

Apartment Design Guide - Compliance Statement

Clause Number	Clause Title	Objective	Design Criteria	fjmt Studio Commentary
		3G-2	Access, entries and pathways are accessible and easy to identify	<ul style="list-style-type: none"> Access requirements have been identified including requirements for access to lobbies, apartments and retail. All have on grade accessible access and contrasting colours for vision impairment. Signage to entrances are provided in addition to site wide way-finding strategies.
		3G-3	Large sites provide pedestrian links for access to streets and connection to destinations	<ul style="list-style-type: none"> The Cumberland Stairs provide direct visual and pedestrian connections to Harrington Street, Cumberland Place and Gloucester Street.
	Vehicle Access	3H-1	Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes	<ul style="list-style-type: none"> The driveway is located along Harrington Street. It has a total width of 4.5m to accommodate both residential vehicular traffic and loading and garbage vehicles in line with the traffic engineer recommendations. This has been minimised to a single lane to reduce the impact to the ground floor facade and to provide more activation to Harrington Street.
	Bicycle and Car Parking	3J-1	<p>Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas.</p> <p>1. For development in the following locations:</p> <ul style="list-style-type: none"> on sites that are within 800 metres of a railway station or light rail stop in the Sydney Metropolitan Area; or on land zoned, and sites within 400 metres of land zoned, B3 Commercial Core, B4 Mixed Use or 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</p> <p>The car parking needs for a development must be provided off street.</p>	<ul style="list-style-type: none"> The proposed development provides a care share space on Basement Level 2.
		3J-2	Parking and facilities are provided for other modes of transport	<ul style="list-style-type: none"> Bicycle parking is provided at a rate of 1 secure bicycle cage per unit. There is also bicycle parking provided in the public domain on both Harrington and Gloucester Streets. One visitor car parking space is provided on both Basement Level 1 and Basement Level 2. Motorbike parking is provided on Basement Level 1.
		3J-3	Car park design and access is safe and secure	<ul style="list-style-type: none"> The car park is secure with access directly to the lobbies of Block 1 and Block 2. Lifts serve for access to bicycle parking and storage in addition to management of waste and loading. Baker's Terrace access to carpark is via secure access through the public lift. Transition to this lift is through the activated Cumberland Stairs link.
		3J-4	Visual and environmental impacts of underground car parking are minimised	<ul style="list-style-type: none"> Basement 1 is existing. Basement 2 & 3 are included to accommodate new residents and required service spaces for the building. Parking is below the residential buildings and is not visible from ground level.

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		3J-5	Visual and environmental impacts of on-grade car parking are minimised	<ul style="list-style-type: none"> The impact of entry and loading on ground level is minimised by sleeving retail, lobby entries and service zones around the car park as well as providing a single lane carpark entry.
		3J-6	Visual and environmental impacts of above ground enclosed car parking are minimised	<ul style="list-style-type: none"> There is no above ground parking.
PART 04 - DESIGNING THE BUILDING				
	Solar and Daylight Access	4A-1	To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space <ul style="list-style-type: none"> Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas 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 9 am and 3 pm at mid winter A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter 	<ul style="list-style-type: none"> Based on the urban environment, the number of internal spaces & private open spaces to apartments achieving solar access for 2+ hours/day between the hours 9.00-3.00 is a percentage of 53%. 63% of apartments achieve minimum of 1m2 direct sunlight measured at 1m above floor level between 9.00-3.00 for at least 15 minutes. A maximum of 31% of apartments receive no direct sunlight between 9.00-3.00 in mid winter. Based on the urban environment, the number of internal spaces & private open spaces to apartments achieving solar access for 2+ hours/day between the extended hours 8.00-4.00 is a percentage of 60%. 67% of apartments achieve minimum of 1m2 direct sunlight measured at 1m above floor level between the extended hours of 8.00-4.00 for at least 15 minutes. A maximum of 30% of apartments receive no direct sunlight between the extended hours of 8.00-4.00 in mid winter. Due to the east/ west orientation of the building it is difficult to achieve the required sunlight hours. The sun shines directly onto the eastern facade between 8-10am, but then moves around to the northern facade very soon after.
		4A-2	Daylight access is maximised where sunlight is limited	<ul style="list-style-type: none"> All apartments have been designed to maximise their window openings to capture views and as a consequence optimise their access to sunlight be it direct, reflected or ambient.
		4A-3	Design incorporates shading and glare control, particularly for warmer months	<ul style="list-style-type: none"> To all apartments on all levels across the whole development, balconies and sun shading extend to shade summer sun, but allow winter sun to penetrate living areas Shading devices such as operable bifold screens, louvres and balconies are used across the development for specific facade responses. Refer to elevations and 3D imagery. On Block 1 a combination of operable and fixed terracotta screens, louvres and perforated metal screening have been used to all facades to allow adjustment and choice. On Block 2 a combination of operable and fixed terracotta screens, louvres and perforated metal screening have been used to all facades to allow adjustment and choice.
	Natural Ventilation	4B-1	All habitable rooms are naturally ventilated	<ul style="list-style-type: none"> All apartments have operable windows with compliant open areas. Operable windows are typically double hung aneeta style windows All balconies have sliding doors opening into the living spaces to maximise ventilation
		4B-2	The layout and design of single aspect apartments maximises natural ventilation	<ul style="list-style-type: none"> Apartments are well orientated where possible to maximise the natural ventilation performance of apartments.
		4B-3	The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents. <ol style="list-style-type: none"> 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. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line 	<p>48% of Apartments across Block 1, Block 2 and Bakers' Terrace are compliant.</p> <ul style="list-style-type: none"> The development includes a combination of single aspect apartments, dual aspect apartments, cross through apartments and corner apartments. Due to the orientation of the building and the aim to maximise views, the core of the building has been shifted closer to the western facade. This results in deeper single aspect apartments to the eastern facade and makes it difficult to achieve the required percentage of cross ventilation.

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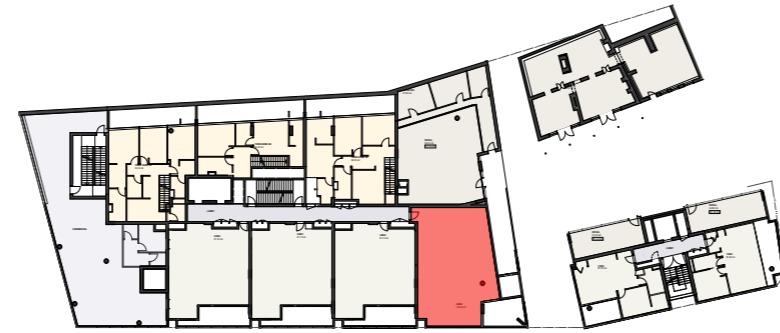
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		4C-1	<p>Ceiling height achieves sufficient natural ventilation and daylight access</p> <p>1. Measured from finished floor level to finished ceiling level, minimum ceiling heights are: Minimum ceiling height for apartment and mixed use buildings</p> <ul style="list-style-type: none"> * Habitable Rooms - 2.7m * Non-Habitable Rooms - 2.4m * Two Storey Apartments - 2.7m for living area floor and 2.4m for second floor where it's 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 of use. <p>These minimums do not preclude higher ceilings if desired</p>	<ul style="list-style-type: none"> • All habitable rooms have a minimum ceiling height of 2.7m • All non-habitable rooms have a minimum ceiling height of 2.4m
		4C-2	<p>Ceiling height increases the sense of space in apartments and provides for well proportioned rooms</p>	<ul style="list-style-type: none"> • All habitable rooms have a minimum ceiling height of 2.7m • All non-habitable rooms have a minimum ceiling height of 2.4m • All ceiling mounted services are located in 2400 ceilings over wet areas. • Bulkheads do not protrude into habitable spaces
		4C-3	<p>Ceiling heights contribute to the flexibility of building use over the life of the building</p>	<ul style="list-style-type: none"> • The proposed development is for a mixed use residential development • The apartment ceiling heights comply with Objectives 4C1 and 2 • Retail and commercial ceiling levels and floor to floor heights are higher to optimise flexibility
		4D-1	<p>The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity</p> <p>1. Apartments are required to have the following minimum internal areas:</p> <ul style="list-style-type: none"> * 1 Bedroom - 50m² * 2 Bedroom - 70m² * 3 Bedroom - 90m² <p>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.</p> <p>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</p>	<ul style="list-style-type: none"> • All apartments conform to the required minimum internal areas. • Apartment sizes have been developed in accordance with the client brief and approvals on the development site whilst providing efficient apartment planning. • The scheme results in the following range of apartment sizes: <ul style="list-style-type: none"> * 1 Bed Internal - 50 to 72m² * 2 Bed Internal - 81 to 100m² * 3 Bed incl. Penthouses Internal - 100 to 212m² • All habitable rooms have windows which represent more than 10% of the floor area of the room.
		4D-2	<p>Environmental performance of the apartment is maximised</p> <p>1. Habitable room depths are limited to a maximum of 2.5 x the ceiling height</p> <p>2. In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window</p>	<ul style="list-style-type: none"> • All apartments to Block 2 and Bakers' Terrace comply with the 8m to the back of the kitchen rule of thumb. • All apartments are open plan layouts, with living rooms and bedrooms located against the external envelope of the building to maximise natural light and ventilation. • 27 apartments out of 52 total apartments in Block 1 are within 9m to the back of the kitchen. In all cases the kitchens have an island bench located within the 8m rule of thumb zone.
		4D-3	<p>Apartment layouts are designed to accommodate a variety of household activities and needs</p> <p>1. Master bedrooms have a minimum area of 10m² and other bedrooms 9m² (excluding wardrobe space)</p> <p>2. Bedrooms have a minimum dimension of 3m (excluding wardrobe space)</p> <p>3. Living rooms or combined living/dining rooms have a minimum width of:</p> <ul style="list-style-type: none"> * 3.6m for studio and 1 bedroom apartments * 4m for 2 and 3 bedroom apartments <p>4. The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow</p>	<ul style="list-style-type: none"> • All apartments comply with the minimum ADG bedroom sizes. • All apartments comply with the minimum ADG living room widths. Penthouses have wider living rooms • Main bedrooms to all apartments have a minimum wardrobe of 1.8m and secondary bedrooms have 1.2m min.

Adaptable Apartment and Livable Housing Guidelines

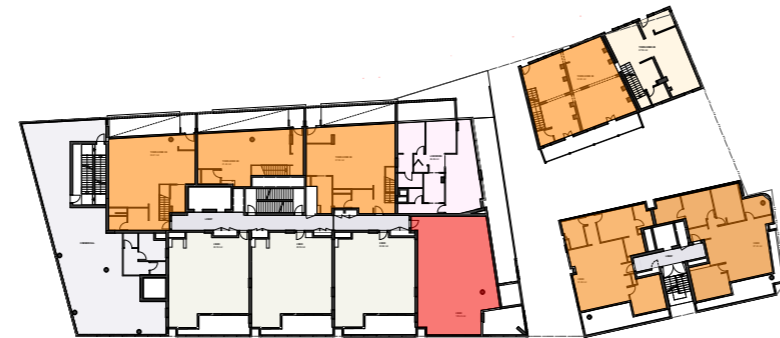
8.1 Adaptable Housing and Livable Housing Guidelines

The proposal offers a diversity of adaptable housing unit, varying in size and location. In total 8 adaptable apartments are provided, over 12% of the total number of apartments. There are also a wide range of apartments (13 in total) which comply with the Livable Housing Guidelines including:

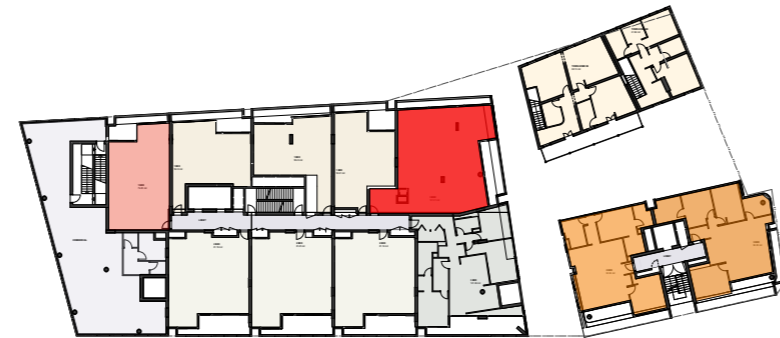
- Compliant path of travel from the allotment boundary to an entrance that is step free (already covered by the Premises Standards)
- Entrance door achieves 820mm clear opening (AS4299 and AS1428.1 require 850mm for the Adaptable Housing %)
- Doors within the apartment to achieve 820mm opening and corridors should achieve a min 1000mm (AS4299 and AS1428.1 require 850mm for the Adaptable Housing %)
- Toilet to achieve 900mm x 1200mm clear circulation space forward of the toilet pan, exclusive of the swing of the door, and located in the corner of the room to enable the installation of grab rails (this is a departure from AS4299 Adaptable Housing – where the pan could be relocated at post adaptation, so if adaptable unit % to be included in Liveable Housing Silver Level then the pan will not be able to be relocated)(Note : Visitable which is included in the adaptable housing % requires 1250 x 900mm however this can be adjacent to the pan, from the outset) (CONFUSING!!)
- One bathroom to achieve a slip resistant hobless shower and located in the corner of the room (also required of AS4299)
- Reinforcement in walls around shower, bath if provided and toilet (if walls are not masonry)
- Handrail to one side of stairs if there are stairs



1 PLAN Level 2
1:500



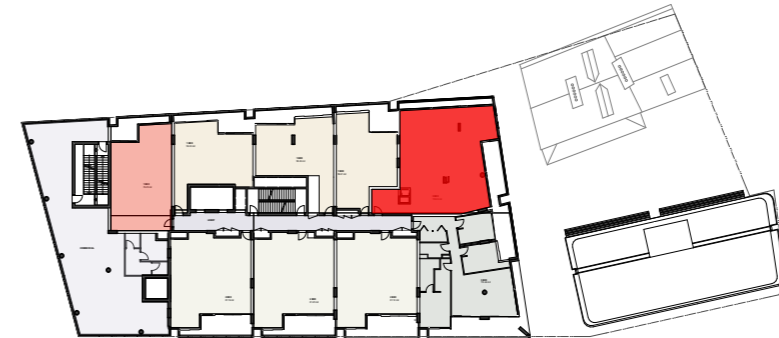
2 PLAN Level 3 - Gloucester St
1:500



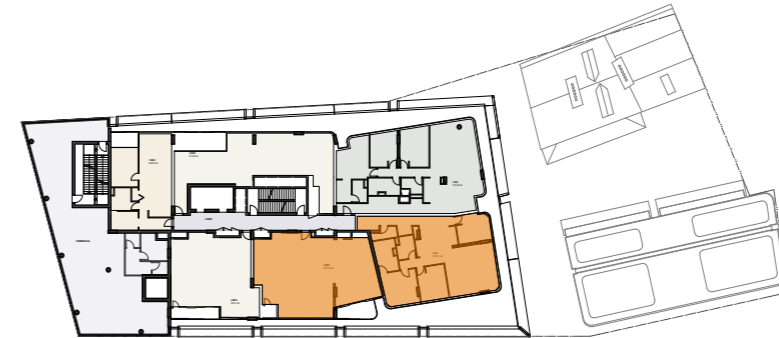
3 PLAN Level 4
1:500



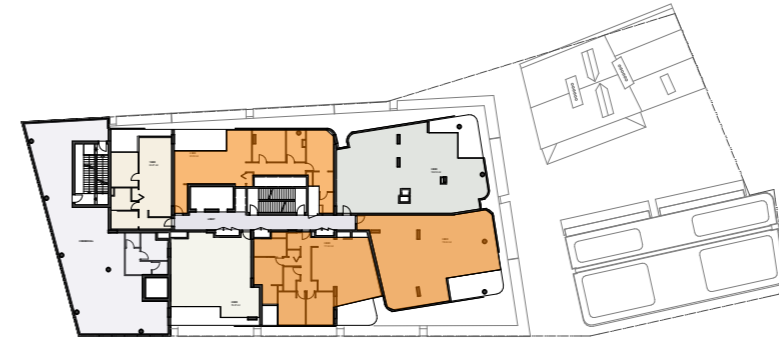
4 PLAN Level 5
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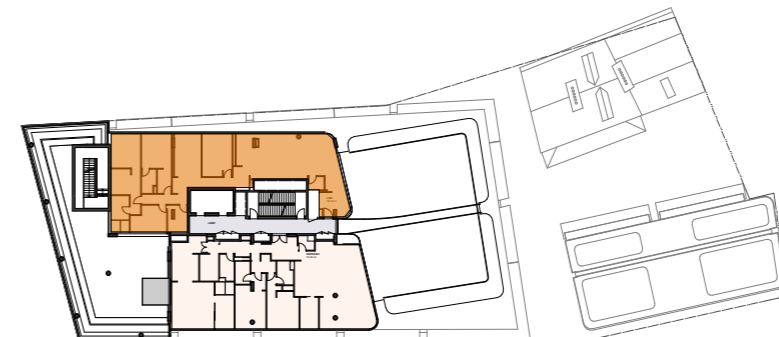
5 PLAN Level 6
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7 PLAN Level 7 Setback
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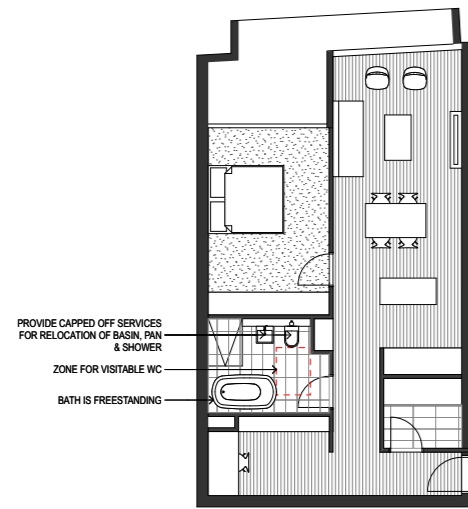
8 PLAN Level 8
1:500



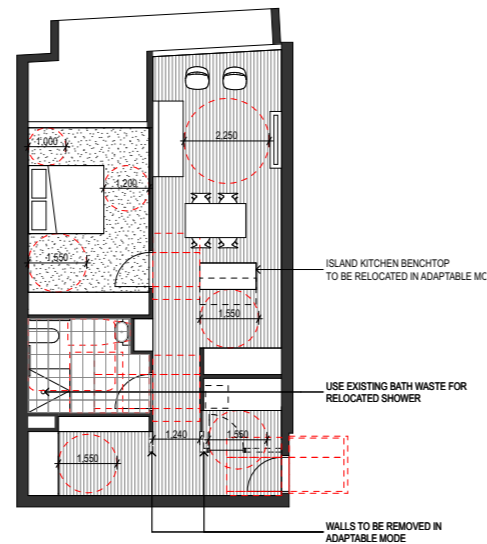
9 PLAN Level 9 Penthouse
1:500

- 1 BED ADAPTABLE
- 2 BED ADAPTABLE
- 3 BED ADAPTABLE
- LHG SILVER LEVEL COMPLIANT

ADAPTABLE APARTMENTS		
1 BED	2 BED	3 BED
3	2	3
TOTAL 8 APARTMENTS 12.5%		
LIVABLE HOUSING GUIDELINE - SILVER LEVEL COMPLIANT		
1 BED	2 BED	3 BED
10	3	10
TOTAL 13 APARTMENTS 20%		



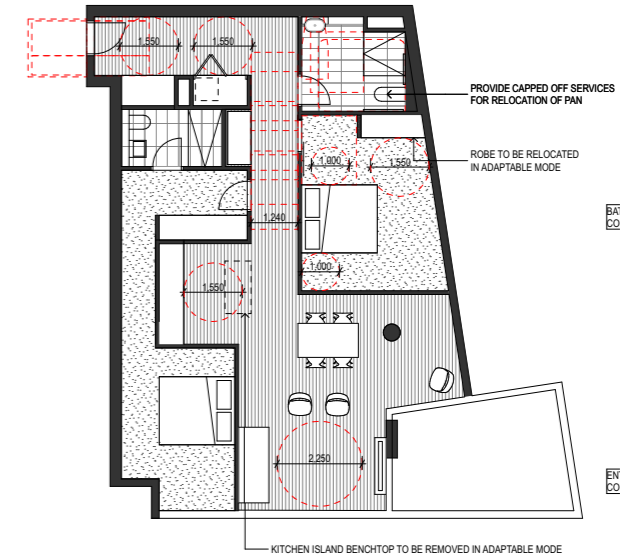
1 PLAN Pre Adaptable
1:100



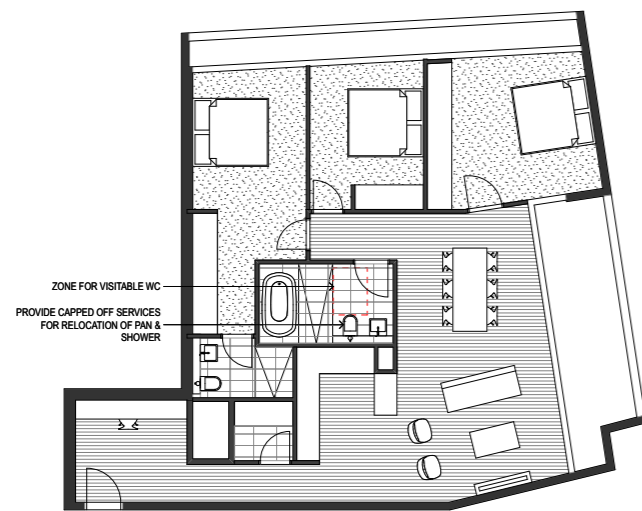
2 PLAN Post Adaptable
1:100



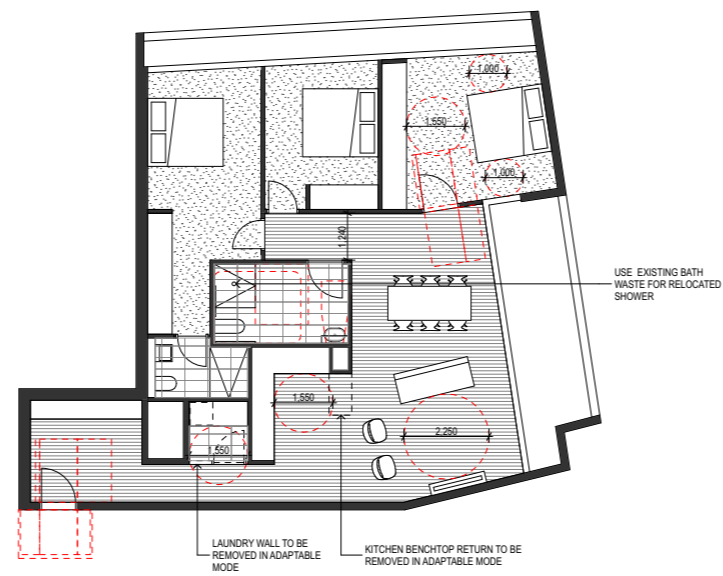
1 PLAN Pre Adaptable
1:100



2 PLAN Post Adaptable
1:100



1 PLAN Pre Adaptable
1:100



2 PLAN Post Adaptable
1:100

9.0 Architectural Drawings



