

BETTER APARTMENT DESIGN GUIDELINE ASSESSMENT TABLE

17/10/2018  
REVISION C

Project Name : 44 OXFORD STREET & 16 LANGRIDGE ST, COLLINGWOOD		Date : 17/10/2018				
ITEM	BAD standard	Compliance to BADs	Apt. Compliant	Apt. not compliant	Apt. Not applicable	Notes
	Released 17/12/2016, effective March 2017		Please refer to drawings TP1.120-TP1.128 for further information on the			
FUNCTIONAL LAYOUT	<b>Minimum dimension</b>					
	Main bedroom - 3m x 3.4m	45/45 Dwellings achieve compliance  100 % of compliance	3.01, 3.02, 3.03, 3.04, 3.05, 4.01, 4.02, 4.03, 4.04, 4.05, 4.06, 4.07, 4.08, 4.09 5.01, 5.02, 5.03, 5.04, 5.05, 5.06, 5.07, 5.08, 5.09, 6.01, 6.02, 6.03, 6.04, 6.05 6.06, 6.07, 6.08, 7.01, 7.02, 7.03, 7.04, 7.05, 7.06, 7.07, 7.08, 8.01, 8.02, 8.03 8.04, 8.05, 8.06	nil	nil	
	Other bedroom - 3m x 3m	45/45 total dwellings achieve minimum dimensions 100 % of compliance	3.01, 3.02, 3.03, 3.04, 3.05, 4.01, 4.03, 4.04, 4.05, 4.06, 4.07, 4.09, 5.01, 5.03 5.04, 5.05, 5.06, 5.07, 5.09, 6.01, 6.02, 6.03, 6.04, 6.05, 6.06, 6.08, 7.01, 7.02 7.03, 7.04, 7.05, 7.06, 7.08, 8.01, 8.02, 8.03, 8.04, 8.05, 8.06	nil	4.02, 4.08, 5.02, 5.08, 6.07, 7.07	Not applicable comments are single bedroom units
	Living room width - S/1B - 3.3m, 2B/3B - 3.6m	45/45 total dwellings achieve minimum width 100 % of compliance	3.01, 3.02, 3.03, 3.04, 3.05, 4.01, 4.02, 4.03, 4.04, 4.05, 4.06, 4.07, 4.08, 4.09 5.01, 5.02, 5.03, 5.04, 5.05, 5.06, 5.07, 5.08, 5.09, 6.01, 6.02, 6.03, 6.04, 6.05 6.06, 6.07, 6.08, 7.01, 7.02, 7.03, 7.04, 7.05, 7.06, 7.07, 7.08, 8.01, 8.02, 8.03 8.04, 8.05, 8.06	nil	nil	
	Living room area - 1B 10m2, 2B/3B 12m2	45/45 total dwellings achieve minimum area 100 % of compliance	3.01, 3.02, 3.03, 3.04, 3.05, 4.01, 4.02, 4.03, 4.04, 4.05, 4.06, 4.07, 4.08, 4.09 5.01, 5.02, 5.03, 5.04, 5.05, 5.06, 5.07, 5.08, 5.09, 6.01, 6.02, 6.03, 6.04, 6.05 6.06, 6.07, 6.08, 7.01, 7.02, 7.03, 7.04, 7.05, 7.06, 7.07, 7.08, 8.01, 8.02, 8.03 8.04, 8.05, 8.06	nil	nil	
ROOM DEPTH	2.5m : 1 Room Depth to Ceiling 9m max depth permitted, if open plan layout, 2.7m ceiling, kitchen at the rear	45/45 total dwellings have achieve minimum room depth. 100 % compliance All rooms have max depth of 9m Min ceiling height to living area 2.7	3.01, 3.02, 3.03, 3.04, 3.05, 4.01, 4.02, 4.03, 4.04, 4.05, 4.06, 4.07, 4.08, 4.09 5.01, 5.02, 5.03, 5.04, 5.05, 5.06, 5.07, 5.08, 5.09, 6.01, 6.02, 6.03, 6.04, 6.05 6.06, 6.07, 6.08, 7.01, 7.02, 7.03, 7.04, 7.05, 7.06, 7.07, 7.08, 8.01, 8.02, 8.03 8.04, 8.05, 8.06	nil	nil	
WINDOWS	A window in a habitable room should be located in an external wall. A window may provide d; a bedroom from a smaller area, min 1.2m wide, depth a max 1.5m x width, window clear to the sky.	100 % of compliance	3.01, 3.02, 3.03, 3.04, 3.05, 4.01, 4.02, 4.03, 4.04, 4.05, 4.06, 4.07, 4.08, 4.09 5.01, 5.02, 5.03, 5.04, 5.05, 5.06, 5.07, 5.08, 5.09, 6.01, 6.02, 6.03, 6.04, 6.05 6.06, 6.07, 6.08, 7.01, 7.02, 7.03, 7.04, 7.05, 7.06, 7.07, 7.08, 8.01, 8.02, 8.03 8.04, 8.05, 8.06	nil	nil	
STORAGE	<b>Min total storage request/ Min inside unit</b> S - 8/5m3  1B - 10/6m3 2B - 14/9m3 3B - 18/12m3	45/45 total dwellings achieve minium storage request 100% compliance  Note: Apartments with storage cages to meet min requirements are as follows. TYPE A TYPE H : TYPE V : TOTAL storage cages to units 10	3.01, 3.02, 3.03, 3.04, 3.05, 4.01, 4.02, 4.03, 4.04, 4.05, 4.06, 4.07, 4.08, 4.09 5.01, 5.02, 5.03, 5.04, 5.05, 5.06, 5.07, 5.08, 5.09, 6.01, 6.02, 6.03, 6.04, 6.05 6.06, 6.07, 6.08, 7.01, 7.02, 7.03, 7.04, 7.05, 7.06, 7.07, 7.08, 8.01, 8.02, 8.03 8.04, 8.05, 8.06	nil	nil	
NOISE IMPACT	Minimise noise transmission; take account of layout of adjoining dwellings and location of mechanical plant, building services, other. Noise sources should not be located near bedrooms. Archieve: Not greater than 35dB for Bedrooms Not greater than 40dB for living Areas.	Addressed in building layout. Acoustic details will comply with BCA requirements.				
ENERGY EFFICIENCY	Orientation appropriate for solar energy Do not unreasonably reduce adjoining solar access  Max Cooling Load (Climate Zone 21) 30MJ/m2	Addressed in building layout in accordance with the Development Plan building envelope requirements. Max cooling load will comply with BCA requirements.				
SOLAR ACCESS TO COMMUNAL OUTDOOR OPEN SPACE	Space should be on North side if appropriate  50% of space to have 2 Continuous Hours of direct sunlight 9am - 3pm on 21 June.	Communal outdoor open space located on roof. Northern access allows continuous access of daylight				

<b>NATURAL VENTILATION</b>	At least 40% of dwellings to have natural cross ventilation with max 18m breeze path, measured between openings on different orientations.	28/45 total dwellings have natural cross ventilation = 100% compliance > 62.22%, in compliance	3.01, 3.02, 3.03, 3.05, 4.01, 4.05, 4.06, 4.07, 4.09, 5.01, 5.05, 5.06, 5.07, 5.09 6.01, 6.04, 6.05, 6.06, 6.08, 7.01, 7.04, 7.05, 7.06, 7.07, 7.08, 8.01, 8.02, 8.03 8.04, 8.05, 8.06	3.04, 4.02, 4.03, 4.04, 4.08, 5.02, 5.03, 5.04, 5.08, 6.02, 6.03, 6.07, 7.02, 7.03, 7.07, 8.02, 8.04	nil	
<b>PRIVATE OPEN SPACE</b>	<b>Area/ Min dimensions:</b> 25m2/ 3m at Ground level 15m2/ 3m at Podium level 10m2/ 2m at Roof level Balconies (not including AC units)- 1B = 8m2 / 1.8m2, 2B = 8m2/ 2m, 3B = 12m2 / 2.4m	42/45 total dwellings have achieve minimum balcony area 93.33 % compliance	3.01, 3.02, 3.03, 3.04, 3.05, 4.01, 4.03, 4.04, 4.05, 4.06, 4.07, 4.08, 4.09, 5.01 5.03, 5.04, 5.05, 5.06, 5.07, 5.08, 5.09, 6.01, 6.02, 6.03, 6.04, 6.05, 6.06, 6.07 6.08, 7.01, 7.02, 7.03, 7.04, 7.05, 7.06, 7.07, 7.08, 8.01, 8.02, 8.03, 8.05, 8.06	4.02, 5.02, 8.04	nil	Refer to TP1.122 Type G & TP1.27 Type V for comments on non compliant apartments
<b>COMMUNAL OPEN SPACE</b>	Where > 40apts, require lesser of 2.5m2/dwellings or 250m2	233m <sup>2</sup> PROVIDED TO ROOFTOP TERRACE. (SURPLUS OF 120.5m <sup>2</sup> )				
<b>LANDSCAPING</b>	<b>Deep Soil Areas</b> 750 - 1000m2 / -1500m2 / -2500m2 / >2500m2 Min dimension 4m/ 5m/ 6m % of Site Area 5% / 7.5% / 10% / 15% Alternatives if this cannot be achieved. 1 medium tree / 50m2 deep soil or 1 large tree.	Not applicable . Existing street trees retained on site				
<b>ACCESSIBILITY</b>	At least 50 % of dwellings should achieve: 850mm CLEAR entrance and main bedroom door.  Min 1.2m wide circulation to main bedroom, adaptable  bathroom and living area. At least one adaptable bathroom that meets Table 1 specifications.	100 % of dwellings comply (45 out of 45) 100 % doors comply (45 out of 45)  100 % of circulations comply (45 out of 45)  100 % of bathrooms comply (45 out of 45)	3.01, 3.02, 3.03, 3.04, 3.05, 4.01, 4.02, 4.03, 4.04, 4.05, 4.06, 4.07, 4.08, 4.09 5.01, 5.02, 5.03, 5.04, 5.05, 5.06, 5.07, 5.08, 5.09, 6.01, 6.02, 6.03, 6.04, 6.05 6.06, 6.07, 6.08, 7.01, 7.02, 7.03, 7.04, 7.05, 7.06, 7.07, 7.08, 8.01, 8.02, 8.03 8.04, 8.05, 8.06	nil	nil	
<b>DWELLING ENTRY &amp; INTERNAL CIRCULATION</b>	Entries to dwellings and buildings to be clearly visible, identifiable, provide shelter.  Distinguish between residential and non residential entrances. Provide windows to entrances, lift lobby, stairwell. Corridors to have natural light, avoid intrusion of services, maintain clear sightlines.	Residential & Hotel Entry located on opposing ends of development  Residential entry provided with shelter. Hotel entry set back from property line for an external entry Complies				
<b>WASTE MANAGEMENT</b>	Bin room adequate size. Bin room easily accessible. Collection, Storage and Separation. Collection, Storage and Reuse garden waste. Waste vehicle circulation space. Adequate internal apartment storage for waste.	Refer to Waste management plan for information				
<b>WATER MANAGEMENT</b>	Collect rainwater for Reuse. Designed for 'best practice' guidelines. Maximise flows to permeable/ treatment areas.	Building services engineer & ESD engineer to confirm				