

Table 1 – APARTMENT DESIGN GUIDE – DESIGN OBJECTIVE AND DESIGN CRITERIA

71-71a Queenscliff Road, Queenscliff - DA SUBMISSION - Issue A 28.06.2019

OBJECTIVE	DESIGN CRITERIA		PROPOSED	COMMENT
Part 3 - Siting the Development				
3A Site Analysis	Objective 3A-1 Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and the relationship to the surrounding context		Complies	Built-form considers neighbouring buildings with adequate setbacks to adjacent sites along Queenscliff road and towards the rear of the site.
3B Orientation	Objective 3B-1 Building types and layouts respond to the street and site while optimizing solar access within the development		Complies	The orientation of the built-form maximizes solar access and views wherever possible.
	Objective 3B-2 Overshadowing of neighbouring properties is minimized during mid-winter		Complies	Strategic building setbacks and built-form minimises overshadowing impact on neighbouring properties.
3C Public Domain Interface	Objective 3C-1 Transition between private and public domain is achieved without compromising safety and security		Complies	Apartments are secure from the street and are accessed through a central lobby.
	Objective 3C-2 Amenity of the public domain is retained and enhanced		Complies	Mailboxes and services are located on the ground level.
3D Communal and Public Open Space	Objective 3D-1 And adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping	1. Communal open space has a minimum area equal to 25% of the site 2. Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9am and 3pm on 21 st June (mid-winter)	On Merit	The development will have a communal cellar located on ground level where residents can gather and socialize.
			N/A	All apartments will have large private open spaces to serve as a place for interaction
	Objective 3D-2 Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting		Complies	Communal cellar provides seating areas for gathering and socializing.
	Objective 3D-3 Communal open space is designed to maximize safety		Complies	Communal cellar is private, only tenants have access to this area and will require swipe key to access.

	Objective 3D-4 Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood			Complies	Wide landscaped areas surrounding the space provide buffer between adjoining units and properties.	
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:			Complies	Site Area: 1,250 m ² Required Deep Soil Area 7%: 87.5 m ² Proposed Deep Soil Area: 232.8 m ² (18%)
		Site Area	Min. Dimensions	Deep Soil Zone (% of the site area)		
		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%				
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:			Complies	Building separation adopted. Building articulation & form were used to achieve reasonable privacy between adjoining properties.
		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				
	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	Façade articulations, landscaping and privacy screens to windows on the east and west facades as well as bi-folding screens for northern balconies on level 2 enhancing living environments.	

3G Pedestrian Access and Entries	Objective 3G-1 Building entries and pedestrian access connects to and addresses the public domain		Complies	Pedestrian entry from street frontage for residential units. Some apartments are also orientated towards the street.
	Objective 3G-2 Access, entries and pathways are accessible and easy to identify		Complies	The street entrance is located at the south east corner of the site which can be easily identified and accessed.
	Objective 3G-3 Large sites provide pedestrian links for access to streets and connection to destinations		N/A	
3H Vehicle Access	Objective 3H-1 Vehicle access points are designed and located to achieve safety, minimize conflicts between pedestrians and vehicles and create high quality streetscapes.		Complies	The vehicle access point has been designed to maximise pedestrian safety.
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	<p>For development in the following locations:</p> <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 <p>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.</p>	Complies	<p>Traffic report will be submitted with Development Application.</p> <p>23 spaces required and 32 provided = 28 residential and 3 visitor spaces, as well as a car wash bay.</p>
	Objective 3J-2 Parking and facilities are provided for other modes of transport		Complies	16 bicycle racks are provided for all residents and visitors
	Objective 3J-3 Car park design and access is safe and secure		Complies	Secure car park access via driveway ramp & lift access to all residential levels.
	Objective 3J-4 Visual and environmental impacts of underground car parking are minimised		Complies	
	Objective 3J-5 Visual and environmental impacts of on-grade car parking are minimised		N/A	
	Objective 3J-6 Visual and environmental impacts of above ground enclosed parking are minimised		N/A	

Part 4 – Designing the Building

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		buildings			3100 mm floor to floor provided assuming 200mm thick slab, 25mm for flooring and 175 for ceiling – 2700. Services to be maintained in non-habitable spaces to maximise ceiling heights in habitable areas.	
		Habitable Rooms	2.7m			
		Non-Habitable	2.4m			
		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			
		Attic Spaces	1.8m at edge of room with a 30 degree minimum ceiling slope			
		If located in mixed use areas	3.3m for ground and first floor to promote future flexibility			
	Objective 4C-2 Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms				Complies	Habitable rooms are located directly adjacent openings and private open spaces where ceiling is maximized. Bulkheads are minimised where possible and services occupy ceiling spaces of non-habitable rooms to prevent unnecessary reduced ceiling heights.
	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 comply with minimum internal areas	
		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	All habitable room have a minimum glass area of 10% of the floor area of the room.		
	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	Complies	All habitable room depths are less than 2.5x 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	Window to kitchen dimension in open plan living ranges between 4m to 6m		
	Objective 4D-3 Apartment layouts are designed to accommodate a variety of household activities and needs	1. Master bedrooms have a minimum area of 10m2 and other bedrooms 9m2 (excluding wardrobe space)	Complies	Master bedrooms range from 3.5 x 3.5m (12.25 sqm) to 4.0 x 4.5 (18 sqm)		
		2. Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	Complies	Other bedrooms range from 3.0 x 3.1m (9.3 sqm) to 3.3 x 4.5m (14.85 sqm)		
3. Living rooms or combined living/dining rooms have a minimum width of: <ul style="list-style-type: none">3.6m for studio and 1 bedroom apartments4m for 2 & 3 bedroom apartments		Complies	Living spaces to all apartments have minimum width of 4.0m			
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:	Complies	All balconies in this development comply with the minimum depth of 2.0m – 2.4m and relevant minimum areas.		
		Dwelling Type			Minimum Area	Minimum Depth
		Studio Apartments			4m²	-
		1 Bedroom Apartments			8m²	2m
		2 Bedroom			10m²	2m

		Apartments				
		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 15m2 and a minimum depth of 3m			Complies	
	Objective 4E-2 Primary private open space and balconies are appropriately located to enhance liveability for residents			Complies	Private open space is directly to a living space, orientated to allow for maximized solar access and ventilation.	
	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	Balconies and private open spaces are integrated with the building form and façade.	
	Objective 4E-4 Private open space and balcony design maximises safety			Complies	Balconies have been designed with details that avoid opportunities for climbing and falls, including solid and glass balustrades to provide 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	1 lift serving all 15 apartments within the development
					N/A	
	Objective 4F-2 Common circulation spaces promote safety and provide for social interaction between residents			Complies	Centralized lift lobby encourages social interaction and provides amenity for doing so.	
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:			Complies	All apartments have the storage requirement for each apartment. Refer to storage diagram and unit schedule on architectural drawings.
		Dwelling Type	Storage Size Volume			
		Studio apartments	4m ²			
		1 bedroom apartments	6m ²			
		2 bedroom apartments	8m ²			
		3+ bedroom	10m ²			

		apartments		
		At least 50% of the required storage is to be located within the apartment		
	Objective 4G-2 Additional storage is conveniently located, accessible and nominated for individual apartments		Complies	Additional secured storage is provided and easily accessible on ground level with individual cages for each apartment.
4H Acoustic Privacy	Objective 4H-1 Noise transfer is minimised through the siting of buildings and building layout		Complies	Where possible planting, circulation and non-habitable rooms are located to buffer external noise sources.
	Objective 4H-2 Noise impacts are mitigated within apartments through layout and acoustic treatments		Complies	Appropriate acoustic measure will be undertaken at CC stage. Provisions have been made for wall thicknesses and floor to floor heights for construction methodology.
4J Noise and Pollution	Objective 4J-1 In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings		Complies	Habitable rooms are generally setback from external noise of Queenscliff Road through balconies and landscaping. An acoustic report is provided with this Development Application
	Objective 4J-2 Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission		Complies	Where possible, building articulation and landscaping are provided to assist in diffusing noise transmission.
4K Apartment Mix	Objective 4K-1 A range of apartment types and sizes is provided to cater for different household types now and into the future		On merit	Unit type cater to the household types in the area with 1-bed, 2-bed and some of the 3-bedroom apartments have the flexibility to turn the some of the bedrooms into family rooms/ study.
	Objective 4K-2 The apartment mix is distributed to suitable locations within the building		Complies	
4L Ground Floor Apartments	Objective 4L-1 Street frontage activity is maximised where ground floor apartments are located		Complies	Ground floor apartments have external courtyard facing the street to promote activity along street front.

	Objective 4L-2 Design of ground floor apartments delivers amenity and safety for residents	Complies	Private open spaces are landscaped with integrated fencing for additional safety.
4M Facades	Objective 4M-1 Building facades provide visual interest along the street while respecting the character of the local area	Complies	The facades have been carefully designed with a mix of material palette. Rendered walls, sand stone and a sympathetic metal cladding create a visually interacting façade whilst responding to the character of the local area.
	Objective 4M-2 Building functions are expressed by the facade	Complies	Residential entry clearly identified via different treatment in the façade (i.e. visual break).
4N Roof Design	Objective 4N-1 Roof treatments are integrated into the building design and positively respond to the street	Complies	Attics are proposed for two the top level units and were carefully designed on the roof to minimise visual impact towards streetscape.
	Objective 4N-2 Opportunities to use roof space for residential accommodation and open space are maximised	Complies	Private roof terrace, seating area and spas for the two units are located on the roof.
	Objective 4N-3 Roof design incorporates sustainability features	Complies	Roof extends awning over windows and doors to habitable spaces to control sunlight during summer.
4O Landscape Design	Objective 4O-1 Landscape design is viable and sustainable	Complies	Landscaping and native plant selection provides shading and privacy, and contributes to the local climate. Selection of native and low water usage trees reduce water usage and maintenance.
	Objective 4O-2 Landscape design contributes to the streetscape and amenity	Complies	Where possible, landscaping has been included to provide amenity and streetscape.

4P Planting on Structures	Objective 4P-1 Appropriate soil profiles are provided	Complies	Refer to Landscape Consultant detail
	Objective 4P-2 Plant growth is optimised with appropriate selection and maintenance	Complies	Refer to Landscape Consultant detail
	Objective 4P-3 Planting on structures contributes to the quality and amenity of communal and public open spaces	Complies	Refer to Landscape Consultant detail
4Q Universal Design	Objective 4Q-1 Universal design features are included in apartment design to promote flexible housing for all community members	Complies	Apartments are open plan in design providing a free-flowing living quality with generous open space for occupant flexibility.
	Objective 4Q-2 A variety of apartments with adaptable designs are provided	Complies	There is no requirement for adaptable units for this site, however 3 of 15 apartments are livable units.
	Objective 4Q-3 Apartment layouts are flexible and accommodate a range of lifestyle needs	Complies	All apartments have open plan living allowing flexibility on the use.
4R Adaptive Reuse	Objective 4R-1 New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place	N/A	Brand new development
	Objective 4R-2 Adapted buildings provide residential amenity while not precluding future adaptive reuse	N/A	Brand new development
4S Mixed Use	Objective 4S-1 Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement	N/A	
	Objective 4S-2 Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents	Complies	Keyed entry required to residential development.
4T Awnings and Signage	Objective 4T-1 Awnings are well located and complement and integrate with the building design	Complies	Entry awning is provided to give cover to the residents.
	Objective 4T-2 Signage responds to the context and desired streetscape character	Complies	Signage to future detail to be integrated to entries, façade and lobby design.
4U Energy Efficiency	Objective 4U-1 Development incorporates passive environmental design	Complies	Adequate light and ventilation to all habitable rooms

	Objective 4U-2 Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer	Complies	BASIX assessment submitted with the development application
	Objective 4U-3 Adequate natural ventilation minimises the need for mechanical ventilation	Complies	Apartments designed with appropriate depths, ceiling heights and planning to promote airflow and natural ventilation.
4V Water Management and Conservation	Objective 4V-1 Potable water use is minimised	Complies	Water reducing fixtures and low water usage landscaping implemented
	Objective 4V-2 Urban storm-water is treated on site before being discharged to receiving waters	Complies	Refer to hydraulic engineer's reports and drawings
	Objective 4V-3 Flood management systems are integrated into site design	Complies	Refer to hydraulic engineer's reports and drawings
4W Waste Management	Objective 4W-1 Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents	Complies	Garbage bin holding area located on ground floor capable to fit required number of bins.
	Objective 4W-2 Domestic waste is minimised by providing safe and convenient source separation and recycling	Complies	Waste management plan will be submitted with Development Application.
4X Building Maintenance	Objective 4X-1 Building design detail provides protection from weathering	Complies	Material proposed are robust and hard weathering minimizing maintenance. Building detailing will provide protections to opening and control leaching etc.
	Objective 4X-2 Systems and access enable ease of maintenance	Complies	Generally, maintenance of the building can be directly accessed via individual unit or internal lobbies.
	Objective 4X-3 Material selection reduces on-going maintenance costs	Complies	Natural and resilient material selection of rendered wall, powder coated aluminium cladding and stone cladding reduces on-going maintenance.