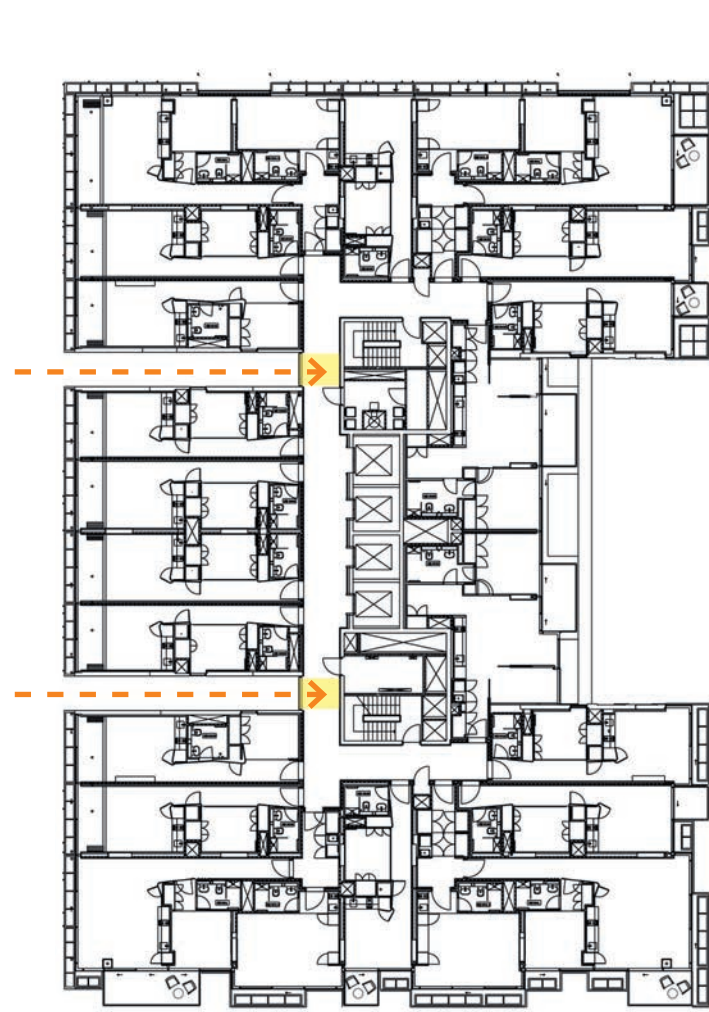
When compared to the other schemes in this study, the proposed design for Block 1 provides an improved amenity in terms of naturally daylighting to the communal circulation areas and particularly the lift lobby.



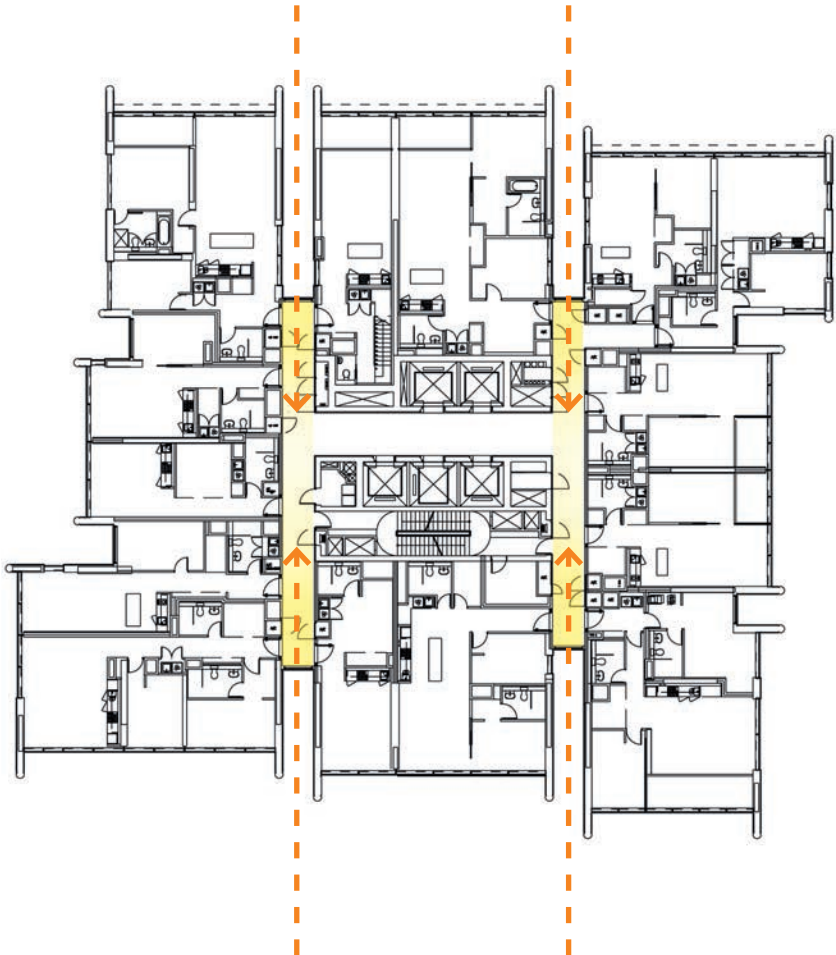
Block 1



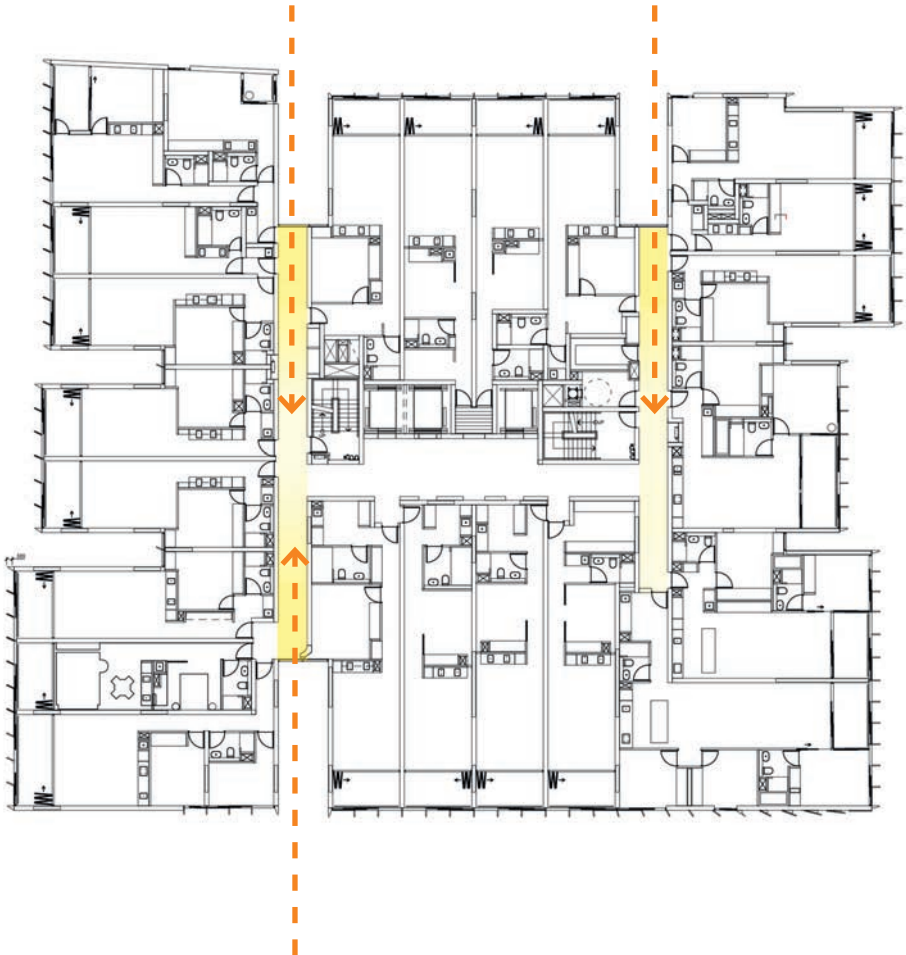
West Tower, OCP



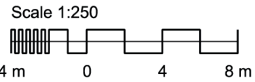
Regents Place Tower A



Connor, Block 8



Where the natural light hits the shared corridor space.

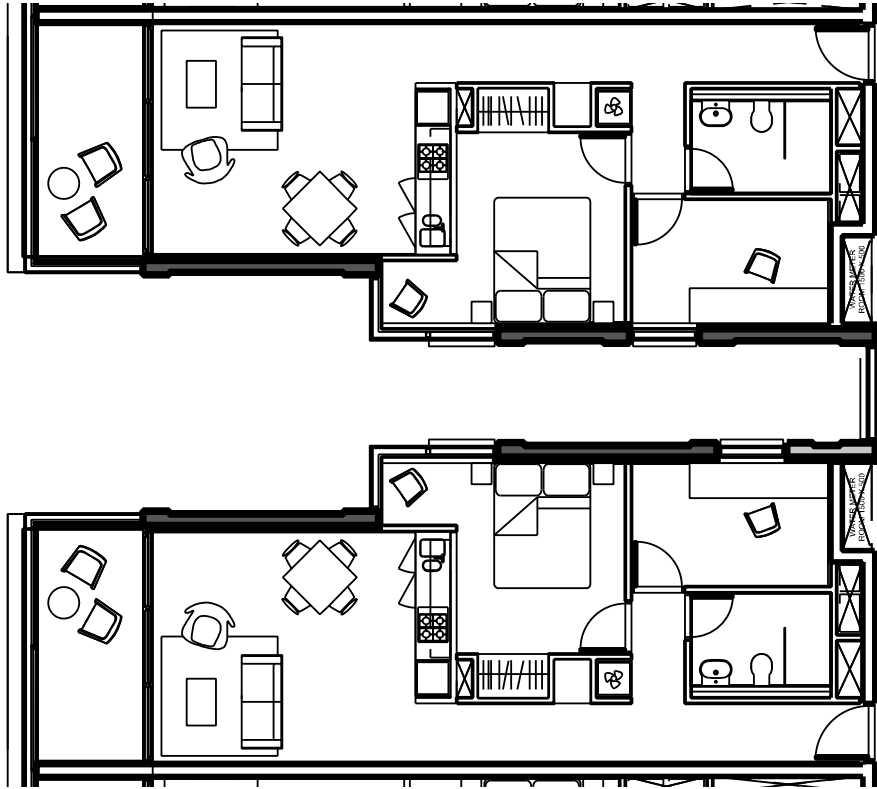


As part of the response from the Department of Planning and the Environment, the revised proposals within the PPR for the SSDA for Block 1 has looked to address the western 1-bed plus study/store apartments. The concern related to the layout of the apartments, questioning the size of the study area being sufficient to be occupied as a bedroom without access to a window, for natural light or ventilation.

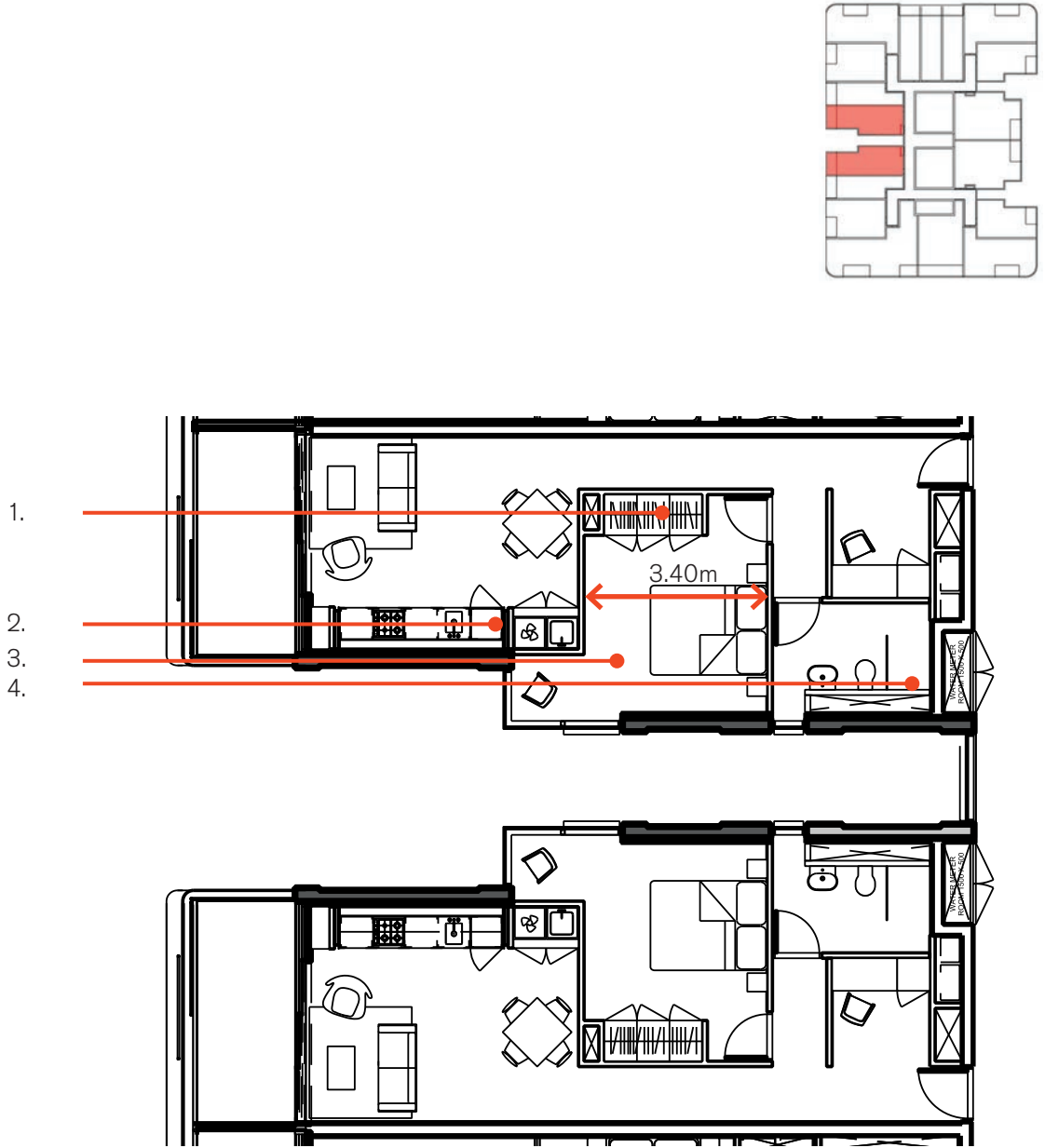
Under the revisions within the PPR, it is now proposed that these apartments are reconfigured to improve their overall layout. The revisions include to locate the bathroom adjacent to the light slot and provide access to the remaining space, which can be configured as a study space or additional storage, off the main circulation space to the living room. The new layout also looks to improve the internal dimensions within the bedroom.

This is further explained in the diagrammatic plans to the right.

- 1. Improved size of wardrobe.
- 2. Kitchen layout revised to accommodate laundry space and provide a more open living area.
- 3. Improved size of bedroom.
- 4. Study/store and bathroom have been reconfigured to allow daylight in to bathroom. The revised location of the study/store allows for greater flexibility of use. The revised layout reflects the concerns raised by council preferring daylight to a bathroom and a reduced storage/study area.



Layout as proposed in SSDA for Block 1



Revised proposal in PPR for Block 1

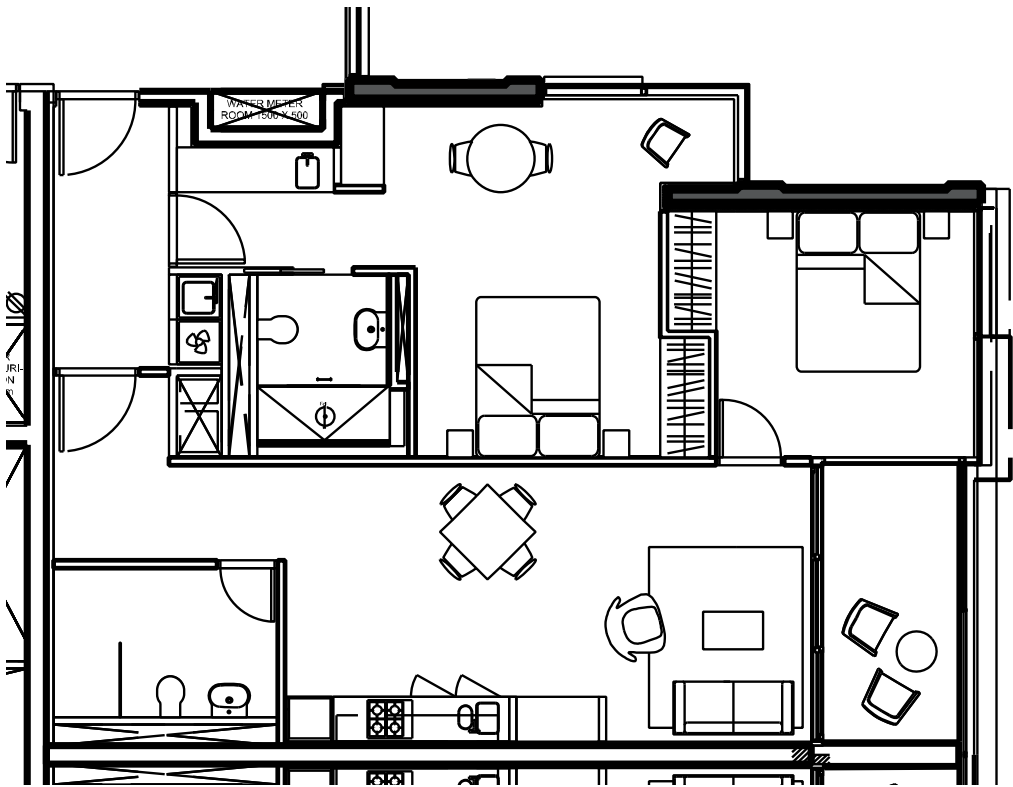
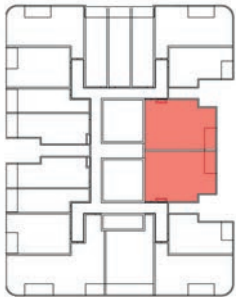
In addition, the revised proposals within the PPR for the SSDA for Block 1 has looked to address the private amenity of the second key to the 2-bed/dual key apartments on the eastern side of a typical floor “when occupied separately.” The concern related to the lack of such a private amenity space to this key in relation to the overall size of the apartment as well as no solar access and a poor outlook and oblique views via the building slots on a typical floor plate.

The plans over these two pages highlights the revisions made to the overall 2-key apartment layouts with the aim of providing a more open layout and introducing a private amenity space by way of a loggia to each respective apartment

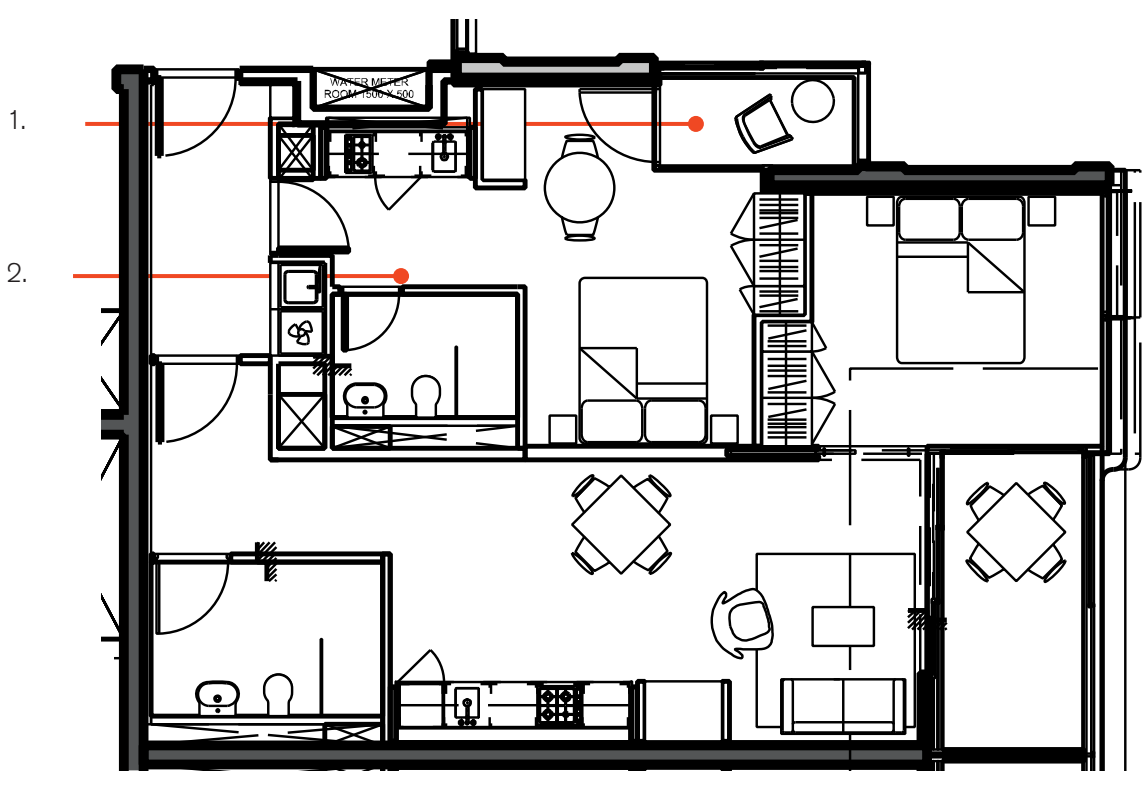
The apartment which were affected were:-

- 2-bed/dual key eastern units of a typical plan.
- 2-bed/dual key corner units in the north-east, north-west and south-east corners of a typical plan.

1. Loggia added to second key of 2-key apartment layout to provide private amenity space.
2. Bathroom and kitchen layout amended to simplify layout and further define spaces within apartment.



Layout as proposed in SSDA for Block 1



Revised proposal in PPR for Block 1