

Apartment Design Guide - Design Objective and Design Criteria

Project	NEW LUXURY MULTI-RESIDENTIAL DEVELOPMENT
Address	3 FAIRLIGHT CRESCENT, FAIRLIGHT NSW 2094
Issue	A
Date	28.10.2024

OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENT																					
Part 3 - Siting the Development																								
3D Communal and Public Open Space	Objective 3D-1 An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping		In relation to public open space, the location of the site is such that there is significant public domain immediately adjacent to the proposal providing excellent opportunity for social interaction and outdoor activities. In addition to the amenity of Fairlight Beach reserve which is accessible directly from the site, each apartment has large areas of private open space to allow BBQs and outdoor activity to occur. On merit Due to the sites irregular lot form and steep slope there is no ability to locate lift or accessible common corridor access to a communal open space to the site. Furthermore, the ground floor unit of the proposed development is the only unit that does not achieve solar access compliance. Therefore the proposal seeks to allocate the landscape area to the south of the site as private open space for Unit 1 to provide																					
	Objective 3D-2 Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting		On merit As above																					
	Objective 3D-3 Communal open space is designed to maximize safety		On merit As above																					
3E Deep Soil Zone	Objective 3E-1 Deep soil zone provides areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality	Deep soil zones are to meet the following minimum requirements: <table border="1"> <thead> <tr> <th>Site Area</th> <th>Min. Dims</th> <th>Deep Soil Zone</th> </tr> </thead> <tbody> <tr> <td>Less than 650m²</td> <td>-</td> <td>7%</td> </tr> <tr> <td>650m² - 1500m²</td> <td>3m</td> <td>7%</td> </tr> <tr> <td>Greater than 1500m²</td> <td>6m</td> <td>7%</td> </tr> <tr> <td>Greater than 1500m² with significant tree cover</td> <td>6m</td> <td>7%</td> </tr> </tbody> </table>	Site Area	Min. Dims	Deep Soil Zone	Less than 650m ²	-	7%	650m ² - 1500m ²	3m	7%	Greater than 1500m ²	6m	7%	Greater than 1500m ² with significant tree cover	6m	7%	Complies 13.57% of the site area is proposed as deep soil <table border="1"> <thead> <tr> <th>Site Area</th> <th>Deep Soil</th> <th>Deep Soil %</th> </tr> </thead> <tbody> <tr> <td>769</td> <td>104.35</td> <td>13.57</td> </tr> </tbody> </table>	Site Area	Deep Soil	Deep Soil %	769	104.35	13.57
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3F Visual Privacy	Objective 3F-1 Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy. <i>Note: Separation distances between buildings on the same site should combine required building separations depending on the type of room.</i>	Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries are as follows: <table border="1"> <thead> <tr> <th>Building Height</th> <th>Habitable rooms and balconies</th> <th>Non-habitable rooms</th> </tr> </thead> <tbody> <tr> <td>Up to 12m (4 storeys)</td> <td>6m</td> <td>3m</td> </tr> <tr> <td>Up to 25m (5-8 storeys)</td> <td>9m</td> <td>4.5m</td> </tr> <tr> <td>Over to 25m (9+ storeys)</td> <td>12m</td> <td>6m</td> </tr> </tbody> </table>	Building Height	Habitable rooms and balconies	Non-habitable rooms	Up to 12m (4 storeys)	6m	3m	Up to 25m (5-8 storeys)	9m	4.5m	Over to 25m (9+ storeys)	12m	6m	On merit Living areas are oriented towards the southern harbour aspect and where there are bedrooms, the design is such that they can receive northern sun whilst the setback ensures adequate building separation. Where strict compliance isn't achieved, the intent of the control is still achieved and there is an improvement to the existing site conditions which has windows looking across the south west boundary in close proximity to the neighbouring buildings windows.									
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Objective 3F-2 Site and building design elements increase privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space.		Complies Windows that do face the side boundaries are located away from windows of neighbouring buildings and where possible, blade walls provide or obscure glazing for additional privacy elements. This directs views and assists to prevent any overlooking by occupants of the building.																						
3J Bicycle and Car Parking	Objective 3J-1 Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas	For development in the following locations: <ul style="list-style-type: none"> On sites that are within 800m of a railway station or light rail stop in the Sydney Metropolitan Area; or On land zoned, and sites within 400m of land zoned, B3 Commercial Core, B4 Mixed Use of equivalent in a nominated regional centre 																						
		The minimum car parking requirement for residents and visitors is set out in the Guide to Traffic Generating Developments, or the car parking requirement prescribed by the relevant council, whichever is less. The car parking needs for a development must be provided off street.	On Merit The proposal complies with this requirement by providing 7 car parking spaces across one basement level, including one accessible parking space. Although under the DCP, one visitor car parking space would be required for the four dwellings, basement access is via carlift only, and thus considered inappropriate for visitor access from a security perspective, as considered in the Traffic Engineering report provided as part of the application.																					
	Objective 3J-2																							

	Parking and facilities are provided for other modes of transport		Complies	The proposal provides generous storage spaces for each apartment with adequate room for parking of multiple bicycles in each. This provision exceeds the requirements of the DCP, which notes that for residential developments, a minimum of two bicycles should be provided or, alternatively one space for every three car parking spaces.
	Objective 3J-3 Car park design and access is safe and secure		Complies	Car parking is well organised and facilities can be accessed without crossing car parking spaces including, waste room, services and storage areas. Car Parking is accessed via a carlift with security access. Car park complies with the requirements of the Manly DCP and in accordance with AS2890.1 and AS2890.6.
	Objective 3J-4 Visual and environmental impacts of underground car parking are minimised		Complies	1 basement level is provided with car park facilities accessed from a car lift, thus removing the need of ramps. The car parking layout is well organised and distributed.
	Objective 3J-5 Visual and environmental impacts of on-grade car parking are minimised		On merit	No on-grade car parking is provided, the entire car park is not visible from the street.
	Objective 3J-6 Visual and environmental impacts of above ground enclosed parking are minimised		N/A	

Part 4 – Designing the Building

4A Solar and Daylight Access	Objective 4A-1 To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space.	1. Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours of direct sunlight between 9am and 3pm at mid-winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas	Complies	3 of 4 apartments comply with required solar access. However in accordance with the ADG strict compliance is unreasonable on a constrained irregular shaped lot, with primary building facade south facing with views predominantly away from the north. The apartments are generous in size and will still provide above average amenity throughout the year.						
		2. In all other areas, living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9am and 3pm at mid-winter	N/A	N/A						
		3. A maximum of 15% of apartments in a building receive no direct sunlight between 9am and 3pm mid winter.	Complies	As per above						
	Objective 4A-2 Daylight access is maximized where sunlight is limited		Complies	All habitable rooms have large windows to the east, north, south or west.						
	Objective 4A-3 Design incorporates shading and glare control, particularly for warmer months		Complies	Windows are shaded by balconies and/or deep reveals and green areas are scattered around the building at upper levels to aid in glare reduction.						
4B Natural Ventilation	Objective 4B-1 All habitable rooms are naturally ventilated		Complies	All habitable rooms have large operable windows and natural ventilation						
	Objective 4B-2 The layout and design of single aspect apartments maximizes natural ventilation		N/A	No single aspect apartments proposed.						
	Objective 4B-3 The number of apartments with natural cross ventilation is maximized to create a comfortable indoor environment for residents	1. At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed	Complies	All 4 units achieve cross natural ventilation.						
		2. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line	Complies	The overall depth of the cross-through apartments are less than 18m.						
4C Ceiling Heights	Objective 4C-1 Ceiling height achieves sufficient natural ventilation and daylight access	Measured from finished floor level to finished ceiling level, minimum ceiling heights are: Minimum ceiling height for apartment and mixed-use buildings	Complies	All units comply with minimum ceiling height for habitable and non-habitable rooms.						
		Habitable Rooms 2.7m Non-Habitable 2.4m	Complies							
		For 2 Storey Apartments 2.7m for main living area floor 2.4m for second floor, where its area does not exceed 50% of the apartment area	Complies							
	Attic Spaces 1.8m at edge of room with a 30 degree minimum ceiling slope	N/A								
	Objective 4C-2 Ceiling height increases the sense of space in apartments and provides for well proportioned rooms	If located in mixed use areas 3.3m for ground and first floor to promote future flexibility	N/A	Clerestory windows are provided to the top floor apartment to improve access to natural light						
	Objective 4C-3 Ceiling heights contribute to the flexibility of building use over the life of the building		N/A							
4D Apartment Size and Layout	Objective 4D-1 The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity	1. Apartments are required to have the following minimum internal areas:	Complies	All apartments well exceeded the minimum floor areas.						
		<table border="1"> <thead> <tr> <th>Apartment Type</th> <th>Minimum Internal Area</th> </tr> </thead> <tbody> <tr> <td>Studio</td> <td>35m²</td> </tr> <tr> <td>1 bedroom</td> <td>50m²</td> </tr> <tr> <td>2 bedroom</td> <td>70m²</td> </tr> <tr> <td>3 bedroom</td> <td>90m²</td> </tr> </tbody> </table>			Apartment Type	Minimum Internal Area	Studio	35m ²	1 bedroom	50m ²
Apartment Type	Minimum Internal Area									
Studio	35m ²									
1 bedroom	50m ²									
2 bedroom	70m ²									
3 bedroom	90m ²									
		The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m ² each.								

		A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m ² each.																	
		2. Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms	Complies																
	Objective 4D-2 Environmental performance of the apartment is maximised	1. Habitable room depths are limited to a maximum of 2.5 x the ceiling height 2. In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window	Complies	All habitable room depths comply and the back of all kitchens are within 8m from a window.															
	Objective 4D-3 Apartment layouts are designed to accommodate a variety of household activities and needs	1. Master bedrooms have a minimum area of 10m ² and other bedrooms 9m ² (excluding wardrobe space)	Complies																
		2. Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	Complies																
		3. Living rooms or combined living/dining rooms have a minimum width of: • 3.6m for studio and 1 bedroom apartments • 4m for 2 & 3 bedroom apartments	Complies																
		4. The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts	Complies																
4E Private Open Space and Balconies	Objective 4E-1 Apartments provide appropriately sized private open space and balconies to enhance residential amenity	1. All apartments are required to have primary balconies as follows: <table border="1"> <thead> <tr> <th>Dwelling Type</th> <th>Minimum Area</th> <th>Minimum Depth</th> </tr> </thead> <tbody> <tr> <td>Studio Apartments</td> <td>4m²</td> <td>-</td> </tr> <tr> <td>1 Bedroom Apartments</td> <td>8m²</td> <td>2m</td> </tr> <tr> <td>2 Bedroom Apartments</td> <td>10m²</td> <td>2m</td> </tr> <tr> <td>3+ Bedroom Apartments</td> <td>12m²</td> <td>2.4m</td> </tr> </tbody> </table>	Dwelling Type	Minimum Area	Minimum Depth	Studio Apartments	4m ²	-	1 Bedroom Apartments	8m ²	2m	2 Bedroom Apartments	10m ²	2m	3+ Bedroom Apartments	12m ²	2.4m	Complies	All POS are generous in size and well exceed the minimum areas. See open space calcs provided as part of the DA.
Dwelling Type	Minimum Area	Minimum Depth																	
Studio Apartments	4m ²	-																	
1 Bedroom Apartments	8m ²	2m																	
2 Bedroom Apartments	10m ²	2m																	
3+ Bedroom Apartments	12m ²	2.4m																	
		The minimum balcony depth to be counted as contributing to the balcony area is 1m 2. For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15m ² and a minimum depth of 3m	Complies	As above															
	Objective 4E-2 Primary private open space and balconies are appropriately located to enhance liveability for residents		Complies	The main private open space for each unit is accessed directly off the main living areas.															
	Objective 4E-3 Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building		Complies	All balconies are integrated into the building design with a combination of metal balustrade and solid rendered elements containing planters.															
	Objective 4E-4 Private open space and balcony design maximises safety		Complies	All private open space is not directly accessed from the street. Balustrades add additional protection.															
4F Common Circulation and Spaces	Objective 4F-1 Common circulation spaces achieve good amenity and properly service the number of apartments	1. The maximum number of apartments off a circulation core on a single level is eight 2. For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40	Complies	Maximum number of residences off a single core is one.															
	Objective 4F-2 Common circulation spaces promote safety and provide for social interaction between residents	1. The maximum number of apartments off a circulation core on a single level is eight 2. For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40	Complies N/A	As above															
4G Storage	Objective 4G-1 Adequate, well designed storage is provided in each apartment	In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided: <table border="1"> <thead> <tr> <th>Dwelling Type</th> <th>Storage Size Volume</th> </tr> </thead> <tbody> <tr> <td>Studio apartments</td> <td>4m³</td> </tr> <tr> <td>1 bedroom apartments</td> <td>6m³</td> </tr> <tr> <td>2 bedroom apartments</td> <td>8m³</td> </tr> <tr> <td>3+ bedroom apartments</td> <td>10m³</td> </tr> </tbody> </table> At least 50% of the required storage is to be located within the apartment	Dwelling Type	Storage Size Volume	Studio apartments	4m ³	1 bedroom apartments	6m ³	2 bedroom apartments	8m ³	3+ bedroom apartments	10m ³	Complies	As per schedules on DA0000 Cover Page submitted as part of this application					
Dwelling Type	Storage Size Volume																		
Studio apartments	4m ³																		
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	Objective 4G-2 Additional storage is conveniently located, accessible and nominated for individual apartments		Complies	As above															