

Planning

Residential

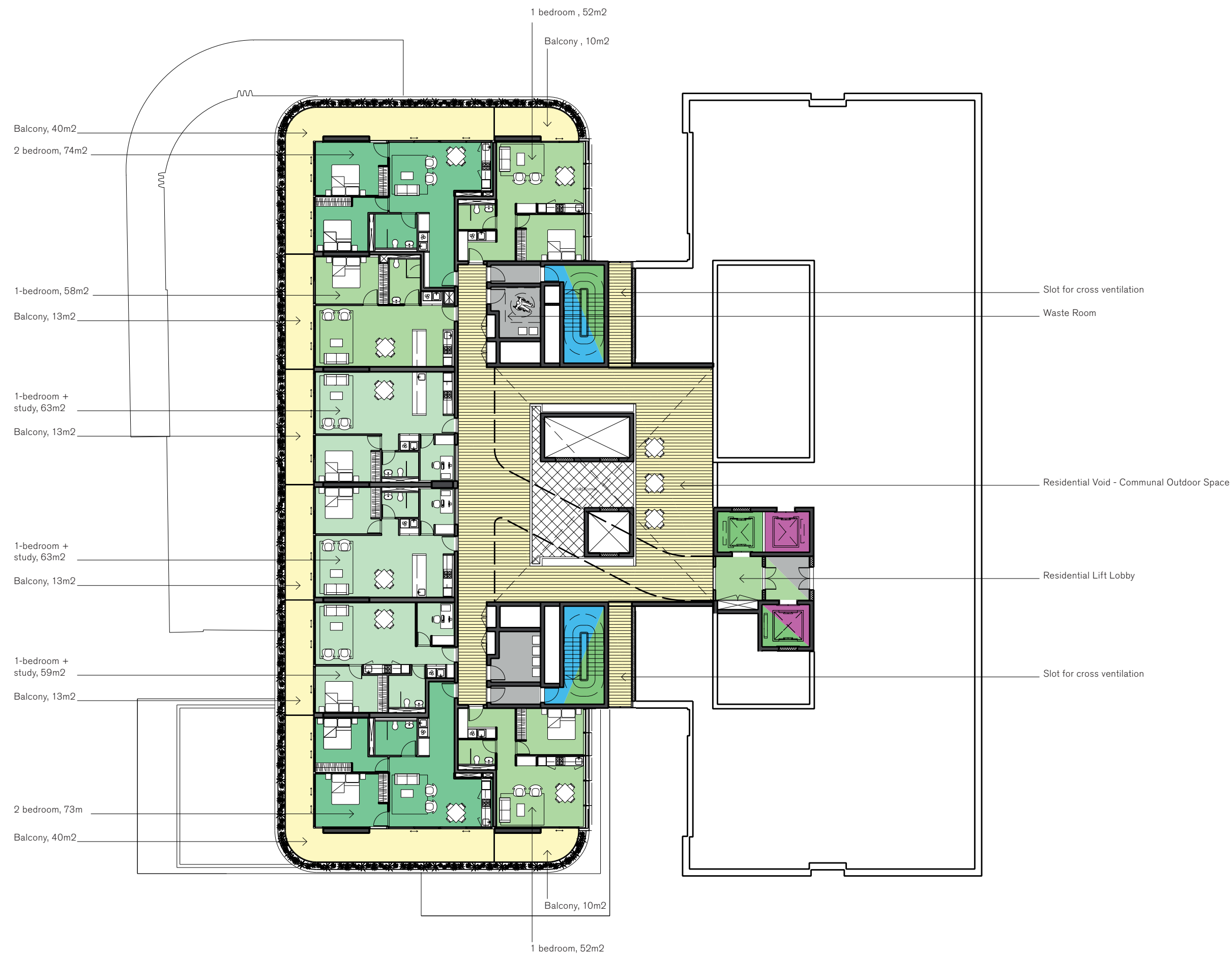
4.13

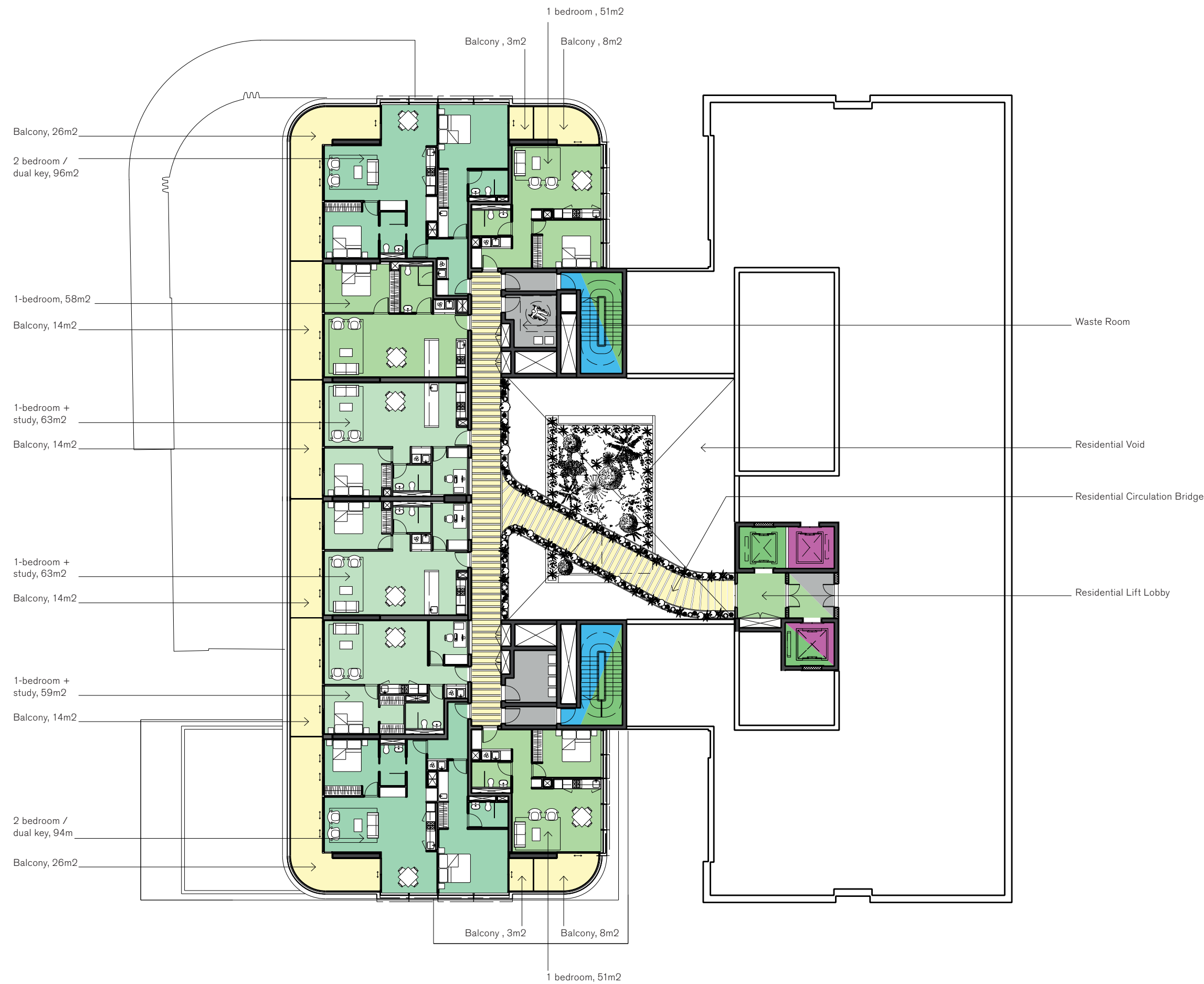
The residential apartments sit aloft on the upper levels of the western part of the site above the commercial office and childcare components of the brief. Distinguished by the use of a planted "neck" at Level 11 from the other elements below, the apartments have unobstructed views towards the west towards Leichhardt and Stanmore and to the south since the accommodation sits above the last residential floor of the student housing in Block 4S.

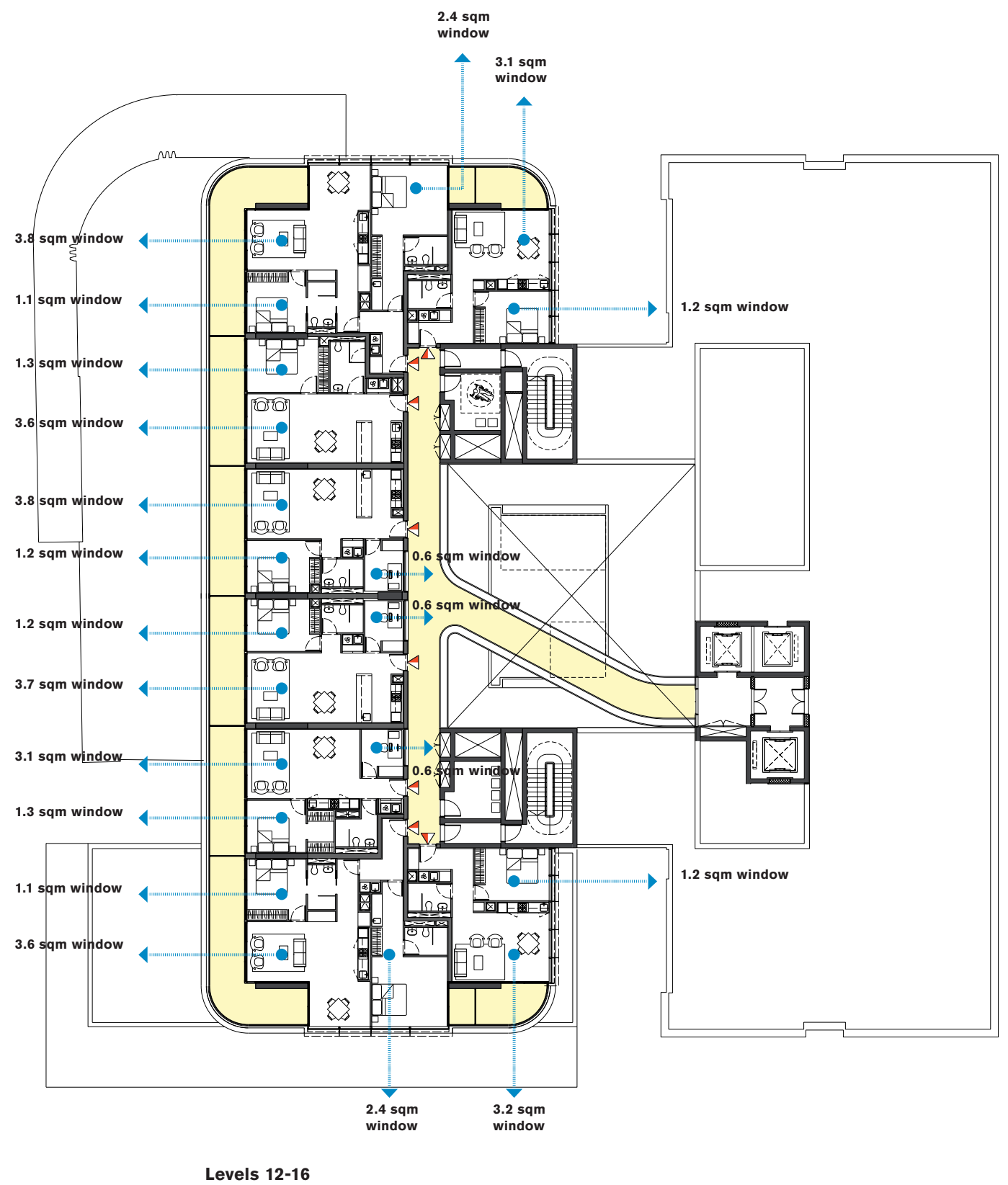
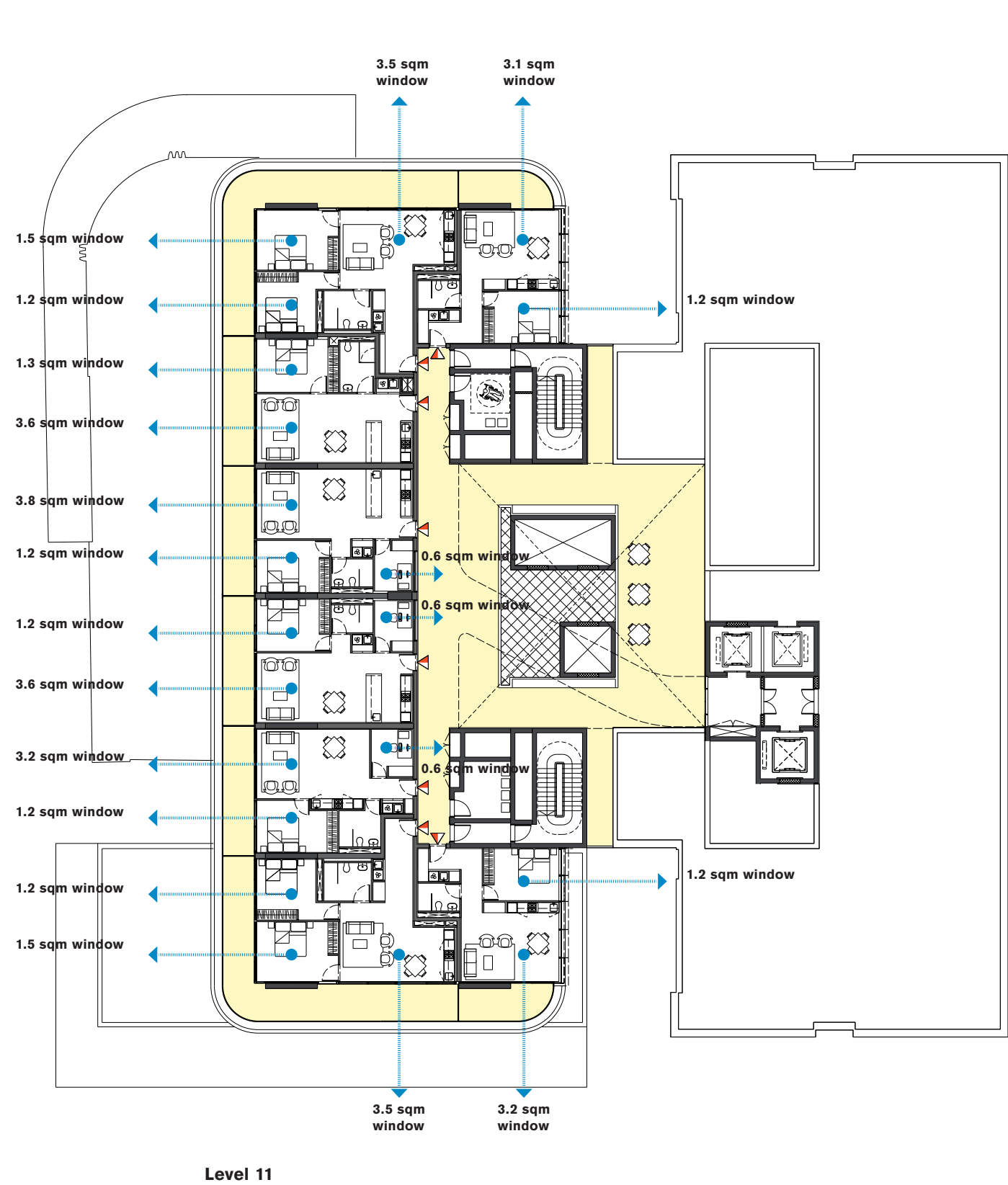
Totalling 48 residential units, a combination of 1-bed, 1-bed plus study, 2-bed and 2-bed dual key apartments are provided all sharing a secluded, private courtyard space providing a landscaped retreat from the noisy surrounding arteriole routes of Broadway and Abercrombie Street.

The following pages highlight the planning of this element of the building, the environmental initiatives which the proposal plans to incorporate and further detail in the variety of accommodation to be provided.







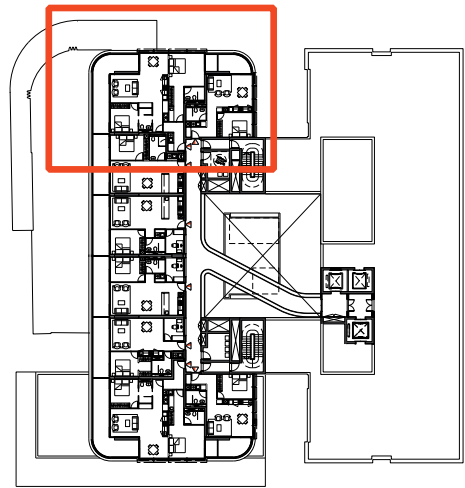


Planning
Natural Light and Ventilation

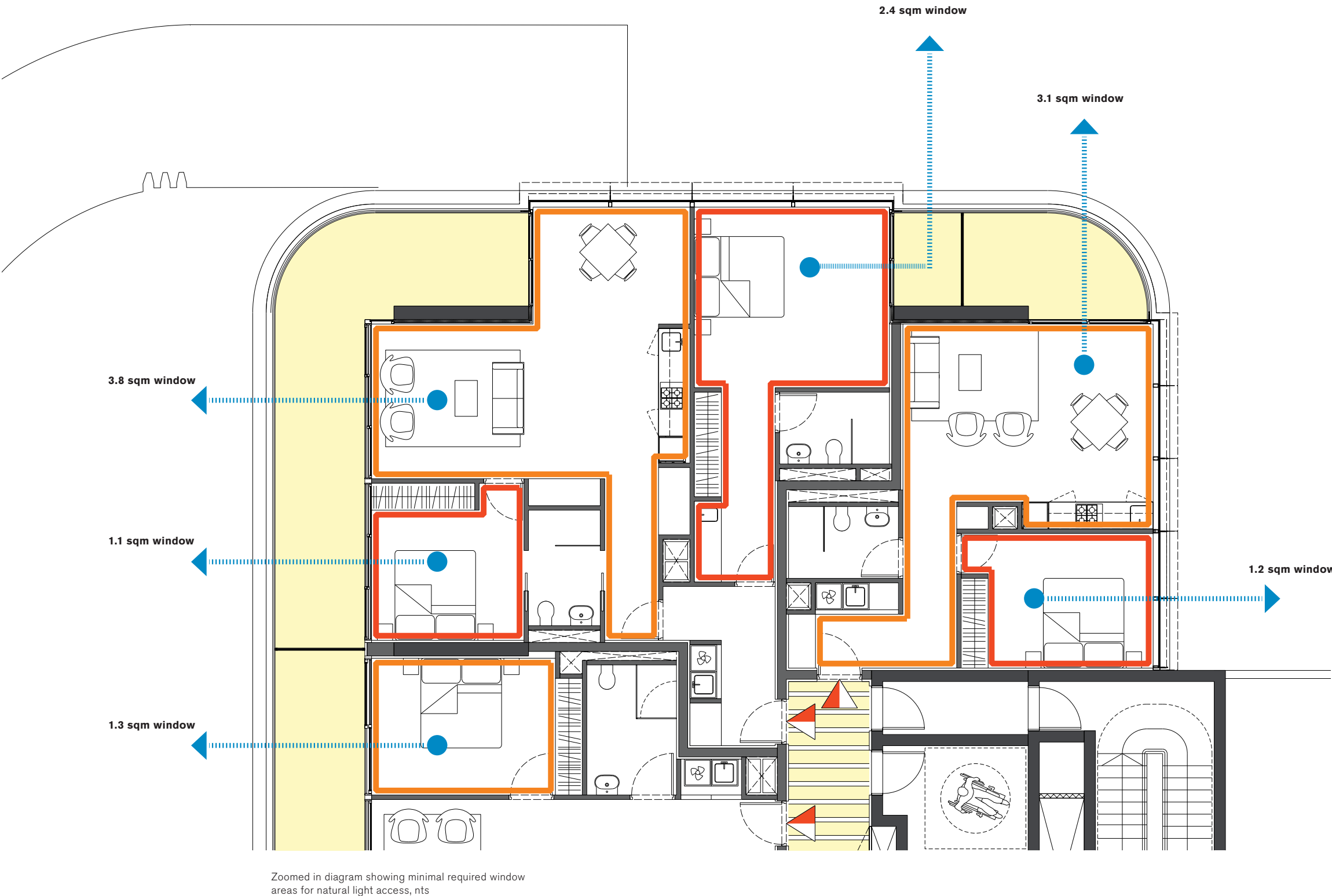
Natural light requirements

In order to ensure good daylight access, the apartments are planned so that the window areas for each apartment meet or exceed 10% of the habitable floor area (excl. area for bathrooms). They have also been located in the western wing of Block 4N to capitalise on the unobstructed views to the west.

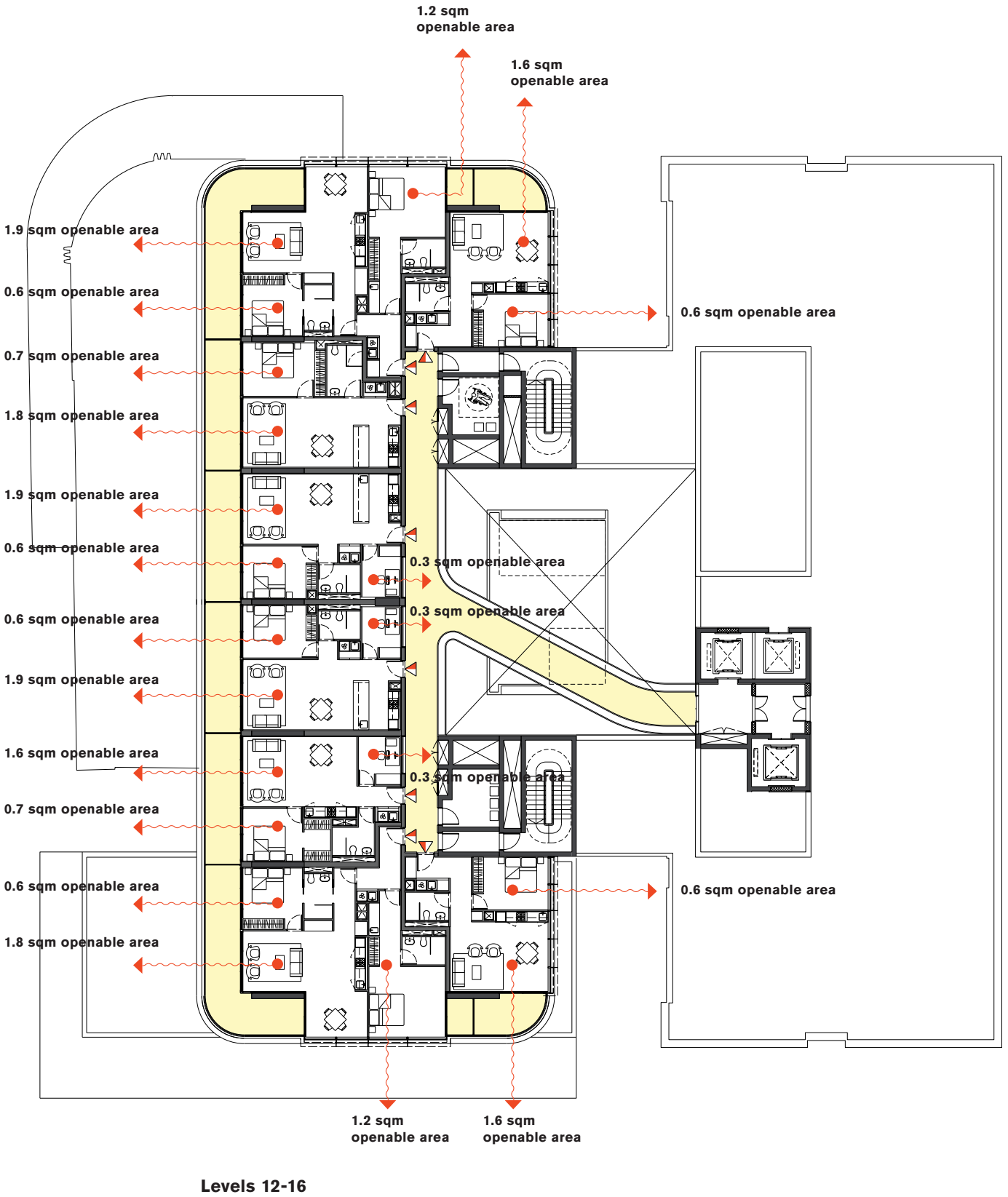
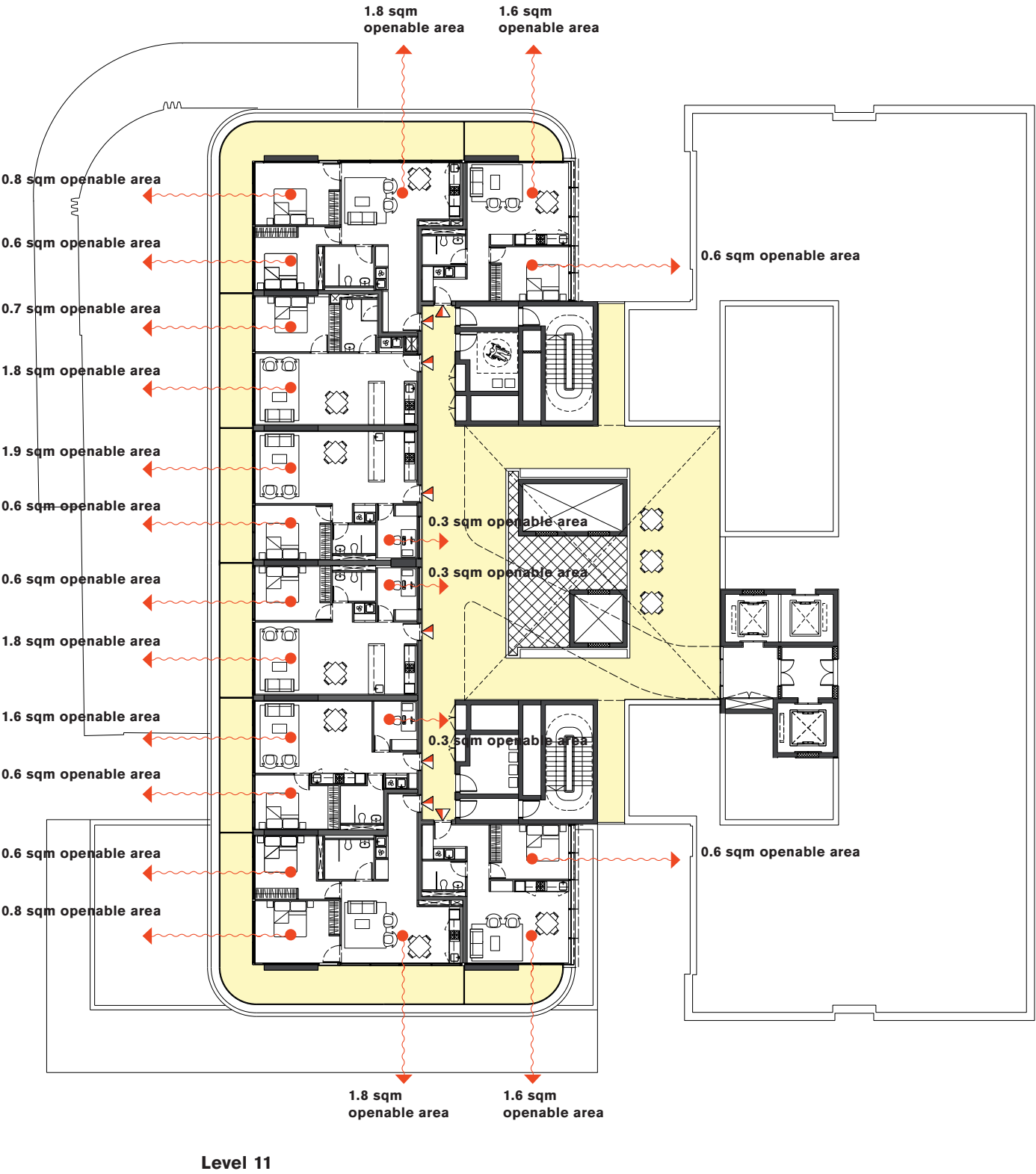
The diagram on the right illustrates how window areas for a typical one bedroom and two bedroom/ dual key apartments have been calculated by applying a minimum of 10% of the net habitable floor area of each bedroom and living room. No apartment is greater than 12m deep with all having a dual aspect, preventing any issues having units which are single aspect, south facing and having poor daylighting levels.



Key Plan, nts



Zoomed in diagram showing minimal required window areas for natural light access, nts

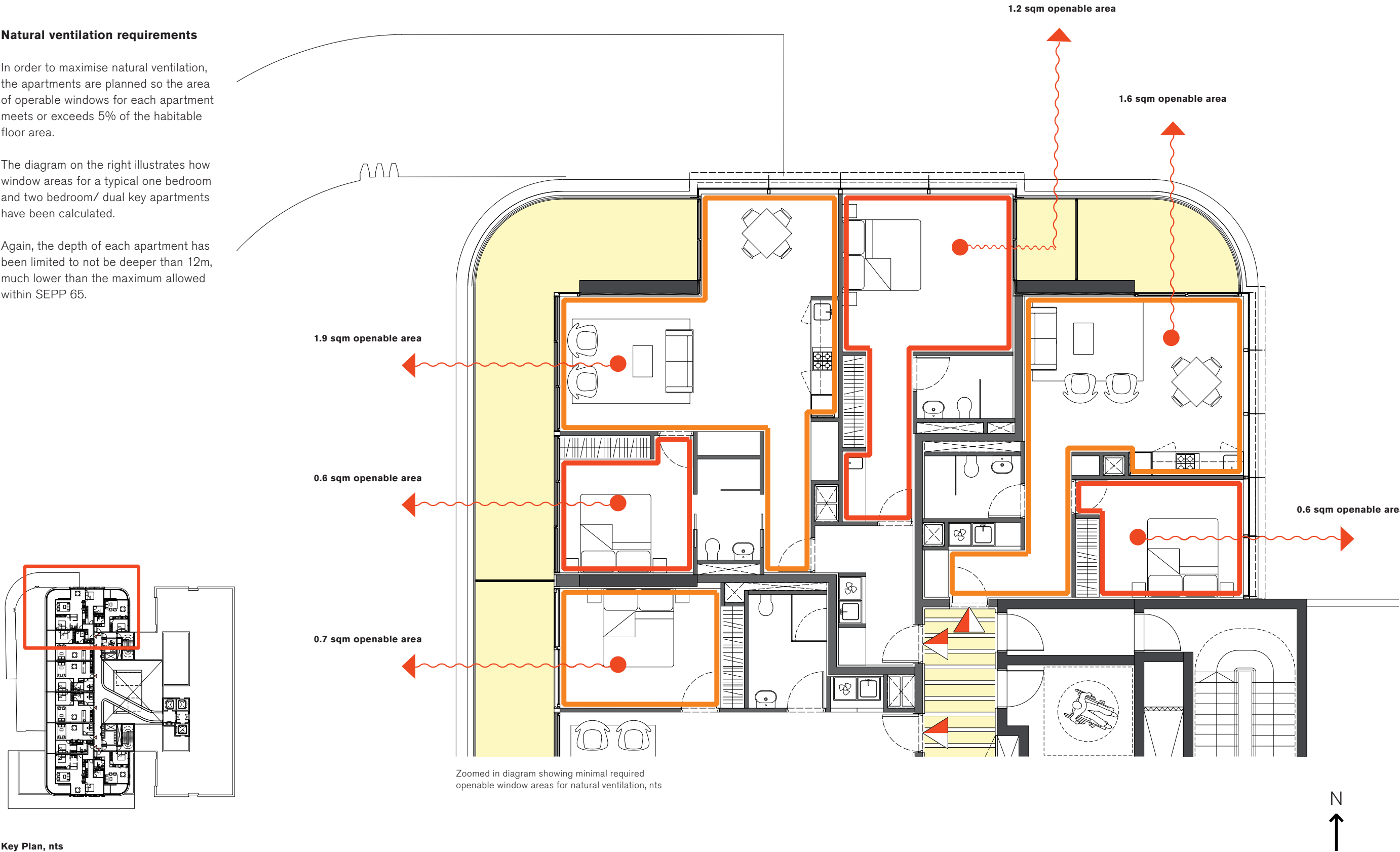


Natural ventilation requirements

In order to maximise natural ventilation, the apartments are planned so the area of operable windows for each apartment meets or exceeds 5% of the habitable floor area.

The diagram on the right illustrates how window areas for a typical one bedroom and two bedroom/ dual key apartments have been calculated.

Again, the depth of each apartment has been limited to not be deeper than 12m, much lower than the maximum allowed within SEPP 65.



Key Plan, nts

Natural cross ventilation

The residences have been designed to enhance natural cross ventilation and daylight access opportunities to apartments and common areas.

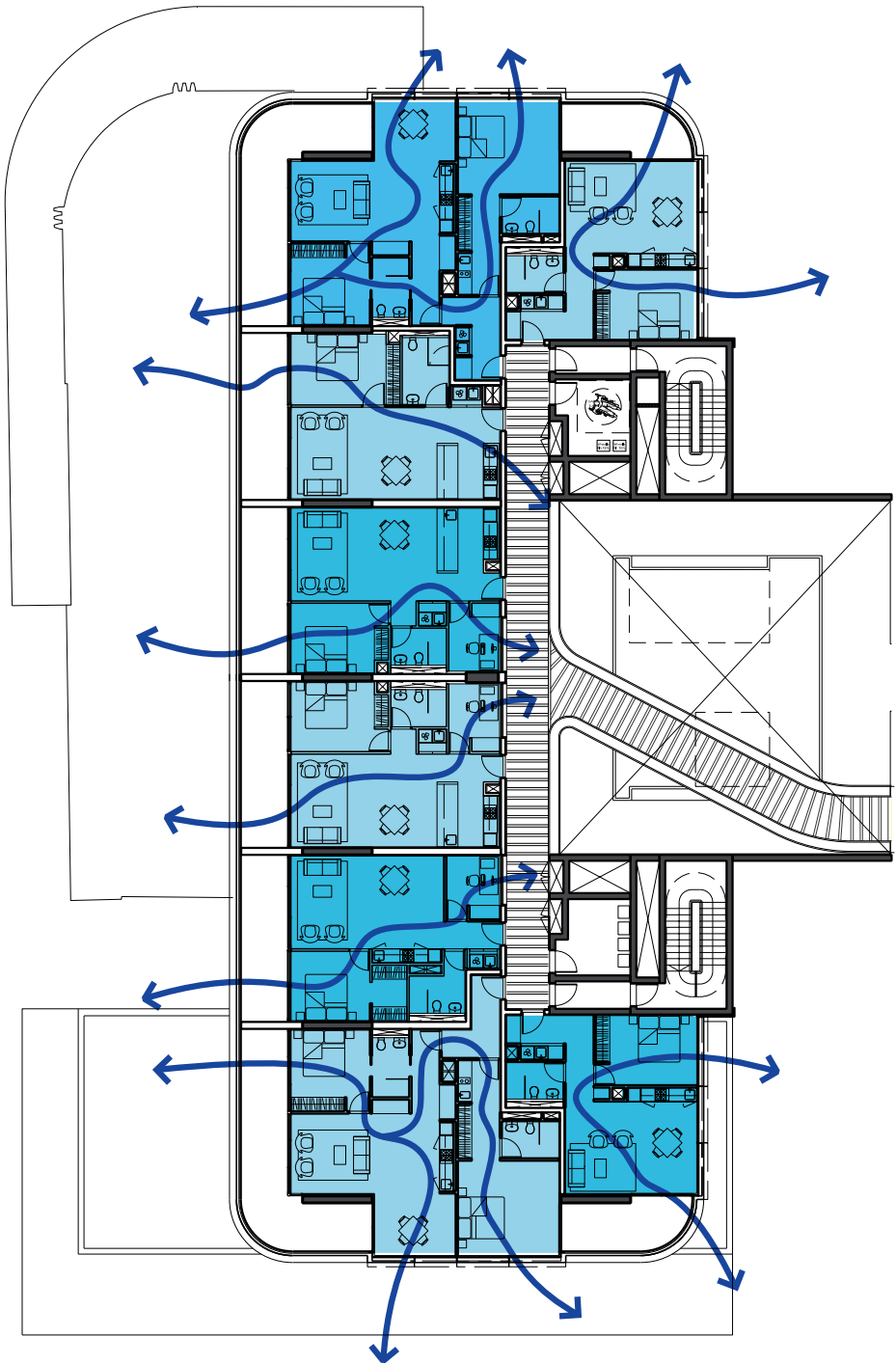
The depth of apartments complies with SEPP 65 requirements for kitchens and bedrooms to windows. Please refer to "Typical Apartment Types" for dimensions.

The diagrams on the right illustrate the number of apartments that can be naturally cross ventilated.


Out of 48 apartments, 48 can be cross ventilated naturally, which equates to 100% of the total GFA of all apartments, and 100% of all units.



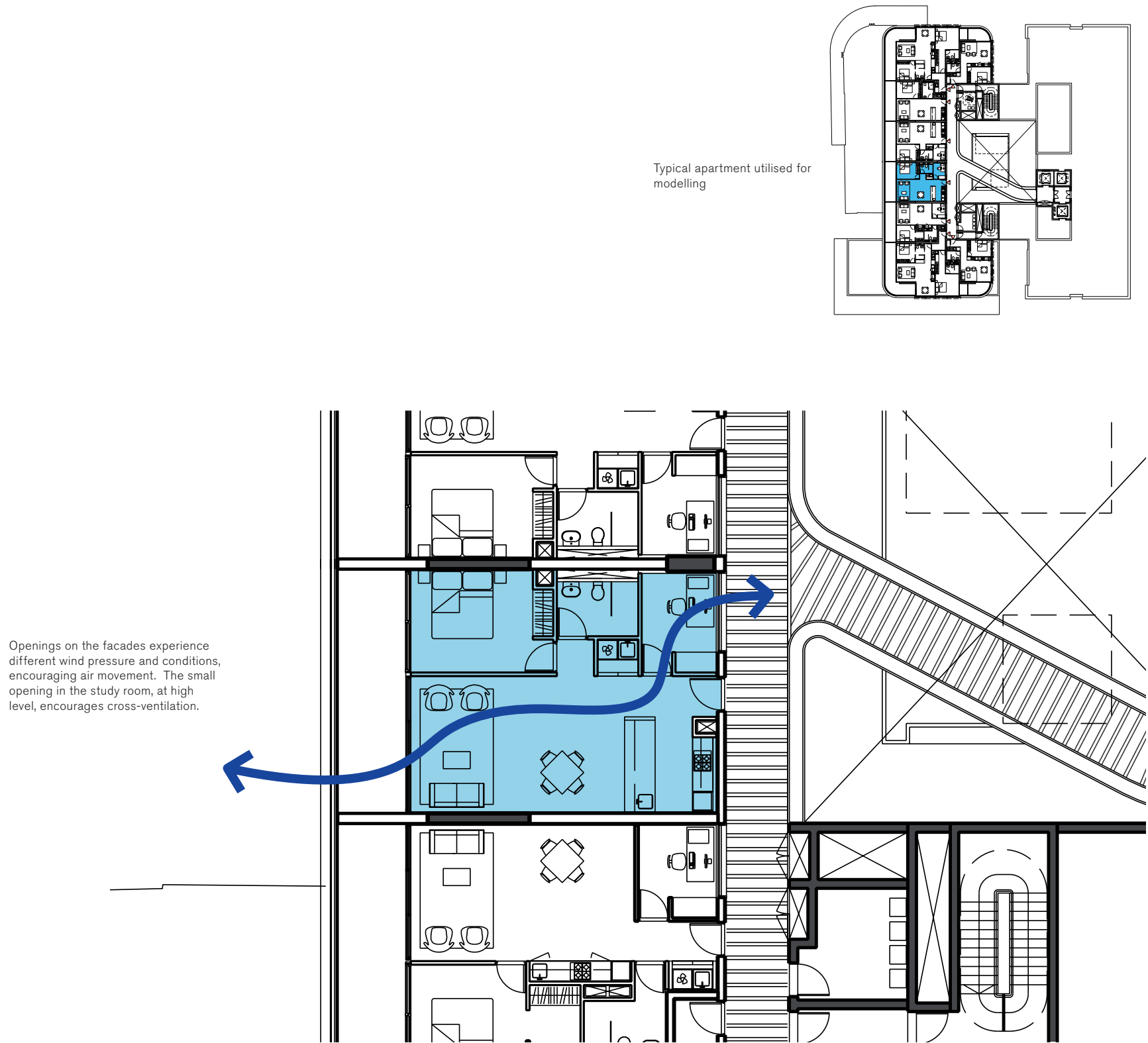
Level 11, nts
Total number of apartments: 8
Number of naturally cross ventilated apartments: 8



Levels 12-16, nts
Total number of apartments: 8
Number of naturally cross ventilated apartments: 8

 Naturally cross-ventilated apartments





Planning

Communal Outdoor Space - Residential Void

Residential Void

On level 11, residents have access to a private shared amenity space in the form of an outdoor communal terrace. The terrace sits within the base of a void resulting from the office toilets no longer being required. This void continues through all residential levels above, providing natural light from above.

Central to the communal terrace is a landscaped platform which encapsulates the lift overruns from the office below. Cross-ventilation is provided at the base of the residential void through slot openings in the facade.

The residential void is further animated by landscaped circulation bridges which cross this space, taking residents from the lifts in the East Wing to their apartments in the West Wing.

The sense of 'greenery' within the space is heightened by mirrored facade cladding which reflects the green textures of the planting while also reflecting light from above down to the communal terrace.

Please also refer to Landscape Architects drawings and report.

