Block 4N, 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. Overshadowing of neighbouring properties is minimised during mid-winter	✓ The proposed building envelope is generally consistent with the Central Park Concept Plan, providing activation to Abercrombie Street, Central Park Avenue, as well as internal frontages to the through site links between Block 4N, 1 and 4S. The design of the building ensures that minimal overshadowing occurs to Chippendale Green.
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 residential is located at the upper levels of the building. Balconies are proposed to take advantage of northern, western, and southern views. The proposed building design provide ground floor activation improving passive surveillance to the building entries.
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, which enhances the residential amenity.
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: ▪ 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 residential component occupies only a portion of the development. Nevertheless, a landscaped area is provided on Level 11 of the site. Residents within the building will also be provided access to the hotel health facilities, which include a pool, Jacuzzi and gym. The site is located directly adjacent Chippendale Green and the future Brewery Yard, as well as supporting a publically accessible ground floor courtyard at the rear of terraces to Abercrombie Street.
3F Visual Privacy	
Separation distances from buildings to the side and rear boundaries are as follows. Up to 12m / 4 storeys: ▪ 6m from habitable rooms and balconies. ▪ 3m from non-habitable rooms. Up to 25m (5-8 storeys) ▪ 9m from habitable rooms and balconies. ▪ 4.5m from non-habitable rooms. Over 25m (9+ storeys) ▪ 12m from habitable rooms and balconies. ▪ 6m from non-habitable rooms.	✓ Proposal is consistent with the Central Park Concept Plan. All residential dwellings are located on the western side of the building, with some north and south facing units. To the north and west are Broadway and Abercrombie Street, with significant separation to the nearest surrounding building. Where apartments and a south facing component they are located less that the recommended separation prescribed by this provision. However, as demonstrated in the EIS and original Architectural Design Statement, the building height of Block 4S and the location of residential within Block 4N, is such that separation is consistent with the intent of this guideline.
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.	✓

<table>
<tr><td>3H – Vehicular Access</td><td></td></tr>
<tr><td>Vehicle access points are designed and located to achieve safety and high quality streetscapes</td><td>✓
The car park entries to the site are located from Abercrombie Street (restricted to service vehicles only) and from the adjacent Block 1 building (combines basement building entry). As demonstrated in the Traffic and Parking Information provided with the application, these arrangement are suitably located.</td></tr>
<tr><td colspan="2">3J Bicycle and car parking</td></tr>
<tr><td>Car Parking rates close to public transport:
<table><tr><th colspan="2">Metropolitan Sydney</th></tr><tr><td>Location</td><td>Minimum Requirement</td></tr><tr><td>Sites within 400m of a railway station or light rail stop in nominated inner and middle ring metropolitan Sydney areas</td><td>No specific requirement</td></tr></table></td><td>✓
Proposal complies with the relevant City of Sydney bicycle parking rates, suitably located within the basement (in individual storage lockers for residential)</td></tr>
<tr><td>Parking and facilities are provided for other modes of transport</td><td>✓
Provision is made for other forms of transport in addition to cars, including bicycle parking, along with end of trip facilities including car share provision.</td></tr>
<tr><td>Visual and environmental impacts of on-grade/above grade car parking are minimised</td><td>✓
All parking is provided below ground within the combined basement.</td></tr>
<tr><td colspan="2">4A – Apartment mix</td></tr>
<tr><td>A range of apartment types and sizes is provided to cater for different household types now and into the future</td><td>✓
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.</td></tr>
<tr><td>The apartment mix is distributed to suitable locations within the building</td><td>✓</td></tr>
<tr><td>4C – Facades</td><td></td></tr>
<tr><td>Building facades provide visual interest along the street while respecting the character of the local area, with function expressed by the façade.</td><td>✓
The proposal provides a high quality, visually interesting and practical building façade, for the proposed residential, along with all other uses in the building.
Refer to the Architectural Design Report submitted with the SSD for further in depth discussion on these aspects.</td></tr>
<tr><td>4D – Roof Design</td><td></td></tr>
<tr><td>Roof treatments are integrated into the building design and positively respond to the street</td><td>✓
At the roof level of the western wing is proposed to be a permanently open pergola structure as shown on the Architectural Plans and within the Architectural Design Report.
The proposed building height and roof design are consistent with the Central Park Concept Plan.</td></tr>
<tr><td>4F – Planting on Structures</td><td></td></tr>
<tr><td>To contribute to the quality and amenity of communal and public open spaces. Plant growth is maximised with appropriate selection and maintenance</td><td>✓
Refer to the Public Domain and Landscape Plan submitted with the SSD. Various ground level planting and public domain features are proposed, including to the through site link.
Planting is proposed at the Level 11 Courtyard as shown on the landscape plans to maximise amenity of the space, with planting being appropriately selected for the location.</td></tr>
<tr><td>4G – Universal Design</td><td></td></tr>
<tr><td>A variety of apartments with adaptable designs are provided. Apartment layouts are flexible and accommodate a range of lifestyle needs</td><td>✓
An Access Review has been undertaken by Accessibility Solutions and is provided at Appendix O of the SSD Submission. A total of 7</td></tr>
</table>

	adaptable apartments are included in the proposal, with associated car parking. 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	✓ Consistent with the Concept Plan, the proposal provide a mix of uses within the building. 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
4K – Awning and Signage	
Awnings are well located and complement and integrate with the building design. Signage responds to the context and desired streetscape character	✓ 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.
4L – Solar Access	
Single aspect, single storey apartments have a northerly or easterly aspect.	✓ The proposals incorporates apartments that take advantage of the western aspect and expansive views, with some apartments facing northern and southern views.
The number of apartments receiving sunlight to habitable rooms, primary windows and private open spaces is optimised. 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. 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. A maximum of 15% of apartments in a building have no direct sunlight between 9am and 3pm in mid-winter.	× Refer to the Architectural Design Report and EIS (specifically section 4.8) submitted with the SSD. Residential apartments achieve in excess of two hours of sunlight to 25% of units between 9am and 3pm and 88% from 7:30am to 4:30pm. The proposal is consistent with the objectives of this amenity criteria.
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.	✓ Proposal provides for a range of between 8 and 10 apartments off a single core (depending on whether the dual key apartment are considered as a single apartment). The design and level of amenity afforded to the access to the balcony ensures an acceptable outcome.
Daylight and natural ventilation is provided to all common circulation and spaces, where possible.	✓ The access to apartments is open to the void from Level 11.
4N – Apartment Layout	
Minimum Apartment Sizes: Apartment type Minimum size ▪ Studio - 35m2 ▪ 1 bedroom - 50m2 ▪ 2 bedroom - 70m2 ▪ 3 bedroom - 95m2	✓ The proposal complies with all minimum apartment sizes.
Acceptable Room Depth:	× The requirement to increase ceiling heights as room depths increase is unreasonable and the ceiling heights indicated in Figure 4N3 are impractical.

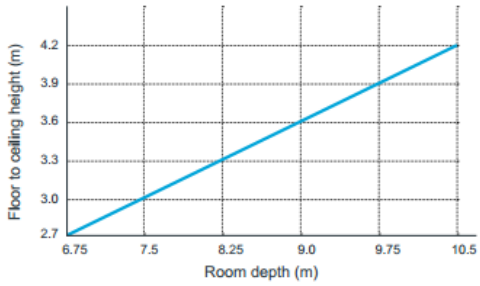

Figure 4N.3 Graph showing acceptable ceiling height to room depth ratio

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	✓ General compliance. The majority of kitchens are located no more than 8m from a window. Where the back of kitchens do exceed 8m from a window, it is not to the detriment of the overall level of amenity for the apartment.
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 design 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: ▪ 3.6m for studio and 1 bedroom apartments ▪ 4m for 2 and 3 bedroom apartments	✓
4O – Ceiling Heights	
Measured form finished floor level to finished ceiling level, minimum ceiling heights are:	✓

Minimum Ceiling Height - For apartments and mixed use buildings	
Habitable Rooms	2.7m
Non-habitable Rooms	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	1.5m at edge of room with a 30 degree minimum ceiling slope
If located in mixed use areas	3.3m for ground floor to promote future flexibility of use.

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. ▪ For 1 bedroom apartments, a minimum area of 8m^2 and a minimum depth of 2m. ▪ For 2 bedroom apartments, a minimum area of 10m^2 and a minimum depth of 2.5m.	✓

▪ For 3+ bedroom apartments, a minimum area of 12m^2 and a minimum depth of 2.5m.	
4Q – Ventilation	
At least 60% of apartments are naturally cross ventilated.	✓ Refer to EIS and Architectural Design Report.
Overall building depth does not exceed 12-18 metres.	✓ The residential component of the building does not exceed 18m in depth.
4R – Storage	
In addition to kitchen cupboards and bedroom wardrobes, provide associated storage facilities at the following rates: ▪ Studio apartments 6m³ ▪ One bedroom apartments 6m³ ▪ Two bedroom apartments 8m³ ▪ Three plus bedroom apartment 10m³ At least 50% of this should be located within the apartment.	✓ Refer to EIS and Architectural Design Report.
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
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. 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 4N.
Domestic waste is minimised by providing safe and convenient source separation and recycling	✓ The proposal provides a dedicated garbage chute for general waste, as well as separate recycling bins within the waste storage rooms on each level.
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.