

3&3A BEACONSFIELD PARADE LINDFIELD - TOD & INFILL HOUSING SEPP

SITE CALCULATION

	PERMISSIBLE	PROPOSED	COMPLY
SITE AREA	3,066 m²		
SITE COVERAGE	MAX 30% = 919.9 m²	1,400 m² = 45.7%	NO
DEEP SOIL	MIN 50% = 1,533 m²	1,340 m² = 44%	NO
COMMUNAL OPEN AREA	MIN 10% = 306.6 m²	776 m² = 25.3%	YES
SOLAR ACCESS	MIN 70% = 62 UNITS	63 UNIT (71.6%)	YES
CROSS VENTILATION	MIN 60% = 53 UNITS	72 UNITS (81.8%)	YES

AREA CALCULATION

	MAX. PERMISSIBLE	MIN. PERMISSIBLE	PROPOSED
TOD GFA	7665 m²	-	7,286 m²
TOD FSR	2.5 : 1	-	2.37 : 1
TOD AFFORDABLE GFA	-	146 m² 2% X PROPOSED TOD GFA	NSA=146 m² GFA=148 m² 2% X PROPOSED TOD GFA
INFILL HOUSING GFA	2,300 m² 30% x MAX. TOD GFA	-	1,867 m² 25.6% x PROPOSED TOD GFA
TOTAL GFA	9,965 m² TOD GFA + AFFORD. GFA	-	9,153 m²
TOTAL FSR	3.25 : 1	-	2.99 : 1
INFILL HOUSING AFFORDABLE GFA	-	1,373 m² 15% x PROPOSED TOTAL GFA	NSA=1,420 m² GFA=1,447 m² 15.8% X PROPOSED TOTAL GFA
TOTAL AFFORDABLE GFA	-	-	1,595 m²
TOTAL NON-AFFORD. GFA	-	-	7,558 m²

PROJECT SCHEDULE

GROSS FLOOR AREA_TOTAL
PROPOSED
9153 m²
9153 m²
NET AREA_TOTAL
NET AREA
8130 m²
8130 m²

UNIT TYPE_TOTAL	
UNIT TYPE	COUNT
2 BED	40
2 BED + STUDY	24
3 BED	15
3 BED LUXURY	8
4 BED/PENTHOUSE	1
	88

CAR PARKING		
TYPE	PROVIDED	REQUIRED
[R]	96	Min.83 Max.113
[R][A]	15	Min.15
[V]	11	11
[V][A]	3	3
[V][CAR WASH]	1	1
Grand total: 126		

BICYCLE/MOTOBIKE/TRUCK		
TYPE	PROVIDED	REQUIRED
[B]	19	18
[B][V]	9	9
[MB]	21	-
[TRUCK]	1	1
Grand total: 50		

CROSS VENTILATION		
COMPLIANT	COUNT	%
YES	72	81.8%
	72	

SOLAR ACCESS		
SOLAR ACCESS	COUNT	%
2HRS	63	71.6%
<2HRS	25	28.4%
	88	

UNIT SCHEDULE

UNIT	UNIT TYPE	NET AREA	SOLAR ACCESS	CROSS VENT	COMMENTS
Level 0 FRL					
BG01	3 BED	102 m²	2HRS	YES	
BG02	2 BED	90 m²	2HRS	NO	
BG03	3 BED	113 m²	2HRS	YES	
Level 1					
A101	2 BED	80 m²	2HRS	NO	AFFORDABLE
A102	2 BED + STUDY	87 m²	2HRS	YES	
A103	2 BED	75 m²	2HRS	YES	AFFORDABLE
B101	2 BED	75 m²	2HRS	YES	AFFORDABLE
B102	2 BED	75 m²	2HRS	NO	AFFORDABLE
B103	3 BED	102 m²	2HRS	YES	
B104	2 BED	90 m²	2HRS	NO	
B105	3 BED	115 m²	2HRS	YES	
B106	3 BED	98 m²	<2HRS	YES	AFFORDABLE
Level 2					
A201	2 BED + STUDY	97 m²	<2HRS	YES	AFFORDABLE
A202	2 BED	75 m²	2HRS	YES	AFFORDABLE
A203	2 BED + STUDY	91 m²	2HRS	YES	PLATINUM
A204	3 BED LUXURY	125 m²	2HRS	YES	PLATINUM
A205	3 BED	102 m²	<2HRS	YES	AFFORDABLE
B201	3 BED LUXURY	117 m²	2HRS	YES	PLATINUM
B202	2 BED	75 m²	2HRS	NO	AFFORDABLE
B203	3 BED	102 m²	2HRS	YES	
B204	2 BED	90 m²	2HRS	NO	
B205	3 BED	115 m²	2HRS	YES	
B206	2 BED + STUDY	87 m²	<2HRS	YES	AFFORDABLE
Level 3					
A301	2 BED	75 m²	<2HRS	YES	TOD AFFORDABLE
Level 4					
A401	2 BED	91 m²	<2HRS	YES	
A402	2 BED	79 m²	2HRS	YES	
A403	2 BED + STUDY	91 m²	2HRS	YES	PLATINUM
A404	3 BED LUXURY	125 m²	2HRS	YES	PLATINUM
A405	3 BED	102 m²	<2HRS	YES	
A406	2 BED + STUDY	87 m²	<2HRS	NO	AFFORDABLE
B401	3 BED LUXURY	114 m²	2HRS	YES	PLATINUM
B402	2 BED	75 m²	2HRS	NO	AFFORDABLE
B403	3 BED	102 m²	2HRS	YES	
B404	3 BED	109 m²	2HRS	YES	
B405	2 BED	71 m²	<2HRS	YES	TOD AFFORDABLE

* A min. 5 m3 storage has been allocated to each unit in the basement

UNIT	UNIT TYPE	NET AREA	SOLAR ACCESS	CROSS VENT	COMMENTS
Level 5					
A501	2 BED	91 m²	<2HRS	YES	
A502	2 BED	79 m²	2HRS	YES	
A504	2 BED	77 m²	2HRS	YES	
A505	2 BED + STUDY	92 m²	<2HRS	YES	
A506	2 BED + STUDY	87 m²	<2HRS	NO	
A 503	2 BED + STUDY	91 m²	2HRS	YES	PLATINUM
B501	2 BED	75 m²	2HRS	YES	
B502	2 BED + STUDY	91 m²	2HRS	NO	
B503	2 BED	85 m²	2HRS	YES	
B504	2 BED	85 m²	2HRS	YES	
B505	2 BED	85 m²	<2HRS	YES	AFFORDABLE
Level 6					
A601	2 BED + STUDY	88 m²	2HRS	YES	
A602	2 BED + STUDY	91 m²	2HRS	YES	PLATINUM
A603	2 BED	77 m²	2HRS	YES	
A604	2 BED	82 m²	<2HRS	YES	
A605	3 BED	101 m²	<2HRS	YES	
B601	2 BED	75 m²	2HRS	YES	
B602	2 BED + STUDY	91 m²	2HRS	NO	
B603	2 BED	85 m²	2HRS	YES	
B604	2 BED	85 m²	2HRS	YES	
B605	2 BED	85 m²	<2HRS	YES	AFFORDABLE
Level 7					
A701	2 BED + STUDY	88 m²	2HRS	YES	
A702	2 BED + STUDY	91 m²	2HRS	YES	PLATINUM
A703	2 BED	77 m²	2HRS	YES	
A704	2 BED	82 m²	<2HRS	YES	
A705	2 BED + STUDY	88 m²	<2HRS	YES	
B701	2 BED	75 m²	2HRS	YES	
B702	2 BED + STUDY	91 m²	2HRS	NO	
B703	2 BED	85 m²	2HRS	YES	
B704	2 BED	85 m²	2HRS	YES	
B705	2 BED	85 m²	<2HRS	YES	
Level 8					
A801	2 BED + STUDY	88 m²	2HRS	YES	
A802	2 BED + STUDY	91 m²	2HRS	YES	PLATINUM
A803	2 BED	77 m²	2HRS	YES	
A804	2 BED	82 m²	<2HRS	YES	
A805	2 BED + STUDY	88 m²	<2HRS	YES	
B801	2 BED	75 m²	2HRS	YES	
B802	2 BED + STUDY	91 m²	2HRS	NO	
B803	4 BED/PENTHOUSE	164 m²	2HRS	YES	PLATINUM
B804	2 BED	85 m²	<2HRS	YES	
Level 9					
A901	3 BED LUXURY	115 m²	2HRS	YES	
A902	3 BED LUXURY	155 m²	2HRS	YES	PLATINUM
88		8130 m²			



Scale @ A1: **1 : 250** (Half Scale @ A3)

Date: **06/06/2025**

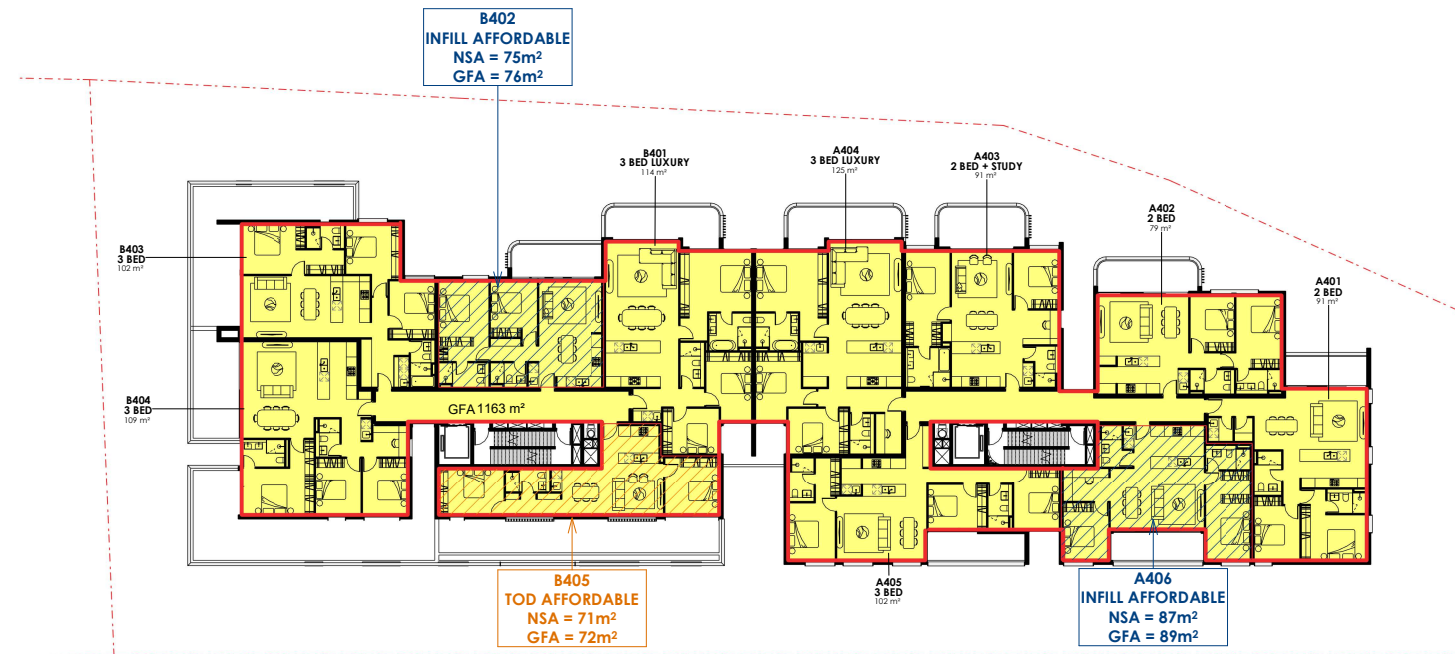
Drawn by: **Author**

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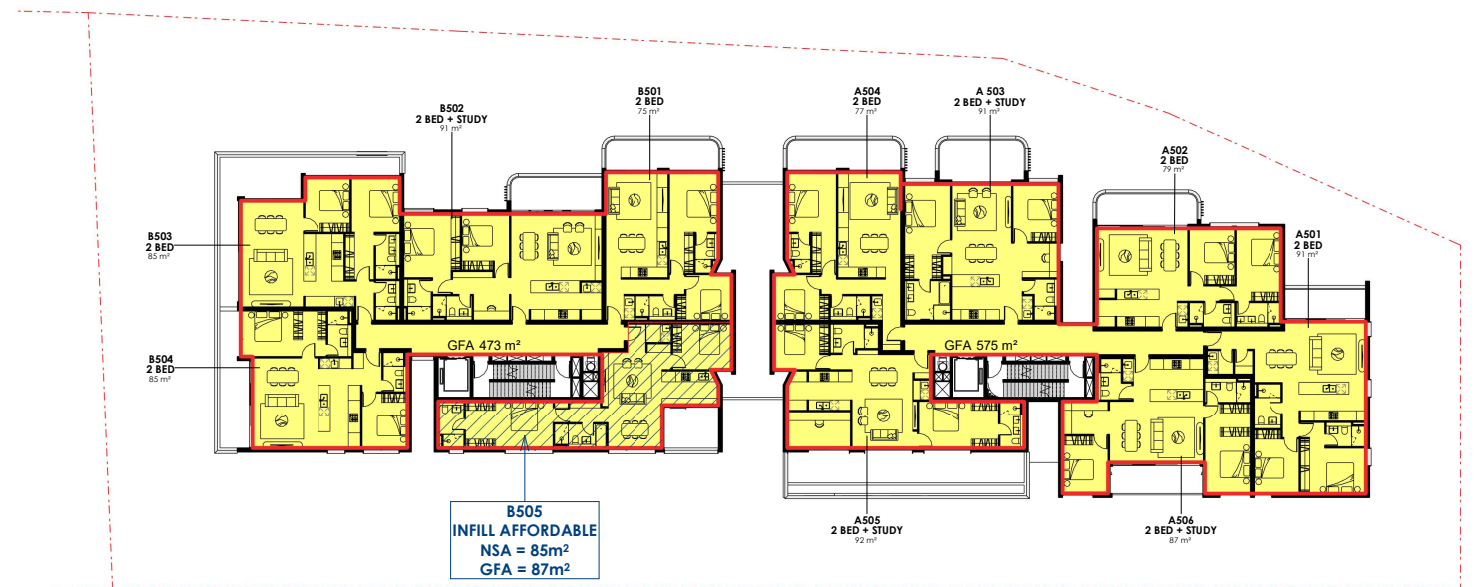
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GFA CALCULATION**

Drawing Number **A.2000/1**

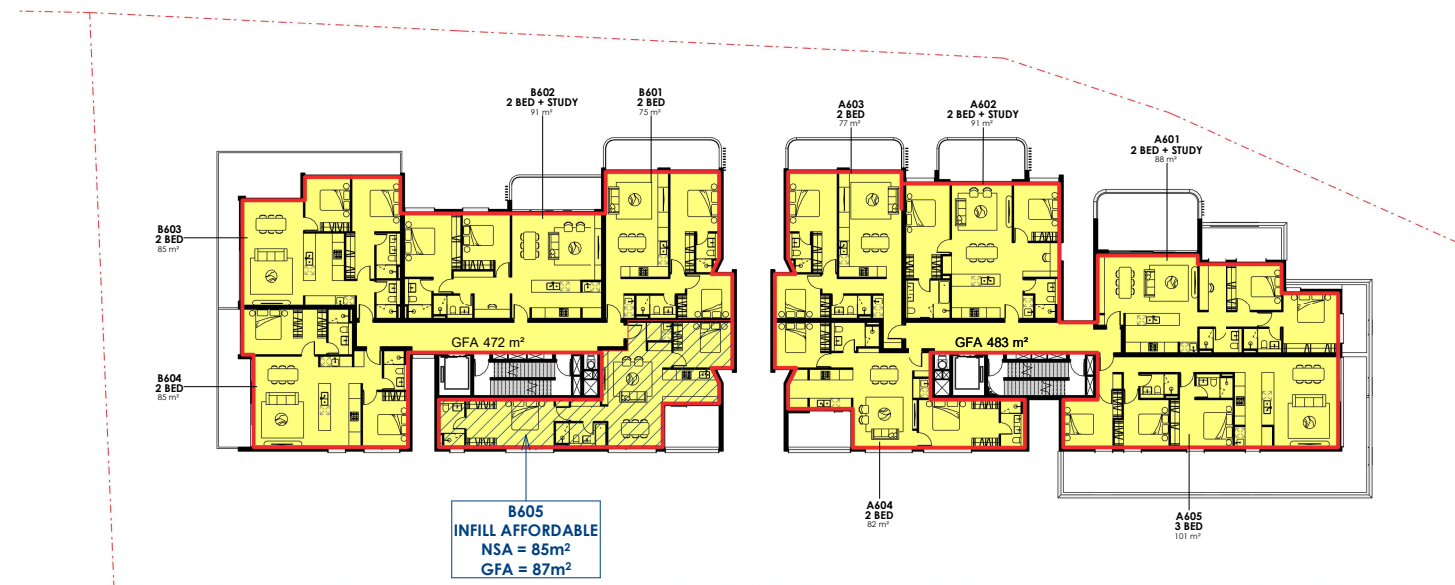
Revision **B**



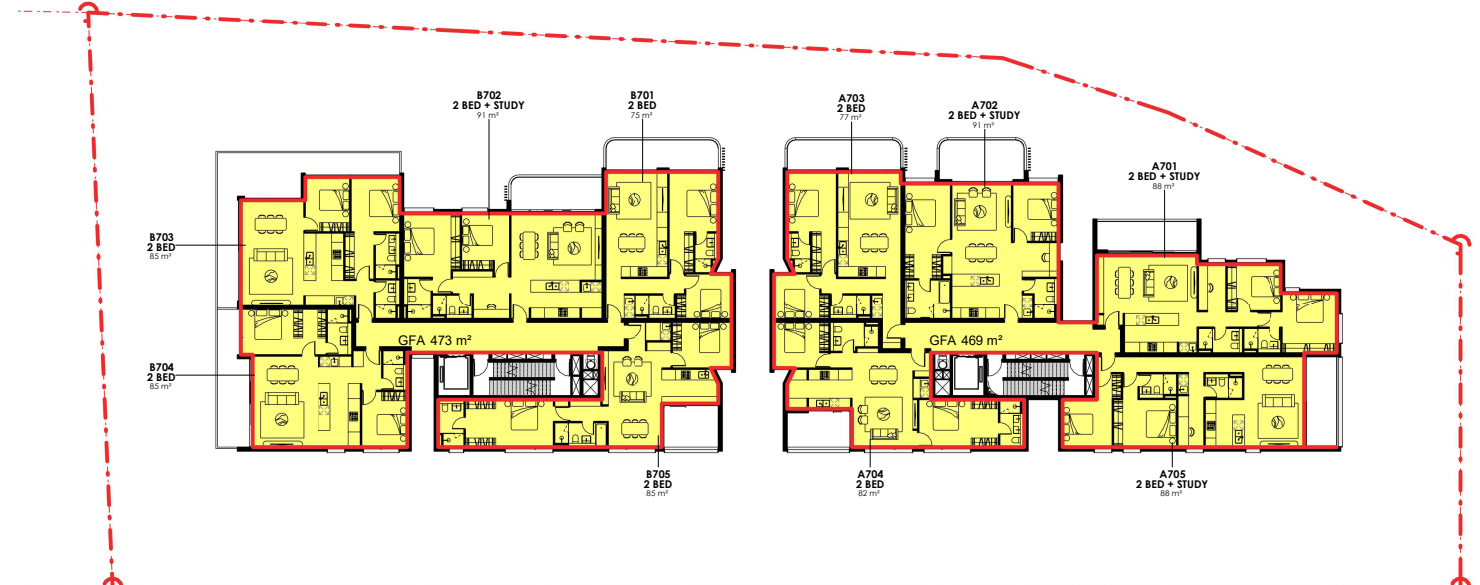
Level 4
1 : 250



Level 5
1 : 250



Level 6
1 : 250



Level 7
1 : 250

Rev	Description
A	DA SUBMISSION
B	ADDITIONAL INFORMATION FOR GFA CALCULATION

Date	Notes
12/03/2025	
06/06/2025	

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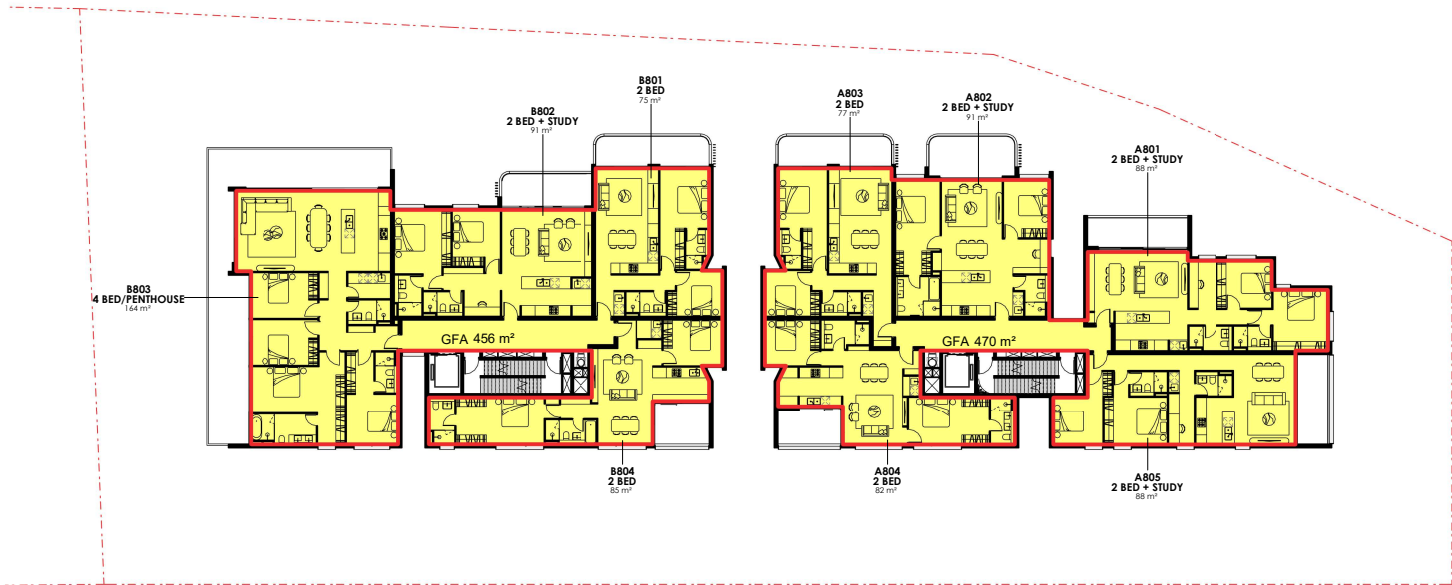
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Drawing
GFA CALCULATION 2

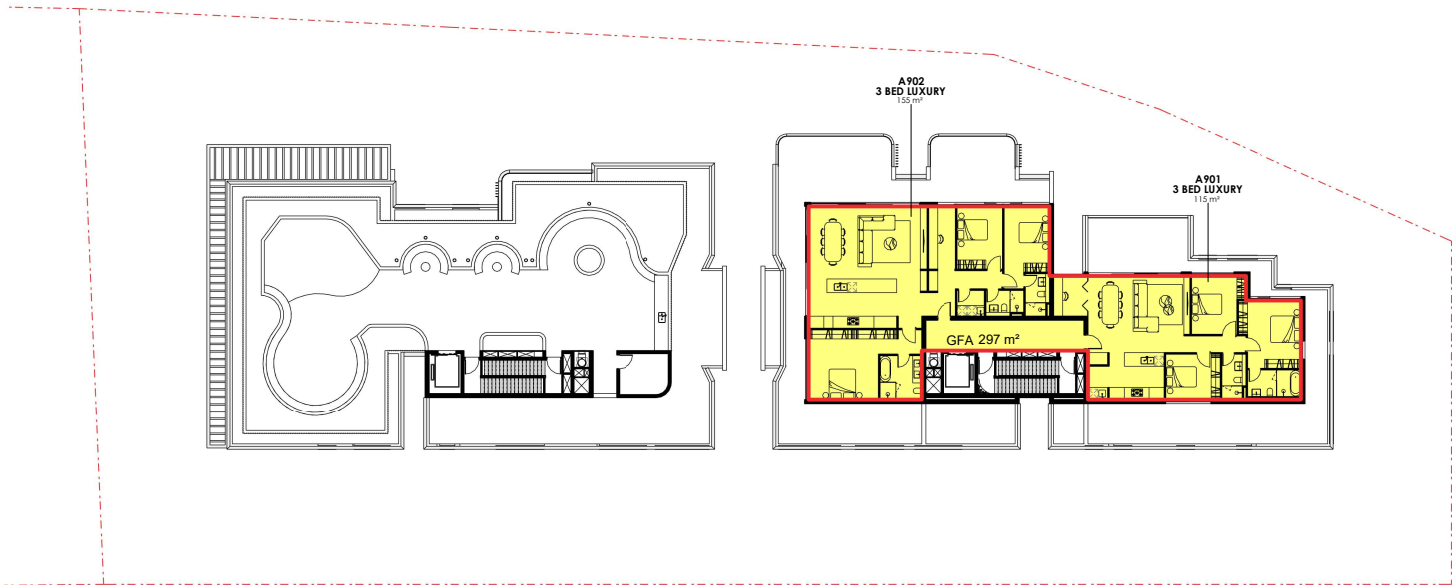
Graphic scale
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Scale @ A1: **1 : 250** (Half Scale @ A3)
Date: **06/06/2025**
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Drawing Number
A.2000/2
Revision
B



Level 8
1 : 250



Level 9
1 : 250

GROSS FLOOR AREA	
LEVEL	PROPOSED
Level 0	380 m²
Level 1	977 m²
Level 2	1192 m²
Level 3	1274 m²
Level 4	1163 m²
Level 5	1048 m²
Level 6	955 m²
Level 7	941 m²
Level 8	926 m²
Level 9	297 m²
	9153 m²

	MAX. PERMISSIBLE	MIN. PERMISSIBLE	PROPOSED
TOD GFA	7665 m²	-	7,286 m²
TOD FSR	2.5 : 1	-	2.37 : 1
TOD AFFORDABLE GFA	-	146 m² 2% X PROPOSED TOD GFA	NSA=146 m² GFA=148 m² 2% X PROPOSED TOD GFA
INFILL HOUSING GFA	2,300 m² 30% X MAX. TOD GFA	-	1,867 m² 25.6% X PROPOSED TOD GFA
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TOTAL AFFORDABLE GFA	-	-	1,595 m²
TOTAL NON-AFFORD. GFA	-	-	7,558 m²

UNIT TOD AFFORDABLE				
UNIT NUMBER	UNIT TYPE	NET AREA	GFA	COMMENTS
A301	2 BED	75 m²	76 m²	TOD AFFORDABLE
B405	2 BED	71 m²	72 m²	TOD AFFORDABLE
Grand total: 2		146 m²	148 m²	

UNIT INFILL HOUSING AFFORDABLE				
UNIT NUMBER	UNIT TYPE	NET AREA	GFA	COMMENTS
A101	2 BED	80 m²	81 m²	AFFORDABLE
A103	2 BED	75 m²	76 m²	AFFORDABLE
A201	2 BED + STUDY	97 m²	100 m²	AFFORDABLE
A202	2 BED	75 m²	76 m²	AFFORDABLE
A205	3 BED	102 m²	104 m²	AFFORDABLE
A306	2 BED + STUDY	87 m²	89 m²	AFFORDABLE
A406	2 BED + STUDY	87 m²	89 m²	AFFORDABLE
B101	2 BED	75 m²	76m²	AFFORDABLE
B102	2 BED	75 m²	76 m²	AFFORDABLE
B106	3 BED	98 m²	100 m²	AFFORDABLE
B202	2 BED	75 m²	76 m²	AFFORDABLE
B206	2 BED + STUDY	87 m²	89 m²	AFFORDABLE
B302	2 BED	75 m²	76 m²	AFFORDABLE
B306	2 BED + STUDY	87 m²	89 m²	AFFORDABLE
B402	2 BED	75 m²	76 m²	AFFORDABLE
B505	2 BED	85 m²	87 m²	AFFORDABLE
B605	2 BED	85 m²	87 m²	AFFORDABLE
Grand total: 17		1420 m²	1447 m²	

Rev	Description
A	DA SUBMISSION
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Date
12/03/2025
06/06/2025

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Drawing
GFA CALCULATION 3

Graphic scale
0 1 2 4 8 1:150

Scale @ A1: **As indicated** (Half Scale @ A3)
Date: **06/06/2025**
Drawn by: **Author**
Checked by: **Checker**
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Drawing Number
A.2000/3
Revision
B