OROSI

Design | Construction | Development

05th February 2024

Randwick City Council

Administration Building & Customer Service Centre 30
Frances Street
Randwick NSW 2031

Attention: **General Manager / Council Planner**

Property: **3 & 4 Llanfoyst St, RANDWICK**

Proposal: **The application seeks for approval for demolition of the existing structures on the site to enable the construction of a four storey residential flat building with basement ground level parking, comprising of 11 residential apartments including 8 x 3 bedroom and 3 x 1 bedroom apartments.**

I (Hamid Samavi) directed the design of the development. The design proposal at 3-4 Llanfoyst Street has been designed to consider the design objectives set out in the NSW State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development (SEPP 65) and the Apartment Design Guide (ADG). This certificate also verifies that the modifications do not diminish or detract from the design quality nor compromise the design intent.

Ways in which the proposal meets the objectives outlines in Parts 3 and 4 of *the Apartment Design Guide* (ADG), are addressed below:

Objectives

3A – Site analysis

3A-1

Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context

Each element in the Site Analysis Checklist has been addressed and is reflected in the architectural drawing set.

3B – Orientation

3B-1

Building types and layouts respond to the streetscape and site while optimizing solar access within the development.

The proposal faces in East / West orientation and as a result of this, the primary frontage of the building faces and defines the street. The building responds to its urban form with its orientation to be align with the prevailing lot directions of the surrounding properties. All properties face the street which also responds to the much desired view of the valley towards Coogee and the Pacific Ocean.

3B-2

Overshadowing of neighbouring properties is minimized during mid-winter

Our proposal when compared with the previous approval has reduced in bulk and scale which positively effects the neighbouring buildings. The property directly to the south of the site (12 Milford Street) has a building separation of 10.2m (approx.) which is an appropriate distance given the level of density in the area and is therefore minimised. The previous building approval's impact on overshadowing is greater when compared to the new proposal.

3C Public Domain Interface

3C-1

Transition between private and public domain is achieved without compromising safety and security

All terraces and balconies are directional to the street and the view which provides a good level of passive surveillance to the cul de sac. Given the sites topography, the ground floor terraces are elevated above the ground plane which is situated safely away from vehicle traffic. Privacy maintained for the lower apartments as a ground level direct eye of sight is obscured.

The lobby, lift, mail box room and zen garden are perpendicular to the street which improves the buildings architectural experience. The carpark, services and storage rooms are concealed behind the expressed architectural forms and therefore avoid being a visually seen from the public.

3C-2

Amenity of the public domain is retained and enhanced

The street level interface between the public domain and the proposal development has been extensively considered to ensure that the design compliments the street whilst providing a visually soft buffer between public land and the architecture. This is achieved by the stepped gardens at the primary street frontage of the building which conceal any negative visual impediments (carpark and services). Deep reveals in the façade that are cut-out within the landscaping and sandstone walls, engage with the street whilst providing a clear distinction between public and private spaces.

3D Communal and Public Open Space

3D-1

An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping.

In accordance with Section 3D-1 of the Apartment Design Guide (ADG), proposed residential building design addresses the absence of communal open space by providing larger balconies and increased private open space within each apartment, while also considering proximity to several public open spaces. Given the sites orientation and that the communal open area (zen garden) is nestled underneath the building, direct sunlight becomes less important as it doesn't enhance the buildings entry experience.

3D-2

Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting.

The Lobby zen garden is a tranquil space where residents are enabled to relax and meeting other occupants in the building. The internal garden is accompanied with bench seating, sculptural rocks and appropriate tree and shrub species that make the spaces appropriate, given its adjacency to the lobby and semi-subterranean location.

3D-3

Communal open space is designed to maximise safety

Communal open spaces are located in well lit areas that are located away from private habitable spaces. The zen garden is located adjacent to the lobby which is visible from the lift and common corridor which assists with passive surveillance.

3D-4

Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood

Not Applicable

3E Deep Soil Zones

3E-1

Deep soil zones provide 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.

The Ground floor landscape area includes 370m² (47.17%) of the site area in which 124.5m2 is deep soil, which fulfills the DCP requirements and constitutes 15.8% of the site are.

3F Visual Privacy

3F-1

Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy.

The stepped design in the architectures podium is a highly effective design strategy that not only decreases the buildings bulk and scale, but it is conceptually connected to the natural landscaping context of the area. The stepped form conceals undesirable building elements (such as carparking and services) but also helps with visual privacy.

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.

Common areas, communal open spaces are located away from private open space areas as they are located underneath the building.

Splay bay windows are strategically used along side the side boundaries as a way to maintain visual privacy (too and from neighbours), which maintaining view corridors to the ocean and sunlight. As an additional finding the right balance of privacy and natural light, obscure glazing is used along the boundaries that have a direct relationship with the neighbouring properties.

3G Pedestrian Access and Entries

3G-1

Building entries and pedestrian access connects to and addresses the public domain

The street level design is highly articulated with terraced curvilinear landscaped forms which respond conceptually to the existing topography, whilst also help reducing the scale of the building. The sandstone materiality along the articulated forms have a strong connection to the natural history of the coastline which is accompanied with landscaping that softens the architecture.

The stepped landscaping create clear and defined entry points into the building at the pedestrian and vehicular level. This not only enhances the sense of arrival for the occupants of the building but it has a visually engaging street presence.

3G-2

Access, entries and pathways are accessible and easy to identify

The articulated curved forms directly respond to openings in the building that define the entry, lobby and carpark entries. These expressed forms are embellished with soft landscaped elements and sandstone edges that create a well defined entry experience.

3G-3

Large sites provide pedestrian links for access to streets and connection to destinations

Not applicable

3H 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

The carpark is very much located within the building's façade and is situated at away from the main entry of the building. The curved edges into the carpark help with the visual safety as this design strategy eliminates orthogonal corners. Clear sight lines too and from the carpark entry are implemented as a design principle. Changes in material are adopted that distinguish between carpark and pedestrian walkways.

3J Bicycle and Car Parking

3J-1

Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas

The development provides adequate carparking requirements.

3J-2

Parking and facilities are provided for other modes of transport

The development proposes adequate parking requirements for bicycle parking spaces (7 total) and visitors parking (2 total).

3J-3

Car park design and access is safe and secure

The services rooms, lobby (on ground) and plant equipment are centrally located as a way to improve the designs efficiency which also limited the pedestrian overcrossing these areas throughout the carpark.

3J-4

Visual and environmental impacts of underground car parking are minimised

The basement and carpark layout is efficient and well organized given the sites challenging topographical constraints. The undesirable visual aspect of the carpark is concealed underneath a stepped landscaped podium.

3J-5

Visual and environmental impacts of on-grade car parking are minimised

Not Applicable

3J-6

Visual and environmental impacts of above ground enclosed car parking are minimised

The carpark form is designed in such a way that it becomes a secondary element to the architecture as it is hidden under the

based of the highly articulate podium façade. The visual connected to the carpark is very much limited to the garage door. The remainder of the carpark is concealed by landscaping and sculptural sandstone architectural forms.

4A Solar Access and Daylight Access

4A-1

To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space.

All primary habitable rooms (living areas) are located at the primary façade of the building which takes advantage solar access from the eastern sun and the ocean view. The project exceeds the minimum requirements of 70% of direct solar access of two hours between 9am and 3pm mid-winter.

4A-2

Daylight access is maximised where sunlight is limited

Daylight access is maximized throughout the proposal which has large amounts of façade area dedicated for glazing. Private courtyard areas on level 01 which are below the natural ground line have large areas of mixed clear and obscure glazing. This increases natural daylight to dwelling on the lowest floor whilst also enhancing the visual connection to the garden areas. Splayed bay windows and semi translucent glass are located on the upper floors which help daylight, visual privacy and whilst enhancing building articulation and views to the ocean.

4A-3

Design incorporates shading and glare control, particularly for warmer months

The building orientation accompanied with balcony areas facing the view towards the east naturally creates an overhang which helps reduce overheating and glare to the apartments. Obscure glazing along the northern elevation is an additional measure that has been adopted to help reduce over heating.

4B Natural Ventilation

4B-1

All habitable rooms are naturally ventilated

All rooms are designed to have operable windows to allow for a naturally ventilated space.

4B-2

The layout and design of single aspect apartments maximises natural ventilation

Single aspect apartments have large operable glazed elements which promote the integration of natural ventilation.
The layout of these apartments have living areas and bedrooms located closest towards balcony openings which take advantage of the natural airflow.

4B-3

The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents.

The overall development has 72% of cross ventilated apartments. The larger two- and three-bedroom apartments are all cross ventilated as they are located on the corners of the development. The smaller 1 bedroom units that are single aspect are not cross ventilated.

4C Ceiling Heights

4C-1

Ceiling height achieves sufficient natural ventilation and daylight access

All rooms comply with minimum required ceiling heights.

4C-2

Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms

The largest space of each apartment has the highest ceiling height of 2.7m (minimum), all secondary spaces comply with recommended guidelines as noted on the ADG.

4C-3

Ceiling heights contribute to the flexibility of building use over the life of the building

Not Applicable

4D Apartment Size and Layout

4D-1

The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity

Each apartment exceed the recommended internal area requirement, excluding the one bedroom units which maintain a the minimum internal guide of 50qm. All three bedroom apartments whilst having an additional bathroom, still exceed the minimum internal requirements.
Kitchens are located adjacent to dining and living areas which are connected to extensive glazed elements along the façade.
Each habitable space has a window area that exceeds the minimum requirements.

4D-2

Environmental performance of the apartment is maximized.

The design displays a strong hierarchy of internal layout spaces with larger habitable rooms having adjacencies to balcony areas and the view. Secondary habitable spaces (bedrooms), are mostly located along the rear and side boundaries. In this case, the view to the ocean and the balcony is the main factor when deciding where to locate the primary habitable room. Bathrooms, and laundries are mostly located within the apartment where natural light is less important.

4D-3

Apartment layouts are designed to accommodate a variety of household activities and needs

The proposal exceeds the ADG apartment design guide for living room areas (this also enhances the hierarchy of spaces).
Minimum standards have been adopted for bedrooms – 10m2 for main bedrooms and 9m2 for secondary bedrooms.

4E Private Open Space and Balconies

4E-1

Apartments provide appropriately sized private open space and balconies to enhance residential amenity

All balconies exceed the minimum standards as the proposals aim is to have a strong connection with balcony and view.
The typical three bedroom apartments have 17m2 that exceed the minimum area of 12m2.
The typical one bedroom apartments have 14m2 which exceed the minimum area of 14m2.
The penthouse level apartments have 23m2 and exceed the minimum area of 14m2.

4E-2

Primary private open space and balconies are appropriately ***located to enhance liveability for residents***

Primary open spaces are adjacent to living room spaces that have a direct connection to the main building façade which responds to the view and the eastern sun.

4E-3

Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building

The proposed balcony design is very much integrated into the overall architectural design. The balconies on all floors other than Level 01, are a distinct façade feature with its solid curvilinear form with glass infill balustrade panels.
The level 01 private open space terraces are design to express that the building is integrated within the landscape by showing a mixture of highly landscaped edges with sandstone materials.

4E-4

Private open space and balcony design maximises safety

Changes in balcony levels are very much minimized as there are no steps or changes in level within balcony areas. Detailed design will incorporate Australian Standards and the NCC to ensure safety.

4F Common Circulation and Spaces

4F-1

Common circulation spaces achieve good amenity and properly service the number of apartments

The maximum number of apartments off a single core is limited to three and shares a single lift.
The common corridor spaces on all levels are semi open which allows for daylight and natural ventilation.

4F-2

Common circulation spaces promote safety and provide for social interaction between residents

The common corridor space within the upper floors on the building are efficiently design to ensure that any excess space and wastage is minimized. Close proximity to fire escape stairwells are provided. Hidden corners and blind spots are also minimized to promote safety and passive surveillance.

4G Storage

4G-1

Adequate, well designed storage is provided in each apartment

The project compliance with ADG requirements for storage. The proposal has a combination of storage locations, dedicate to the interior of each apartment and the basement.

4G-2

Additional storage is conveniently located, accessible and nominated for individual apartments

Storage in the basement (other than the units), are located behind each car spot which can be used for items that are less frequently used.

4H Acoustic Privacy

4H-1

Noise transfer is minimised through the siting of buildings and building layout

The design proposes window and door openings to be directional – away from facing other units and into the street and boundary. Services and other noisy building elements are located within the basement levels which are concealed away from residents and the public domain along Llanfoyst street.

4H-2

Noise impacts are mitigated within apartments through layout and acoustic treatments

Services in the basement are grouped together which centralizes the noise intrusive elements. Bathrooms and laundry locations in each unit are also grouped together as a way to have an efficiently design unit, as a result of doing this, spaces that are conducive to noise are centrally located.
Double glazed window elements, affective seals and sound insulation will be adopted to achieve the required sound insulation.

4J Noise and Pollution

4J-1

In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings

The street in which the site is located is a cul de sac and by nature is generally quiet. Apartments that face the street are elevated which helps with reducing sound transmitting to and from units. Non-residential uses are located on basement level which is parallel to the street which helps with sound isolation from the units above. A heavily landscaped podium and ground plane is adopted which help with noise perceptions whilst filtering air pollution.

4J-2

Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission

Llanfoyst street is a cul de sac and is general a very quite street. Large openings on the façade are therefore utilized so that occupants of each unit can have ocean views. Acoustic treatments will be adopted to as another measure to help improve the acoustic properties of the internal spaces. Balconies have a mixture of solid and glazed elements which also help with acoustics.

4K Apartment Mix

4K-1

A range of apartment types and sizes is provided to cater for different household types now and into the future

The development provides 3 apartment types in an 11 unit building – there is a selection of 3 bedroom units, penthouse and 1 bedroom apartments. This variety allows for the project to attain varying demographics that range from families, singles, couples and students.

4K-2

The apartment mix is distributed to suitable locations within the building

The façade has been meticulously design which related to the apartment mix location throughout the building. The 1 bedroom apartments are centrally located on each floor plate (excluding the penthouse level), the façade of the building responds to this by provide a curved indentation which adds to the buildings unique appearance.

4L Ground Floor Apartments

4L-1

Street frontage activity is maximised where ground floor apartments are located

The ground floor apartments are located on the sandstone podium level which is situated approximately 1 level above the street. The elevated ground floor apartments are located safely away from vehicular movement from the carpark, services and pedestrian entry points. The entry point to the apartment complex is located on ground plane and is defined with large architectural forms along the façade. The proposal is an improvement for street frontage activity when compared to the existing two single dwellings that are 1-2 storey's above the street level.

4L-2

Design of ground floor apartments delivers amenity and safety for residents

Passive surveillance applies for the elevated ground floor units as they have views over Llanfoyst street. Due to the elevation of the apartments, the publics view from the street level are obscured as they do not have a direct line of sight. Landscaped, and hardstand sandstone walls help create a sense of safety and enclosure.

4M Facades

4M-1

Building facades provide visual interest along the street while respecting the character of the local area

The architecture can be described as a 3 storey building that is nestled on a single storey podium with a variety of plant species placed throughout. The sandstone base with it's highly articulated curved forms and linear forms help break down the bulk and scale whilst also creating the sense that the building is sitting on the coastal sandstone cliff.
The light coloured building with a smooth and curved architectural representation creates a strong juxtaposition of the overall building forms.
The curved indentation that is centrally located on the building breaks down the horizontality of the building.

4M-2

Building functions are expressed by the façade

Curved forms of the architecture directly respond to the functions of the building – especially on street level façade and typical level balconies. Street levels are clearly defined through stepped landscaped and curved elements that draw people into the building.
Main building corners are expressed with curved elements which soften the buildings appearance whilst the change in material for the level three and roof breaks down the bulk and scale of the building.

4N Roof Design

4N-1

Roof treatments are integrated into the building design and positively respond to the street

Main building corners are expressed with curved elements which soften the buildings appearance whilst the change in material for the level three and roof breaks down the bulk and scale of the building.

4N-2

Opportunities to use roof space for residential accommodation and open space are maximized

The proposed development has a flat concrete roof design where openings are located centrally in the roof to allow for natural light, ventilation and building articulation. The flat roof integrates a large quantity (relative to the roof) of solar panels onto the roof that promotes the sustainable approach to the design.

4N-2

Roof design incorporates sustainability features

The flat roof integrates a large quantity (relative to the roof) of solar panels onto the roof that promotes the sustainable approach to the design. The large cut out allows for natural sunlight to filter into the apartments below.

4O Landscape Design

4O-1

Landscape design is viable and sustainable

Landscaping throughout the design has been highly considered in this proposal where a variety of species are used around the street level, level 01 and roof top areas. Landscaped elements include tactile lawns, hedging as screening, layered raised planters and planting, loose furniture, tree canopy and dense planting.
The tiered gardens that are accompanied with architectural curved forms help conceal the basement whilst providing a visually please presence to the street. On level 01, planted gardens and tree's are located around the perimeter, which is a positive design strategy as it takes into account visual privacy to and from neighbouring dwellings at the side and rear setback. The level three has mass planting located in between the two penthouse, this creates a distinct division between the two units whilst also creating a visually interesting building feature.
Unique feature tree's are located throughout the development which helps enhance the overall design quality of the project.

4O-2

Landscape design contributes to the streetscape and amenity

The landscaped elements create a soft buffer between the development and the streetscape as it conceals a carpark and services on the lower level. The change in level between the street level and level 01 helps reduce the buildings bulk and scale as the terraced gardens at the front of the property are integrated within the overall form.

4P Planting on Structures

4P-1

Appropriate soil profiles are provided

Appropriate soil levels have been provided and coordinated into the design with the landscape designers.

4P-2

Plant growth is optimised with appropriate selection and maintenance

Plant species have been carefully selected and coordinated with the landscape designers. Appropriate drainage systems will be coordinated accordingly with the stormwater engineer.

4P-3

Planting on structures contributes to the quality and amenity of communal and public open spaces

The scheme incorporates high levels of landscaping throughout the design which has a direct connection to the street and public domain interface. The terraces gardens separate the building from the street and create a soft buffer between the pedestrian level and built form. The upper level break in the building is a unique design feature that uses dense landscaping to separate the built form.

4Q Universal Design

4Q-1

Universal design features are included in apartment design to promote flexible housing for all community members

It is noted that a total of two class C adaptable dwelling and two silver livable dwellings are provided within the development complying with adaptable and universal housing requirements outlined within Part C3 of the Randwicj Comprehensive Development Control Plan 2013.

4Q-2

A variety of apartments with adaptable designs are provided

The proposal has dedicate two units (apartment no.11 and no.21) to adopt adaptable design.

4Q-3

Apartment layouts are flexible and accommodate a range of lifestyle needs

The apartment proposes large internal living areas which can accommodate a range of flexible uses. Lightweight non-load bearing partitions are also implemented within each unit that can allow for flexible changes in the future.

4R Adaptable Reuse

Not Applicable.

4S Mixed Use

Not Applicable.

4T Awnings and Signage

Not Applicable

4U Energy Efficiency

4U-1

Development incorporates passive environmental design

The proposal utilizes natural light where appropriate, as all habitable rooms have access to light and air. Extensive ground floor terraces, and oversized balconies provide opportunities to access outdoor areas which can be used to dry clothes on a clothes line.

4U-2

Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer.

Thermal mass elements are located throughout the external skin of the building. Concrete slabs and roof construction are also

incorporated. Balcony and roof overhang on the primary façade provide shading and elemental protection from the direct sun whilst also maintaining the view.

4U-3

Adequate natural ventilation minimises the need for mechanical ventilation.

The design takes advantage of the coastal breeze with the majority of units in the development are cross ventilated (73%) which are all corner apartments.

4V Water Management and Conservation

4V-1

Portable Water use is minimized

The stormwater design for the site is coordinated with a qualified engineer – systems have been implemented into the project, such as an OSD and rainwater tank. The project also implements BASIX and Nathers requirements that will be adhered too.

4V-2

Urban stormwater is treated on site before being discharged to receiving waters

All stormwater related building elements has been coordinated with the stormwater consultant. The broad drainage strategy on site is designed in a way that collects and distributes rainwater to relevant holding tanks that can be re-used as grey water. Randwick City Council does not require the OSD to be treated before discharging to the street. The OSD tank will simultaneously discharge water depending on run-off rates.

4V-3

Flood management systems are integrated into site design

Refer to the stormwater consultant report.

4W Waste Management

4W-1

Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents

Refer to the Waste Management Report – Waste bins are located in a discreet location within the building footprint which is away from the street and as a result doesn't not negatively impact the project and street from a visual point of view.

4W-2

Domestic waste is minimised by providing safe and convenient source separation and recycling

Refer to the Waste Management Report –A Waste Management plan (as required by Statutory Planning) has been coordinated with a qualified consultant. A common Waste Room is located in Basement 01 which contains locations for general waste, Fogo Bins and recycling bins. The Waste Room is to be adequately ventilated and have optimum circulation pathways for accessibility.

4X Building Maintenance

4X-1

Building design detail provides protection from weathering

The architecture of the overall building utilized primary façade elements to reduced the impact from weather – large balconies overhang the apartment below which help protect large quantities of operable balcony glazing systems.
The majority of planting is located on the level 01 that in the event that there are leakage or failures in the system, there are no apartments below level 01 which can be affected therefore minimizing any potential damage. Glazing systems and slab edges are to have water seepage measures such as upstands, weather seals and drip grooves.

4X-2

Systems and access enable ease of maintenance

No scaffolding or other similar systems will be part of the design maintenance strategy. Anchor points are positioned on the roof at dedicated and safe locations for qualified maintenance contractors have the ability to effectively attend to the buildings upkeep and cleaning.

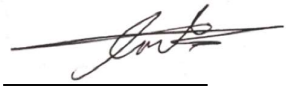
At lower levels, hardscaping zones are located around the perimeter of the building which allow for a stable ground for a ladder and access to other part of the building.

4X3

Material selection reduces ongoing maintenance costs

Natural materials are selected along the base of the building (such as sandstone), which are more robust when coming into contact with environmental elements such as rain and plant species. The weathering of these elements are part of the

architecture and there for do not require extensive maintenance.



HAMID SAMAVI
Reg No: 11854

CEO

Parseh Llanfoyst Pty Ltd (ACN 641 053 572)
ATF Parseh Llanfoyst Unit Trust (ABN 29 364 599 547)

G02/194-196 Carrington Rd, RANDWICK NSW 2031
info@orosi.com.au

NOMINATED REGISTERED ARCHITECT: Hamid Samavi REG.NO 11854

www.orosi.com.au