

5.5 TYPICAL LOW RISE PLAN

The typical low rise floorplate has a gross footprint area of 1250 square metres and accommodates 12 residential apartments consisting of 6 one bedroom apartments and 6 two bedroom apartments. The larger two bedroom apartments are generally located in the curved ends of the floorplate and North East / South East facades where they benefit from panoramic views over the Sydney CBD and Paramatta River.

Three “garden slots” are provided per floorplate which enjoy views over Bicentennial park and the Sydney CBD. Fundamental to our design approach has been a desire to create legible communal spaces within the building which enable all residents to enjoy high quality outlook, views and solar access irrespective of the apartment occupied, as well as to facilitate resident interaction and build a strong sense of community. On a typical floor (as shown adjacent), the slots are experienced from within the building as external voids which vary between 6-9 storeys in height. Through discussion with the DRP, the panel proposed the provision of small window seating areas at the end of each corridor on typical floors to provide a place for residents to sit and interact, shown on the adjacent drawing.

Four residential lifts are located in a central core along with compact scissor stair, garbage chute and recycling store. The triangular geometry achieves compact circulation spaces through three short single loaded corridors which achieve very high levels of amenity through receiving natural light and ventilation on every floor as well as views out through the landscaped gardens.

