

# 23 Fisher Rd, Dee Why

Apartment Design Criteria (ADG)

Table – Apartment Design Guide Criteria		
Clause No.	Clause	Assessment
Building separation	<p>Up to four storeys/12 metres</p> <ul style="list-style-type: none"> <li>12 metres between habitable rooms/balconies</li> <li>9 metres between habitable/balconies and non-habitable rooms</li> <li>6 metres between non-habitable rooms</li> </ul> <p>Five to eight storeys/up to 25 metres</p> <ul style="list-style-type: none"> <li>18 metres between habitable rooms/balconies</li> <li>12 metres between habitable rooms/balconies and non-habitable rooms</li> </ul> <p>9 metres between non-habitable rooms</p>	<p><b>Does not comply</b></p> <p>The proposed development has a minor non-compliance with the building separation requirements. At level 5, there are points between Building A and Building B where balconies are fronting each other and distanced by 12m where 18m is required. It is noted that these balconies are in excess of their size requirements and if the balconies were to be reduced to the minimum requirement, the separation controls could be met. It is considered to be a better outcome to provide larger balconies for residents given the building envelope allows for this and it will improve amenity.</p>
	<p>Minimum distances from side and rear setbacks is required:</p> <p>Up to four storeys/12 metres</p> <ul style="list-style-type: none"> <li>6 metres to habitable rooms/balconies</li> <li>3 metres to non-habitable rooms</li> </ul> <p>Five to eight storeys/up to 25 metres</p> <ul style="list-style-type: none"> <li>9 metres to habitable rooms/balconies</li> <li>4.5 metres to non-habitable rooms</li> </ul>	<p><b>Complies</b></p> <p>The site is a corner site and only shares a boundary to the north, where an adequate setback of at least 9m has been provided.</p>
Deep soil zones	<p>Minimum of 7% of a site should be a deep soil zone with the following minimum dimensions:</p> <ul style="list-style-type: none"> <li>650sqm-1500sqm – 3m</li> </ul>	<p><b>Complies</b></p> <p>The proposed development provides approximately 15% of site area for deep soil zones (1,600m<sup>2</sup>)</p>

Communal and Open space	25% - 30% of site area should be devoted to communal open space.	<b>Complies</b> Communal parkland provided throughout site and amounts to 30% of the site area (3,200m <sup>2</sup> ).
Vehicle access	Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes.	<b>Complies</b> Vehicle access is provided from Fisher Road off the existing roundabout for residential vehicles, and a second single lane service driveway is provided on the northern end of Fisher Road.
Parking	Parking and facilities are provided for other modes of transport	<b>Complies</b> On-site parking is provided for vehicles and bicycles in the basement levels.
Pedestrian access	Access, entries and pathways are accessible and easy to identify.	<b>Complies</b> Two pedestrian entries are provided directly from Fisher Road to access Buildings B and C. Two pedestrian entries are provided to Building A from the pedestrian path through the site from Fisher Road.
Apartment layout	Habitable room depths are limited to a maximum of 2.5 x the ceiling height.	<b>Complies</b>
	In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window.	<b>Minor noncompliance</b> Additional depths of 9.2 to 10.5m provided in 8 apartments.
	The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts.	<b>Complies</b>

	<p>Living rooms or combined living/dining rooms have a minimum width of:</p> <ul style="list-style-type: none"> <li>• 3.6m for studio and 1 bedroom apartments</li> <li>• 4m for 2 and 3 bedroom apartments</li> </ul>	<b>Complies</b>
	<p>Master bedrooms have a minimum area of 10m<sup>2</sup> and other bedrooms 9m<sup>2</sup> (excluding wardrobe space).</p>	<b>Complies</b>
	<p>Bedrooms have a minimum dimension of 3m (excluding wardrobe space).</p>	<b>Complies</b>
	<p>Minimum Apartment sizes:</p> <ul style="list-style-type: none"> <li>• 50m<sup>2</sup> for one bedrooms;</li> <li>• 70m<sup>2</sup> for two bedrooms; and</li> <li>• 90m<sup>2</sup> for three bedrooms.</li> </ul> <p>Note: An additional 5m<sup>2</sup> is required for each additional bathroom.</p>	<b>Complies</b>
Balconies	<p>Apartments are to have the following balcony dimensions:</p> <ul style="list-style-type: none"> <li>• 1br – 8sqm with min. 2m depth</li> <li>• 2br – 10sqm with min. 2m depth</li> <li>• 3br – 12sqm with min. 2.4m depth</li> </ul>	<p><b>Does not comply</b></p> <p>Private open space sizes not met for: Building A – 7 units (all 2 beds with 9m<sup>2</sup> POS)</p>
Ceiling heights	<p>Minimum ceiling heights are as follows:</p> <ul style="list-style-type: none"> <li>• 2.7m for habitable rooms</li> <li>• 2.4m for non-habitable rooms</li> <li>• double storey apartments – 2.7m for main living area, 2.4m for second floor where its area does not exceed 50% of the apartment area</li> <li>• attic spaces – 1.8m at edge of room with a minimum 30degree slope</li> </ul>	<b>Complies</b>

	<ul style="list-style-type: none"> <li>in mixed use areas – 3.3m for ground and first floor</li> </ul>	
Internal circulation	The maximum number of apartments off a circulation core on a single level is eight.	<b>Complies</b>
Storage	<ul style="list-style-type: none"> <li>Studio apartments require 4sqm of storage area</li> <li>One bedroom dwellings require 6m<sup>3</sup> of storage area</li> <li>Two bedroom dwellings require 8m<sup>3</sup> of storage area.</li> <li>Three bedroom dwellings require 10m<sup>3</sup> of storage area.</li> </ul> <p>50% of the required storage is to be provided within each apartment.</p>	<b>Complies</b> All apartments meet storage requirements
Daylight access	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.	<b>Complies</b> A total of 72.73% of apartments achieve the solar access requirement.
	A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter.	<b>Complies</b> A total of 13.64% of apartments achieve no direct sunlight in midwinter.
	Daylight access is maximised where sunlight is limited	<b>Complies</b>
	Design incorporates shading and glare control, particularly for warmer months	<b>Complies</b>
Natural ventilation	At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten 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	<b>Complies</b> 72.73% of apartments are cross-ventilated.

	fully enclosed.	
	Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line.	<b>Complies</b>
	All habitable rooms are naturally ventilated	<b>Complies</b>