

SEPP65 OVERALL COMPLIANCE ANALYSIS

BUILDING CONFIGURATION				Total Unit	98 units
LEVEL	Dual Aspect Apartments	South Facing Single Aspect Apartments	2 Hours Sun to Living & Open Space	Cross Ventilated Apartments	Naturally Ventilated Kitchens
Level 1	5	2	11	11	4
Level 2	5	2	11	11	4
Level 3	5	2	12	11	4
Level 4	3	2	12	9	3
Level 5	3	2	12	9	3
Level 6	8		14	14	5
Level 7	8	-	8	8	2
TOTAL UNITS	37	10	80	73	25
TOTAL %	37.70%	10.00%	81.60%	74.50%	25.50%
COMPLIANCE	no limit	Max. 10%	Min. 70%	Min. 60%	Min. 25%

Minimum required (sqm)	Minimum proposed (sqm)	Maximum proposed (sqm)
1 Bed 50 sqm	50	50
2 Bed 70 sqm	85	91
3 Bed 95 sqm	115	130.56

Minimum Ceiling Height	Minimum required	Minimum proposed
Habitable Rooms	2.7m	2.7m (TBA)
Non Habitable Rooms	2.4m	2.4m

Storage	Required	
Storage is to be provided in addition to kitchen cupboards & wardrobes		Most storage provided in basement
1 Bed Unit	6 m3	refer to Unit Analysis Table
2 Bed Unit	8 m3	
3 Bed Unit	10 m3	

Minimum Balcony Depth	Minimum proposed	Maximum proposed
Primary Balcony (2m minimum)	2 m	3.15 m
Secondary Balcony (no requirement)	no requirement	2 m

Building Separation	Proposed separation	
0-12m High	12m	11m
12-25m High	18m	to boundary
25m+ High	24m	to boundary

Building Depth	Proposed Depth Max
10-18m max	range 11.4m – 18.7 m

Open Space	Site Area (sqm)	Proposed Open Space (sqm)
25-30% of Site Area	2965.73	ground fl = 822.33
		first fl podium = 150
		TOTAL = 972.33 (32,7%)

Deep Soil Zone	Required Open Space (sqm)	Proposed Deep Soil (sqm)
25% of the Open Space	972.33	–
Exemption in urban environment to further SEE		

Site Amenity (Safety)	Proposed Safety Measure
provide safety amenity	Complies. Safety roller doors to basement. Relevant surveillance will be conducted on site

Visual Privacy	Proposed Visual Privacy
reasonable level of privacy externally & internally during day & night	privacy louvres & high windows provided

UNIT ANALYSIS

Unit	Number of Bedrooms	Interior (m2)	External (m2)	Storage (m3)	Kitchen (m) distance to natural vent.	Layout Type
1,7,33,49,63,77,91	2	85.49	12.86	TBA	corner	corner
2,18,34,50,64,78,92	2	85.03	11.48	TBA	8	single aspect
3,19,35,51,65,79,93	1	50	9.87	TBA	4.62	single aspect
4,20,36,52,66,80,94	2	85.03	8.12	TBA	8	single aspect
5,21,37,53,67,81,95	2	85.03	8.12	TBA	8	single aspect
6,22,38,54,68,82,96	1	50	9.87	TBA	4.62	single aspect
7,23,39,55,69,83,97	2	85.27	11.48	TBA	8	single aspect
8,24,40,56,70,84,98	2	85.24	12.86	TBA	corner	corner
9,25,41,57,71	2	90.98	15.87	TBA	8	single aspect
10,26,42,58,72,86	2	85.27	24.15	TBA	8	corner
11,27,43,59,73,87	3	130.56	33	TBA	0	corner
12,28,44,60,74,88	2	85.27	21	TBA	8	corner
13,29,45,61,75,89	2	85.44	21	TBA	8	corner
14,30,46,62,76	2	88.15	8.54	TBA	8	single aspect
15,31,47	3	115.08	19.66	TBA	0	corner
16,32,48	3	115.23	17.96	TBA	6.5	corner
85	2	90.98	14.83	TBA	0	corner
90	2	88.27	8.54	TBA	0	corner

SOLAR COMPLIANCE TABLE

REQUIRED - 2 hours minimum on 22 JUNE

LEVEL 1

Unit 01	12.00 pm - 3.00 pm (3 hours)
Unit 02	12.00 pm - 3.00 pm (3 hours)
Unit 03	1.00 pm - 3.00 pm (2 hours)
Unit 04	1.00 pm - 3.00 pm (2 hours)
Unit 05	12.00 pm - 3.00 pm (3 hours)
Unit 06	1.00 pm - 3.00 pm (2 hours)
Unit 07	1.00 pm - 3.00 pm (2 hours)
Unit 08	1.00 pm - 3.00 pm (2 hours)
Unit 09	(no solar access)
Unit 10	(no solar access)
Unit 11	09.00 am - 11.00 am (2 hours)
Unit 12	09.00 am - 12.00 pm (3 hours)
Unit 13	09.00 am - 10.30 am (1.5 hours)
Unit 14	(no solar access)
Unit 15	09.00 am - 10.30 am (1.5 hours)
Unit 16	09.00 am - 12.00 pm (3 hours)

LEVEL 2

Unit 17	12.00 pm - 3.00 pm (3 hours)
Unit 18	12.00 pm - 3.00 pm (3 hours)
Unit 19	1.00 pm - 3.00 pm (2 hours)
Unit 20	1.00 pm - 3.00 pm (2 hours)
Unit 21	12.00 pm - 3.00 pm (3 hours)
Unit 22	1.00 pm - 3.00 pm (2 hours)
Unit 23	1.00 pm - 3.00 pm (2 hours)
Unit 24	1.00 pm - 3.00 pm (2 hours)
Unit 25	(no solar access)
Unit 26	(no solar access)
Unit 27	09.00 am - 11.00 am (2 hours)
Unit 28	09.00 am - 12.00 pm (3 hours)
Unit 29	09.00 am - 10.30 am (1.5 hours)
Unit 30	(no solar access)
Unit 31	09.00 am - 10.30 am (1.5 hours)
Unit 32	09.00 am - 12.00 pm (3 hours)

LEVEL 3

Unit 33	12.00 pm - 3.00 pm (3 hours)
Unit 34	12.00 pm - 3.00 pm (3 hours)
Unit 35	1.00 pm - 3.00 pm (2 hours)
Unit 36	1.00 pm - 3.00 pm (2 hours)
Unit 37	12.00 pm - 3.00 pm (3 hours)
Unit 38	1.00 pm - 3.00 pm (2 hours)
Unit 39	1.00 pm - 3.00 pm (2 hours)
Unit 40	1.00 pm - 3.00 pm (2 hours)
Unit 41	(no solar access)
Unit 42	(no solar access)
Unit 43	09.00 am - 11.00 am (2 hours)
Unit 44	09.00 am - 12.00 pm (3 hours)
Unit 45	09.00 am - 10.30 am (1.5 hours)
Unit 46	(no solar access)
Unit 47	(skylight)
Unit 48	09.00 am - 12.00 pm (3 hours) + (skylight)

LEVEL 4

Unit 49	12.00 pm - 3.00 pm (3 hours)
Unit 50	12.00 pm - 3.00 pm (3 hours)
Unit 51	1.00 pm - 3.00 pm (2 hours)
Unit 52	1.00 pm - 3.00 pm (2 hours)
Unit 53	12.00 pm - 3.00 pm (3 hours)
Unit 54	1.00 pm - 3.00 pm (2 hours)
Unit 55	1.00 pm - 3.00 pm (2 hours)
Unit 56	1.00 pm - 3.00 pm (2 hours)
Unit 57	(no solar access)
Unit 58	(no solar access)
Unit 59	09.00 am - 11.00 am (2 hours)
Unit 60	09.00 am - 1.00 pm (4 hours)
Unit 61	09.00 am - 12.00 pm (3 hours)
Unit 62	09.00 am - 12.30 pm (3.5 hours)

LEVEL 5

Unit 63	12.00 pm - 3.00 pm (3 hours)
Unit 64	12.00 pm - 3.00 pm (3 hours)
Unit 65	1.00 pm - 3.00 pm (2 hours)
Unit 66	1.00 pm - 3.00 pm (2 hours)
Unit 67	12.00 pm - 3.00 pm (3 hours)
Unit 68	1.00 pm - 3.00 pm (2 hours)
Unit 69	1.00 pm - 3.00 pm (2 hours)
Unit 70	1.00 pm - 3.00 pm (2 hours)
Unit 71	(no solar access)
Unit 72	(no solar access)
Unit 73	09.00 am - 11.00 am (2 hours)
Unit 74	09.00 am - 1.00 pm (4 hours)
Unit 75	09.00 am - 12.00 pm (3 hours)
Unit 76	09.00 am - 12.30 pm (3.5 hours)

LEVEL 6

Unit 77	12.00 pm - 3.00 pm (3 hours)
Unit 78	12.00 pm - 3.00 pm (3 hours)
Unit 79	1.00 pm - 3.00 pm (2 hours)
Unit 80	1.00 pm - 3.00 pm (2 hours)
Unit 81	12.00 pm - 3.00 pm (3 hours)
Unit 82	1.00 pm - 3.00 pm (2 hours)
Unit 83	1.00 pm - 3.00 pm (2 hours)
Unit 84	1.00 pm - 3.00 pm (2 hours)
Unit 85	(skylight)
Unit 86	(skylight)
Unit 87	09.00 am - 11.00 am (2 hours) + (skylight)
Unit 88	09.00 am - 1.00 pm (4 hours) + (skylight)
Unit 89	09.00 am - 12.00 pm (3 hours) + (skylight)
Unit 90	09.00 am - 12.30 pm (3.5 hours) + (skylight)

LEVEL 7

Unit 91	12.00 pm - 3.00 pm (3 hours) + (skylight)
Unit 92	12.00 pm - 3.00 pm (3 hours) + (skylight)
Unit 93	1.00 pm - 3.00 pm (2 hours) + (skylight)
Unit 94	1.00 pm - 3.00 pm (4 hours) + (skylight)
Unit 95	12.00 pm - 3.00 pm (3 hours) + (skylight)
Unit 96	1.00 pm - 3.00 pm (2 hours) + (skylight)
Unit 97	1.00 pm - 3.00 pm (2 hours) + (skylight)
Unit 98	1.00 pm - 3.00 pm (2 hours) + (skylight)

TOTAL UNITS RECEIVE MIN. 2 HOURS SOLAR ACCESS = 80 units (81.6 %)

DA-C	ISSUED FOR S96- BASEMENT LAYOUT AMENDED. GROUND FLOOR FLOOR TO CEILING HEIGHT REDUCED.	31/03/2014	YT	AHM	
DA-B	AMENDMENTS AS PER COUNCIL RFI DATED 01/03/2013.	10/04/2013	YT	AHM	
DA-A	ISSUED FOR DEVELOPMENT APPLICATION	15/06/2012	YT	AHM	
DA-P.7	PLANS & ELEVATIONS REVISED. RE-ISSUED TO CONSULTANTS	24/05/2012	YT	AHM	
ISSUE	AMENDMENT				

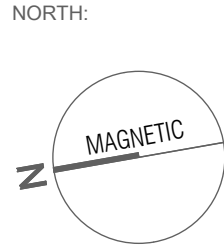
Drawing is NOT VALID or issued for use, unless checked.

Section 96 Application

Original Design:
Zhinar Architects



GENERAL NOTES:
Figured dimensions shall be taken in preference to scaling.
Drawing to be read in conjunction with information on first page.
Check all dimensions and levels on site before commencing work or ordering materials.
All existing ground lines & trees location are approximate, therefore to be verified on-site by the builder.
Any discrepancies to be verified back to Zhinar Architects before proceeding.
All workmanship and materials shall comply with all relevant codes, ordinances, Australian Standards and manufacturer's instructions.
Unless noted 'Issued for Construction', drawing not to be used for construction.
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SHEET TITLE:
SEPP65 Compliance Analysis
DESIGNED: AHM DRAWN: YT COMMENCED: Feb 2014 SCALE: AS NOTED PRINT: A1 SHEET
L.G.A: Auburn City Council
Monday, 31 March 2014 2:13 PM



Mixed Used Development
6-14 Park Road, Auburn
Auburn NSW 2144

JOB No.:
8067 S96- C:31

ISSUE:
C