

Apartment Design Guide Table of Compliance

Criteria/Guideline	Comments
Part 3 Siting the Development	
3A Site Analysis Does the development relate well to its context and is it sited appropriately?	Not Consistent A Site Analysis plan and supporting Statement of Environmental Effects is provided to accompany the application. All documents adequately describe the context of the site and the considered relationship of the development to its surrounds. Although the building form and character reflects the changing context anticipated by the RLEP 2014 for the Ryde Town Centre it does not respond to the street conditions and neighbouring site configurations.
3B Orientation Does the development respond to the streetscape and site and optimise solar access within the development and to neighbouring properties?	Consistent The development is considered to respond appropriately to the street frontages of Victoria Road, Princess Street and Blaxland Road. Due to the corner location to the south of the block (adjacent to future Road 3) and the stepped configuration of the development, solar access is optimised both internally and externally.
3C Public Domain Interface Does the development transition well between the private and public domain without compromising safety and security? Is the amenity of the public domain retained and enhanced?	Consistent The proposed development is considered to be satisfactory in terms of the creation and structuring of the significant new public spaces and facilities for both residents and visitors. The amenity of the public domain (being the three street frontages) is retained.
3D Communal and Public Open Space Appropriate communal open space is to be provided as follows: 1. Communal open space has a minimum area equal to 25% of the site; 2. Developments achieve a minimum of 50% direct sunlight to the principal usable parts of the communal open space for a minimum of 2 hours between 9 am and 3pm on 21 June (mid-winter).	Consistent <ul style="list-style-type: none"> Site Area = 6,296.8m². Required = 1,574.2m² (25%) Provided = 2,836.3m² (45%) COS is arranged as follows: <ul style="list-style-type: none"> Building A (Roof) = 645.6m² Building B (Roof) = 641.9m² Building C (Roof) = 313m² Ground Level = 1,235.8m² Total COS = 2,836.3m²

Criteria/Guideline	Comments												
	Of the above, COS of Buildings A, B, C and 412m of the ground floor (i.e. total 2,012.5m²) will achieve solar access for a minimum 2 hours. This equates to 71% of the total COS provision.												
3E Deep Soil Zones Deep soil zones are to meet the following minimum requirements: <table><tr><th>Site area</th><th>Minimum dimension</th><th>Deep soil zone (% of site area)</th></tr><tr><td>Less than 650m²</td><td>-</td><td rowspan="4">7%</td></tr><tr><td>650m² – 1,500m²</td><td>3.0m</td></tr><tr><td>Greater than 1,500m²</td><td>6.0m</td></tr><tr><td>Greater than 1,500m² with significant existing tree cover</td><td>6.0m</td></tr></table>	Site area	Minimum dimension	Deep soil zone (% of site area)	Less than 650m²	-	7%	650m² – 1,500m²	3.0m	Greater than 1,500m²	6.0m	Greater than 1,500m² with significant existing tree cover	6.0m	Consistent <ul style="list-style-type: none">Site Area = 6,296.8m².Required = 440.7m² (7%).Provided = 509m² (8.1%)
Site area	Minimum dimension	Deep soil zone (% of site area)											
Less than 650m²	-	7%											
650m² – 1,500m²	3.0m												
Greater than 1,500m²	6.0m												
Greater than 1,500m² with significant existing tree cover	6.0m												
3F Visual Privacy Minimum required separation distances from buildings to the side and rear boundaries are as follows: <table><tr><th>Building height</th><th>Habitable rooms and balconies</th><th>Non-habitable rooms</th></tr><tr><td>Up to 12m (4 storeys)</td><td>6.0m</td><td>3.0m</td></tr><tr><td>Up to 25m (5-8 storeys)</td><td>9.0m</td><td>4.5m</td></tr><tr><td>Over 25m (9+ storeys)</td><td>12.0m</td><td>6.0m</td></tr></table> Note: Separation distances between buildings on the same site should combine required building separations depending on the type of rooms. Gallery access circulation should be treated as habitable space when measuring privacy separation distances between neighbouring properties.	Building height	Habitable rooms and balconies	Non-habitable rooms	Up to 12m (4 storeys)	6.0m	3.0m	Up to 25m (5-8 storeys)	9.0m	4.5m	Over 25m (9+ storeys)	12.0m	6.0m	Not Compliant The development has a building height of up to 22m. Therefore a separation of 9.0m is required between habitable rooms and habitable rooms to non-habitable rooms and 4.5m is required between non-habitable rooms. Separations to boundaries are as follows: Note: HB = Habitable Room NH = Non-habitable Room BW = Blank Wall BY = Balcony <ul style="list-style-type: none">Building A – B: 12.0m (HB -N H)Building B– C: 8.0m (HB – BW)Building A – C: 18.0m (HB – HB)Building A – 20 Blaxland: 9.0m (HB – HB)Building A – 2 Hatton: 6.0m (HB – HB)Building C – 2 Hatton: 7.0m (BY – HB)Building C – 4 Hatton: 7.0m (BY – HB)Building C – 6 Hatton: 6.0m (BY/HB – HB)Building C – 8 Hatton: 6.0m (HB – HB) Of the above, Buildings A and C do not comply with the separation distances to the boundaries abutting 2, 4, 6 & 8 Hatton Street. Building separations will require future development of these neighbouring sites to be increased to achieve compliance. This
Building height	Habitable rooms and balconies	Non-habitable rooms											
Up to 12m (4 storeys)	6.0m	3.0m											
Up to 25m (5-8 storeys)	9.0m	4.5m											
Over 25m (9+ storeys)	12.0m	6.0m											

Criteria/Guideline	Comments
	development therefore penalises the development potential of neighbouring properties.
3G Pedestrian Access and entries Do the building entries and pedestrian access connect to and addresses the public domain and are they accessible and easy to identify? Large sites are to provide pedestrian links for access to streets and connection to destinations.	Consistent The development provides level pedestrian access to all floor levels, the communal open space area, and the basement car parking area via lift access.
3H Vehicle Access Are the vehicle access points designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes?	Consistent The development includes one driveway from Blaxland Road. The driveway services the basement car park and loading dock.
3J Bicycle and Car Parking For development in the following locations: <ul style="list-style-type: none"> On sites that are within 80m of a railway station or light rail stop in the Sydney Metropolitan Area; or On land zoned, and sites within 400m of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre. The <i>minimum</i> car parking requirement for residents and visitors is set out in the Guide to Traffic Generating Developments, or the car parking requirement prescribed by the relevant council, whichever is less. The car parking needs for a development must be provided off street. Parking and facilities are provided for other modes of transport. Visual and environmental impacts are minimised.	Satisfactory The site is located with the MU1 Mixed Use zone (formerly the B4 Mixed Use zone). <u>Car Parking</u> Clause 9.3 of the DCP requires the development to provide between 205.8 – 269 off-street parking spaces. This complies with the RDCP parking requirement. All parking is securely located within the basement levels. <u>Motorbike & Bicycle Parking</u> The ADG does not prescribe a required number of motorbike and bicycle parking rates. Instead, parking rates for bicycles are provided for under Part 9.3 of the RDCP 2014. The DCP is also silent on parking rates for motorbikes. The development provides no motorbike parking spaces. Clause 2.7 of Part 9.3 requires “ <i>In every new building, where the floor space exceeds 600m² GFA (except for dwelling houses and multi-unit housing) provide bicycle parking equivalent to 10% of the required car spaces or part thereof</i> ”. Therefore, based upon the total of between 205.8 – 269 spaces, the development would be required to provide for between 20.58 (21) and 26.9 (27) bicycle parking spaces. The development provides for 27 bicycle parking spaces.
Part 4 Designing the Building	

Criteria/Guideline	Comments										
Amenity											
4A Solar and Daylight Access To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space: <ul style="list-style-type: none"> Living rooms and private open spaces of at least 70% of apartments in a building are to receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid-winter; A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid-winter. 	Consistent The development provides for 73.1% (142) of living rooms and private open space which receive a minimum of 2 hours direct sunlight between 9am and 3pm at mid-winter. The development allows for 13.9% (27) of apartments receiving no direct sunlight between 9am and 3pm at mid-winter.										
4B Natural Ventilation The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents by: <ul style="list-style-type: none"> At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at 10 storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed; Overall depth of a cross-over or cross-through apartment must not exceed 18m, measured glass line to glass line. 	Consistent The development provides for 61.3% (119) of apartments having access to natural cross ventilation for dwellings up to 9 storeys. No apartments exceed the 18m depth limit.										
4C Ceiling Heights Measured from finished floor level to finished ceiling level, minimum ceiling heights are: <table border="1" data-bbox="217 1431 793 2011"> <thead> <tr> <th colspan="2">Minimum Ceiling Heights</th></tr> </thead> <tbody> <tr> <td>Habitable rooms</td><td>2.7m</td></tr> <tr> <td>Non-habitable</td><td>2.4m</td></tr> <tr> <td>For two storey apartments</td><td> <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. </td></tr> <tr> <td>Attic spaces</td><td> <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. </td></tr> </tbody> </table>	Minimum Ceiling Heights		Habitable rooms	2.7m	Non-habitable	2.4m	For two storey apartments	<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. 	Attic spaces	<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. 	Consistent The floor to ceiling heights of the single-storey apartments within the development meet the minimum 2.8m for habitable rooms as required by the ADG.
Minimum Ceiling Heights											
Habitable rooms	2.7m										
Non-habitable	2.4m										
For two storey apartments	<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. 										
Attic spaces	<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. 										

Criteria/Guideline	Comments										
<table border="1"> <tr> <td data-bbox="207 275 411 470">If located in mixed used areas</td><td data-bbox="411 275 794 470"> <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. </td></tr> </table>	If located in mixed used areas	<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. 									
If located in mixed used areas	<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>4D Apartment Size and Layout</p> <p>Apartments are required to have the following minimum internal areas:</p> <table border="1"> <thead> <tr> <th>Apartment type</th><th>Minimum internal area</th></tr> </thead> <tbody> <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> </tbody> </table> <p>The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m² each.</p> <p>A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m² each.</p> <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> <p>Habitable room depths are limited to a maximum of 2.5 x the ceiling height.</p> <p>In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window.</p> <p>Master bedrooms have a minimum area of 10m² and other bedrooms 9m² (excluding wardrobe space). Bedrooms have a minimum dimension of 3m (excluding wardrobe space).</p> <p>Living rooms or combined living/dining rooms have a minimum width of:</p> <ul style="list-style-type: none"> 3.6m for studio and 1 bedroom apartments; 4.0m for 2 and 3 bedroom apartments <p>The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts.</p>	Apartment type	Minimum internal area	Studio	35m ²	1 bedroom	50m ²	2 bedroom	70m ²	3 bedroom	90m ²	<p>Not Consistent</p> <p>The development provides the following apartment sizes:</p> <ul style="list-style-type: none"> Studio: None proposed. 1 Bedroom: 50m² to 59m². 2 Bedroom: 75m² to 91m². 3 Bedroom: 92m² to 199m². 4 Bedroom: Nil. <p>The development achieves compliance with the minimum width of living rooms or combined living/dining rooms.</p> <p>All habitable rooms include windows which have a total glass area of not less than 10% the floor area of the room.</p> <p>Master bedrooms have been assessed as having areas (excluding wardrobe space) of between 10.1m² and 12.5m² - all with a minimum dimension of 3.0m.</p> <p>Secondary bedrooms have been assessed as having areas (excluding wardrobe space) of between 9.5m² and 9.9m² - all with a minimum dimension of 3.0m.</p> <p>Living and dining rooms (all units are open plan) have minimum widths of:</p> <ul style="list-style-type: none"> 1 Bedroom: 3.6m. 2+ Bedrooms: 4.0m. <p>The development includes cross-through apartments which have minimum widths of 4.0m with exception to the following:</p> <p>U316 – 3.05m to 3.60m U414 – 3.05m to 3.60m U514 – 3.05m to 3.60m U716 – 3.60m U805 – 3.60m</p>
Apartment type	Minimum internal area										
Studio	35m ²										
1 bedroom	50m ²										
2 bedroom	70m ²										
3 bedroom	90m ²										

Criteria/Guideline	Comments															
<p>4E Private Open Space and Balconies</p> <p>All apartments are required to have primary balconies as follows:</p> <table><tr><th>Dwelling Type</th><th>Min Area</th><th>Min Depth</th></tr><tr><td>Studio</td><td>4m²</td><td>-</td></tr><tr><td>1 bedroom</td><td>8m²</td><td>2m</td></tr><tr><td>2 bedroom</td><td>10m²</td><td>2m</td></tr><tr><td>3+ bedroom</td><td>12m²</td><td>2.4m</td></tr></table> <p>The minimum balcony depth to be counted as contributing to the balcony area in 1.0m.</p> <p>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 15m² and a minimum depth of 3m.</p>	Dwelling Type	Min Area	Min Depth	Studio	4m ²	-	1 bedroom	8m ²	2m	2 bedroom	10m ²	2m	3+ bedroom	12m ²	2.4m	<p>Consistent</p> <p>The development achieves compliance with minimum balcony depths and areas.</p>
Dwelling Type	Min Area	Min Depth														
Studio	4m ²	-														
1 bedroom	8m ²	2m														
2 bedroom	10m ²	2m														
3+ bedroom	12m ²	2.4m														
<p>4F Common Circulation and Spaces</p> <p>The maximum number of apartments off a circulation core on a single level is eight.</p> <p>For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40.</p>	<p>Consistent</p> <p>The development provides the following number of apartments per circulation core:</p> <ul style="list-style-type: none">• Building A: 5 to 7• Building B: 4 to 5• Building C: 7															
<p>4G Storage</p> <p>In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:</p> <table><tr><th>Dwelling Type</th><th>Storage size volume</th></tr><tr><td>Studio apartments</td><td>4m³</td></tr><tr><td>1 bedroom apartments</td><td>6m³</td></tr><tr><td>2 bedroom apartments</td><td>8m³</td></tr><tr><td>3+ bedroom apartments</td><td>10m³</td></tr></table> <p>At least 50% of the required storage is to be located within the apartment.</p>	Dwelling Type	Storage size volume	Studio apartments	4m ³	1 bedroom apartments	6m ³	2 bedroom apartments	8m ³	3+ bedroom apartments	10m ³	<p>Consistent</p> <p>The development is required to provide the following storage:</p> <ul style="list-style-type: none">• 1 Bedroom: 64 x 6m³ (384m³)• 2 Bedroom: 116 x 8m³ (928m³)• 3 Bedroom: 14 x 10m³ (140m³) <p>Total Storage Required: 1,452m³</p> <p>The development provides 2,263.16m³ storage.</p> <p>Of the above, 50% (1,131.58m³) is located within apartments.</p>					
Dwelling Type	Storage size volume															
Studio apartments	4m ³															
1 bedroom apartments	6m ³															
2 bedroom apartments	8m ³															
3+ bedroom apartments	10m ³															
<p>4H Acoustic Privacy</p> <p>Noise sources such as garage doors, driveways, service areas, plant rooms, building services, mechanical equipment, active communal open spaces and circulation areas should be located at least 3.0m away from bedrooms.</p>	<p>Satisfactory</p> <p>Subject to condition</p> <p>A number of bedrooms are located adjacent to neighbouring living rooms/balconies (circled red on the working drawings). This is not addressed in the Acoustic Report but may be subject to condition for acoustic treatment.</p>															

Criteria/Guideline	Comments										
4J Noise and Pollution Siting, layout and design of the building is to minimise the impacts of external noise and pollution and mitigate noise transmission.	Consistent <u>Noise</u> The development has been designed in a manner to minimise impacts of external noise and to mitigate noise transmission, as discussed elsewhere in this report. <u>Pollution</u> The completed development is unlikely to impact adversely on air quality or alter the microclimate of the area. No details regarding dust control relating to the construction have been provided. These details will be required to be submitted as a condition of consent.										
Configuration											
4K Apartment Mix Ensure the development provides a range of apartment types and sizes that is appropriate in supporting the needs of the community now and into the future and in the suitable locations within the building.	Consistent The development proposes a mix of one, two and three bedroom apartments as follows: <table border="1"> <thead> <tr> <th>Unit Type</th><th>Number</th></tr> </thead> <tbody> <tr> <td>1 Bedroom</td><td>64 (32.9%)</td></tr> <tr> <td>2 Bedroom</td><td>116 (59.9%)</td></tr> <tr> <td>3 Bedroom</td><td>14 (7.2%)</td></tr> <tr> <td>Total</td><td>194</td></tr> </tbody> </table> Given the range of land uses in the local area, it is considered that the development has the capacity to accommodate numerous residents who have opportunities to live and work within the same district. Further to this, the apartments proposed will offer a different housing type and affordability to that of detached housing which is generally seen throughout Ryde.	Unit Type	Number	1 Bedroom	64 (32.9%)	2 Bedroom	116 (59.9%)	3 Bedroom	14 (7.2%)	Total	194
Unit Type	Number										
1 Bedroom	64 (32.9%)										
2 Bedroom	116 (59.9%)										
3 Bedroom	14 (7.2%)										
Total	194										
4M Facades Ensure that building facades provide visual interest along the street and neighbouring buildings while respecting the character of the local area.	Not Consistent See UDRP Comments.										
4N Roof Design Ensure the roof design responds to the street and adjacent buildings and also incorporates sustainability features. Test whether the roof space can be maximised for residential accommodation and open space.	Consistent The proposed roof forms are graduated and sufficiently separated to provide visual relief and architectural interest.										

Criteria/Guideline		Comments
4O Landscape Design Was a landscape plan submitted and does it respond well to the existing site conditions and context.		Not Consistent See Landscape Comments.
4P Planting on Structure When planting on structures, the following are recommended as minimum standards for a range of plant sizes:		Not Consistent See Landscape Comments.
Type	Definition	
Large Trees	12-18m high, up to 16m crown spread at maturity	
Medium Trees	8-12m high, up to 8m crown spread at maturity	
Small trees	6-8m high, up to 4m crown spread at maturity	
Shrubs		
Ground Cover		
Turf		
4S Mixed Use Can the development be accessed through public transport and does it positively contribute to the public domain? Non-residential uses should be located on lower levels of buildings in areas where residential use may not be appropriate or desirable.		Consistent The site is close to public transport and has ready access to services and amenities. The proposed development appropriately utilises existing infrastructure whilst providing new higher density residential accommodation on a well located and serviced site.
4T Awning and Signage Locate awnings along streets with high pedestrian activity, active frontages and over building entries. Awnings are to complement the building design and contribute to the identity of the development.		Consistent The development does not include awnings. Signage is not a subject of this proposal and will be addressed in a separate development application if required.

Criteria/Guideline	Comments
Signage must respond to the existing streetscape character and context.	
Performance	
4U Energy Efficiency Have the requirements in the BASIX certificate been shown in the submitted plans?	Consistent The BASIX Certificate submitted with the application indicates that the development will achieve the target scores for water, energy usage while Thermal Comfort will achieve a target pass. A NatHERS Certificate was not submitted with the application.
4V Water Management and Conservation Has water management taken into account all the water measures including water infiltration, potable water, rainwater, wastewater, stormwater and groundwater?	Not consistent See Development Engineer contentions and Landscape Comments.
4W Waste Management Supply waste management plans as part of the development application demonstrating safe and convenient collection and storage of waste and recycling.	Not Consistent The application includes a Waste Management Plan which details the location of garbage rooms, the method of disposing of waste and recycling. See Waste Management Contentions.
4X Building Maintenance Incorporates a design and material selection that ensures the longevity and sustainability of the building.	Consistent The application includes a Schedule of Materials and Finishes which ensures the longevity and sustainability of the building.