An Urban Design Initiative
by Randwick City Council

November
2006

DESIGN IDEAS FOR REJUVENATING RESIDENTIAL FLAT BUILDINGS

CONTENTS

Disclaimer

Any development applications for the examples in this document or other residential flat buildings in Randwick City would need to address relevant local and state government policies and plans. Proposals would need to address the amenity of existing surrounding development via good design. External aesthetic considerations must respond to individual streetscape character. Applicants are advised not to presume consents given similarities to these examples, but to consider all relevant and applicable planning documentation and consult with Council's Planning Staff.

00 FOREWORD

This manual showcases a range of refurbishment concepts using real residential flat buildings in our City.

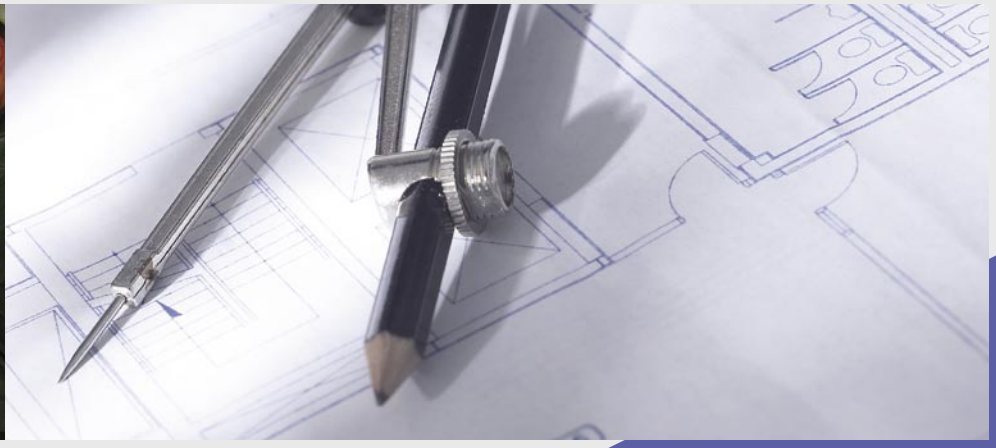
With our popular coastal lifestyle, inner city location and as one of Sydney's oldest local government areas, Randwick City has a highly urbanised environment with almost half of our housing being flats and town houses.

Many residential flat buildings constructed in the 1960's and 70's are now in need of redevelopment or refurbishment to meet current lifestyle needs, improve sustainability and to update the building's appearance.

Designed to inspire the rejuvenation of these older residential flat buildings, this manual showcases a range of refurbishment concepts using real residential flat buildings in our City. I encourage flat owners and architects to apply these concepts and design principles, to upgrade and extend the life of these buildings and enhance the quality of living for the residents.

I commend this as one of many Randwick City Council initiatives that actively encourage better urban design and development across our City.

Paul Tracey
MAYOR OF RANDWICK



01 DESIGN IDEAS FOR REJUVENATING FLAT BUILDINGS

An initiative of Randwick City Council, this publication aims to promote design excellence in the refurbishment of walk-up flat buildings.

It provides a showcase of design concepts and principles to promote, inspire and guide the refurbishment of older residential flat buildings. Key design principles aim to ensure high quality design outcomes are achieved, focusing on better amenity for residents, better environmental performance of the building and improvements to the building's appearance and streetscape presentation.

Walk-up residential flat buildings, typically built between the 1950s-1970s, form a significant proportion of the residential buildings in Randwick City. Many of these buildings were built at minimal cost during a period with few planning controls and limited regard for aesthetics or internal amenity, and have a 30 – 60 year life span. Due to poor design and maintenance, 35% of all strata buildings in Randwick City will need to be redeveloped or refurbished over the next 30 years[1]. Many are in need of immediate refurbishment to meet safety and maintenance requirements or to meet the changing needs and lifestyles of residents and this represents an opportunity for Council to guide and encourage design excellence in the refurbishment of these buildings.

The design concepts contained in this publication have been developed by a number of different architects using a selection of buildings across Randwick City. They vary from minimal to extensive alterations and recognise and build on the strengths of older flat buildings, such as the quality brickwork and slim building forms.

This publication is one of a number of Randwick City Council's initiatives to promote design excellence and innovation. It also reflects Council's response to the NSW Government's challenge to Councils and architects to improve the quality of development across NSW.

Purpose of the Publication

> to guide and encourage the refurbishment of older residential flat buildings;

> to recognise and promote the benefits of refurbishing older residential flat buildings rather than demolishing and rebuilding;

> to demonstrate that significant improvements can be achieved in terms of aesthetics, amenity and environmental performance;

> to provide a resource of real examples of refurbishment that could be undertaken at a reasonable cost; and

> to present a range of design responses with varying degrees of change.

[1] Hudson S, *Dire Stratas: The Redevelopment Problem*, 2005

02 WHY REFURBISH?

There are a number of reasons why it may be preferable to renovate rather than demolish and redevelop.

Ownership

Ownership is a key factor. Most flat buildings are subdivided and changes to a building require agreement from all owners. Small or incremental building improvements are often easier to achieve than major changes or redevelopment, which can be costly and time consuming. If the building is well maintained, a refurbishment is usually cheaper and easier for a group of owners to undertake rather than a redevelopment.

Cost

Although built when there were few planning controls and little emphasis on urban design, many of these older buildings have a solid structure and provide cost effective opportunities for good design outcomes. For example, slim building forms have the potential to achieve good cross ventilation and improved internal amenity through minor alterations to open up room layouts. Significant benefits in terms of liveability and environmental performance can be achieved in a more timely and cost effective manner via a renovation rather than a redevelopment and renovation can also extend the usable life of the building, avoiding the expense of redeveloping.

Older residential flat buildings provide accommodation in a relatively efficient and compact form. In many cases, if these buildings were to be demolished, current planning controls may not permit the same building scale or number of dwellings to be rebuilt on the site. This is particularly important in large cities such as Sydney, where housing is increasingly less affordable, and where it is not sustainable, physically possible or desirable to continue expanding Sydney's boundaries. Small older residential flat buildings also provide for diversity in housing and are generally more affordable than new larger blocks of flats with expensive communal facilities such as gyms and pools.

Property Value

Units in refurbished flat buildings usually experience increases in property value, as demonstrated in the following examples around Randwick City:

	Kingsford	**Maroubra Beach**	**Coogee**
Built	1964	1969	1965
Renovated	2003	2004	2003
No. of Units	20	14	13
Renovation cost*	$240 000	$1 000 000 (included the construction of 2 additional units)	$150 000
Avg. 2004-06 unit sale price**	$462 000	$521 000	$565 000
Avg. 2004-06 unit sale price in unrenovated buildings of a similar age in the street**	$368 000	$479 000	$410 000
Unit value increase	25%	8%	37%

* Cost quoted to Council on lodged development application.

** Average sale price does not consider unit size, views, parking provision and other similar variables.

03 HISTORICAL CONTEXT

1971...marked a major turning point in the history of housing in Australia, because Sydney became the first city to have more flats (17,431) than houses (15,514) completed.

Spearritt: *Sydney Since the Twenties*

As one of the oldest established local government areas in Australia, Randwick City has experienced all key residential flat growth periods.

The 1920-1930s Flat Boom

Sydney's flat boom of the 1920s and 1930s was accompanied by large population increases. By 1929 Randwick Municipality was the most populated municipality in the Sydney metropolitan area (75,899)[2]. This grew to over 100,000 residents[3] in the 1930s, largely attributed to the proximity of Randwick's northern suburbs to the beaches, CBD, trams and the sewering at this time.

Flats provided most of the new housing in the Municipality and were predominantly art deco style, characterised by brown brickwork, ornate plaster work and high ceilings, and generally of better quality design and materials than those typical of later flat booms. However, they usually lacked balconies and open space. Many large Victorian houses were also turned into flats. There where no planning controls over location or building design. By the end of the 1930s, the northern half of the Municipality was well established with a mix of houses and flats, while the southern half was characterised by pockets of low density housing[4].

The 1950-70s Flat Boom

The post war baby boom created another flat boom in Sydney, this time concentrated in accessible locations around the eastern suburbs and radiating along railway lines. Within Randwick Municipality, development was primarily concentrated in Randwick, Kensington, Kingsford and Coogee, with some ad hoc development occurring throughout the lower density southern suburbs.

Economic opportunity was the focus of construction in the 1960s[5]. The County of Cumberland Planning Scheme controlled development within Randwick Municipality from 1951-1978, and while it contained relatively few planning and building controls for flat buildings, it continued to limit development to residential areas identified in the Randwick Residential District Proclamation. The Scheme contained broad provisions that permitted flat development to any height.

The 1960s brought new construction methods and techniques which allowed relatively fast and inexpensive construction of walk up residential flat buildings.

The flat buildings are typically long and narrow, having been built on former single dwelling lots and a row of garages on the ground floor with three levels of flats above – the maximum number of residential levels permissible without a lift - was the most common design. The introduction of the Conveyancing (Strata Titles) Act 1961 (repealed by the Strata Schemes (Freehold Development) Act 1973) allowed the subdivision of buildings into separate/ individual units for the first time.

03 HISTORICAL CONTEXT

Sydney has three distinct modes of apartment: art deco, brick bunkers and the recent sleek designer apartments.

May: *Sydney Morning Herald*, August 2005

1971 was the peak of the post war building boom in Sydney with more flats completed than any other year of Sydney's history[6]. At the 1971 Census, 43% of Sydney's flats were located in the local government areas of Randwick (18,820), North Sydney (14,249), Waverley (13,324), Woollahra (12,112), Canterbury (12,064) and Sydney (9,999)[7].

The 1980s to Today

Randwick City has experienced continued growth in flat buildings, particularly in fill development in the City's northern suburbs and mixed use high rise development (6-10 storeys) along Anzac Parade at Kensington, Kingsford and Maroubra Junction town centres. Over 48% of the dwellings in Randwick City (2001 census) are residential flats and around 90% of new residential development is now medium density development. Compared to earlier booms, there are now extensive development controls in place seeking quality design, amenity and environmental standards.

[2] In 1859, Randwick became a Municipality. On 1 July 1990, Randwick was proclaimed a City.

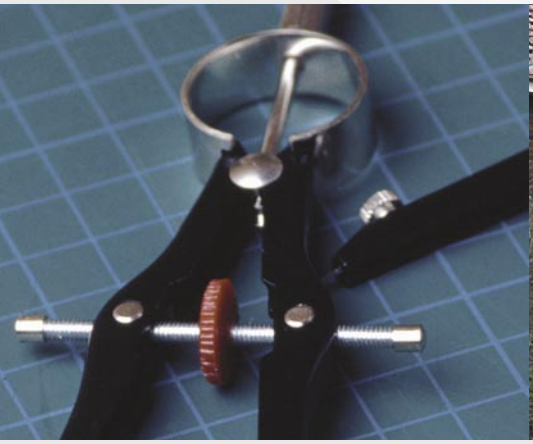
[3] Lawrence, *Pictorial History Randwick*

[4] Firth, L, *Randwick Heritage Study*, 1986

[5] Nation, B in May, A *'Blocks of Distinction'* Sydney Morning Herald August 6-7, 2005

[6] Spearitt, P, *Sydney Since the Twenties,* 1978

[7] ibid



04 PLANNING CONTEXT

Prior to 1942, development was guided only by building and not planning regulations.

Randwick Residential District Proclamation 1942

In 1942, a 'Residential District Proclamation' for Randwick was gazetted. These proclamations were the earliest form of statutory land use planning in NSW. They regulated the location of flat buildings, by limiting their construction to certain residential areas. Within Randwick Municipality, these areas were around Randwick, Anzac Parade and Coogee[9].

County of Cumberland Scheme 1951

The State Government introduced the County of Cumberland Scheme in 1951 for the Sydney metropolitan area. It was originally intended to operate as a short term planning framework within which councils were to prepare their own local plans. Most councils used the Scheme for many years and it operated in Randwick until 1978. In residential areas, it permitted flat development to any height[10].

Randwick General Policy for Control of the Siting, Design and Erection of Residential Flat Buildings 1974 and Randwick Planning Scheme Ordinance 1978.

The General Policy, a precursor to today's development control plans (DCPs), established new building requirements such as minimum unit size, lot size and set backs. The Ordinance introduced land use zones and a range of new planning controls. Residential flat buildings were allowed in 4 of the 6 residential zones, with floor space ratios (FSR) and height limits imposed for the first time[11].

Randwick Local Environmental Plan 1998

Updated and consolidated statutory planning controls were introduced with the gazettal of RLEP 1998. It rationalised the residential zones from 6 to 3 and introduced new planning controls for residential flat buildings, including maximum height; FSR; and minimum landscaped area. RLEP 1998 is supported by a number of DCPs, including the Multi Unit Housing DCP, containing more detailed planning, design and environmental controls.

NSW State Government Initiatives

The NSW State Government is implementing design initiatives to supplement local planning controls across NSW. State Environmental Planning Policy 65 – Design Quality of Residential Flat Development (July 2002) sought to improve the design quality of residential flat buildings and set out principles of good design. It is supported by the Pattern Book (2001) and Residential Flat Design Code (2002) which provide examples of good design.

Randwick City Initiatives

Council has also implemented a range of initiatives to improve urban design, residential amenity and the environmental performance of flat buildings across the City. In 2003, Council established a joint Design Review Panel with Waverley Council to review new flat building proposals. In 2004, Council held its first (biennial) Urban design Awards to reward outstanding urban design and sustainability.

Our new development control plans for Kensington, Maroubra Junction and Matraville town centres have moved to place based planning and the recent adoption of The Randwick City Plan, a 20 year long term strategic vision for the City, Council has committed to improving urban design and sustainability and to creating a liveable City, which includes improved outcomes for residential flat buildings.

[8] Farrier, D, *Environmental Law Handbook* (2nd ed.) 1993

[9] Firth, L, *Randwick Heritage Study*, 1986

[10] Firth, L, *Randwick Heritage Study*, 1986

[11] ibid

04 PLANNING CONTEXT

The table below provides a summary of the planning controls and phases of flat development within Randwick City.

Application	Planning Control	Phase of Development
Local	Pre-1942 development within Randwick guided only by building regulations.	1920s - 1930s flat boom Characterised by art deco style flat buildings, many of good quality design and materials.
Local	1942 'Residential District Proclamation' gazetted. Flats limited to Randwick, Anzac Parade and Coogee.	1940s - 1950s Development is mostly suburban in nature, spreading further west in Sydney, within a green belt, facilitated in part by increasing car ownership.
Sydney wide	1951 County of Cumberland Planning Scheme introduced.	1950s - 70s flat boom Little focus on design quality. Flat building is driven by economic opportunity rather than amenity considerations.
State wide	1961 Gazettal of the Conveyancing (Strata Titles) Act.	Ability to Strata subdivide increases the rate of flat development.
Local	1974 Randwick 'General Policy for Control of the Siting, Design and Erection of Residential Buildings' introduced.	
Local	1978 Randwick Planning Scheme Ordinance gazetted.	1980s - Now Construction of flat buildings of varying heights, scale and improved quality.
Local	1998 Randwick Local Environmental Plan (LEP) gazetted and supporting development control plans (DCPs) eg. Randwick Multi Unit Housing DCP (2000) introduced.	
State-wide	2002 SEPP No. 65 – Design Quality of Residential Flat Development (2002) and Residential Flat Design Code and Pattern Book initiatives launched.	2000 - to date: Randwick Council's new town centre development control plans adopt a building envelope approach and incorporate controls that reflect the SEPP 65, and focus on resident, streetscape and town centre amenity.
Local	2003 Joint Randwick – Waverley Design Review Panel established under SEPP 65 to review local residential flat building proposals.	Development applications for flat buildings are referred to the Design Review Panel. Improvements in design outcomes continue to emerge.
Local	2004 Inaugural Randwick Urban Design Awards held to promote and reward good urban design (held biennially).	
Local	2006 The Randwick City Plan adopted, setting a 20 year Vision and key outcomes, including improved urban design.	

05 CHARACTERISTICS

Minimal and repetitive design features and materials.

Typically residential flat buildings built during the 1950s - 1970s have the following characteristics:

> Relatively slim buildings built on lots of former single dwellings with a narrow street frontage;

> 2, 3 or 4 storeys in height;

> Long narrow buildings, with a horizontal emphasis which increases the perceived 'bulk';

> Minimal and repetitive design features and materials;

> Rows of garages often dominating the ground floor;

> Minimal landscaping, being dominated by driveways and impermeable ground surfaces;

> Limited private and communal open spaces;

> Poor link between indoor and outdoor living areas, with many balconies being of bedrooms rather than living areas and many are enclosed;

> Balconies are usually narrow and of a 'heavy' appearance, often later enclosed;

> Entry areas with little weather protection or hidden from the street;

> Internal layouts characterised by compartmentalised rooms (particularly kitchens and living areas), small rooms and large areas allocated to utility functions (such as laundries and corridors) at the expense of living areas;

> Relatively poor environmental performance due to a range of elements including poor shading of windows, particularly on western facades, opportunities for cross ventilation and natural lighting not realised;

> Dominant street appearance, due to the lack of landscaping and small setbacks;

> Solid, well built structure; and

> Generally easily and cheaply maintained, as they have few communal facilities.

06 DESIGN EXCELLENCE

Winner of the 'Alterations and Additions to Multi Unit Housing' Category at the 2004 Randwick Urban Design Awards and winner of the RAIA NSW Chapter Premier's Award was a full refurbishment of a Maroubra walk-up flat building (pictured below) built in 1969 and renovated in 2003, designed by Alec Pappas Architects.

07 KEY DESIGN PRINCIPLES

This publication encourages the consideration of the Internal Amenity, Environmental Performance and Streetscape Appearance when planning a refurbishment.

The refurbishment of residential flat buildings should focus on improving:

Internal Amenity – how comfortable a building is to live in. Amenity includes aspects such as thermal comfort, internal layout, size and shape of private open spaces, and the relationship between indoor and outdoor living areas.

Environmental Performance – how a building works in terms of sustainability. It encompasses a wide range of aspects including how well a building is designed for its site and climate, and the resources (such as energy and water) that are used/consumed on a daily basis. Buildings designed with little regard to their site and context, usually consume more water and energy resources such as for heating and cooling.

Streetscape Appearance – how the building looks from the street, both as an individual building, and in the context of surrounding development. Landscaping and articulation of building facades, particularly the long façade of older residential flat buildings are important in creating attractive buildings that are integrated into the street scape.

Whilst aesthetic improvements to building appearance (such as painting or rendering) can make a positive contribution to the streetscape, they do not necessarily bring about improvements in amenity and liveability for residents, or environmental performance of a building. This publication encourages all these aspects to be considered in planning a refurbishment.

The key design principles for the refurbishment of older residential flat buildings are outlined on the following pages. Whilst developed specifically for the refurbishment of older flat buildings, they reflect the principles of SEPP 65, being:

> Context and Scale

> Built form and aesthetics

> Resource, energy and water efficiency

> Open space

> Amenity

> Safety and security

> Social dimensions

These Principles should be addressed in any development application, in addition to all other relevant State and Council plans and policies.

07 CONTEXT AND SCALE

A site analysis will identify a site's constraints and opportunities and guide the development of the design concept.

Base the Design Concept on a Site Analysis

A site analysis will identify a site's constraints and opportunities and guide the development of the design concept, seeking to maximise the advantages and minimise disadvantages.

Analysis of the building, its site and surrounds should ensure the design concept responds to:

> site orientation and topography

> local climate (eg introduction of window/ balcony shading on western facades)

> characteristics of the locality (eg town centre, suburban, main road)

> building height– including height of the existing building, surrounding development and height controls

> privacy and overshadowing

> relationship with surrounding development

> views

> streetscape

Consider the Scale of the Area

Any refurbishment should consider the building's urban setting:

> location – access to shops, public transport and other facilities

> relationship with adjoining buildings

> heights and scale

Buildings in higher density areas or adjacent to other flats may support a refurbishment with a strong built form, while those in lower density areas should be refurbished in a manner that minimises any change in scale.

Note: many older residential flat buildings exceed current floor space ratios (FSR). While generally not encouraged, minor FSR increases may be considered where the benefits outweigh the impacts on the surrounding development.

07 BUILT FORM AND AESTHETICS

New elements should improve the building function rather than being purely aesthetic.

Improve the Relationship between the Building and Street

The building should make a positive contribution to the streetscape and any significant features of the street, such as consistent fencing or street planting, should be carried through. This relationship can be enhanced by:

> locating windows so they overlook the street, for casual surveillance

> ensuring the building entry is clearly identifiable and visible from the street, defined through change in building materials, landscaping, etc

> ensuring the building entry has weather protection

> ensuring the building addresses all street or open space frontages

> providing landscaping

Note: Many older RFBs do not meet current setback requirements. Scope exists to vary setbacks where the relationship between the building and the street will be enhanced, but only where over shadowing and privacy impacts on neighbouring properties can be adressed.

Articulate Building Facades

The composition and detailing of the façade influences its apparent bulk and scale and its aesthetic appearance. The proportions of the façade, the use of vertical elements (either creating or accentuating them), the placement and size of windows, balcony design, and materials and colours all contribute to articulating the façade.

Articulation of the "long façade" is particularly important to overcome the typically repetitive and bulky features, such as brick balconies. New elements should improve the building function rather than being purely aesthetic.

Reduce the Dominance of Parking Areas

Many older flat buildings are characterised by a row of garages that dominate the streetscape.

Reducing the visual impact of garages can improve the building's appearance, relationship with the street, articulate the façade and reduce the perceived bulk. This can be achieved through a change in materials, landscaping, and elements such as blade walls and terraces that help recess the garages.

Note: Many older buildings do not meet current parking requirements and additional spaces may be sought. As communal open space areas are often below current requirements, Council generally discourages the loss of landscaped area to provide additional on site parking. Whilst existing parking shortfalls are acknowledged, refurbishments that create additional units or bedrooms will need to address parking requirements for those additions.

07 RESOURCE, ENERGY AND WATER EFFICIENCY

Refurbishment presents an opportunity to incorporate environmentally sustainable features and improve environmental performance.

Integrate Old and New Elements

By recognising existing elements of value, such as good quality face brick and sound building construction, and integrating these with new elements, such as new balconies or window frames, good design, amenity and environmental performance outcomes can be achieved, while minimising refurbishment cost and the extent of work.

Improve Environmental Performance

Refurbishment presents an opportunity to incorporate environmentally sustainable features and improve environmental performance, which not only reduce energy and water consumption but also reduce utility bills over time.

These may include:

- window and balcony placement and shading devices, which can improve thermal comfort by capitalising on northern sun and providing shade from western sun
- opening up internal layouts (particularly dinning and living areas) and openings to balconies to maximise cross ventilation, breezes and natural light to living areas
- adding windows, skylights or glazing to common stairwells to maximise natural light
- installing insulation
- installing a grey water recycling system and rain water tanks
- installing solar panels
- providing secure bicycle parking for both residents and visitors
- incorporating filtration ponds in the landscaping and
- providing recycling facilities such as compost bins.

Note: The Building and Sustainability Index (BASIX) State Planning Policy applies to certain refurbishments.

07 OPEN SPACE

Landscaping can improve the appearance of a building as well as the outlook from a building

Landscaping as an Integral Part of the Design

Landscaping can improve the appearance of a building as well as the outlook from a building and should be considered as an integral aspect of building design and refurbishment. Council can advise on suitable local plants.

Consider landscaping in:

> articulating building facades;

> softening the impact and expanse of driveways;

> defining building entries;

> separating vehicle and pedestrian access;

> enhancing privacy;

> creating useable outdoor areas; and

> improving environmental performance of the building.

Create useable Private Open Space

Many older flat buildings have little or no private open space. Where they do, it is typically a narrow balcony, which, due to the size or location, often off bedrooms rather than living rooms, limits its useability. Quality private open space can be created by providing courtyards, terraces or balconies with dimensions to accommodate outdoor furniture. Privacy issues may be resolved through the use of screening, vegetation and elements such as louvres.

Communal open space that is fragmented or poorly used could be redesigned as useable private open spaces. This should generally exclude open space along the main street frontage. Exceptions may apply, where, for example, high fences have been installed to assist with traffic noise reduction.

Create useable Common Open Spaces

Communal open spaces are often fragmented, small, occupied by washing lines or car parking, are concrete and/or have minimal landscaping. Uninviting or unuseable spaces are less likely to be used by residents and may detract from the overall appearance of the building. A refurbishment should seek to:

> increase or create usable communal open space

> increase soft landscaping and, where possible, introduce areas of deep soil planting to reduce stormwater runoff and allow mature trees to be planted

> improve the amenity of and access to these communal spaces

> improve the streetscape appearance

> position outdoor drying areas to minimise space used and allow other uses

Note: Roof top terraces are generally only supported when privacy and noise issues can be suitably addressed.

07 AMENITY

A good relationship between indoor and outdoor living spaces suits modern lifestyles and the local climate, and is sought after by many unit owners and tenants.

Improve the Relationship between Indoor and Outdoor Areas

A good relationship between indoor and outdoor living spaces suits modern lifestyles and the local climate, and is sought after by many unit owners and tenants. Adjacent indoor and outdoor living areas can create a feeling of a larger living space. Direct access between these two spaces can increase use and satisfaction of outdoor areas and improve the unit's outlook. While setbacks and privacy issues may limit larger balconies, windows or small Juliet balconies can also enhance the link to the outdoors.

Improve the Communal Areas

Communal areas (including foyers, stairwells and laundry facilities) can be poorly designed and maintained. Communal areas should be aesthetically pleasing, yet functional and provide opportunities for residents to interact and feel safe.

Opportunities to improve these areas include:

> create safe and inviting entry ways and stairwells by improved lighting and materials

> ensure the spaces are easy to clean and maintain

> create areas to contain and conceal rubbish bins and to encourage recycling facilities

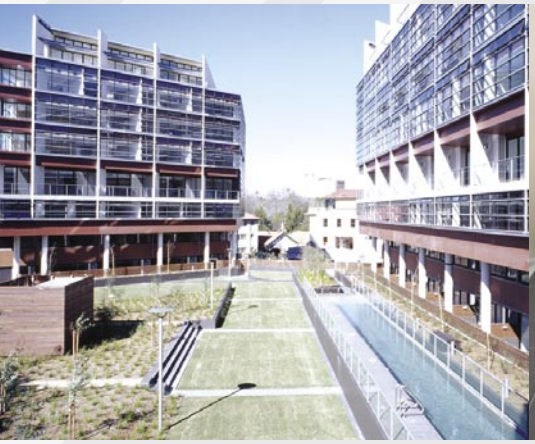
> locate letter boxes in an accessible and visible place and ensure they are of an appropriate size

Improve Unit Layout

Internal amenity is influenced by the layout of the unit and factors such as noise (from busy roads or adjoining apartments) and solar access.

Open plan layouts (particularly between kitchens, dining and living rooms), and a more efficient organisation of internal spaces can enhance the apparent space, light penetration, cross ventilation, amenity and liveability of a unit.

Provision of storage space is often limited in these buildings and can be enhanced be the clever use of space and installing built in cupboards.



07 SAFETY AND SECURITY

Separation of pedestrian and vehicle access by landscaping or a change in materials can help to improve safety.

Improve Access and Safety

Pedestrian access from the street, between parking areas and the building entry, and internal circulation within the building may require improvement for the safety and amenity of residents and visitors.

Separation of pedestrian and vehicle access by landscaping or a change in materials can help to improve safety, as will the creation of clear building entries visible from the street, opportunities for casual surveillance and the installation of appropriate lighting.

Consideration should also be given to the 'Crime Prevention Through Environmental Design' (CPTED) Principles, which include the removal of concealment spaces, installation of movement activated security lighting and ensuring that the façade cannot be scaled[12].

Provide Essential Fire Safety

Many older buildings do not meet current fire safety standards and may need to install fire alarms, fire doors and sprinklers, and ensure there are clear unhindered exit routes and appropriate signage.

[12] www.cpted.net

07 SOCIAL DIMENSIONS

Diversity of household types within a building can also enhance informal social interactions.

Maintain or Improve the Mix of Units

A mix of apartment types and sizes is important to provide and maintain a diversity of housing types that appeal to people at different stages of life. Diversity of household types within a building can also enhance informal social interactions.

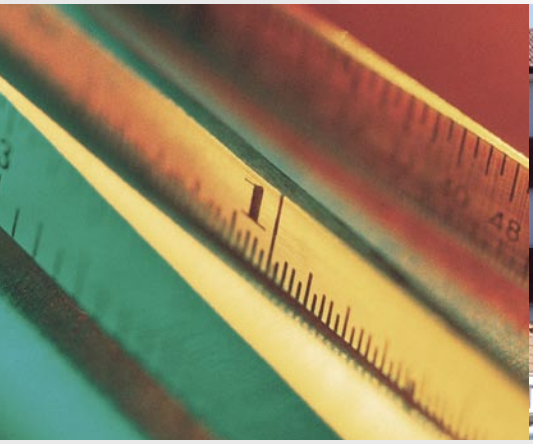
The number of bedrooms, number of bathrooms, bathroom design (eg inclusion of a bath) and the size of living and open space areas can influence the suitability and adaptability of units for different household types.

Older flat buildings typically contain two bedroom units. A refurbishment provides the opportunity to create a mix of unit sizes without reducing the total number of flats, for example by creating additional bedrooms in the roof space or rearranging the unit configuration, to suit a range of different households. Refurbishments should minimise the amalgamation of units, which would reduce the overall number of units.

Design Flexible Internal Spaces

Where internal layouts are to be modified, they should also be designed to be as flexible as possible. Flexible internal spaces can extend the life of a building, by accommodating a range of uses (such as allowing home offices) with relative ease and minimal physical change, to meet the changing needs of residents.

Consideration should also be given for ground floor units to be accessible and adaptable for less abled residents.



08 DESIGN PRINCIPLES IN PRACTICE

A number of architects have contributed a range of design concepts.

A number of architects have contributed a range of design concepts, demonstrating how the Design Principles can be applied in the refurbishment of existing buildings in Randwick City. Design concepts have been developed for:

Moore Street, Coogee
Allen Jack + Cottier

Middle Street, Kingsford
LFA

Oberon Street, Coogee
Melocco and Moore

Avoca Street (North), Randwick
Melocco and Moore

Ada Street, Randwick
Habitat Architects

Alison Road, Kensington
Smart Design Studio

Cowper Street, Randwick
Habitat Architects

Gardeners Road, Kingsford
Allen Jack + Cottier

McKeon Street, Maroubra
Smart Design Studio

Avoca Street (South), Randwick
Stanisic and Asssociates

01 MOORE STREET, COOGEE

Location

The area has a mix of one and two storey houses and scattered flat buildings. Gordons Bay and a heavily vegetated reserve are directly to the north. The site is part of the Foreshore Scenic Protection Area.

Building Style

A two storey light red brick building, flat roof and garages on the lower ground floor at the rear of the sloping site.

Unit Mix

4 x 2 bedroom units

Zoning

2b Residential (low to medium density)

Ownership

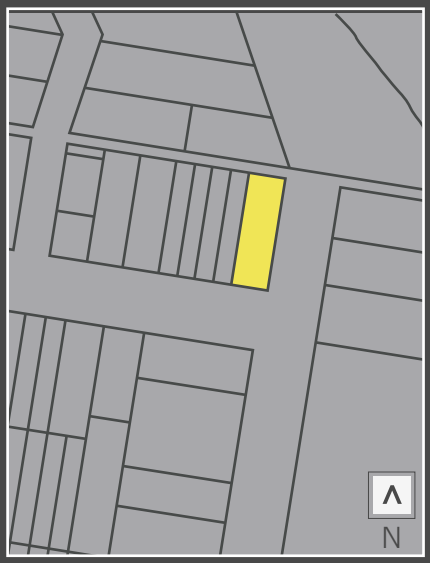
Unsubdivided

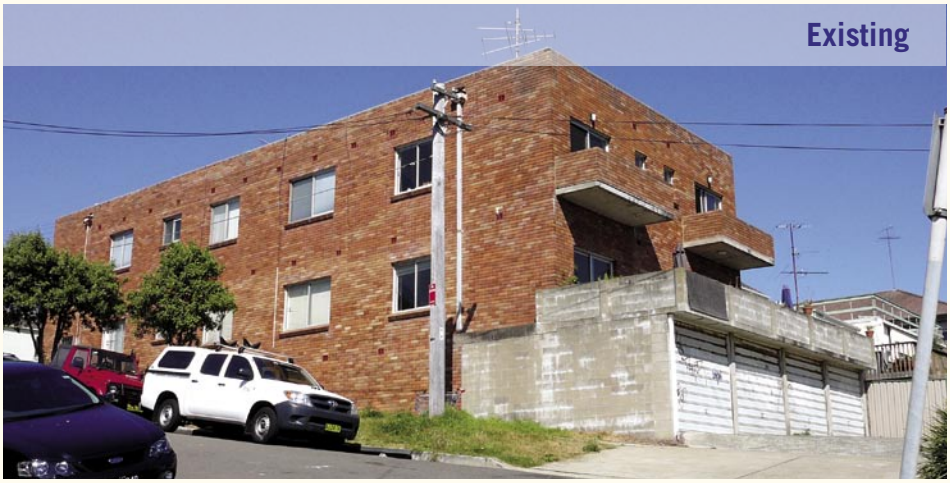
Opportunities

Refurbishment of this building should take advantage of the site's coastal views (while minimising view loss from other properties) and desirable location and improve the appearance and function of the building.

Design Concept by

ALLEN JACK + COTTIER





Proposed

> A modest extension to the ground floor above the garages allows for an additional bedroom in these two units.

> The extension also creates a stepped built form, reducing the apparent bulk of the building.

> More useable private open space is created for all units, with pergolas to provide shading from the summer sun and landscaping to help soften the building.

> The open plan living, dining and kitchen areas makes the units feel larger and they open directly onto the new terraces.

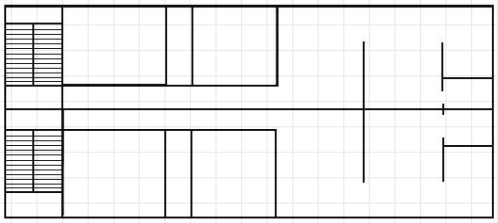
> Articulation of the building façade is achieved through the use of different materials including white steel cladding over the existing brickwork, sandstone cladding to the garage, timber panelled garage doors and glazing of the front stairwell defines the building entry, whilst allowing natural light.

> Modest bathroom extensions in the upper units improve their function, provide further facade articulation and define the side entries.

> The small windows on the northern façade are replaced by large sliding doors to take advantage of the northern views.

Existing Floor Plan

(Ground and first floor)



> N

Proposed Ground Floor Plan

> Additional bedroom and bathroom

> New entry and direct connection to garages

Proposed First Floor Plan

> Built in storage cupboards

> Larger bathroom

> Open plan living areas and terrace

Key Design Principles in Focus

Reduce the dominance of parking areas

The modest extension of the ground floor results in the garages becoming recessed. The use of sandstone around the garages, together with the landscaped balconies above, helps break up and soften the façade, adding visual interest. Timber panelled doors provide further contrast and interest.

Internal access to the garages is provided for the ground floor flats, improving circulation.

Improve the relationship between indoor and outdoor living areas

A larger usable outdoor terrace is created for each unit. The internal layout is reconfigured so that the terraces are accessed directly from the indoor living areas and to take advantage of the views across Gordons Bay.

The terraces contribute to the façade articulation, reducing the dominance of the garages and helping to reduce the 'blockiness' of the building by creating a stepped form and providing opportunities for landscaping.

02 MIDDLE STREET, KINGSFORD

Location

Corner Middle St and Botany Lane, Kingsford. The area has a mix of one and two storey houses and two to three storey walk up flat buildings. The University of NSW, Prince of Wales Hospital complex and Kingsford shops are all within 600m.

Building Style

2 storey red brick building with a pitched tiled roof and freestanding carports at the rear. The site has three street frontages and is relatively flat. The building has a very long and narrow foot print and entry to the building is via a side lane with little natural surveillance.

Unit Mix

6 x 2 bedroom units

Zoning

2b Residential (low to medium density)

Ownership

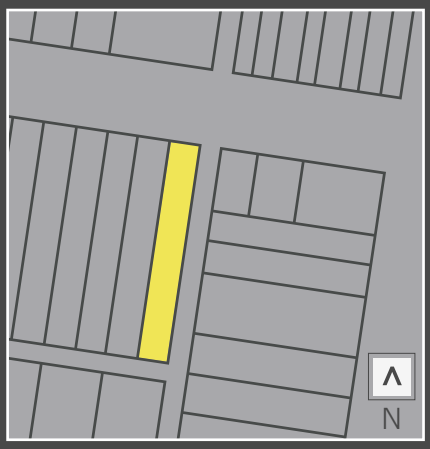
Strata subdivided

Opportunities

Refurbishment of this site should address the building's multiple street frontages and take advantage of its slim building form which allows for excellent cross ventilation.

Design Concept by

LFA



Proposed

> An additional level transforms the upper level units from 2 to 3 bedroom units. The top floor is set back from Middle Street to retain the appearance of a two storey building and to minimise any impact on the adjoining building.

> Modest extensions between the building and the laneway makes better use of the building curtilage and allow for the creation of larger balconies, kitchens and bathrooms.

> The extensions also improve privacy and security for the units and provide weather protection at the entry areas.

> The new low roof form adds interest and the actual increase in building height to the existing pitched roof is minimal.

> Part of the brick work has been cement rendered, retaining small areas of the existing red face brick.

> Window awnings and the balcony extensions help articulate the façade.

> Landscaping has been introduced around the building and on the roof terraces. Mature trees help to soften the building.

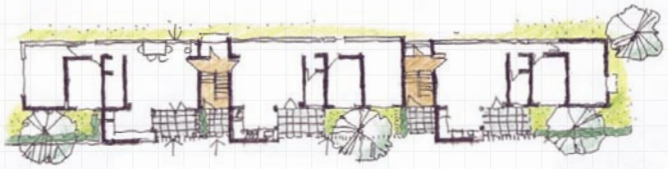
Existing floor plan

N

Proposed Ground Floor Plan

> Extended Terrace

> Extensive Landscaping



Proposed First Floor Plan

> Open plan lounge/kitchen

> Enlarged balcony

Proposed Second Floor Plan

> New bedroom, study and bathroom

> Private roof landscaped terrace

Key Design Principles in Focus

Improve the relationship between building and street

Significant improvements include:

> Building entries are clearly defined through a change in materials and weather protection

> Window shades provide protection from the sun without loss of views and active frontages are presented to all streets

> Private gardens are created for the ground floor units, whilst ensuring good surveillance of the laneway

> Landscaping helps blend the building into the streetscape

Articulate building façades

The facade has been improved and better integrated into the streetscape through:

> Use of a number of different materials, including a combination of the existing face brick and cement render

> Balcony and kitchen extensions

> Pergolas

> Shading devices

03 OBERON STREET, COOGEE

Location

Corner Oberon St and Brook St, Coogee. The majority of development south of Oberon Street is single dwellings while walk up flats characterise the area north of, and along Oberon Street.

Building Style

3 storey brick building with a pitched tiled roof and a row of garages on the ground level facing Brook Street. The building sits at the top of a prominent ridge and has two street frontages. The there is little protection from the sun on this long and expansive western façade.

Unit Mix

9 (6 x 2 and 3 x 1 bedroom units)

Zoning

2a Residential (low density)

Ownership

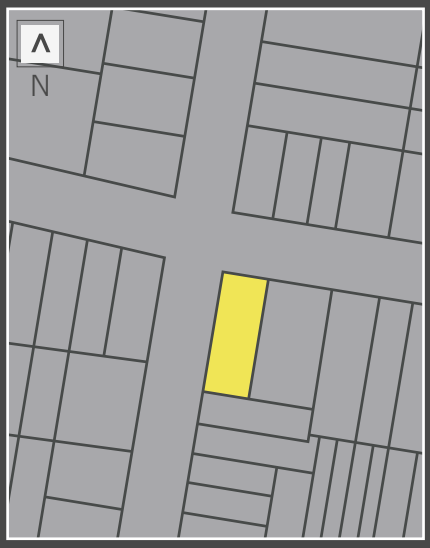
Strata subdivided

Opportunities

Refurbishment should maximise the views to the City and over Coogee, consider the buildings prominent location and enhance the mix of dwelling types.

Design Concept by

MELOCCO AND MOORE



Proposed

> An alternative configuration is proposed for two split level units to improve cross ventilation.

> The pitched roof has been replaced by a flat roof to provide a landscaped communal open space with district views. Planter boxes around the edge maintain privacy for neighbours. This also decreases the apparent bulk of the building, which is particularly important in this prominent location.

> The balconies are widened.

> An open plan kitchen and living area increases the apparent size of the units.

> Vertical louvers and a new balcony structure on the western façade provide privacy and sun protection.

> The balcony structure articulates the façade, providing a bold contemporary built form that creates a well defined top, middle and base to the building.

> The balcony structure and supporting fin walls also reduce the visual dominance of the garages, by appearing recessed into the building.

Proposed First (entry level)

> Improved security and circulation

> Redesigned split level apartments

N

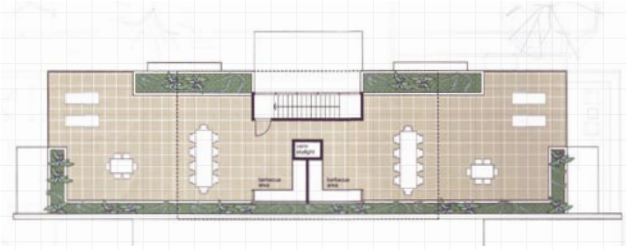
Second Level

> Redesigned split level apartments

Roof Terrace

> New communal open space

> Planter boxes provide privacy for neighbours



Key Design Principles in Focus

Communal Open Space

Given the area of the building and driveways, it is difficult to create usable open space at ground level. A new roof terrace provides this open space, taking advantage of the district views. Planter boxes around the edge of the terrace protects the privacy of the adjoining properties, gives the space a sense of enclosure and softens the edge of the building.

Circulation and pedestrian access

To improve circulation, direct pedestrian access has been created between the garages and the entry lobby. The lobby has been extended so that it is visible from the street to improve orientation and safety. Landscaping helps define the entry.

04 AVOCA STREET (NORTH) RANDWICK

Location

Located on busy Avoca St, the area contains mostly single dwellings with a few scattered walk up flat buildings. Two high schools are located opposite and the Randwick Hospitals complex is on the north western side of the Barker St intersection. The Spot and Randwick Junction are within 500m.

Building Style

This building is a two storey brown brick building with a pitched tiled roof. The site has one narrow street frontage, is relatively flat and has a number of well established trees and a large communal open space at the rear. Both sides of the building have an entry.

Unit Mix

4 (4 x 2 bedroom units)

Zoning

2A Residential (low density)

Ownership

Unsubdivided

Opportunities

Refurbishment should take advantage of the established trees and quality brick work.

Design Concept by

MELOCCO AND MOORE

Proposed

> An alternative configuration is proposed for two split level units to improve cross ventilation.

> The pitched roof has been replaced by a flat roof to provide a landscaped communal open space with district views. Planter boxes around the edge maintain privacy for neighbours. This also decreases the apparent bulk of the building, which is particularly important in this prominent location.

> The balconies are widened.

> An open plan kitchen and living area increases the apparent size of the units.

> Vertical louvers and a new balcony structure on the western façade provide privacy and sun protection.

> The balcony structure articulates the façade, providing a bold contemporary built form that creates a well defined top, middle and base to the building.

> The balcony structure and supporting fin walls also reduce the visual

Existing Floorplan

> Communal laundry at back

> Two sets of staircases

N

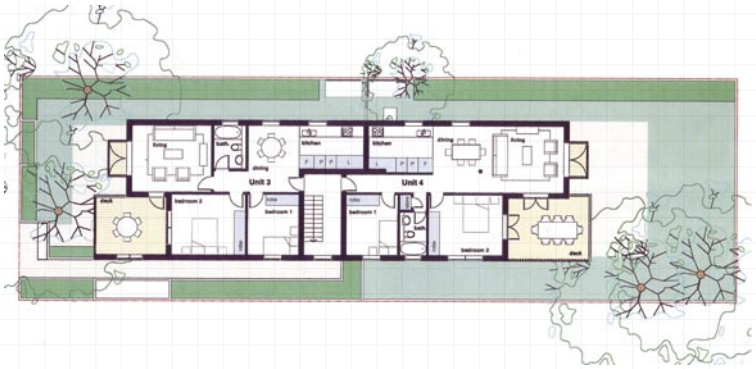
Proposed Ground Floorplan

> Communal open space redistributed for private open space

> Direct access between courtyards and living areas is provided

> A new front fence provides noise protection and privacy

> Additional bedrooms are created through a modest extension

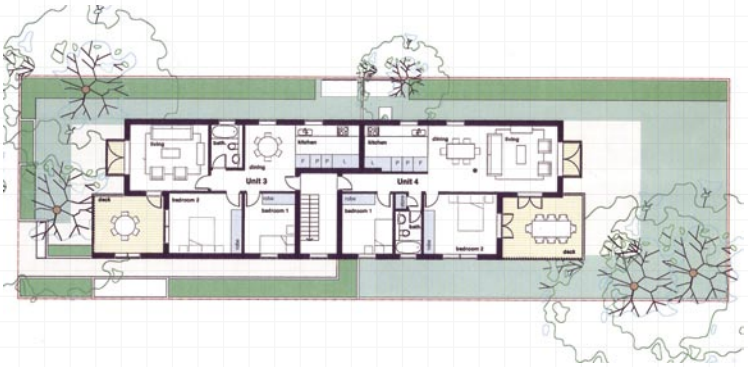


Proposed First Floorplan

> More functional kitchen and dining room spaces are created

> Large terraces are formed above the ground floor extensions

> Storage space is installed in the bedrooms.



Key Design Principles in Focus

Communal Open Space

Given the area of the building and driveways, it is difficult to create usable open space at ground level. A new roof terrace provides this open space, taking advantage of the district views. Planter boxes around the edge of the terrace protects the privacy of the adjoining properties, gives the space a sense of enclosure and softens the edge of the building.

Circulation and pedestrian access

To improve circulation, direct pedestrian access has been created between the garages and the entry lobby. The lobby has been extended so that it is visible from the street to improve orientation and safety. Landscaping helps define the entry.

05 ADA STREET, RANDWICK

Location

Apartment blocks dominate the immediate north and east and single dwellings to the south. A school and basketball court are to the immediate west. The property is close to shopping and transport at Randwick Junction and adjacent to a heritage conservation area and a heritage item.

Building Style

A 3 storey blond brick building with a pitched tiled roof. Parking is on the lower level and in separate rear car ports. A large garden at the rear provides common open space. This property has no street frontage other than where the driveway enters the site.

Unit Mix

9 (9 x 3 bedroom units)

Zoning

2b Residential (low to medium density)

Ownership

Unsubdivided

Opportunities

Refurbishment opportunities include maximising views from the upper levels and the school's open space to the east, and improving the environmental performance. There are relatively few 3 bedroom units in the area and given their desirability, they should be maintained in the refurbishment.

Design Concept by

HABITAT ARCHITECTS

Proposed

> The existing balconies have been widened to increase usability.

> New balconies have been created at the Ada Street end to improve the appearance of the building and increase natural surveillance over the driveway and along the western side beside the as there are no privacy/ setback concerns.

> The dominance of the hard surface drive way has been broken up by using a range of paving materials and limited landscaping has been introduced

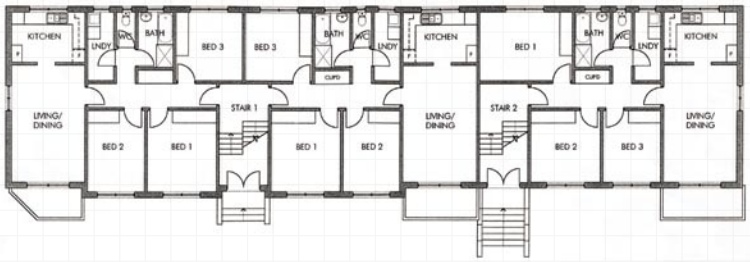
> Most of the existing brickwork and roof are retained as there are of good quality and to reduce the cost of refurbishment.

> A cement render has been applied to the base of the building to mark a change in function (from garages to units) and helps reduce the apparent bulk of the building.

> The brick balconies are replaced with 'light weight' steel structures and the glazed paneling allows for the district views from the upper levels.

> Glazed panels are proposed for the stairwells, creating a strong vertical element, defining the entry and articulating the long façade.

Existing Floor Plan



> N

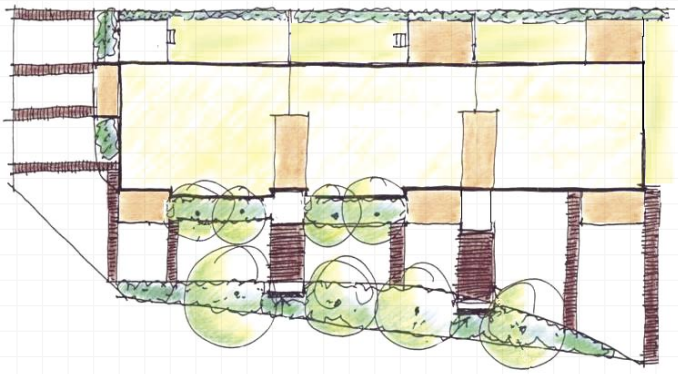
Proposed Floor Plan

> New and enlarged balconies

> Open plan living and kitchen areas

Proposed Landscape Plan

> Introduce vegetation and a change of materials to break up the dominance of the hard surface driveway



Key Design Principles in Focus

Landscaping as an integral part of the building

The large expanse of concrete driveway has been broken up by a patterned change in paving materials. Areas of soft landscaping are also introduced at the front of the building. This helps soften and modulate the long façade and can help emphasis the vertical elements.

Improve the relationship between the building and the street

The street entry to the site is improved by the addition of a new balcony and enlarged windows on the Ada Street frontage, improving the outlook to the street and increasing natural surveillance. This design concept also introduces weather protection at the building entries and incorporates a change of materials in the stairwells, from brick to glass, to better define the entry and improve visibility.

06 ALISON ROAD, KENSINGTON

Location

Alison Road is characterised by mostly 70's walk up flat buildings with some contemporary apartments built in recent years. A single storey house remains next door. Centennial Park is opposite and Alison Road is a busy arterial road, with good access to public transport.

Building Style

A three storey red brick building with a pitched tiled roof. The site has two street accesses and the garages and driveway dominate the ground level resulting in very little landscaping.

Unit Mix

12 (6 x 2 bedroom units and 6 x 2 bedroom units)

Zoning

2C Residential

Ownership

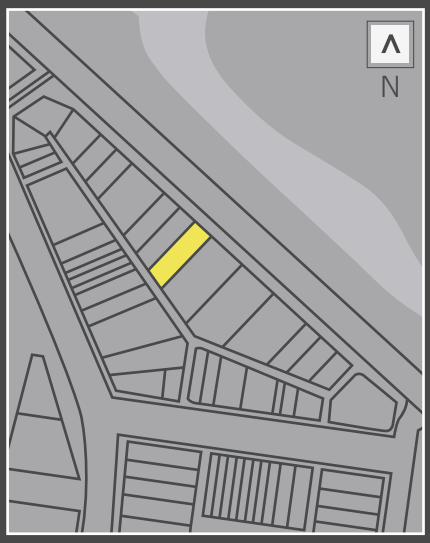
Unsubdivided

Opportunities

Refurbishment should take advantage of the north facing aspect, slim built form and views to the park.

Design Concept by

SMART DESIGN STUDIO



Proposed

> The roof of the building is replaced with a contemporary flat roof, similar to the style of modern flat buildings being built along Alison Road. This has reduced the height of the building.

> The brick work is rendered in a light colour.

> The balconies are slightly widened and extended to encourage better outdoor spaces, however any further increase is limited due to the small building setbacks.

> The bulky brick balustrades have been replaced by light weight steel and frosted glass.

> To protect the northern Alison Road façade from the traffic and sun, yet maintain the views across Centennial Park, the balconies and windows are covered by louvers and screening structures.

> The long façade is segmented and articulated by the new balcony structures and by replacing the stairwell wall with a glass wall and awning that creates a strong vertical element. This also defines the entry areas.

> Landscaping is introduced in the limited remaining deep soil areas.

> Minor internal alterations, include opening up the kitchen and living areas.

Existing Floor Plan

Proposed Floor Plan

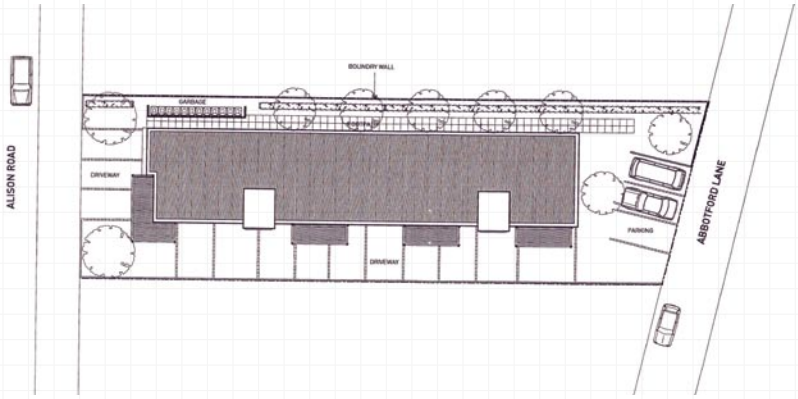
> Enlarged balconies

> Open plan living and kitchens

> Improved storage

Proposed Landscape Plan

> Introduce trees at the front and eastern boundary to help soften the building



Key Design Principles in Focus

Enhance Internal Amenity

Internal layout, particularly the size of rooms, the location of different rooms in relation to each other, and factors such as noise and sunlight, all influence the amenity of a unit.

This design concept illustrates how minor alterations to the internal layout results in better living spaces for residents. The removal of kitchen wall improves the functionality of the kitchen/ dining/living areas and increases the perceived size of the unit.

Built-in storage space is provided in the bedrooms, and separate showers have been created in the bathrooms.

Create Useable Private Open Space

In this design concept, the quality of private open spaces is enhanced through wider balconies. Operable louvered screens for the balconies on the north east elevation allow sun control as well as acting as a buffer to busy Alison Road.

Note: Whilst Council is generally not supportive of enclosing balconies, in some instances enclosures may be appropriate when proposed as part of a comprehensive refurbishment scheme and where it can be justified.

07 COWPER STREET, RANDWICK

Location

Cowper Street is characterised by walk up flat buildings and single dwellings while the area north is dominated by single and semi detached dwellings.

Building Style

3 storey red brick building with a pitched tiled roof and parking at ground level dominating the Prince Street facade. The site has three street frontages and is located in a prominent position along Cowper Street. There is no landscaping and little protection from the afternoon sun on the western façade.

Unit Mix

6 (6 x 2 bedroom units)

Zoning

2C Residential

Ownership

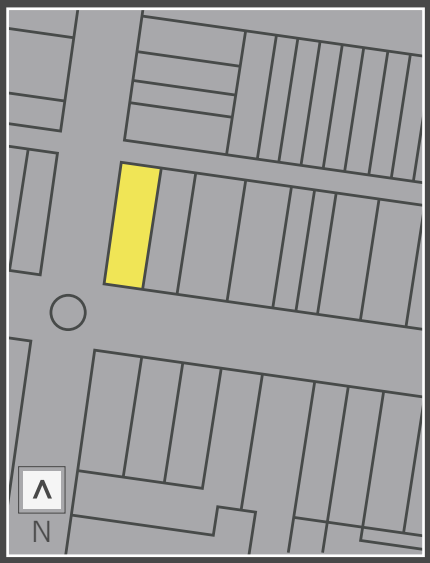
Unsubdivided

Opportunities

Refurbishment should consider the prominent corner location, take advantage of the slim building form and potential to create quality open space.

Design Concept by

HABITAT ARCHITECTS



Proposed

> The pitched roof is replaced by a raked roof to add visual interest and increase light and air circulation in to the top floor units. The building has not increased in height and appears less bulky with the reshaped roof form.

> The Prince Street balconies have been widened to provide more useable private open space for residents.

> Improved cross ventilation of living areas is achieved by opening up the kitchens and living areas.

> The bathroom has a more practical layout.

> Storage space is created in the bedrooms.

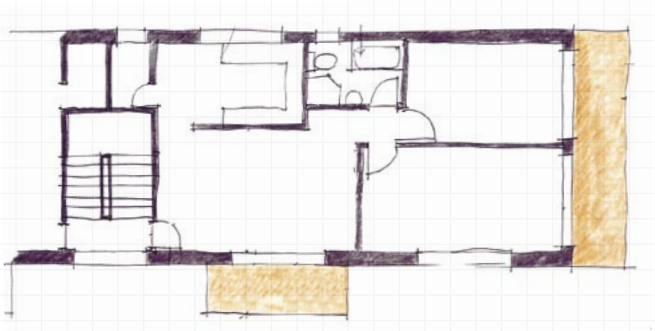
> Landscaping has been introduced to help integrate the building with the street scape and break up the dominance of the driveway.

> The installation of an environmentally friendly swimming pool at the rear provides a useful communal open space.

> A light colour cement rendered and painted façade is proposed with a darker and textured finish used for the garage level to define the buildings base.

> New light weight balcony frames incorporating timber battens and aluminum shutters provide articulation and create a contemporary image while provide protection from the sun on the western elevation.

Existing Floor Plan



N

Proposed Floor Plan

> Open plan living and kitchen areas

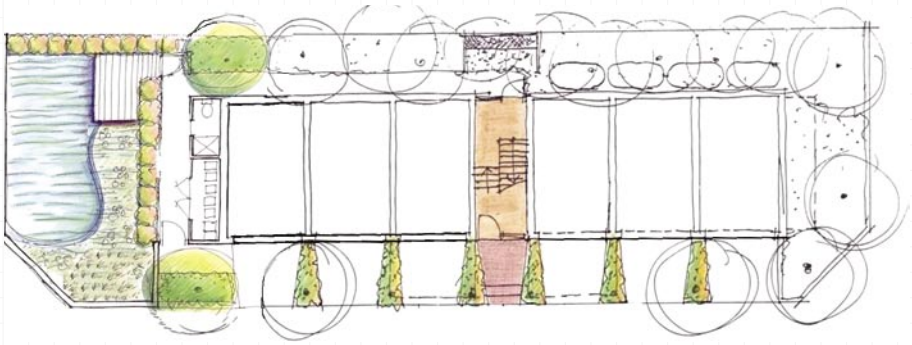
> Enlarged balconies

Proposed Ground Level and Pool Design Concept

> The driveway has been broken up with landscaping and trees have been planted to soften the façade and provide privacy.

> A water tank has been installed to capture rainwater.

> The unused rear common area has been converted into a environmentally friendly swimming pool, using plants rather than chemicals for filtration.



Key Design Principles in Focus

Incorporate Environmentally Sustainable Features

Many older flat buildings have positive attributes which can easily be adapted to improve their environmental performance.

This design concept has replaced the traditional pitched roof with a raked form that increases natural light and ventilation for the top level units.

An environmentally friendly swimming pool is also proposed as a way of improving the amenity and useability of the communal open space. The pool is separated into two areas: a swimming zone and regeneration zone. Water quality is maintained through special plants and plant filters. In addition to environmental and biodiversity benefits, maintenance of these pools is significantly lower than standard pools.

Other Sustainability Improvements are Achieved by:

> Removing some internal walls and opening up the kitchen and living areas to enhance cross ventilation.

> A smaller west-facing window in the bedrooms is proposed to reduce the heat load.

> Louvered shutters on the west-facing windows assist with sun control.

> Moveable louvered screens on balconies provide sun control, as well as privacy, for residents as needed at different times of the day.

> A water tank has been installed on the eastern side of the building to capture and reuse rain water.

08 GARDENERS ROAD, KINGSFORD

Location

This area contains mostly single Californian bungalows. There are a few walk up flat buildings along busy Gardeners Road and a golf club house and depot opposite.

Building Style

A three storey brown brick building with a pitched tiled roof. It is one of three similar buildings that make up the complex and is set amongst a number of well established trees and a large communal open space at the rear. However, with no fences and minimal landscaping, the space is not private or well used.

Unit Mix

6 (6 x 2 bedroom units)

Zoning

2A Residential

Ownership

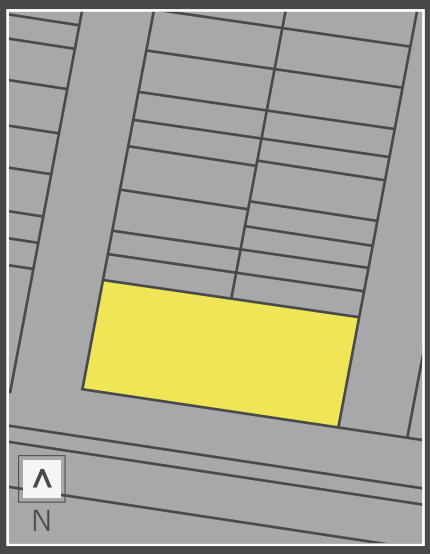
Unsubdivided

Opportunities

Refurbishment should retain the number of bedrooms in each unit and take advantage of the views to the north.

Design Concept by

ALLEN JACK + COTTIER



Existing

Proposed

Proposed

> The roof structure and mature trees are retained.

> Extensions to the rear of the building enlarge the living areas and bathrooms and create balconies.

> The building is rendered in a dark colour and light coloured cladding is used on the rear new extensions.

> Vertical louvers have been installed on windows of the Gardeners Road façade to provide privacy.

> Frosted glass is used in the balcony balustrades to provide privacy while allowing natural light.

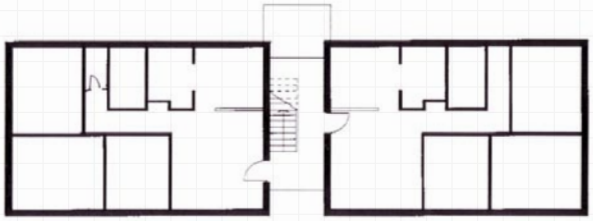
> Movable screens on the balconies provide privacy and weather protection.

> A new en-suite bathroom is create.

> The open plan living and kitchen area significantly increases the perceived size of each unit.

> The 'stepped' built form of the extensions and the strong vertical form of the louvers on the front façade help articulate the building and provide a contemporary look. The design concept allows for a variety of balcony shapes, further articulating and changing the style of the refurbishment.

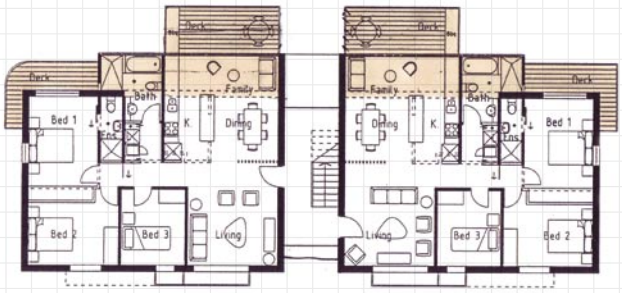
Existing Floor Plan (all levels)



N

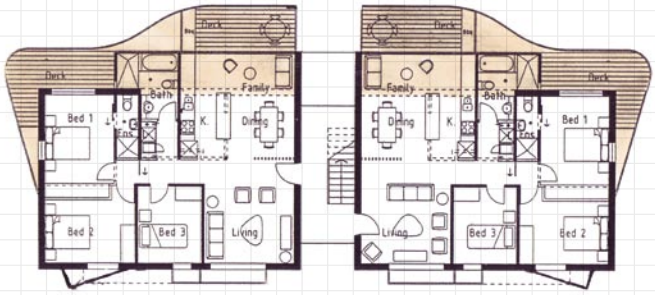
Proposed Floor Plan (all levels)

> New large balconies



Proposed Floor Plan B (all levels)

> Alternate balcony structure



Key Design Principles in Focus

Create Usable Private Open Space

This design concept creates large usable private open space areas for each of the units. As noisy Gardeners Road is on the southern side of the building, small extensions have been made on the quiet and sunnier northern side to enlarge the living areas and add balconies.

The balconies are directly accessed from the indoor living areas and act as an extension of these rooms, creating a good indoor/outdoor relationship and taking advantage of the views to the north.

Articulate the Building Facade

Many older flat buildings lack detail or modulation and this 'blockiness' increases the perceived bulk of the building. This example articulates the building by:

> Creating a 'stepped' rear façade,

> Emphasising the vertical elements through the new balcony structures, balcony screens and window louvers.

> Using a change of materials, including cladding, rendering and the steel louvers and balcony structures.

> Retaining the existing mature trees in the new landscaping scheme to help soften the building.

09 McKEON STREET, MAROUBRA

Location

Corner McKeon and Duncan St, Maroubra Beach. The area is characterised by walk up flat buildings and a few larger five and six storey buildings. A park and public school are opposite the site and Maroubra Beach and the local shops are 300m to the east.

Building Style

3 storey blond brick building with a pitched tiled roof and 2 street frontages. The garages are on the lower level with a common terrace above. The apartments have rooms of irregular shapes that make furniture placement and room functionality difficult.

Unit Mix

6 (3x 2 and 3 x 3 bedroom units)

Zoning

2c Residential

Ownership

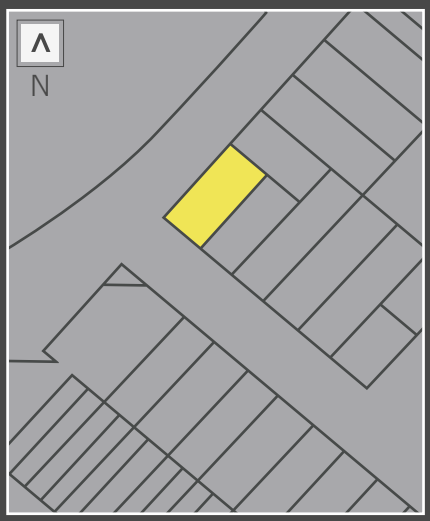
Unsubdivided

Opportunities

Opportunities include views over the park, the amount of existing open space and the mix of units.

Design Concept by

SMART DESIGN STUDIO



Proposed

> The addition of a part storey/ new unit creates a built form that 'steps down' the slope of the site. The sale of the unit should contribute to the cost of refurbishment.

> The communal space above the garages is relocated to a new roof terrace to take advantage of the district views and provide greater privacy. The existing terrace becomes private open space.

> The irregular shaped rooms are modified to create square cornered rooms.

> The balconies are enlarged to provide more useable private open space for residents and the small windows and doors are replaced with large glass doors to better connect the indoor and outdoor areas.

> Improved cross ventilation is achieved by opening up the kitchens and living spaces.

> Natural light is maximised through larger window openings.

> The façade is cement rendered with glazed balustrades and louvered stairwell. The stairwell treatment introduces a strong vertical element, which clearly defines the building entry and articulates the long façade.

> New water tanks are installed to water the gardens.

Existing Floor Plan

N

Proposed Floor Plan

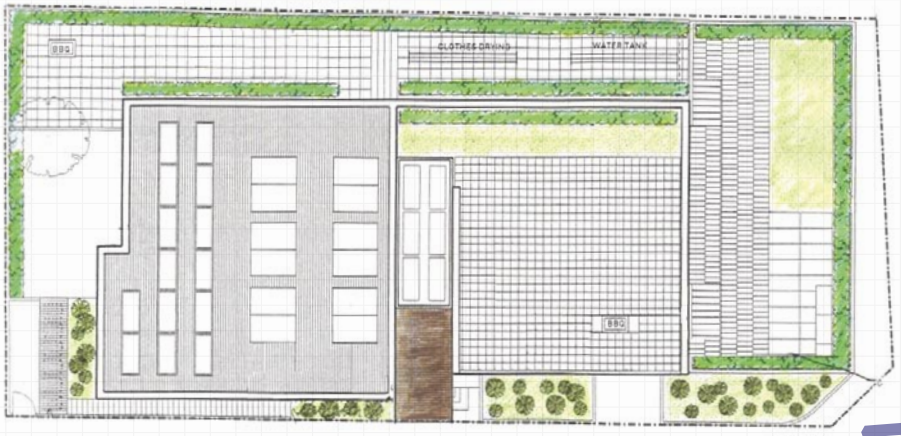
> Improved room layout

> Larger balconies

Proposed Roof Terrace

> New communal open space

> Solar panels



Key Design Principles in Focus

Base the Design Concept on Site Analysis

One of the key features of this site is its slope. The design concept responds with a building that steps down the slope. This stepped form, together with the strong vertical element defining the stairwell, reduces the apparent bulk of the building, despite the increase in height. The site analysis also identified potential views to the beach and adjacent park. A roof top terrace takes advantage of these desirable elements.

Incorporate Environmental Performance

The design concept includes rooftop solar panels for external and common area lighting, solar hot water heaters, and a water tank so that water can be reused on the gardens and for car washing.

The larger window openings and open plan design helps increase natural light and cross ventilation.

10 AVOCA STREET (SOUTH), RANDWICK

Location

Located on busy Avoca St, the area contains mostly single dwellings with a few scattered walk up flat buildings. Two high schools are located opposite and the Randwick Hospitals complex, The Spot and Randwick Junction are within 600m.

Building Style

A three storey red brick building with a pitched tile roof. The site slopes towards Avoca Street, with some garages at street level and the remain parking at the rear of the building. There is no landscaping or communal open space.

Unit Mix

6 (6 x 2 bedroom units)

Zoning

2A Residential

Ownership

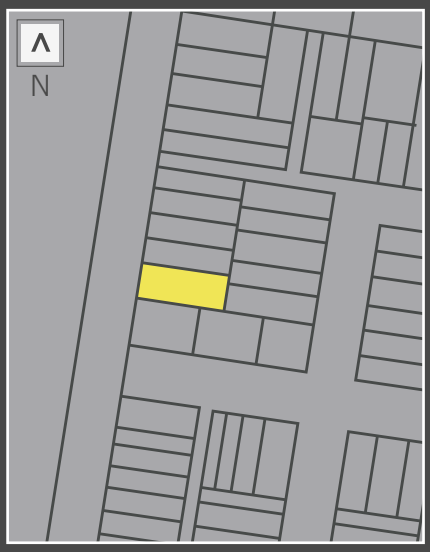
Unsubdivided

Opportunities

Refurbishment should take advantage of the good solar access along the northern façade and the slim built form.

Design Concept by

STANISIC AND ASSOCIATES



Proposed

> The existing brick facework is retained.

> The roof is removed and a new part level and roof top terrace is proposed. The additional massing is minimised by restricting it to the south side where there is a building of a similar height.

> The configuration of the units is altered by converting the second smaller bedroom into a large balcony. The upper level apartments become two level apartments with the part addition, improving air circulation. This results in five 1 bedroom units and one 2 bedroom unit.

> An alternate layout is provided for the ground floor, which can be either two 1 bedroom units or one large apartment with a home office.

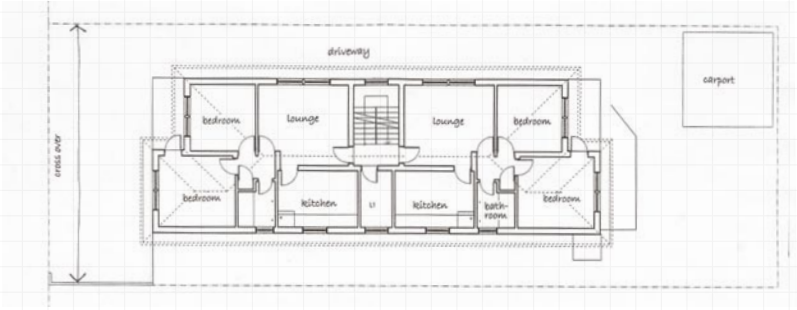
> Movable wooden screens provide sun protection and privacy on the northern and western façade.

> The driveway and garages are reconfigured to introduce landscaping that breaks up the dominance of the hard surfaces.

> Landscaping on the terraces helps soften the building.

> Bicycle parking spaces are created.

Existing Floor Plan



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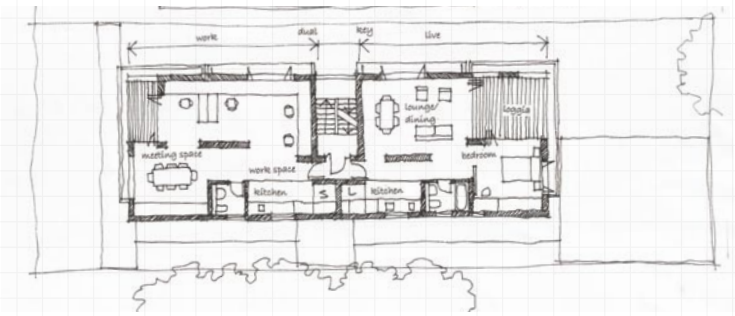
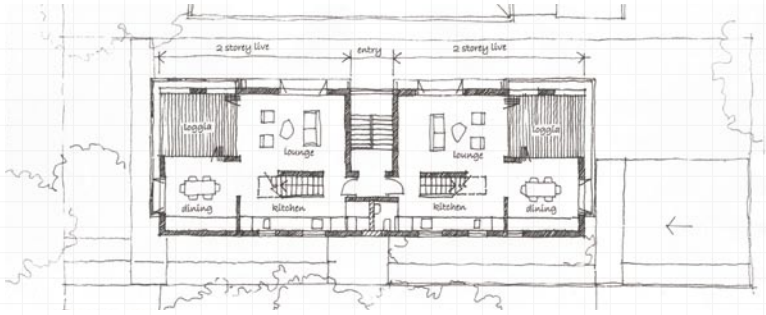
Proposed First Floor Plan
Option A

> Large unit with space for a home office

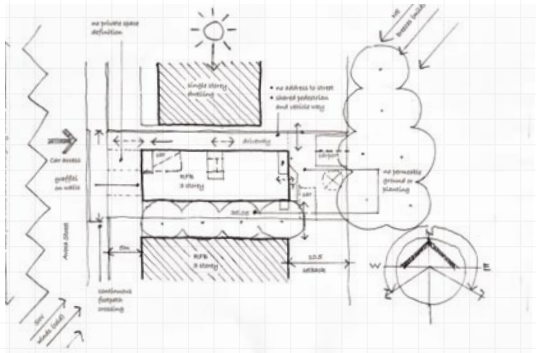


Proposed First Floor Plan
Option B

> Alternate two unit layout



Site Analysis



Key Design Principles in Focus

Base the refurbishment concept on site analysis

This design concept is based on a detailed analysis of the site and existing building. It has resulted in a concept that responds to site orientation and local climatic conditions, with increased natural light, cross ventilation and sun shading resulting in much more comfortable living spaces for residents.

Design Flexible Internal Spaces

Flexible design means designing spaces so that they can easily accommodate different uses for different occupants. This concept illustrates how buildings can be adapted to accommodate either living spaces or a home office.

The design concept illustrates alternative configurations for the first floor as either a home office space for the first floor apartment, or as a separate apartment. The layout has been designed so that a home office would have a separate entry. The home office is located on the noise sensitive side of the street.

NOTE: Under Council's current controls, "home offices" are only permitted where the business owner also resides in the dwelling.

09 OTHER CONSIDERATIONS

Other statutory planning and design controls and considerations need to be taken into account.

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State Environmental Planning Policy (SEPP) No. 65 – Design Quality of Residential Flat Development

Any development application for the erection of a new residential flat building, or the substantial redevelopment or refurbishment of an existing residential flat building must be prepared in accordance with SEPP No. 65, which is reflected in the Design Principles provided in this document. As part of the development application process, the Council's Design Review Panel provides independent expert advice to Council about the design quality of residential flat development proposals with regard to SEPP 65 Design Quality Principles.

State Environmental Planning Policy No. 10 – Retention of Low Cost Rental Accommodation

This SEPP applies to residential flat buildings used as boarding houses and hostels or flat buildings that have not been strata subdivided. It aims to ensure that there are a range of housing choices, including protecting affordable low cost rental accommodation. Any application to redevelop, refurbish or strata a building to which the SEPP applies requires the concurrence of the Department of Planning. The SEPP is available on the Department's website.

Heritage

Some residential flat buildings in Randwick City are heritage items, are located in heritage conservation area or are in the vicinity of a heritage item or conservation area.

A heritage listing does not mean that a building cannot be refurbished. However, it does mean that any refurbishment must not detract from the heritage significance of the building or the area.

A Heritage Planner is available at Council to provide free advice on any proposal to ensure that it addresses and enhances our local heritage.

Non Compliance

Many older residential flat buildings do not comply with current planning controls, such as set backs, heights, FSR and open space requirements, and may be located in areas where new flat buildings are no longer permitted.

While generally not encouraged, variations to existing controls may be considered where it can be demonstrated that the benefits in terms of Amenity, Environmental Performance and Streetscape Appearance, outweigh the impacts on the surrounding development.

09 OTHER CONSIDERATIONS

Scope may exist to vary front and rear setbacks where the relationship between the building and the street will be enhanced. However, proposals should generally avoid reducing side setbacks, given the potential over shadowing and privacy impacts on neighbouring properties.

The loss of landscaped area to provide additional parking on site will generally be discouraged and roof top terraces may be supported when privacy and noise issues can be suitably addressed.

It is highly recommended that you discuss your proposal with Council's planning staff prior to lodging your development application.

Minor and Inexpensive Improvements

Recognising that a full refurbishment may be difficult to achieve, for example, due to cost or the need to gain agreement from all the property owners in the building, there are also simple and quick alternatives that can implemented and still achieve improvements in amenity, environmental performance and streetscape appearance.

Council's Exempt and Complying Development provisions allow for some types of minor and low impact development to be carried out without Council approval (exempt development) or with a fast tracked approval process (complying development).

Types of refurbishment / development that may not require consent include the renovation of kitchens and bathrooms with water efficient fittings; installation of certain security lighting; undertaking landscaping works with no significant change to existing ground levels; undertaking certain repairs and maintenance works; installation of certain solar panels and water tanks. A range of low impact comply development building works may also be permitted.

The exempt and complying development provisions can be found on Council's web site and should be discussed with a Council officer prior to undertaking any works.

Essential Fire Safety

A refurbishment or renovation of a residential flat building may also require an upgrade to the fire safety of the building to meet current fire safety standards in accordance with the Environmental Planning and Assessment Regulation 2000. Essential fire safety measures ensure the safety of the occupants within the building in the event of fire or other emergency, and may include:

- Fire hose reels
- Fire hydrants
- Automatic fire detection and alarm systems
- Fire doors
- Fire extinguishers
- Exit signs
- Emergency lighting

A Fire Safety Schedule will be issued with an approved construction or complying development certificate and lists the essential fire safety measures appropriate to the building and the standard of performance to which each of those measures are to be installed.

Therefore it is important to consider fire safety measures early in the planning and design phase of a refurbishment proposal. There are also Exempt & Complying Development provisions through which building owners may obtain a complying development certificate to upgrade voluntarily, subject to meeting certain requirements.

It is recommended that proponents contact Council's Health Building & Regulatory Services section to discuss possible fire safety requirements.

Building Materials and Safety

Older residential flat buildings may contain materials that could be dangerous when disturbed by a refurbishment. Asbestos and lead based paints were commonly used and the safe handling and removal of these materials should be addressed in planning the refurbishment. Further information can be obtained from Workcover NSW.

Building Code of Australia

The Building Code of Australia contains technical provisions for the design and construction of buildings and other structures, covering matters such as structure, fire resistance, access and egress, services and equipment, and certain aspects of health and amenity.

The Code must be considered in planning a refurbishment particularly where it will involve structural works such as wall relocation or installation of false ceilings or floors that may change the floor to ceiling height.

10 COUNCIL CONTACTS AND FURTHER INFORMATION

Randwick Council provides a range of resources to assist residents and developers.

To promote design excellence and quality development across the City, Randwick Council provides a range of resources to assist residents and developers.

> Council's web site provides a range of resources, including our planning instruments, such as the Randwick Local Environmental Plan and development control plans, heritage guidelines, sustainability information and architecture and design links.

> A town planner is available at Council's Administration Building during office hours to discuss any proposal and help advise on development issues.

> A formal pre-lodgement advisory service can be arranged for significant refurbishment proposals.

> Council provides a free heritage advisory service.

Please visit Council's web site or Administration Building or contact Council to access any of these services.

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11 ACKNOWLEDGMENTS

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