

APARTMENT DESIGN GUIDE

105 Forest Road & 1A Hill Street, Hurstville

The proposed development is defined as a shop top housing under Chapter 4 of the Housing SEPP and therefore is required to consider the Apartment Design Guidelines. The table below provides an assessment of the proposed development against the relevant sections of the ADG.

No.	SEPP 65 Apartment Design Guide	Compliance
Part 3 – SITING THE DEVELOPMENT		
3A	Site Analysis	
3A-1	<i>Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context.</i>	Yes
3B	Orientation	
3B-1	<i>Building types and layouts respond to the streetscape and site while optimising solar access within the development.</i>	Yes
3B-2	<i>Overshadowing of neighbouring properties is minimised during mid-winter.</i>	Yes
3C	Public Domain Interface	
3C-1	<i>Transition between private and public domain is achieved without compromising safety and security.</i>	Yes
3C-2	<i>Amenity of the public domain is retained and enhanced.</i>	Yes
3D	Communal and Public Open Space	
3D-1	<i>An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping.</i>	
	Design Criteria Communal open space has a minimum area equal to 25% of the site.	Yes 1,539.2m ² (58.45%)
	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).	Yes
3D-2	<i>Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting.</i>	Yes
3D-3	<i>Communal open space is designed to maximise safety.</i>	Yes
3D-4	<i>Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood.</i>	Yes
3E	Deep Soil Zones	
3E-1	<i>Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality.</i>	Yes
	Design Criteria Deep soil zones are to meet the following minimum requirements:	No – Deep soil has not been achieved for the proposed development due to the location of the site being near the Hurstville Town Centre.

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No.	SEPP 65 Apartment Design Guide			Compliance												
			<table border="1"> <thead> <tr> <th>Site area</th> <th>Minimum dimensions</th> <th>Deep soil zone (% of site area)</th> </tr> </thead> <tbody> <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> </tbody> </table>	Site area	Minimum dimensions	Deep soil zone (% of site area)	less than 650m ²	-	7%	650m ² - 1,500m ²	3m	greater than 1,500m ²	6m	greater than 1,500m ² with significant existing tree cover	6m	
Site area	Minimum dimensions	Deep soil zone (% of site area)														
less than 650m ²	-	7%														
650m ² - 1,500m ²	3m															
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greater than 1,500m ² with significant existing tree cover	6m															
3F	Visual Privacy															
3F-1	<i>Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy.</i>															
	Design Criteria	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 border="1"> <thead> <tr> <th>Building height</th> <th>Habitable rooms and balconies</th> <th>Non-habitable rooms</th> </tr> </thead> <tbody> <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> </tbody> </table>		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	Complies
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														
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		Separation distances between buildings on the same site must be as follows: Up to 4 storeys/12 metres <ul style="list-style-type: none"> Habitable Rooms/Balconies to Habitable Rooms/Balconies 12 Habitable Rooms to Non-Habitable Rooms 9 metres Non-Habitable Rooms to Non-Habitable Rooms 6 metres 5 to 8 storeys/up to 25 metres <ul style="list-style-type: none"> Habitable Rooms/Balconies to Habitable Rooms/Balconies 18 metres Habitable Rooms to Non-Habitable Rooms 12 metres Non-Habitable Rooms to Non-Habitable Rooms 9 metres 9 storeys and above/over 25 metres <ul style="list-style-type: none"> Habitable Rooms/Balconies to Habitable Rooms/Balconies 24 metres Habitable Rooms to Non-Habitable Rooms 18 metres Non-Habitable Rooms to Non-Habitable Rooms 12 metres 	No – Same as approved Building separation distance within the site is 12 m from Level 5 to Level 9 between Building B habitable rooms/balconies and Building C habitable rooms/balconies. The proposed development is built on top of approved DA No. 2012/DA-0132 and subsequent modification applications including MOD2017/0033 and MOD2021/0067 which is for a 12-storey mixed use													

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			<p>building with 3-4 storey basement car parking.</p> <p>Separation distances between building on the site remains the same as approved.</p> <p>Reasonable levels of visual privacy are achieved internally via the use of privacy screens over certain balconies. The minimum distance of 12m is considered a reasonable separation.</p>
3F-2	<i>Site and building design elements increase privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space.</i>		Yes
3G	Pedestrian Access and Entries		
3G-1	<i>Building entries and pedestrian access connects to and addresses the public domain.</i>		Yes
3G-2	<i>Access, entries and pathways are accessible and easy to identify.</i>		Yes
3G-3	<i>Large sites provide pedestrian links for access to streets and connection to destinations.</i>		N/A
3H	Vehicle Access		
3H-1	<i>Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes.</i>		Yes – located to the end of Hill St frontage
3J	Bicycle and Car Parking		
3J-1	<i>Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas.</i>		
	Design Criteria	<p>For development in the following locations:</p> <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; or on land zoned, and sites within 400 metres of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre <p>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.</p>	<p>Yes –</p> <p>272 car spaces (including 39 accessible car spaces) provided.</p> <p>Compliant with Traffic Generating</p>

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			Guide. <u>Note:</u> The car parking controls under the Housing SEPP (Infill housing) does not apply; however, it is also complied with.
		The car parking needs for a development must be provided off street.	Yes
3J-2	<i>Parking and facilities are provided for other modes of transport.</i>		Yes
3J-3	<i>Car park design and access is safe and secure.</i>		Yes
3J-4	<i>Visual and environmental impacts of underground car parking are minimised.</i>		Yes
3J-5	<i>Visual and environmental impacts of on-grade car parking are minimised.</i>		Yes
3J-6	<i>Visual and environmental impacts of above ground enclosed car parking are minimised.</i>		Yes
Part 4 – DESIGNING THE BUILDING			
4A	Solar and Daylight Access		
4A-1	<i>To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space.</i>		
	Design Criteria	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.	Yes 77.54% (145 units)
		A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid-winter.	Yes 13.33% (25 units)
4A-2	<i>Daylight access is maximised where sunlight is limited.</i>		Yes
4A-3	<i>Design incorporates shading and glare control, particularly for warmer months.</i>		Yes
4B	Natural Ventilation		
4B-1	<i>All habitable rooms are naturally ventilated.</i>		Yes
4B-2	<i>The layout and design of single aspect apartments maximises natural ventilation.</i>		Yes
4B-3	<i>The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents.</i>		
	Design Criteria	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.	Yes 69.98% (129 apartments)
		Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line.	Yes – 18m (max)
4C	Ceiling Heights		

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4C-1	<i>Ceiling height achieves sufficient natural ventilation and daylight access.</i>	Yes										
	<p>Design Criteria Measured from finished floor level to finished ceiling level, minimum ceiling heights are:</p> <table border="1" style="margin-left: 20px;"> <thead> <tr> <th colspan="2">Minimum ceiling height for apartment and mixed use buildings</th> </tr> </thead> <tbody> <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> </tbody> </table> <p>These minimums do not preclude higher ceilings if desired.</p>		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
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If located in mixed used areas	3.3m for ground and first floor to promote future flexibility of use											
4C-2	<i>Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms.</i>	Yes										
4C-3	<i>Ceiling heights contribute to the flexibility of building use over the life of the building.</i>	Yes										
4D	Apartment Size and Layout											
4D-1	<i>The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity.</i>	<p style="text-align: center;">Yes – All units except Unit 411 and 412</p> <p style="text-align: center;">No – Unit 411 and 412 which are 3 bedroom units with 2 bathrooms is proposed to have a GFA of 86.7m² and 88.4m² which are short of the required 95m². The minor shortfall in unit size is compensated via large terraces of 71.6m² and 67.4m² which are connected to the living areas and provide additional residential amenity to the units. It is also worthy to note that the unit sizes</p>										
	<p>Design Criteria Apartments are required to have the following minimum internal areas:</p> <table border="1" style="margin-left: 20px;"> <thead> <tr> <th>Apartment type</th> <th>Minimum internal area</th> </tr> </thead> <tbody> <tr> <td>Studio</td> <td>35m²</td> </tr> <tr> <td>1 bedroom</td> <td>50m²</td> </tr> <tr> <td>2 bedroom</td> <td>70m²</td> </tr> <tr> <td>3 bedroom</td> <td>90m²</td> </tr> </tbody> </table> <p>The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m² each. A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m² each.</p>		Apartment type	Minimum internal area	Studio	35m ²	1 bedroom	50m ²	2 bedroom	70m ²	3 bedroom	90m ²
Apartment type	Minimum internal area											
Studio	35m ²											
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		were approved under the original DA in 2012.															
	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.	Yes															
4D-2	<i>Environmental performance of the apartment is maximised.</i>																
	Design Criteria Habitable room depths are limited to a maximum of 2.5 x the ceiling height.	Yes															
	In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window.	Yes															
4D-3	<i>Apartment layouts are designed to accommodate a variety of household activities and needs.</i>																
	Design Criteria Master bedrooms have a minimum area of 10m ² and other bedrooms 9m ² (excluding wardrobe space).	Yes															
	Bedrooms have a minimum dimension of 3m (excluding wardrobe space).	Yes															
	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 apartments • 4m for 2- and 3-bedroom apartments. 	Yes															
	The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts.	Yes															
4E	Private Open Space and Balconies																
4E-1	<i>Apartments provide appropriately sized private open space and balconies to enhance residential amenity.</i>																
	Design Criteria All apartments are required to have primary balconies as follows: <table border="1" data-bbox="545 1429 1002 1653"> <thead> <tr> <th>Dwelling type</th> <th>Minimum area</th> <th>Minimum depth</th> </tr> </thead> <tbody> <tr> <td>Studio apartments</td> <td>4m²</td> <td>-</td> </tr> <tr> <td>1 bedroom apartments</td> <td>8m²</td> <td>2m</td> </tr> <tr> <td>2 bedroom apartments</td> <td>10m²</td> <td>2m</td> </tr> <tr> <td>3+ bedroom apartments</td> <td>12m²</td> <td>2.4m</td> </tr> </tbody> </table> <p>The minimum balcony depth to be counted as contributing to the balcony area is 1m.</p> <p>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.</p>	Dwelling type	Minimum area	Minimum depth	Studio apartments	4m ²	-	1 bedroom apartments	8m ²	2m	2 bedroom apartments	10m ²	2m	3+ bedroom apartments	12m ²	2.4m	Yes
Dwelling type	Minimum area	Minimum depth															
Studio apartments	4m ²	-															
1 bedroom apartments	8m ²	2m															
2 bedroom apartments	10m ²	2m															
3+ bedroom apartments	12m ²	2.4m															
		Generally complies – slight discrepancies however, balconies are of an appropriate size that enhances residential amenity.															
4E-2	<i>Primary private open space and balconies are appropriately located to enhance liveability for residents.</i>																
		Yes															

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4E-3	<i>Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building.</i>	Yes										
4E-4	<i>Private open space and balcony design maximises safety.</i>	Yes										
4F	Common Circulation and Spaces											
4F-1	<i>Common circulation spaces achieve good amenity and properly service the number of apartments.</i>											
	<p>Design Criteria</p> <p>The maximum number of apartments off a circulation core on a single level is eight.</p> <p>For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40.</p>	<p>Yes</p> <p>Yes – single lift is provided for Building A, and 2 lifts are provided to building B and Building C.</p>										
4F-2	<i>Common circulation spaces promote safety and provide for social interaction between residents.</i>	Yes										
4G	Storage											
4G-1	<i>Adequate, well-designed storage is provided in each apartment.</i>											
	<p>Design Criteria</p> <p>In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:</p> <table border="1" data-bbox="545 1176 1002 1379"> <thead> <tr> <th>Dwelling type</th> <th>Storage size volume</th> </tr> </thead> <tbody> <tr> <td>Studio apartments</td> <td>4m³</td> </tr> <tr> <td>1 bedroom apartments</td> <td>6m³</td> </tr> <tr> <td>2 bedroom apartments</td> <td>8m³</td> </tr> <tr> <td>3+ bedroom apartments</td> <td>10m³</td> </tr> </tbody> </table> <p>At least 50% of the required storage is to be located within the apartment.</p>	Dwelling type	Storage size volume	Studio apartments	4m ³	1 bedroom apartments	6m ³	2 bedroom apartments	8m ³	3+ bedroom apartments	10m ³	<p>Partial –</p> <p>Storage size volumes are fully compliant when including storage cages at basement level.</p>
Dwelling type	Storage size volume											
Studio apartments	4m ³											
1 bedroom apartments	6m ³											
2 bedroom apartments	8m ³											
3+ bedroom apartments	10m ³											
4G-2	<i>Additional storage is conveniently located, accessible and nominated for individual apartments.</i>	Yes – additional storage provided at basement level										
4H	Acoustic Privacy											
4H-1	<i>Noise transfer is minimised through the siting of buildings and building layout.</i>	Yes – Acoustic report provided in Appendix AA.										
4H-2	<i>Noise impacts are mitigated within apartments through layout and acoustic treatments.</i>	Yes										
4J	Noise and Pollution											
4J-1	<i>In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings.</i>	Yes										
4J-2	<i>Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission.</i>	Yes										
4K	Apartment Mix											

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4K-1	<i>A range of apartment types and sizes is provided to cater for different household types now and into the future.</i>	Yes
4K-2	<i>The apartment mix is distributed to suitable locations within the building.</i>	Yes
4L	Ground Floor Apartments	
4L-1	<i>Street frontage activity is maximised where ground floor apartments are located.</i>	Yes
4L-2	<i>Design of ground floor apartments delivers amenity and safety for residents.</i>	Yes
4M	Façades	
4M-1	<i>Building facades provide visual interest along the street while respecting the character of the local area.</i>	Yes
4M-2	<i>Building functions are expressed by the façade.</i>	Yes
4N	Roof Design	
4N-1	<i>Roof treatments are integrated into the building design and positively respond to the street.</i>	Yes
4N-2	<i>Opportunities to use roof space for residential accommodation and open space are maximised.</i>	Yes
4N-3	<i>Roof design incorporates sustainability features.</i>	Yes
4O	Landscape Design	
4O-1	<i>Landscape design is viable and sustainable.</i>	Yes
4O-2	<i>Landscape design contributes to the streetscape and amenity.</i>	Yes – Street trees are proposed along Hill St and Forest Rd frontages.
4P	Planting on Structures	
4P-1	<i>Appropriate soil profiles are provided.</i>	Yes
4P-2	<i>Plant growth is optimised with appropriate selection and maintenance.</i>	Yes
4P-3	<i>Planting on structures contributes to the quality and amenity of communal and public open spaces.</i>	Yes
4Q	Universal Design	
4Q-1	<i>Universal design features are included in apartment design to promote flexible housing for all community members.</i>	Yes
4Q-2	<i>A variety of apartments with adaptable designs are provided.</i>	Yes
4Q-3	<i>Apartment layouts are flexible and accommodate a range of lifestyle needs.</i>	Yes
4R	Adaptive Reuse	
4R-1	<i>New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place.</i>	N/A
4R-2	<i>Adapted buildings provide residential amenity while not precluding future adaptive reuse.</i>	Yes
4S	Mixed Use	
4S-1	<i>Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement.</i>	Yes
4S-2	<i>Residential levels of the building are integrated within the development, and safety and amenity are maximised for residents.</i>	N/A

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4T	Awnings and Signage	
4T-1	<i>Awnings are well located and complement and integrate with the building design.</i>	Yes
4T-2	<i>Signage responds to the context and desired streetscape character.</i>	N/A – no signage proposed as part of this application.
4U	Energy Efficiency	
4U-1	<i>Development incorporates passive environmental design.</i>	Yes
4U-2	<i>Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer.</i>	Yes
4U-3	<i>Adequate natural ventilation minimises the need for mechanical ventilation.</i>	Yes
4V	Water Management and Conservation	
4V-1	<i>Potable water use is minimised.</i>	Yes
4V-2	<i>Urban stormwater is treated on site before being discharged to receiving waters.</i>	Yes
4V-3	<i>Flood management systems are integrated into site design.</i>	N/A
4W	Waste Management	
4W-1	<i>Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents.</i>	Yes – waste storage is located at the basement level and on ground floor however away from the street frontage.
4W-2	<i>Domestic waste is minimised by providing safe and convenient source separation and recycling.</i>	Yes
4X	Building Maintenance	
4X-1	<i>Building design detail provides protection from weathering.</i>	Yes
4X-2	<i>Systems and access enable ease of maintenance.</i>	Yes
4X-3	<i>Material selection reduces ongoing maintenance costs.</i>	Yes

The assessment table above demonstrates that the proposed development complies with all of the key design criteria of the Apartment Design Guide.