Residential Amenity

Sun Access

“A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter.”

Indicative Concept Scheme: 6.1% (Compliant)
Residential Amenity

Sun Access - Residential Tower

2 HOURS SOLAR ACCESS OR GREATER
LESS THAN 2 HOURS SOLAR ACCESS

Typical High-Rise plan

Typical Mid & Low-Rise plan
Residential Amenity

Natural Ventilation - Residential Tower

Apartment Design Guide Objective 4B-3

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.

Indicative Concept Scheme: Not applicable
(Not applicable - The first 9 storeys of the building are non-residential.)
Residential Amenity

Building Separation - Residential Tower

Apartment Design Guide Objective 2F

The key design criteria for the tower building with Nine storeys and above (over 25m in height), the minimum separation is as follows:

24m between habitable rooms/balconies

18m between habitable rooms and non-habitable rooms

12m between non-habitable rooms

Generally, the proposed residential tower applies an appropriate building separation over 25m in height; the tower applies an 24m or greater area weighted average building separation control.
Residential Amenity

Apartment Mix - Residential Tower

Sydney Development Control Plan 2012, Section 4.2.3.12 Provisions (1)

Developments that propose more than 20 dwellings are to provide a mix of dwellings consistent with the following percentage mix:

(a) Studio: 5 - 10%;
(b) 1 bedroom: 10 – 30%;
(c) 2 bedroom: 40 – 75%; and
(d) 3+ bedroom: 10 - 100%

The maximum percentage of 1 bedroom dwellings may be increased above 30% provided that the numbers of studio dwellings and 1 bedroom dwellings combined does not exceed 40% of the total dwellings proposed.

Indicative Concept Scheme:

(a) Studio: 5.3% (Compliant)
(b) 1 bedroom: 13.0% (Compliant)
(c) 2 bedroom: 55.0% (Compliant)
(d) 3+ bedroom: 26.7% (Compliant)

Apartment Design Guide Objective 4D-1

Apartments are required to have the following minimum internal areas:

- 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.
SEPP 65 Compliance Statement

Principle 1 : Context and neighbourhood character
Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions.

Responding to context involves identifying the desirable elements of an area’s existing or future character. Well designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood.

Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.

The proposal responds directly to the adjacent Hyde Park and the Sydney CBD surrounds. The placement of the through site link introduces a layer of natural pedestrian networks, and improves access to the open areas of Hyde Park from Sydney CBD. This through site link allows for activated uses and an enhanced public domain.

The proposed linkage assists to define new built forms, both to address and maintain the street wall frontages, provide appropriate view sharing to Hyde Park, the Sydney CBD, and Sydney Harbour, improve the quantity of sun access to Hyde Park and provide an appropriate built form at the gateway to the CBD on the corner of Park street.

The proposal allows for the future site connection from the Museum Station underneath Elizabeth Street and the Future Pitt Street Station underneath Castlereagh Street to the sites.

Principle 2 : Built form and scale
Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings.

Good design also achieves an appropriate built form for a site and the building’s purpose in terms of building alignments, proportions, building type, articulation and the manipulation of building elements.

Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.

The proposed built forms embody a classic tower/podium configuration, setbacks, articulation levels and parapet heights are carefully aligned consistent with the precinct, and reinforce a geometry that contributes and enhances each respective street frontage and city skyline articulation.

The proposed massing achieves 50% reduction in overshadowing of Hyde Park between 12pm and 2pm in mid Winter when compared with the existing building and a qualitative improvement through the tall slender tower which results in a faster moving shadow.

The positioning of the tower to the north of the site provides the best urban design outcome in terms of overshadowing, view sharing and commercial use.

Principle 3 : Density
Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context. Appropriate densities are consistent with the area’s existing or projected population. Appropriate densities can be sustained by existing or proposed infrastructure, public transport, access to jobs, community facilities and the environment.

As part of the Sydney CBD and acknowledgement of the anticipated population growth of the area, the proposed development seeks to accommodate the future density of the precinct with high quality housing supply and activated retail frontages. The proposed density is consistent with the floor space ratio for the subject site.

Principle 4 : Sustainability
Good design combines positive environmental, social and economic outcomes.

Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs. Other elements include recycling and reuse of materials and waste, use of sustainable materials and deep soil zones for groundwater recharge and vegetation.

The “Sustainability” issues will be carefully addressed in detailed design.

Principle 5 : Landscape
Good design combines positive environmental, social and economic outcomes.

Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs. Other elements include recycling and reuse of materials and waste, use of sustainable materials and deep soil zones for groundwater recharge and vegetation.

The “Landscape” issues will be carefully addressed in detailed design.

Principle 6 : Amenity
Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident well being.

Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor spaces, efficient layouts and service areas and ease of access for all age groups and degrees of mobility.

The carefully considered built form allow for positive living environments with adequate natural daylight access, natural ventilation and privacy.

Principle 7 : Safety
Good design optimises safety and security within the development and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the intended purpose.

Opportunities to maximise passive surveillance of public and communal areas promote safety.

A positive relationship between public and private spaces is achieved through clearly defined secure access points and well lit and visible areas that are easily maintained and appropriate to the location and purpose.

The “Safety” issues will be carefully addressed in detailed design.

Principle 8 : Housing diversity and social interaction
Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets. Well designed apartment developments respond to its social context by providing housing and facilities to suit the existing and future social mix.

Good design involves practical and flexible features, including different types of communal spaces for a broad range of people and providing opportunities for social interaction among residents.

The “Housing diversity and social interaction” issues will be carefully addressed in the detailed design. The desire to support a varied social mix contributes to the long-term social sustainability of the project and ensures that the appeal of the development is not relegated to any single social or economic group.

Principle 9 : Aesthetics
Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures.

The visual appearance of a well designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.

A central ambition for this development is to create a residential building that is supportive to the needs and aspirations of its future residents of the city of Sydney. Beautiful buildings characterise all great cities and every development should be seen as an opportunity to enhance that collective beauty. Beautiful buildings also improve the values of existing buildings in their vicinity and provide an uplifting influence on the character of a neighbourhood.

This proposal represents a carefully proportioned building mass, articulated by its site constraints and orientated with sensitivity to this particular place. These refined and composed slender forms appear sculpted from afar, and yet tactile and sophisticated when experienced more intimately. Through both its tower-podium proportions and the human scaling of the entry address, and through site link, the proposed development demonstrates a timeless composition that will elevate the standard, and positively contribute to the urban fabric of Sydney CBD.

Further, as per the requirements of the Sydney LEP 2012, a competitive design process will be conducted for the detailed design of the proposed development based on the proposed building envelope.
Private View Analysis | 116 Bathurst Street

Existing Volume - Approx. 70m (Level 21)
Private View Analysis | 116 Bathurst Street

Indicative Volume - Approx. 70m (Level 21)
Private View Analysis | 116 Bathurst Street

Existing Volume - Approx. 105m (Level 32)
Private View Analysis | 116 Bathurst Street

Indicative Volume - Approx. 105m (Level 32)
Private View Analysis | 189 Castlereagh Street

Existing Volume - Approx. 70m (Level 21)
Private View Analysis | 189 Castlereagh Street

Indicative Volume - Approx. 70m (Level 21)
Private View Analysis | 189 Castlereagh Street

Existing Volume - Approx. 105m (Level 32)
Private View Analysis | 189 Castlereagh Street

Indicative Volume - Approx. 105m (Level 32)
Private View Analysis | 201 Castlereagh Street

Existing Volume - Approx. 70m (Level 21)
Private View Analysis | 201 Castlereagh Street

Indicative Volume - Approx. 70m (Level 21)
Private View Analysis | 201 Castlereagh Street

Existing Volume - Approx. 105m (Level 32)
Private View Analysis | 201 Castlereagh Street

Indicative Volume - Approx. 105m (Level 32)
Private View Analysis | 137 Bathurst Street

Existing Volume - Approx. 35m (Level 11)

EXISTING VOLUME

LENS FOCAL LENGTH: 18 mm
Private View Analysis | 137 Bathurst Street

Indicative Volume - Approx. 35m (Level 11)
Private View Analysis | 209 Castlereagh Street

Existing Volume - Approx. 35m (Level 11)
Private View Analysis | 209 Castlereagh Street

Indicative Volume - Approx. 35m (Level 11)
Sun Access Analysis

This study identifies the potential overshadowing impact of the proposed indicative volume for nearby residential buildings.

The study consists of 2 parts:
Part 1 measures Sun Access Hours between 9 am and 3 pm on 21 June for nearby residential buildings with both the existing volume and proposed indicative volume of 201 Elizabeth Street in place.
Part 2 identifies areas of nearby residential building facades sun access is reduced below 2 hours between 9 am and 3 pm on 21 June as a result of the proposed indicative volume.

Those Sun Access Analysis indicates that the proposed development has either no impact or minor impact on minimum solar access requirements for the living space of apartments in nearby residential buildings.
Sun Access Analysis | 116 Bathurst Street

Sun Access Analysis

116 Bathurst Street - Sun Access | South-east view

Existing

Proposed

Dexus  Francis-Jones Morehen Thorp

201 ELIZABETH STREET, SYDNEY | STAGE 1 DEVELOPMENT APPLICATION
Sun Access Analysis | 189 Castlereagh Street

Sun Access Analysis

189 Castlereagh Street - Sun Access | North-east view

Existing

Proposed