platform ARCHITECTS

Apartment Design Guide - Design Objective and Design Criteria

Project	**NEW LUXURY MULTI-RESIDENTIAL DEVELOPMENT**
Address	**33-35 FAIRLIGHT STREET & 10-12 CLIFFORD AVENUE, FAIRLIGHT NSW 2094**
Issue	**A**
Date	**18.11.2024**

Part 3 - Siting the Development

OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENT
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**	The proposal complies with the bulk and scale of the desired future character and will enhance the area. A low set built form to the Fairlight St frontage is complemented by a strong contextual multi-level form to the Clifford Ave frontage. Both relating to their surrounding context in an appropriate scale.
3B Orientation	**Objective 3B-1** Building types and layouts respond to the street and site while optimizing solar access within the development	**On merit**	Given the spectacular view of Sydney Harbour to the south, this orientation is the most appropriate for the site. The view is considered to compensate the negatives of a south facing slope and does not impact on the amenity enjoyed by future residents.
	Objective 3B-2 Overshadowing of neighbouring properties is minimized during mid-winter	**Complies**	Due to the orientation of the site and the proposed setbacks of the development, overshadowing of neighbouring properties has been kept to a minimum.
3C Public Domain Interface	**Objective 3C-1** Transition between private and public domain is achieved without compromising safety and security	**Complies**	Balconies and windows overlook the public domain to the north and the south whilst front boundary walls/fences are visually permeable, ensuring passive surveillance of the street and maintaining visual privacy. Planters are placed along public street frontages softing the public/private transition and allowing privacy to lower level courtyards.
	Objective 3C-2 Amenity of the public domain is retained and enhanced	**Complies**	Mail boxes are located at both builiding entrances and softened by surrounding planter boxes. Car park vents and service rooms are located in the building out of view. Ramping for accessibility at pedestrian entrances is minimised as the building levels have been established by the relative street level. External materials chosen are considered durable and easily cleanable.
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	**On merit**	A communal gym is provied, which opens out onto a communal courtyard. The location of the site is such that there is significant public domain 400m from the proposal providing excellent opportunity for social interaction and outdoor activities. In addition, each apartment has a large terrace area of private open space to allow BBQs and outdoor activity to occur. Apartments located at ground level have generous courtyards with grassed and landscaped area.
	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	**Complies**	19.6% of the site area is proposed as deep soil
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. *Note: Separation distances between buildings on the same site should combine required building separations depending on the type of room.*	**On merit**	Living areas are oriented towards the southern harbour aspect. The majority of bedrooms face either south for the views, or north for solar access. The few bedrooms that face the east and west boundaries are either below the level of neighbouring buildings, or if within 6m of the boundary, have privacy screen to windows. Where strict compliance isnt achieved, the intent of the control is still achieved and there is an improvement to the existing site conditions.
	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 and/or privacy screens provide or obscure glazing for additional privacy elements. This directs views and assists to prevent any overlooking by occupants of the building.
3G Pedestrian Access and Entries	**Objective 3G-1** Building entries and pedestrian access connects to and addresses the public domain	**Complies**	The main entrance to the residential lobby is clearly visible from the main street frontage and can be accessed through glass doors via security intercom.

Deep soil zones are to meet the following minimum requirements:

Site Area	Min. Dims	Deep Soil Zone (% of the site area)
Less than 650m²	-	7%
650m² - 1500m²	3m	7%
Greater than 1500m²	6m	7%
Greater than 1500m² with significant tree cover	6m	7%

Site Area	Deep Soil	Deep Soil %
2352	461	18.00

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:

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 3G-2 Access, entries and pathways are accessible and easy to identify		**Complies**	The residential entry is clearly delineated between 2 volumes and with landscape along front boundary leading to main entrance. The apartments are accessible to all through central
	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**	Vehicle access is provided to Fairlight St and integrated with the building's overall facade by using the same materials proposed in front of Level 3 balconies and Level 2 privacy screens. A 6m flat area at the boundary allows clear surveillance on the street with ample room to stop prior to exiting the site, a waiting bay ensures a vehicle entering the site can wait on site before entering the building. A car lift is proposed to transport the vehicles to lower levels, thus removing the need of large ramps to access the car park.
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: • 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.	**Complies**	The proposal complies with this requirement by providing a total of 37 car parking spaces across two split basement levels, including five accessible parking space. This total number of parking spaces includes 4 visitor apaces (one of which is accessbile) which meets the DCP requirements of one visitor car parking space for every four dwellings
	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. In addition, 12 bicycle racks have been provided. This
	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 ramp with security access, from Clifford Ave. 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**	Two split basement levels are provided with car park facilities accessed from a ramp from Clifford Street. 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 providedand the carpark entrance ramps down from the street, minimising the visual impact of the carpark security door.
	Objective 3J-6 Visual and environmental impacts of above ground		**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	**On Merit**	10 out of 15 apartments comply with required solar access. However in accordance with the ADG, strict compliance is unreasonable on a sloped, south facing site, with views to the ocean facing south. 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.	**On Merit**	As per above
	Objective 4A-2 Daylight access is maximized where sunlight is limited		**Complies**	The majority of habitable rooms have large windows to the front or the rear of the site and enjoy ample day light. Habitable rooms facing the east and west boundaries have large windows, with privacy screens, where appropriate, to neighbouring windows
	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. Louvres are included thorughout the design to provide maximum daylight and maximum venitlation to most rooms.
	Objective 4B-2 The layout and design of single aspect apartments maximizes natural ventilation		**N/A**	Only one out of 15 apartments is single aspect, and it has large amounts of glazing to this aspect.
	Objective 4B-3	1. At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building.		

	The number of apartments with natural cross ventilation is maximized to create a comfortable indoor environment for residents	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**	86% (13 out of 15) units achieve cross natural ventilation. 4 out of 15 units are split over two storeys improving air movement and 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** 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	**Complies** **Complies** **Complies** **Complies** **N/A** **N/A**	All units comply with minimum ceiling height for habitable and non-habitable rooms.
	Objective 4C-2 Ceiling height increases the sense of space in apartments and provides for well proportioned rooms		**N/A**	Clerestory windows are provided to the top floor apartment to improve access to natural light. Skylights are also provided to top floor apartments and apartments where roof area over permits.
	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: **Apartment Type** / **Minimum Internal Area** Studio: 35m² 1 bedroom: 50m² 2 bedroom: 70m² 3 bedroom: 90m² The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m² each. A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m² each.	**Complies**	All apartments well exceeed the minimum floor areas.
		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	**Complies**	All habitable room depths comply and the back of all kitchens are within 8m from a window.
		2. In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 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 10m² and other bedrooms 9m² (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: **Dwelling Type** / **Minimum Area** / **Minimum Depth** Studio Apartments: 4m² / - 1 Bedroom Apartments: 8m² / 2m 2 Bedroom Apartments: 10m² / 2m 3+ Bedroom Apartments: 12m² / 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.
		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**	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 glass balustrades 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 two.
	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: **Dwelling Type** / **Storage Size Volume** Studio apartments: 4m³ 1 bedroom apartments: 6m³ 2 bedroom apartments: 8m³ 3+ bedroom apartments: 10m³ At least 50% of the required storage is to be located within the apartment	**Complies**	As per schedules on DA0000 Cover Page submitted as part of this application
	Objective 4G-2 Additional storage is conveniently located, accessible and nominated for individual apartments		**Complies**	As above
Noise and Pollution	In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings		**Complies**	Landscaping is utilised to mitigate potential noise
	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**	As above
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**	The local area provides a variety of housing choices ranging from smaller apartments to bungalows and detached houses. This proposed development with 15 luxury apartments will positively contribute to the demographic mix in the area. Large apartments will appeal to down-sizers as an attractive alternative to high maintenance properties. This will also result in larger family homes being freed up for redevelopment or new owners.
	Objective 4K-2 The apartment mix is distributed to suitable locations within the building		**On merit**	As above.
4L **Ground Floor Apartments**	**Objective 4L-1** Street frontage activity is maximised where ground floor apartments are located		**N/A**	Due to the natural slope of the site, ground floor apartments are located lower than the street level on the uppper pavillion and are elevated above street level in the lower pavillion.

	Objective 4L-2 Design of ground floor apartments delivers amenity and safety for residents	**Complies**	Private gardens are not accessible from public areas and are secured by landscaping walls which address a change in level also.
4M **Facades**	**Objective 4M-1** Building facades provide visual interest along the street while respecting the character of the local area	**Complies**	Careful consideration has been given to the design to ensure a great fit into the local context. Natural bluestone cladding is a feature element, whilst the balance of the proposal is a clean off white microcement finish with bronze powdercoat highlights. These tie in well with the eccelectic nature of the subrub and provide a high end level of fiish as expected for this end of the market.
	Objective 4M-2 Building functions are expressed by the façade	**Complies**	The façade clearly expresses openness towards views and light, while achieving privacy via strategic design of the building orientation and positioning of windows. Masonry wall elements complement this language and extend in some instances to act as a privacy mechanism.
4N **Roof Design**	**Objective 4N-1** Roof treatments are integrated into the building design and positively respond to the street	**Complies**	The proposed roof ties in with the overall building design and ensure views across the proposal are maintained.
	Objective 4N-2 Opportunities to use roof space for residential accommodation and open space are maximised	**N/A**	Roof terraces are discouraged in this area.
	Objective 4N-3 Roof design incorporates sustainability features	**Complies**	Skylights and clerestory windows are integrated into the roof design to provide solar access to apartments below.
4O **Landscape Design**	**Objective 4O-1** Landscape design is viable and sustainable	**Complies**	Refer to landscape architect's details
	Objective 4O-2 Landscape design contributes to the streetscape and amenity	**N/A**	Both frontages provide well landscaped areas, softening the built form beyond and provigin visual appeal to the street frontages.
4P **Planting on Structures**	**Objective 4P-1** Appropriate soil profiles are provided	**Complies**	Refer to landscape architect's details
	Objective 4P-2 Plant growth is optimised with appropriate selection and maintenance	**Complies**	Refer to landscape architect's details
	Objective 4P-3 Planting on structures contributes to the quality and amenity of communal and public open spaces	**Complies**	Refer to landscape architect's details
4Q **Universal Design**	**Objective 4Q-1** Universal design features are included in apartment design to promote flexible housing for all community members	**Complies**	Adaptable dwelling and accessible car parking have been included in the proposal, refer to access report
	Objective 4Q-2 A variety of apartments with adaptable designs are provided	**Complies**	1 out of 4 apartments comprise adaptable design.
	Objective 4Q-3 Apartment layouts are flexible and accommodate a range of lifestyle needs	**Complies**	The generous size of the residences ensures flexibility of use suitable for many needs
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**	
	Objective 4R-2 Adapted buildings provide residential amenity while not precluding future adaptive reuse	**N/A**	
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	**N/A**	
4T **Awnings and Signage**	**Objective 4T-1** Awnings are well located and complement and integrate with the building design	**Complies**	All awnings and balcony eaves are well incorporated into the design.
	Objective 4T-2 Signage responds to the context and desired streetscape character	**N/A**	
4U **Energy Efficiency**	**Objective 4U-1** Development incorporates passive environmental design	**Complies**	Deep awnings, covered balconies and batten screening provide passive solar control of windows whilst still ensuring ample natural light and ventilation.
	Objective 4U-2 Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer	**Complies**	as above
	Objective 4U-3 Adequate natural ventilation minimises the need for mechanical ventilation	**Complies**	Adequate light and ventilation is provided to all habitable rooms.
4V **Water Management and Conservation**	**Objective 4V-1** Potable water use is minimised	**Complies**	refer to BASIX
	Objective 4V-2 Urban storm-water is treated on site before being discharged to receiving waters	**Complies**	Refer to civil engineer's details of OSD
	Objective 4V-3 Flood management systems are integrated into site design	**N/A**	
4W **Waste Management**	**Objective 4W-1** Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents	**Complies**	Bin room is located in the car park and not visible from the street. An individual bin storage area is provided foreach pavillion withihn the basement. There is a bin collection bay fronting Clifford Ave for use on collection day only. This is screened by landscaping walls and incorporated into the overall design of the Clifford Ave streetscape.
	Objective 4W-2 Domestic waste is minimised by providing safe and convenient source separation and recycling	**Complies**	Bins for green matter, recycling and paper will be provided, refer to waste management report.

4X **Building Maintenance**	**Objective 4X-1** Building design detail provides protection from weathering	**Complies**	Materials have been selected that are hardwearing and require minimal maintenance over time.
	Objective 4X-2 Systems and access enable ease of maintenance	**Complies**	Lift and stair access for maintenance personnel is provided to all floors and systems are kept simple for ease of maintenance.
	Objective 4X-3 Material selection reduces on-going maintenance costs	**Complies**	Masonry and natural stone cladding require minimal maintenance and will age beautifully.