

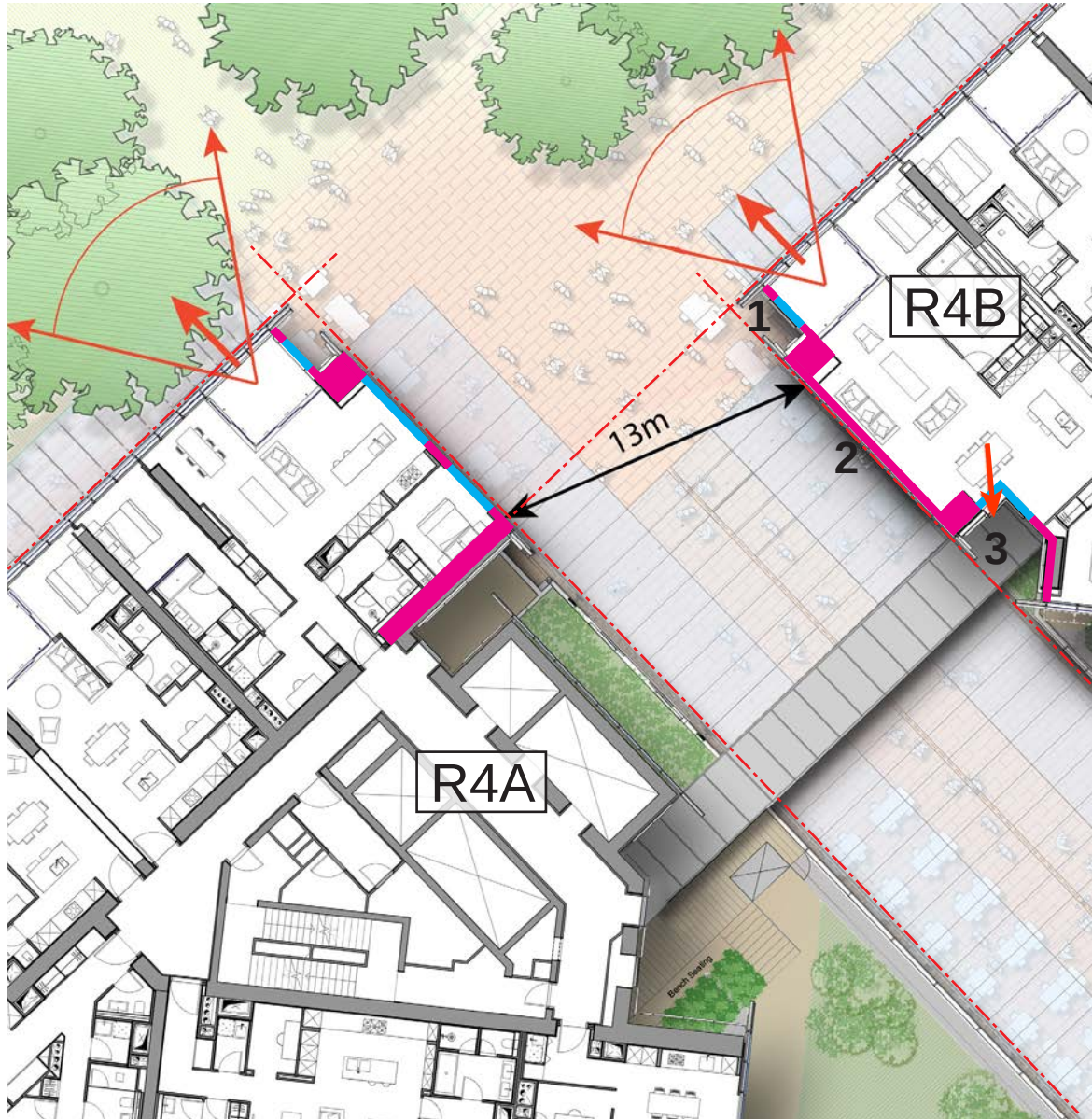
R4A and R4B Proximity Diagram

The separation between each of the towers is within the allowable limits that is prescribed by the Mod 8 design controls which sets a minimum separation of 9 metres with 13m currently achieved.

Building alignments are offset from one another and are thus designed for optimum amenity and visual privacy between the buildings. The 'Notches' and opaque façades act together in order to prevent overlooking from the neighbouring towers.

Balconies and wintergardens are set behind the plane of the main façades by the Notches which provide these spaces with both visual and acoustic privacy.

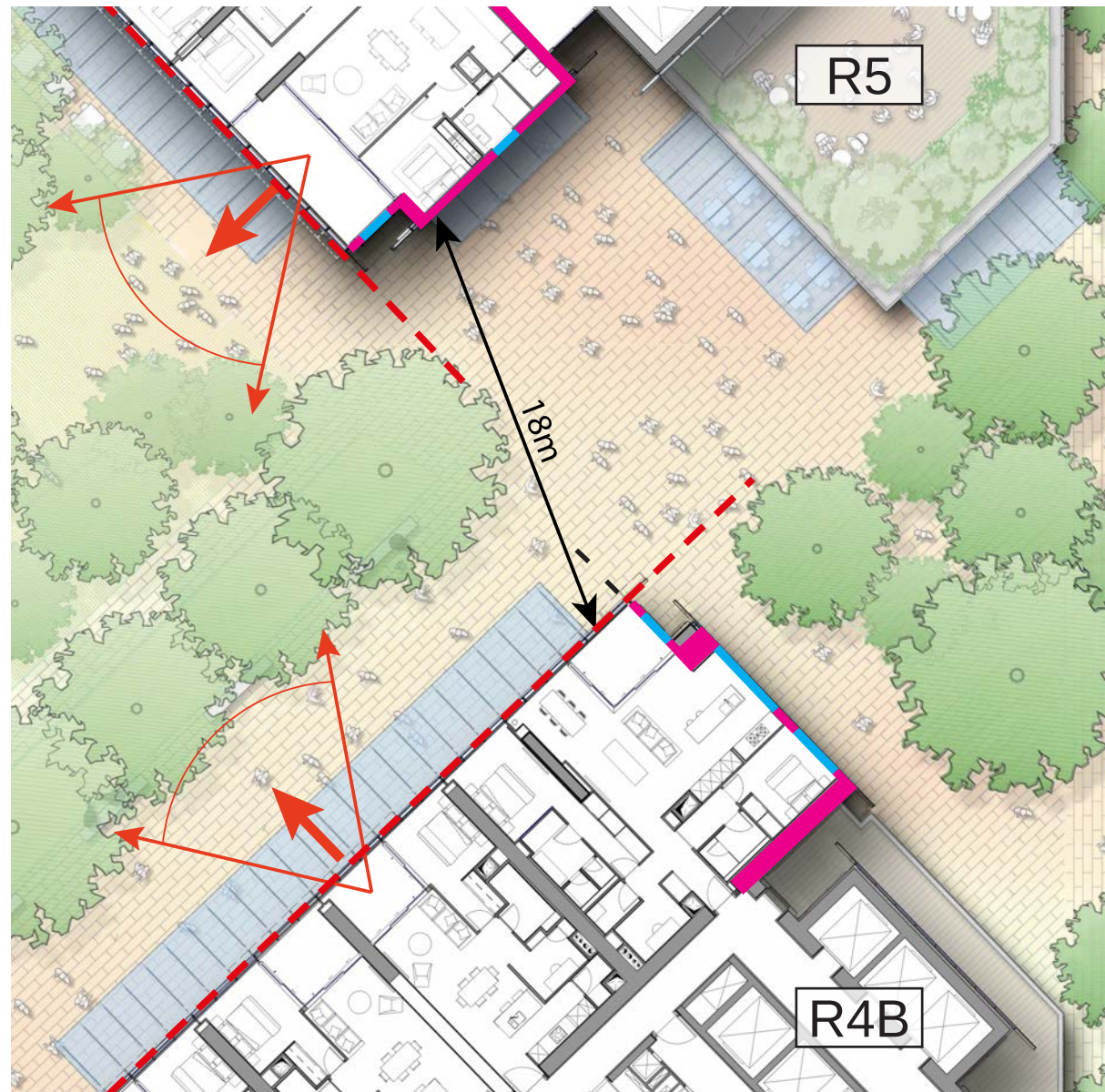
The north-western apartments of R4B are afforded privacy from overlooking from the R4A lift lobbies by controlled and limited glazing within the common lift lobby (2). Views to the north-west and southwest are made possible through the Notches (1 & 3) but these windows are set behind the extended wings of the main façades and so are afforded a higher degree of privacy.



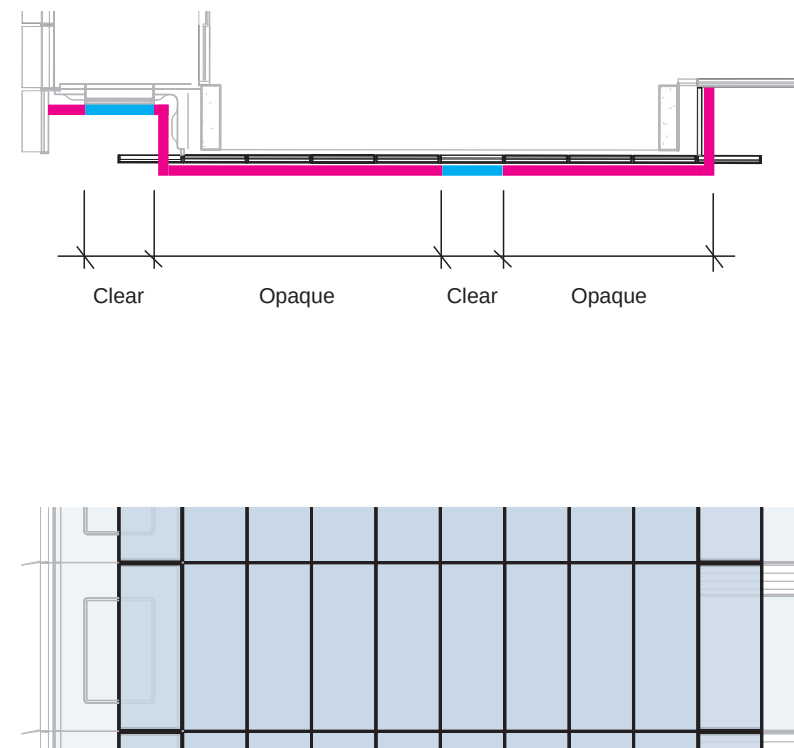
R4A and R4B Proximity Diagram

- Opaque Façades
- Clear Façades
- Building Alignment
- Open Views





R4B and R5 Proximity Diagram



Opaque Façade

R4B and R5 Proximity Diagram

Where R4B and R5 are in close proximity, issues of privacy are addressed by having an opaque screen at the notched balcony of R5. The buildings are intentionally not aligned and the short façades are at 90° to each other for visual privacy and to optimize the views from each tower.

It should also be noted that the separation between each of the towers is within the allowable limits as prescribed by the *Mod 8 Built Form and Urban Design Controls* which sets a minimum separation of 18 metres.

Special care has been taken into consideration to ensure that overlooking into private spaces is reduced to the minimum whilst still providing each apartment with generous views and access to natural light.

1.3.3 Apartment Sizes and Layouts

A number of issues raised related to section 4D of the *Apartment Design Guide (June 2015)*.

Item Raised - Apartment Depths

**‘Further consideration is required in relation to the habitable room depth of units.’**

Proponent Response

The One Sydney Harbour apartments are generously proportioned providing considered layouts that allow residents to participate in a variety of household activities and needs.

The apartments across the buildings provide a high standard of living that achieves the design intent of the *Apartment Design Guides (June 2015)*.

These diagrams set out the key metrics stipulated in the guide with a schedule of metrics provided at Appendix A. As shown habitable rooms depths as measured from the balcony or wintergarden deliver the design intent of the 8m objective.



R4A Low Plate Showing Key Apartment Dimensions & Areas



R4A Mid Plate Showing Key Apartment Dimensions & Areas



R4A Upper Plate Showing Key Apartment Dimensions & Areas

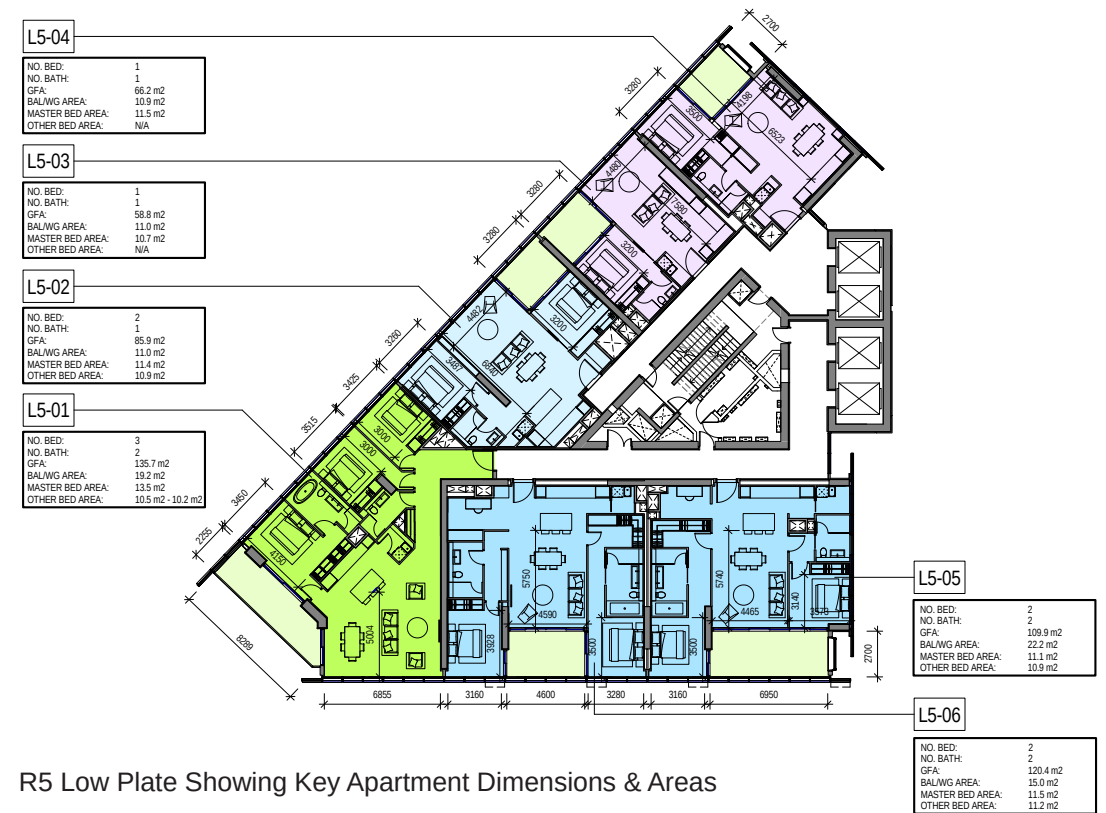




R4B Low Plate Showing Key Apartment Dimensions & Areas



R4B Mid & Upper Plate Showing Key Apartment Dimensions & Areas



R5 Low Plate Showing Key Apartment Dimensions & Areas



R5 Mid Plate Showing Key Apartment Dimensions & Areas