

Compliance with Requirements of the RFDC

PART 1 – LOCAL CONTEXT		
Primary Development Controls	<u>Building Depth:</u> An apartment building depth should not exceed 18 metres. <u>Building Separation:</u> For buildings over 3 storeys, it is recommended that building separation increase in proportion to building height. Suggested dimensions within a development, for internal courtyards and between adjoining sites are: - Up to 4 storeys • 12 metres between habitable rooms/balconies • 9 metres between habitable rooms/balconies and non-habitable rooms • 6 metres between non-habitable rooms - 5 to 8 storeys • 18m between habitable rooms/balconies. • 13m between habitable rooms/balconies and non-habitable rooms. • 9m between non-habitable rooms.	None of the proposed units exceed 18 metres in depth. The distance separation between adjoining sites and between the 4 proposed buildings, complies with the 12 metre distance separation for development up to 4 storeys. The distance between the internal courtyard walls, however, does not strictly comply with the 12 metre separation requirement. In this regard, Blocks 'A' and 'D' have varied internal separations ranging from over 12m to approximately 10m. While the internal separation does not strictly comply with the RFDC recommendation, it is noted that the non-compliances are all internal to the development site and are point encroachments only. The point encroachments do not compromise the amenity of the apartments as windows have been offset and landscape planter boxes have been provided to protect the privacy of the future occupants of the development. However, at the 5th floor level the minimum distance separation between habitable rooms in Block 'C' is 14 metres, and the minimum distance between habitable rooms and non-habitable rooms in Block 'A' is 10 metres. It should be noted, however, that the non-compliances are within the internal courtyards only and are point encroachments only. In terms of amenity, the offsetting of windows will ensure that the privacy of future residents is not reduced. It should also be recognised that while the RFDC recommends that a greater building separation should be provided at the 5th floor level, in reality the occupants at the 5th floor will experience no greater amenity impacts than those occupants residing at the 4th floor.
PART 2 – SITE DESIGN		
Site Configuration	<u>Deep Soil Zones:</u> A minimum of 25% of the open space area of a site should be designated to deep soil zones. <u>Open Space:</u> At least 25%-30% of the site area should be designated to communal open space. <u>Vehicle Access:</u> The width of driveways should be limited to a maximum of 6 metres. Vehicle entries should be located away from main pedestrian entries and on secondary frontages.	Approximately 3,930sq.m of the site area (28.9%) achieves the required depth of 1.3m for deep soil planting at the ground level. This well exceeds the requirement that 25% of the open space area of a site be designated to deep soil zones. 30% of the site area equates to 4,074sq.m. The proposed development provides 7,003sq.m of common open space with 3,316sq.m occurring at ground level and the balance occurring in the form of roof top terraces. The basement driveway entries are 6 metres wide to allow 2-way vehicular movements. While the internal private road is proposed directly off Merriville Road, the access points to the basement car parking areas have been provided off the internal private road. The access points have been integrated into the overall design of the building, so they are not visually dominant.
PART 3 – BUILDING DESIGN		

Building Configuration	<u>Apartment Layout:</u> <i>Single-aspect units should be limited in depth to 8 metres from a window.</i> <i>The back of a kitchen should be no more than 8 metres from a window.</i> <u>Balconies:</u> <i>Each unit must accommodate at least one balcony with a minimum depth of 2 metres.</i> <u>Ceiling Heights:</u> <i>In residential flat buildings, habitable rooms are to have a minimum floor to ceiling height of 2.7 metres. Non-habitable rooms may be 2.4 metres.</i> <u>Internal Circulation:</u> <i>Where units are arranged off a double-loaded corridor, the number of units accessible from a single core/corridor should be limited to 8.</i>	The single aspect units have been limited to a maximum depth of 8m. All kitchens are within 8m of a window. All units have at least one balcony which exceeds the 2.0m minimum depth requirement. All spaces within the development will have ceiling heights of at least 2.7m. Typically, a maximum of 3-4 units are accessed off each corridor. It is noted that in relation to the 2nd storey plan (i.e. 1st floor plan) for Building 'C' (south-west corner), that a total of 13 units are located along a single corridor. However, given access is provided at each end of the corridor, it is deemed that the development complies with this recommendation.
Building Amenity:	<u>Solar Access:</u> <i>Living rooms and private open spaces for at least 70% of units should receive a minimum of 3 hours direct sunlight between 9am and 3pm in mid winter.</i> <u>South Facing Units:</u> <i>The number of single-aspect units with a southerly aspect (SW-SE) should be limited to a maximum of 10% of the total units proposed.</i> <u>Natural Ventilation:</u> <i>60% of the units should be naturally cross ventilated.</i> <i>25% of the kitchens within the development should have access to natural ventilation.</i>	To determine the amount of available sunlight to each unit, the applicant was requested to prepare a sunlight schedule table and shadow elevation plans. Review of the prepared information indicates that 72% of the units achieve the minimum 3 hours of direct sunlight between 9am and 3pm. The number of single aspect units with a southerly aspect is limited to 6 out of 198 units (i.e. 3%), which is well under the maximum 10% allowed. 94% of the units achieve the natural cross-flow ventilation requirements. 60% of the proposed kitchens achieve the natural ventilation requirements.