

# HOBART MEDIUM DENSITY HOUSING PROJECT

DEAN'S SUMMER RESEARCH SCHOLARSHIP 2019-2020  
UNIVERSITY OF TASMANIA | SCHOOL OF ARCHITECTURE AND DESIGN  
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## CONTEXT

In recent years, Tasmania has seen a tremendous increase in population, particularly in Hobart city. With this rapid development, land and property values have been increasing at unprecedented rates resulting in a lack of housing in the city. Tasmania's population increased by 0.9% in December 2017, a figure slightly higher than the 15 year average growth rate of 0.7% per annum.<sup>1</sup> In addition, net overseas migration totalled a net average of 2,219 arrivals per year in 2016 and 2017 as compared to an average of 1,552 per year in the previous five years.<sup>2</sup> This creates a turnover in housing and housing demand and supply, which has a great impact on housing markets. Furthermore, an increase in the number of international students studying at the University of Tasmania has added to housing demand, particularly for student accommodation.

Underutilised sites in the Hobart CBD present an opportunity for medium density and infill housing developments to provide a substantial amount of residential accommodation in the city to house approximately 20,000–30,000 people.<sup>3</sup> This figure is based on an estimation of 4 storey buildings with ground floor commercial space developed across 424 sites of approximately 350,000m<sup>2</sup> in the city, providing an estimated 7–10,000 additional apartments. This would not exceed a building height of 12–15m.<sup>4</sup> This understanding suggests that developing a series of medium density housing complexes across Hobart could have a significant impact on the current housing crisis.

With that said, developers are taking advantage of the Hobart housing crisis and have been proposing more medium density apartments within the city. The Hobart City Council has also been receiving and approving these medium density apartments; however, there have been certain conflicts between the council and the developers regarding the planning schemes for these apartments. One of the issues faced was the large amount of heritage listed properties in Hobart city, which has resulted in difficulty when finding appropriate sites to develop. This research intends to explore these issues by analysing existing medium density apartment

built in the 1960's, as well as utilising apartment planning guidelines from other states, such as the New South Wales' SEPP65 Apartment Design Guide; which is known to provide the best practice examples of medium to high density apartment designs. The State Government has also begun discussion with the council to create new planning zones for medium density apartments within the inner-city and rail corridors.

Historically, there is evidence of Hobart providing medium density apartment buildings that retain neighbourhood character. This is evident in the work of Barry Fisher, Eric Round, Harry Hope and other architects designing buildings in the 1960's. This research aims to analyse these existing buildings quantitatively and qualitatively to understand the value of medium density apartments in the city, and how this type of development could be applicable to underutilised sites in Hobart, given the current housing crisis.

## METHOD

The research will utilise information gathered from an extensive review of existing architectural plans and building information gathered from previous research projects to produce this graphical document. This involves identifying medium density apartments in Hobart by visiting the place and using Google Maps. Existing architectural plans have been sourced from the State Library in Hobart in previous research programs and will be documented into media files. Apartment planning guides and documents will also be reviewed. Further, floor plans will be documented using the Archicad software and a template will be created to keep the consistency throughout the project. Data will be extracted and collected from these plans and compiled in a spreadsheet. Further data compilation consisting of floor plans, building profiles, site plans and analysis will be done in Adobe Indesign to create a booklet through which the research is communicated. Data will then be compared within the sample group and to external planning guides such as the NSW Apartment Design Guide, then analysed and documented.

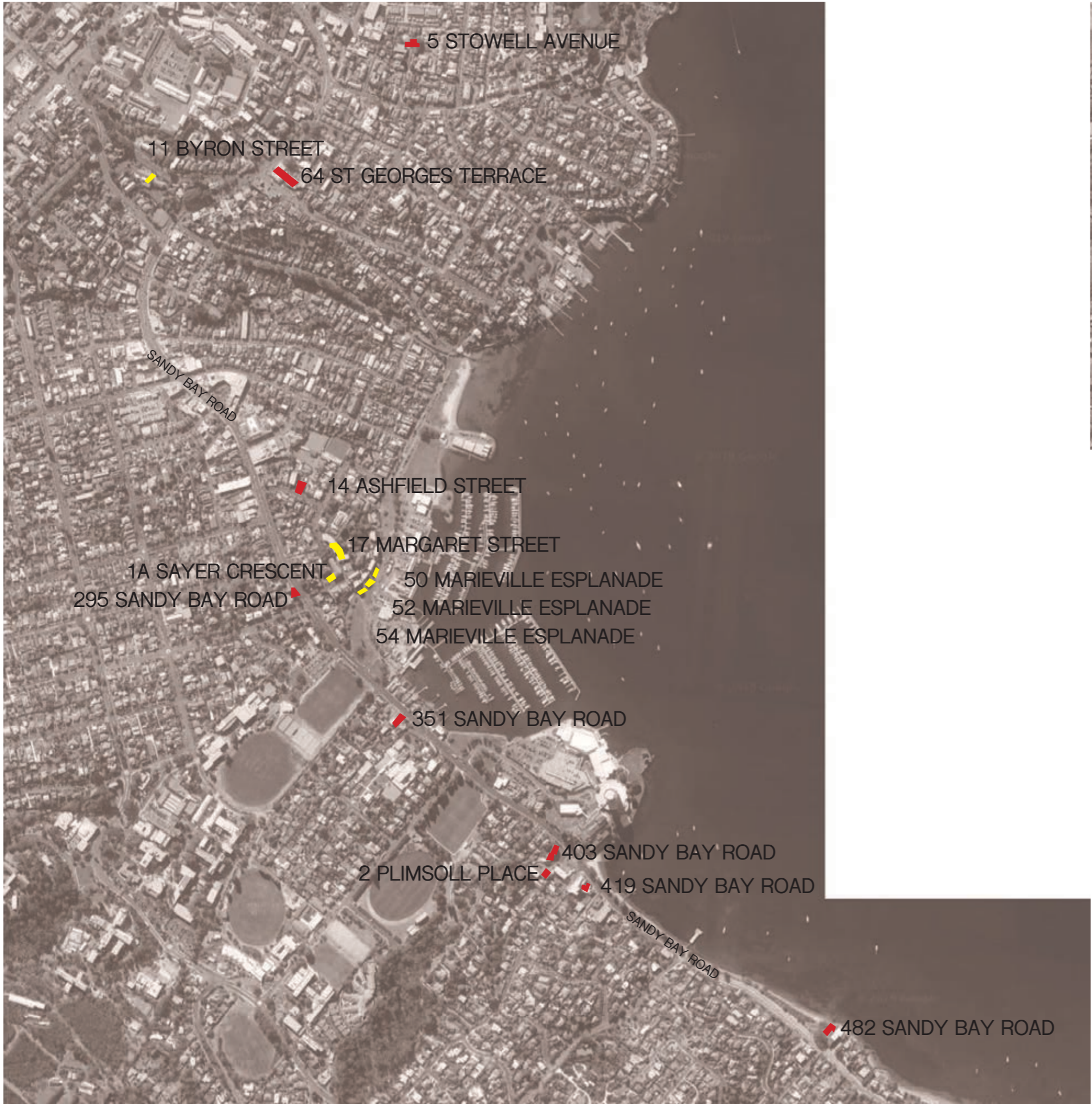
## OBJECTIVE

This report seeks to understand the conditions by which these buildings were designed and the amenities within each that has been provided. The report compares data drawn from analysis of each plan to that of best practice from the NSW Apartment Design Guide. The findings from this report demonstrate that the plethora of built example in Hobart city and represent high quality apartment design. This draws comparison between the expectations of councils and developers, to buildings already existing in the context, to what is considered best practice design.



# CONTEXT MAP

## SANDY BAY MAP



# BUILDINGS DESIGNED BY VARIOUS ARCHITECTS

## MT STUART MAP



### KEY

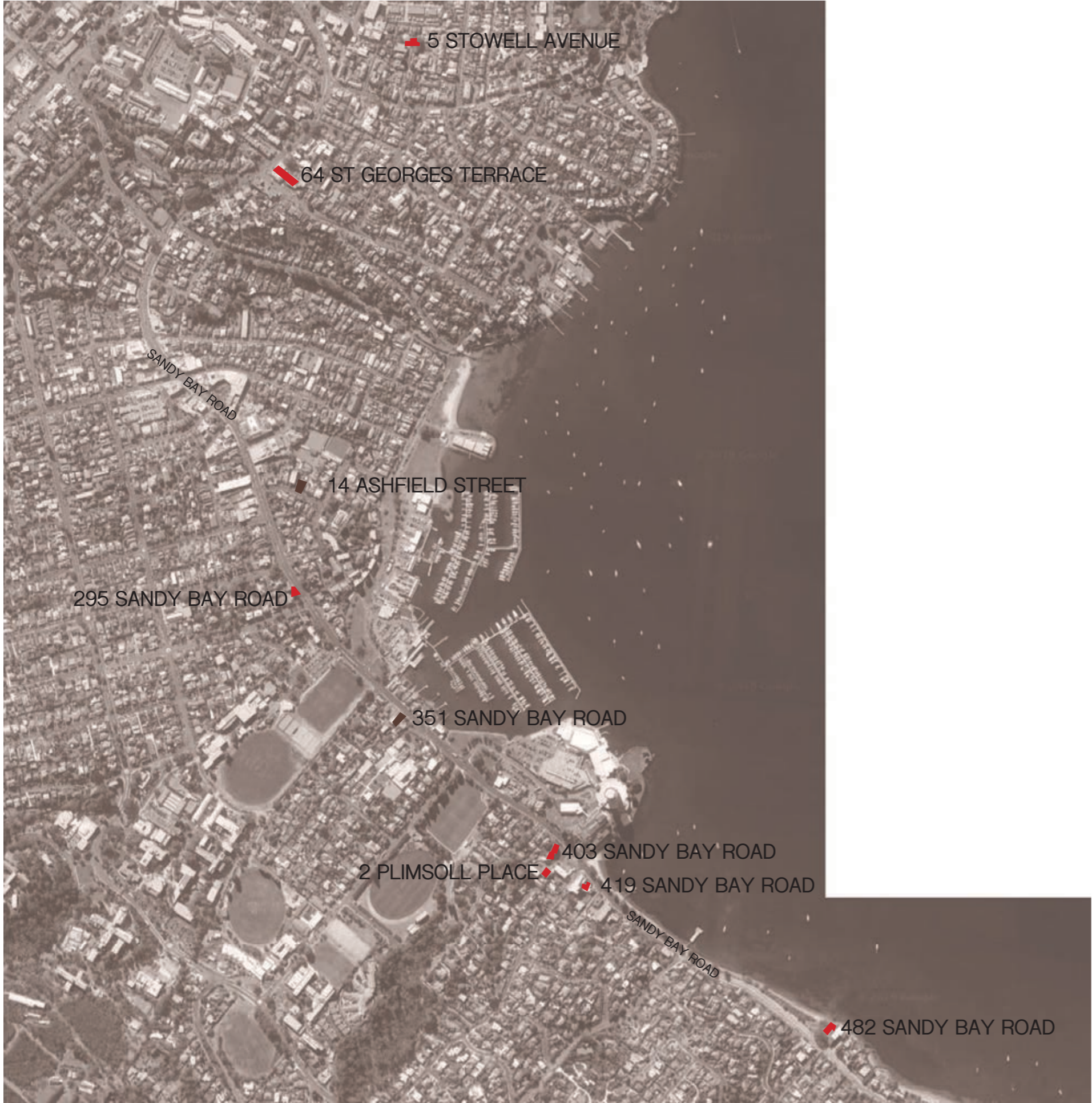
- DESIGNED BY BARRY FISHER
- DESIGNED BY VARIOUS ARCHITECTS



# CONTEXT MAP

## SANDY BAY MAP

# BUILDINGS DESIGNED BY BARRY FISHER



### RED BRICK

- 295 SANDY BAY ROAD
- 419 SANDY BAY ROAD
- 482 SANDY BAY ROAD
- 5 STOWELL AVENUE
- 64 ST GEORGES TERRACE

### BROWN BRICK

- 351 SANDY BAY ROAD
- 14 ASHFIELD STREET

- QUARTERDECK APARTMENTS
- 403 SANDY BAY ROAD
- 2 PLIMSOLL PLACE

### KEY

- RED BRICK
- BROWN BRICK



# BARRY FISHER | RED BRICK TYPOLOGY



295 SANDY BAY ROAD



482 SANDY BAY ROAD



64 ST GEORGES TERRACE, STAGE 1+2+3



5 STOWELL AVENUE



419 SANDY BAY ROAD

## QUARTERDECK GARDENS APARTMENT COMPLEX



403 SANDY BAY ROAD

# BROWN BRICK TYPOLOGY



351 SANDY BAY ROAD



14 ASHFIELD STREET

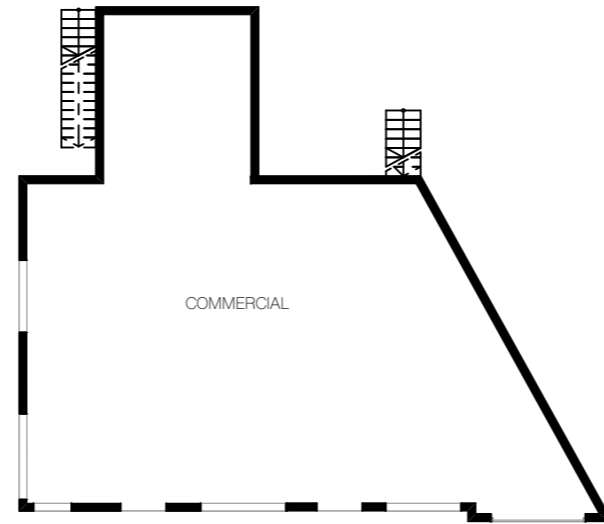
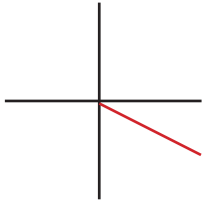


2 PLIMSOLL PLACE

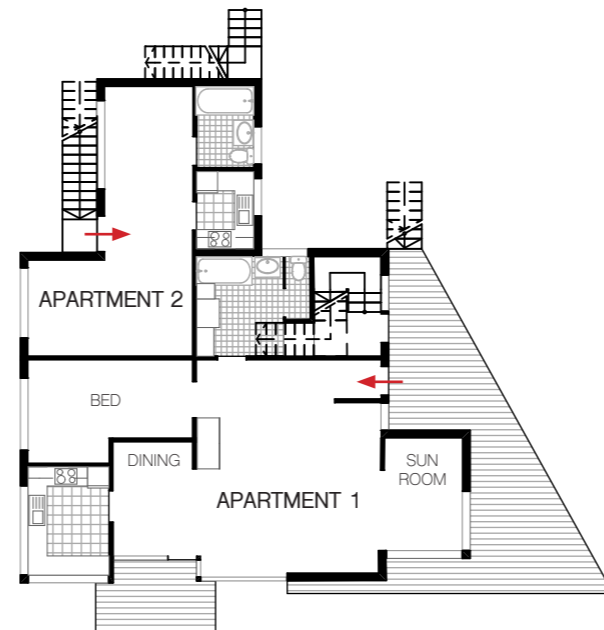


# 295 SANDY BAY ROAD, SANDY BAY

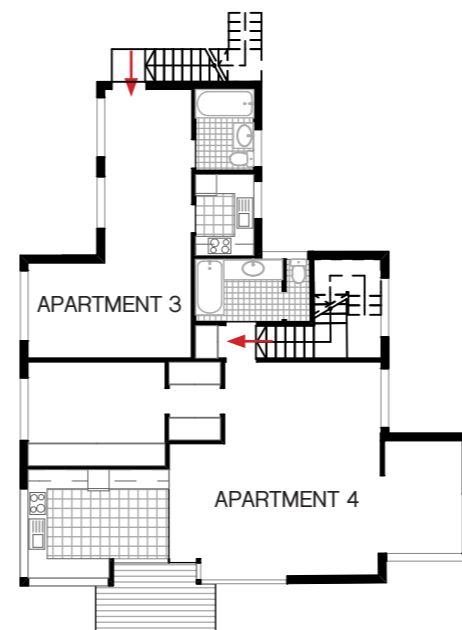
BARRY FISHER | 1958-1968\*



Ground Floor Plan | 1:200



First Floor Plan | 1:200



Second Floor Plan | 1:200

## BUILDING PROFILE

### Building footprint:

135.1m<sup>2</sup>

### Number of storeys:

3 including ground floor commercial space

### Number of apartments:

2 x studio apartments  
2 x 1 bed apartments

### Size of apartments:

Studio apartment: 33.0m<sup>2</sup>  
1 bed apartment: 82.0-94.7m<sup>2</sup>

### Size of bedrooms:

Bedroom 1: 10.2-12.7m<sup>2</sup>

### Range of kitchen sizes:

3.1-8.8m<sup>2</sup>

### Range of bathroom sizes:

3.3-7.9m<sup>2</sup>

### Number of stairwells:

3, separate access

### Open spaces:

Apartments 1 and 4 have private balconies

### Parking:

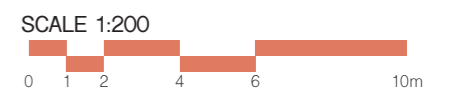
No listed parking, however there is a garage visible from the street

### Listing price:

Apartment 2 sold for \$270,000 in February, 2003.<sup>5</sup>

### Notes:

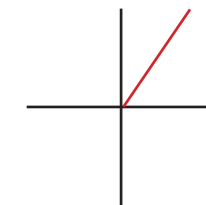
\*Dates unclear



SCALE 1:200

# 482 SANDY BAY ROAD, SANDY BAY MANING REEF APARTMENTS

BARRY FISHER | 1964



Typical Apartment Layouts | 1:200

## BUILDING PROFILE

**Building footprint:**  
610.4m<sup>2</sup>

**Number of storeys:**  
4

**Number of apartments:**  
3 x studio apartments  
22 x 1 bed apartments  
4 x 2 bed apartments

**Size of apartments:**  
Studio apartment: 24.8m<sup>2</sup>  
1 bed apartment: 39.0m<sup>2</sup>\*  
2 bed apartment: 92.3m<sup>2</sup>

**Size of bedrooms:**  
Bedroom 1: 10.9–18.5m<sup>2</sup>  
Bedroom 2: 12.1m<sup>2</sup>

**Range of kitchen sizes:**  
3.8–9.1m<sup>2</sup>

**Range of bathroom sizes:**  
3.6–5.9m<sup>2</sup>

**Number of stairwells:**  
3, central access for each cluster

**Open spaces:**  
15 apartments have private balconies

**Parking:**  
10 parking spaces under building

**Listing price:**  
Apartment 4 sold for \$220,000 in May, 2014.<sup>6</sup>  
Apartment 36 sold as a 2 bed for \$485,025 in March 2018.<sup>7</sup>

**Notes:**  
\*11 x 1 bed apartments have a sun room, size of apartment ranges between 64.3–84.0m<sup>2</sup>



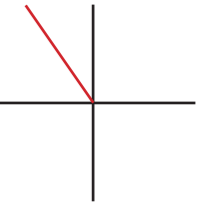
Indicative Storey Layout (Second Floor) | 1:200





# 64 ST GEORGES TERRACE, BATTERY POINT STAGE 1

BARRY FISHER | circa 1965



Lower Ground, Upper Ground and First Floor Plan | 1:200

## BUILDING PROFILE

### Building footprint:

249.1m<sup>2</sup>

### Number of storeys:

4 + basement

### Number of apartments:

3 x 1 bed apartments  
9 x 2 bed apartments  
1 x 1 bed penthouse  
1 x 2 bed penthouse\*

### Size of apartments:

1 bed apartment: 53.2–77.4m<sup>2</sup>  
2 bed apartment: 49.9–77.2m<sup>2</sup>  
1 bed penthouse: 70.0m<sup>2</sup>  
2 bed penthouse: 74.2m<sup>2</sup>

### Size of bedrooms:

Bedroom 1: 9.8–16.2m<sup>2</sup>  
Bedroom 2: 8.8m<sup>2</sup>

### Range of kitchen sizes:

5.4–7.9m<sup>2</sup>

### Range of bathroom sizes:

5.1–6.2m<sup>2</sup>

### Number of stairwells:

1, central access

### Open spaces:

Each apartment has a private balcony

### Parking:

14 parking spaces around building

### Listing price:

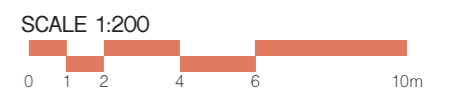
Apartment 6 sold for \$402,000 in June, 2018.<sup>8</sup>

### Notes:

\*All 1 bed apartments and both penthouses have a sun room



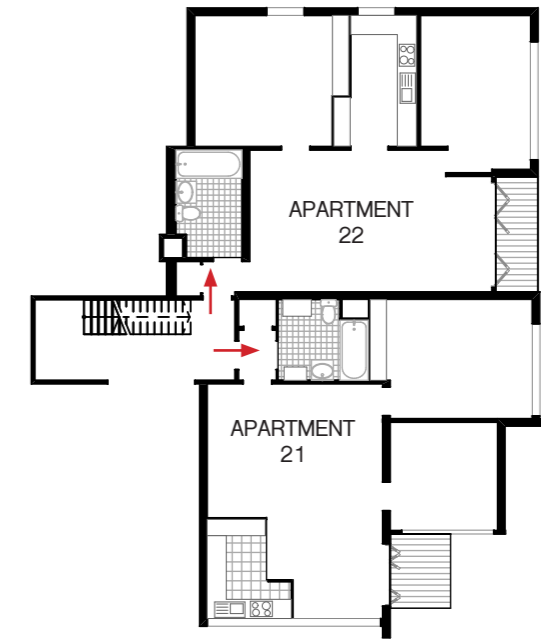
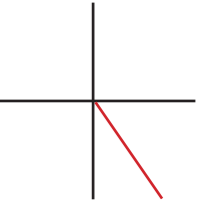
Second Floor Plan | 1:200





# 64 ST GEORGES TERRACE, BATTERY POINT STAGE 2+3

BARRY FISHER | 1965



Lower Ground Floor Plan | 1:200

## BUILDING PROFILE

### Building footprint:

385.0m<sup>2</sup>

### Number of storeys:

4

### Number of apartments:

3 x 1 bed apartments  
17 x 1 bed + sun room apartments

### Size of apartments:

1 bed apartment: 35.0–54.5m<sup>2</sup>

### Size of bedrooms:

Bedroom 1: 8.1–13.5m<sup>2</sup>

### Range of kitchen sizes:

3.8–6.7m<sup>2</sup>

### Range of bathroom sizes:

3.5–4.8m<sup>2</sup>

### Number of stairwells:

2, internal access

### Open spaces:

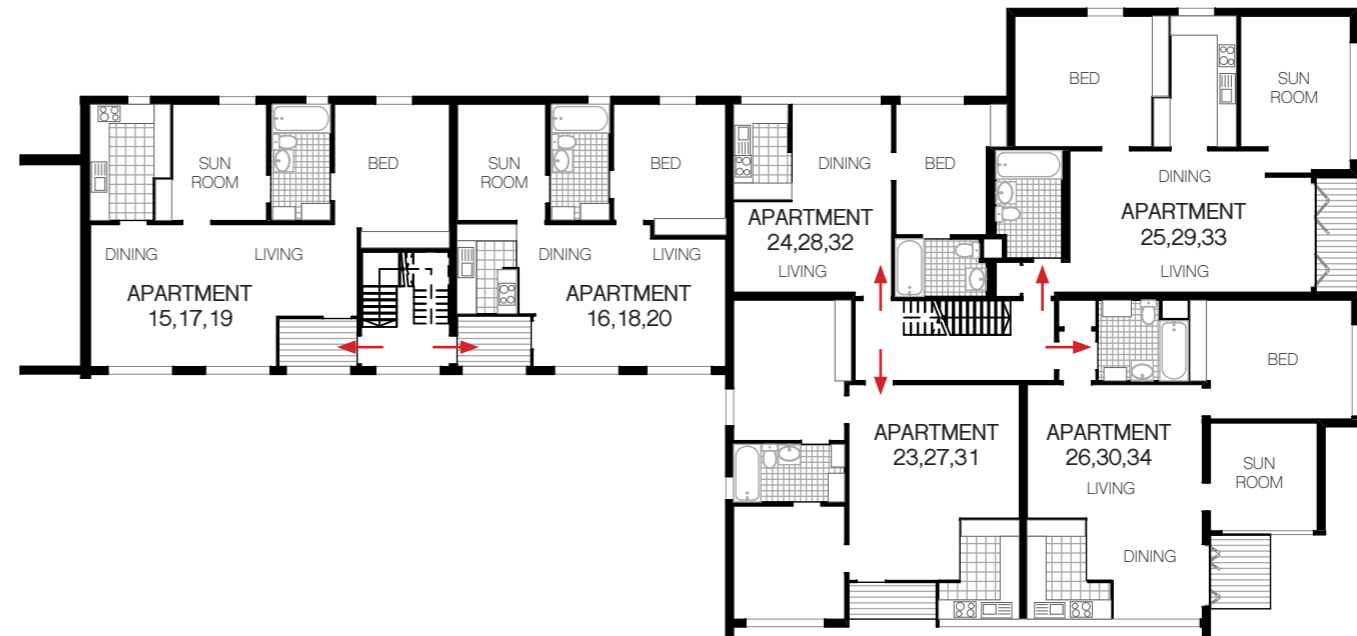
Only apartments with a sun room have a private balcony

### Parking:

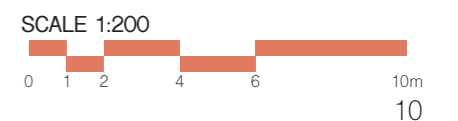
14 parking spaces around building

### Listing price:

Apartment 27 sold for \$485,000 in June, 2018.<sup>9</sup>



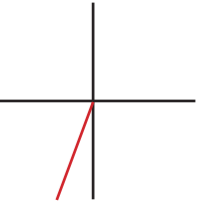
First and Second Floor Plan | 1:200



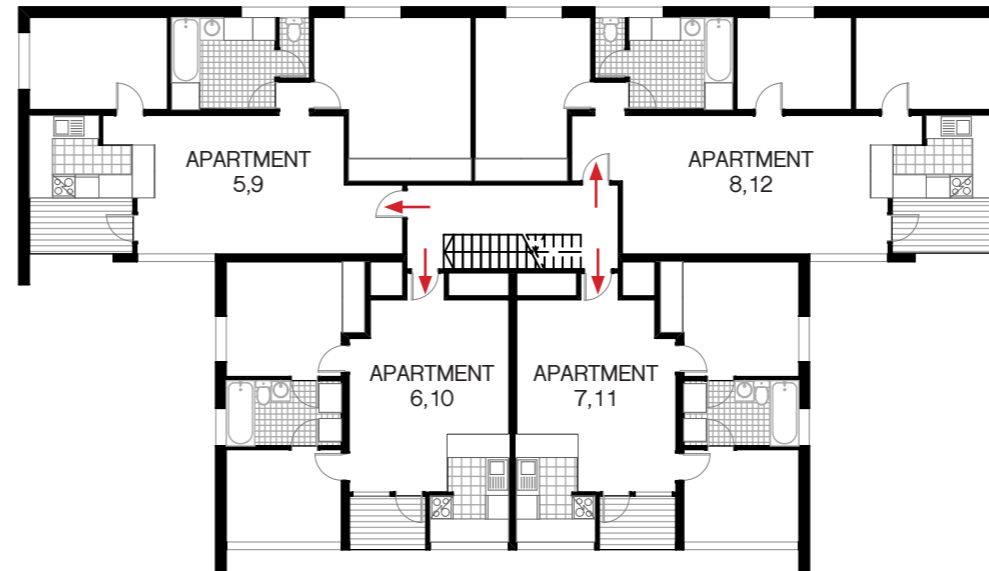


# 5 STOWELL AVENUE, BATTERY POINT

BARRY FISHER | 1966



Ground Floor Plan | 1:200



First and Second Floor Plan | 1:200

## BUILDING PROFILE

**Building footprint:**  
295.4m<sup>2</sup>

**Number of storeys:**  
3 + basement\*

**Number of apartments:**  
6 x 1 bed apartments  
3 x 2 bed apartments  
3 x 3 bed apartments

**Size of apartments:**  
1 bed apartment: 55.3m<sup>2</sup>  
2 bed apartment: 70.5m<sup>2</sup>  
3 bed apartment: 79.3m<sup>2</sup>

**Size of bedrooms:**  
Bedroom 1: 10.4–16.3m<sup>2</sup>  
Bedroom 2: 7.4–8.9m<sup>2</sup>  
Bedroom 3: 9.0m<sup>2</sup>

**Range of kitchen sizes:**  
5.2–6.1m<sup>2</sup>

**Range of bathroom sizes:**  
5.4–8.2m<sup>2</sup>

**Number of stairwells:**  
1, central access

**Open spaces:**  
Each apartment has a private balcony

**Parking:**  
12 parking spaces under building

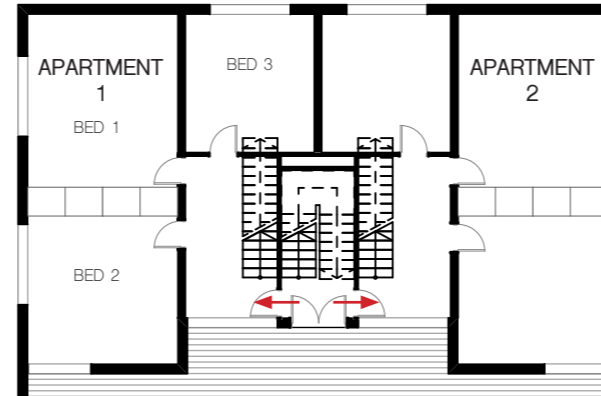
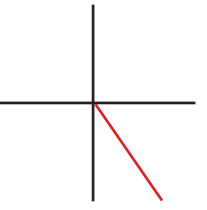
**Listing price:**  
Apartment 6 sold for \$529,500 in October, 2019.<sup>10</sup>  
Apartment 9 sold for \$450,000 in January, 2016.<sup>11</sup>

**Notes:**  
\*Original drawing set indicates 2x penthouses omitted from submission, would have been 1x2 bed and 1x3 bed penthouses

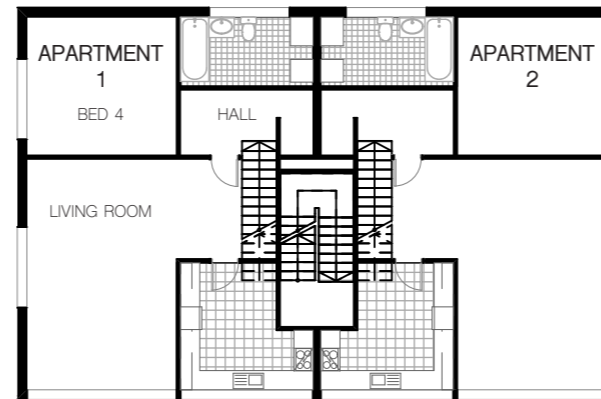


# 419 SANDY BAY ROAD, SANDY BAY EDGEWATER APARTMENTS

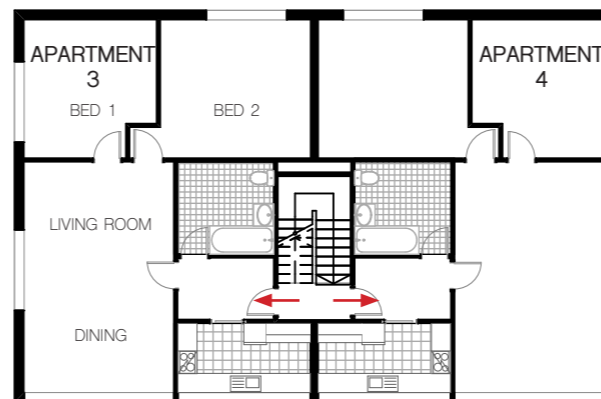
BARRY FISHER | 1968



Ground Floor Plan | 1:200



First Floor Plan | 1:200



Second Floor Plan | 1:200

## BUILDING PROFILE

**Building footprint:**  
164.3m<sup>2</sup>

**Number of storeys:**  
3

**Number of apartments:**  
2 x 2 bed apartments  
2 x 4 bed apartments

**Size of apartments:**  
2 bed apartment: 77.6m<sup>2</sup>  
4 bed apartment: 145.8m<sup>2</sup>

**Size of bedrooms:**  
Bedroom 1: 15.2–18.1m<sup>2</sup>  
Bedroom 2: 12.1–15.5m<sup>2</sup>  
Bedroom 3: 12.5m<sup>2</sup>  
Bedroom 4: 14.5m<sup>2</sup>

**Range of kitchen sizes:**  
6.4–10.1m<sup>2</sup>

**Range of bathroom sizes:**  
6.2–6.4m<sup>2</sup>

**Number of stairwells:**  
3, 2 of which are for private use within a double storey residence

**Open spaces:**  
–

**Parking:**  
Unknown number of parking spaces around building

**Listing price:**  
Apartment 1 sold for \$410,000 in June, 2011.<sup>12</sup>



# QUARTERDECK GARDENS APARTMENT COMPLEX

INCLUDES 403 SANDY BAY ROAD AND 2 PLIMSOLL PLACE



403 SANDY BAY ROAD



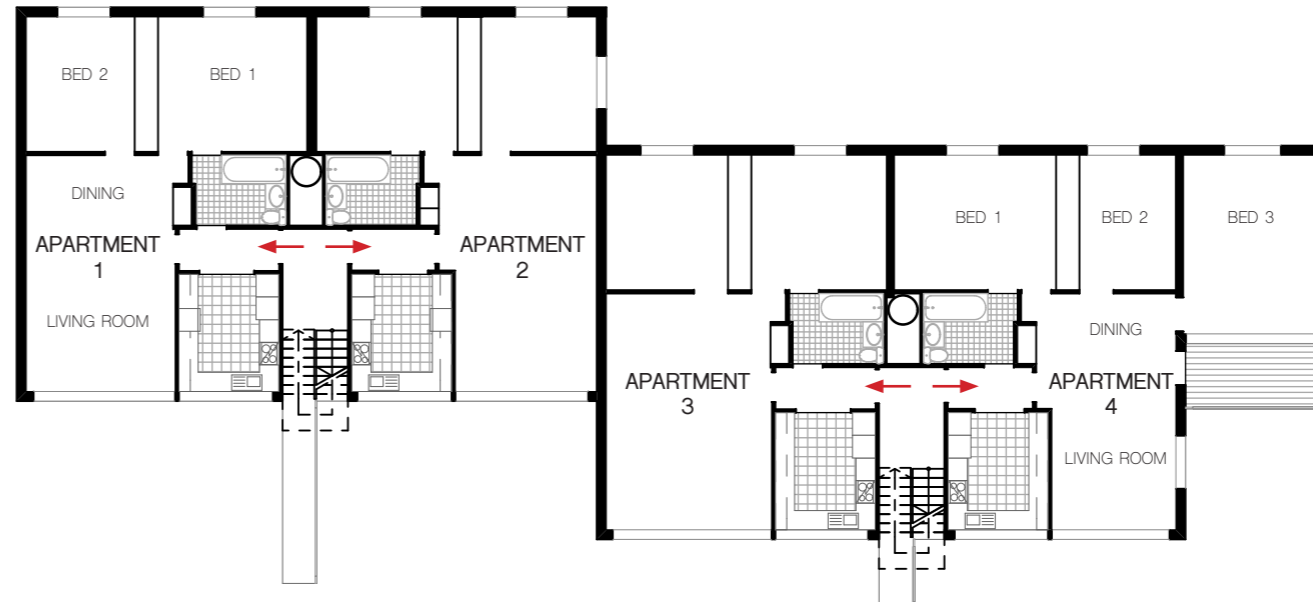
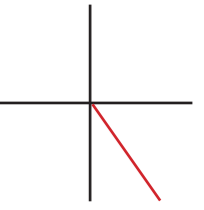
2 PLIMSOLL PLACE

- KEY**
- PLANS INCLUDED
  - PLANS NOT INCLUDED

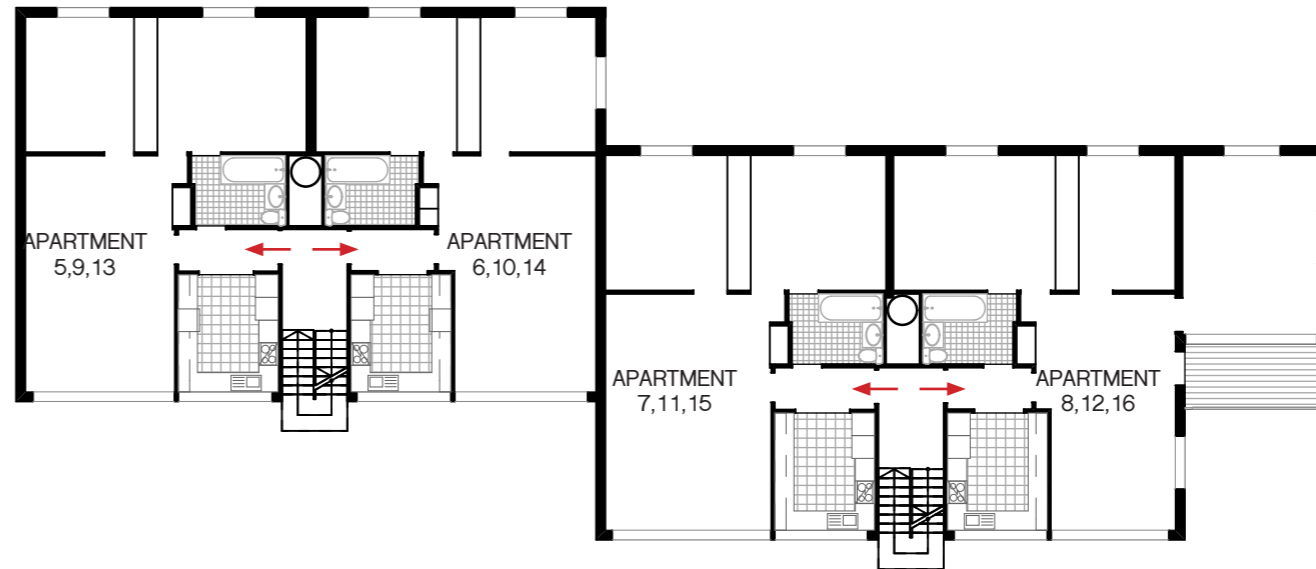


# 403 SANDY BAY ROAD, SANDY BAY QUARTERDECK GARDENS

BARRY FISHER | 1963



Ground Floor Plan | 1:200



First, Second and Third Floor Plan | 1:200

## BUILDING PROFILE

**Building footprint:**  
349.0m<sup>2</sup>

**Number of storeys:**  
4

**Number of apartments:**  
12 x 2 bed apartments  
4 x 3 bed apartments

**Size of apartments:**  
2 bed apartment: 73.0m<sup>2</sup>  
3 bed apartment: 100.0m<sup>2</sup>

**Size of bedrooms:**  
Bedroom 1: 14.0m<sup>2</sup>  
Bedroom 2: 10.2m<sup>2</sup>  
Bedroom 3: 16.8m<sup>2</sup>

**Range of kitchen sizes:**  
8.2m<sup>2</sup>

**Range of bathroom sizes:**  
4.5m<sup>2</sup>

**Number of stairwells:**  
2, central access for each cluster

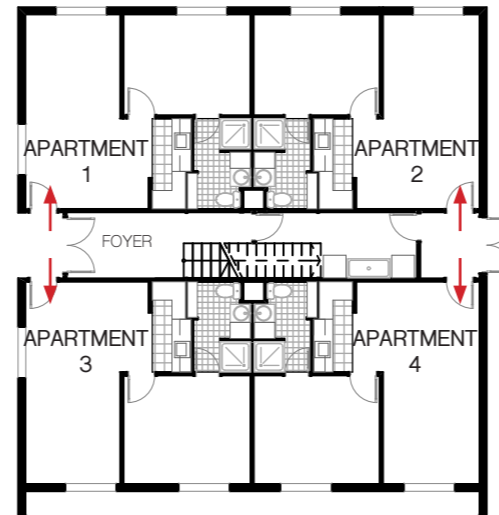
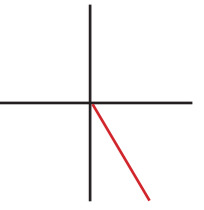
**Open spaces:**  
Only the 3 bed apartments have a private balcony

**Parking:**  
16 parking spaces around building

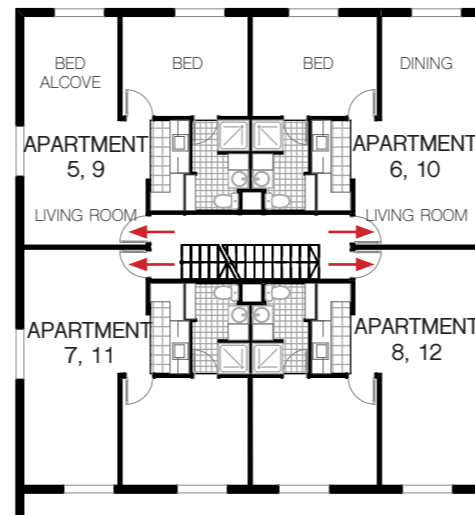
**Listing price:**  
Apartment 16 sold for \$551,000 in April, 2018.<sup>13</sup>

# 2 PLIMSOLL PLACE, SANDY BAY

BARRY FISHER | 1963



Ground Floor Plan | 1:200



First and Second Floor Plan | 1:200

## BUILDING PROFILE

**Building footprint:**  
158.7m<sup>2</sup>

**Parking:**  
12 parking spaces around building.

**Number of storeys:**  
3

**Listing price:**  
Apartment 1 sold for \$67,000 in June, 2002.<sup>14</sup>

**Number of apartments:**  
12 x 1 bed apartments

Apartment 10 sold for \$322,000 in July, 2019.<sup>15</sup>

**Size of apartments:**  
1 bed apartment: 33.7–37.9m<sup>2</sup>

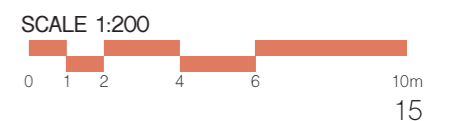
**Size of bedrooms:**  
Bedroom 1: 8.7m<sup>2</sup>

**Range of kitchen sizes:**  
2.3–2.3m<sup>2</sup>

**Range of bathroom sizes:**  
3.3–3.8m<sup>2</sup>

**Number of stairwells:**  
1, central access

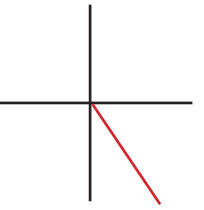
**Open spaces:**  
–





# 351 SANDY BAY ROAD, SANDY BAY

BARRY FISHER | 1967



## BUILDING PROFILE

**Building footprint:**  
202.3m<sup>2</sup>

**Number of storeys:**  
3 + basement

**Number of apartments:**  
5 x 1 bed apartments\*  
1 x 1 bed penthouse

**Size of apartments:**  
1 bed apartment: 58.0–70.4m<sup>2</sup>

**Size of bedrooms:**  
Bedroom 1: 11.6–13.0m<sup>2</sup>

**Range of kitchen sizes:**  
5.8–9.7m<sup>2</sup>

**Range of bathroom sizes:**  
5.1–6.7m<sup>2</sup>

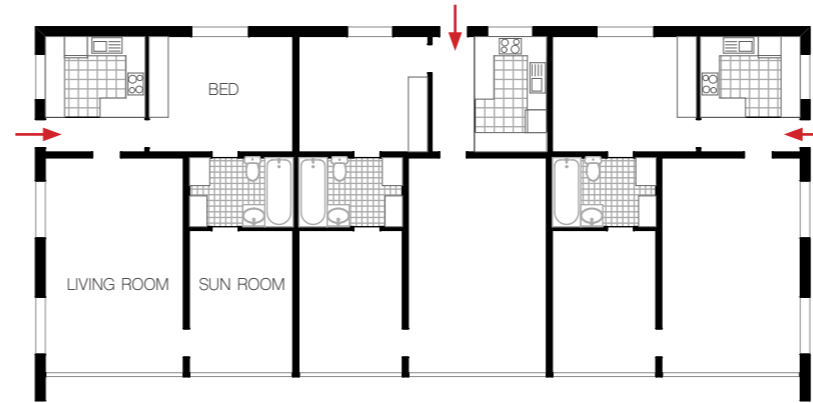
**Number of stairwells:**  
1, central access

**Open spaces:**  
Apartments on the first and second floor have private balconies

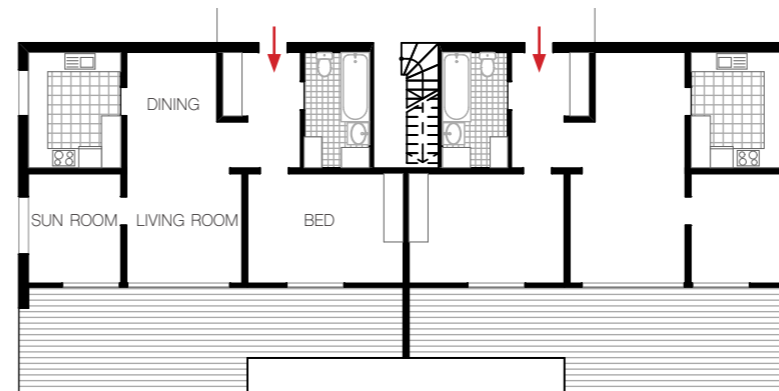
**Parking:**  
6 parking spaces under building

**Listing price:**  
Apartment 4 sold as 2 bed for \$502,000 in September, 2019.<sup>16</sup>

**Notes:**  
\*All apartments have a sun room



Ground Floor Plan | 1:200



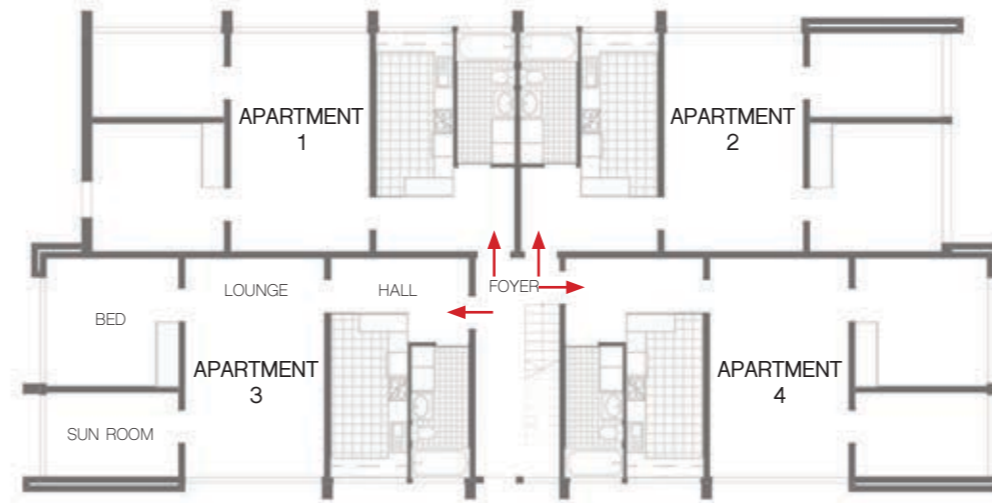
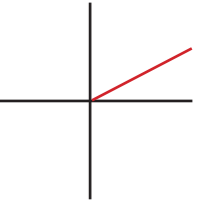
First Floor Plan | 1:200



Second Floor Plan | 1:200

# 14 ASHFIELD STREET, SANDY BAY

BARRY FISHER | 1967



Ground, First, Second, Third and Fourth Floor Plan | 1:200

## BUILDING PROFILE

**Building footprint:**  
290.8m<sup>2</sup>

**Parking:**  
21 parking spaces around building

**Number of storeys:**  
5

**Listing price:**  
Apartment 5 sold as 2 bed for \$290,000 in August, 2014.<sup>17</sup>

**Number of apartments:**  
20 x 1 bed apartments\*

**Notes:**  
\*All apartments have a sun room

**Size of apartments:**  
1 bed apartment: 64.7m<sup>2</sup>

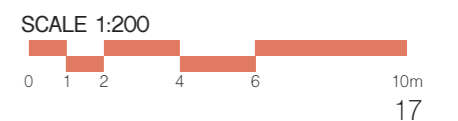
**Size of bedrooms:**  
Bedroom 1: 12.5m<sup>2</sup>

**Range of kitchen sizes:**  
8.8m<sup>2</sup>

**Range of bathroom sizes:**  
5.6m<sup>2</sup>

**Number of stairwells:**  
1, central access

**Open spaces:**  
-





# MEDIUM DENSITY APARTMENT BUILDINGS

DESIGNED BY VARIOUS ARCHITECTS

## SANDY BAY MAP



## MT STUART MAP

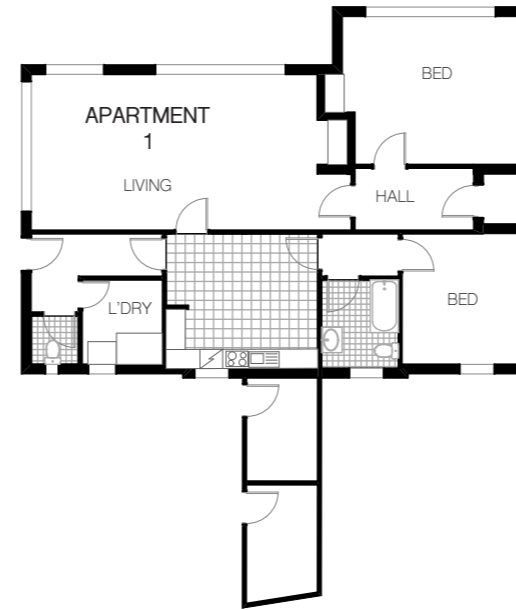
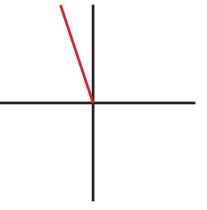


**KEY**  
DESIGNED BY VARIOUS ARCHITECTS



# 8 AUVERGNE AVENUE, MOUNT STUART

A. LAURISTON CRISP | 1935-1961\*



Ground Floor Plan | 1:200

## BUILDING PROFILE

**Building footprint:**  
130.4m<sup>2</sup>

**Number of storeys:**  
2

**Number of apartments:**  
2 x 2 bed apartments

**Size of apartments:**  
2 bed apartment: 130.4m<sup>2</sup>

**Size of bedrooms:**  
Bedroom 1: 18.4m<sup>2</sup>  
Bedroom 2: 10.7m<sup>2</sup>

**Range of kitchen sizes:**  
14.4m<sup>2</sup>

**Range of bathroom sizes:**  
4.8m<sup>2</sup>

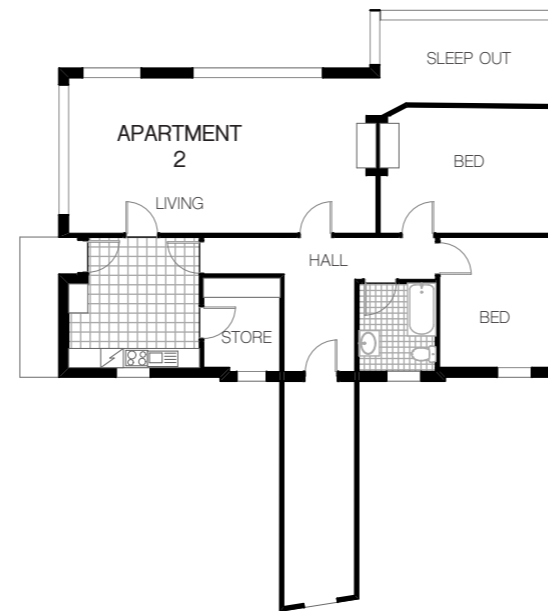
**Number of stairwells:**  
1, external access

**Open spaces:**  
All apartments have a private balcony

**Parking:**  
-

**Listing price:**  
Last sold for \$265,000 in February, 2001 as a whole building.<sup>18</sup>

**Notes:**  
\*dates unclear

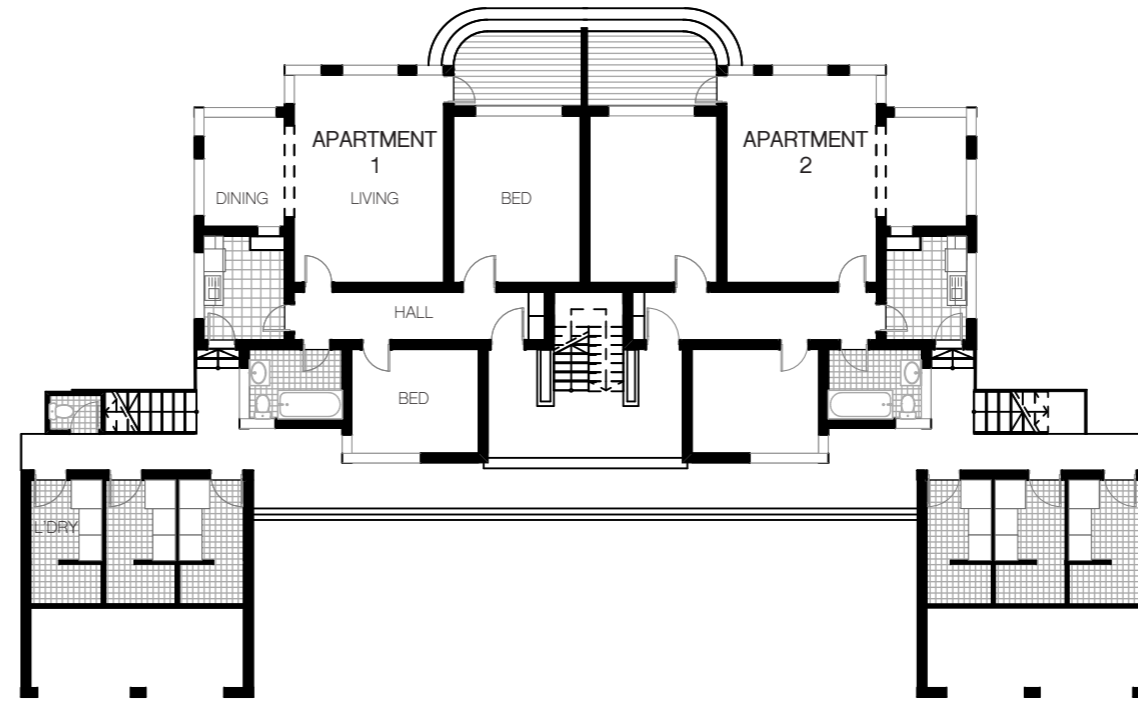
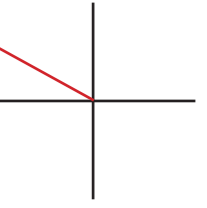


First and Second Floor Plan | 1:200



# 362 SANDY BAY ROAD, SANDY BAY

HARRY HOPE | 1938



Ground Floor Plan | 1:200

## BUILDING PROFILE

**Building footprint:**  
337.8m<sup>2</sup>

**Number of storeys:**  
3

**Number of apartments:**  
6 x 2 bed apartments

**Size of apartments:**  
2 bed apartment: 95.6m<sup>2</sup>

**Size of bedrooms:**  
Bedroom 1: 14.8m<sup>2</sup>  
Bedroom 2: 9.2m<sup>2</sup>

**Range of kitchen sizes:**  
5.9m<sup>2</sup>

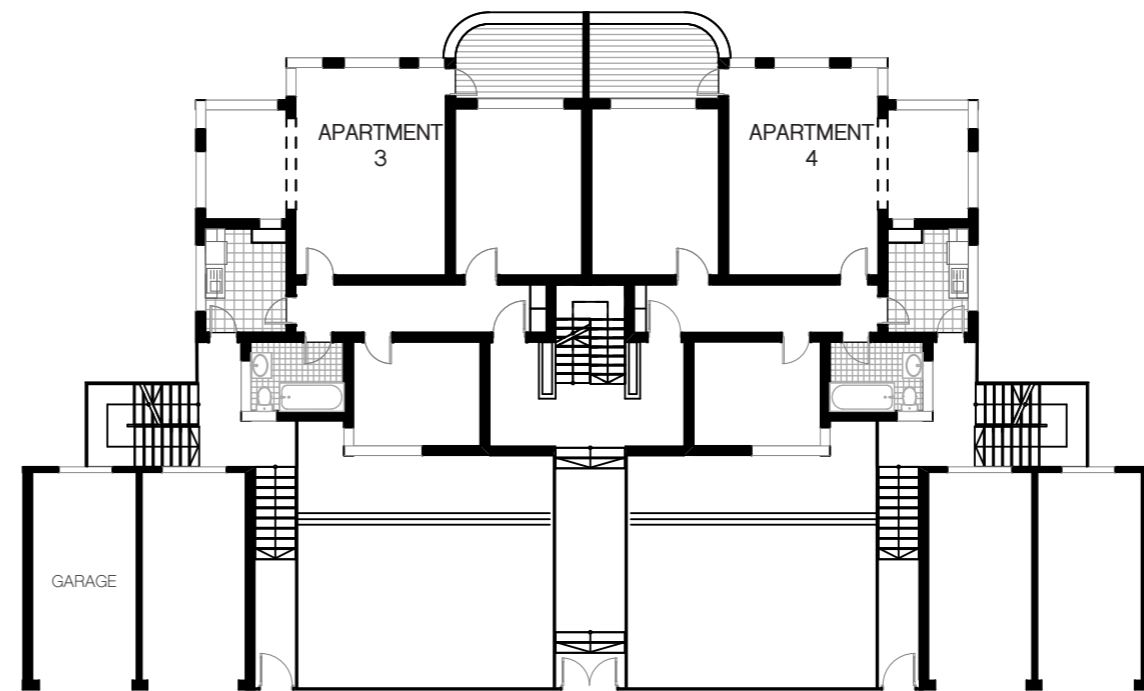
**Range of bathroom sizes:**  
4.5m<sup>2</sup>

**Number of stairwells:**  
4, external access

**Open spaces:**  
All apartments have a private balcony

**Parking:**  
4 parking spaces on the first floor

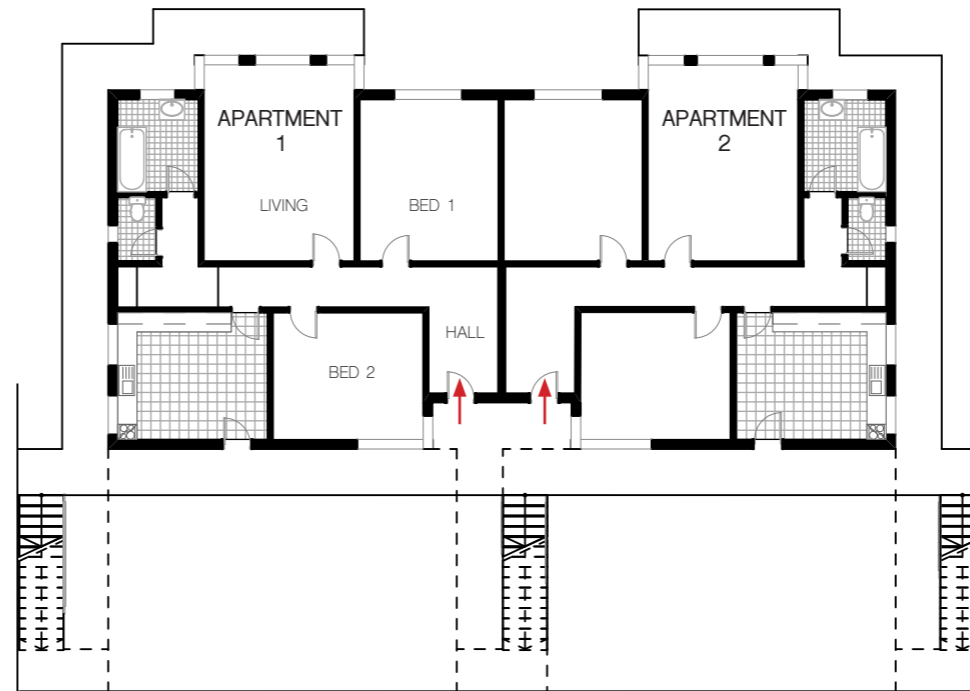
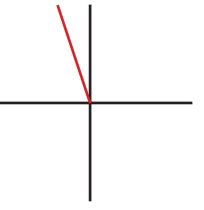
**Listing price:**  
Apartment 6 sold for \$1,060,000 in August, 2019.<sup>19</sup>



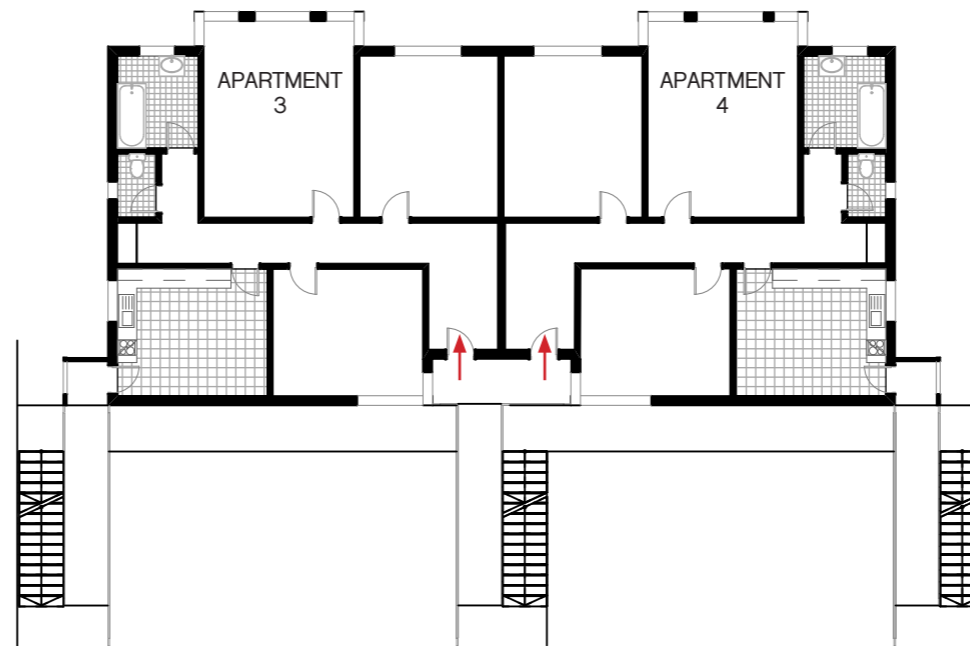
First Floor Plan | 1:200

# 18 AUVERGNE AVENUE, MOUNT STUART WINDERMERE

ERIC ROUND | 1941-1957\*



Ground Floor Plan | 1:200



First and Second Floor Plan | 1:200

## BUILDING PROFILE

**Building footprint:**  
275.3m<sup>2</sup>

**Number of storeys:**  
2 + basement

**Number of apartments:**  
4 x 2 bed apartments

**Size of apartments:**  
2 bed apartment: 100.0m<sup>2</sup>

**Size of bedrooms:**  
Bedroom 1: 15.6m<sup>2</sup>  
Bedroom 2: 13.3m<sup>2</sup>

**Range of kitchen sizes:**  
13.3m<sup>2</sup>

**Range of bathroom sizes:**  
7.1m<sup>2</sup>

**Number of stairwells:**  
3, external access

**Open spaces:**  
-

**Parking:**  
4 parking spaces on first floor

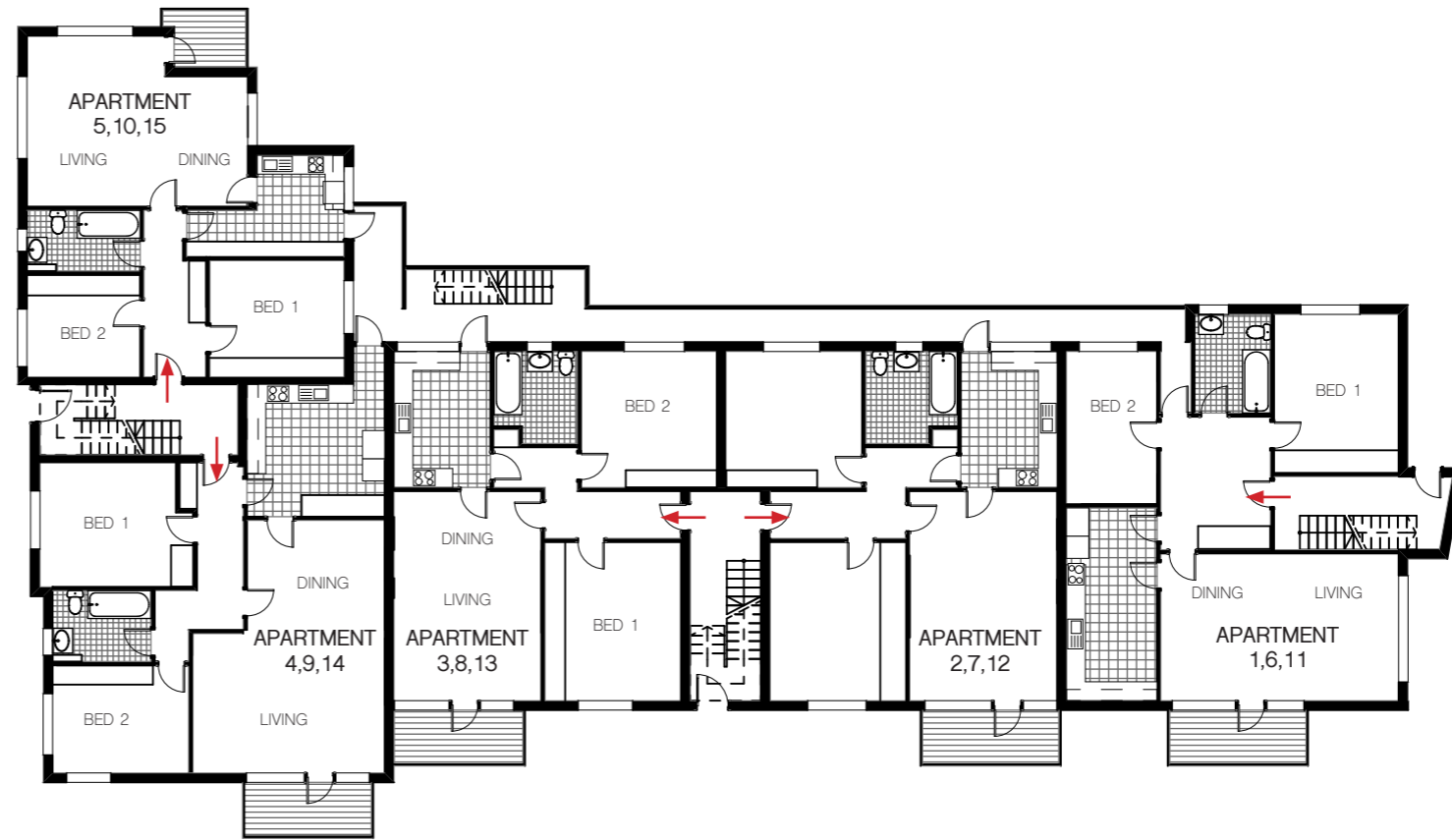
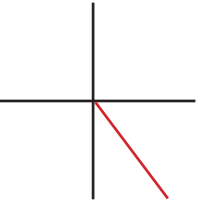
**Listing price:**  
Apartment 3 sold for \$455,000 in December, 2018.<sup>20</sup>

**Notes:**  
\*dates unclear



# 1A SAYER CRESCENT, SANDY BAY BAYSWATER APARTMENTS

W M SAMPSON | 1958



Ground, First and Second Floor Plan | 1:200

## BUILDING PROFILE

**Building footprint:**  
517m<sup>2</sup>

**Number of storeys:**  
3

**Number of apartments:**  
15 x 2 bed apartments

**Size of apartments:**  
2 bed apartment: 80.7–90.7m<sup>2</sup>

**Size of bedrooms:**  
Bedroom 1: 8.4–13.6m<sup>2</sup>  
Bedroom 2: 11.3–15.6m<sup>2</sup>

**Range of kitchen sizes:**  
7.0–14.0m<sup>2</sup>

**Range of bathroom sizes:**  
4.9–5.2m<sup>2</sup>

**Number of stairwells:**  
4, internal access

**Open spaces:**  
Every apartment has a private balcony. Additional escape and access balcony accessible from every apartment

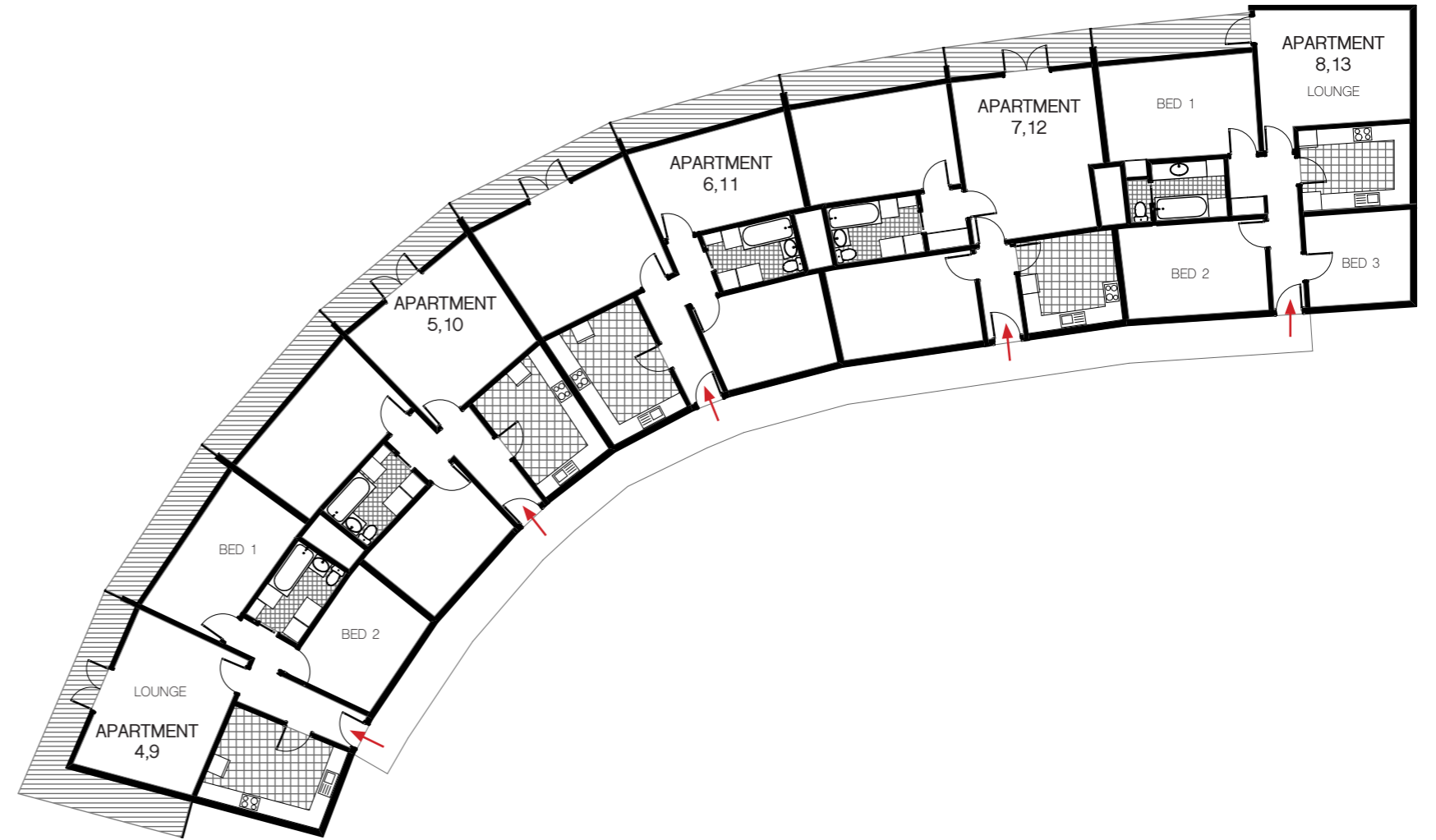
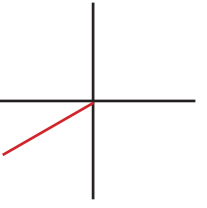
**Parking:**  
Unknown number of parking spaces below building

**Listing price:**  
Apartment 3 sold for \$320,000 in April, 2009.<sup>21</sup>

# 17 MARGARET STREET, SANDY BAY

ASHFIELD COURT FLATS

FRANK STARY | 1961



First and Second Floor Plan | 1:200

## BUILDING PROFILE

### Building footprint:

519.0m<sup>2</sup>\*

### Number of storeys:

4

### Number of apartments:

1 x 1 bed apartments  
10 x 2 bed apartments  
5 x 3 bed apartments

### Size of apartments:

1 bed apartment: 58.6m<sup>2</sup>  
2 bed apartment: 77.6m<sup>2</sup>  
3 bed apartment: 86.3–123.9m<sup>2</sup>

### Size of bedrooms:

Bedroom 1: 15.9–18.6m<sup>2</sup>  
Bedroom 2: 11.7–13.6m<sup>2</sup>  
Bedroom 3: 9.8m<sup>2</sup>

### Range of kitchen sizes:

11.7–9.2m<sup>2</sup>

### Range of bathroom sizes:

5.2–5.4m<sup>2</sup>

### Number of stairwells:

1, central access

### Open spaces:

Every apartment has a balcony

### Parking:

12 parking spaces under building

### Listing price:

Apartment 7 sold for \$530,000 in July, 2019.<sup>22</sup>

### Notes:

\*all measurements are approximate

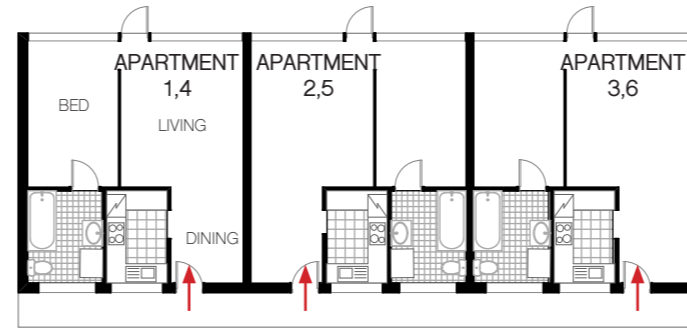
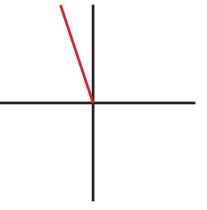
SCALE 1:200





# 6 ALTNA CRAIG AVENUE, MOUNT STUART

RAY HEFFERNAN | 1964



Ground and First Floor Plan | 1:200



Second Floor Plan | 1:200

## BUILDING PROFILE

**Building footprint:**  
139.9m<sup>2</sup>

**Number of storeys:**  
3

**Number of apartments:**  
7 x 1 bed apartments  
1 x 2 bed apartments

**Size of apartments:**  
1 bed apartment: 36.5m<sup>2</sup>  
2 bed apartment: 73.0m<sup>2</sup>

**Size of bedrooms:**  
Bedroom 1: 9.2m<sup>2</sup>  
Bedroom 2: 13.3m<sup>2</sup>

**Range of kitchen sizes:**  
3.9m<sup>2</sup>

**Range of bathroom sizes:**  
4.8m<sup>2</sup>

**Number of stairwells:**  
1, external access

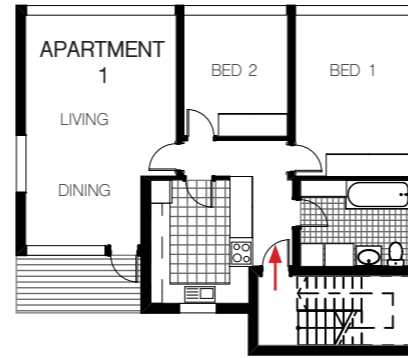
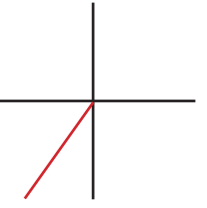
**Open spaces:**  
First floor apartments only have a balcony

**Parking:**  
8 parking spaces under building

**Listing price:**  
Apartment 4 sold for \$172,000 in March, 2018.<sup>23</sup>

# 52 MARIEVILLE ESPLANADE, SANDY BAY THE TOWERS

UNKNOWN | 1966



Ground to Sixth Floor Plan | 1:200

## BUILDING PROFILE

**Building footprint:**  
91.5m<sup>2</sup>

**Open spaces:**  
All apartments have a private balcony

**Number of storeys:**  
7

**Parking:**  
8 parking spaces around building

**Number of apartments:**  
7 x 2 bed apartments

**Listing price:**  
Apartment 5 sold for \$420,000 in February, 2016.<sup>24</sup>

**Size of apartments:**  
2 bed apartment: 86.7m<sup>2</sup>

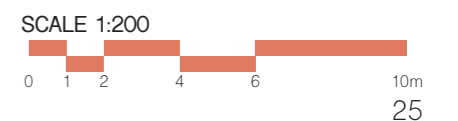
Apartment 7 sold for \$145,000 in July, 2001.<sup>25</sup>

**Size of bedrooms:**  
Bedroom 1: 11.2m<sup>2</sup>  
Bedroom 2: 7.1m<sup>2</sup>

**Range of kitchen sizes:**  
8.7m<sup>2</sup>

**Range of bathroom sizes:**  
6.6m<sup>2</sup>

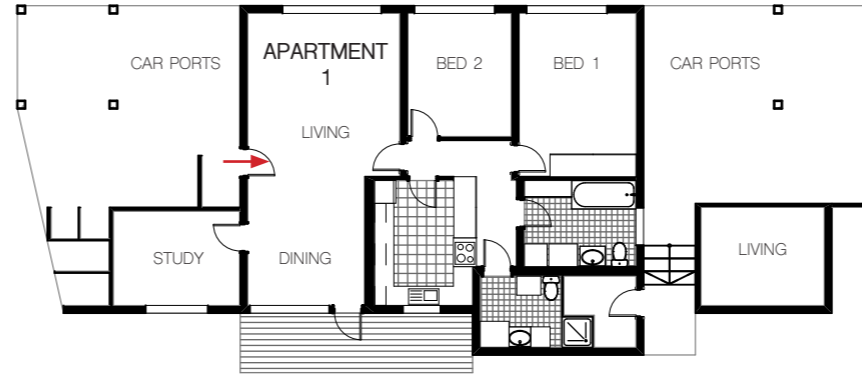
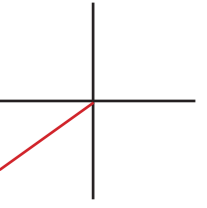
**Number of stairwells:**  
1, central access



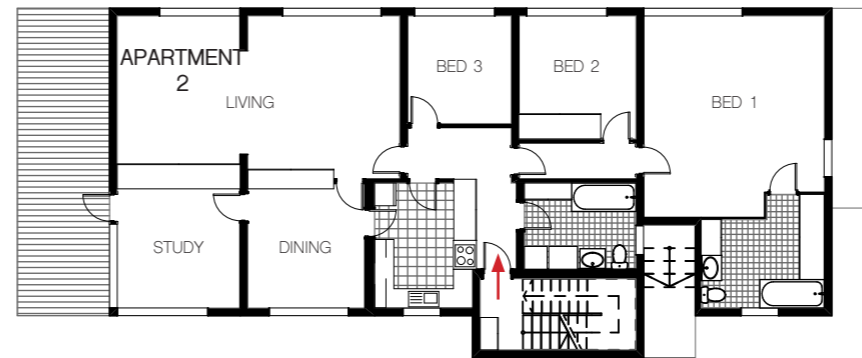


# 54 MARIEVILLE ESPLANADE, SANDY BAY EDGECLIFFE

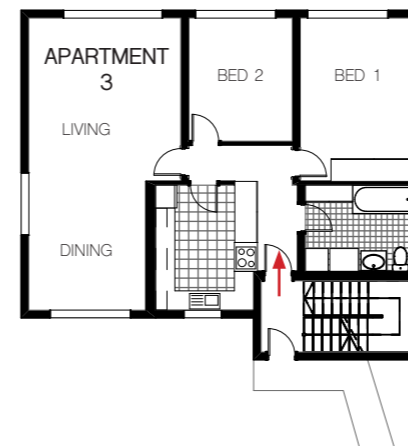
UNKNOWN | 1966



Ground Floor Plan | 1:200



First Floor Plan | 1:200



Third to Seventh Floor Plan | 1:200

## BUILDING PROFILE

**Building footprint:**  
193.0m<sup>2</sup>

**Number of storeys:**  
8

**Number of apartments:**  
7 x 2 bed apartments  
1 x 3 bed apartments

**Size of apartments:**  
2 bed apartment: 91.5–101.4m<sup>2</sup>  
3 bed apartment: 156.9m<sup>2</sup>

**Size of bedrooms:**  
Bedroom 1: 13.4–24.4m<sup>2</sup>  
Bedroom 2: 8.9–10.7m<sup>2</sup>  
Bedroom 2: 7.8m<sup>2</sup>

**Range of kitchen sizes:**  
8.9m<sup>2</sup>

**Range of bathroom sizes:**  
6.7–8.7m<sup>2</sup>

**Number of stairwells:**  
1, central access

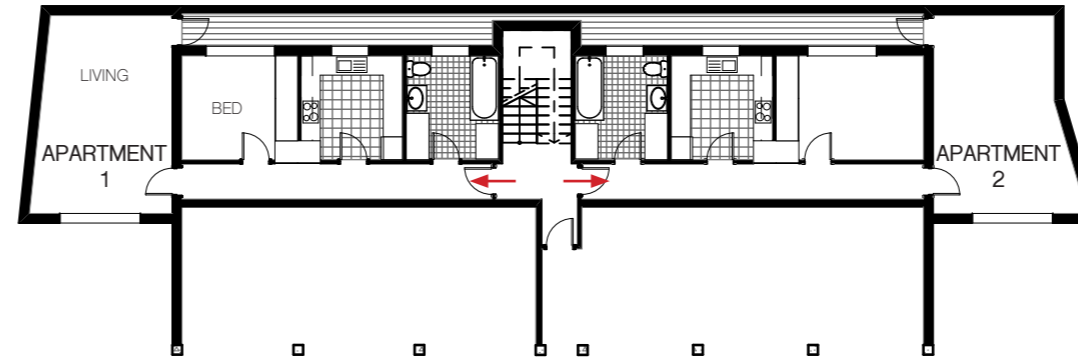
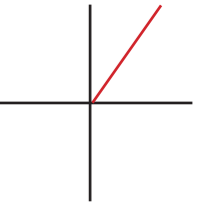
**Open spaces:**  
Ground, first, second and seventh floors have a private balcony

**Parking:**  
4 parking spaces under building, 4 parking spaces around building

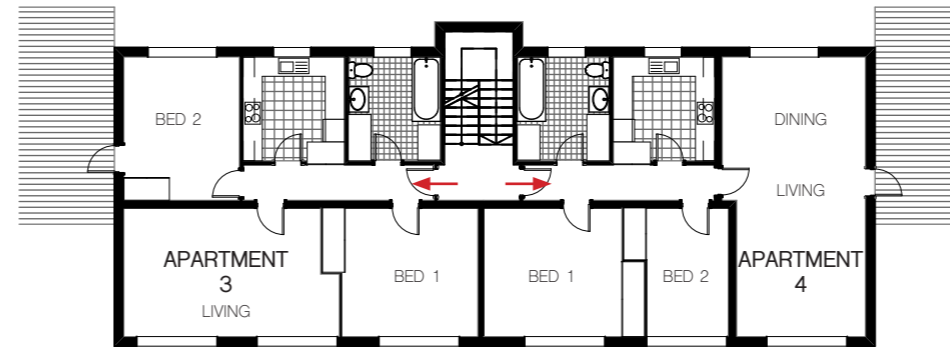
**Listing price:**  
Apartment 4 sold for \$466,000 in July, 2017.<sup>26</sup>  
Apartment 8 sold for \$450,000 in June, 2009.<sup>27</sup>

# 50 MARIEVILLE ESPLANADE, SANDY BAY HEADLANDS

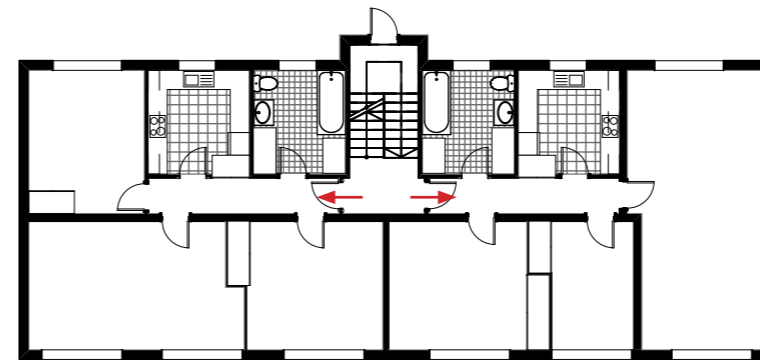
UNKNOWN | 1967



Ground Floor Plan | 1:200



First Floor Plan | 1:200



Second, Third and Fourth Floor Plan | 1:200

## BUILDING PROFILE

### Building footprint:

228.8m<sup>2</sup>

### Number of storeys:

5

### Number of apartments:

2 x 1 bed apartments  
8 x 2 bed apartments

### Size of apartments:

1 bed apartment: 50.9m<sup>2</sup>  
2 bed apartment: 70.2m<sup>2</sup>

### Size of bedrooms:

Bedroom 1: 6.8–12.3m<sup>2</sup>  
Bedroom 2: 11.6m<sup>2</sup>

### Range of kitchen sizes:

7.4m<sup>2</sup>

### Range of bathroom sizes:

6.7m<sup>2</sup>

### Number of stairwells:

1, central access

### Open spaces:

Only first floor apartments have a balcony

### Parking:

6 parking spaces under building

### Listing price:

Apartment 2 sold for \$357,500 in March 2019.<sup>28</sup>

Apartment 4 sold for \$525,000 in July, 2019.<sup>29</sup>

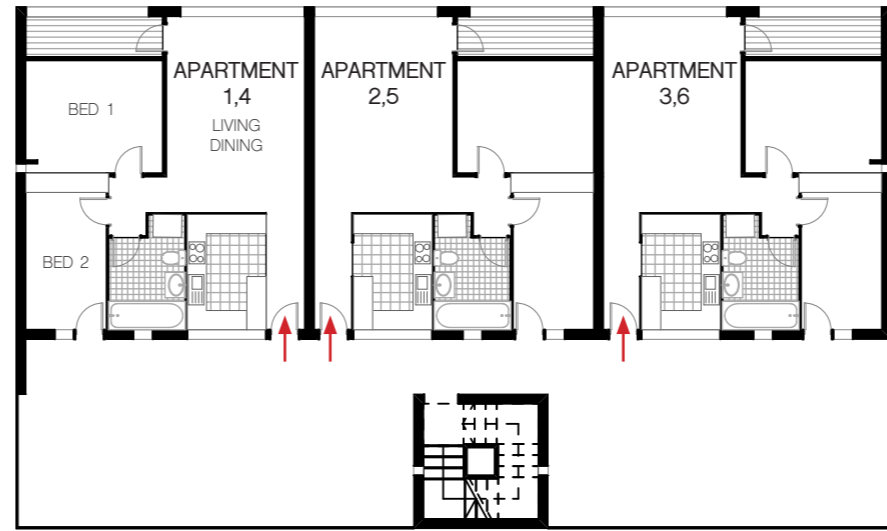
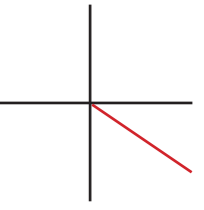
SCALE 1:200



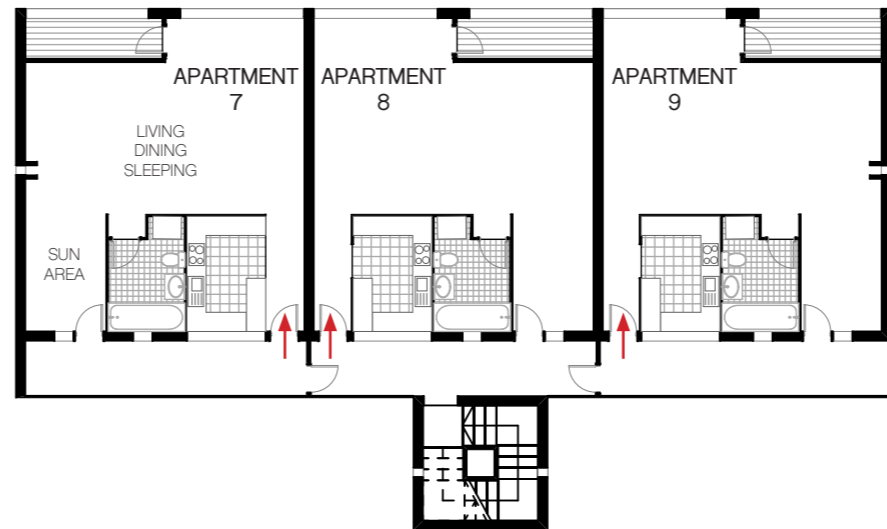


# 11 BYRON STREET, SANDY BAY

COOPER & VINCENT | 1967



Ground and First Floor Plan | 1:200



Second Floor Plan | 1:200

## BUILDING PROFILE

**Building footprint:**  
250.0m<sup>2</sup>

**Number of storeys:**  
4

**Number of apartments:**  
9 x 2 bed apartments

**Size of apartments:**  
2 bed apartment: 61.0m<sup>2</sup>

**Size of bedrooms:**  
Bedroom 1: 8.6m<sup>2</sup>  
Bedroom 2: 10.7m<sup>2</sup>

**Range of kitchen sizes:**  
10.7m<sup>2</sup>

**Range of bathroom sizes:**  
5.6m<sup>2</sup>

**Number of stairwells:**  
1, central access

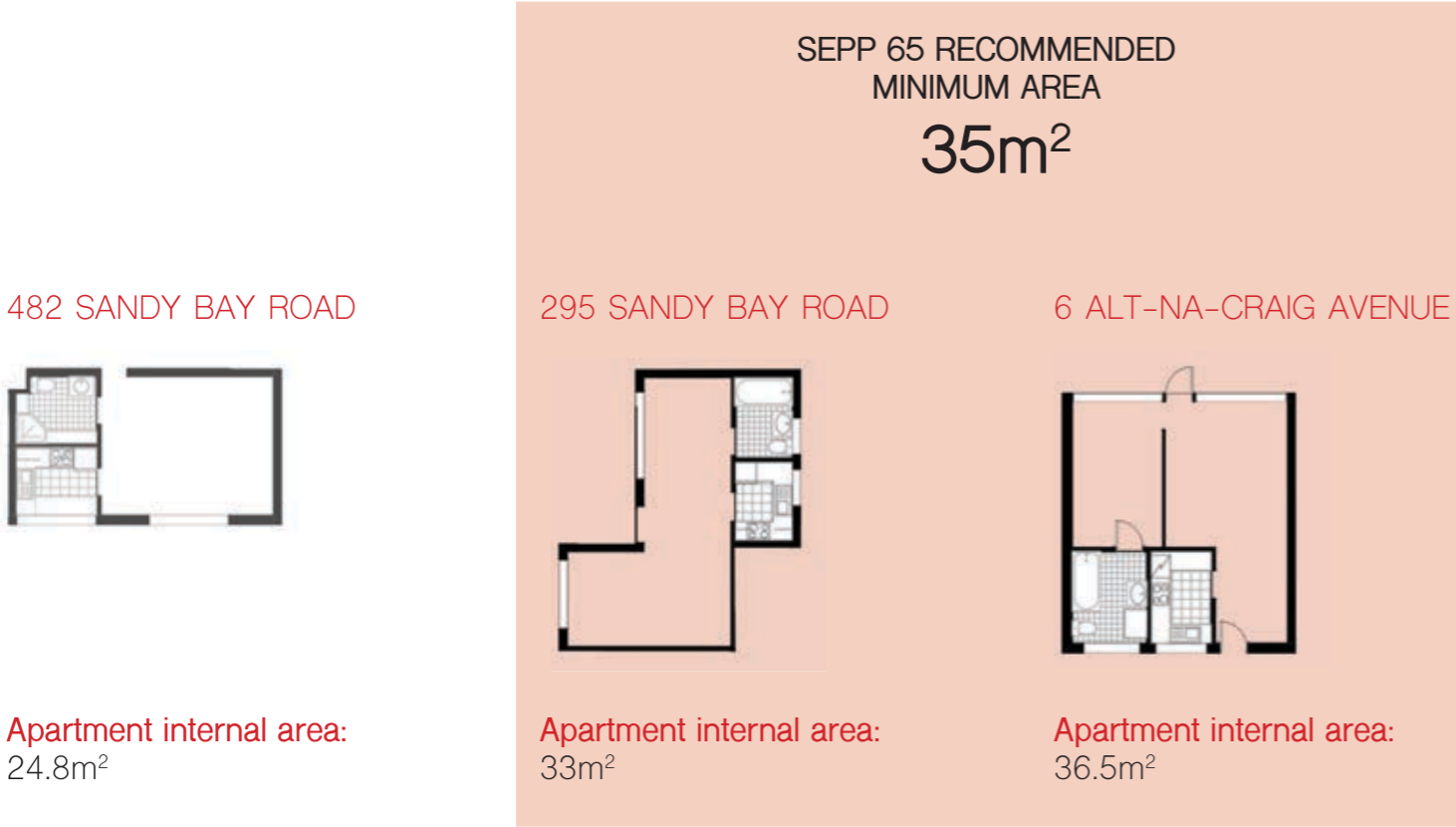
**Open spaces:**  
Every apartment has a balcony

**Parking:**  
6 parking spaces under building

**Listing price:**  
Apartment 2 sold for \$400,000 in March, 2018.<sup>30</sup>

# COMPARISON WITH SEPP 65 APARTMENT DESIGN GUIDELINES

## STUDIO APARTMENT



### QUALITATIVE ANALYSIS OF APARTMENT CHARACTERISTICS AND AMENITY

All living and sleeping functions contained in the one room  
 Kitchenette somewhat integrated into living space  
 Wet areas clustered together  
 Limited built in storage

Bedroom and living spaces separated by the 'L' shaped plan, distinguishing each space with a separate programme, however makes awkward and narrow spaces  
 Kitchenette somewhat integrated into living space  
 Wet areas clustered together  
 Limited built in storage

Bedroom and living spaces separated by a privacy screen, making the entire apartment feel larger  
 Kitchenette somewhat integrated into living space  
 Bathroom only accessed through the bedroom  
 Wet areas clustered together  
 Limited built in storage

Too small for the recommended SEPP 65 internal area

Has the recommended SEPP 65 internal area

Has the recommended SEPP 65 internal area



# COMPARISON WITH SEPP 65 APARTMENT DESIGN GUIDELINES

## 1 BED APARTMENT

SEPP 65 RECOMMENDED  
MINIMUM AREA  
**50m<sup>2</sup>**

50 MARIEVILLE ESPLANADE



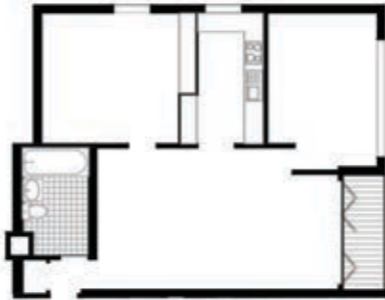
Apartment internal area:  
50.9m<sup>2</sup>

2 PLIMSOLL PLACE



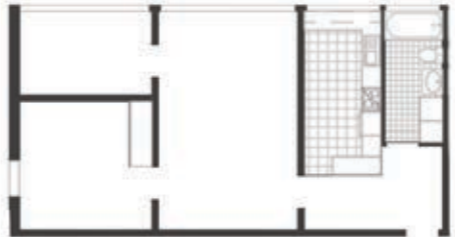
Apartment internal area:  
33.7m<sup>2</sup>

64 ST GEORGES TERRACE



Apartment internal area:  
54.5m<sup>2</sup>

14 ASHFIELD STREET



Apartment internal area:  
64.7m<sup>2</sup>

295 SANDY BAY ROAD



Apartment internal area:  
94.7m<sup>2</sup>

### QUALITATIVE ANALYSIS OF APARTMENT CHARACTERISTICS AND AMENITY

Two separate rooms makes each individual room feel smaller  
Kitchenette integrated into living space  
Bathroom only accessed through the bedroom  
Wet areas clustered together  
Limited built in storage

Large separate living area  
All rooms accessed from a corridor, allows easy access to bathroom for guests  
High amount of internal area dedicated to corridor  
Wet areas clustered together  
Good built in storage

A one bedroom plus sunroom apartment, essentially allowing for two bedrooms  
Large living space  
Rooms clustered to reduce wasted space dedicated to circulation  
Wet areas separated  
Good built in storage  
Access to a private balcony

A one bedroom plus sunroom apartment, essentially allowing for two bedrooms  
Large living space  
Wet areas clustered together  
Some built in storage  
Room under kitchen and bathroom is a hall, which does not seem to be the best use of space

A one bedroom plus sunroom apartment, essentially allowing for two bedrooms  
Large living space with nub walls to define areas  
Wet areas separated  
Some built in storage  
Access to private balcony

Too small for the recommended SEPP 65 internal area, more similar to the recommended size for a studio apartment

Has the SEPP 65 recommended internal area

Very similar to the SEPP 65 recommended area though it has the two bedrooms


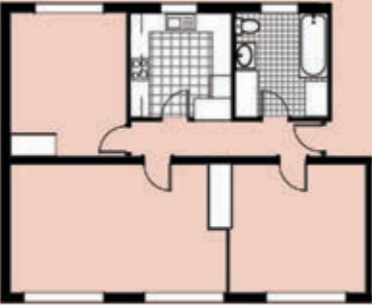

Larger than the SEPP 65 recommended area, likely because it has two bedrooms

Almost double the SEPP 65 recommended area, likely because it has two bedrooms

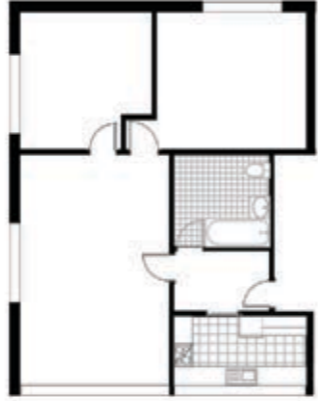
# COMPARISON WITH SEPP 65 APARTMENT DESIGN GUIDELINES

## 2 BED APARTMENT

SEPP 65 RECOMMENDED  
MINIMUM AREA  
**70m<sup>2</sup>**

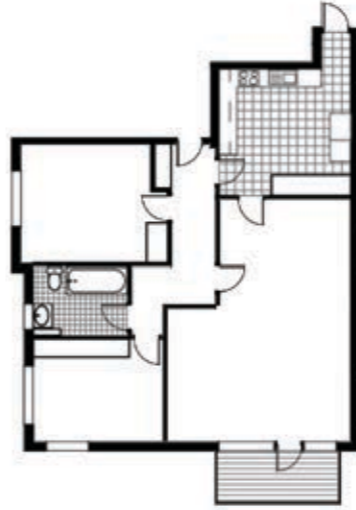
<p>64 ST GEORGES TERRACE</p>  <p>Apartment internal area: 49.9m<sup>2</sup></p>	<p>50 MARIEVILLE ESPLANADE</p>  <p>Apartment internal area: 70.2m<sup>2</sup></p>	<p>5 STOWELL AVENUE</p>  <p>Apartment internal area: 70.5m<sup>2</sup></p>
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419 SANDY BAY ROAD



Apartment internal area: 77.6m<sup>2</sup>

1A SAYER CRESCENT



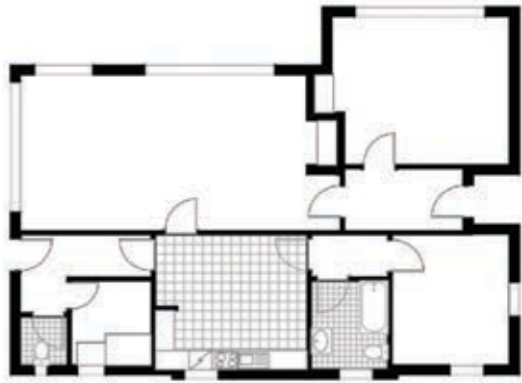
Apartment internal area: 90.7m<sup>2</sup>

18 AUVERGNE AVENUE



Apartment internal area: 100m<sup>2</sup>

8 AUVERGNE AVENUE



Apartment internal area: 130m<sup>2</sup>

### QUALITATIVE ANALYSIS OF APARTMENT CHARACTERISTICS AND AMENITY

Kitchenette integrated into living space  
Bathroom only accessed through the bedrooms  
Wet areas separated  
Limited built in storage  
Access to a private balcony

Kitchen and dining space separated by circulation space  
All rooms accessed from a corridor, allows easy access to bathroom for guests  
Wet areas clustered together  
Good built in storage

Rooms clustered around living room to reduce space dedicated to circulation  
Large living space  
Wet areas separate  
Some built in storage  
Access to private balcony

Kitchen and dining space separated by circulation space  
Large living space  
Rooms clustered to reduce wasted space dedicated to circulation  
Wet areas separated by hallway  
Limited built in storage

Large amount of internal area dedicated to corridor  
Large living space  
Wet areas separate  
Good built in storage  
Access to private balcony

Significant amount of internal area dedicated to corridor  
Kitchen and dining space separated by circulation space  
Wet areas separated  
Limited built in storage

Large amount of internal area dedicated to corridor  
Large living space  
Wet areas mostly clustered together  
Some built in storage  
Provides a second toilet and private laundry facilities in a separate room

Too small for the recommended SEPP 65 internal area, more similar to the recommended size for a one bed apartment

Has the SEPP 65 recommended internal area

Has the SEPP 65 recommended internal area

Slightly larger than the SEPP 65 recommended area

Larger than the SEPP 65 recommended area

Larger than the SEPP 65 recommended area, in part due to circulation space

Almost double the SEPP 65 recommended area, likely due to the added laundry and large living space



# COMPARISON WITH SEPP 65 APARTMENT DESIGN GUIDELINES

## 3 BED APARTMENT

SEPP 65 RECOMMENDED  
MINIMUM AREA  
**90m<sup>2</sup>**

5 STOWELL AVENUE



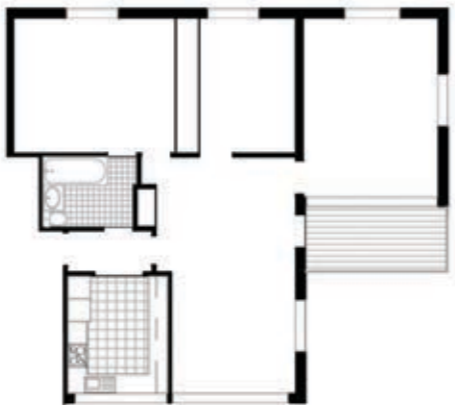
Apartment internal area:  
79.3m<sup>2</sup>

QUALITATIVE ANALYSIS OF APARTMENT CHARACTERISTICS AND AMENITY

- Large living space, closely connected to the kitchen
- Relatively small bedrooms
- Wet areas separate
- Some built in storage
- Access to private balcony

Slightly smaller than the recommended SEPP 65 internal area

403 SANDY BAY ROAD

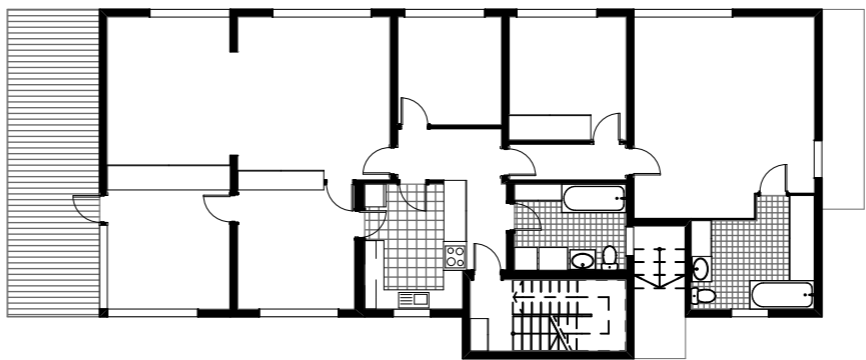


Apartment internal area:  
100m<sup>2</sup>

- Kitchen and dining space separated by circulation space
- Two large bedrooms
- Wet areas separate
- Some built in storage
- Access to private balcony

Slightly larger than the SEPP 65 recommended area

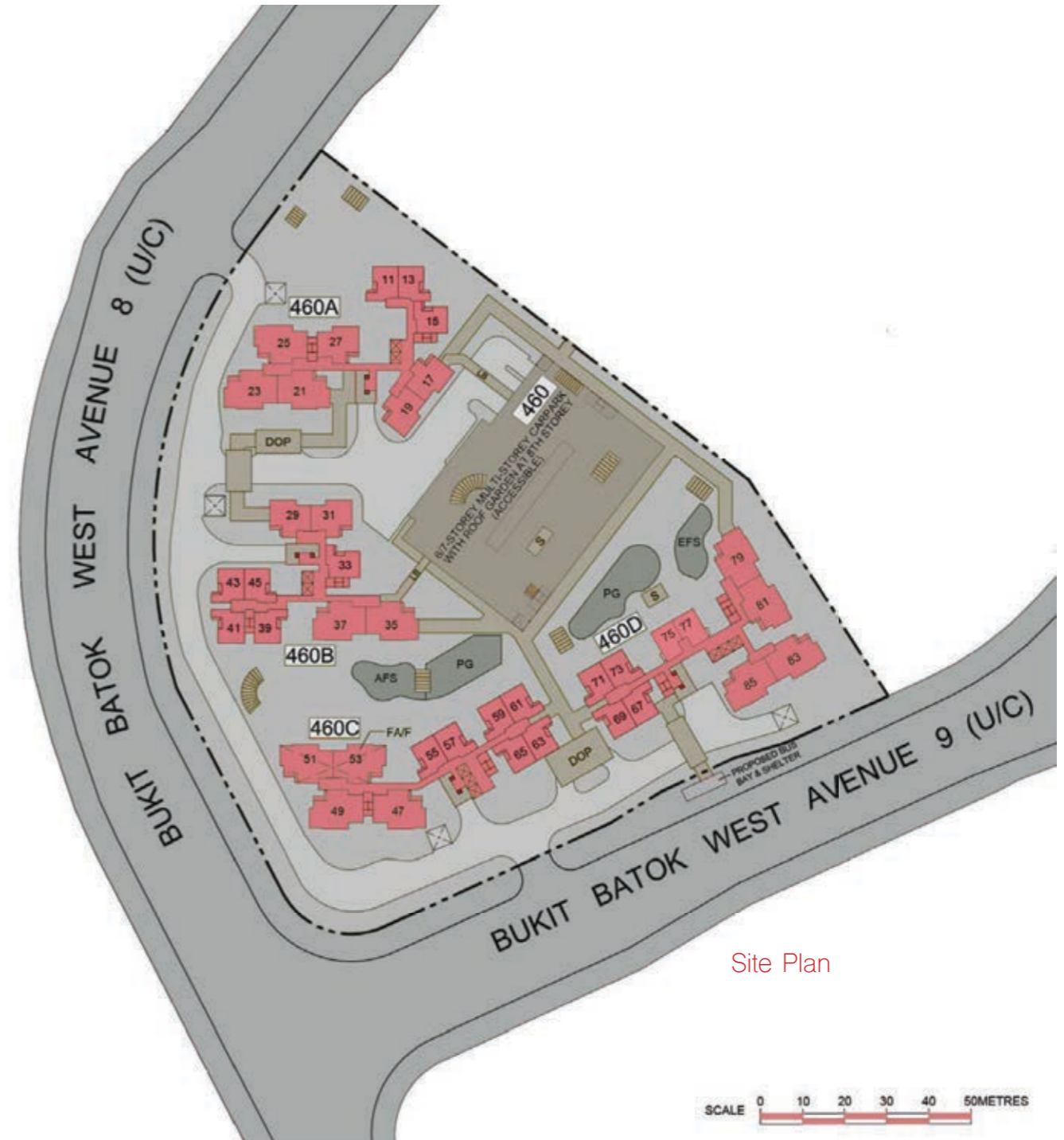
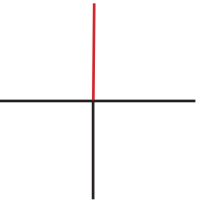
54 MARIEVILLE ESPLANADE



Apartment internal area:  
156.9m<sup>2</sup>

- Large separate living areas
- Dining has its own separate room
- Master suite with its own full size bathroom
- Two very small rooms
- Has an office
- Most rooms accessed from a corridor
- Good built in storage
- Access to private balcony

Far larger than the SEPP 65 recommended area, due to each room having a different programme, rather than sharing needs between rooms



Site Plan

## ESTATE PROFILE

**Estate footprint:**

2641m<sup>2</sup>

**Number of Blocks**

4

**Number of storeys:**

17-19

**Number of apartments:**

Studio apartment: 36  
 1 Bed apartment: 301  
 2 Bed apartment: 79  
 3 Bed apartment: 220  
 Total: 636

**Size of apartments:**

Studio apartment: 38.0m<sup>2</sup>  
 1 bed apartment: 48.0m<sup>2</sup>  
 2 bed apartment: 68.0m<sup>2</sup>  
 3 bed apartment: 93.0m<sup>2</sup>

**Range of bedroom sizes:**

8m<sup>2</sup> - 13.5m<sup>2</sup>

**Range of kitchen sizes:**

6.5m<sup>2</sup> - 12.3m<sup>2</sup>

**Range of bathroom sizes:**

3.1m<sup>2</sup> - 4m<sup>2</sup>

**Open spaces:**

Roof top garden above multi-storey carpark.  
 Playground.  
 Fitness Station

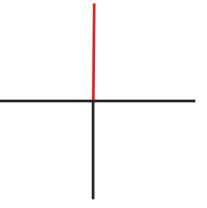
**Parking:**

Multi-storey carpark

**Listing price:**

2 Bed apartment:  
 S\$161,000 - S\$202,000  
 3 Bed apartment:  
 S\$272,000 - S\$321,000





## BUILDING PROFILE

**Building footprint:**

819.0m<sup>2</sup>

**Number of storeys:**

17

**Number of apartments:**

48 x 1 bed apartments per floor

47 x 2 bed apartments per floor

48 x 3 bed apartments per floor

**Size of apartments:**

1 bed apartment: 48.0m<sup>2</sup>

2 bed apartment: 68.0m<sup>2</sup>

3 bed apartment: 93.0m<sup>2</sup>

**Size of bedrooms:**

Bedroom 1: 8.0m<sup>2</sup> - 13.5m<sup>2</sup>

Bedroom 2: 9.38m<sup>2</sup> - 10.7m<sup>2</sup>

Bedroom 3: 9.38m<sup>2</sup>

**Range of kitchen sizes:**

9.9m<sup>2</sup> - 12.3m<sup>2</sup>

**Range of bathroom sizes:**

3.1m<sup>2</sup> - 4m<sup>2</sup>

**Number of stairwells:**

2, external access

2, lift access

**Open spaces:**

Access to roof top garden  
above multi-storey carpark

**Parking:**

Multi-storey carpark

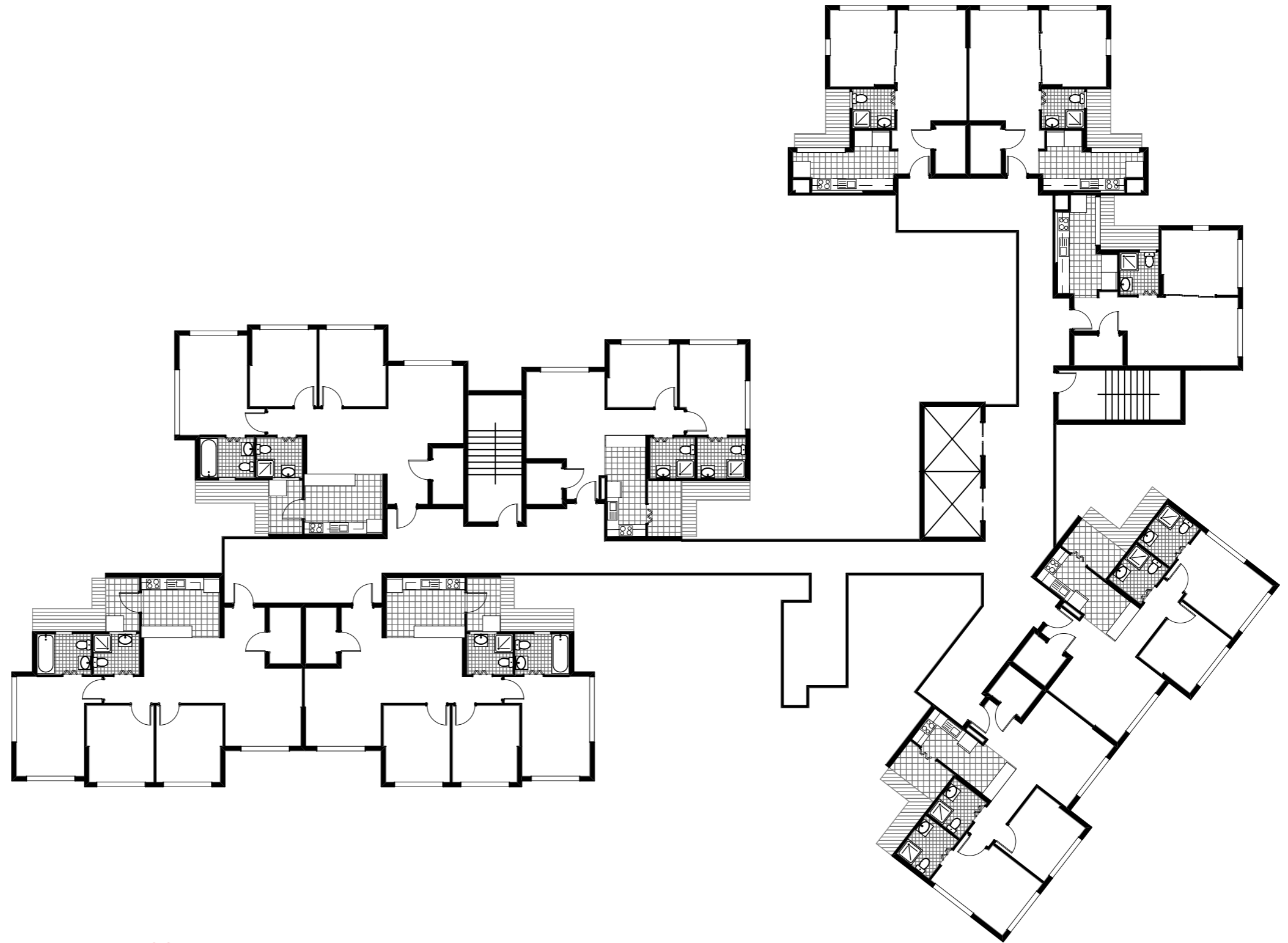
**Listing price:**

2 Bed apartment:

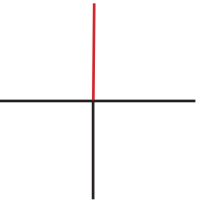
S\$161,000 - S\$202,000

3 Bed apartment:

S\$272,000 - S\$321,000



2ND - 17TH FLOOR PLAN



## BUILDING PROFILE

**Building footprint:**

742.0m<sup>2</sup>

**Number of storeys:**

17

**Number of apartments:**

80 x 1 bed apartments per floor  
32 x 2 bed apartments per floor  
32 x 3 bed apartments per floor

**Size of apartments:**

1 bed apartment: 48.0m<sup>2</sup>  
2 bed apartment: 68.0m<sup>2</sup>  
3 bed apartment: 93.0m<sup>2</sup>

**Size of bedrooms:**

Bedroom 1: 8.0m<sup>2</sup> - 13.5m<sup>2</sup>  
Bedroom 2: 9.38m<sup>2</sup> - 10.7m<sup>2</sup>  
Bedroom 3: 9.38m<sup>2</sup>

**Range of kitchen sizes:**

9.9m<sup>2</sup> - 12.3m<sup>2</sup>

**Range of bathroom sizes:**

3.1m<sup>2</sup> - 4m<sup>2</sup>

**Number of stairwells:**

2, external access  
2, lift access

**Open spaces:**

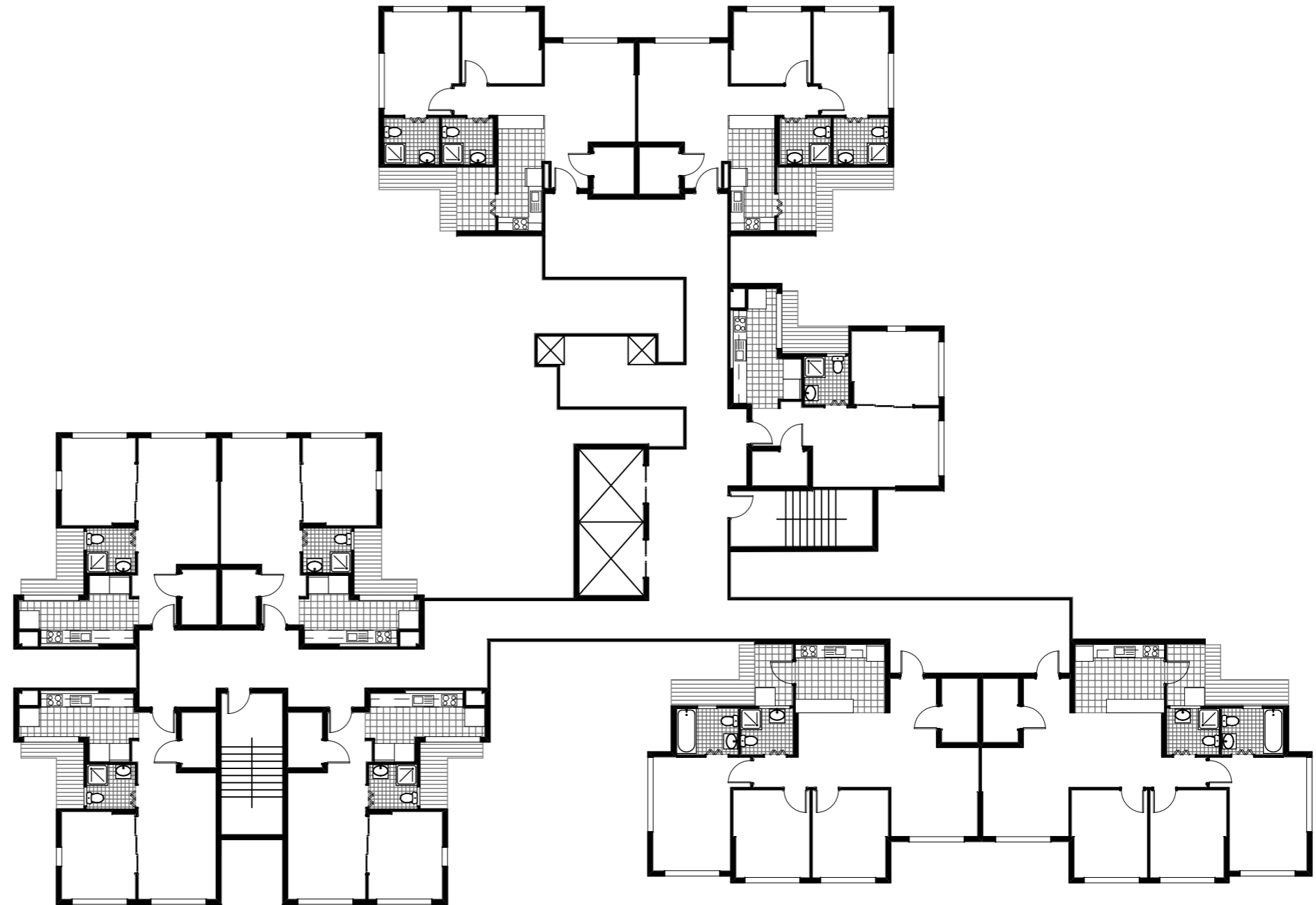
Access to roof top garden  
above multi-storey carpark

**Parking:**

Multi-storey carpark

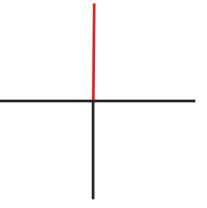
**Listing price:**

2 Bed apartment:  
S\$161,000 - S\$202,000  
3 Bed apartment:  
S\$272,000 - S\$321,000



2ND - 17TH FLOOR PLAN





## BUILDING PROFILE

**Building footprint:**

865.0m<sup>2</sup>

**Number of storeys:**

18

**Number of apartments:**

101 x 1 bed apartments per floor

68 x 3 bed apartments per floor

**Size of apartments:**

1 bed apartment: 48.0m<sup>2</sup>

3 bed apartment: 93.0m<sup>2</sup>

**Size of bedrooms:**

Bedroom 1: 9.1m<sup>2</sup> - 13.5m<sup>2</sup>

Bedroom 2: 9.38m<sup>2</sup> - 10.7m<sup>2</sup>

Bedroom 3: 9.38m<sup>2</sup>

**Range of kitchen sizes:**

9.9m<sup>2</sup> - 12.3m<sup>2</sup>

**Range of bathroom sizes:**

3.1m<sup>2</sup> - 4m<sup>2</sup>

**Number of stairwells:**

2, external access

3, lift access

**Open spaces:**

Access to roof top garden  
above multi-storey carpark

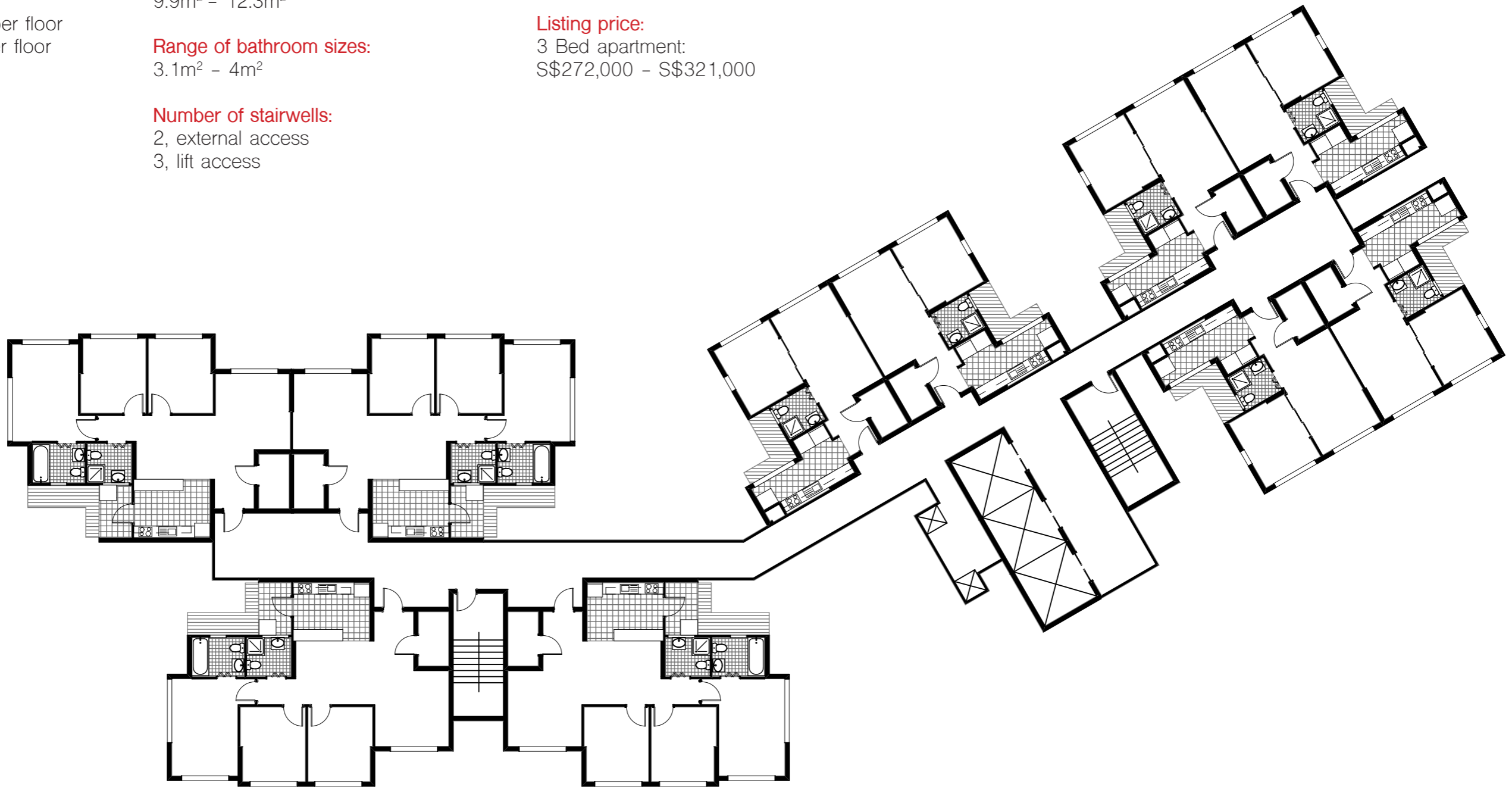
**Parking:**

Multi-storey carpark

**Listing price:**

3 Bed apartment:

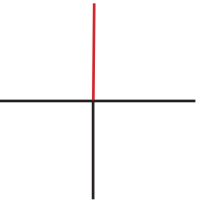
S\$272,000 - S\$321,000



2ND - 18TH FLOOR PLAN

SCALE 1:200





## BUILDING PROFILE

**Building footprint:**

842.0m<sup>2</sup>

**Number of storeys:**

19

**Number of apartments:**

36 x Studio apartments per floor

72 x 1 bed apartments per floor

72 x 3 bed apartments per floor

**Size of apartments:**

1 bed apartment: 48.0m<sup>2</sup>

2 bed apartment: 68.0m<sup>2</sup>

3 bed apartment: 93.0m<sup>2</sup>

**Size of bedrooms:**

Bedroom 1: 8.0m<sup>2</sup> - 13.5m<sup>2</sup>

Bedroom 2: 9.38m<sup>2</sup> - 10.7m<sup>2</sup>

Bedroom 3: 9.38m<sup>2</sup>

**Range of kitchen sizes:**

6.5m<sup>2</sup> - 12.3m<sup>2</sup>

**Range of bathroom sizes:**

3.1m<sup>2</sup> - 4m<sup>2</sup>

**Number of stairwells:**

2, external access

3, lift access

**Open spaces:**

Access to roof top garden  
above multi-storey carpark

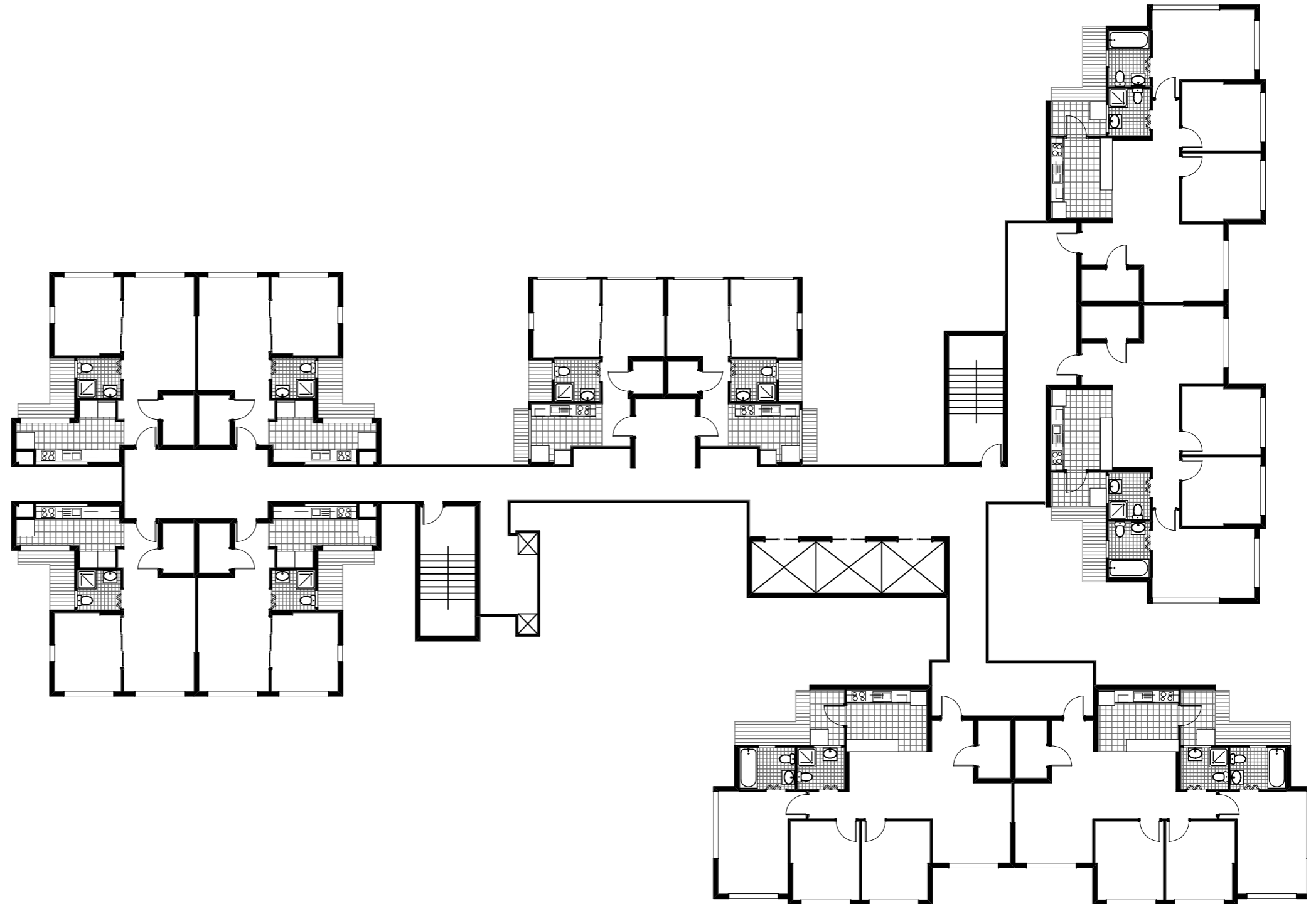
**Parking:**

Multi-storey carpark

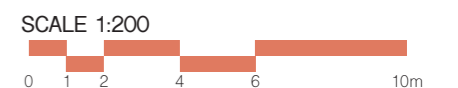
**Listing price:**

3 Bed apartment:

S\$272,000 - S\$321,000



2ND - 19TH FLOOR PLAN





# SUMMARY

## NSW APARTMENT DESIGN GUIDE

The New South Wales Apartment Design Guide is a 'resource to improve the planning and design of apartments in NSW,' and is produced by the NSW Government Department of Planning and Environment.<sup>31</sup> It provides a series of design quality principles which residential apartment development applications need to fulfil in order to gain planning approval. The Apartment Design Guide has an integrated relationship with SEPP65, which 'sets a consistent policy direction for residential apartment development in NSW and provides a uniform state-wide framework for more detailed planning guidance'.<sup>32</sup> These two documents have a direct impact on planning regulations and policies and therefore on what architects can design and submit for approval. This process ensures that all submissions are of a best practice benchmark level, providing well designed apartments to the market. This keeps designers, developers and councils accountable.

## MINIMUM APARTMENT SIZE

The key guideline from the document is objective 4D: apartment size and layout. This objective establishes the way rooms of different functions are arranged and located, the size of rooms, the circulation between rooms and the degree of privacy for each room.<sup>33</sup> The significant recommendation in this objective states minimum internal areas for apartments of varying sizes: studio apartments have a minimum recommended internal area of 35m<sup>2</sup>; a one bedroom apartment has a minimum recommended internal area is 50m<sup>2</sup>; a two bedroom needs 70m<sup>2</sup>; and a 3 bedroom requires 90m<sup>2</sup>.<sup>34</sup> Within our case studies one four bedroom apartments was present, however the Apartment Design Guide does not state a recommended minimum size for apartments of this size. The Guide does however recommend that each additional bedroom add 12 m<sup>2</sup> to the base area, giving a four bed apartment a minimum size of 102 m<sup>2</sup>. Additional bathrooms are

recommended to add 5 m<sup>2</sup>.<sup>35</sup> For this research, sunrooms have not been considered as an additional bedroom for the purposes of data measuring. However, it is a reality in the current housing market that these apartments are most likely considered to have an additional bedroom. The apartments have been classified this way as it is how the architect originally intended, however it may account for any discrepancies where an apartment is far larger than the NSW Apartment Design Guide recommended minimum internal area.

As shown through the infographics in figure 1, results varied with each category of apartment size. Patterns seen in the apartments studied show that studio apartments and three bed apartments are most closely aligned with the recommendations outlined in the NSW Apartment Design Guide, with two-thirds of all

apartments in each category within a 20% variance of the ideal apartment size. They were also, however, the two categories which had the smallest sample group, and more case studies would likely have an impact on the given figures. If the sample group were larger, then a more accurate representation of buildings from this time could be found. This does however suggest that these two models of apartment design were not popular or not commonly designed or sold.

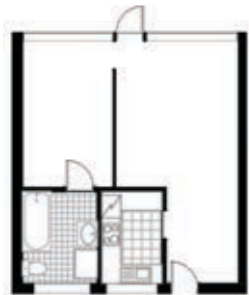
The one and two bed categories were the most populated in our studies, having the highest sample group of apartment types. This allows a relatively accurate depiction of the overall group from this time period. These apartment types were the most popular to be found in our research. Both of these categories had around a third of the sample group within a 10–20% variance of the NSW Apartment Design Guide

CONTINUED OVER

FIGURE 1 | MINIMUM APARTMENT AREAS

### STUDIO APARTMENTS:

EXEMPLAR | 6 ALT-NA-CRAIG AVENUE



36.5m<sup>2</sup>

### 1 BED APARTMENTS:

EXEMPLAR | 50 MARIEVILLE ESPLANADE



50.9m<sup>2</sup>

### 2 BED APARTMENTS:

EXEMPLAR | 5 STOWELL AVENUE



70.5m<sup>2</sup>

### 3 BED APARTMENTS:

EXEMPLAR | 403 SANDY BAY ROAD



100m<sup>2</sup>

SEPP 65 MINIMUM RECOMMENDED AREA:

**35m<sup>2</sup>**

ACTUAL APARTMENT AREAS:

AVERAGE: **31.4m<sup>2</sup>**  
 MINIMUM: **24.8m<sup>2</sup>**  
 MAXIMUM: **36.5m<sup>2</sup>**

VARIANCE:

±10%: **66.7%**  
 ±20%: **66.7%**

FROM A SAMPLE OF 3 APARTMENTS

SEPP 65 MINIMUM RECOMMENDED AREA:

**50m<sup>2</sup>**

ACTUAL APARTMENT AREAS:

AVERAGE: **57.6m<sup>2</sup>**  
 MINIMUM: **33.7m<sup>2</sup>**  
 MAXIMUM: **94.7m<sup>2</sup>**

VARIANCE:

±10%: **28.6%**  
 ±20%: **35.7%**

FROM A SAMPLE OF 14 APARTMENTS

SEPP 65 MINIMUM RECOMMENDED AREA:

**70m<sup>2</sup>**

ACTUAL APARTMENT AREAS:

AVERAGE: **83.6m<sup>2</sup>**  
 MINIMUM: **49.9m<sup>2</sup>**  
 MAXIMUM: **130.4m<sup>2</sup>**

VARIANCE:

±10%: **35.3%**  
 ±20%: **47.1%**

FROM A SAMPLE OF 17 APARTMENTS

SEPP 65 MINIMUM RECOMMENDED AREA:

**90m<sup>2</sup>**

ACTUAL APARTMENT AREAS:

AVERAGE: **112.1m<sup>2</sup>**  
 MINIMUM: **79.3m<sup>2</sup>**  
 MAXIMUM: **156.9m<sup>2</sup>**

VARIANCE:

±10%: **0%**  
 ±20%: **66.7%**

FROM A SAMPLE OF 3 APARTMENTS

**MINIMUM APARTMENT SIZE** CONTINUED

recommended apartment area, and we can assume that this is fairly representative of one and two bedroom apartments from this time due to the large sample group. One bedroom typologies tended to fall evenly above and below the recommended apartment size, but the two bedroom apartments were primarily much larger than the recommended area.

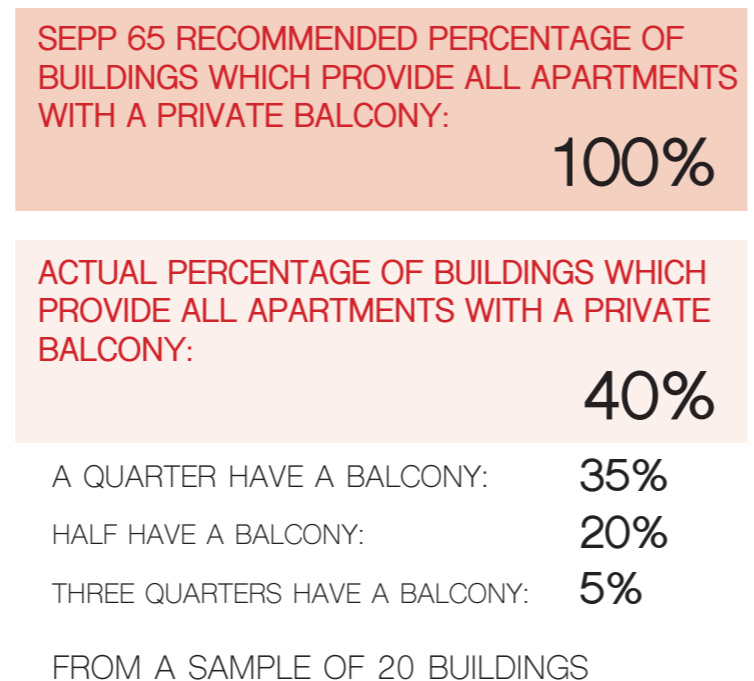
This objective also recommends that every habitable room must have a window in an external wall at a minimum of 10% of the floor area of the room, and that habitable rooms have a maximum depth of 2.5 times the ceiling height. It suggests that open plan layouts that include kitchen, dining and living spaces have a maximum room depth of 8m from a window. Finally, it recommends that a master bedroom has a minimum area of 10m<sup>2</sup>, other bedrooms of 9m<sup>2</sup>, and for all bedrooms to have a minimum width of 3m, excluding wardrobe.<sup>36</sup> These recommendations have not been explored in detail in this research but have instead been considered qualitatively, and have been discussed in preceding pages.

**PRIVATE OPEN SPACE**

A further objective playing a key role to this research is objective 4E: private open space and balconies. The guideline clarifies that private open spaces are outdoor spaces of the apartment, including balconies, court yards and terraces, which enhances the amenity and lifestyle of residents and provides an extension of living spaces.<sup>37</sup> This objective recommends that all apartments are required to have a primary balcony as follows; a studio apartment with a balcony of 4m<sup>2</sup>; a one bedroom apartment with 8m<sup>2</sup> at a minimum depth of 2m; a 2 bedroom apartment with 10m<sup>2</sup> at a minimum depth of 2m; and a 3 bedroom apartment with 12m<sup>2</sup> at a minimum depth of 2.4m. Ground floor apartments are to have a private open space instead of 15m<sup>2</sup> with minimum depth of 3m.<sup>38</sup> In general, most of the case studies we have explored to not provide sufficient private open space.

As shown in figure 2, 59.31% of our case study apartments had a private balcony. Of the 20 buildings we examined, seven buildings provided 25% or less of their apartments with a private balcony. Four buildings provided half of their apartments with a private balcony, and one building provided 85% of the apartments with a balcony. Eight out of the twenty buildings provided all apartments with a balcony, and only these buildings would satisfy the Apartment Design Guide and be approved for planning.

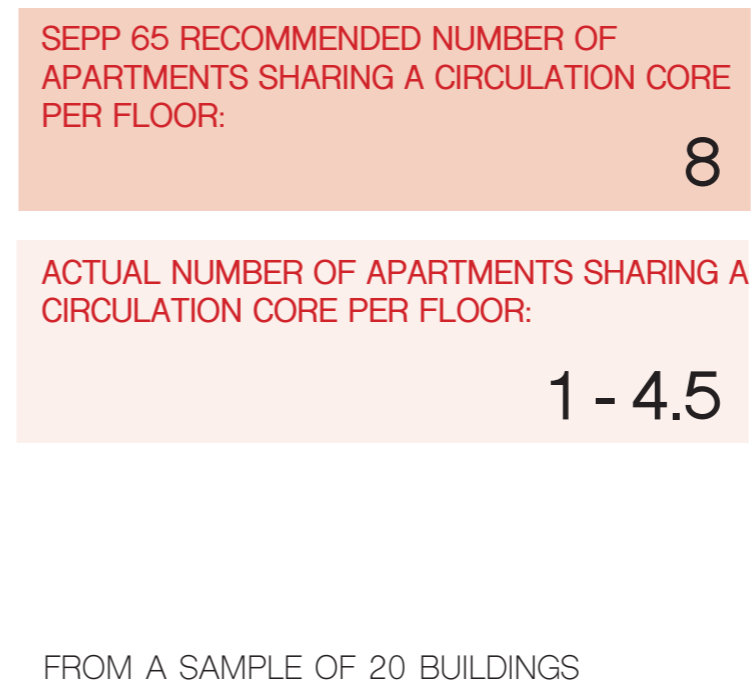
**FIGURE 2 | PRIVATE OPEN SPACE**



**COMMON CIRCULATION SPACE**

Another objective from the document is 4F: common circulation spaces. This states that common circulation and spaces within a building are shared communally by residents and include internal corridors and external passages, and vertical circulation such as stairs.<sup>41</sup> The objective recommends that the maximum number of apartments sharing a circulation core on a single level is eight. For this research, a common circulation space is quantified by the number of stairwells in a building, and on average how many apartments share the space. As seen in figure 3, all buildings studied comply with this objective, most likely due to the relatively low density and site coverage compared to the context of the NSW Apartment Design Guide.

**FIGURE 3 | COMMON CIRCULATION SPACE**



**STORAGE**

A further recommendation from the document relates to storage. This states that adequate storage is an important component of apartment design and should be provided proportionately to the size of the apartment.<sup>39</sup> The key requirement here is that storage is additional to that already provided in the kitchen, bathroom, and bedrooms. They suggest a studio apartment has a minimum of 4m<sup>2</sup>; one bedroom apartment has 6m<sup>2</sup>; two bedroom apartment has 8m<sup>2</sup>; and three bedroom apartment has 10m<sup>2</sup>.<sup>40</sup> We have found that the majority of the apartments examined do not offer good storage. When available, storage is provided in bedrooms, kitchens and bathrooms at a minimum, with a minute amount of storage offered in other areas of the apartment. This suggests that most apartments designed in this period did not include adequate storage for contemporary needs.



This document can become a key resource for councils in Hobart, as it demonstrates the history of good apartment design in the city. It allows them the ability to hold developers and architects accountable and ensure that any future development in the city is positive, represents best practice, and contributes to alleviating stress on the housing market. This snapshot of Hobart's apartment buildings demonstrates that there is a history of well designed, appropriate buildings in the CBD with a high level of character and amenity, and there is no reason there should not continue to be.

Overall, the apartments examined present a good case for mid-century apartment buildings in Hobart. They collectively possess qualities that current best practice recommends and provide a density of building that both suits the context of Hobart and helps alleviate pressure caused by housing emergencies. If further development in the city were to be built following the example of these case studies, the resulting buildings would be appropriate to the city, and if following the model explored in *Speculate: Underutilised Sites* could house an additional 20–30,000 people on the CBD.<sup>42</sup> This model is based on variations of studio, one bedroom, two bedroom and three bedroom apartments being built in apartment blocks four storeys high which includes a ground floor retail tenancy. If this was applied to the 424 lots the report identified as underutilised, it possesses the ability to provide 7–10,000 apartments within the CBD.<sup>43</sup> This would significantly alleviate pressure on the housing market, while ensuring that people are housed in well designed and affordable apartments.

Drawing from the research thus far conducted, future directions this project could explore include drawing up more plan sets already catalogued from the state library. These plans can expand the discussion around good apartment design as they include buildings that were designed in earlier decades, from around the 1930's through to the 1990's. They also represent different contexts, including a Housing Department social housing building. This presents a very interesting avenue for further development and could provide additional models of apartment buildings that are relevant to current Hobart housing discussions. Within this report individual case studies could also be developed further to analyse more environmental conditions, including character and amenity, in which these buildings operate in. This would further demonstrate the positive characteristics these apartments possess and strengthen the validity of this kind of building as a viable option for development.

## DISCLAIMER

Care has been taken at every opportunity to be as accurate as possible when completing this report, however the nature of some of the research has required methods to be used for which the accuracy cannot be confirmed. This includes drawing floor plans from scaled drawings, rather than measurements, which provide a lesser degree of accuracy. This report has been prepared for the purposes of research and may only be used and relied upon for that purpose.

# ENDNOTES

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- 2 University of Tasmania Institute for the study of Social Change, "Tasmanian housing update."
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- 8 "6/64 St Georges Terrace, Battery Point, Tas 7004," realestate.com.au, accessed November 15, 2019, <https://www.realestate.com.au/sold/property-apartment-tas-battery+point-128505134>.
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