

Appendix F : Development Summary

Level	Use	GFA	STUDIO	1B	1B ADAPT	2B	3B	3B ADAPT	4B	PENT	No. of Apt
L-16	Residential (BTS)	357 m²								1	1
L-15	Residential (BTS)	836 m²					1	1	2		4
L-14	Residential (BTS)	836 m²					1	1	2		4
L-13	Residential (BTS)	836 m²					1	1	2		4
L-12	Residential (BTS)	836 m²					1	1	2		4
L-11	Residential (BTS)	815 m²					4	1			5
L-10	Residential (BTS)	815 m²					4	1			5
L-09	Residential (BTS)	815 m²					4	1			5
L-08	Residential (BTS)	815 m²					4	1			5
L-07	Residential (BTS)	800 m²				1	4				5
L-06	Residential (AFF)	807 m²		7	1	1	1				10
L-05	Residential (AFF)	807 m²		7	1	1	1				10
L-04	AFF Amenity	57 m²									
	BTS Amenity	76 m²									
	Non-Residential (Commercial)	322 m²									
L-03	Non-Residential (Commercial)	437 m²									
L-02	Non-Residential (Commercial)	302 m²									
L-01	Non-Residential (Commercial)	223 m²									
L-01 (Heritage)	Non-Residential (Retail)	165 m²									
L-00 (Ground)	Residential (BTS)	63 m²									
	Residential (AFF)	31 m²									
	Non-Residential (Commercial)	60 m²									
	Non-Residential (Retail)	238 m²									

SUMMARY TOTALS											
Use	Totals	Apartment Types								No. of Apt	
	GFA	STUDIO	1B	1B ADAPT	2B	3B	3B ADAPT	4B	PENT		
Residential (BTS)	7,824 m²	-	-	-	1	24	8	8	1		42
Residential (AFF)	1,645 m²	-	14	2	2			-	-		20
BTS Amenity	76 m²	-	-	-	-	-	-	-	-		-
AFF Amenity	57 m²	-	-	-	-	-	-	-	-		-
Non-Residential (Commercial)	1,344 m²	-	-	-	-	-	-	-	-		-
Non-Residential (Retail)	403 m²	-	-	-	-	-	-	-	-		-
Totals	11,349 m²	-	14	2	3	26	8	8	1		62

COMPLIANCE SUMMARY			
	Proposed GFA	Min GFA	Max GFA
Residential (BTS) GFA	7,900 m²		7,901 m²
Residential (AFF) GFA	1,702 m²	1,702 m²	
Non-Residential GFA	1,747 m²	1,746 m²	
Totals	11,349 m²		11,349 m²

BTS Parking Provision			
Unit	Rate	Apt. Count	
3B +	1.5	41	62
2B	1	1	1
1B + STUDIO	0.5	-	0
Total (Maximum Car Spaces)			63
Affordable Parking Provision			
Unit	Rate	Apt. Count	
3B +	1.0	2	2
2B	0.5	2	1
1B + STUDIO	0.4	16	7
Visitors		1	
Total (Maximum Car Spaces)			11
Bike Parking Provision			
Residential	Rate	Apt. Count	Count
3B +	1	43	43
2 Bedroom	1	3	3
1 Bedroom	1	16	16
Visitors	0.1	62	7
Non-Residential	Rate	Area	Count
Retail	1/100sqm+1	403 m²	6
Commercial	1/100sqm+1	1,344 m²	15
Total			90

SUMMARY PARKING PROVISION			
	BTS	AFF	DDA (Included)
CL5	15	0	1
CL4	14	0	2
CL3	14	0	2
CL2	14	0	2
CL1	6	11	2
Subtotals	63	11	9
Total	74		

SEPP 65 Compliance											
Solar Access			Natural Ventilation			Communal Open Space			Deep Soil		
<b>(Objective 4a-1, Design Criteria 1)</b> 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.			<b>(Objective 4b-3, Design Criteria 1)</b> 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			<b>(Objective 3d-1, Design Criteria 1)</b> Communal open space has a minimum area equal to 25% of the site			<b>(Objective 3e-1, Design Criteria 1)</b> Deep soil zones are to meet the following minimum requirements: Minimum dimension of 6m, 7% Deep soil zone  Deep soil requirements have not been achieved due to the prioritisation of mixed-use area at ground floor. - 0% of site is achieved for deep soil. 85m2 (11%) of Landscape area is provided at ground floor, however due to its limited dimension (less than 6m) this areas does not satisfy the requirement as deep soil. Generous planting zone also located at L04 to form a communal open terrace as alternative planting solution. Stormwater management report is also provided to address water run off.		
<b>Affordable</b>			<b>Affordable</b>			<b>(Objective 3d-1, Design Criteria 2)</b> 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)					
2hr Solar Access			Natural cross ventilation								
70% Achieved			Ducted/Trick ventilation								
			12 60%								
<b>BTS</b>			<b>BTS</b>								
2hr Solar Access			<b>BTS (up to L09)</b>								
57% Achieved			Natural cross ventilation								
			12 80%								
<b>(Objective 4a-1, Design Criteria 3)</b> A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter.											
<b>Affordable</b>			<b>Affordable</b>								
No Direct Sunlight			Natural cross ventilation								
0%											
<b>BTS</b>			<b>BTS</b>								
No Direct Sunlight											
0%											



<b>General Notes</b>  Minor changes to building form and configuration may be required when Development Application drawings are subsequently prepared for construction purposes after the granting of development consent. The design is not in a form suitable for use in connection with building work. Copyright of this drawing is retained by the Architect.	<b>Rev</b>	<b>Date</b>	<b>Issued For</b>
	01	29.11.24	For Development Application
	02	20.12.24	For Development Application
<b>Architect</b>  Tzannes T: 61 2 9319 3744 E: tzannes@tzannes.com.au W: tzannes.com.au  Suite 5, Level 5, 2-12 Foveaux St Surry Hills NSW 2010	<b>Nominated Architects</b> Alec Tzannes 4174 Amy Dowse 8926		
	<b>Client</b>  Lendlease E: jock.milton@lendlease.com		
	<b>Project</b>  1 Darling Point Road  <b>Address</b>  136-148 New South Head Road Edgecliff  <b>Scale</b>		
<b>Drawing</b>  Appendix F - Development Summary			
<b>Status</b>  DEVELOPMENT APPLICATION			
<b>Project No.</b> 24008	<b>Drawing No.</b> 1DP-2-AT25043		<b>Revision</b> 02