Item Raised - Studies

‘Further consideration should be given to exploring alternative designs to improve the amenity of units which do not have study windows or line of sight to a window.’

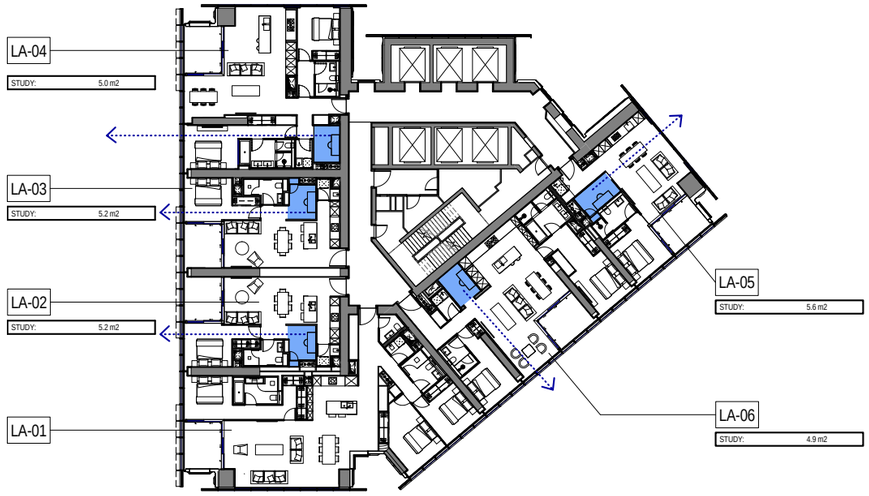
Proponent Response

The internal arrangement of all apartment plans have been reviewed in line with the *Apartment Design Guide (June 2015)* to improve the amenity.

The apartments have been designed to maximise open plan living areas adjacent to the façade and optimise bedroom areas and their outlook. Study provisions have been reduced in area to suit.

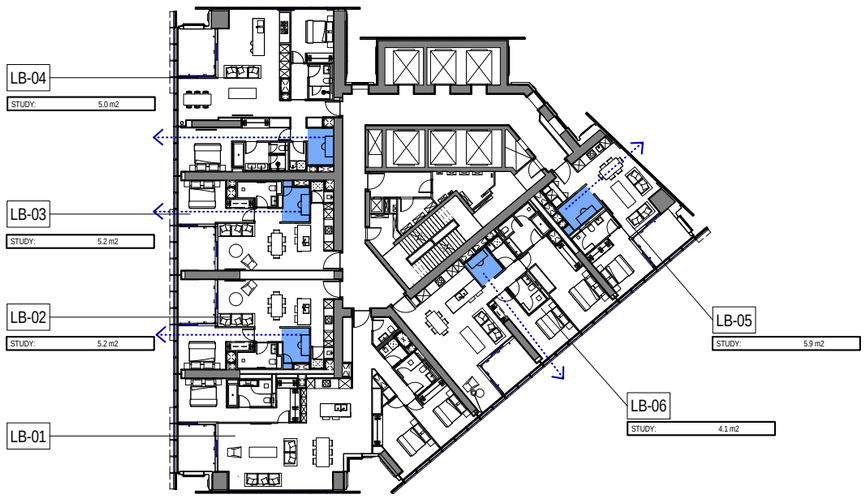
Where studies are provided they are designed to provide ultimate flexibility for the apartment, be it a work from home area or an extension of the master suite or providing opportunity for additional storage.

All apartment plans have been amended to provide a line of sight to a window.



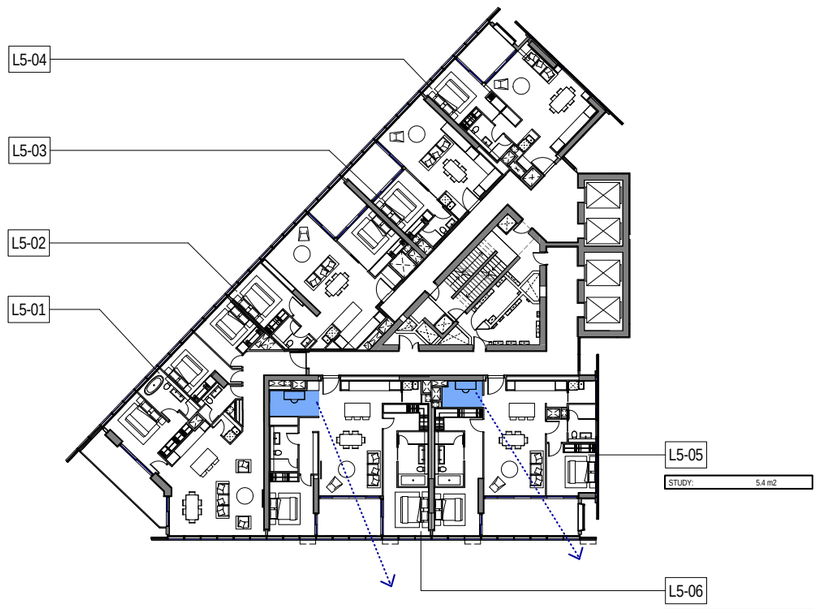
R4A Low Plate - Studies and line of sight

R4A Upper Plate - Studies and line of sight

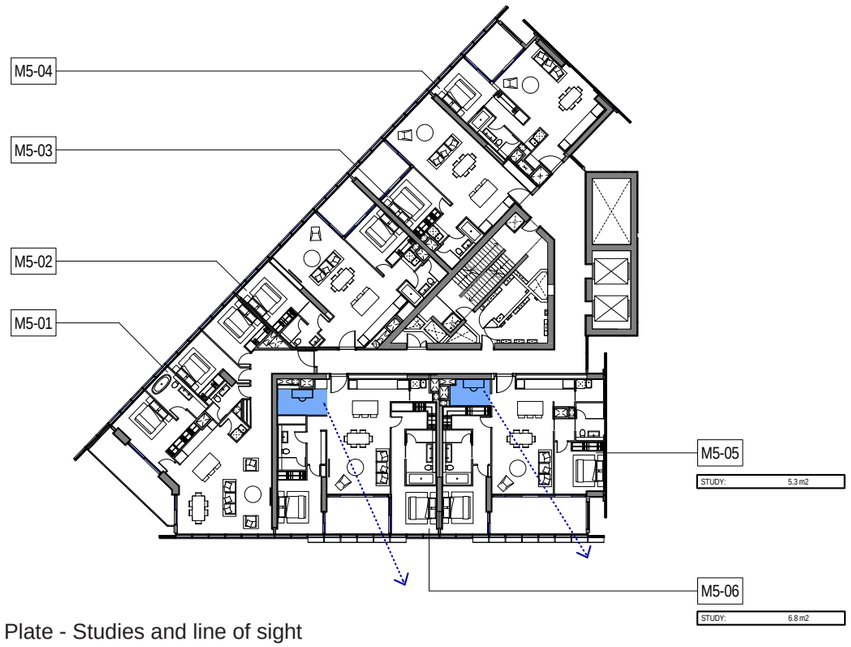


R4B Low Plate - Studies and line of sight

R4B Mid & Upper Plate - Studies and line of sight



R5 Low Plate - Studies and line of sight



R5 Mid Plate - Studies and line of sight

1.3.4 Private Open Space

Item Raised

‘Further consideration should be given to increasing the size and/or depth of balcony / wintergardens for three bedroom units to comply with minimum Apartment Design Guide requirements.’

Proponent Response

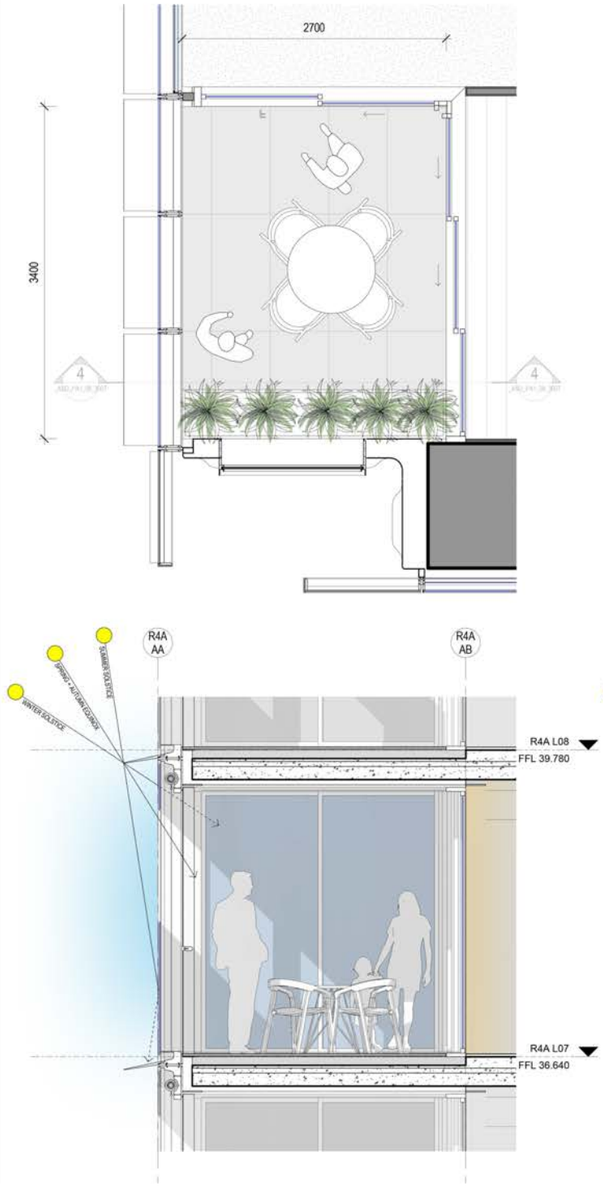
The area of the balcony / wintergardens to the three bedroom apartments is as per the schedules at Appendix A.

The depth of the balcony / wintergardens to the three bedroom apartments is 2.7m and exceeds the minimum requirement of 2.4m.

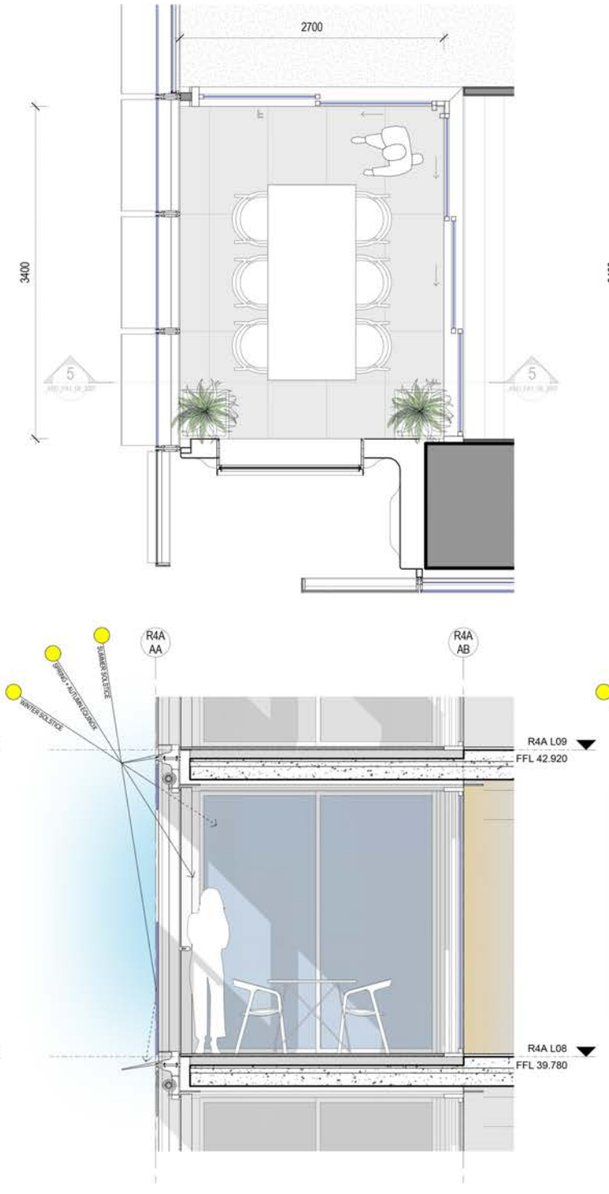
The balconies and wintergardens have been designed as an extension of the open plan living areas with flush thresholds and an equal level of material finish.

The overall dimensions of the balconies and wintergardens have been considered to allow for a range of uses whilst taking into account environmental conditions.

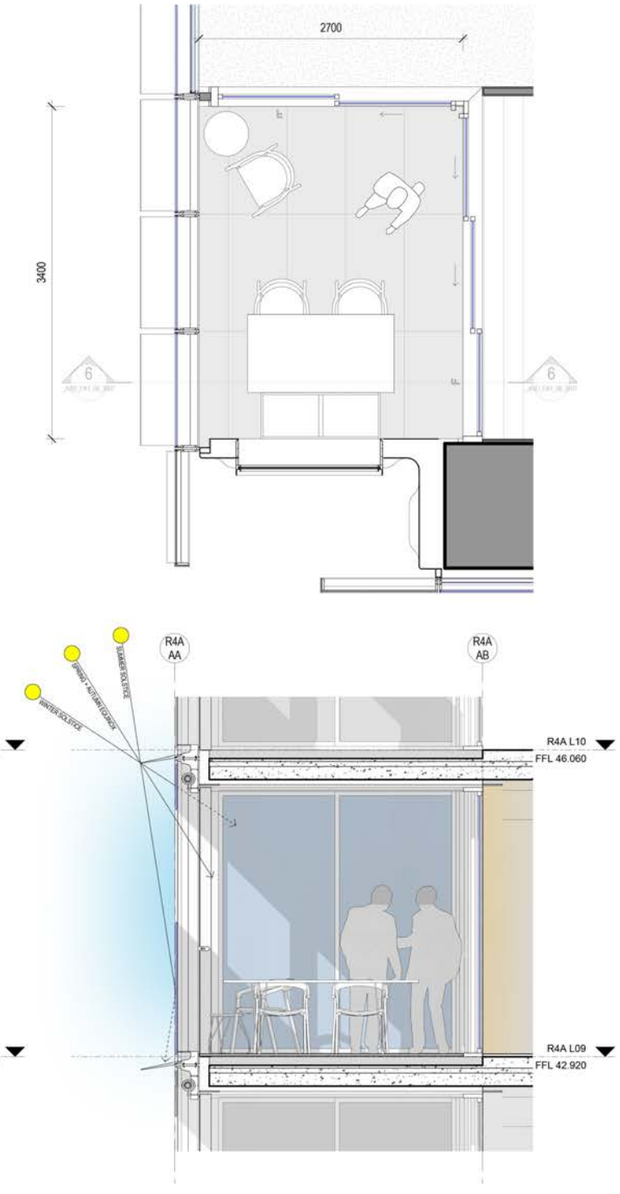
All balconies and wintergardens can be comfortably furnished to suit a number of scenarios as per the adjacent diagrams.



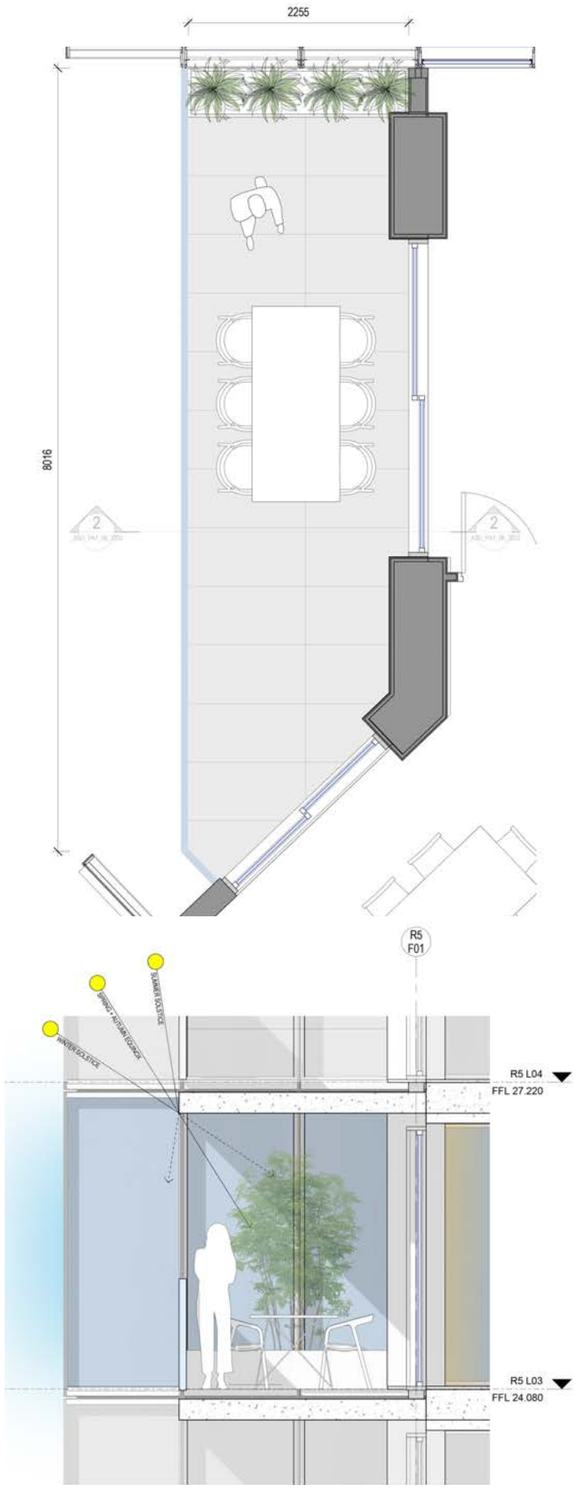
LA/B-01 & MA/B 01 Balcony Plan and Section - Scenario A



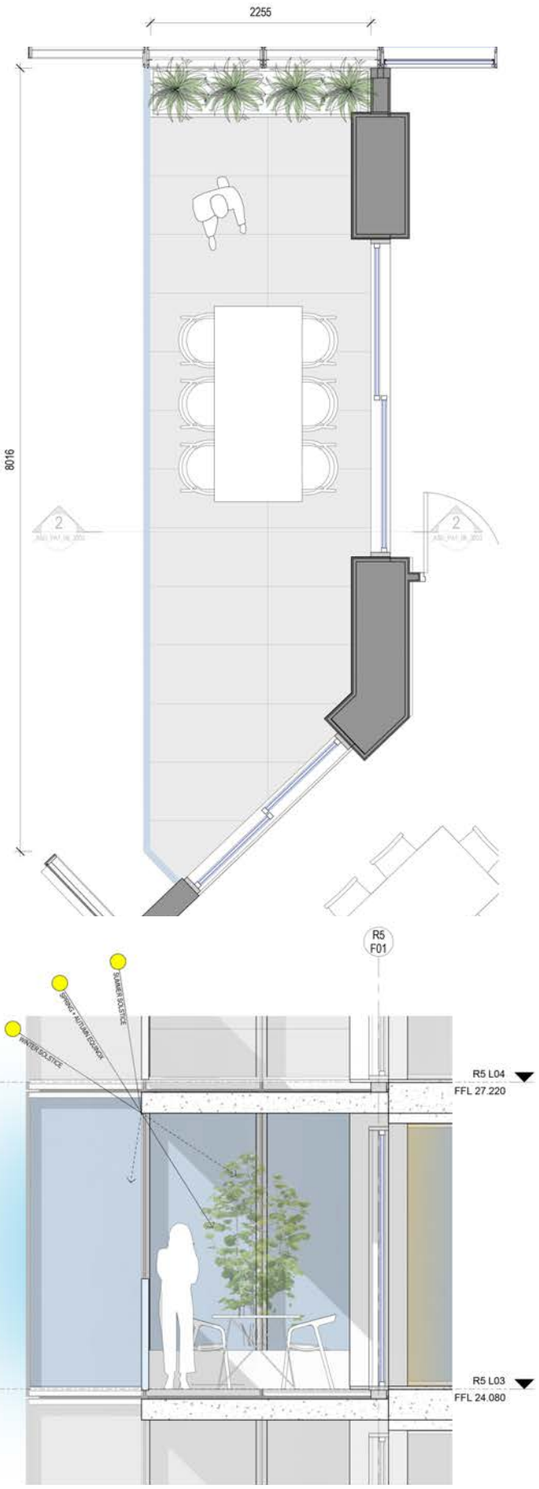
LA/B-01 & MA/B 01 Balcony Plan and Section - Scenario B



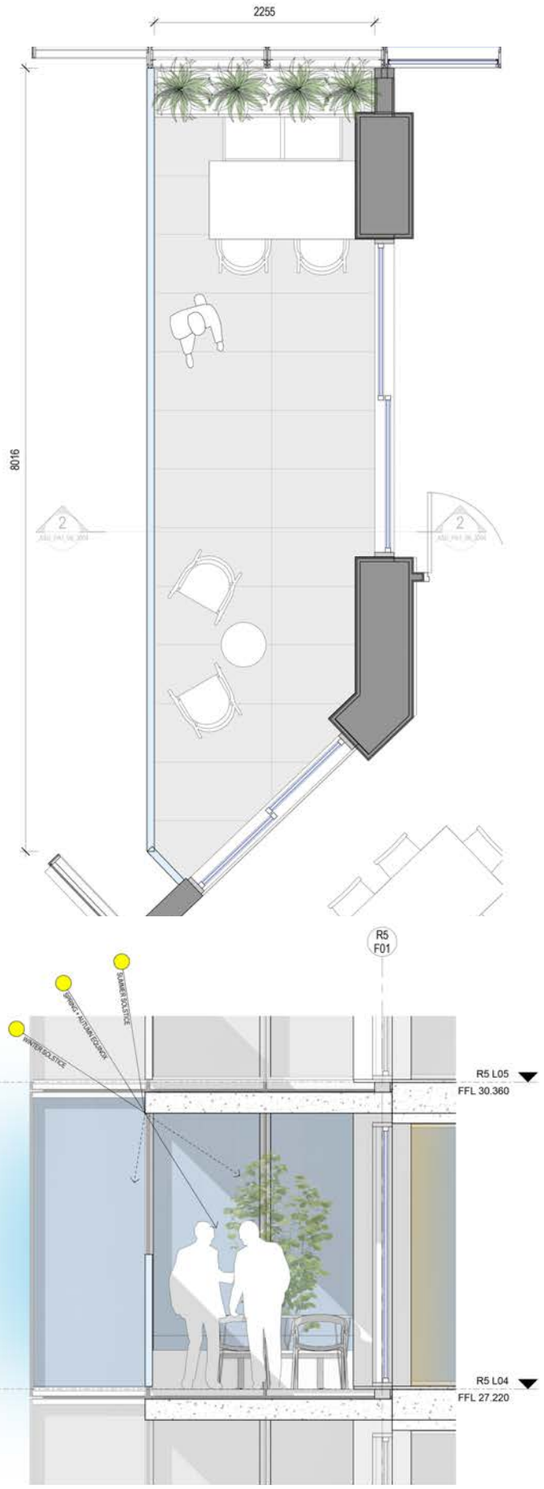
LA/B-01 & MA/B 01 Balcony Plan and Section - Scenario C



L5-01 & M5-01 Balcony Plan and Section - Scenario A



L5-01 & M5-01 Balcony Plan and Section - Scenario B



L5-01 & M5-01 Balcony Plan and Section - Scenario C

1.3.5 Storage Requirements

Item Raised

‘Provide more detailed information to demonstrate compliance with storage requirements. This includes within units and within the basement. Bicycle storage should not be provided within individual storage cages unless the volume of each cage is increased accordingly.’

Proponent Response

The storage provision for each of the apartments meets the required volume as specified by the guidelines. Adequate well-designed storage is provided both within the apartments and within the basement as per the schedules provided at Appendix A.

Apartments have been planned to optimise opportunities for storage throughout and include: coat cupboards, linen cupboards, home office storage, and additional laundry, kitchen and robe provisions above the minimum required by the design guidelines.

Bicycle storage has been provided within lockable cages located within a secure area of the basement that is dedicated for residents, and accessible only by swipe card. As the Australian Standards (AS) classify bicycle parking by the level of security provided, this development’s provision of bicycle storage is aligned with class B, which is generally described as a secure structure that is part of the destination, is protected from the weather, has locking mechanisms provided for individual cages within the structure, and has entrance gates to the secure area are self-closing and self-locking.

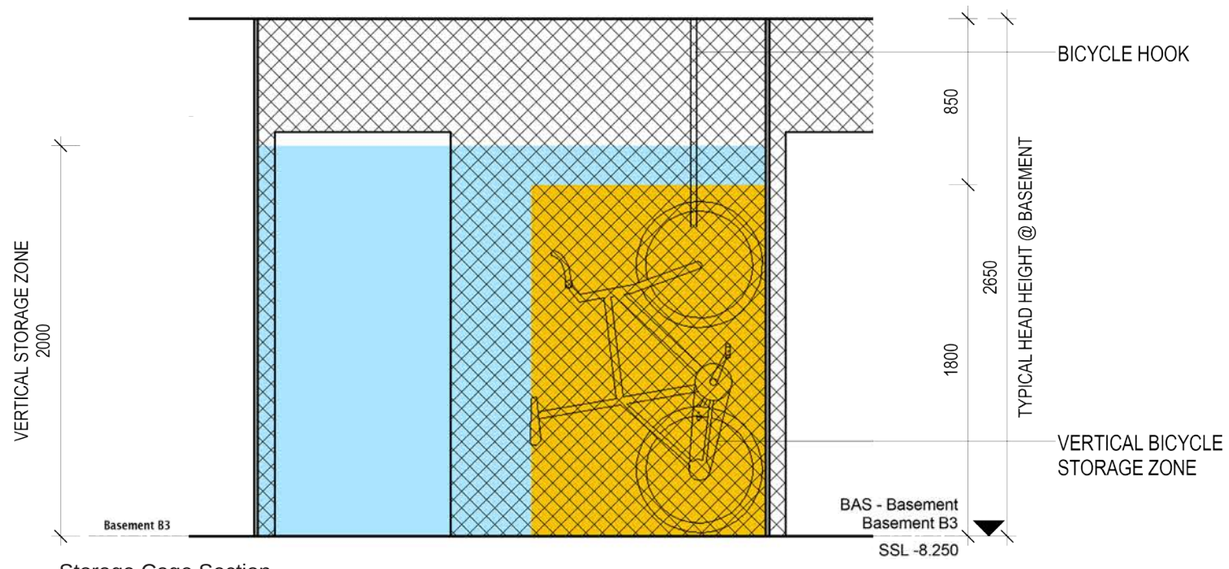
The volume of the basement cages are of varying sizes with the minimum volume being 5.72m3. If this size cage was provided to the apartment with the smallest amount of storage volume included within the apartment the storage volume after deducting the volume of the bicycle is still greater than the minimum storage capacity required by the *Apartment Design Guide (June 2015).* The diagrams depict the minimum storage cage size, demonstrating how the cage will accommodate a bicycle and meet the objective.

KEY:

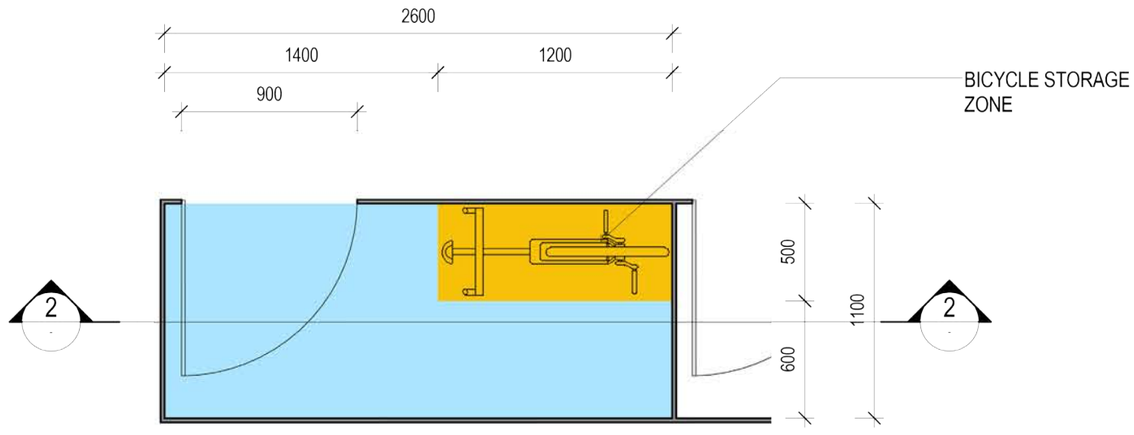
ROOM REQUIRED FOR BICYCLE STORAGE (AUSTRALIAN STANDARD BICYCLE VOLUME)

APARTMENT STORAGE MEETING ADG REQUIREMENT

Smallest In-Unit Storage + Smallest Cage	Bicycle Volume	**Apartment Storage Excluding Bike**
7.12m3	1.08m3	**6.04m3**

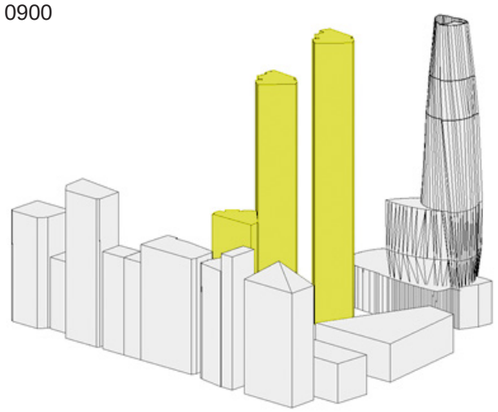


Storage Cage Section

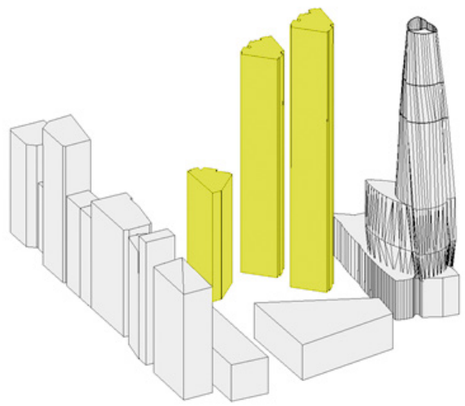


Storage Cage Floor Plan

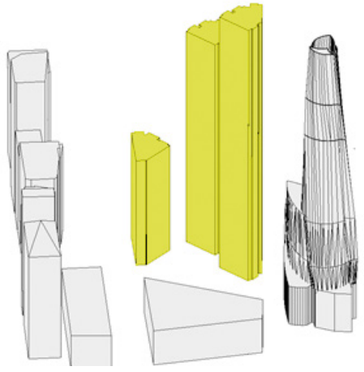
June 21 - 0900



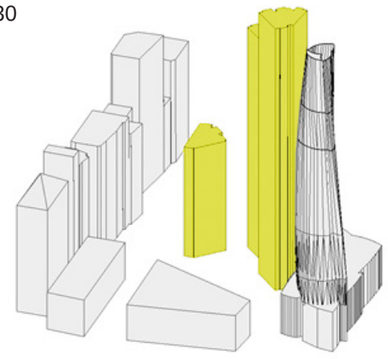
June 21 - 1030



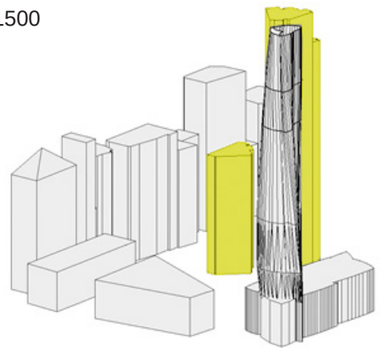
June 21 - 1200



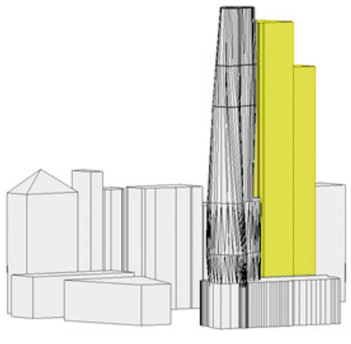
June 21 - 1330



June 21 - 1500



June 21 - 1630



Views taken from the sun's position throughout June 21

1.3.6 Solar Access

Item Raised

'Further consideration should be given to the layout and configuration of units to improve opportunities for solar access for the development. In particular, the number of units receiving direct sunlight between 9am and 3pm in midwinter should be reviewed. In addition, the number of units within R4B that do not receive direct sunlight between 9am and 3pm in midwinter should also be reviewed.'

Proponent Response

Solar access has been re-modelled with increased accuracy by introducing additional representative floors and apartments, beyond that of the initial modelling. A full solar report detailing the analysis of solar and daylight access across the individual buildings is included as part of the submission. The results of this report are briefly discussed here, and a schedule noting the number of hours each apartment receives is at Appendix A.

The total development achieves reasonable solar access for a site located within the density of the Sydney Metropolitan Area, with excellent daylight access due to the highly transparent façade and north-east and west orientation of all three buildings. Across the development, 66% of the apartments receive 2 or more hours of direct sunlight between 9am-3pm for living rooms and private open space during the winter solstice.

In addition, with the location of the buildings being near the western harbour edge, apartments will also receive sunlight at low solar altitudes. For this reason results have been presented for an extended time frame beyond 3pm. This approach is consistent with what was approved for Residential Buildings R8 and R9 at Barangaroo South. Sun perspective diagrams have been included to illustrate the duration of solar access the buildings receive. These diagrams are modelled from the perspective of the sun based on 21 June. Under the extended solar time-frame of 9am-4.45pm, 85% of apartments across the development receive 2 or more hours of direct sunlight to living rooms and private open space during the winter solstice.