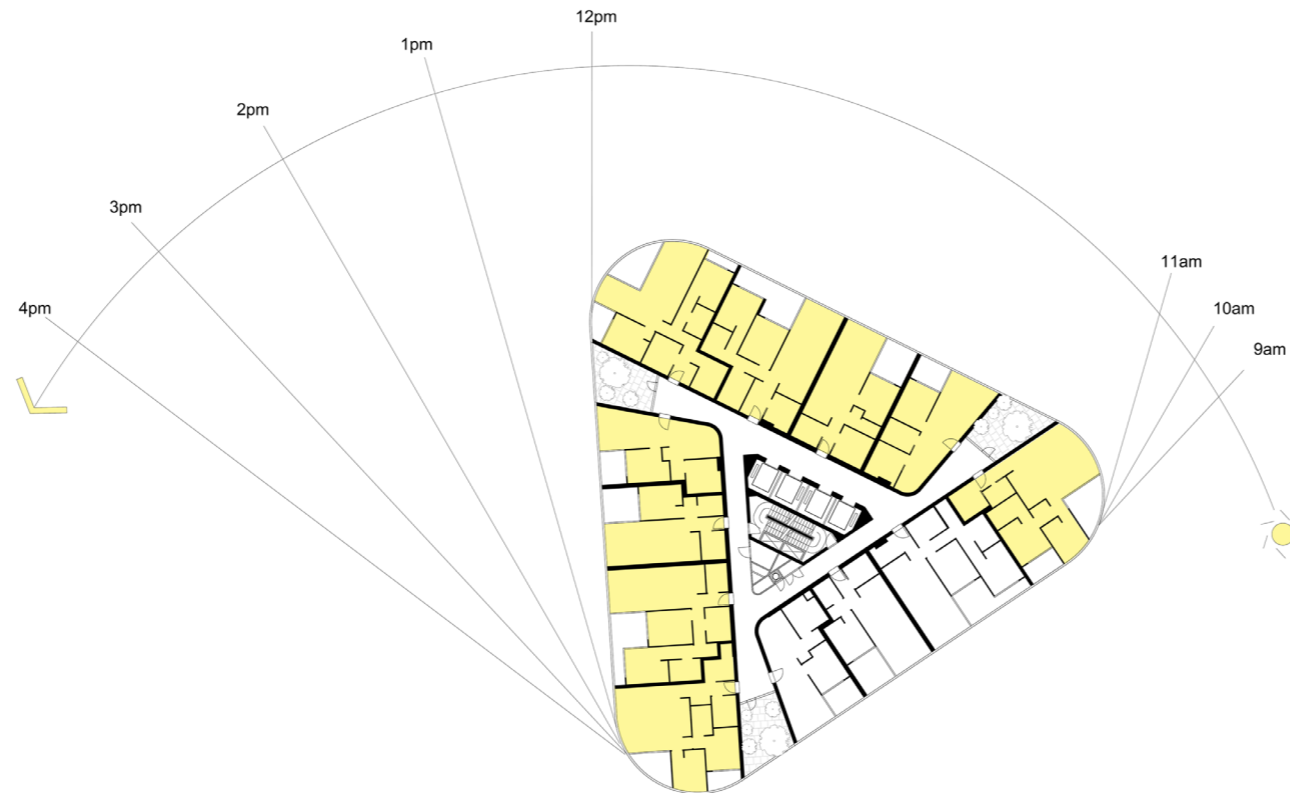


# 6.0 AMENITY

SEPP65 principle 7 'Amenity'. Clause 15 states: Good design provides amenity through the physical, spatial and environmental quality of a development. Optimising amenity requires appropriate room dimensions and shapes, access to sunlight, natural ventilation, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, outlook and ease of access for all age groups and degrees of mobility.

### 6.1 SOLAR ACCESS

Consistent with the principles set out the Residential Flat Design Code, the design seeks to maximise the number of apartments receiving direct sunlight in midwinter to living rooms and balconies. These spaces are given priority and are located at the building's façade to ensure solar access to both spaces. The plan geometry is such that the north and west oriented apartments receive 3 hours of solar access between 9am and 4pm, while the remaining apartments receive the highest quality views.



Solar Access Chart  
Site 68 Sydney Olympic Park  
22nd June

Level	Unit Numbers	3 Hrs	2 Hrs	Total Units / Floor
33	3301 3309 3308 3307 3306 3305 3304 3303	8	8	9
32	3201 3209 3208 3207 3206 3205 3204 3203	8	8	9
31	3101 3109 3108 3107 3106 3105 3104 3103	8	8	9
30	3001 3009 3008 3007 3006 3005 3004 3003	8	8	9
29	2901 2909 2908 2907 2906 2905 2904 2903	8	8	9
28	2801 2809 2808 2807 2806 2805 2804 2803	8	8	9
27	2701 2709 2708 2707 2706 2705 2704 2703	8	8	9
26	2601 2609 2608 2607 2606 2605 2604 2603	8	8	9
25	2501 2509 2508 2507 2506 2505 2504 2503	8	8	9
24	2412 2411 2410 2409 2408 2407 2406 2405 2404	9	9	12
23	2312 2311 2310 2309 2308 2307 2306 2305 2304	9	9	12
22	2212 2211 2210 2209 2208 2207 2206 2205 2204	9	9	12
21	2112 2111 2110 2109 2108 2107 2106 2105 2104	9	9	12
20	2012 2011 2010 2009 2008 2007 2006 2005 2004	9	9	12
19	1912 1911 1910 1909 1908 1907 1906 1905 1904	9	9	12
18	1812 1811 1810 1809 1808 1807 1806 1805 1804	9	9	12
17	1712 1711 1710 1709 1708 1707 1706 1705 1704	9	9	12
16	1612 1611 1610 1609 1608 1607 1606 1605 1604	9	9	12
15	1501 1512 1511 1510 1509 1508 1507 1506 1505	8	8	12
14	1401 1412 1411 1410 1409 1408 1407 1406 1405	8	8	12
13	1301 1312 1311 1310 1309 1308 1307 1306 1305	7	7	12
12	1201 1212 1211 1210 1209 1208 1207 1206 1205	7	7	12
11	1101 1112 1111 1110 1109 1108 1107 1106 1105	7	7	12
10	1001 1012 1011 1010 1009 1008 1007 1006 1005	7	7	12
9	912 911 910 909 908 907 906 905 904	6	6	12
8	812 811 810 809 808 807 806 805 804	6	6	12
7	712 711 710 709 708 707 706 705 704	6	6	12
6	612 611 610 609 608 607 606 605 604	6	6	12
5	512 511 510 509 508 507 506 505 504	6	6	12
4	412 411 410 409 408 407 406 405 404	6	6	12
3	301 312 311 310 309 308 307 306 305	6	6	12
2	201 212 211 210 209 208 207 206 205	6	6	12
1	101 112 111 110 109 108 107 106 105	6	6	12
0				
Total:		251	288	369

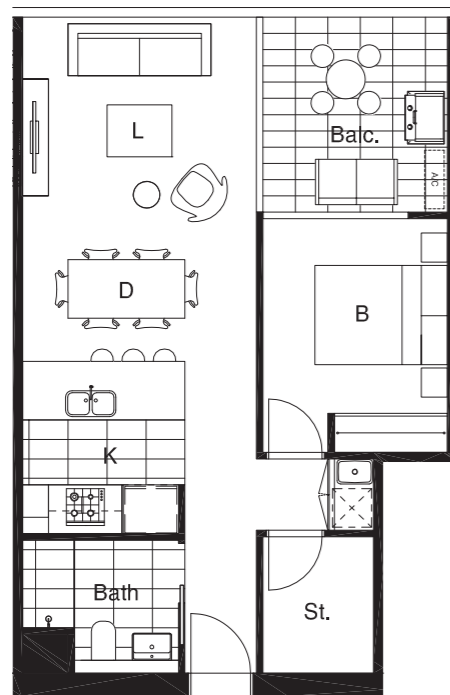
  

Summary:	Quantity	Percentage
Total Units with 3 Hours Minimum:	251	68%
Total Units with 2 Hours Minimum:	288	78%

6.0 AMENITY

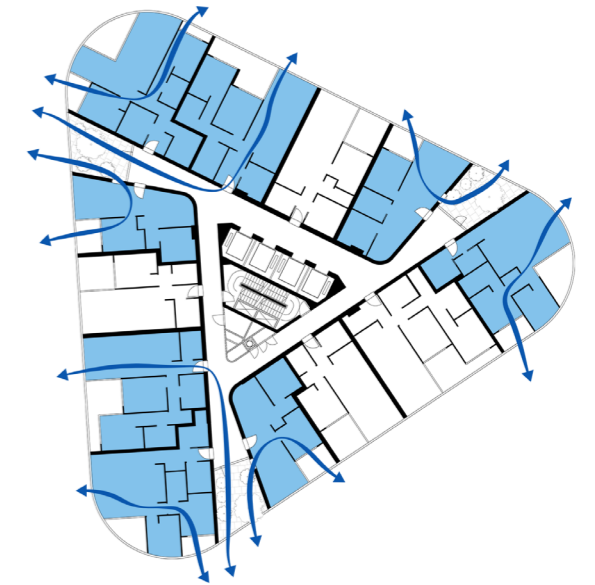
**6.2 DAYLIGHT ACCESS , BALCONY ORIENTATION AND APARTMENT DEPTH**

Living areas and balconies are located at the building facade and provided with full width frontage to maximise daylight, solar access and views out. Bedrooms are generally set back for visual and acoustic privacy, and generally also receive full width frontage onto balconies. In accordance with RFDC rules of thumb, the back of all kitchens is no more than 8 metres from a window. Primary balcony depths range from between 2.1 to 3.0 metres, in excess of minimum RFDC requirements.



**6.3 VENTILATION ANALYSIS**

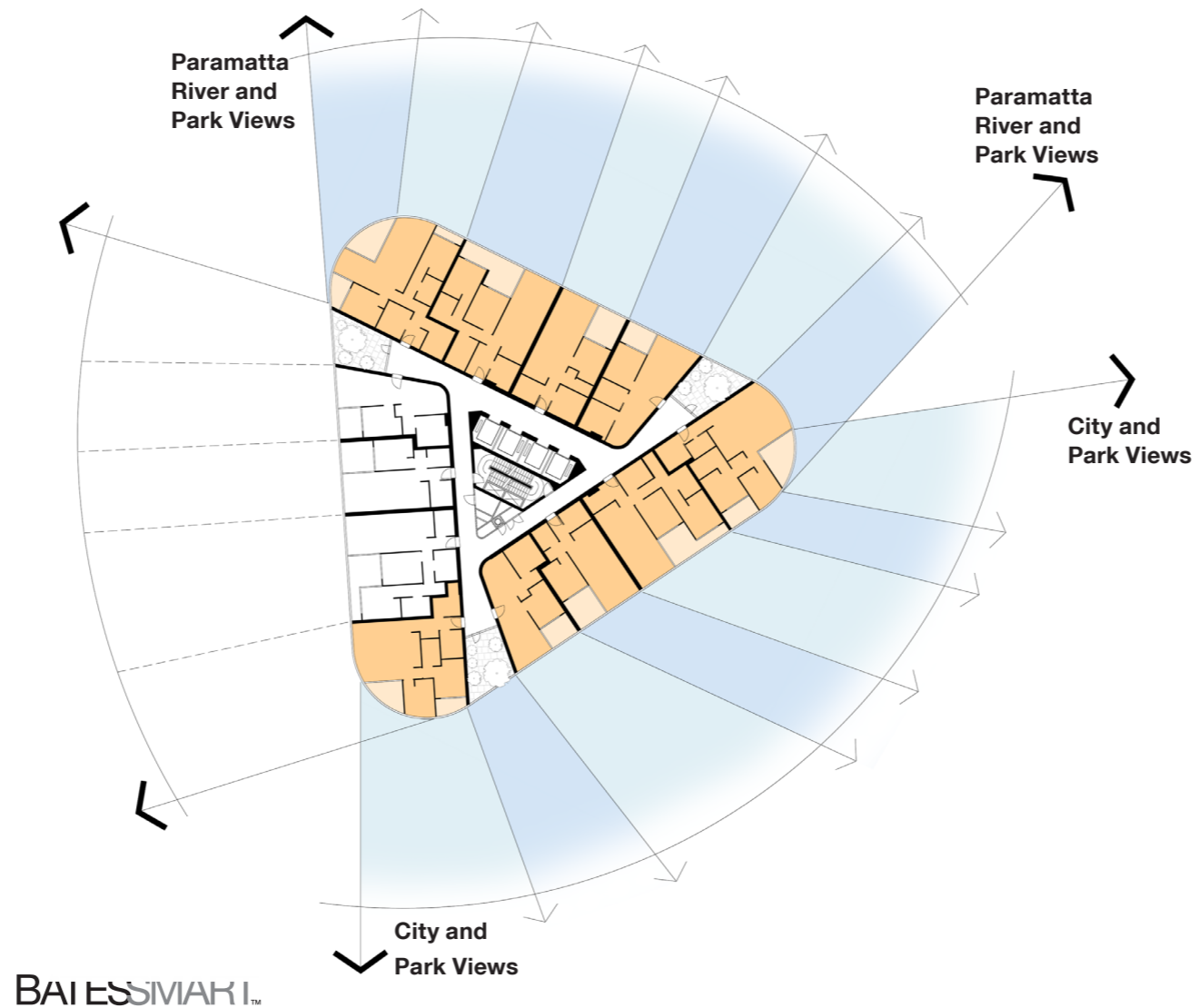
The RFDC requires that all residential development on the site achieve 60% cross ventilation. The floor plate has been designed to maximise cross ventilation through dual orientation, utilising slots adjacent to the corners to provide two aspects. There are three slots per floor. 6 apartments per floor achieve crossflow ventilation through dual orientation. In addition, two apartments per floor will be connected to the slot via a plenum in the ceiling of the common corridor to provide cross ventilation. Further detail is provided in the environmental report. The below table indicates the apartments achieving crossflow ventilation. The project achieves 60% in accordance with RFDC requirements. The slots also provide natural light and ventilation to the lift lobby and common areas of the floorplate, minimising energy use and deliving excellent levels of amenity.



Ventilation Analysis Site 68 Sydney Olympic Park															
Level	Crossflow Unit Numbers	Crossflow Equivalent Unit Numbers	Crossflow per floor	Total per floor	Percentage	Cross Ventilated Kitchens	Per Floor	Percentage							
Level 33	Plenum 3301 3302 3303 3306 3307 3309 3304 3308		8	9	89%	3301 3302 3303 3307 3309	5	56%							
Level 32	Plenum 3201 3202 3203 3206 3207 3209 3204 3208		8	9	89%	3201 3202 3203 3207 3209	5	56%							
Level 31	Planter 3101 3102 3103 3106 3107 3109		6	9	67%	3101 3102 3103 3107 3109	5	56%							
Level 30	Plenum 3001 3002 3003 3006 3007 3009 3004 3008		8	9	89%	3001 3002 3003 3007 3009	5	56%							
Level 29	Plenum 2901 2902 2903 2906 2907 2909 2904 2908		8	9	89%	2907 2902 2903 2907 2929	5	56%							
Level 28	Planter 2801 2802 2803 2806 2807 2809		6	9	67%	2807 2802 2803 2807 2809	5	56%							
Level 27	Plenum 2701 2702 2703 2706 2707 2709 2704 2708		8	9	89%	2707 2702 2703 2707 2709	5	56%							
Level 26	Plenum 2601 2602 2603 2606 2607 2609 2604 2608		8	9	89%	2607 2602 2603 2607 2609	5	56%							
Level 25	Garden 2501 2503 2507 2404 2508		5	9	56%	2507 2502 2503 2507	3	33%							
Level 24	Soffit 2401 2404 2405 2408 2409 2412		6	12	50%	2404 2408 2412	3	25%							
Level 23	Plenum 2301 2304 2305 2308 2309 2312 2303 2307		8	12	67%	2304 2308 2312	3	25%							
Level 22	Planter 2201 2204 2205 2208 2209 2212		6	12	50%	2204 2208 2212	3	25%							
Level 21	Plenum 2101 2104 2105 2108 2109 2112 2103 2107		8	12	67%	2104 2108 2112	3	25%							
Level 20	Plenum 2001 2004 2005 2008 2009 2012 2003 2007		8	12	67%	2004 2008 2012	3	25%							
Level 19	Planter 1901 1904 1905 1908 1909 1912		6	12	50%	1904 1908 1912	3	25%							
Level 18	Plenum 1801 1804 1805 1808 1809 1812 1803 1807		8	12	67%	1804 1808 1812	3	25%							
Level 17	Plenum 1701 1704 1705 1708 1709 1712 1703 1707		8	12	67%	1704 1708 1712	3	25%							
Level 16	Garden 1604 1608 1612 1603 1607		5	12	42%	1604 1608 1612	3	25%							
Level 15	Soffit 1501 1504 1505 1508 1509 1512		6	12	50%	1501 1505 1509	3	25%							
Level 14	Plenum 1401 1404 1405 1408 1409 1412 1406 1410		8	12	67%	1401 1405 1409	3	25%							
Level 13	Planter 1301 1304 1305 1308 1309 1312		6	12	50%	1301 1305 1309	3	25%							
Level 12	Plenum 1201 1204 1205 1208 1209 1212 1206 1210		8	12	67%	1201 1205 1209	3	25%							
Level 11	Plenum 1101 1104 1105 1108 1109 1112 1106 1110		8	12	67%	1101 1105 1109	3	25%							
Level 10	Garden 1001 1005 1009 1006 1010		5	12	42%	1001 1005 1009	3	25%							
Level 09	Soffit 901 904 905 908 909 912		6	12	50%	904 908 912	3	25%							
Level 08	Plenum 801 804 805 808 809 812 803 807		8	12	67%	804 808 812	3	25%							
Level 07	Planter 701 704 705 708 709 712		6	12	50%	704 708 712	3	25%							
Level 06	Plenum 601 604 605 608 609 612		6	12	50%	604 608 612	3	25%							
Level 05	Plenum 501 504 505 508 509 512		6	12	50%	504 508 512	3	25%							
Level 04	Garden 404 408 412		3	12	25%	404 408 412	3	25%							
Level 03	Soffit 301 304 305 308 309 312		6	12	50%	301 305 309	3	25%							
Level 02	Plenum 201 204 205 208 209 212		6	12	50%	201 205 209	3	25%							
Level 01	Plenum 101 104 105 108 109 112		6	12	50%	101 105 109	3	25%							
<b>Total:</b>			<b>222</b>	<b>369</b>	<b>60%</b>		<b>115</b>	<b>31%</b>							

**6.4 VIEWS**

The floorplan has been arranged to maximise the number of apartments with a view of the city skyline, Bicentennial Parklands, and the Parramatta River. To achieve this, the majority of apartments are located on the north and south east sides of the towers, resulting in 70% of apartments with prime views. On the western side, apartments enjoy views across Olympic Park to Haslams Creek.



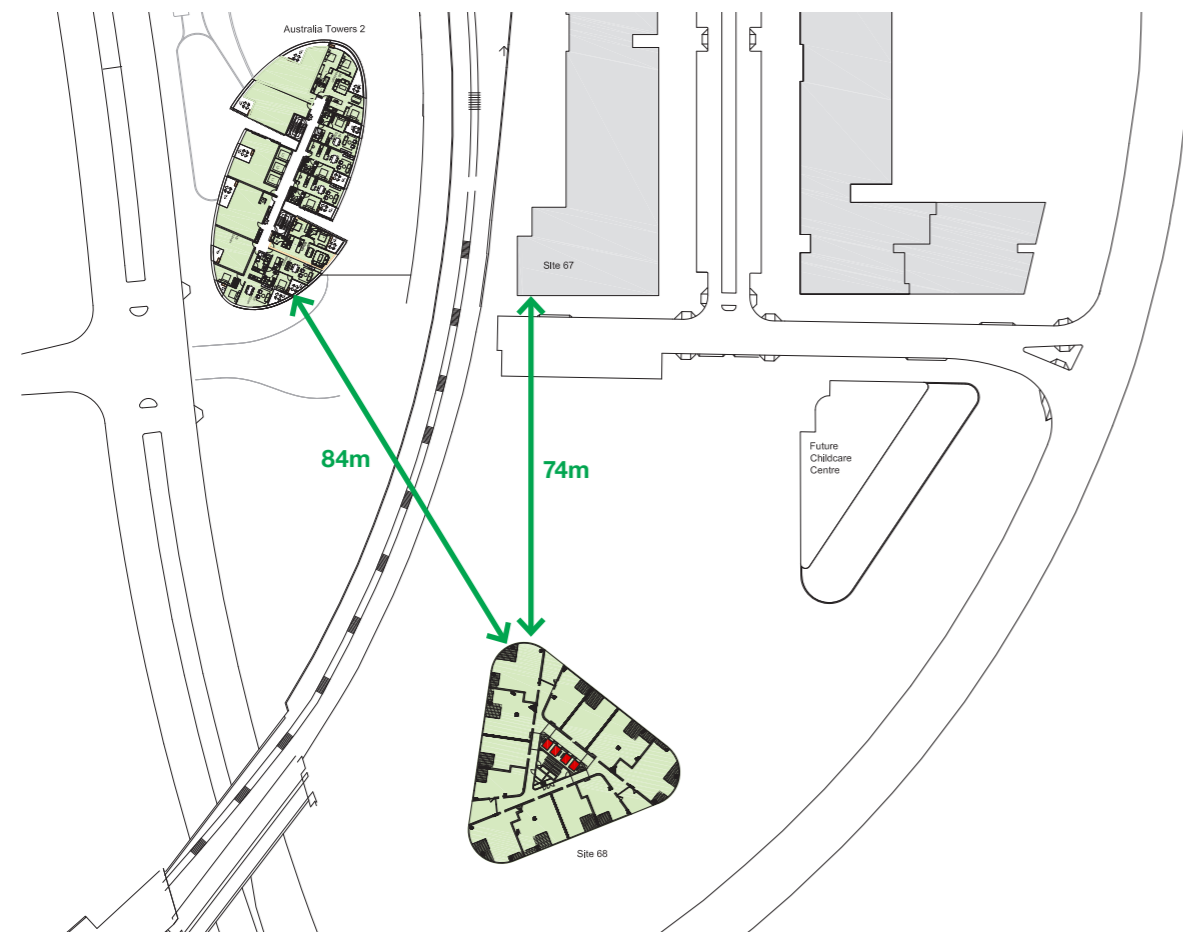
**6.5 SKYGARDENS**

Extending the landscape of Bicentennial Park into the building we have created a series of vertical gardens located in slots up the building. These gardens clean and cool air that enters adjacent apartments and the common areas, as well as providing communal spaces with excellent amenity achieved through solar access and views.



**6.6 BUILDING SEPARATION**

The RFDC establishes rules of thumb for building separation relative to the height of a building form and the nearest proximal use. The building separation requirement outlined for buildings over 9 storeys in height is 24 metres from habitable rooms to habitable rooms. The nearest adjacent developments, Site 3 Australia Towers, and Site 67, are 84 and 74 metres away from the closest point of the proposed residential tower, well in excess of RFDC minimum requirements.



**6.7 VIEW LOSS**

We have assessed the potential impact of view loss to the adjacent Australia Towers development by defining two key view corridors from the residential apartments within. Apartments are oriented east with direct views and general outlook over bicentennial park. Higher quality city skyline and harbour views are slightly oblique to floorplate planning, in a due easterly direction. The proposed development has no impact to either direct or prime views.

