

Apartment Design Guide Compliance Table

Project No: 1531 - 215092

Date: 14-12-2015

Project Address: 8 Parsonage St, Ryde

Client: Holdmark

PART 4 – DESIGNING THE BUILDING

DESIGN OBJECTIVE	DESIGN CRITERIA	COMPLIES YES/ NO/NA	NOTES
4A – Solar and Daylight Access			
4A - 1	Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas	YES	75% of apartments in a building receive a minimum of 2 hours direct sunlight
	In all other areas, living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3 pm at mid winter	NA	
	A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter	YES	14% of apartments in a building receive no direct sunlight
4B – Natural Ventilation			
4B - 3	At least 60% of apartments are naturally cross ventilates in the first nine storeys of a building. Apartments at ten storeys or greater are deemed to be cross ventilates only if any enclosure of the balconies at these levels allows adequate natural ventilation an cannot be fully enclosed.	YES	63% of apartments are naturally cross ventilates in the first nine storeys
	Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line.	YES	Overall depth of a cross-over or cross-through apartment is 11m or lower

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4C – Ceiling Heights												
4C - 1	<p>Measured from finished floor level to finished ceiling level, minimum ceiling heights are;</p> <p>Habitable Rooms</p> <ul style="list-style-type: none">• 2.7m <p>Non – Habitable Rooms</p> <ul style="list-style-type: none">• 2.4m <p>For 2 Storey Apartments</p> <ul style="list-style-type: none">• 2.7m for main living area floor• 2.4m for second floor, where its area does not exceed 50% of the apartment area <p>Attic Spaces</p> <ul style="list-style-type: none">• 1.8m at edge of room with a 30 degree minimum ceiling slope <p>If located in mixed use areas</p> <ul style="list-style-type: none">• 3.3m for ground and first floor to promote future flexibility of use <p>These minimums do not preclude higher ceilings if desired</p>	YES										
4D – Apartment Size and Layout												
4D - 1	<p>Apartments are required to have the following minimum internal areas:</p> <table><tr><td>Studio</td><td>35m²</td></tr><tr><td>1 bedroom</td><td>50m²</td></tr><tr><td>2 bedroom</td><td>70m²</td></tr><tr><td>3 bedroom</td><td>90m²</td></tr></table>	Studio	35m ²	1 bedroom	50m ²	2 bedroom	70m ²	3 bedroom	90m ²	YES	Studio	50m ²
Studio	35m ²											
1 bedroom	50m ²											
2 bedroom	70m ²											
3 bedroom	90m ²											
			1 bedroom	51m ²								
			2 bedroom	75.1 m ²								
			3 bedroom	110 m ²								
	<p>The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m² each.</p>	YES										
	<p>Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms.</p>	YES										
4D - 2	<p>Habitable room depths are limited to a maximum of 2.5 x the ceiling height</p>	YES										
	<p>In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window.</p>	YES										
4D - 3	<p>Master bedrooms have a minimum area of 10m² and other bedrooms 9m² (excluding wardrobe space)</p>	YES										

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	Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	YES	
	The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts	YES	
4E – Private Open Space and Balconies			
4E - 1	All apartments are required to have primary balconies as follows: Studio Apartments <ul style="list-style-type: none">• minimum area – 4m² 1 bedroom apartments <ul style="list-style-type: none">• minimum area – 8m²• minimum depth – 2m 2 bedroom apartments <ul style="list-style-type: none">• minimum area – 10m²• minimum depth – 2m 3+ bedroom apartments <ul style="list-style-type: none">• minimum area – 12m²• minimum depth – 2.4m	YES	
	The minimum balcony depth to be counted as contributing to the balcony area is 1m	YES	
	For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15m ² and a minimum depth of 3m	YES	
4F – Common Circulation and Spaces			
4F - 1	The maximum number of apartments off a circulation core on a single level is eight	NO	Subject to design development
	For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40	NO	Subject to design development
4G - Storage			
4G - 1	In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided: Studio apartments		

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	At least 50% of the required storage is to be located within the apartments	NO	Subject to design development
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