

Block 11, Central Park

Draft Apartment Design Guide - Compliance Table

Guidelines – Relevant Considerations	Proposal
3B Orientation	
Building types and layouts respond to the streetscape and site while optimising solar access within the development.	✓ The proposed building envelope is consistent with the Central Park Concept Plan (as modified), providing activation to O'Connor Street, Wellington Street, and Kensington Street.
Overshadowing of neighbouring properties is minimised during mid-winter	The built form has been carefully designed to maximise solar access to communal open space (available to the public), provide suitable solar access to dwellings, and minimise the impact of overshadowing to surrounding buildings.
3C – Public Domain Interface	
Transition between private and public domain is achieved without compromising safety and security, with upper level balconies and windows overlooking the public domain	✓ The proposed building design provides ground floor activation (in the form of retail uses) improving passive surveillance to the building entries. The proposed residential is located at the upper levels of the building, with non-residential uses at ground floor. Balconies are proposed to take advantage of northern, and southern aspect.
Amenity of the public domain is retained and enhanced as a result of the proposal	✓ The proposal provides clear building entries into the site, with visually prominent lobbies and mail boxes.
3D Communal and Public Open Space	
Communal open space has a minimum area equal to 25% of the site area. Where developments are unable to achieve the recommended 25% communal open space, they should: <ul style="list-style-type: none"> Provide communal spaces elsewhere such as a landscaped roof top terrace or a common room. Provide increased private open space or balconies. Demonstrate good proximity to public open space and / or provide contributions to public open space. 	✓ The proposal provides a mix of internal and external communal areas within the building. The internal areas consisting of the entry lobby and concierge, residents' community room and gym facilities. A communal outdoor area is also provided on level 9 of the building (as shown on the architectural plans). At ground level, the proposed design incorporates two substantial areas of public open space; being O'Connor Street Park (2,160m ²) and Wellington Street Park (1,170m ²). These area are available for public use, in addition to building residents. The total area represents a 170% increase in landscaped open space as proposed under the previously approved Concept Plan.
3F Visual Privacy	
Separation distances from buildings to the side and rear boundaries are as follows. Up to 12m / 4 storeys: <ul style="list-style-type: none"> 6m from habitable rooms and balconies. 3m from non-habitable rooms. Up to 25m (5-8 storeys) <ul style="list-style-type: none"> 9m from habitable rooms and balconies. 4.5m from non-habitable rooms. Over 25m (9+ storeys) <ul style="list-style-type: none"> 12m from habitable rooms and balconies. 6m from non-habitable rooms. 	✓ The proposal is consistent with the Central Park Concept Plan (as modified). Separation distances to surrounding building are consistent with the recommended numeric guidelines.
3G - Pedestrian Access and Entries	
Building entries and pedestrian access connects to and addresses the public domain and access, entries and pathways are equitable and easy to identify.	✓

Pedestrian links through developments provide access to streets and connect destinations.	✓						
3H – Vehicular Access							
Vehicle access points are designed and located to achieve safety and high quality streetscapes	<p>✓</p> <p>The revised vehicle crossing, entry, boom gate and building arrangement situated to achieve safety and a high quality streetscape, whilst improving the amenity of the public domain space.</p>						
3J Bicycle and car parking							
Car Parking rates close to public transport:	<p>✓</p> <p>Proposal complies with the relevant City of Sydney bicycle parking rates, suitably located within the basement (in individual storage lockers for residential) – refer to the architectural plans.</p>						
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Parking and facilities are provided for other modes of transport	<p>✓</p> <p>Provision is made for other forms of transport in addition to cars, including bicycle parking (with associated end of journey facilities), and car share. As shown on the architectural plans, a significant bicycle store is provided at the ground floor of the site.</p>						
Visual and environmental impacts of on-grade/above grade car parking are minimised	<p>✓</p> <p>Car parking is provided below ground within the basement.</p>						
4A – Apartment mix							
A range of apartment types and sizes is provided to cater for different household types now and into the future	<p>✓</p> <p>A variety of apartment sizes and types are accommodated. These provide a range of price points which will attract a variety of different household types and diversity in social mix.</p>						
The apartment mix is distributed to suitable locations within the building	✓						
4C – Facades							
Building facades provide visual interest along the street while respecting the character of the local area, with function expressed by the façade.	<p>✓</p> <p>The proposal provides a high quality, visually interesting and practical building façade, for the proposed residential, along with all other uses in the building.</p> <p>Refer to the Architectural Design Report submitted with the SSD for further in depth discussion on these aspects.</p>						
4D – Roof Design							
Roof treatments are integrated into the building design and positively respond to the street	<p>✓</p> <p>As shown on the architectural plans and landscape plans, the proposal has two green roofs (at level 10 and 14), that softens its appearance when viewed from above. Refer to Landscape Plans.</p>						
4F – Planting on Structures							
To contribute to the quality and amenity of communal and public open spaces. Plant growth is maximised with appropriate selection and maintenance	<p>✓</p> <p>The planting design seeks to create a visual link between the site's rooftop geometry and its connectivity to the adjacent building forms and the planting on the ground plane.</p> <p>The planting selection includes species that are appropriate for the exposed rooftop setting as referred to in Landscape Plans.</p>						
4G – Universal Design							
A variety of apartments with adaptable designs are provided. Apartment layouts are flexible and accommodate a range of lifestyle needs	<p>✓</p> <p>The proposal provides access to apartments and retail, accessible car parking spaces and adaptable apartments in accordance with the relevant AS. The proposal provides a minimum of 15% adaptable apartments.</p>						

	Apartment design and unit types allow for flexible living and lifestyle needs, as desired by the occupants.
4J – Mixed Use	
Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement	<p>✓</p> <p>Consistent with the Concept Plan, the proposal provides a mix of uses within the building including retail, childcare and residential. The residential floors within the building are integrated such to ensure high level amenity is achieved within the units. Separate lifts, lobby and services are provided for each of the uses, as shown on the architectural plans.</p>
4K – Awning and Signage	
<p>Awnings are well located and complement and integrate with the building design.</p> <p>Signage responds to the context and desired streetscape character</p>	<p>✓</p> <p>The proposal incorporates awnings around the building consistent with the Concept Plan and discussions with City of Sydney Council. Signage associated with the retail tenancies and building will form part of future approval, except as shown on the architectural plans and design intent within the Architectural Design Report.</p>
4L – Solar Access	
Single aspect, single storey apartments have a northerly or easterly aspect.	<p>✓</p> <p>The proposals incorporates apartments that take advantage of the western aspect and expansive views, apartments facing northern and southern views.</p> <p>It is noted that the number of south facing apartments is 19%. As detailed in the Architectural Design Report, it is however noted that the amenity of outlook over Chippendale, given its lower scale, is excellent as is the quieter orientation to Wellington Street and connection with the new Wellington Street park to be created.</p>
<p>The number of apartments receiving sunlight to habitable rooms, primary windows and private open spaces is optimised.</p> <p>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 in mid-winter.</p> <p>In certain circumstances/locations, development should receive a minimum of 2 hours of direct sunlight to 70% of living rooms and balconies in mid-winter.</p> <p>A maximum of 15% of apartments in a building have no direct sunlight between 9am and 3pm in mid-winter.</p>	<p>The number of apartments achieving SEPP 65 compliant solar access (2 hours between 9am and 3pm on June 21) is 73% (217 of 296 apartments), which increases to 83.5% (258 of 296 apartments) in March.</p>
4M – Common circulation and spaces	
The maximum number of apartments off a circulation core on a single level is eight. Variations to the number of apartments per core/corridor may be possible.	<p>The proposal provides access to more than eight apartment for a common corridor.</p> <p>A variation to the maximum number is considered acceptable given the corridors provide access to ample daylight; natural ventilation of the space; common areas for seating and gathering; and wider corridors with greater than minimum.</p>
Daylight and natural ventilation is provided to all common circulation and spaces, where possible.	<p>✓</p> <p>The design of circulation corridors allows for natural light and ventilation</p>
4N – Apartment Layout	
<p>Minimum Apartment Sizes:</p> <p>Apartment type Minimum size</p> <ul style="list-style-type: none"> ▪ Studio - 35m² ▪ 1 bedroom - 50m² ▪ 2 bedroom - 70m² ▪ 3 bedroom - 95m² 	<p>✓</p> <p>The proposal is consistent with all minimum apartment sizes. Refer to Architectural Plans and Architectural Design Report for further detail.</p>
Acceptable Room Depth:	<p>×</p> <p>The requirement to increase ceiling heights as room depths increase is unreasonable and the ceiling heights indicated in Figure 4N3 are impractical.</p>

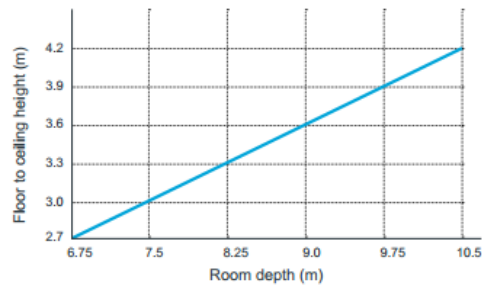


Figure 4N.3 Graph showing acceptable ceiling height to room depth ratio

A window should be visible from any point in a habitable room.	✓												
For open plan layouts, combining the living room, dining room and kitchen, the back of the kitchen is a maximum of 8 metres from a window	✓ All apartments comply with this requirement												
Master bedrooms have a minimum area of 10m ² and other bedrooms 9m ² (excluding wardrobe space)	✓ The proposal complies with this provision, providing generously sized bedroom with appropriate levels of storage, in a well designed and functional layout.												
Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	✓												
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 apartments 4m for 2 and 3 bedroom apartments 	✓												
40 – Ceiling Heights													
Measured from finished floor level to finished ceiling level, minimum ceiling heights are:	✓												
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4P – Private Open Space and Balconies													
Primary private open space at ground level or similar space on a structure has a minimum area of 16m ² and a minimum dimension in one direction of 3m.	✓												
Primary balconies are provided for all apartments with the following minimum area and depth according to apartment size. <ul style="list-style-type: none"> For 1 bedroom apartments, a minimum area of 8m² and a minimum depth of 2m. For 2 bedroom apartments, a minimum area of 10m² and a minimum depth of 2.5m. For 3+ bedroom apartments, a minimum area of 12m² and a minimum depth of 2.5m. 	✓												
4Q – Ventilation													
At least 60% of apartments are naturally cross ventilated.	All apartments within Block11 are naturally ventilated, with 45% of apartments being naturally cross ventilated, and a further 24% having hybrid natural cross ventilation system which creates a managed two-way cross ventilation path connecting vertical fresh air shafts to the apartments. A detailed analysis of ventilation is provided within the Architectural Design Report.												
Overall building depth does not exceed 12-18 metres.	✓												

	The majority of Block 11 is consistent with building depth requirements. A minor variation is proposed in the eastern zone of the site (23m), this is partially due to site constraints and alignments to streets and the impacts of which are mitigated by use of a double loaded corridor configuration.
4R – Storage	
In addition to kitchen cupboards and bedroom wardrobes, provide associated storage facilities at the following rates:	✓
<ul style="list-style-type: none"> Studio apartments 6m³ One bedroom apartments 6m³ Two bedroom apartments 8m³ Three plus bedroom apartment 10m³ 	The proposal complies with this requirement. Refer to EIS and revised Architectural Design Report.
At least 50% of this should be located within the apartment.	
4S – Acoustic Privacy	
Noise transfer is minimised through the siting of buildings and building layout. Noise impacts are mitigated through internal apartment layout and acoustic treatments.	✓
	The apartment have been laid out to avoid noise transfer from living areas into bedrooms, as shown on the Architectural Plans. An Acoustic Impact assessment has been prepared by
4T – Noise and Pollution	
Noise transmission is mitigated by appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials	✓
	The façade system has also been designed, considerate of the potential impacts of surrounding traffic noise, in order to comply with acoustic requirements. Refer also to the Acoustic Report provided with the EIS.
4U – Energy Efficiency	
Development incorporates passive environmental design.	✓
Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer	Refer to the ESD Report submitted with the SSD. The development complies with BASIX as well as key and relevant targets found in The Green Star Multi Unit Residential (MURT) v1 tool. A key ESD feature is the location of the building within a precinct that produces a proportion of its own electricity via a tri-generation plant incorporated into a central thermal plant (CTP). Waste heat from the tri-generation plant is used to generate a proportion of the space and domestic hot water (DHW) heating and comfort cooling energy needs of the precinct.
4V – Water Management and Conservation	
Potable water use should be minimised where possible. Urban stormwater is treated on site before being discharged to receiving waters.	✓
	The building will connect to the Central Park recycled water treatment plant (RWTP). This system collects wastewater from all of the buildings in the precinct and provides Grade A water to meet all of the non-potable water uses in the precinct.
4W – Waste Management	
Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents	✓
	All waste storage and collection is carried out within the basement, below Block 11. These arrangement have been discussed and agreed with City of Sydney Council.
Domestic waste is minimised by providing safe and convenient source separation and recycling	✓
	The proposal provides a dedicated garbage chutes for general waste, as well as separate recycling bins within the waste storage rooms on each level, as shown on the architectural plans.
4X - Building Management	
Building design detail provides protection from weathering.	✓
Systems and access enable ease of maintenance.	
Material selection reduces ongoing maintenance costs.	The materials used in the building design, as well as the façade design, have been carefully chosen to avoid ongoing maintenance, whilst allowing for easy access for cleaning and repair when required.