Appendix F : Development Summary

		g Provision	BTS Parkir													
		Apt. Count	Rate	Unit	No. of Apt	PENT	4B	3B ADAPT	3B	2B	1B ADAPT	1B	STUDIO	GFA	Use	Level
Solar Access	62	41	1.5	3B +	1	1								357 m²	Residential (BTS)	L-16
	1	1	1	2B	4		2	1	1					836 m ²	Residential (BTS)	L-15
(Objective 4a-1, Design Criteria 1) Living rooms and private open spaces	0	-	0.5	1B + STUDIO	4		2	1	1					836 m ²	Residential (BTS)	L-14
of at least 70% of apartments in a	63	s)	kimum Car Space	Total (Max	4		2	1	1					836 m ²	Residential (BTS)	L-13
building receive a minimum of 2 hours direct sunlight between 9 am and 3					4		2	1	1					836 m ²	Residential (BTS)	L-12
pm at mid winter in the Sydney		king Provision	Affordable Pa		5			1	4					815 m ²	Residential (BTS)	L-11
Metropolitan Area.		Apt. Count	Rate	Unit	5			1	4					815 m ²	Residential (BTS)	L-10
	2	2	1.0	3B +	5			1	4					815 m ²	Residential (BTS)	L-09
	1	2	0.5	2B	5			1	4					815 m ²	Residential (BTS)	L-08
	7	16	0.4	1B + STUDIO	5				4	1				800 m ²	Residential (BTS)	L-07
	1			Visitors	10				1	1	1	7		807 m ²	Residential (AFF)	L-06
	11	s)	kimum Car Space	Total (Ma	10				1	1	1	7		807 m ²	Residential (AFF)	L-05
Affordable														57 m²	AFF Amenity	
2hr Solar Access		g Provision	Bike Parkir											76 m ²	BTS Amenity	L-04
70% Achieved	Count	Apt. Count	Rate	Residential										322 m ²	Non-Residential (Commercial)	
	43	43	1	3B +										437 m ²	Non-Residential (Commercial)	L-03
BTS	3	3	1	2 Bedroom										302 m ²	Non-Residential (Commercial)	L-02
2hr Solar Access	16	16	1	1 Bedroom										223 m ²	Non-Residential (Commercial)	L-01
57% Achieved	7	62	0.1	Visitors										165 m ²	Non-Residential (Retail)	01 (Heritage)
	Count	Area	Rate	Non-Residential										63 m ²	Residential (BTS)	
(Objective 4a-1, Design Criteria 3) A maximum of 15% of apartments in	6	403 m ²	1/100sqm+1	Retail										31 m ²	Residential (AFF)	L-00 (Ground)
a building receive no direct sunlight	15	1,344 m ²	1/100sqm+1	Commercial										60 m ²	Non-Residential (Commercial)	
between 9 am and 3 pm at mid winter.	90		Total											238 m ²	Non-Residential (Retail)	

SUMMART TUTALS										
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 m ²	-	14	2	2	2	-	-	-	20
BTS Amenity	76 m ²	-	-	-	-	-	-	-	-	-
AFF Amenity	57 m²	-	-	-	-	-	-	-	-	-
Non-Residential (Commercial)	1,344 m ²	-	-	-	-	-	-	-	-	-
Non-Residential (Retail)	403 m ²	-	-	-	-	-	-	-	-	-
Totals	11,349 m ²	-	14	2	3	26	8	8	1	62

	SUMMARY PAR	KING PROVISION	l
	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	

direct sunlight between 9 am and 3 pm at mid winter in the Sydney Metropolitan Area. 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 soil zone soil zone Affordable Site Area 1,746 m² Achieved Deep soil requirements have not beer achieved due to the prioritisation of mixed-use area at ground floor 0% of site is achieved are during of allows adeep 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 LO4 to form a			SEPF	P 65 Com	bliance					
Living rooms and private open spaces At least 60% of apartments is are naturally cross Communal open space has a minimum Deep soil zones are to meet the following minimum requirements: Minimum dimension of 6m, 7% Deep soil zone Metropolitan Area. At least 60% of apartments is an estructural vertiliation and cannot be fully enclosed Communal open space has a minimum area equal to 25% of the site Deep soil zones are to meet the following minimum requirements: Minimum dimension of 6m, 7% Deep soil zone Atfordable Atfordable Site Area 1,746 m² Atfordable Atfordable Site Area 1,746 m² Natural cross ventilation 8 doot 00bjective 3d-1, Design Criteria 2) Deep soil cones are to meet the following minimum requirements: Minimum dimension of 6m, 7% Deep soil zone Par Solar Access Natural cross ventilation 8 doot 1,746 m² Deep soil cones are to meet the following minimum of 2 doors Par Solar Access Natural cross ventilation 12 doot Objective 3d-1, Design Criteria 2) Deep soil cones are to meet the following minimum of 2 hours being minimum of 2 hours being minimum of 2 hours being soil acces are a soil doet and at 104 for mails of meet the interpolities of the soil being cone and a go no 21 June (mid winter) Natural cross ventilation 12 m² Strike Access BTS (up to LO9) Natural cross ventilation Natural cross ventilation Natural cros	Solar Access	Natural Ventilation			Natural Ventilation Communal Open Space				l Open Space	Deep Soil
Affordable Affordable Site Area 1,746 m² Affordable Required 437 m² Achieved 440 m² Affordable Affordable Required 440 m² of the prioritisation of mixed-use area is provided at ground floor, owe of the is achieved are to the prioritisation of mixed-use area is provided the ground floor, however due to its achieve at minimum of 50% direct sunlight to the prioritisation of mixed-use area is alternative management report is also provided the ground floor and the man of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid winter.) Developments achieve a minimum of 2 hours between 9 am and 3 pm on 21 June (mid winter.) Achieved Yes Affordable Natural cross ventilation 12 80% Achieved Yes BTS Introduced cross ventilation 12 80% Achieved Yes Affordable Natural cross ventilation 12 80% Yes Achieved Yes Affordable Natural cross ventilation 12 80% Yes Achieved Yes Affordable No Direct Sunlight No Direct Sunlight Yes Yes Achieved Yes	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	At least 60% of apartments ventilated in the first nin building. Apartments at ten are deemed to be cross ve enclosure of the balconic	are natural ne storeys of n storeys or g entilated only es at these l	ly cross i the greater / if any evels	Communal open s	space has a minimum	Deep soil zones are to meet the following minimum requirements: Minimum dimension of 6m, 7% Deep			
Affordable Affordable Required 437 m ² achieved due to the prioritisation of mixed-use area at ground floor 0% of site is achieved or deep soil. 86m2 (11%) of Landscape area is provided to at ground floor 0% of site is achieved area to ground floor 0% of site is achieved or deep soil. 86m2 (11%) of Landscape area is provided to at ground floor 0% of site is achieved area to ground floor 0% of site is achieved area the advered to the to its minimum of 2 floor area context area t		be fully enclo	osed		Site Area	1 746 m ²	Deep soil requirements have not been			
Affordable Affordable Affordable Affordable 2hr Solar Access Natural cross ventilation 8 40% 70% Achieved Ducted/Trick ventilation 4 20% Imited dimension (less than 6m) this areas does not satisfy the requirement as deep soil. 86m/s communal open trance as alternative planting zone also located at LO4 to form a communal open trance as alternative planting solution. Stormwater management report is also provided the dimension (less water run off. BTS BTS (up to LO9) Natural cross ventilation 12 80% Natural cross ventilation 12 80% Achieved Yes Objective 4a-1, Design Criteria 3) Natural cross ventilation 12 80% Yes Affordable Natural cross ventilation 12 80% Yes Achieved Yes Achieved Yes Affordable Natural cross ventilation 12 80% Yes Affordable Natural cross ventilation 12 80% Yes Affordable Natural cross ventilation 12 80% Yes Affordable No Direct Sunlight Yes Achieved Yes										
Affordable Affordable Image: Affordable Image: Affordable 2hr Solar Access Natural cross ventilation 8 40% 70% Achieved Ducted/Trick ventilation 4 20% Ducted/Trick ventilation 4 20% BTS Ducted/Trick ventilation 12 60% BTS BTS (up to L09) S7% Achieved Natural cross ventilation 12 80% Achieved Yes Atfordable Yes							of site is achieved for deep soil. 85m2			
2hr Solar Access Natural cross ventilation 8 40% 70% Achieved Ducted/Trick ventilation 4 20% BTS 12 60% fordable address water run off. BTS BTS (up to L09) Natural cross ventilation 12 80% Achieved Achieved Achieved Yes BTS BTS (up to L09) Natural cross ventilation 12 80% Achieved Yes Achieved Natural cross ventilation 12 80% Yes Achieved Yes Amaximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter. Yes Achieved Yes Affordable No Direct Sunlight Affordable No Direct Sunlight Yes Achieved Yes	Affordable	Affordable	•		(Objective 3d-1 [)esian Criteria 9)	at ground floor, however due to its limited dimension (less than 6m) this areas does not satisfy the requirement			
Affordable No Direct Sunlight			-	40%	Developments acl	evelopments achieve a minimum of also located at LO.				
Image: Sector and Sector an							communal open terrace as alternative			
BTS BTS (up to L09) 57% Achieved Natural cross ventilation 12 80% (Objective 4a-1, Design Criteria 3) A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm on 21 June Achieved Affordable No Direct Sunlight Affordable	70% Achieved	Ducted/Trick ventilation								
Bits (up to L09) 57% Achieved Natural cross ventilation 12 80% (Objective 4a-1, Design Criteria 3) A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter. Affordable No Direct Sunlight			12	60%		d 3 pm on 21 June				
ST7% Achieved Natural cross ventilation 12 80% Achieved Yes (Objective 4a-1, Design Criteria 3) A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter. Image: Criteria 3 and the second s			1		(mid winter)					
(Objective 4a-1, Design Criteria 3) A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter. Affordable No Direct Sunlight										
A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter.	57% Achieved	Natural cross ventilation	12	80%	Achieved	Yes				
No Direct Sunlight	A maximum of 15% of apartments in a building receive no direct sunlight									
BTS No Direct Sunlight	No Direct Sunlight 0% BTS									
0%	0%									

COMPLIANCE SUMMARY			
	Proposed GFA	Min GFA	Max GFA
Residential (BTS) GFA	7,900 m ²		7,901 m²
Residential (AFF) GFA	1,702 m ²	1,702 m ²	
Non-Residential GFA	1,747 m ²	1,746 m ²	
Totals	11,349 m ²		11,349 m ²

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General Notes

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.

Rev Date Issued For 01 29.11.24 For Development Application 02 20.12.24 For Development Application

Tzannes

Client

Architect

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 Nominated Architects Alec Tzannes 4174 Amy Dowse 8926

Address Scale

Lendlease E: jock.mitton@lendle

T: 0438 321 555

Project

1 Darling Point Road

136-148 New South Head Road Edgecliff

Drawing Appendix F - Development Summary

Status DEVELOPMENT APPLICATION

Project No. 24008 Drawing No. Revision 1DP-2-AT25043 02