The proposal provides a balance of dual-orientated and flow-through apartments with single orientated configurations. An innovative approach to common area ventilation assists in achieving cross-ventilation for apartments with a single orientation, whilst providing added amenity and view to circulation spaces and corridors. Such an approach also has the benefit of minimising reliance on active ventilation systems, reducing the ongoing operational cost.

The facade has been appropriately considered incorporating extended articulation with elements such as fins to capture breezes to facilitate natural ventilation and shield against undesirable weather.

Cross ventilation is achieved by a number of strategies:
- Dual-orientated and flow-through apartments
- Corner apartments
- Ventilation via ventilated corridors with fire dampers to each apartment
- Fire rated duct within the corridor ceiling serving a single apartment (employed to apartments off corridors without full cross ventilation)

**PROPOSED SCHEME**

The number of naturally cross ventilated apartments is approximately 45% (134/296). A further 24% (70/296) of apartments have a hybrid natural cross ventilation system which creates a managed 2 way cross ventilation path connecting vertical fresh air shafts to the body of the apartment.