

ARCHITECT MODA

From an address to an exported feasibility in seven steps, with every tool explained.

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The designer needs an account. Create one with the form on the overview page (name,  **Architect Moda** email address and access code if you have one), open the sign-in link we email you,  you, then subscribe on your plan page with a card (A\$299 per month, cancel any time) or enter your access code. There is no password: the link signs in your device for about six months, and [/cad/access](#) sends a fresh link to any other device.

Press **Feedback** in the top bar at any time to send a note to the team. It reaches us with your name, the design you were working on and the view you were in, and it shapes what we build next.

Before you start

The designer runs entirely in your browser. There is nothing to install, and the only cookie it sets is your account sign-in. Your designs are saved automatically on the device you are using. To use it like a desktop app (and offline), choose **Install app** in the top bar or your browser's install option.

The screen has three parts: **inputs** on the left (Site, Criteria, Generate, Costs, Finance), the **design view** in the middle (Plan, Floors, 3D, Compare, Report) and the **data panel** on the right with the key figures, unit program, compliance and environment. On a phone, switch between them with the bar at the bottom.

In a hurry? Open [the sample site](#). It loads a 6,000 m² site and generates options straight away, so you can explore every view before setting up your own project.

How it works

Features

1. Set up the site

Guide Import terrain reads the surveyed 2 m contours and spot heights for NSW sites (elsewhere a digital elevation model), draws them with RL labels on the plan and builds

Articles the 3D ground. **Services and utilities** records what is at the frontage (water, sewer, stormwater outlet, electricity, gas, NBN) and sizes the electrical demand, substation,

water meter, sewer load and on-site detention from the design, with the connection works costed.

FAQ

Open the designer

trees and land use from OpenStreetMap. The location also sets the sun position for every solar check.

2. Look up the lot and planning controls (NSW). The lookup now also reads the

Architect Moda heritage, flood planning, landslide and acid sulfate soils mapping, and names the likely water and electricity authorities. **Apply planning**

controls copies all of it into Criteria and Services. For a New South Wales address, the Site tab finds the cadastral lot at that point and its zone, maximum floor space ratio and maximum building height from NSW Government open data. Choose **Use lot boundary** to make the lot the site, with the frontage on the edge facing the street, and **Apply planning controls** to copy the FSR and height into Criteria. Check the values against a planning certificate before relying on them.

- 3. Import terrain** (optional). This samples a digital elevation model around the site and builds a terrain surface, shown as contours in plan and a surface in 3D. Buildings sit on the lowest ground under their footprint, and basement excavation is measured against the real ground.
- 4. Define the boundary.** Choose **Draw site** and click the corners (the grid is in metres), then click the first point, double-click or press **Enter** to close. Or use **Pick OSM shape** to click a mapped lot or building outline, or **Import DXF** to use a survey: the largest closed polyline (or one on a layer named SITE, BOUNDARY or LOT) becomes the site, and spot heights become terrain.
- 5. Edit it.** With **Edit site**, drag vertices, click a red midpoint dot to add a vertex, double-click a vertex to delete it, and click an edge to jump to its setback.
- 6. Set setbacks and frontage.** The Edges table lists every edge with its length and setback. The dashed red line is the buildable envelope that results. Mark one edge as the frontage: that is where the basement ramp goes.

How it works

Features the design criteria

Zone. Pick the land zone (R1 to R5, MU1, E1 and so on, or a generic density for other states). The designer then checks that apartments, townhouses, duplexes or houses are permitted there and warns where it varies by LEP. **Apply typical controls** loads the usual coverage, landscaping, parking, setback and lot-size values for the zone; the council DCP is the final word.

FAQ

Site constraints. Tick heritage, flood planning (with the flood planning level and

loaded checks the lowest floor.

[Open the designer](#)

The Criteria tab groups every rule the generator and the compliance checks use.



Architect Moda

Apartment Design Guide. Change anything to suit your planning controls.

- **Planning controls:** maximum height and storeys (the effective storey limit is shown), FSR, site coverage, building separation by height, deep soil and open space targets.
- **Building form and circulation:** minimum and maximum wing depth, floor-to-floor heights, ground floor use (residential or retail), corridor width, core size, units per core, maximum travel to a core, lifts per core, wing length, courtyard width, tower plate size, wall thicknesses and window-to-wall ratio.
- **Unit typologies:** each type has a name, bedrooms, minimum and maximum net area, minimum frontage and target mix. Add your own types (for example a 2-bed plus study) and give them a colour.
- **Dwelling rules:** minimum bedroom dimension, living-room widths and the maximum habitable depth from a window.
- **Environment:** hours of midwinter sun needed, the share of units that must get it, the maximum share with no sun, and the cross-ventilation target.
- **Basement parking:** spaces per unit type, visitor and retail rates, bay, aisle and ramp sizes, level height, maximum levels, basement setback, accessible bays, grid alignment and ramp position.
- **Custom rules and ratios:** write your own checks and KPIs with metric names, for example a rule `efficiency >= 72` or a ratio `cost / nsa`.

How it works

You can save any combination of criteria, mix, costs and sales as a preset and apply it to future projects.

Features

Prefer words? In the Generate tab, describe the project ("8 storeys, FSR 3:1, mostly 2-bed, retail at ground, one car space per unit") and choose **Set criteria with AI**. Review the values it sets in the Criteria tab.

Articles

3. Generate options

FAQ

In the Generate tab, tick the typologies to try (linear bar, L, U, courtyard, H and tower) and choose what to optimise for: a balanced mix, maximum yield, sales, space and

[Open the designer](#)

The generator searches orientations aligned to the site and at regular angles, three wing depths, and packing strategies for each typology. It keeps the separation your

controls require, sets storeys under the height and FSR caps, plans every floor and the **Architect Moda** analysis and ranks the results. Each option card shows units, net sellable area, FSR, storeys, midwinter sun and profit, with a badge for compliance failures or warnings.

With **Live** on, options regenerate whenever you change the site or criteria. Live pauses automatically when you start editing buildings by hand, so your edits are never overwritten.

Townhouses, duplexes, houses and granny flats

For low and medium density, set **Project type** to **Houses** at the top of the Criteria tab, or open **the houses sample** (a 6,300 m² site in Blacktown). Changing the project type clears the current scheme and generates new options.

- **Single house:** one house on the whole lot, sized from the detached-house bedrooms, garage and floor area, placed at the front setback with variants for storeys, proportions and position on the lot.
- **Granny flat:** a secondary dwelling at the rear of the lot, behind the existing house (drawn at the size you give and left out of the costs) or behind a new house. The flat is checked against the NSW complying-development limits: lot at least 450 m² and 12 m wide, floor area up to 60 m², height up to 8.5 m, 3 m rear and 0.9 m side setbacks, separation from the house, private open space and no extra parking.

Costs use the granny flat rate, the feasibility counts the value it adds and the weekly rent (minus on cost), and the land is treated as already owned when the house exists.

Note: a secondary dwelling cannot be subdivided from the house.

Features

- **Townhouses:** rows of attached dwellings facing the street and a shared rear lane, with a driveway linking the lane to the street. Set the dwelling width and depth, front yard, rear garden, driveway width, the most dwellings in a row, bedrooms, garage spaces and a floor area cap.

Articles

- **Duplex lots:** two attached dwellings on each lot, with a minimum lot frontage and size.

FAQ

- **Detached house lots:** a house-and-land subdivision with a minimum lot frontage, minimum house depth, minimum house width, minimum house depth and width.

[Open the designer](#)

- **Dwelling envelope:** storeys, floor-to-floor height, pitched or flat roof, front, side and rear setbacks inside each lot, maximum house depth, lot coverage, landscaped area, private open space and parking per dwelling.



Architect Moda



Floors to see the rooms). In Finance, enter a sale price per dwelling for each type, or tick **Sell house and duplex lots as vacant land** to test a land-only subdivision at a price per m² of lot. The Excel export adds a lot schedule, and the DXF adds lot, road, driveway and garage layers.

4. Refine by hand

- In **Plan**, click a building to select it. Drag it to move, drag the red handle to rotate (hold **Shift** to snap to 45°), and drag the white squares to change its length and width.
- The **Selected building** panel sets the typology, dimensions, wing depth, storeys, rotation and orientation exactly, and can duplicate or delete the building.
- **Add building** places any typology in the middle of the envelope. **Fill to max storeys** and **Fit storeys to FSR** set heights for every building in one step.
- In **Floors**, click an apartment to see its rooms and checks, and change its typology. That run of units is re-planned on every typical floor.

5. Read the floors, parking and environment

Detailed plans. Zoom in on the Floors view and every dwelling shows its rooms, furniture, windows (blue) and doors with their swings. Lift and stair cores show their lift shafts and flights when you zoom in. Rooms and Furniture switch the detail on and off, Dimensions draws each room's inscribed circle against the minimum rule (green meets it, amber is up to 0.3 m short, red's shorter), Areas compares each room with the Guide Areas in Criteria, and Reference floor ghosts another level underneath.

Follow a dwelling. Click a dwelling, then on the plan drag the white squares to move room partitions and the wet zone, the yellow diamonds to change the unit's width against its neighbour, and the blue dots to slide windows and doors along their walls.

FAQ The card on the right lists every opening; select one to set its width, height, sill or type, delete it, or add windows, sliding doors and doors. Change a unit's Use to common

Open the designer

The Floors view steps through every level: the ground floor (retail tenancies if you have them), floors and each basement. Units are coloured by type with their net area; cores are hatched; corridors and service spaces are shaded. Switch to

Sun hours to colour each apartment by its midwinter sunlight.

Basement levels show the ramp, aisles, bays (accessible bays in blue) and storage cages. The designer adds levels until the parking demand from your rates is met, up to the maximum you set. If a level is not needed, none is drawn.

In **3D**, colour the scheme by building, height, unit type or sun hours, show the context, terrain and basements, and drag the time slider or pick a date to see real shadows.

Shadows in the Plan toolbar draws the same shadows in plan.

6. Set costs and finance

The Costs tab is a bill of quantities measured from the current design, from site preparation and excavation to lifts, fit-out and external works. Every rate is editable, and four markups (preliminaries, builder margin, design and construction contingency) are applied on top. Add custom lines that scale with any metric, such as solar panels per m² of roof.

The Finance tab adds land (a rate per m² or a fixed price), stamp duty, sale prices per m² for each typology and retail, GST, selling costs, professional fees, statutory contributions per unit and finance. It reports gross and net realisation, total

cost, profit, margin on cost and revenue, residual land value at your target margin, and a sensitivity grid for price and cost changes.

Features

Section cuts the model horizontally at a chosen level, **Sun path** traces the sun for the chosen date, and **Save PNG** downloads the current view. Lock a building **Guide** card so it cannot be moved by accident.

Articles

Realistic render. Switch **Realistic** on for a presentation view: a sky with the sun where it really is for the chosen date and time, rendered or face-brick facades (pick the finish from the list that replaces the colour menu), windows and sliding doors cut into the walls with frames and reflective glass, glass balustrades, concrete slab edges, pitched roofs on houses, grass, roads, driveways, neighbouring buildings and trees, with soft

Open the designer

Realistic is on. Switch it off to get the colour-coded diagram back.

- **Compare** lays the generated options (or up to four saved designs ticked in My designs) side by side, with the best value in each row highlighted.
- **Share** creates a private link. Choose view-only, or allow recipients to make their own editable copy. Links expire after 90 days.
- **Export** downloads an Excel report, CAD drawings (DXF), a BIM model (IFC4), a 3D model (OBJ), a plan image (PNG) or the project file (JSON), which you can open again on any device. **Print / PDF report** builds a printable report with drawings and figures.

Keyboard and mouse shortcuts

Action	Shortcut
Pan	Drag empty space, right-drag, or two fingers
Zoom	Mouse wheel or pinch
Nudge selected building	← → ↑ ↓ (1 m, Shift 5 m)

Delete selected building

Delete

How it works

Finish drawing / undo last point

Enter

 /

Backspace

Features

deselect

Esc

Saves now

Guide

Ctrl

 +

S

Orbit / pan in 3D

Drag / right-drag or

Shift

 + drag

Articles

FAQ

- **"No building fits the buildable envelope":** reduce the setbacks, the minimum wing

Open the designer

- **FSR is well under the limit:** the height, coverage or parking may be the binding control. Try more storeys, a taller tower typology, or a lower separation if your

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- **Location search or OpenStreetMap import fails:** these use public open-data services and can be busy. Wait a minute and try again, or draw the site and work without context.
- **Designs missing:** designs live in the browser on the device where you made them. Private windows and clearing site data remove them, so export important projects as a project file.

Try it on a real site.

Create your account, then open the designer and load the sample or search your own address. A\$299 a month, cancel any time, or free with an access code; in your browser, no

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Try the sample site →

Start with my site

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**Architect Moda**

Architect Moda: generative building design



Architect Moda by an
Australian AI integration studio.



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