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ADG SEPP65 Compliance Table																
124 Forest Rd, Hurstville																
Revision B 30.07.21																
Section	Objective	Design Criteria	Compliance Y/N	Comments												
3D Communal & Public Open Space	3D-1.1	Communal open space has a minimum area equal to 25% of the site.	Y - Exceeds Min. Control	Site area = 5,414.9 sqm. 25% = 1,353.73 sqm required Total Communal Open Space Provided = 1,490 sqm Level 1 Courtyard = 1,036 sqm Level 5 Building A Podium Terrace = 89 sqm Level 11 Building B Rooftop = 365 sqm												
	3D-1.2	Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid winter)	Y Exceeds Min. Control	Refer Shadow Diagrams DA28 & DA29 Sun Eye Views. Level 1 Courtyard = 3+ Hrs (10am-2pm) direct sunlight to over 50% principal usable part Level 11 Rooftop = Direct Sunlight all day												
3E Deep Soil Zones	3E-1.1	Deep soil zones are to meet the following minimum requirements: <table><tr><th>Site area</th><th>Minimum dimensions</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>3m</td></tr><tr><td>greater than 1,500m²</td><td>6m</td></tr><tr><td>greater than 1,500m² with significant existing tree cover</td><td>6m</td></tr></table>	Site area	Minimum dimensions	Deep soil zone (% of site area)	less than 650m²	-	7%	650m² - 1,500m²	3m	greater than 1,500m²	6m	greater than 1,500m² with significant existing tree cover	6m	Y Exceeds Min. Control	Site area = 5,414.9 sqm 7% = 379 sqm required 6m wide deep soil zone along L1 Boundary = 657 sqm
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less than 650m²	-	7%														
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greater than 1,500m² with significant existing tree cover	6m															
3F Visual Privacy	3F-1.1	Separation between windows and balconies is provided to ensure visual privacy is achieved. 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>6m</td><td>3m</td></tr><tr><td>up to 25m (5-8 storeys)</td><td>9m</td><td>4.5m</td></tr><tr><td>over 25m (9+ storeys)</td><td>12m</td><td>6m</td></tr></table> <p>Note: Separation distances between buildings on the same site should combine required building separations depending on the type of room (see figure 3F.2) Gallery access circulation should be treated as habitable space when measuring privacy separation distances between neighbouring properties</p>	Building height	Habitable rooms and balconies	Non-habitable rooms	up to 12m (4 storeys)	6m	3m	up to 25m (5-8 storeys)	9m	4.5m	over 25m (9+ storeys)	12m	6m	Y Complies with Control	6 & 12m side boundary setbacks The proposed building separations at Wright St & Hudson St between the existing apartment buildings & proposed buildings achieves complying building separation based on the current existing conditions / layout - Refer attached DA2 Forest Road Setback Diagram Level 5 - 13 At Level 5 and above a full 12m setback to the boundary has been proposed rather than incorporating a second (9m)step in built for. This is justified as: - As per the ADG Design guidance, one step in built form as the height increases is desirable to avoid a 'ziggurat' appearance.
Building height	Habitable rooms and balconies	Non-habitable rooms														
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3J Bicycle & Car Parking	3J-1.1	For development in the following locations: <ul style="list-style-type: none">on sites that are within 800 metres of a railway station or light rail stop in the Sydney Metropolitan Area; oron land zoned, and sites within 400 metres of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre the minimum 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	Y	Refer to Traffic Report												
4A Solar & Daylight Access	4A-1.1	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	Y	151 apartments of 213 achieve 2+ hrs direct sunlight in mid winter = 71%												
	4A-1.2	In all other areas, living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3 pm at mid winter	N/A													
	4A-1.3	A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter	Y	28 apartments of 213 receive no direct sunlight in mid winter = 13%												
4B Natural Ventilation	4B-3.1	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 fully enclosed	Y	101 of 168 apartments 60% (in the first 9 storeys of building) are cross ventilated. 8 of these apartments are naturally cross-ventilated through the open corridor, with a large 2:1 building intent (4.15m wide and 2.1m deep) to facilitate air flow. A high level operable window is proposed (with auto fire closer).												
	4B-3.2	Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line	Y	8 x Building B cross through apartments = 11m deep												
4C Ceiling Heights	4C-1.1	Measured from finished floor level to finished ceiling level, minimum ceiling heights are: <table><tr><th colspan="2">Minimum ceiling height for apartment and mixed use buildings</th></tr><tr><td>Habitable rooms</td><td>2.7m</td></tr><tr><td>Non-habitable</td><td>2.4m</td></tr><tr><td>For 2 storey apartments</td><td>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>1.8m at edge of room with a 30 degree minimum ceiling slope</td></tr><tr><td>If located in mixed used areas</td><td>3.3m for ground and first floor to promote future flexibility of use</td></tr></table>	Minimum ceiling height for apartment and mixed use buildings		Habitable rooms	2.7m	Non-habitable	2.4m	For 2 storey apartments	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	1.8m at edge of room with a 30 degree minimum ceiling slope	If located in mixed used areas	3.3m for ground and first floor to promote future flexibility of use	Y	2.7m ceiling to living & bedroom, 2.4m ceiling to bathrooms. Level 1 retail ceiling heights 3.3m or higher.
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4D Apartment Size & Layout	4D-1.1	Apartments are required to have the following minimum internal areas:	Y	All apartments achieve or exceed min. internal areas
	4D-1.2	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	Y	Open plan laundry / storage area = non-habitable room. Combination of light borrowed from living space & artificial lighting req.
	4D-2.1	Habitable room depths are limited to a maximum of 2.5 x the ceiling height	Y	Dimensions & labels added to typical plans - Rev.2
	4D-2.2	In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window	Y	
	4D-3.1	Master bedrooms have a minimum area of 10m² and other bedrooms 9m² (excluding wardrobe space)	Y	
	4D-3.2	Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	Y	
	4D-3.3	Living rooms or combined living/dining rooms have a minimum width of: <ul style="list-style-type: none">3.6m for studio and 1 bedroom apartments4m for 2 and 3 bedroom apartments	Y	
	4D-3.4	The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts	Y	
4E Private Open Space & Balconies	4E-1.1	All apartments are required to have primary balconies as follows:	Y	
	4E-1.2	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	N/A	
4F Common Circulation & Spaces	4F-1.1	The maximum number of apartments off a circulation core on a single level is eight. Where design criteria 1 is not achieved, no more than 12 apartments should be provided off a circulation core on a single level	Y	Max. 12 apartments off 1 core
	4F-1.2	For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40	Y	All apartments have access to 2 x lifts
4G Storage	4G-1.1	In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:	Y	At least 50% of storage is located in apartments, with a dedicated storage cage for all apartments in the basement.