

APPENDIX 12

MINIMUM RESIDENTIAL APARTMENT STANDARDS

4 35

Plan modification annotations - key



Indicates where content is affected by proposed plan modification x.
Refer to plan modification folder or website for details.



Indicates where the content is part of plan modification x, which is
subject to appeal.

Underlined content to be inserted.

~~Struck through~~ content to be deleted.





MINIMUM RESIDENTIAL APARTMENT STANDARDS

A MATRIX OF MINIMUM GROSS FLOOR AREAS (IN M²) FOR COMPONENTS OF VARIOUS RESIDENTIAL APARTMENT TYPES

	Living	Kitchen/ Eat	Bedrm. 1	Bedrm. 2	Bedrm. 3	Bathrm. 1	Bathrm. 2	Laundry	WR+Entry	Balcony	TOTAL	ROUNDED
Studio	11.00	5.10	9.00	0.00	0.00	3.00	0.00	0.84	0.72 + 0.36	5.00	35.02	35.00m ²
1 bed	15.00	10.80	9.00	0.00	0.00	3.00	0.00	0.84	1.08 + 0.36	5.00	45.08	45.00m ²
2 bed ¹	24.00	13.20	9.00	9.00	0.00	3.00	0.00	1.26	2.16 + 0.36	8.00	69.98	70.00m ²
3+ bed ²	28.00	16.20	9.00	9.00	9.00	3.00	3.00	1.26	3.24 + 0.36	8.00	90.06	90.00m ²

Note:

- a) The rounded off figures for the minimum gross floor areas in the extreme right hand column result in a Studio which is 50% of the floor area of a 2 bedroom unit and a 1 bedroom unit which is 50% of the floor area of a 3 bedroom unit. This has the advantage of producing two sets of compatible modules, which will each promote flexibility in the mix of apartment types within the same structural grid, and provide potential commonalities in their respective dimensions for use when articulating building elevations.
 - b) The above minimum component areas shall be provided for each type of apartment, except as provided in (c) below.
 - c) If a balcony of the required minimum size is ~~not~~ provided, the minimum gross floor area of the residential apartment can be reduced by subtracting the required balcony area from the total rounded area. 35
 - d) Where non permanent accommodation is not self contained only the minimum gross floor area standard for bedrooms shall apply. 35
- 1 The minimum gross floor area for a 2 bedroom residential apartment indicated in the table above includes the minimum of only one bathroom (it would be 73m² for a two bedroom two bathroom apartment).
 - 2 The minimum gross floor area for a 3 bedroom residential apartment indicated in the table above includes a minimum of two bathrooms.



B FLOOR TO CEILING HEIGHT

- i) The minimum floor to ceiling height for habitable rooms (including servicing) shall be 2.4m except that the consent authority may consider a lower floor to ceiling height for part of an apartment to accommodate multi-level or split-level apartments, mezzanines and the like. In such cases at least 50% of the apartment floor area must comply with the minimum 2.4m floor to ceiling height requirements.
- ii) Kitchens, bathrooms, hallways, toilets, lobbys, laundries and service areas: 2.3m minimum floor to ceiling height.

C MINIMUM WIDTHS OF COMMON CIRCULATION CORRIDORS

- i) The minimum width of common area corridors shall be 1.5m.
- ii) The minimum width of a corridor/lobby space immediately adjacent to the lift shall be 2.7m, measured at 90 degrees to the lift doors, for the full combined width of the lift doors.

D MINIMUM DAYLIGHT STANDARDS

- i) Accommodation units shall be designed to achieve the following minimum daylight standards:
 - a) Living rooms and living/dining areas - a total clear glazed area of exterior wall no less than 20% of the floor area of that space.
 - b) Bedrooms - a minimum of one bedroom with a total clear glazed area of exterior wall no less than 20% of the floor area of that space.
 - c) No more than one bedroom in an apartment may rely on natural light borrowed from another naturally lit room provided:
 - i) the maximum distance of the bedroom from the natural light source window shall be 6m; and
 - ii) the minimum total clear glazed area of the light source shall be no less than 20% of the floor area of the bedroom.
 - d) Entrance halls, kitchens, kitchen/dining rooms, bathrooms, toilets, and laundries - may rely on borrowed or artificial light however where such

building elements contain a window placed in an exterior wall parallel to a site boundary, other than the street boundary, then that window/wall shall be set back from the boundary by a minimum of 1m.

E BALCONIES/DECKS/TERRACES

- i) Where balconies are provided the minimum required floor area of a balcony/deck/terrace (as specified in the above table) shall be directly accessible from the primary living room/space and can be included in the calculation of the minimum gross floor area required for each apartment type. Where a balcony is not provided, the area specified in the table above can be deducted from the minimum apartment size standards. Note the other minimum module sizes must still be met.

F STORAGE OUTSIDE THE APARTMENT BUT WITHIN THE BUILDING

- i) In addition to the minimum internal storage and a wardrobe space specified above, all apartments shall have a secure storage space or locker elsewhere in the building a minimum of 1.8m long by 0.9m high by 0.6m deep.

G APARTMENT MIX

- i) In any one residential apartment building containing in excess of 20 residential units, the combined number of one bedroom units and studios shall not exceed 70% of the total number of apartments within the building

