

# Apartment Design Guide Compliance Table

Project No: 1531 - 215092

Date: 28-11-2017

Project Address: 8 Parsonage St, Ryde

Client: Holdmark

## PART 4 – DESIGNING THE BUILDING

DESIGN OBJECTIVE	DESIGN CRITERIA	COMPLIES YES/ NO/NA	NOTES
<b>4A – Solar and Daylight Access</b>			
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
<b>4B – Natural Ventilation</b>			
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.	N/A	
	Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line.	N/A	

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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"><li>• 2.7m</li></ul> <p>Non – Habitable Rooms</p> <ul style="list-style-type: none"><li>• 2.4m</li></ul> <p>For 2 Storey Apartments</p> <ul style="list-style-type: none"><li>• 2.7m for main living area floor</li><li>• 2.4m for second floor, where its area does not exceed 50% of the apartment area</li></ul> <p>Attic Spaces</p> <ul style="list-style-type: none"><li>• 1.8m at edge of room with a 30 degree minimum ceiling slope</li></ul> <p>If located in mixed use areas</p> <ul style="list-style-type: none"><li>• 3.3m for ground and first floor to promote future flexibility of use</li></ul> <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>35m<sup>2</sup></td></tr><tr><td>1 bedroom</td><td>50m<sup>2</sup></td></tr><tr><td>2 bedroom</td><td>70m<sup>2</sup></td></tr><tr><td>3 bedroom</td><td>90m<sup>2</sup></td></tr></table>	Studio	35m <sup>2</sup>	1 bedroom	50m <sup>2</sup>	2 bedroom	70m <sup>2</sup>	3 bedroom	90m <sup>2</sup>	YES	1 bedroom 2 bedroom 3 bedroom	51m <sup>2</sup> 75.1 m <sup>2</sup> 110 m <sup>2</sup>
Studio	35m <sup>2</sup>											
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2 bedroom	70m <sup>2</sup>											
3 bedroom	90m <sup>2</sup>											
	<p>The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m<sup>2</sup> 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 10m<sup>2</sup> and other bedrooms 9m<sup>2</sup> (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	N/A									
4E – Private Open Space and Balconies											
4E - 1	<p>All apartments are required to have primary balconies as follows:</p> <p>Studio Apartments</p> <ul style="list-style-type: none"><li>• minimum area – 4m<sup>2</sup></li></ul> <p>1 bedroom apartments</p> <ul style="list-style-type: none"><li>• minimum area – 8m<sup>2</sup></li><li>• minimum depth – 2m</li></ul> <p>2 bedroom apartments</p> <ul style="list-style-type: none"><li>• minimum area – 10m<sup>2</sup></li><li>• minimum depth – 2m</li></ul> <p>3+ bedroom apartments</p> <ul style="list-style-type: none"><li>• minimum area – 12m<sup>2</sup></li><li>• minimum depth – 2.4m</li></ul>	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 <sup>2</sup> 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	<p>In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:</p> <table><tr><td>Studio apartments</td><td>4m<sup>3</sup></td></tr><tr><td>1 bedroom apartments</td><td>6m<sup>3</sup></td></tr><tr><td>2 bedroom apartments</td><td>8m<sup>3</sup></td></tr><tr><td>3+ bedroom apartments</td><td>10m<sup>3</sup></td></tr></table>	Studio apartments	4m <sup>3</sup>	1 bedroom apartments	6m <sup>3</sup>	2 bedroom apartments	8m <sup>3</sup>	3+ bedroom apartments	10m <sup>3</sup>	YES	
Studio apartments	4m <sup>3</sup>										
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3+ bedroom apartments	10m <sup>3</sup>										

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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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