



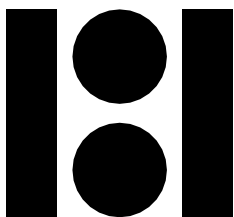
24-26 RUSSELL AVE

24-26, Russell Avenue
Lindfield NSW 2070 Australia
Development Application

02511

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NatHERS Thermal Performance Specifications (BASIX Thermal Comfort) 24-26 Russell Avenue, Lindfield					
<i>The NatHERS specifications are summarised below. Please refer to the NatHERS certificate(s) for full details. If details included in these specifications vary from other drawings or written specifications, these specifications shall take precedence. If only one specification option is detailed for a building element, that specification must apply to all instances of that element for the project.</i>					
Windows	Glass	Frame	U value	SHGC	Detail
Default	Double glazed, low E high solar gain	Aluminium	4.3	0.47	Window types: awning - Glazing generally
Default	Double glazed, low E high solar gain	Aluminium	4.3	0.53	Window types: sliding door - Glazing generally
Default	Double glazed, low E high solar gain	Aluminium thermally broken	3.1	0.39	Window types: awning - Units: 006, 406, 506, 606, 705
Default	Double glazed, low E high solar gain	Aluminium thermally broken	3.1	0.49	Window types: sliding door - Units: 006, 406, 506, 606, 705
Default	Double glazed, Argon low E, high solar gain	Aluminium thermally broken	2.9	0.44	Window types: awning - Units: 706
Default	Double glazed, Argon low E, high solar gain	Aluminium thermally broken	2.9	0.51	Window types: sliding door - Units: 706
Default	Double glazed, low E low solar gain	Aluminium thermally broken	3.1	0.27	Window types: awning - Units: 802
Default	Double glazed, low E low solar gain	Aluminium thermally broken	3.1	0.27	Window types: sliding door - Units: 802
* The glass type and frame descriptions are indicative only. The U-value and SHGC performance figures must be met to achieve compliance					
Skylights	Glass	Frame	U value	SHGC	Detail
None					
External walls	Construction	Added Insulation		Detail	
	Brick veneer (steel framing)	R 2.5		Colour: medium	
Internal walls	Construction	Added Insulation		Detail	
	Plasterboard on studs	None		Walls within units	
	Hebel + stud	None		Party walls between units	
	Hebel + stud	R 2.5		Internal walls separating units from common lobbies	
Floors	Construction	Added Insulation		Detail	
	Concrete	None		Floors generally	
	Concrete	R 2.0		Ground level floors over basement carpark	
Ceilings	Construction	Added Insulation		Detail	
	Plasterboard	None		Ceilings below internal spaces	
	Plasterboard	R 3.0		Generally for ceilings below roof	
	Plasterboard	R 4.0		For unit 706	
Roof	Construction	Added Insulation		Detail	
	Concrete	(refer to ceiling detail)		Colour: medium	
Other Requirements					
Building Sealing All vents, exhaust fans and downlights to be sealed to prevent air-infiltration					
Floor coverings Timber generally, carpet for bedrooms, tiles for wet areas					





Site Information

Address:
24-26 Russell Avenue Lindfield NSW 2070 Australia

Lots:
Lot 13, DP 4215 (24 Russell Avenue)
Lot 14, DP 4215 (26 Russell Avenue)

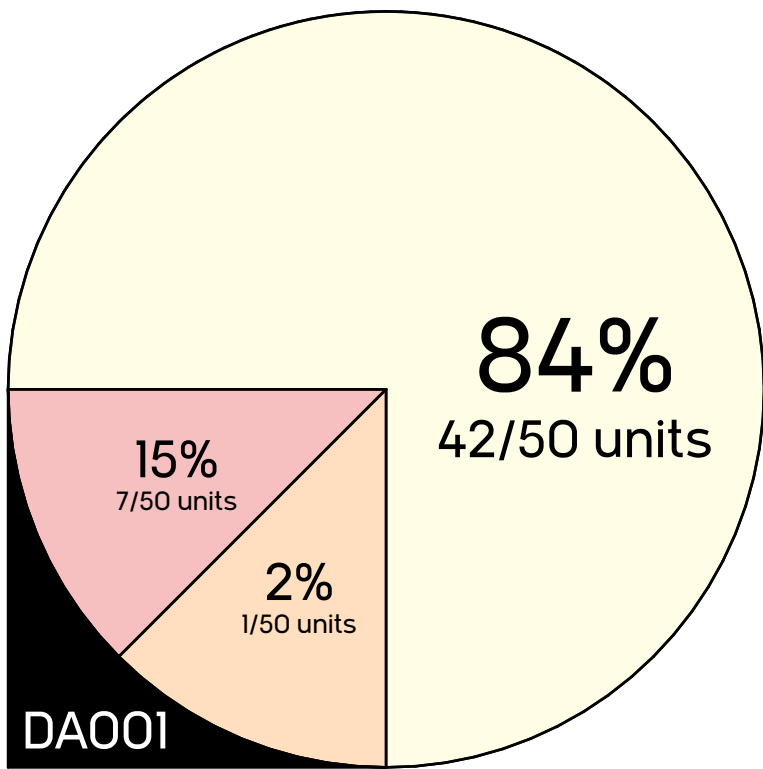
Site Area:
2101 m²

Floor Space Ratio:
Total FSR 3.25 : 1

Height Limit:
Total 28.60 Metre

Zoning:
R2 - Low Density Residential

Council:
Ku-Ring-Gai Council



Solar Access

Apartment Design Guide

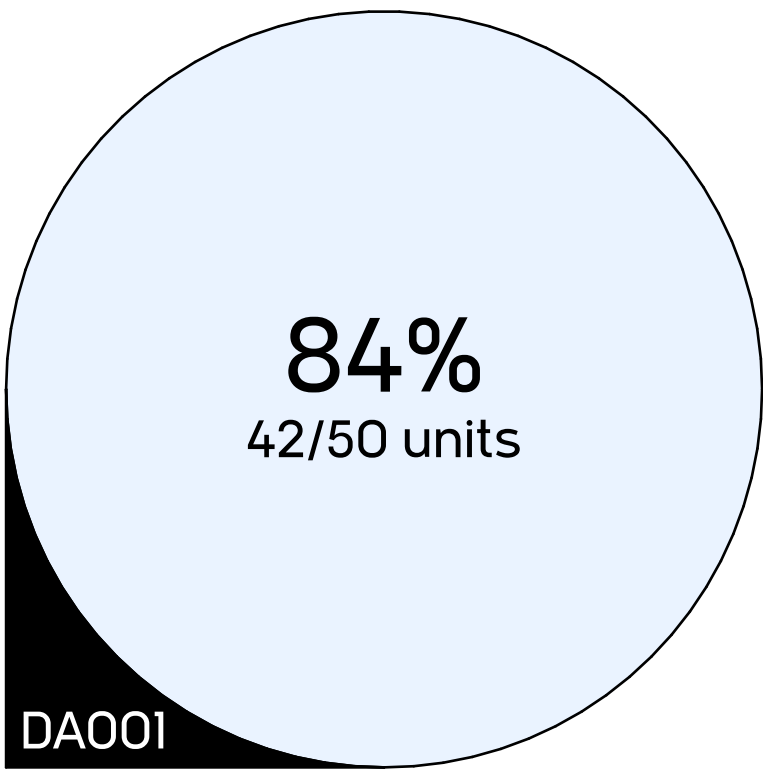
Objective 4A-1
To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space

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

In all other areas, living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3 pm at mid winter

A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter

■ More than 2 hours direct sunlight
■ Less than 2 hours direct sunlight
■ No direct sunlight

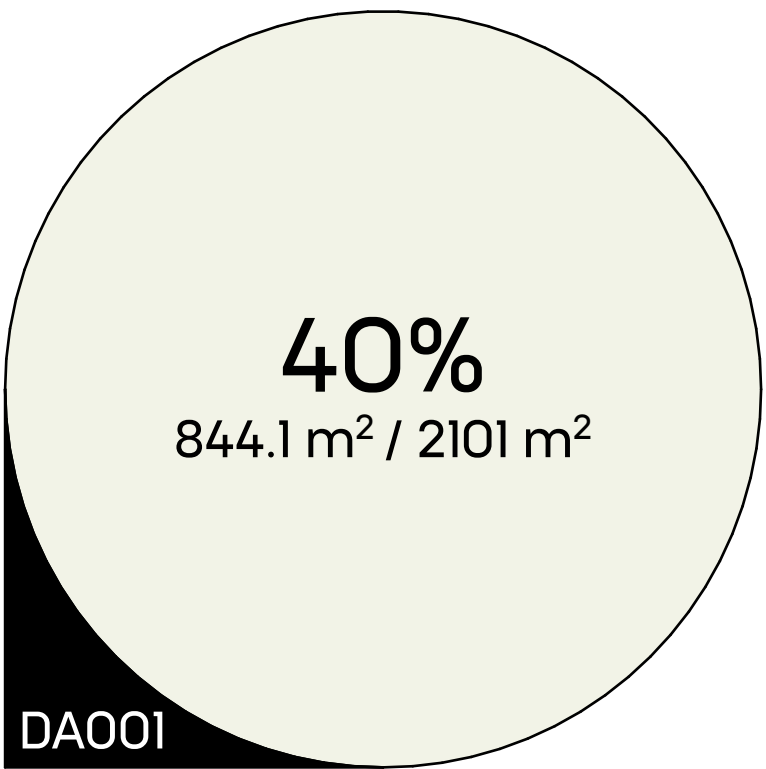


Cross Ventilated units

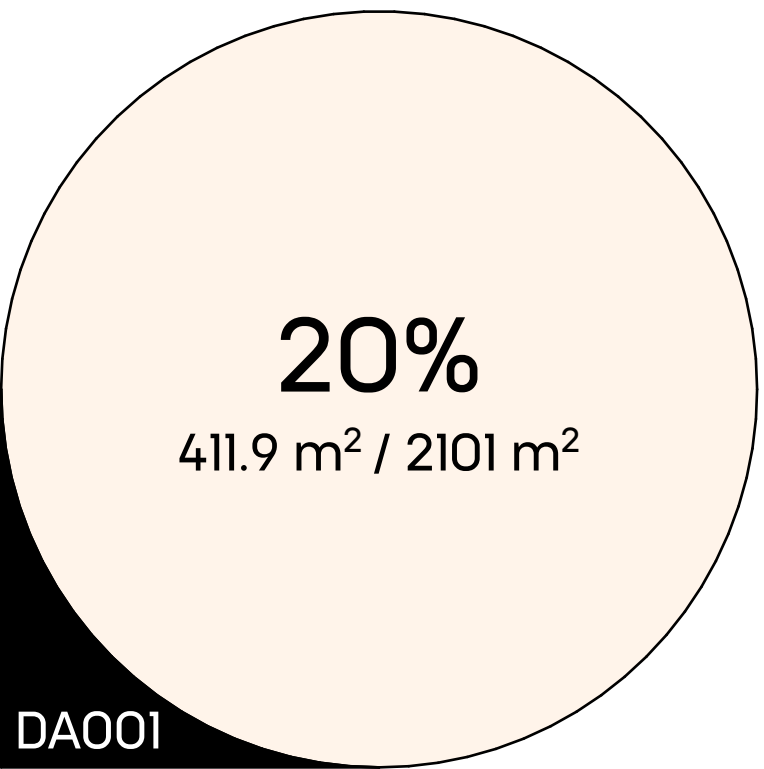
Apartment Design Guide

Objective 4B-3
The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents

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
Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line



Landscaped area



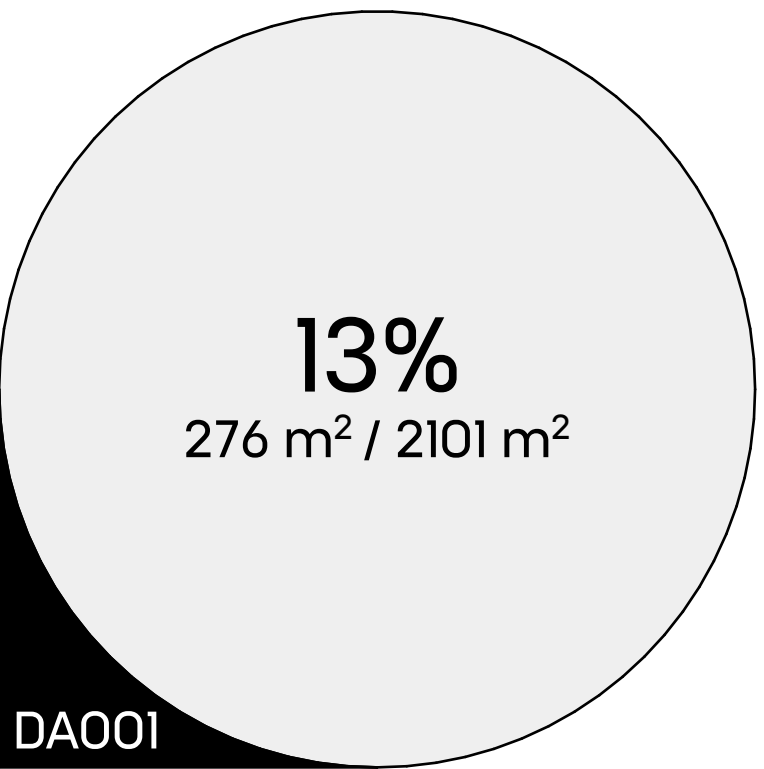
Communal open space

Apartment Design Guide

Objective 3D-1
An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping

Design criteria
Communal open space has a minimum area equal to 25% of the site (see figure 3D.3)

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)



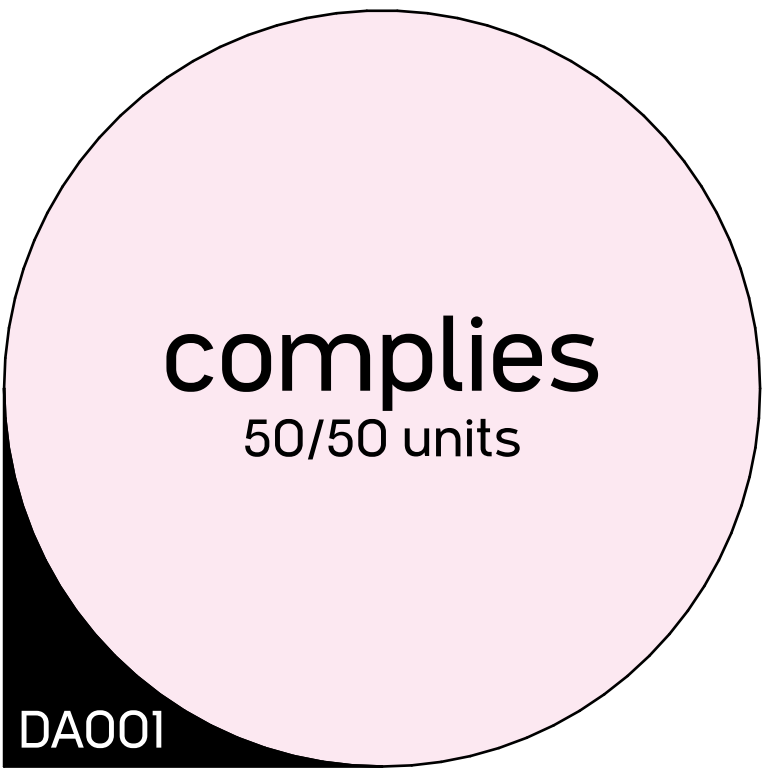
Deep Soil area

Apartment Design Guide

Objective 3E-1
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

Design criteria
Deep soil zones are to meet the following minimum requirements:

Site area less than 650m² Deep soil zone 7%
Site area 650m² - 1500m² 3m Minimum dimensions Deep soil zone 7%
Site area greater than 1500m² 6m Minimum dimensions Deep soil zone 7%



Storage allocation

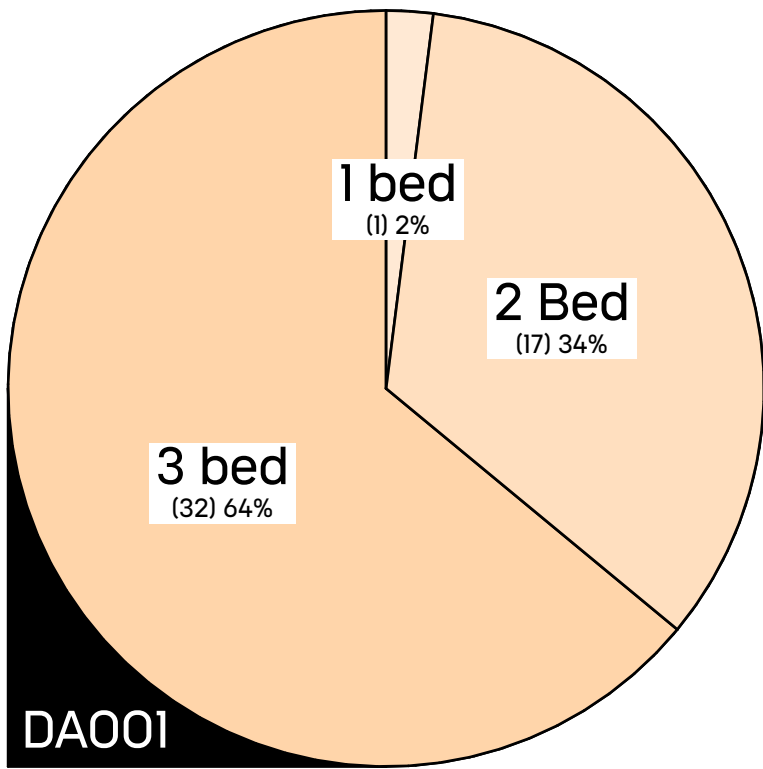
Apartment Design Guide

Objective 4G-1
Adequate, well designed storage is provided in each apartment

Design criteria
In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:

Dwelling type	Storage size volume
Studio apartments	4m ³
1 bedroom apartments	6m ³
2 bedroom apartments	8m ³
3+ bedroom apartments	10m ³

At least 50% of the required storage is to be located within the apartment



Unit mix

Apartment Design Guide

Objective 4G-1
Adequate, well designed storage is provided in each apartment

Design criteria
In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:

Dwelling type	Storage size volume
Studio apartments	4m ³
1 bedroom apartments	6m ³
2 bedroom apartments	8m ³
3+ bedroom apartments	10m ³

At least 50% of the required storage is to be located within the apartment

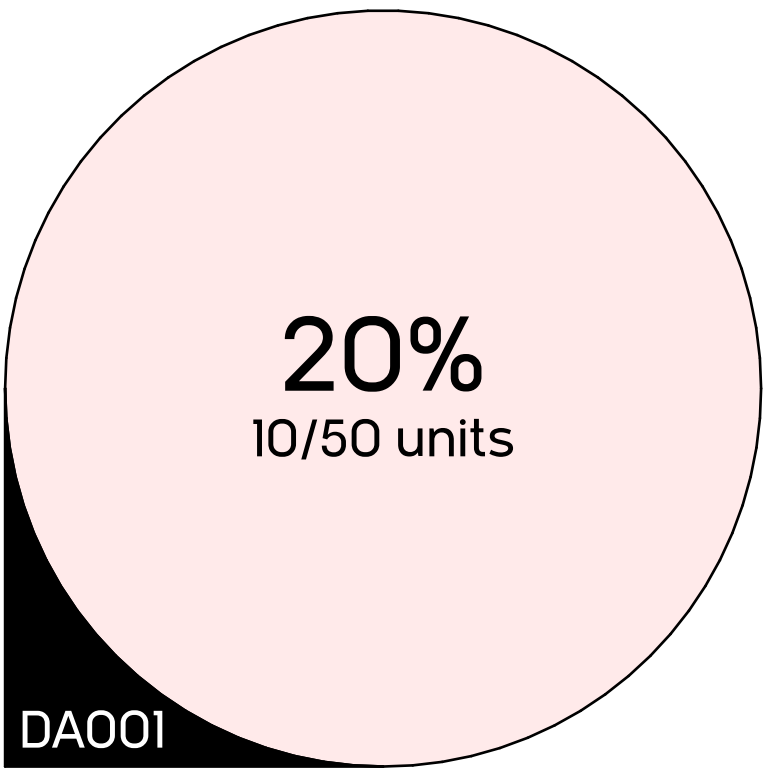


Gross Floor Area

Ku-Ring-Gai Local Environmental Plan 2012

gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes--

(a) the area of a mezzanine, and
(b) habitable rooms in a basement or an attic, and
(c) any shop, auditorium, cinema, and the like, in a basement or attic, but excludes--
(d) any area for common vertical circulation, such as lifts and stairs, and
(e) any basement--
(f) storage, and
(i) vehicular access, loading areas, garbage and services, and
(ii) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
(g) car parking to meet any requirements of the consent authority (including access to that car parking), and
(h) any space used for the loading or unloading of goods (including access to it), and
(i) terraces and balconies with outer walls less than 1.4 metres high, and
(j) voids above a floor at the level of a storey or storey above.



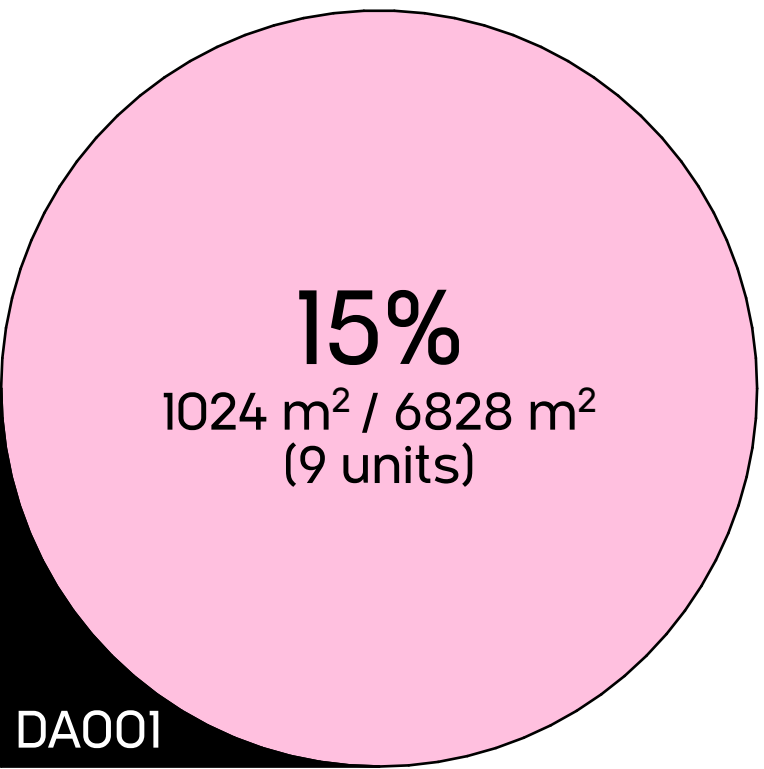
Adaptable units

Ku-Ring-Gai Council Development Control Plan 7.2 Adaptable Dwellings

This section is to be read in conjunction with Australian Standard AS 4299-1995 Adaptable Housing.

Objectives
(a) To ensure adequate adaptable housing is provided for within new residential development to accommodate occupants' changing needs over time.
(b) To ensure adaptable dwellings are included within residential development in accordance with the relevant Australian Standards.

Controls
(a) Plans identifying adaptable housing are to be submitted in accordance with the Ku Ring Gai Development Guide.
(b) Adaptable dwellings are to be allocated to all dwelling typologies to accommodate various household sizes.
(c) In developments with 10 or more dwellings, 20% of dwellings (rounded to the nearest whole number) shall comply with the provisions of an adaptable unit as specified in accordance with the Australian Standard AS 4299-1995 Adaptable Housing.
(d) One accessible car parking space is to be provided for every adaptable residential unit and be a part lot in the strata plan.

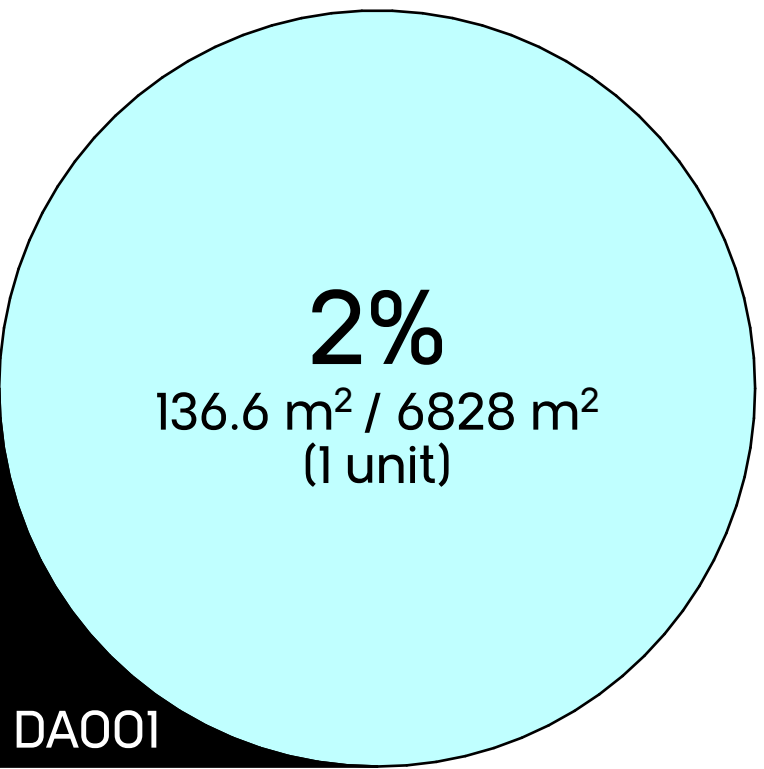


Housing Sepp - Chapter 2

9 Units

unit 101
unit 102
unit 104
unit 105
unit 106

unit 201
unit 202
unit 204
unit 206



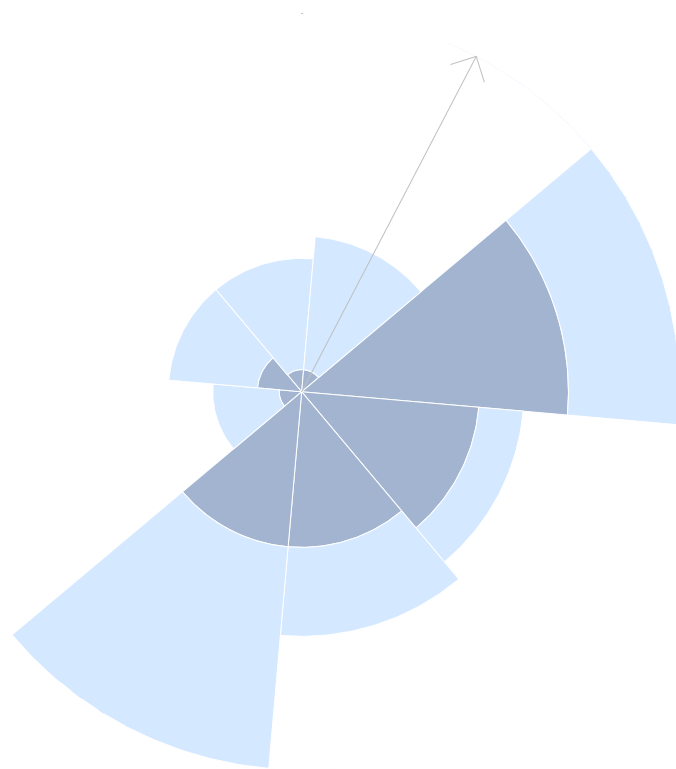
Housing Sepp - Chapter 5

1 Unit

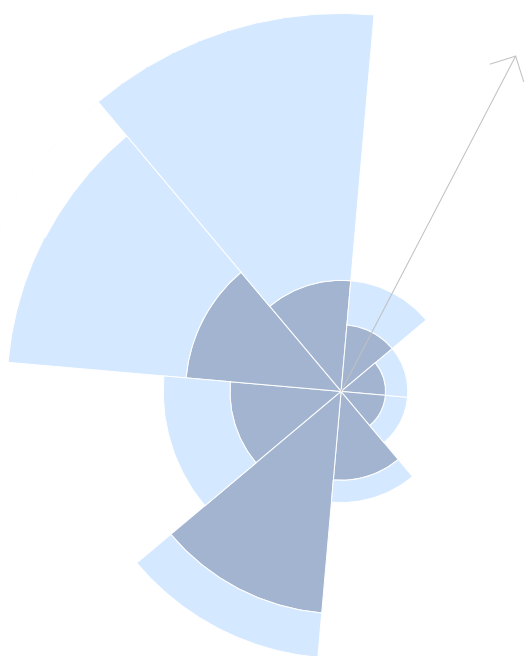
unit 205



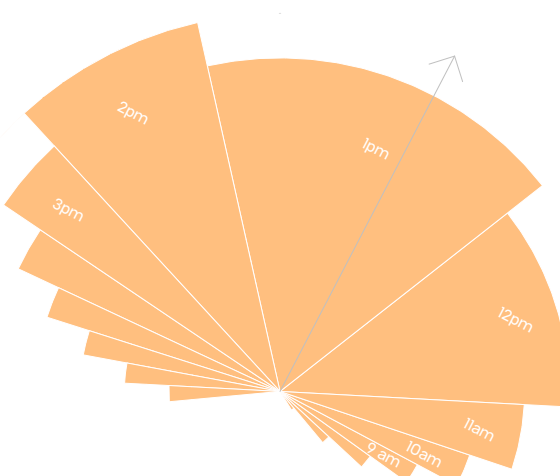
● DRAWING SYMBOLS LEGEND



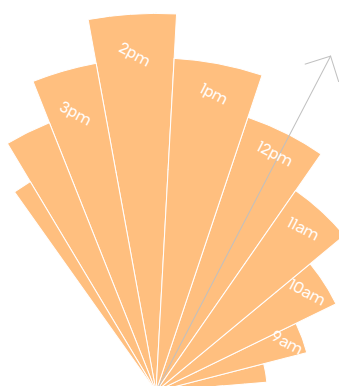
● SUMMER WINDS
prevailing wind direction: north easterly + southerly
morning winds & afternoon winds



● WINTER WINDS
prevailing wind direction: north westerly + southerly
morning winds & afternoon winds



● SUMMER SOLSTICE SUN EYE DIAGRAM
22 December with sun intensity



● WINTER SOLSTICE SUN EYE DIAGRAM
22 June with sun intensity

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ACN 685 551 259
Sydney, Australia

■ 02511 Project Info
24-26, Russell Avenue
Lindfield NSW 2010 Australia
9 storey Multi Res development
Development Application

North
1:250 @ A1
or half @ A3

PBD

■ Cha Summary of Changes

■ Rev Reason of Revision
A FOR DA SUBMISSION

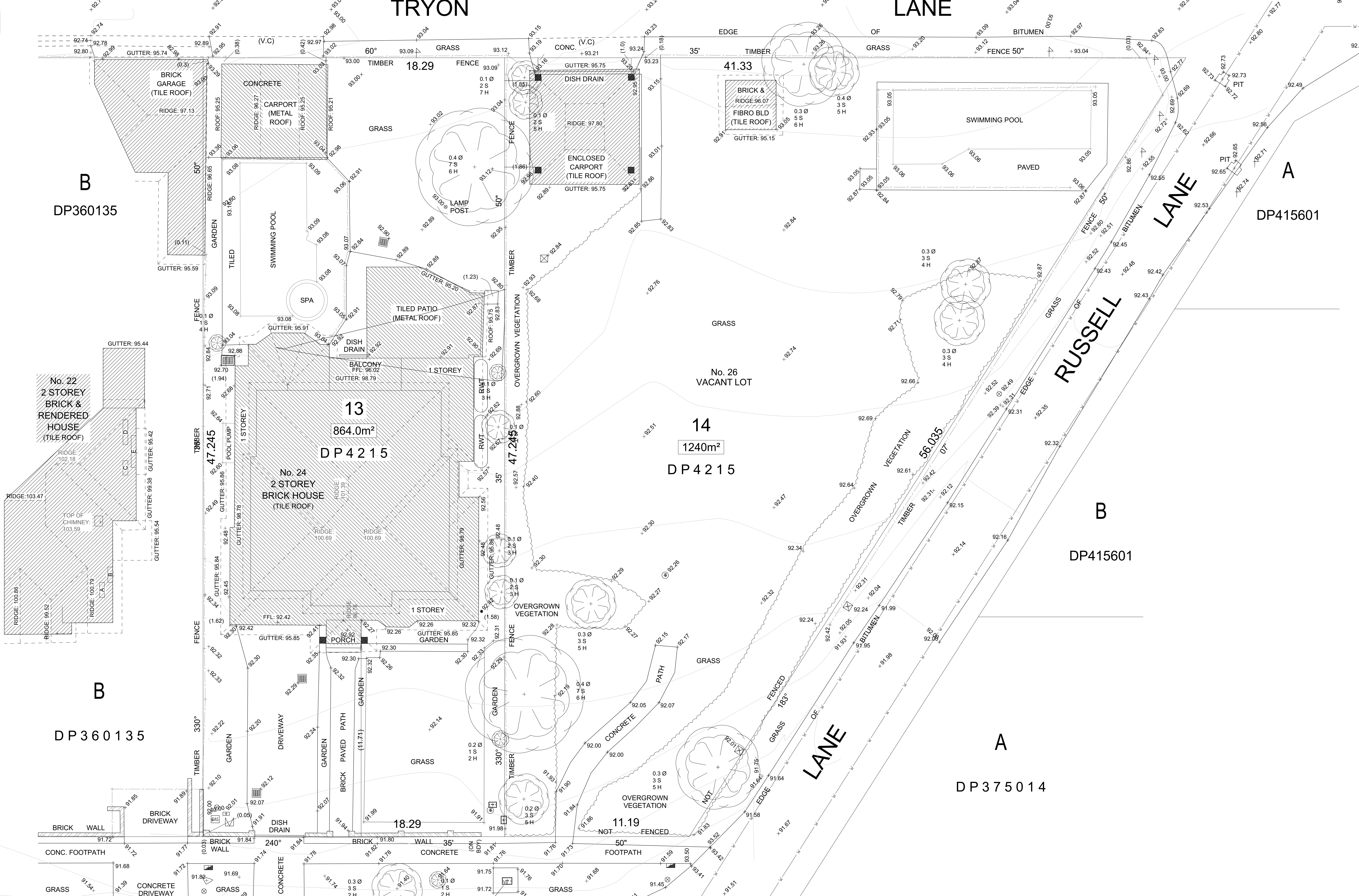
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24/04/2025

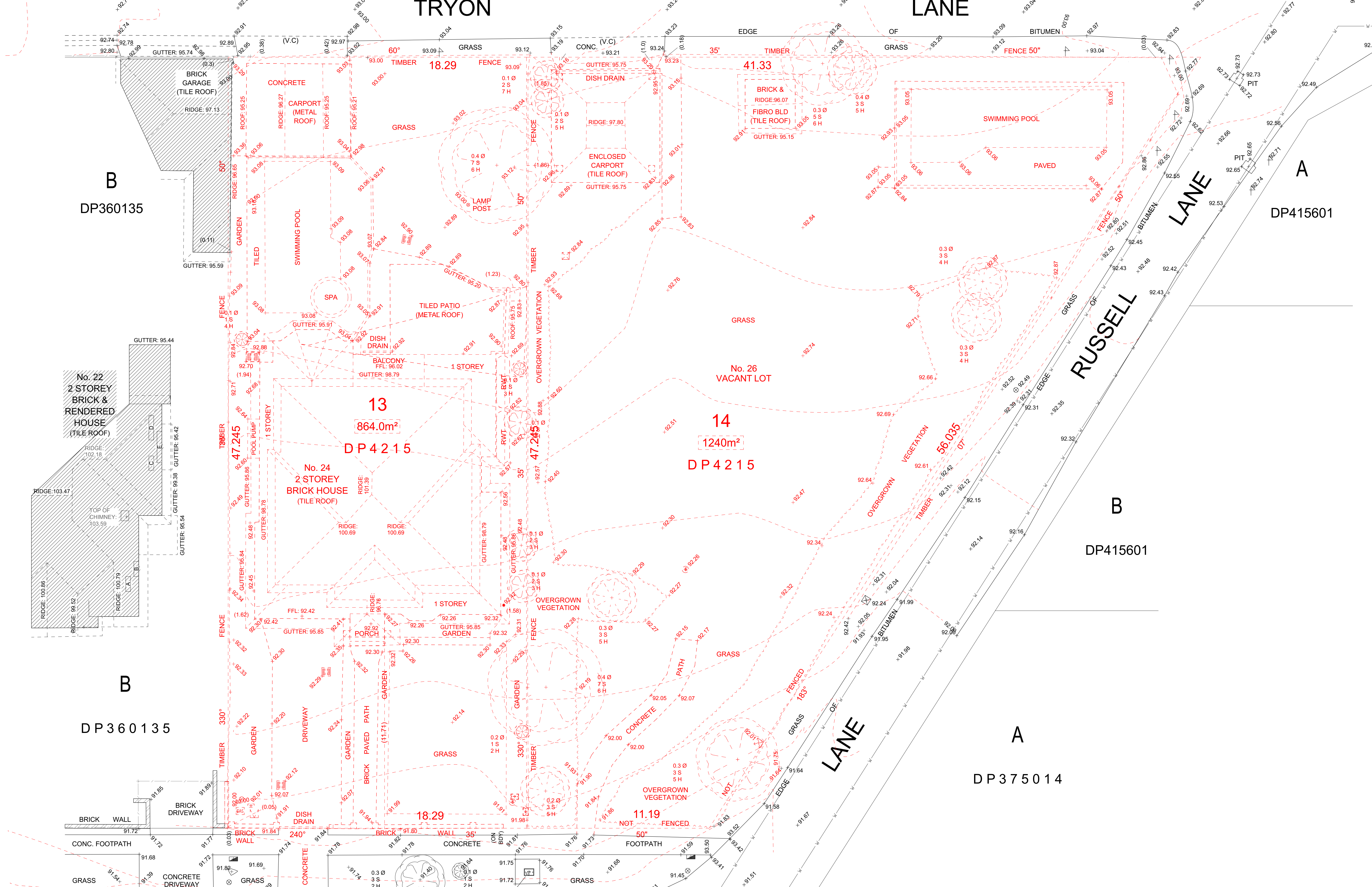
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■ Title
Site Plan
Site analysis

■ Drawing
DA100
■ Revision
A





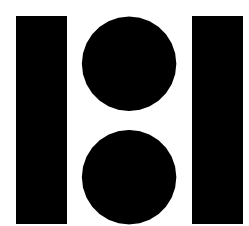
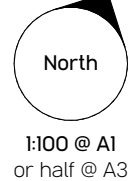
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Rev Reason of Revision

Date

Down by

Ckd by

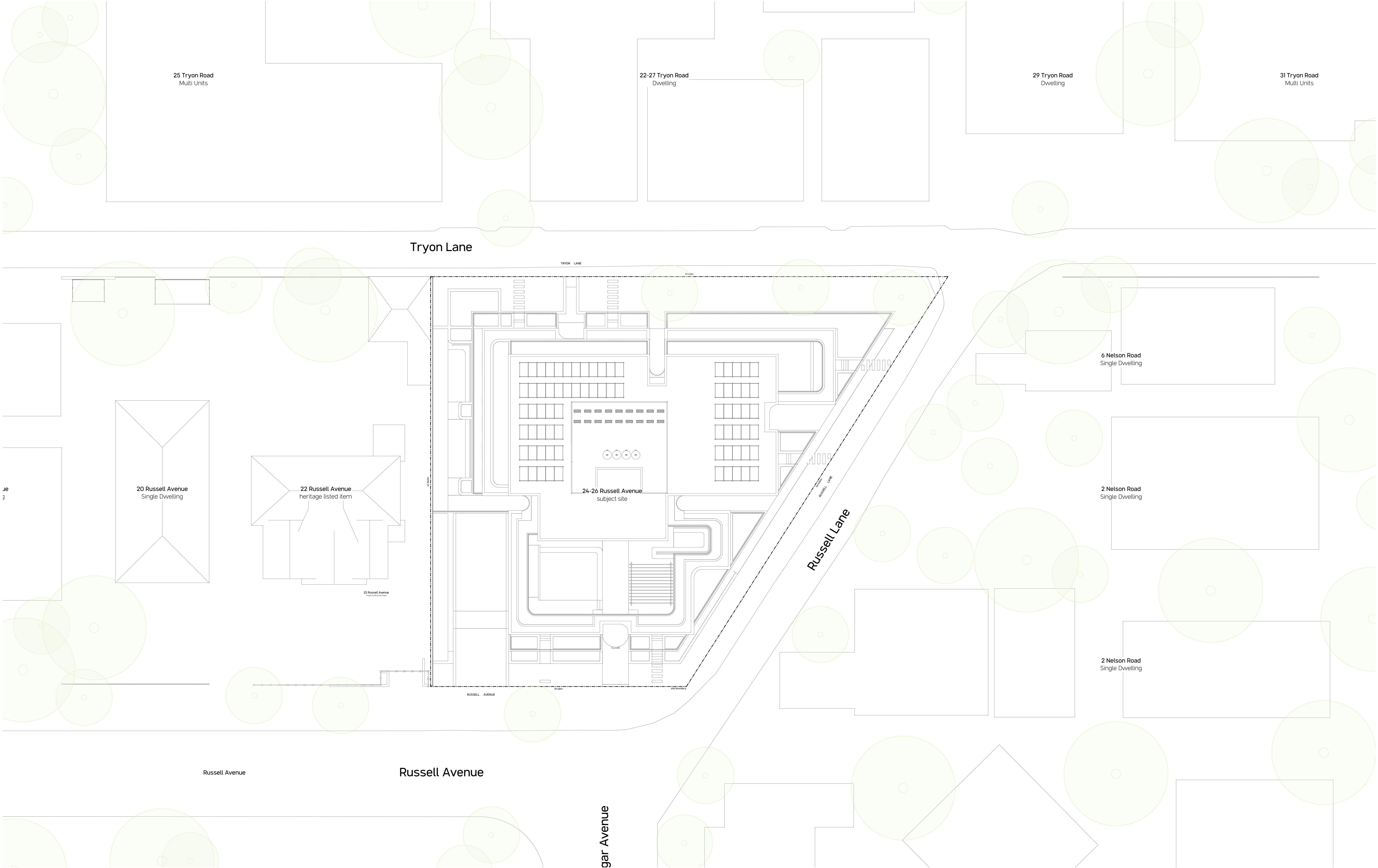
Title

Site Plan
Demolition plan

Drawing

Revision

DA102 A



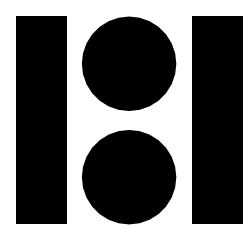
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Sydney, Australia

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Lindfield NSW 2010 Australia
9 storey Multi Res development
Development Application



■ **Cha** Summary of Changes

■ **Rev** Reason of Revision
A FOR DA SUBMISSION

Date
24/04/2025

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■ **Title**
Site Plan
Site plan

■ **Drawing**

DA150

■ **Revision**

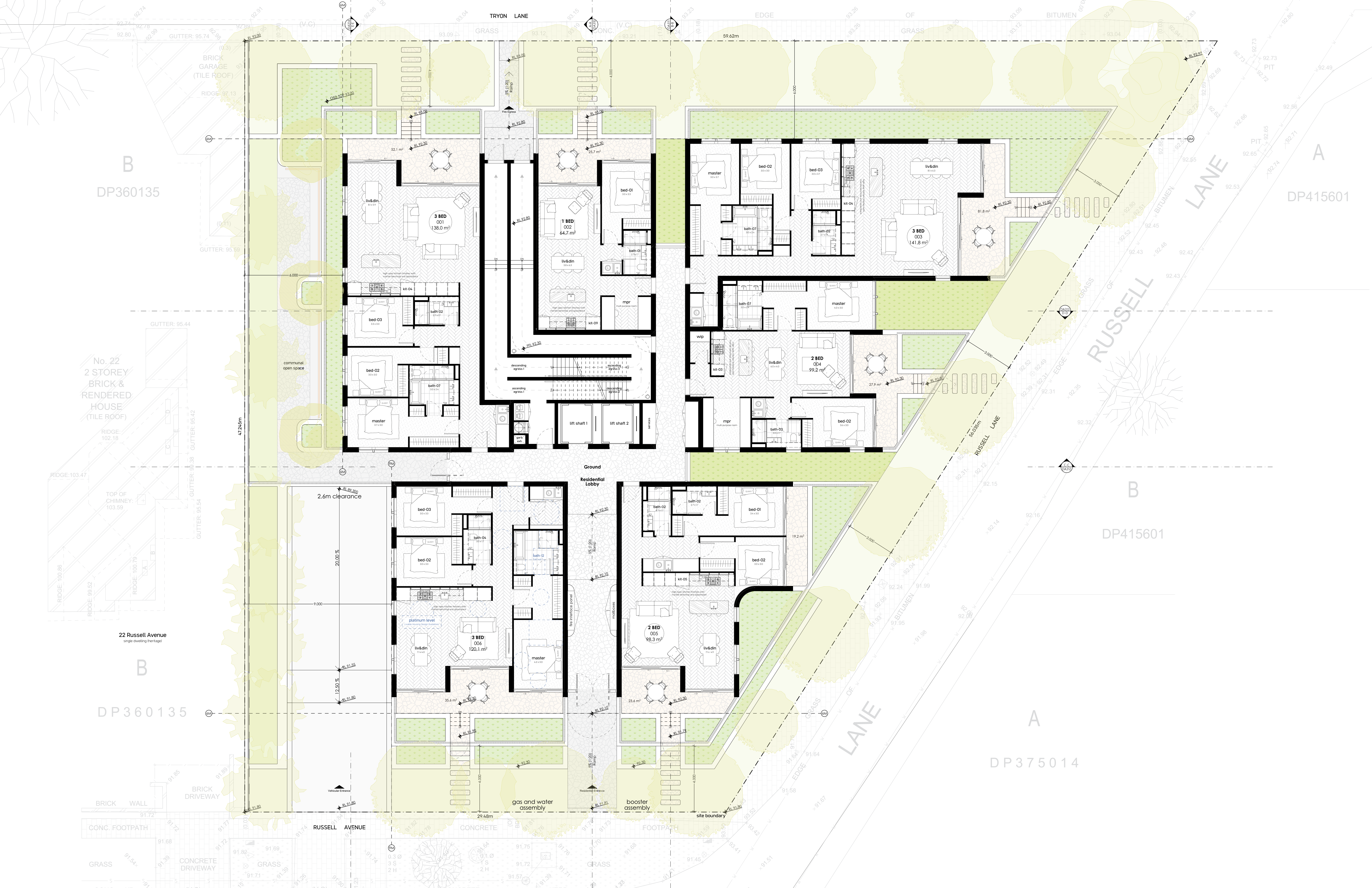
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North-West Streetscape Tryon Lane



South-East Streetscape Russell Avenue



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North
1:100 @ A1
or half @ A3

lbi

■ Cha Summary of Changes

■ Rev Reason of Revision
A FOR DA SUBMISSION
B FOR DA SUBMISSION

Date
24/06/2025
30/05/2025

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PBD
PBD

Ckd by
PBD
PBD

■ Title
Floor plans
Ground

■ Drawing
DA200 B

■ Revision



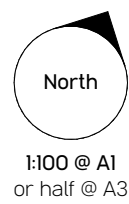
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A FOR DA SUBMISSION
B FOR DA SUBMISSION

Date
24/04/2025
30/05/2025

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PBD
PBD

■ Title
Floor plans
Level 1

■ Drawing

DA201 B

■ Revision

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or half @ A3

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Date	24/04/2025	Dwn by	PBD	Ckd by	PBD
	30/05/2025		PBD		PBD

■ Title
Floor plans
Level 2-7

■ Drawing
DA202 B

■ Revision

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Date	24/04/2025	Dwn by	PBD	Ckd by	PBD
	30/05/2025		PBD		PBD

■ Title
Floor plans
Level 8

■ Drawing
DA203 B

■ Revision

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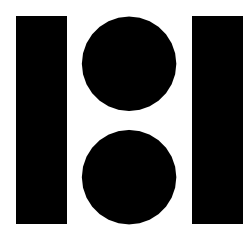
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LINDFIELD PROJECT PTY LTD
ACN 685 551 259
Sydney, Australia

■ **02511 Project Info**
24-26, Russell Avenue
Lindfield NSW 2070 Australia
9 storey Multi Res development
Development Application

North
1:100 @ A1
or half @ A3



■ **Cha** Summary of Changes

■ **Rev** Reason of Revision
A FOR DA SUBMISSION

Date
24/04/2025

Dwn by
PBD

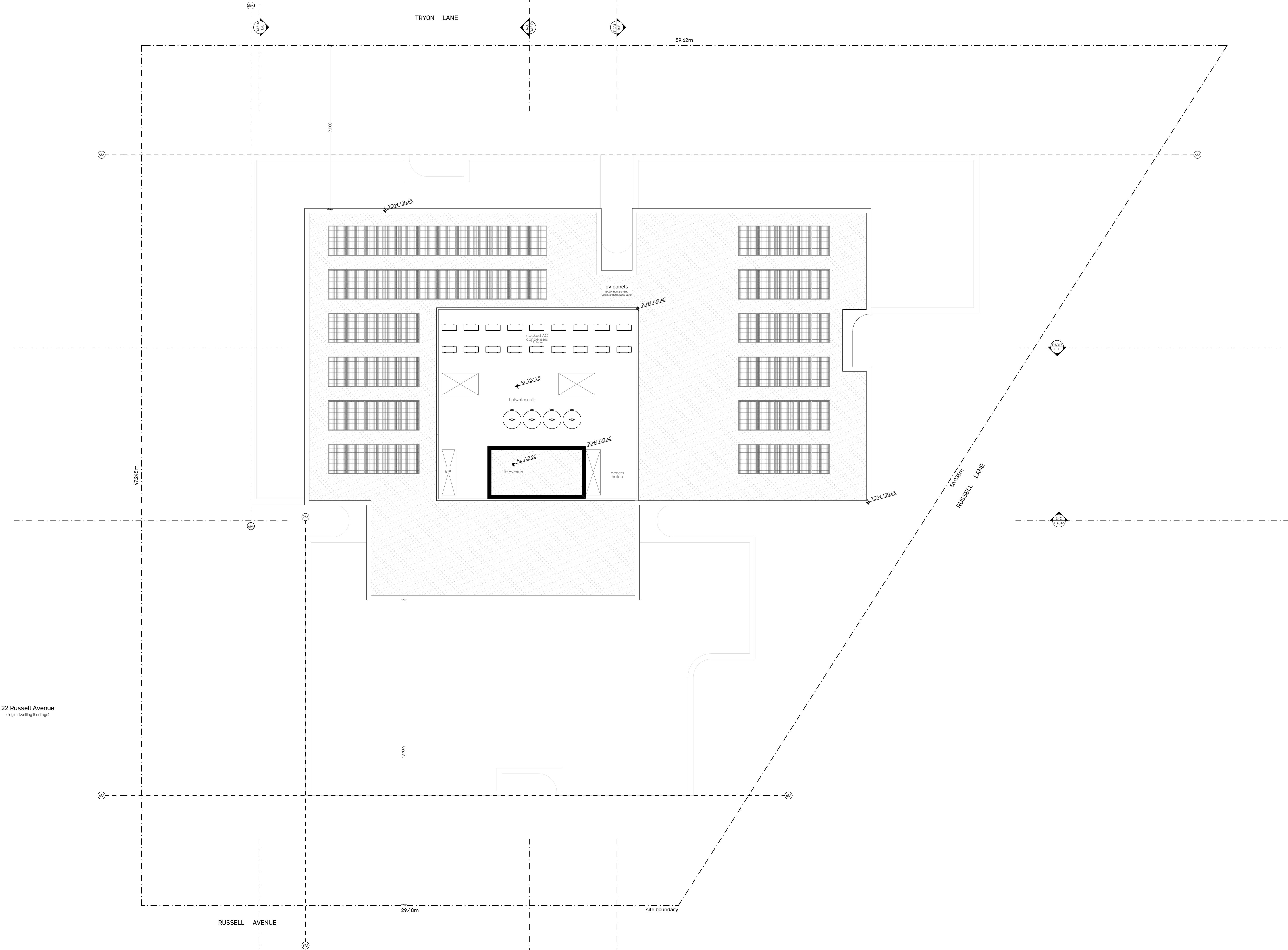
Ckd by
PBD

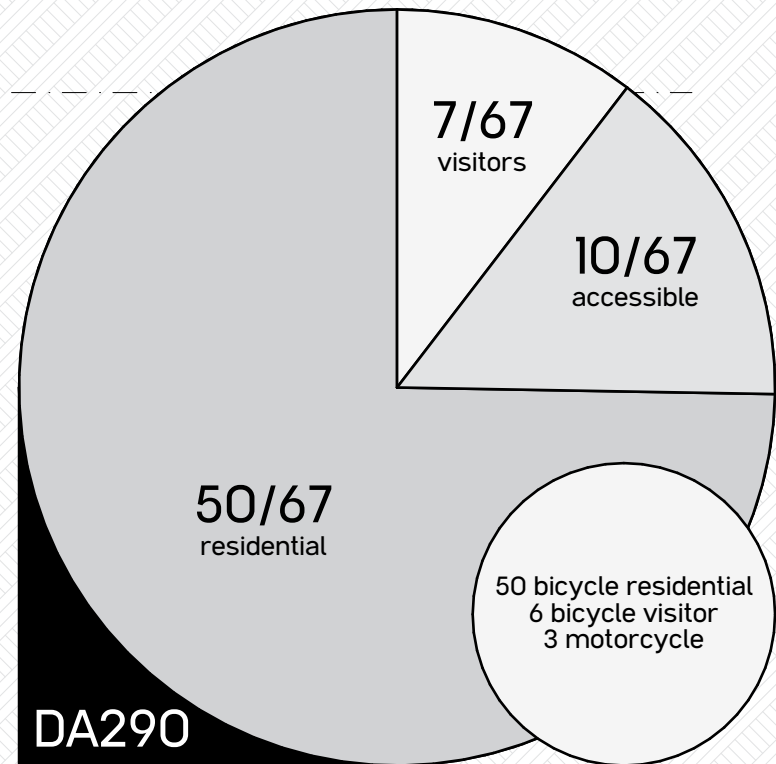
■ **Title**
Floor plans
Roof

■ **Drawing**

DA250 A

■ **Revision**





Maximum car parking rate under the DCP:

Studio:
minimum 0 spaces per dwelling
maximum 0.5 spaces per dwelling

One bedroom:
minimum 0.6 spaces per dwelling
maximum 1 space per dwelling

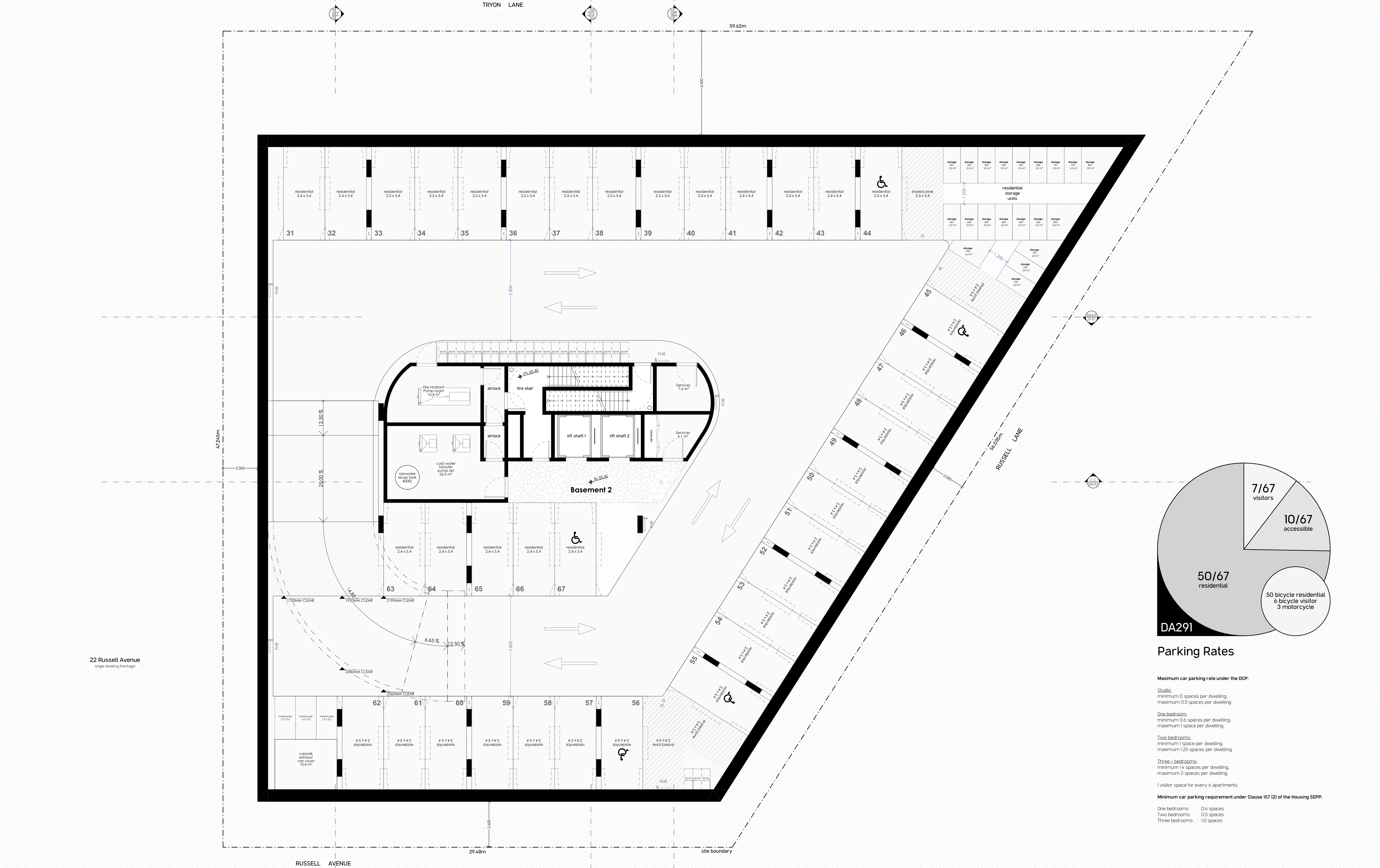
Two bedrooms:
minimum 1 space per dwelling
maximum 1.25 spaces per dwelling

Three + bedrooms:
minimum 1.4 spaces per dwelling
maximum 2 spaces per dwelling

1 visitor space for every 6 apartments.

Minimum car parking requirement under Clause 157 (2) of the Housing SEPP

One bedrooms	0.4 spaces
Two bedrooms	0.5 spaces
Three bedrooms	1.0 spaces





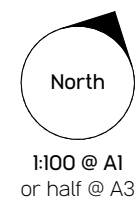
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■ Cha Summary of Changes

■ Rev Reason of Revision

Date 24/04/2025
Dwn by PBD
Ckd by PBD

■ Title
Elevations
North East Elevation

■ Drawing
■ Revision

DA301 A



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Development Application

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9 storey Multi Res development
Development Application

North
1:100 @ A1
or half @ A3

101

■ Cha Summary of Changes

■ Rev Reason of Revision
A FOR DA SUBMISSION

Date
24/04/2025
Dwn by
PBD
Ckd by
PBD

■ Title
Elevations
South East Elevation

■ Drawing
DA302 A
■ Revision



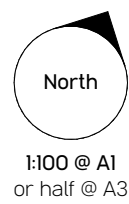
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Development Application



■ Cha Summary of Changes

■ Rev Reason of Revision
A FOR DA SUBMISSION

Date
24/04/2025

Dwn by
PBD

Ckd by
PBD

■ Title
Elevations
South West Elevation

■ Drawing

■ Revision

DA303 A



EF-01

Brick Veneer

Material brick
Colour brown
Finish mortar to match
Treatment -



EF-02

Pigmented Concrete

Material concrete
Colour copper
Finish insitu
Treatment pigmented



EF-03

Aluminium Window Frames

Material aluminium
Colour anthracite
Finish satin
Treatment powdercoated



EF-04

Palisade Balcony Balustrade

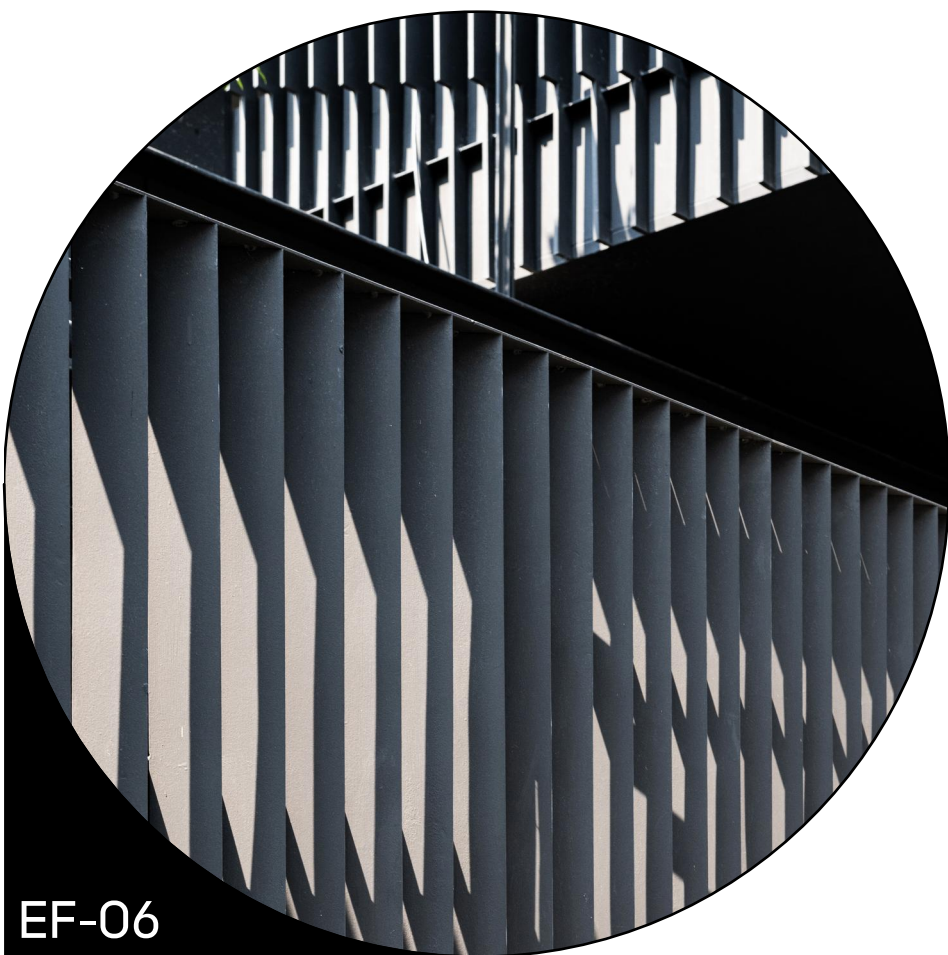
Material aluminium
Colour anthracite
Finish satin
Treatment powdercoated



EF-05

palisade battened screen

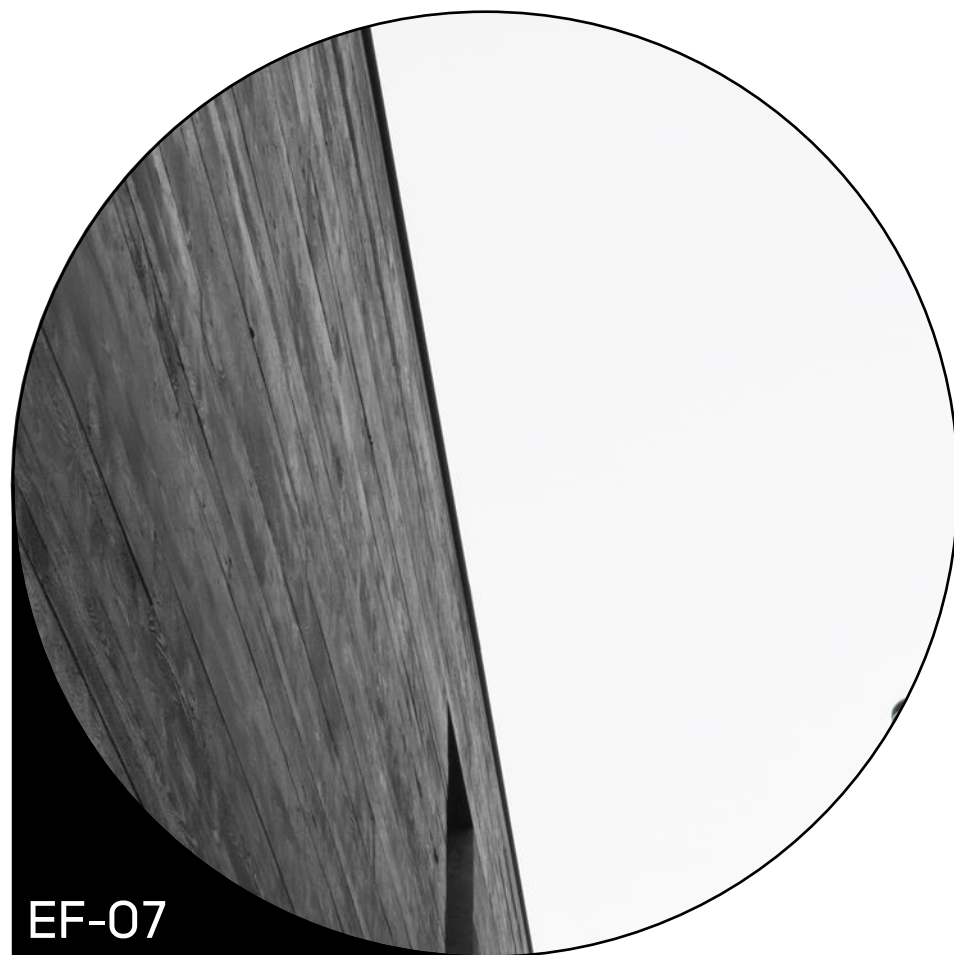
Material aluminium
Colour anthracite
Finish satin
Treatment powdercoated



EF-06

palisade battened screen for services

Material aluminium
Colour anthracite
Finish satin
Treatment powdercoated



EF-07

dark concrete plinth

Material concrete
Colour dark grey
Finish insitu
Treatment polished



EF-08

dark concrete awning

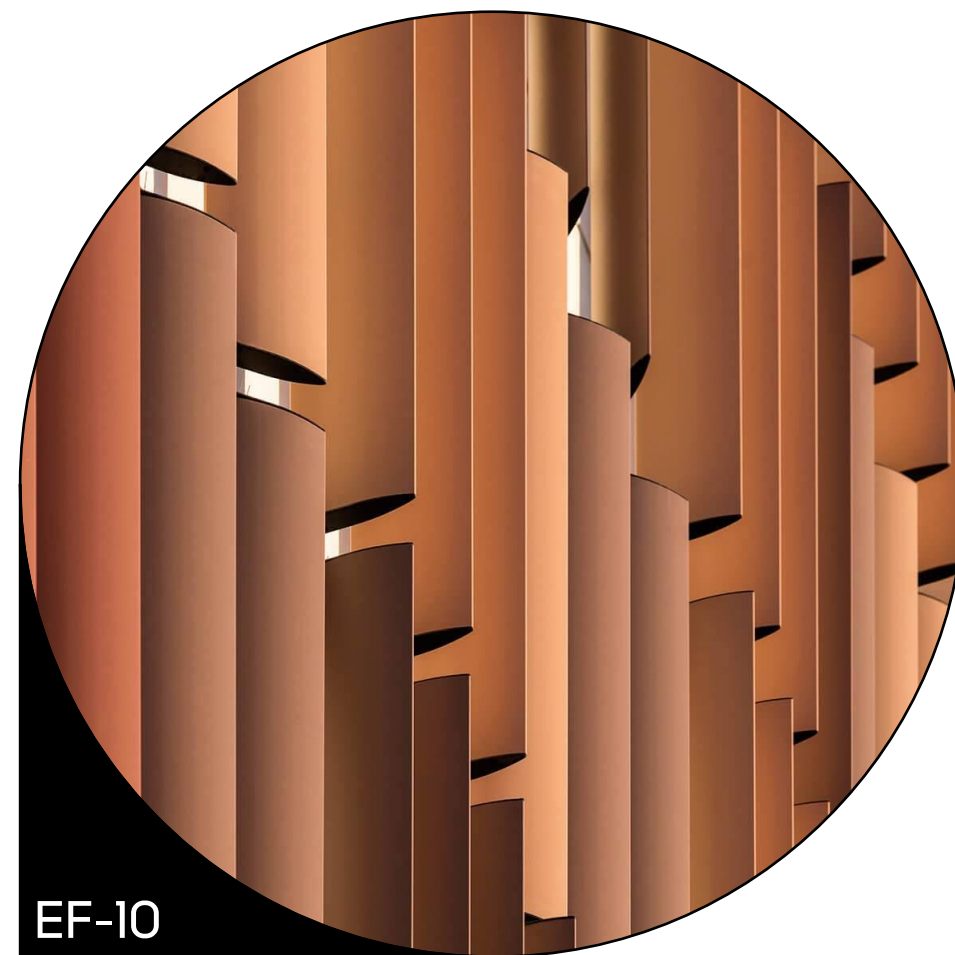
Material concrete
Colour anthracite
Finish polished
Treatment



EF-09

extruded signage

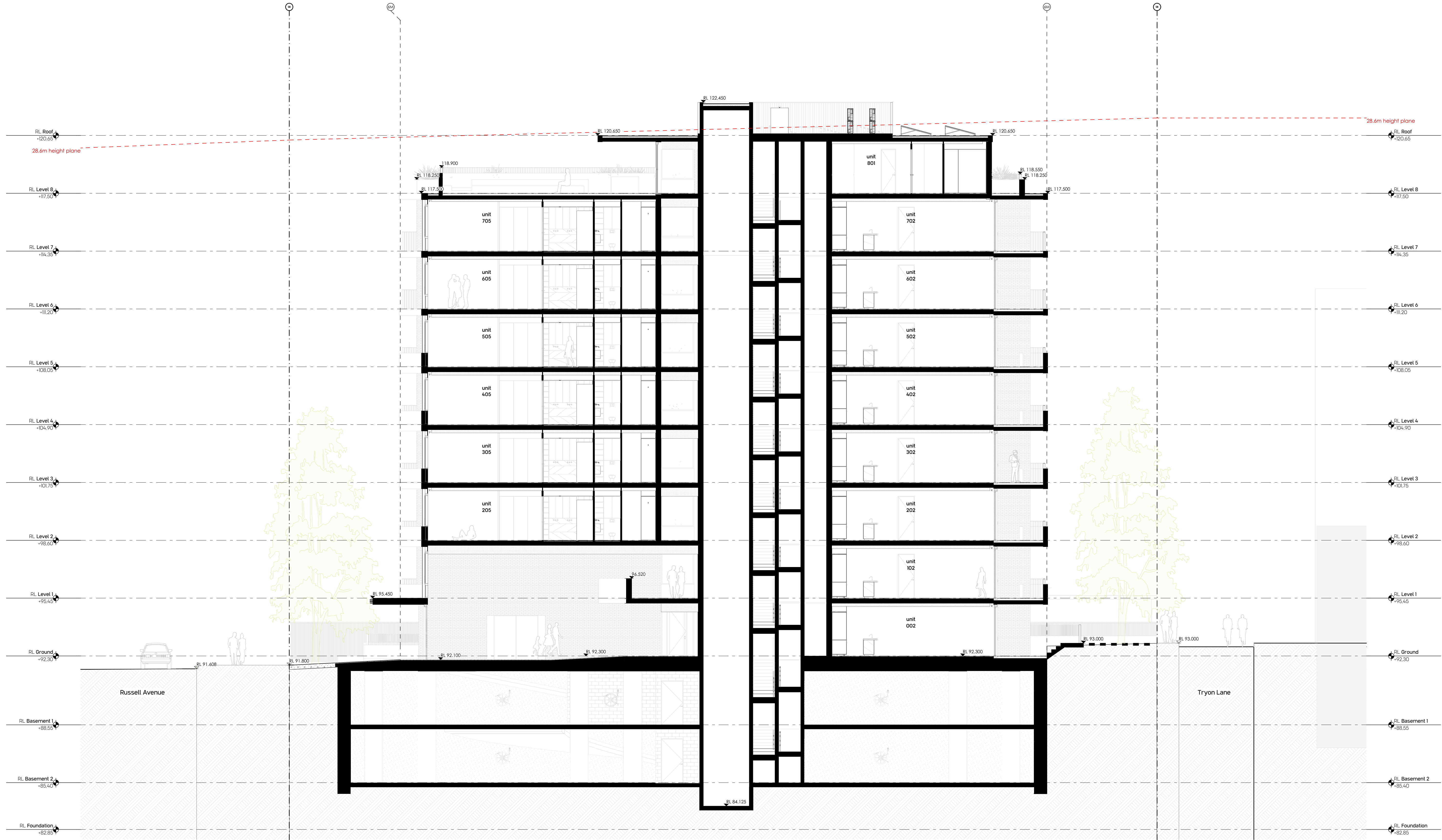
Material steel
Colour anthracite
Finish satin
Treatment powdercoated



EF-10

screens

Material aluminium
Colour beige / woodgrain
Finish satin
Treatment powdercoated



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Development Application

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or half @ A3

PBD

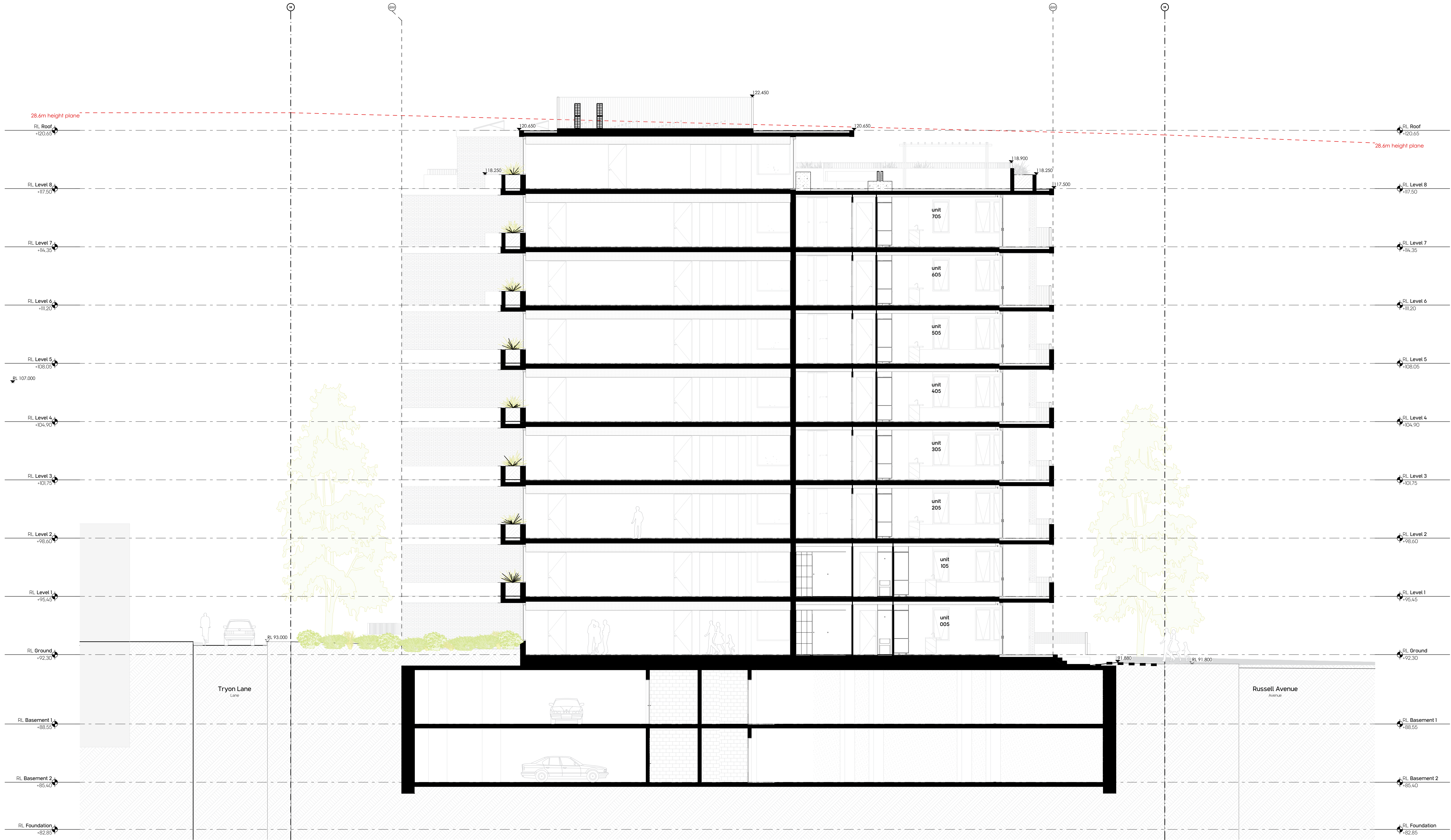
■ Cha Summary of Changes

■ Rev Reason of Revision
A FOR DA SUBMISSION

Date 24/04/2025
Dwn by PBD
Ckd by PBD

■ Title
Sections
A-A Section

■ Drawing
DA310
■ Revision
A



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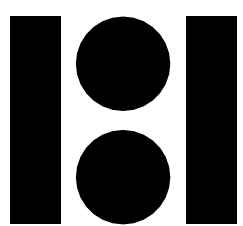
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■ Cha Summary of Changes

■ Rev Reason of Revision
A FOR DA SUBMISSION

Date
24/04/2025

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PBD

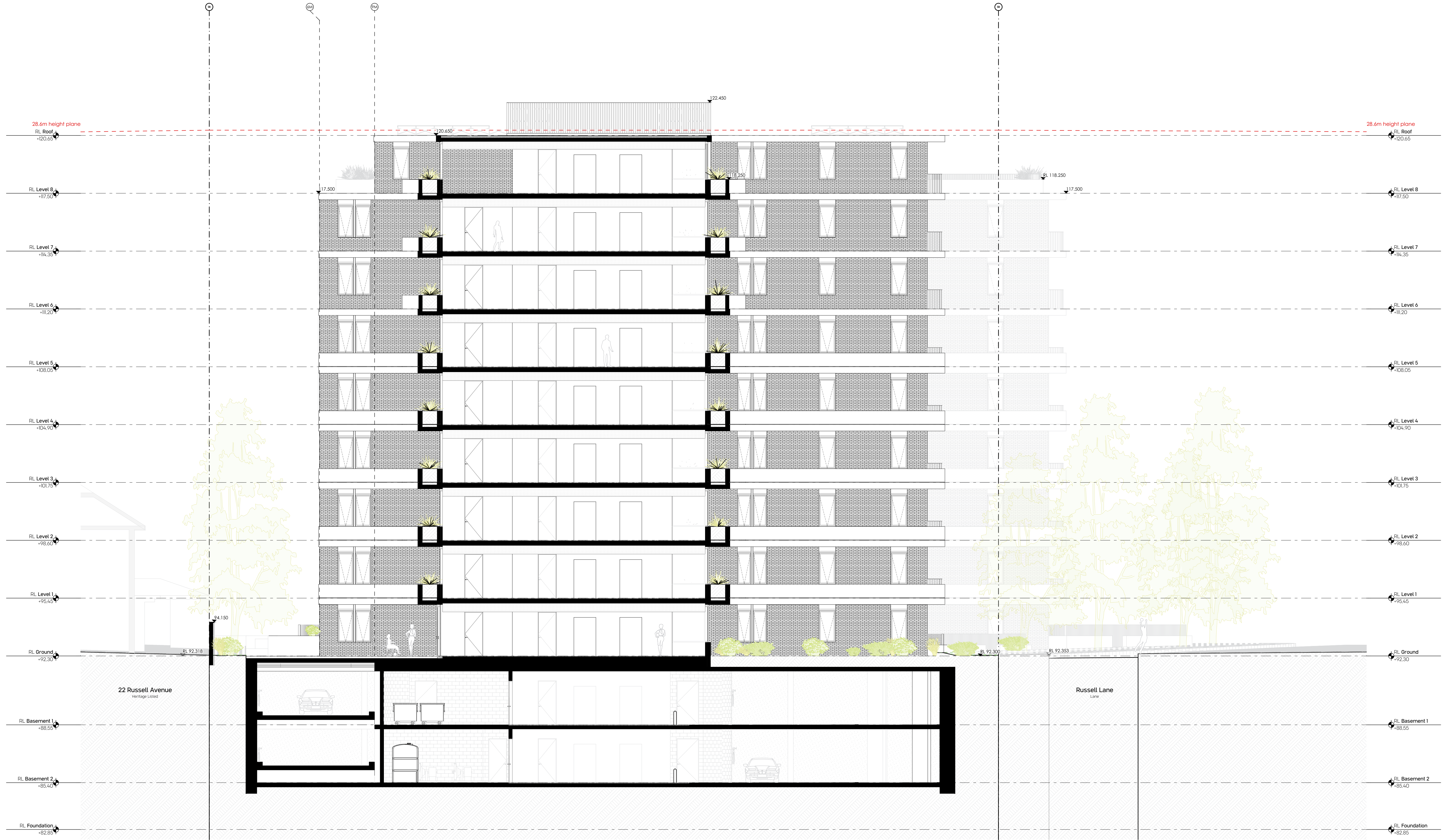
■ Title
Sections
B-B Section

■ Drawing

DA311

■ Revision

A



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101

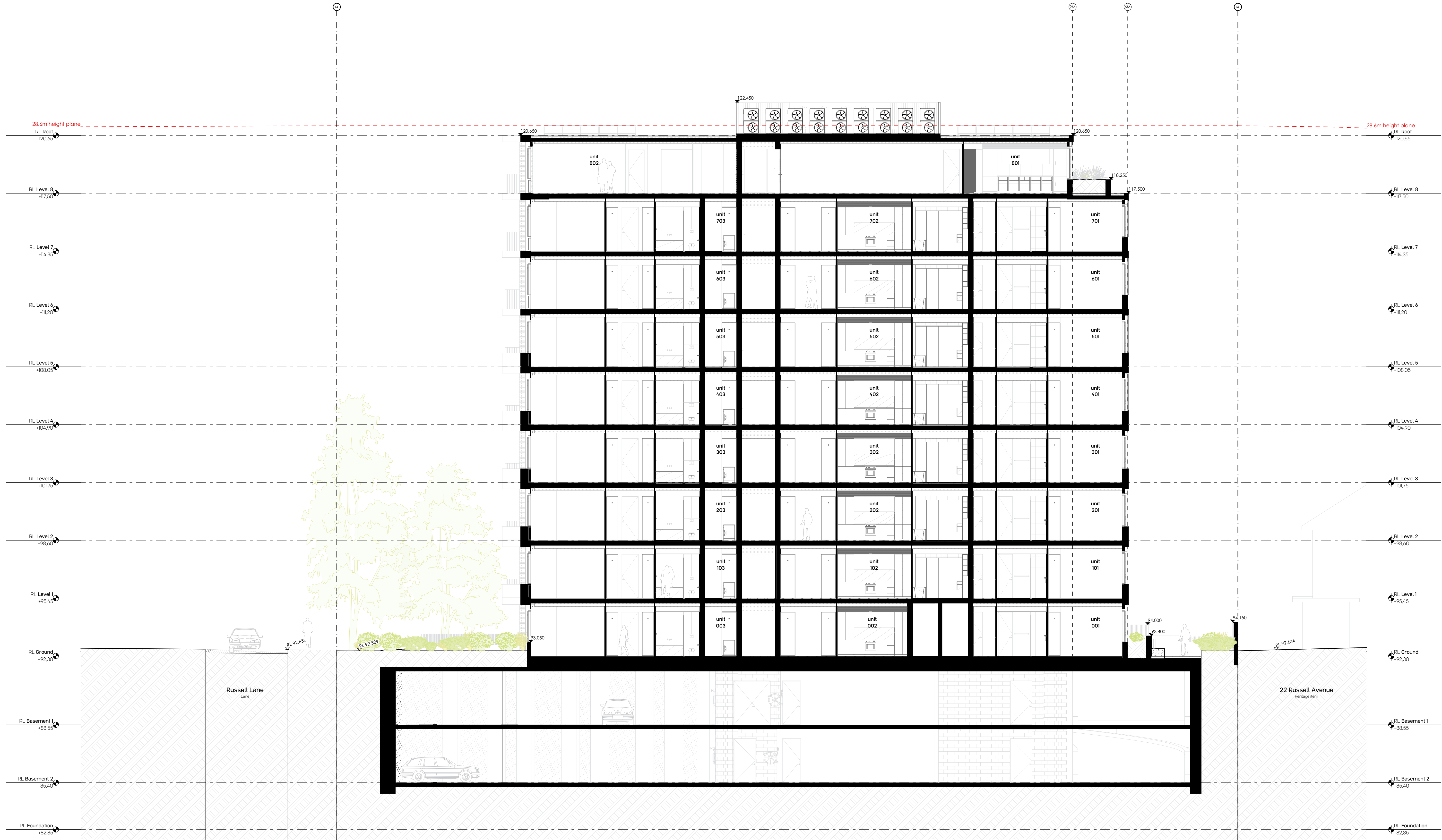
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■ Rev Reason of Revision
A FOR DA SUBMISSION

Date 24/04/2025	Dwn by PBD	Ckd by PBD
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■ Title
Sections
C-C Section

■ Drawing
DA312
■ Revision
A



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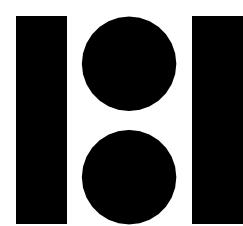
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Development Application

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or half @ A3



■ Cha Summary of Changes

■ Rev Reason of Revision
A FOR DA SUBMISSION

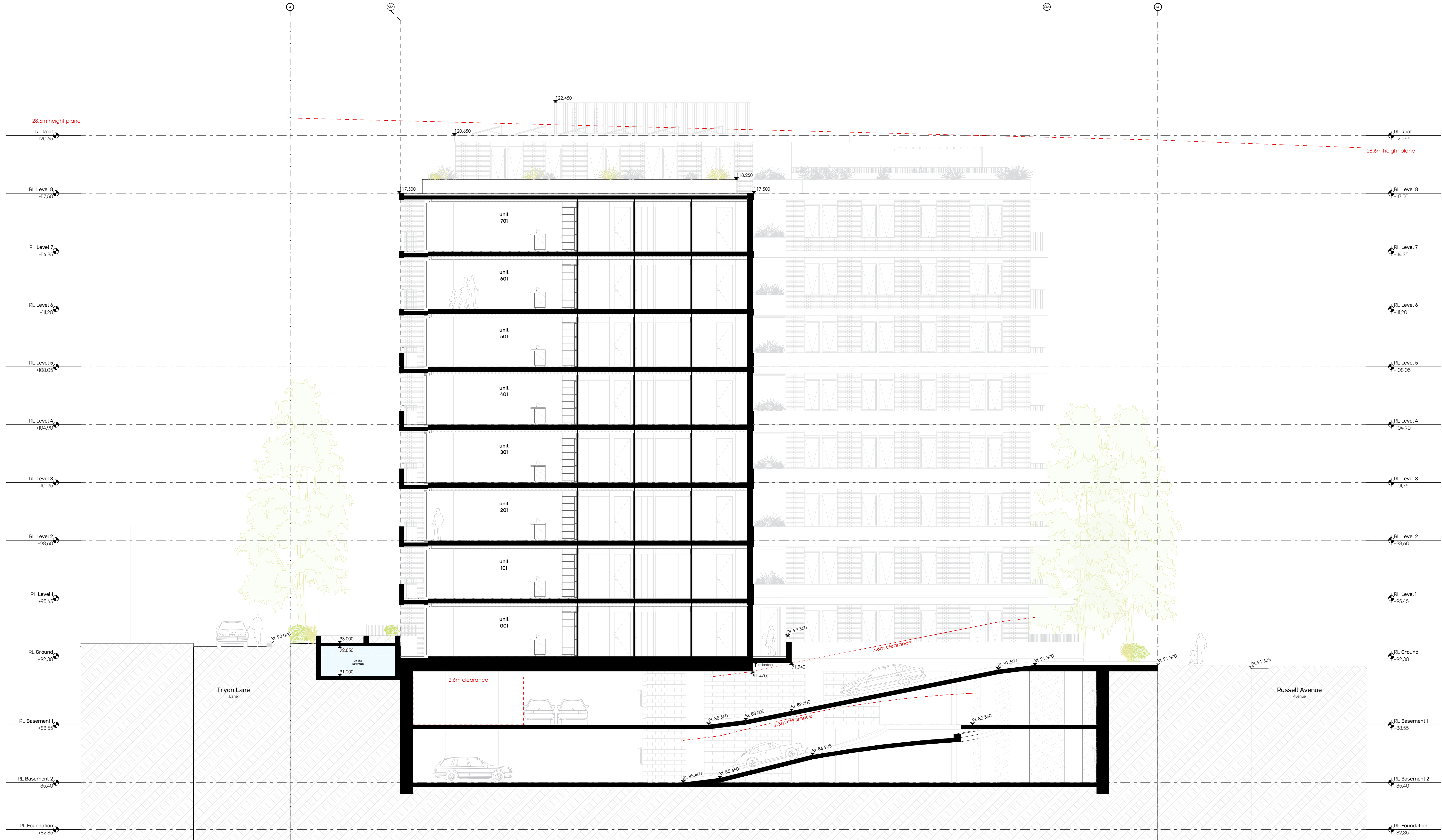
Date
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Down by
PBD

Ckd by
PBD

■ Title
Sections
D-D Section

■ Drawing
DA313
■ Revision
A



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PBD

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A FOR DA SUBMISSION

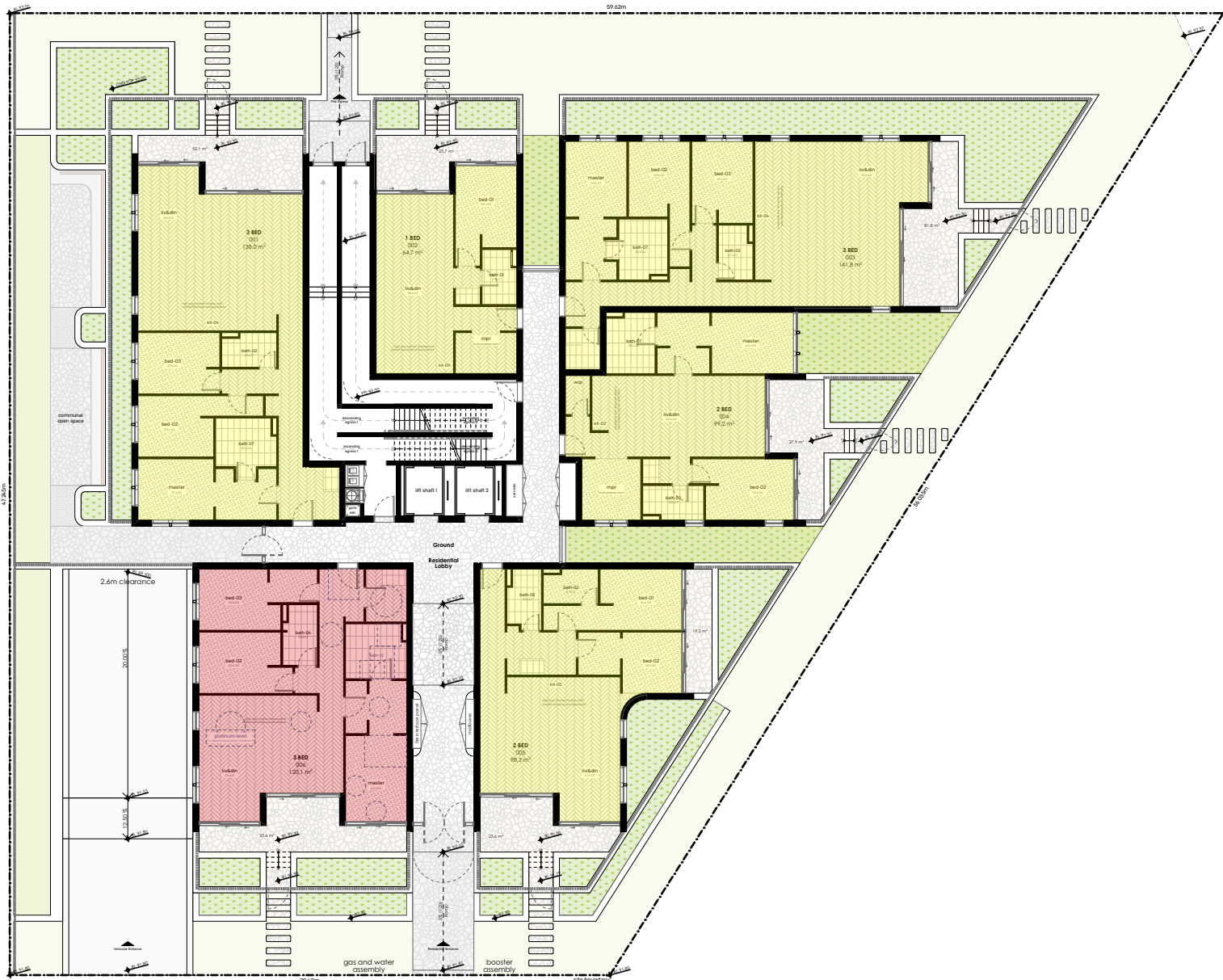
Date
24/04/2025

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PBD

Ckd by
PBD

■ Title
Sections
E-E Section (driveway)

■ Drawing
DA314
■ Revision
A



Ground



Level 1



Level 2



Level 3



Level 4



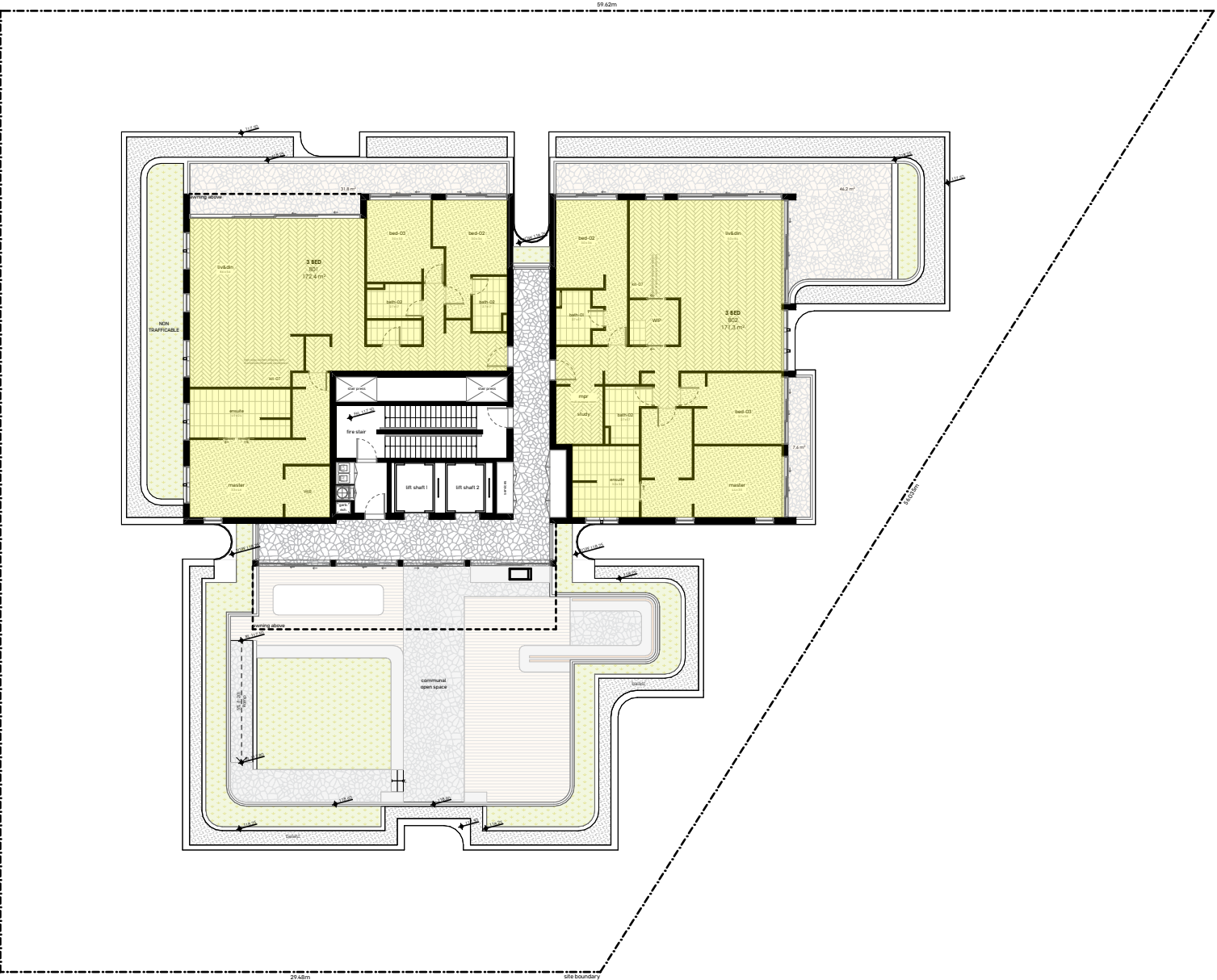
Level 5



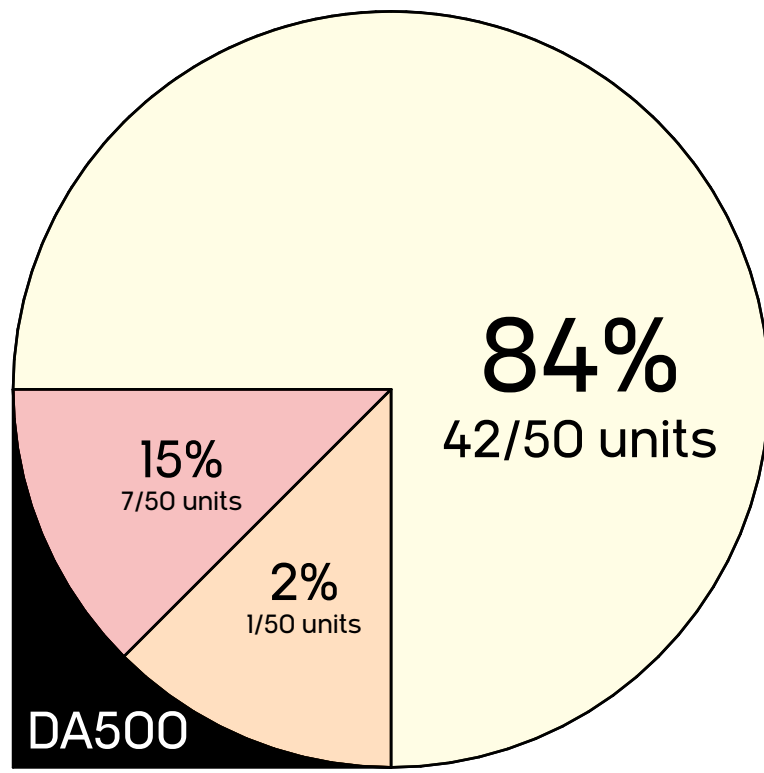
Level 6



Level 7



Level 8



Solar Access

Apartment Design Guide

Objective 4A-1

To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space.

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.

In all other areas, living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3 pm at mid winter.

A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter.

- More than 2 hours direct sunlight
- Less than 2 hours direct sunlight
- No direct sunlight

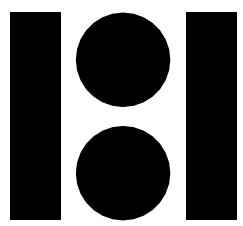
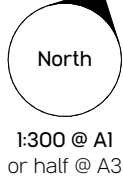
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Summary of Changes

Reason of Revision

Date

Dwn by

Ckd by

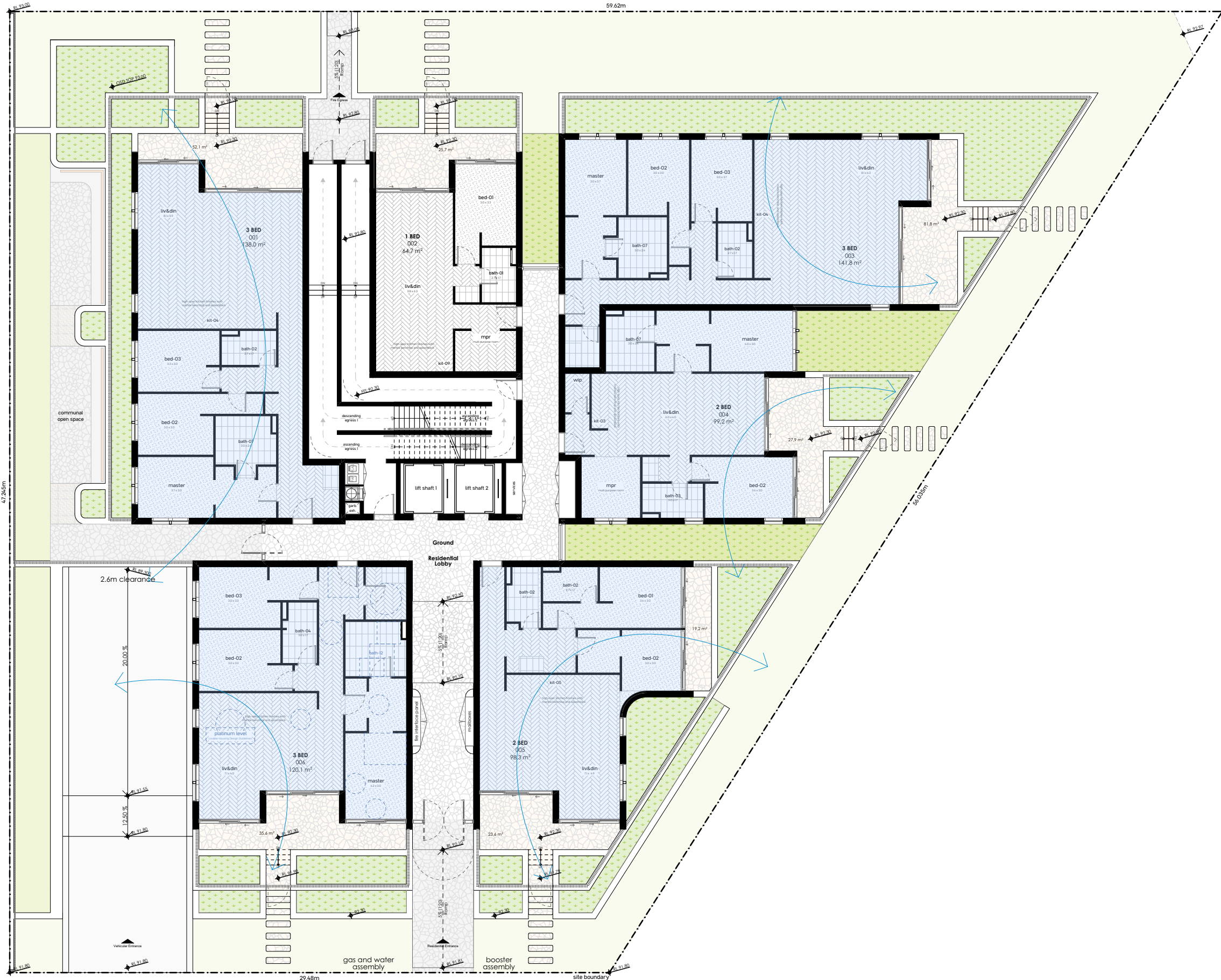
Title

Compliance diagrams
Solar Access

Drawing

Revision

DA500 A



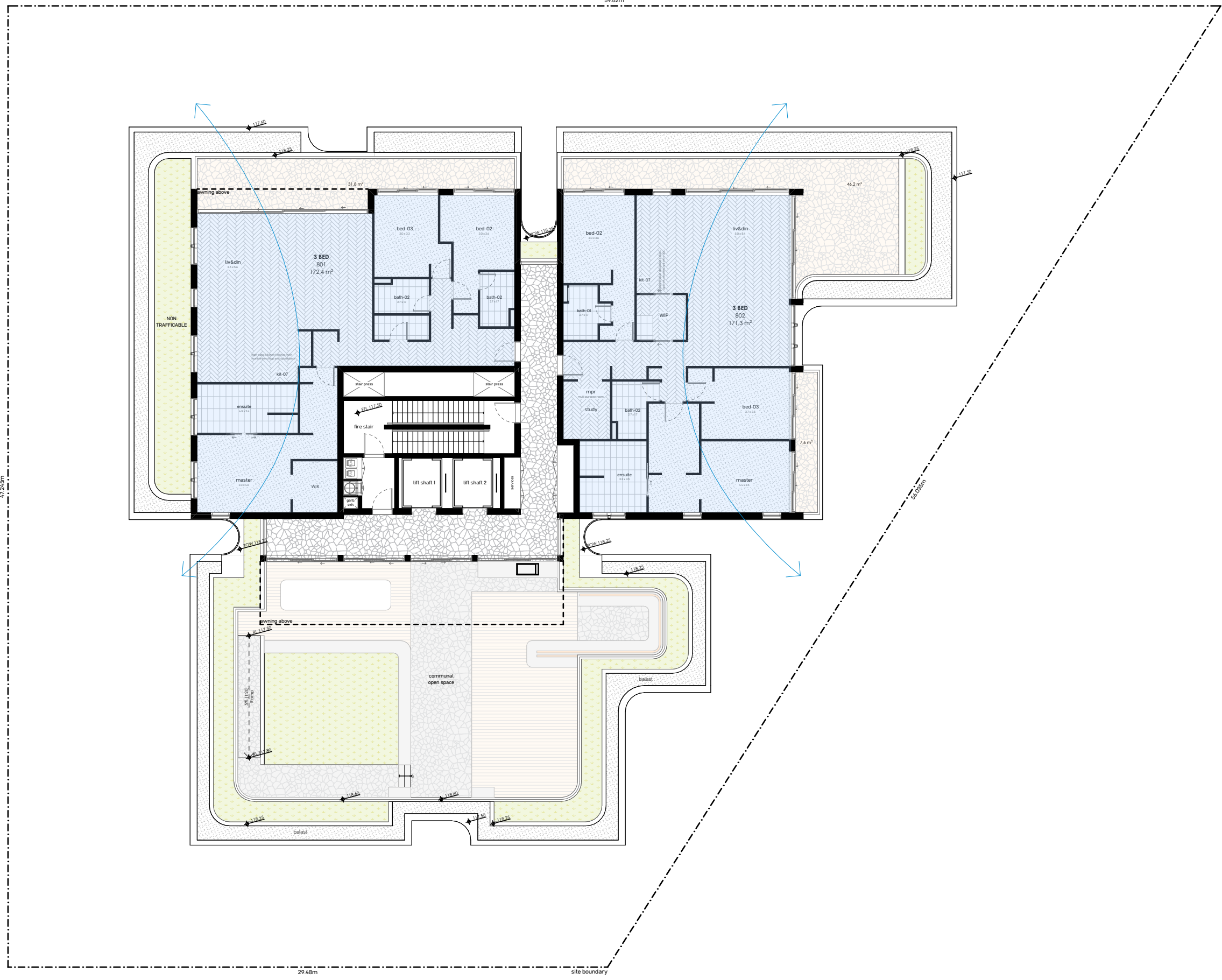
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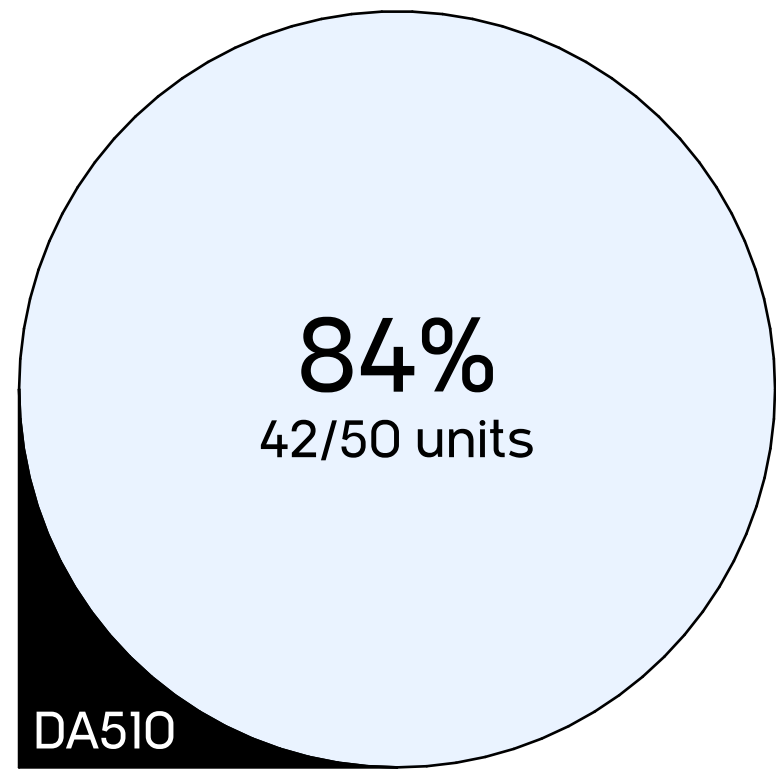
Level 1



Level 2-7



Level 8



Cross Ventilated units

Apartment Design Guide

Objective 4B-3

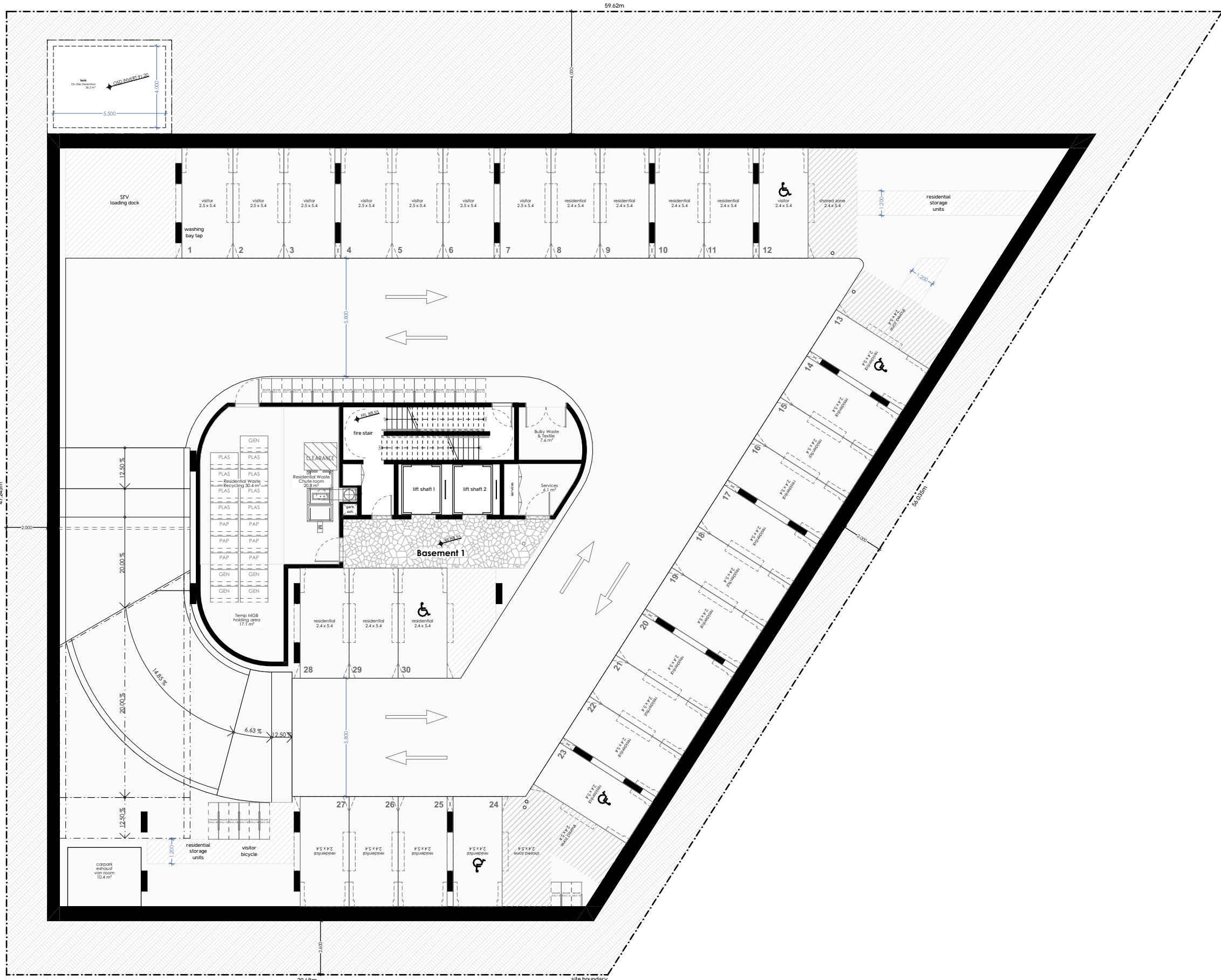
The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents

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.

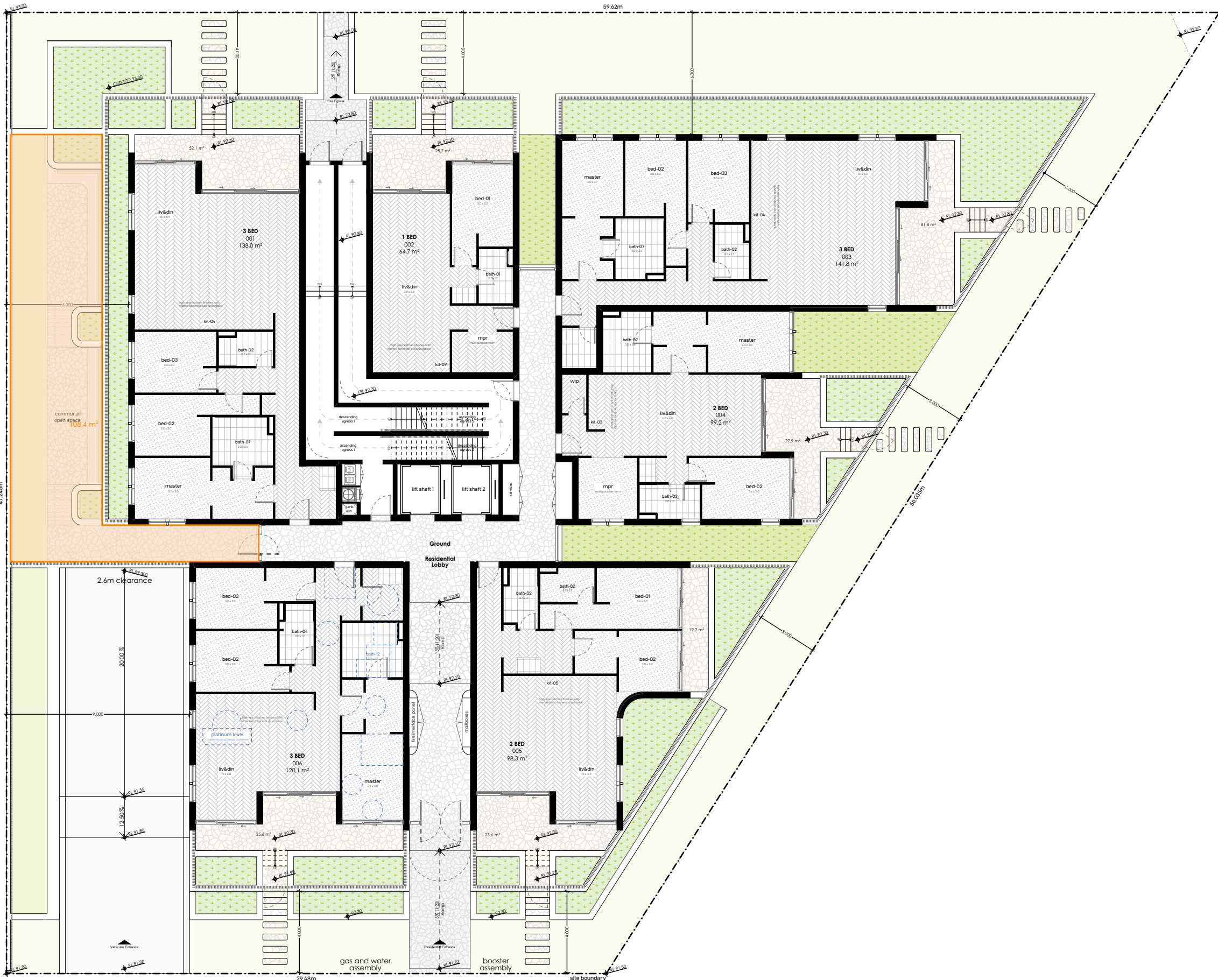
Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line



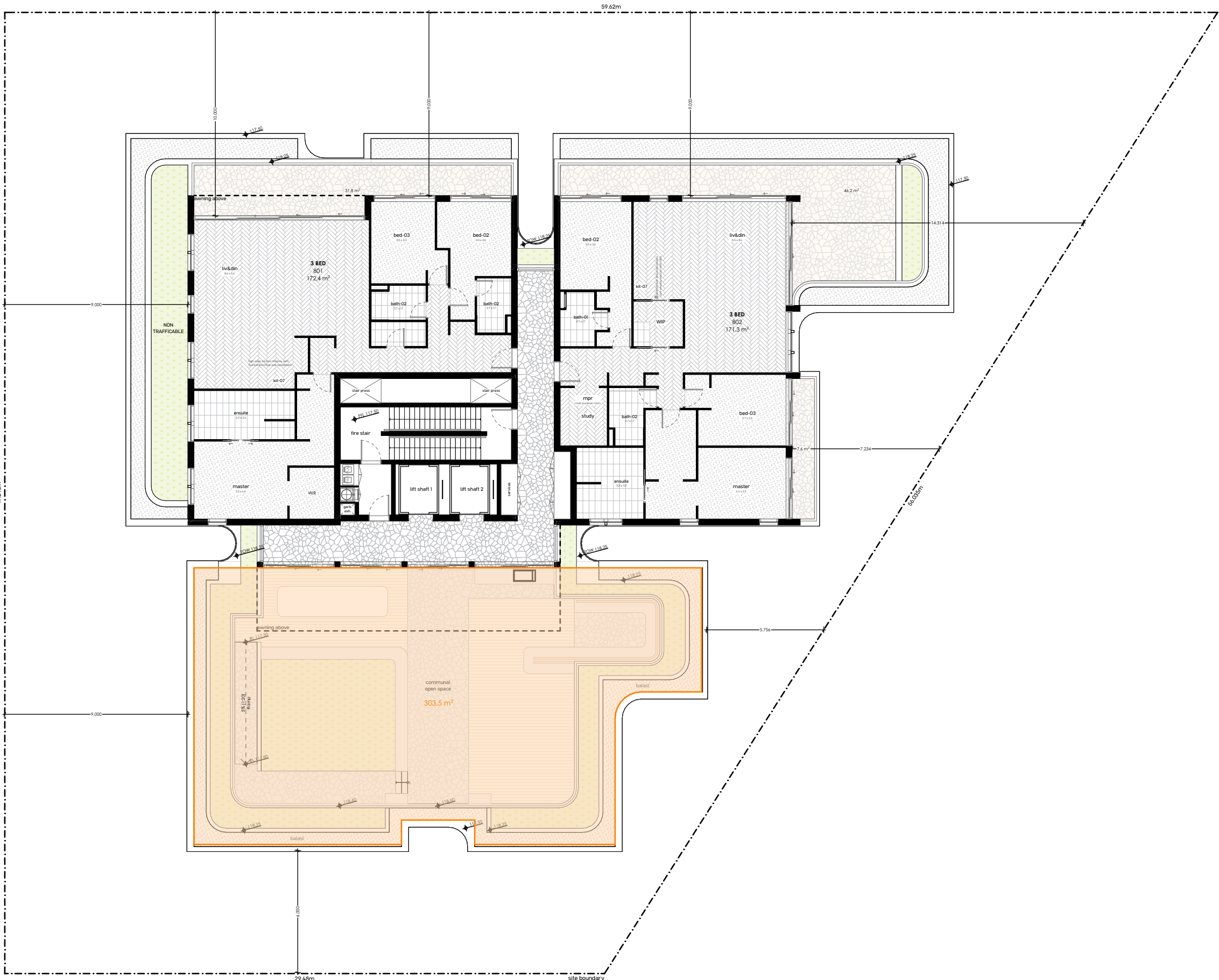
Basement 1



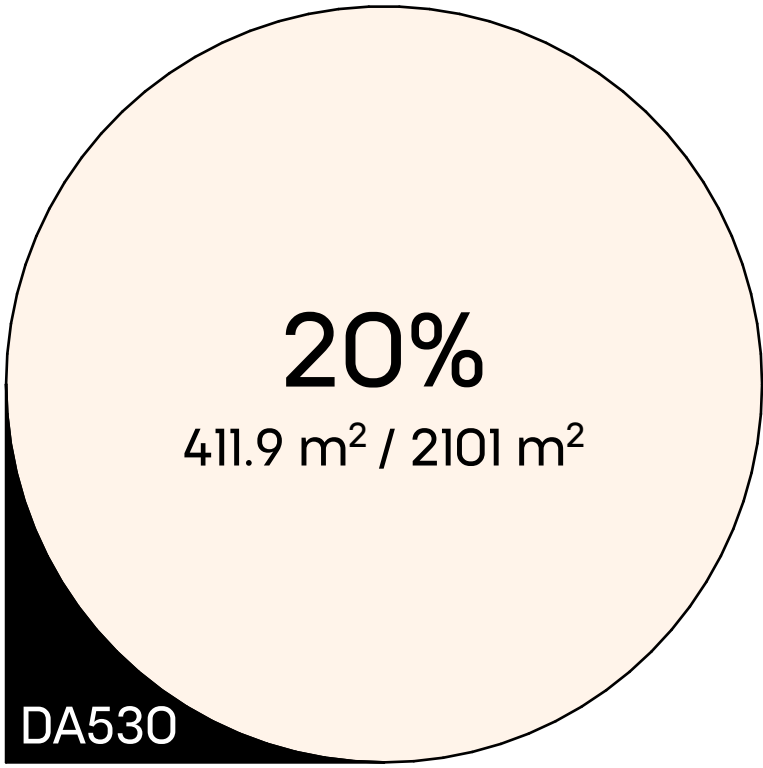
Level 1



Ground



Level 8



Communal open space

Apartment Design Guide

Objective 3D-1

An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping.

Design criteria

Communal open space has a minimum area equal to 25% of the site (see figure 3D.3)

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)

Communal Open Space

Home Story Name

Ground

Level 8

Area

108.4

303.5

411.9 m²

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101

■ Cha Summary of Changes

■ Rev Reason of Revision

Date

24/04/2025

Dwn by

PBD

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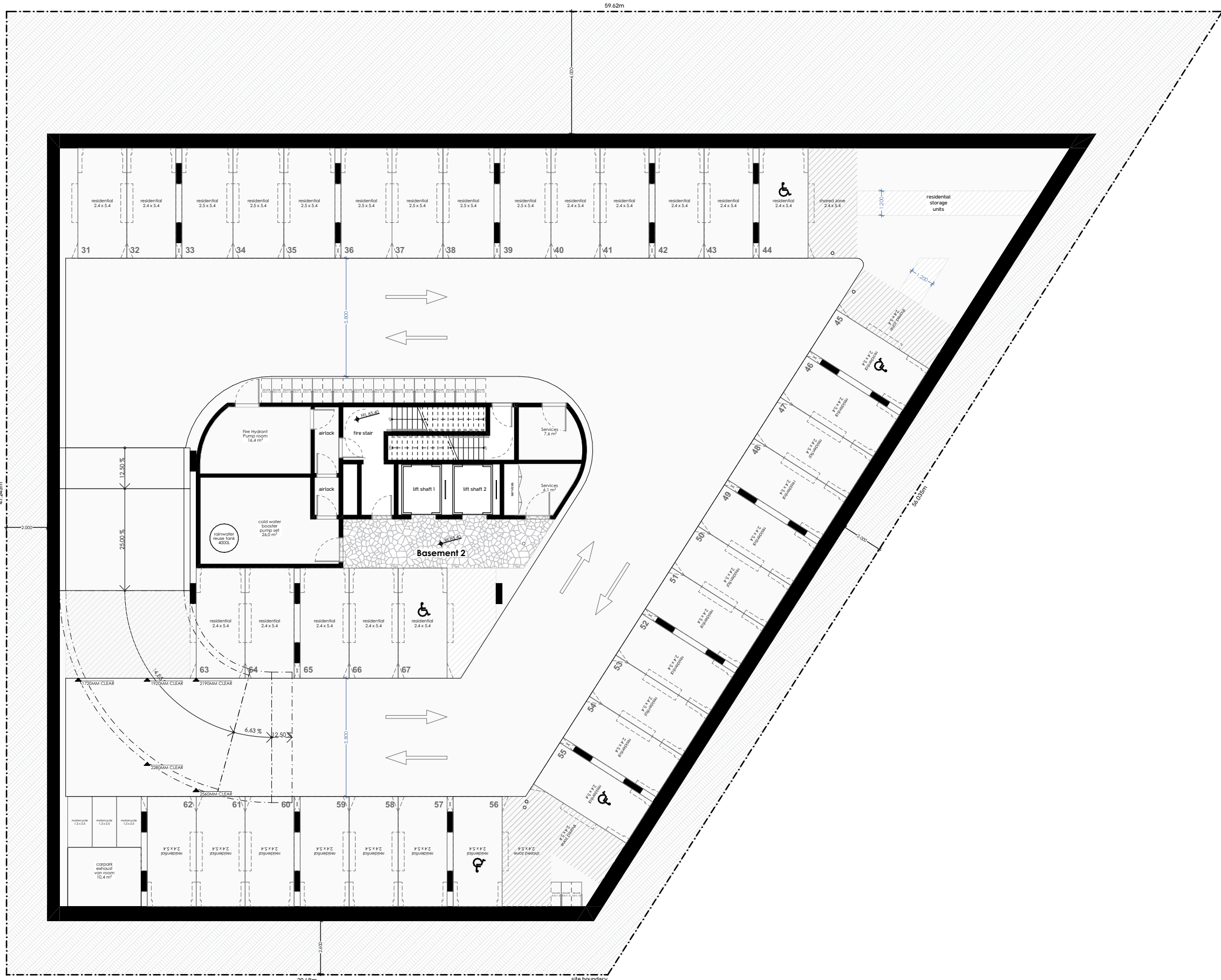
■ Title

Compliance diagrams
Communal open space

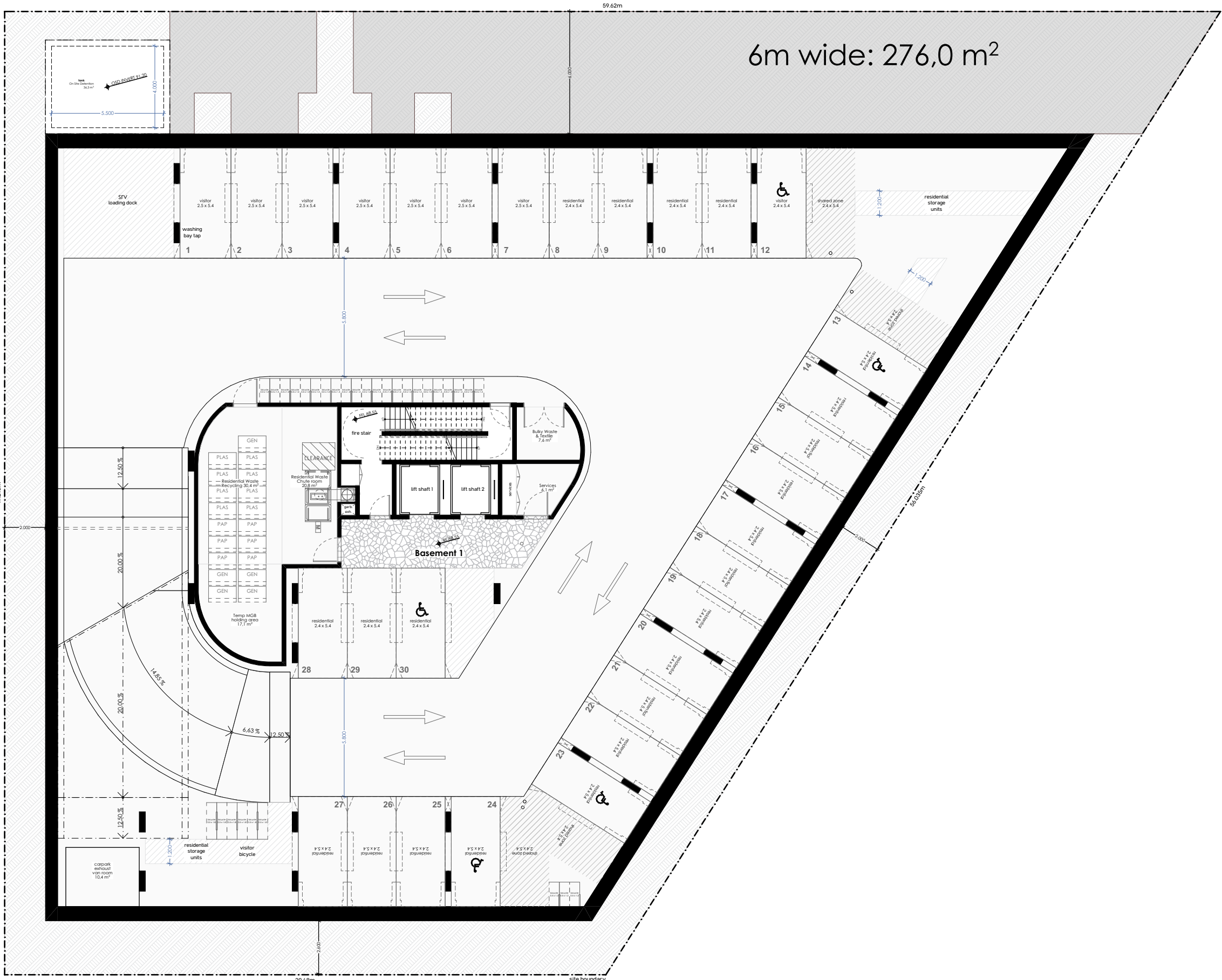
■ Drawing

DA530 A

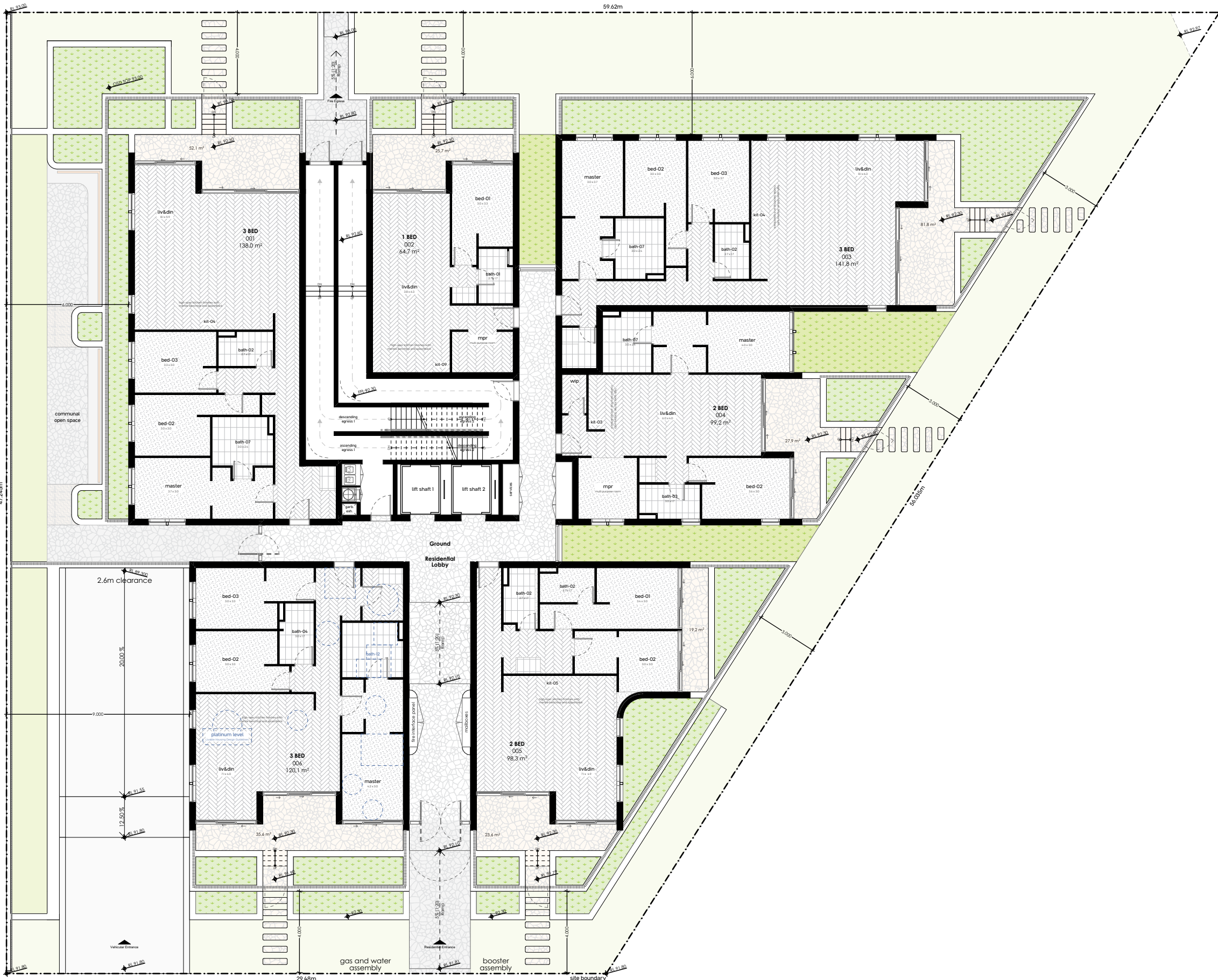
■ Revision



Basement 2



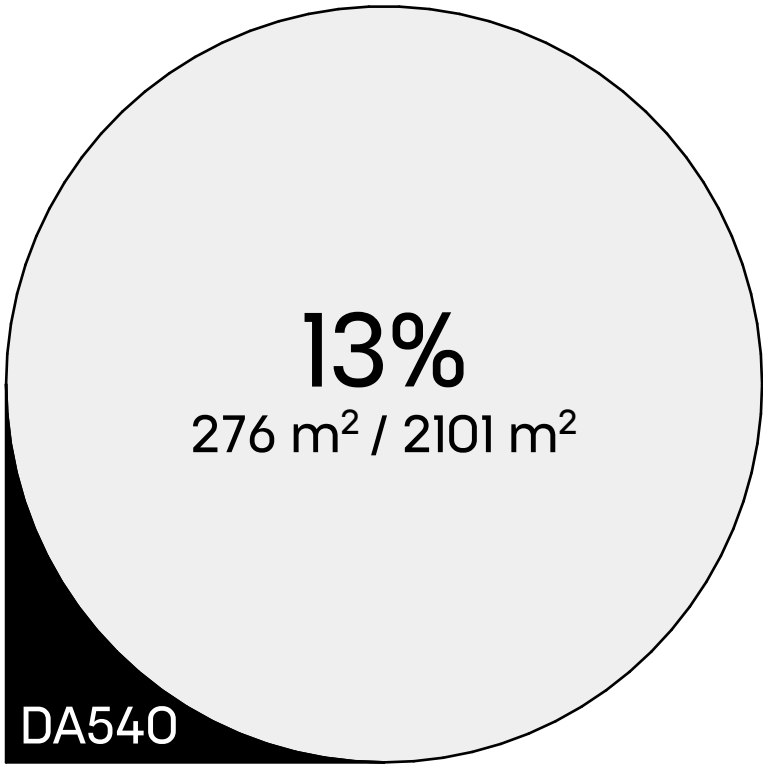
Basement 1



Ground



Level 1



Deep Soil area

Apartment Design Guide

Objective 3E-1

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

Design criteria

Deep soil zones are to meet the following minimum requirements:

Site area less than 650m2 Deep soil zone 7%
Site area 650m2 - 1500m2 3m Minimum dimensions Deep soil zone 7%
Site area greater than 1500m2 6m Minimum dimensions Deep soil zone 7%

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North
1200 @ A1
or half @ A3

101

Cha Summary of Changes

Rev Reason of Revision

Date

Down by

Ckd by

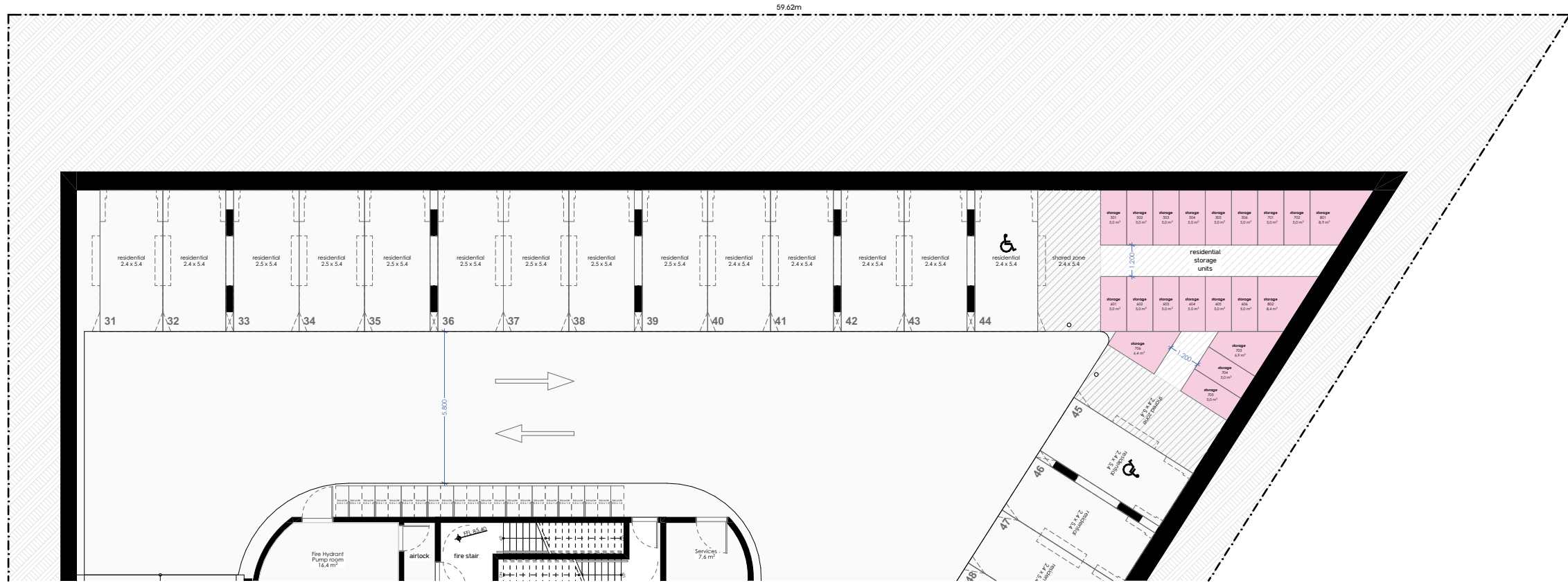
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Drawing

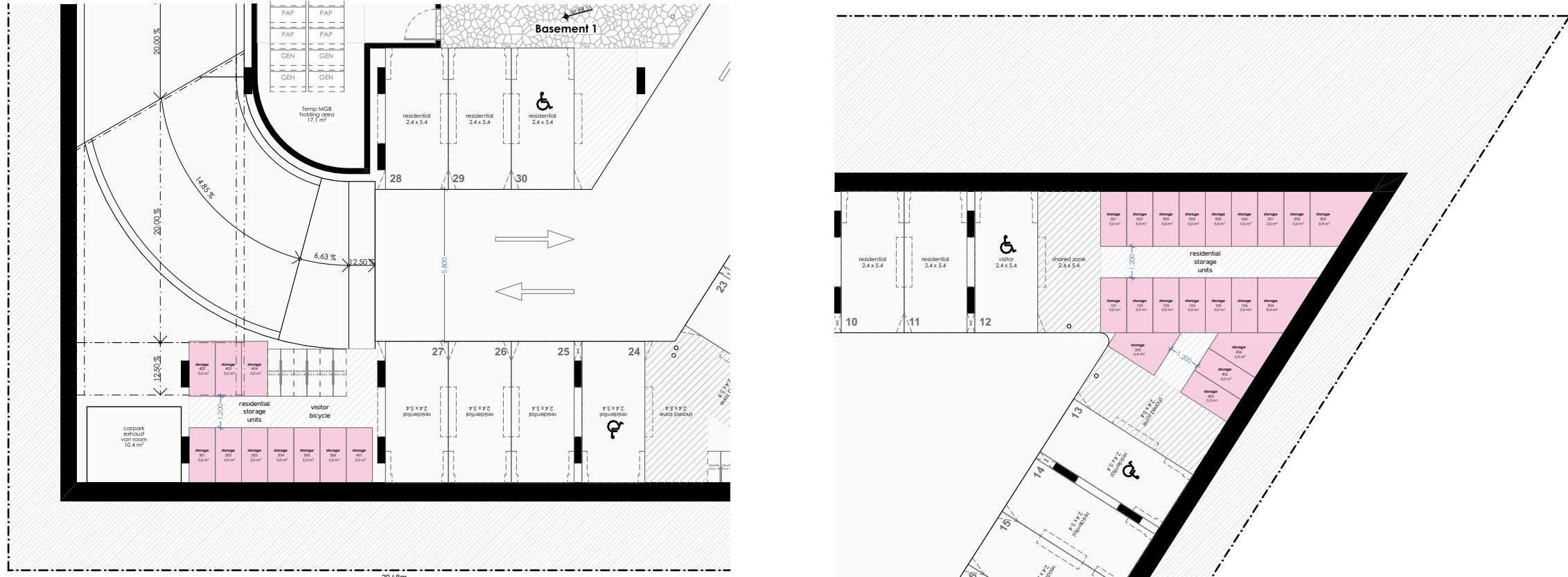
Revision

Compliance diagrams
Deep soil

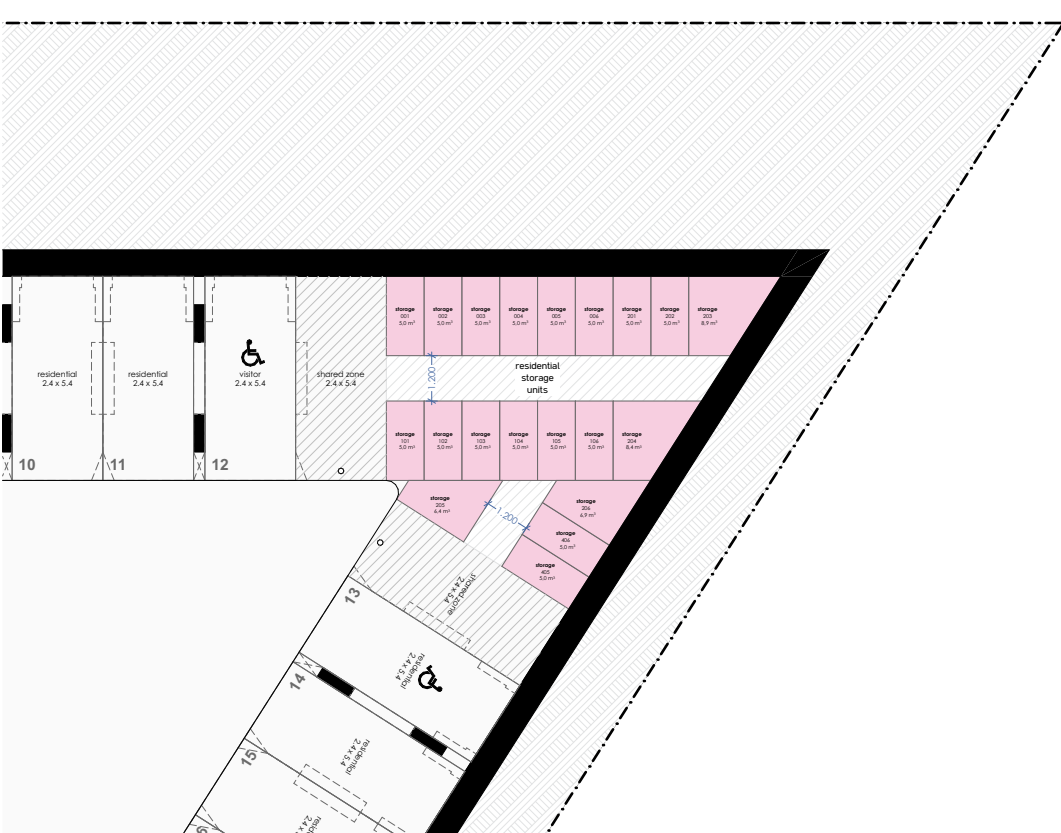
DA540 A



Basement 2



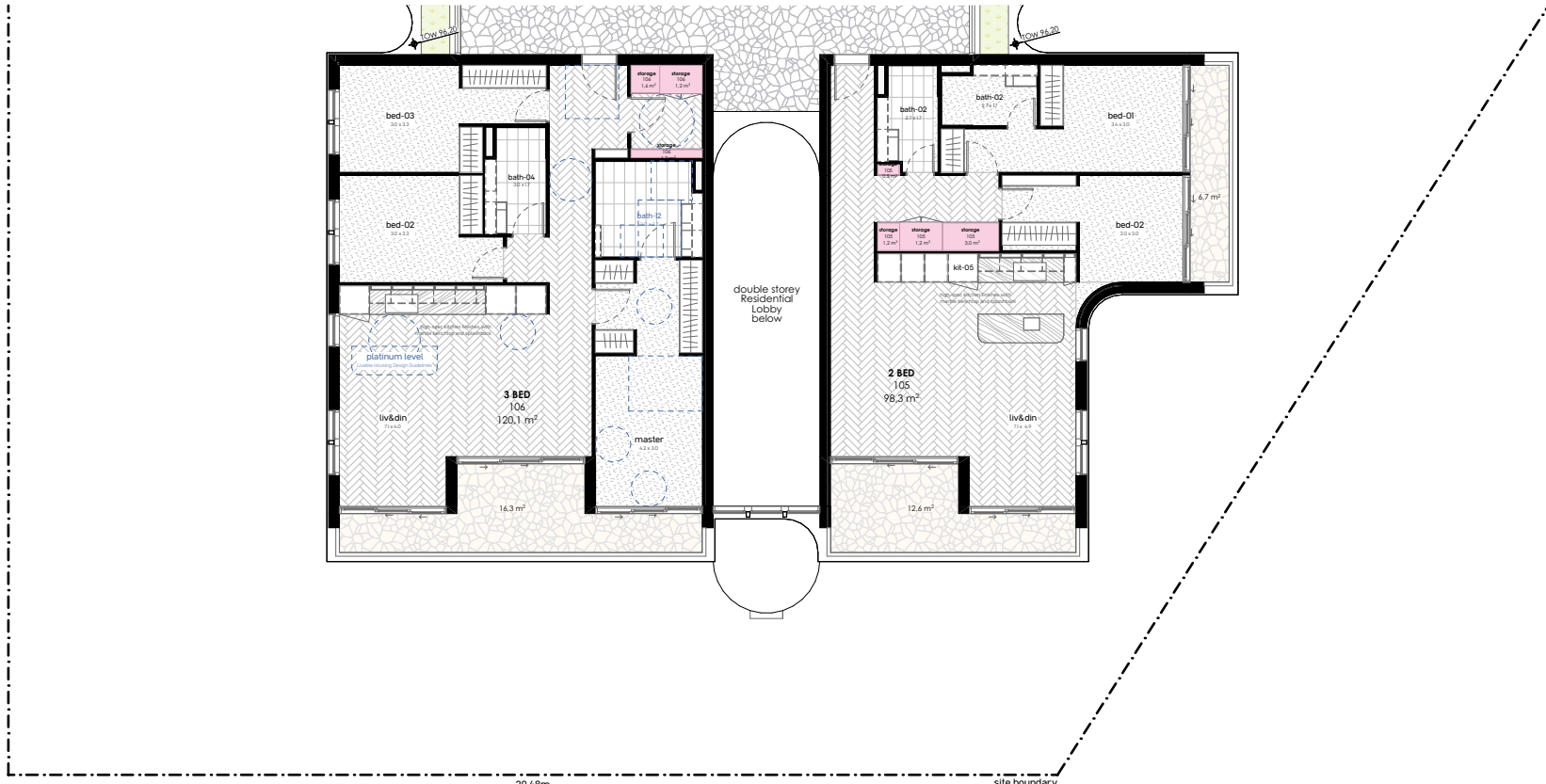
Basement 1



Basement 1



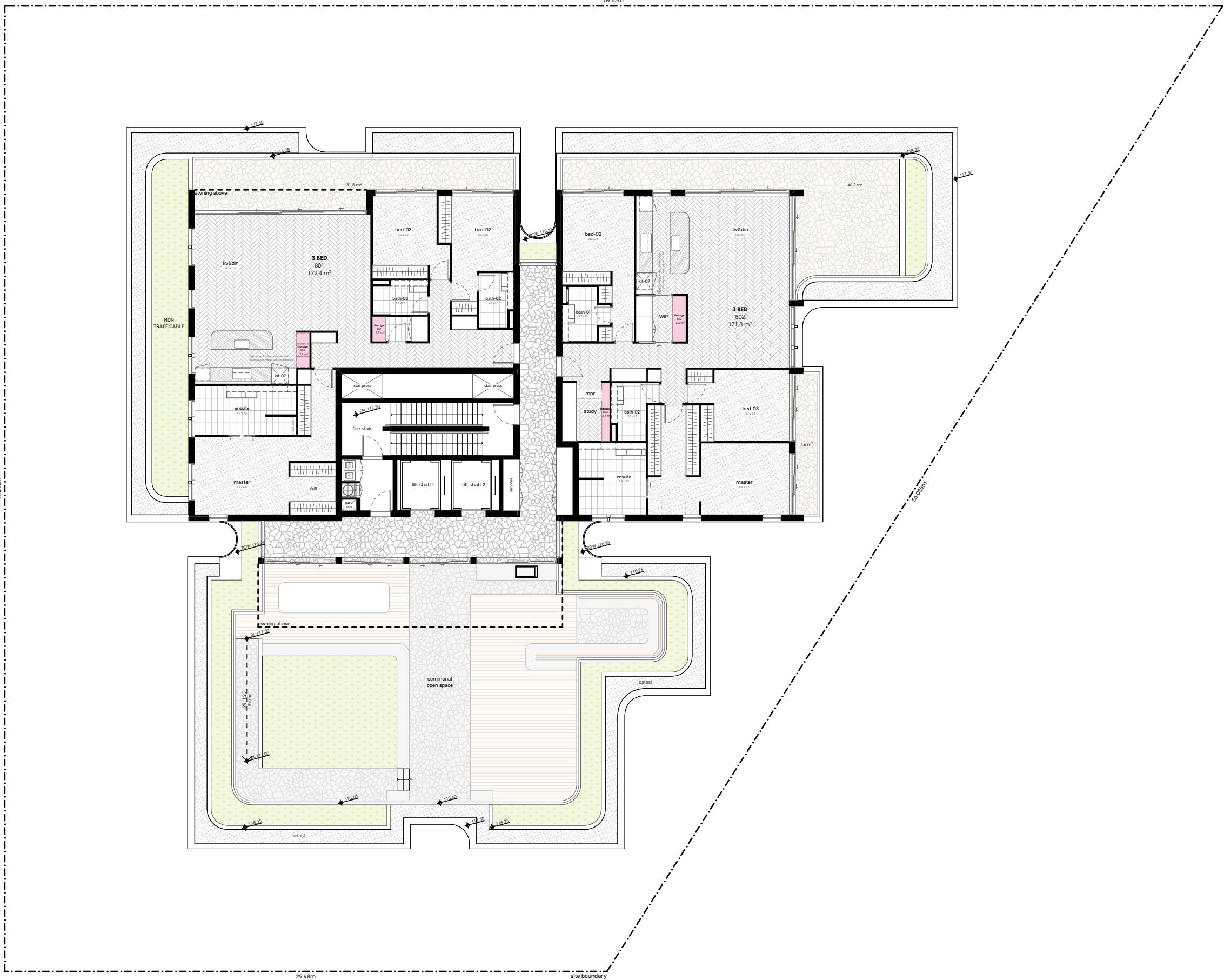
Ground



Level 1



Level 2-7



Level 8

complies

50/50 units

DA550

Storage allocation

Apartment Design Guide

Objective 40-1

Adequate, well designed storage is provided in each apartment

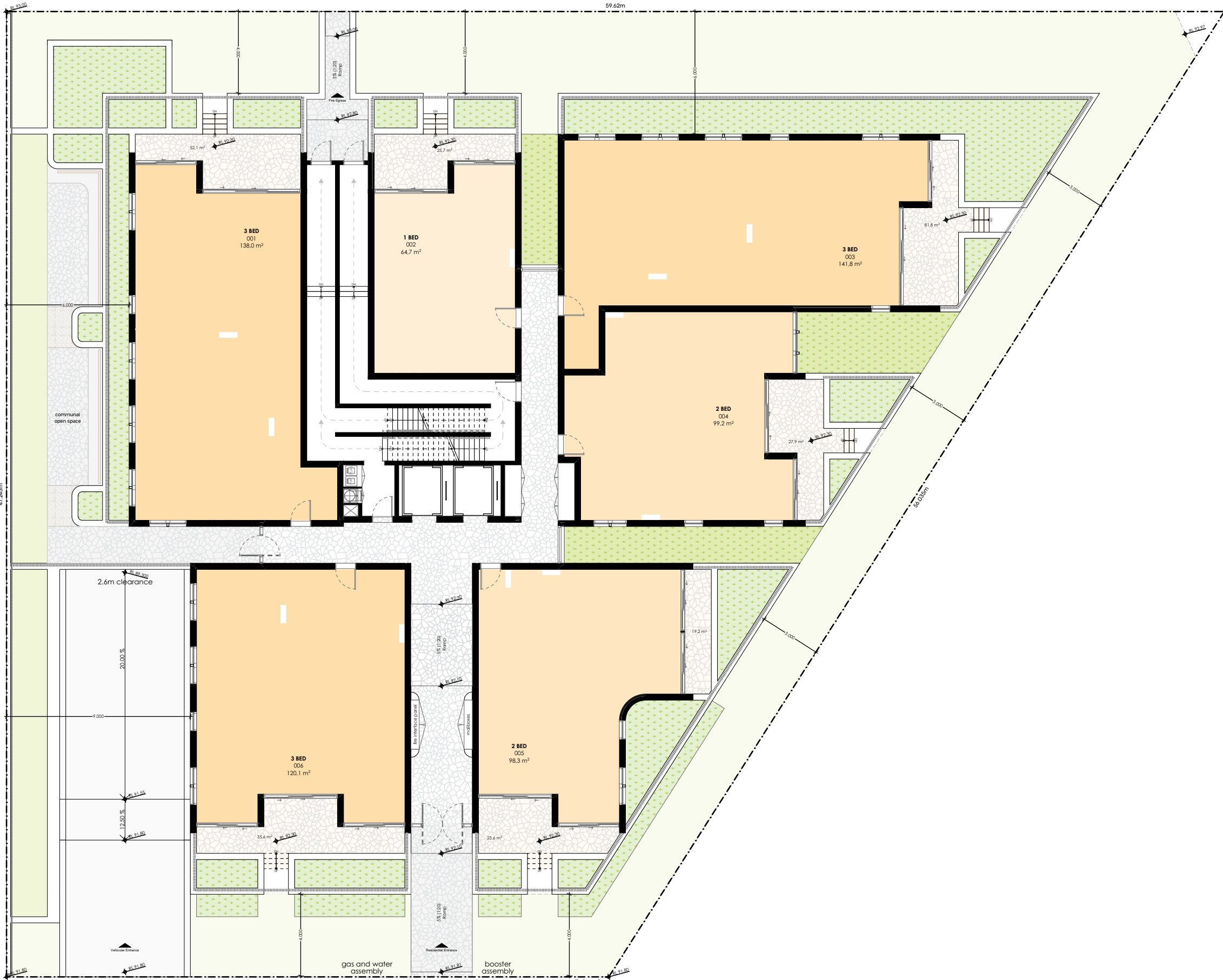
Design criteria

In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:

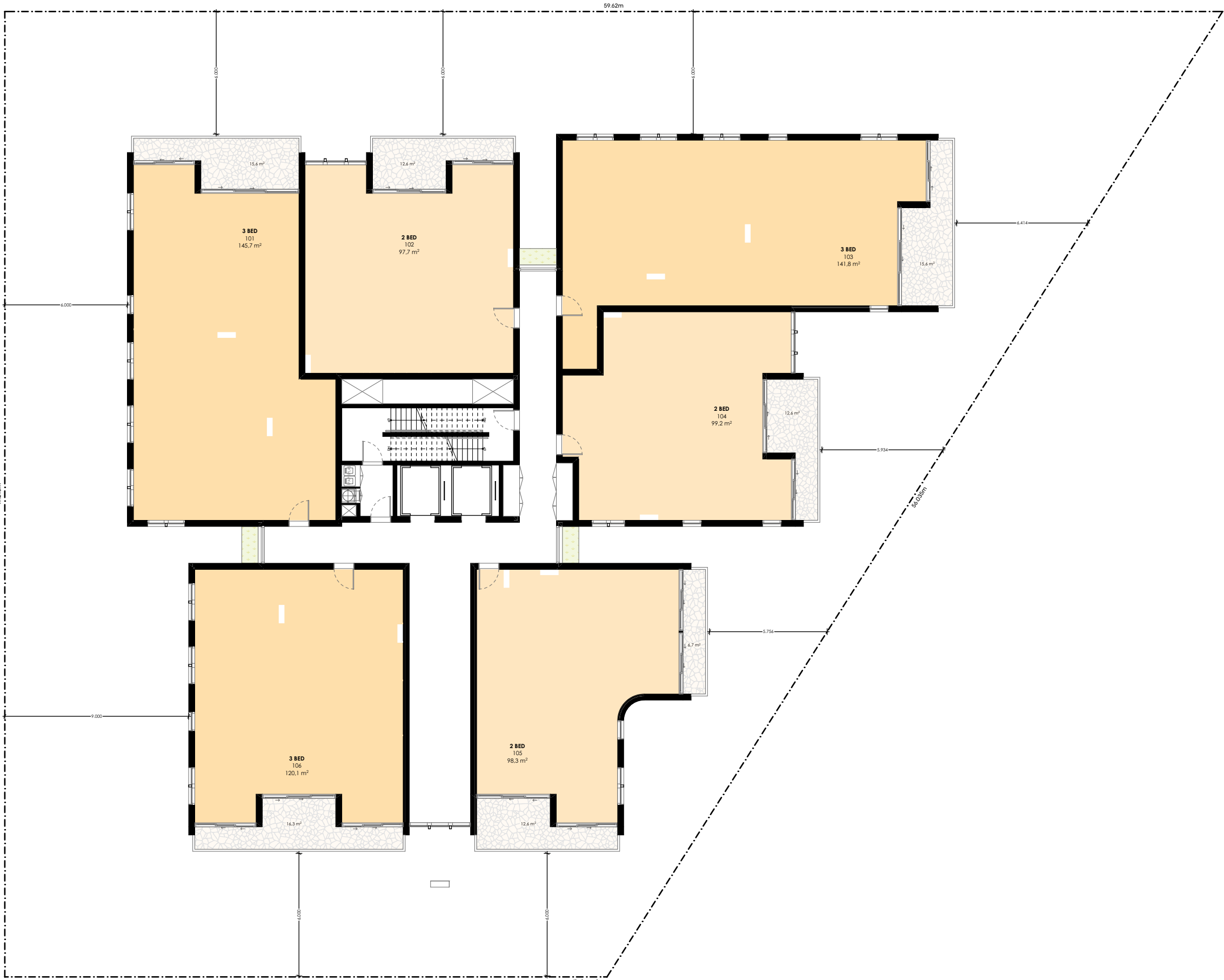
Dwelling type	Storage size volume
Studio apartments	4m3
1 bedroom apartments	6m3
2 bedroom apartments	8m3
3+ bedroom apartments	10m3

At least 50% of the required storage is to be located within the apartment

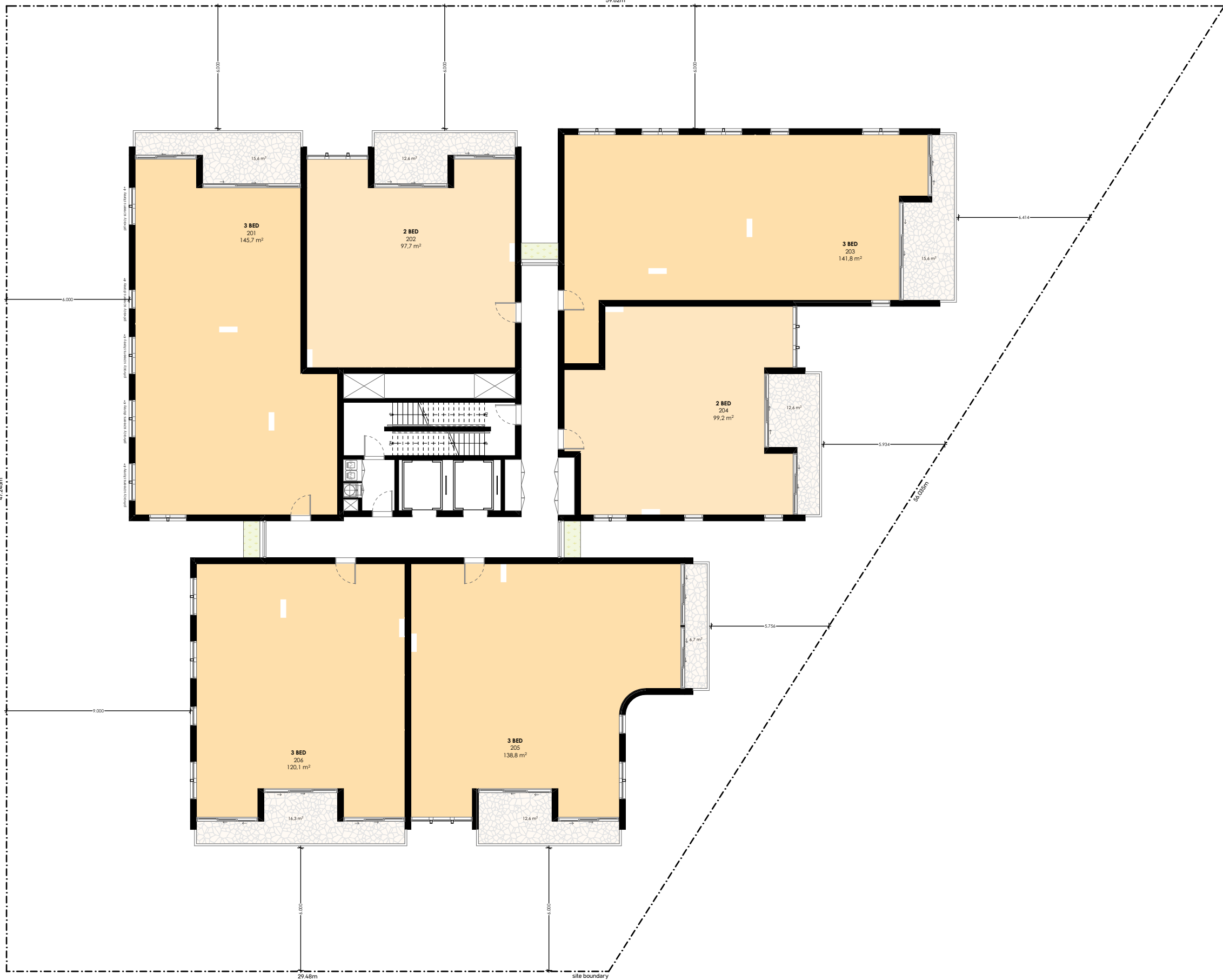
Storage allocation	Type	Inside of unit Volume	Outside of unit Volume	Total of Unit Volume
001	3 BED	5.5	5.0	10.5
002	1 BED	3.9	5.0	8.9
003	3 BED	4.4	5.0	9.4
004	2 BED	5.8	5.0	10.8
005	2 BED	5.9	5.0	10.9
006	3 BED	4.0	5.0	9.0
101	3 BED	6.5	5.0	11.5
102	2 BED	3.9	5.0	8.9
103	3 BED	4.4	5.0	9.4
104	2 BED	5.8	5.0	10.8
105	2 BED	5.9	5.0	10.9
106	3 BED	4.0	5.0	9.0
201	3 BED	6.5	5.0	11.5
202	2 BED	3.9	5.0	8.9
203	3 BED	4.4	8.9	13.3
204	2 BED	5.8	8.4	14.2
205	3 BED	4.4	6.4	10.8
206	3 BED	4.0	6.9	10.9
301	3 BED	6.5	5.0	11.5
302	2 BED	3.9	5.0	8.9
303	3 BED	4.4	5.0	9.4
304	2 BED	5.8	5.0	10.8
305	3 BED	4.4	5.0	9.4
306	3 BED	4.0	5.0	9.0
401	3 BED	6.5	5.0	11.5
402	2 BED	3.9	5.0	8.9
403	3 BED	4.4	5.0	9.4
404	2 BED	5.8	5.0	10.8
405	3 BED	4.4	5.0	9.4
406	3 BED	4.0	5.0	9.0
501	3 BED	6.5	5.0	11.5
502	2 BED	3.9	5.0	8.9
503	3 BED	4.4	5.0	9.4
504	2 BED	5.8	5.0	10.8
505	3 BED	4.4	5.0	9.4
506	3 BED	4.0	5.0	9.0
601	3 BED	6.5	5.0	11.5
602	2 BED	3.9	5.0	8.9
603	3 BED	4.4	5.0	9.4
604	2 BED	5.8	5.0	10.8
605	3 BED	4.4	5.0	9.4
606	3 BED	4.0	5.0	9.0
701	3 BED	6.5	5.0	11.5
702	2 BED	3.9	5.0	8.9
703	3 BED	4.4	6.9	11.3
704	2 BED	5.8	5.0	10.8
705	3 BED	4.4	5.0	9.4
706	3 BED	4.0	6.4	10.4
801	3 BED	4.6	8.9	13.5
802	3 BED	6.2	8.4	14.6



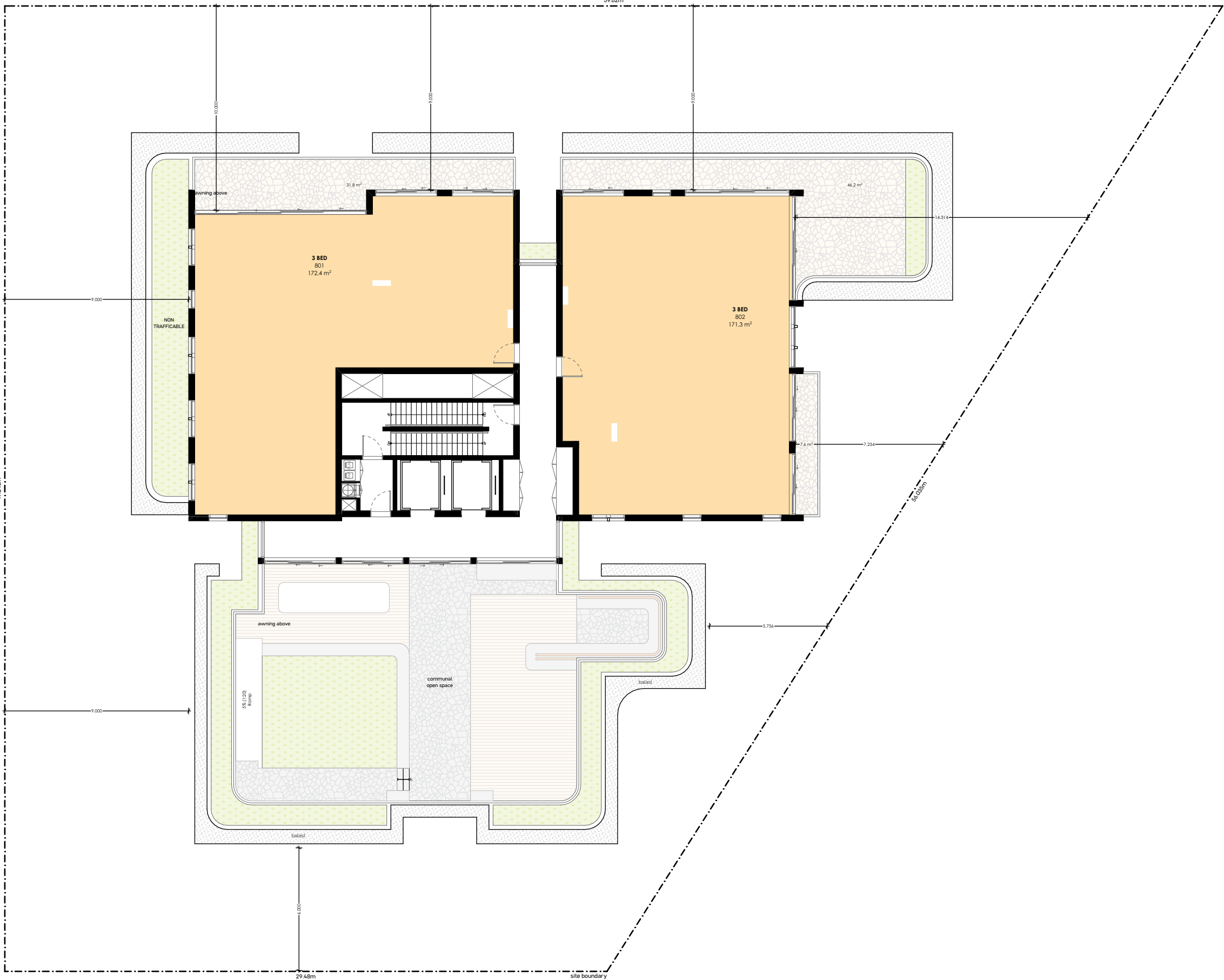
Ground



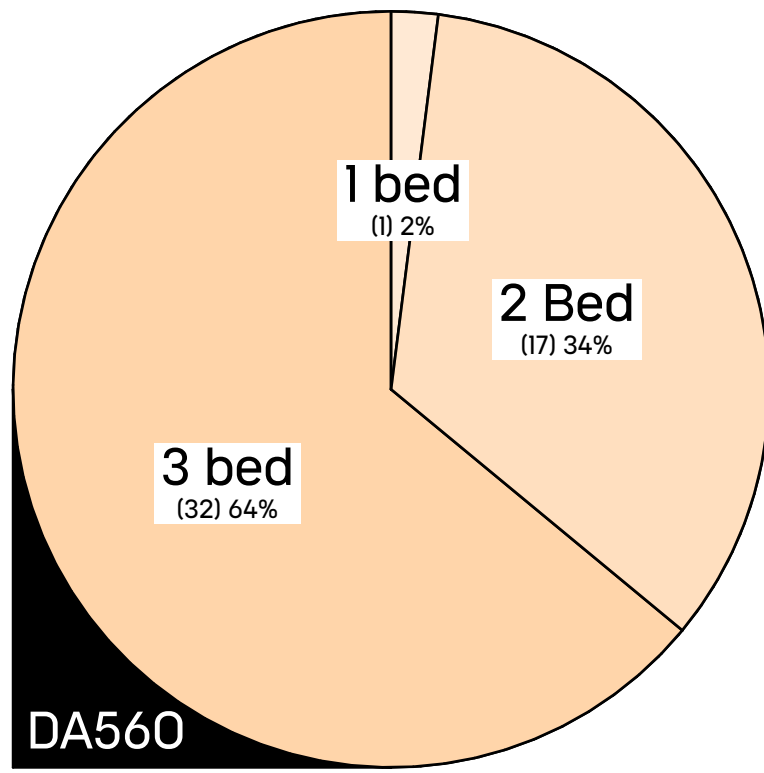
Level 1



Level 2-7



Level 8



DA560

Unit mix

Apartment Design Guide

Objective 4G-1

Adequate, well designed storage is provided in each apartment

Design criteria

In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:

Dwelling type	Storage size volume
Studio apartments	4m3
1 bedroom apartments	6m3
2 bedroom apartments	8m3
3+ bedroom apartments	10m3

At least 50% of the required storage is to be located within the apartment

Unit Mix

Unit type	Quantity
1 BED	1
2 BED	17
3 BED	32
	50

Net sellable area

Unit Number	Unit Type	Measured Area
001	3 BED	138.0
002	1 BED	64.7
003	3 BED	141.8
004	2 BED	99.2
005	2 BED	98.3
006	3 BED	120.1
101	3 BED	145.7
102	2 BED	97.7
103	3 BED	141.8
104	2 BED	99.2
105	2 BED	98.3
106	3 BED	120.1
201	3 BED	145.7
202	2 BED	97.7
203	3 BED	141.8
204	2 BED	99.2
205	3 BED	138.8
206	3 BED	120.1
301	3 BED	145.7
302	2 BED	97.7
303	3 BED	141.8
304	2 BED	99.2
305	3 BED	138.8
306	3 BED	120.1
401	3 BED	145.7
402	2 BED	97.7
403	3 BED	141.8
404	2 BED	99.2
405	3 BED	138.8
406	3 BED	120.1
501	3 BED	145.7
502	2 BED	97.7
503	3 BED	141.8
504	2 BED	99.2
505	3 BED	138.8
506	3 BED	120.1
601	3 BED	145.7
602	2 BED	97.7
603	3 BED	141.8
604	2 BED	99.2
605	3 BED	138.8
606	3 BED	120.1
701	3 BED	145.7
702	2 BED	97.7
703	3 BED	141.8
704	2 BED	99.2
705	3 BED	138.8
706	3 BED	120.1
801	3 BED	172.4
802	3 BED	171.3
		6,168.4 m²

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Sydney, Australia

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Development Application

North
1:200, 1:1 @ A1
or half @ A3

101

Cha Summary of Changes

Rev Reason of Revision
A FOR DA SUBMISSION

Date
24/04/2025

Down by
PBD

Ckd by
PBD

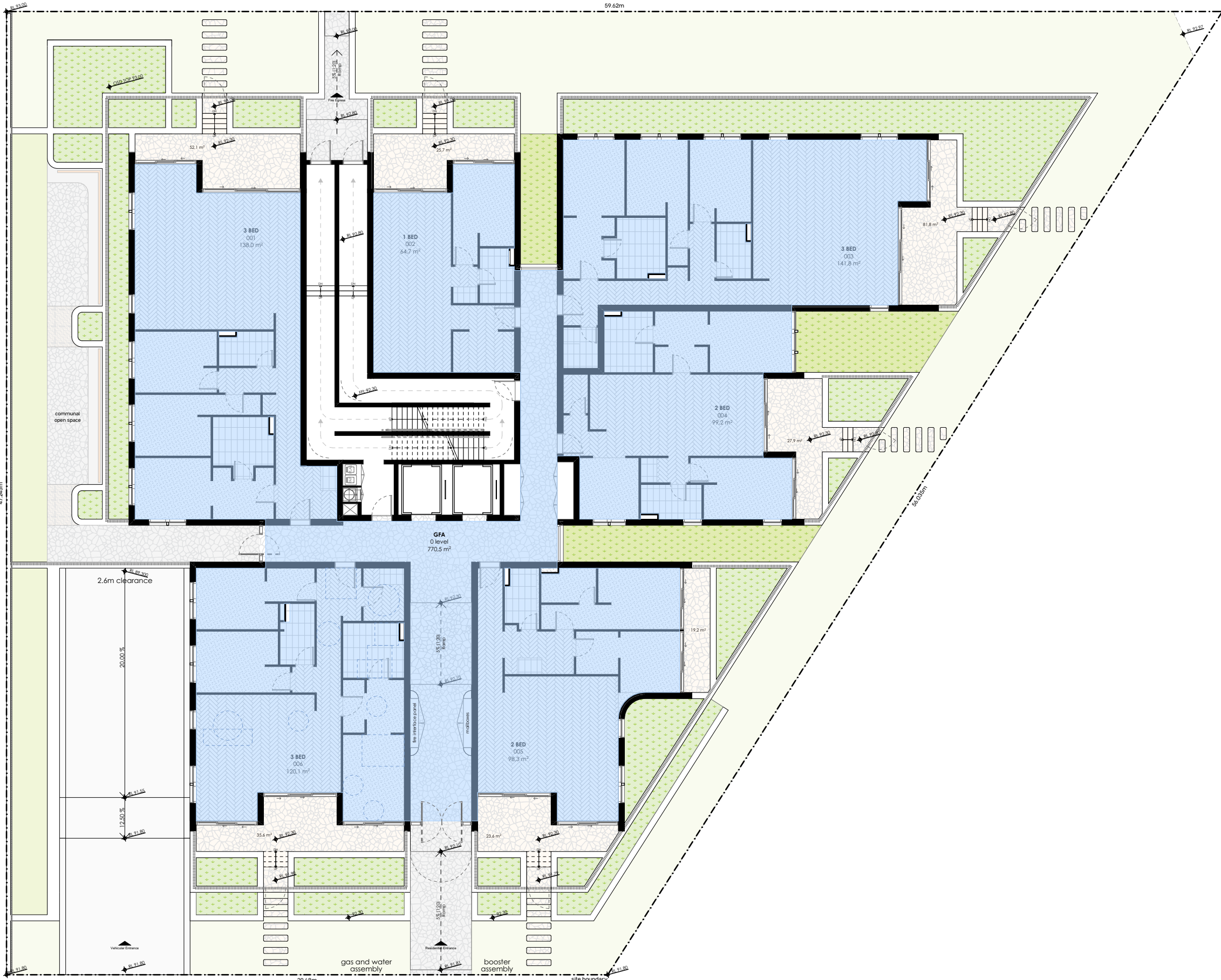
Title

Compliance diagrams
Unit mix

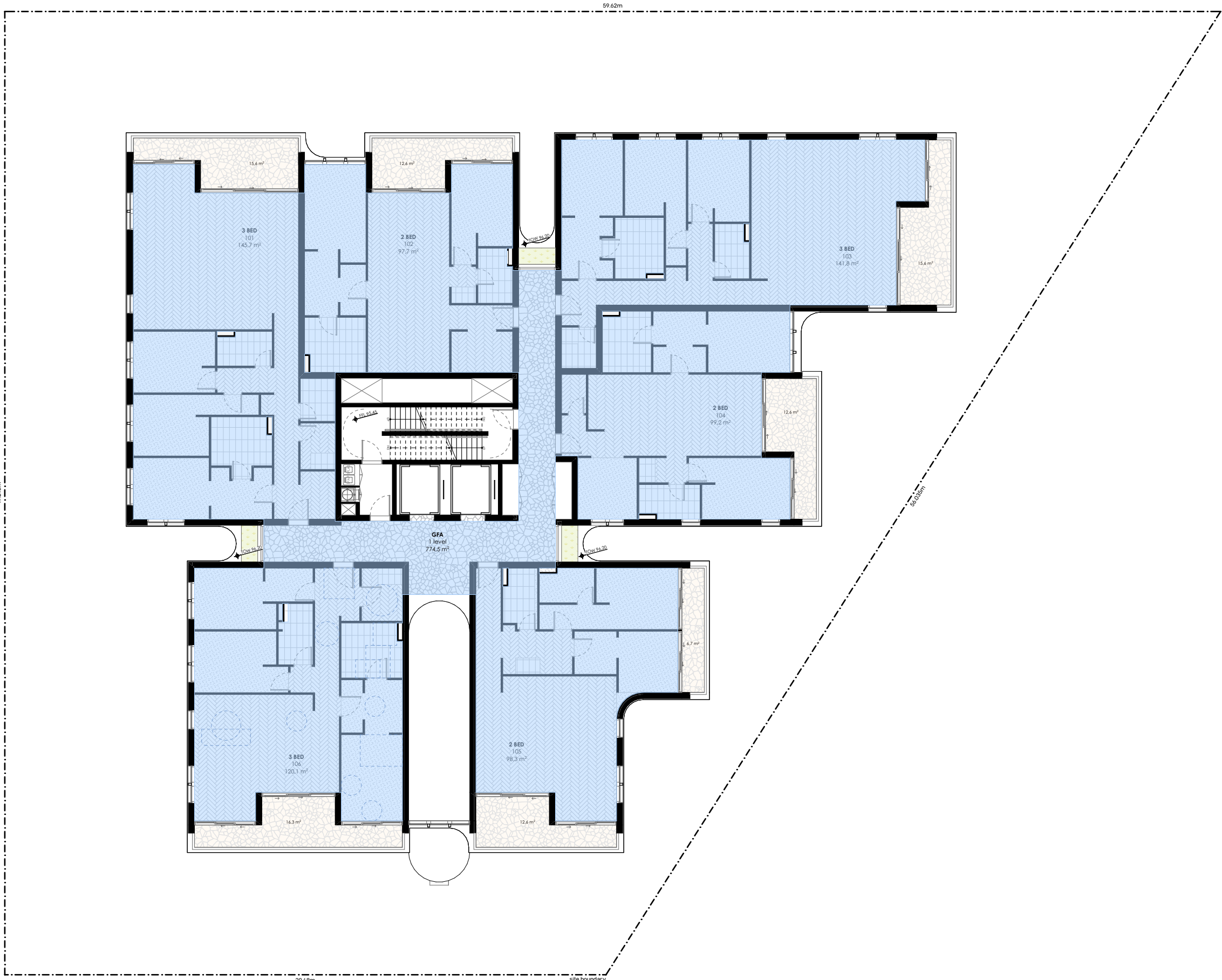
Drawing

DA560 A

Revision



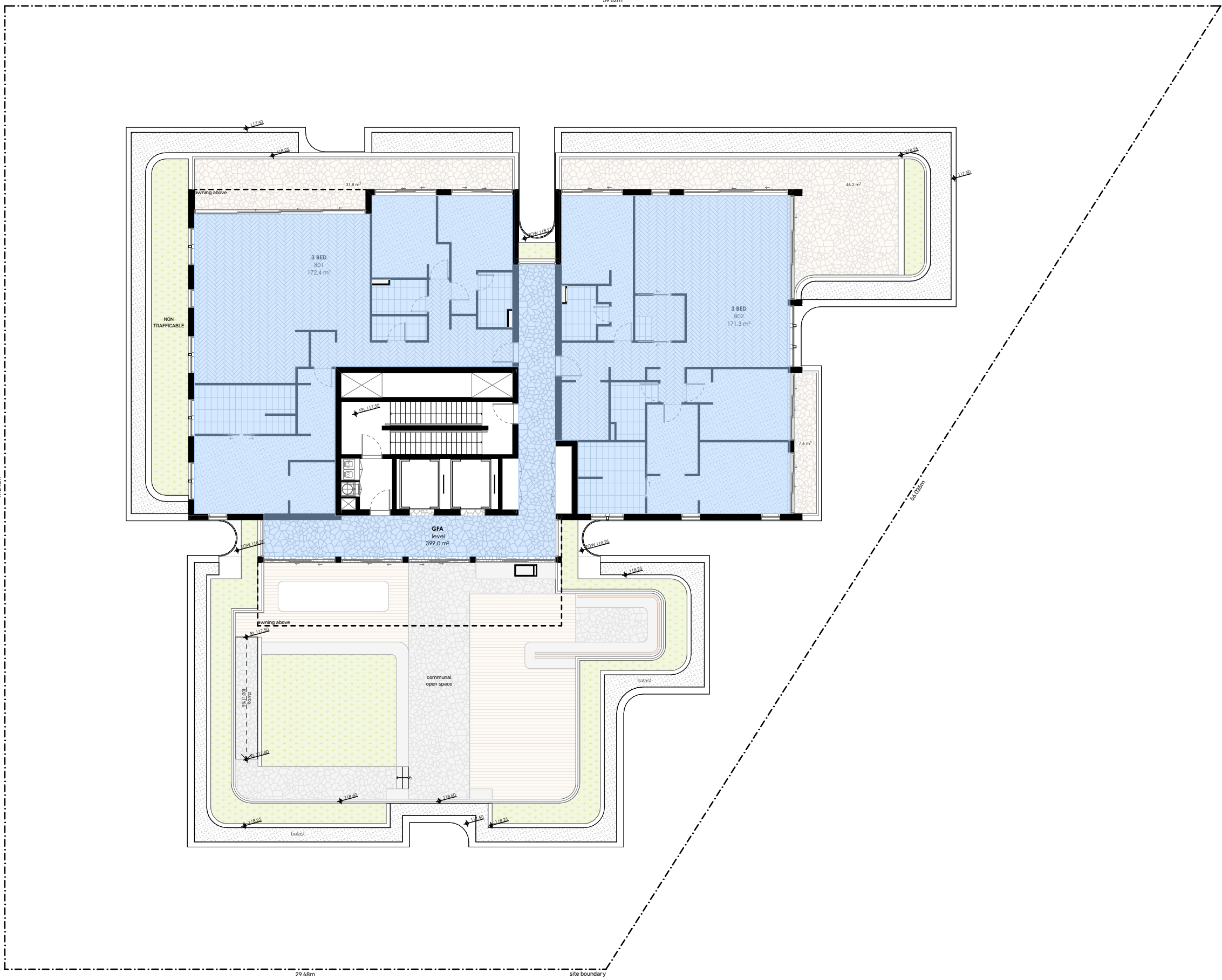
Ground



Level 1



Level 2-7



Level 8

FSR 3.25 : 1

Allowable GFA 6828 m²

DA570

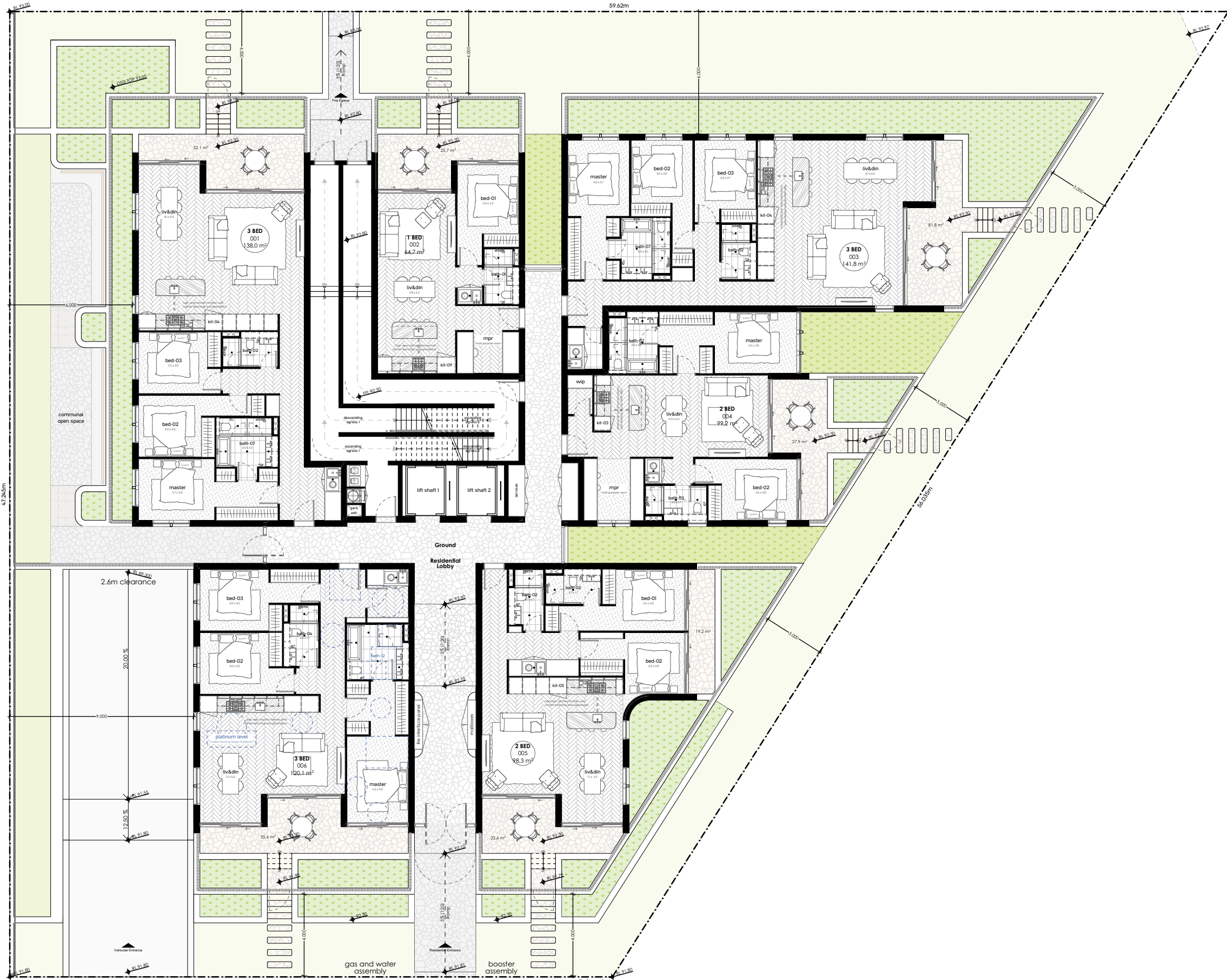
Gross Floor Area

Ku-Ring-Gai Local Environmental Plan 2012

gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes—

- (a) the area of a mezzanine, and
- (b) habitable rooms in a basement or an attic, and
- (c) any shop, auditorium, cinema, and the like, in a basement or attic, but excludes—
- (d) any area for common vertical circulation, such as lifts and stairs, and
- (e) any basement—
- (f) storage, and
- (g) vehicular access, loading areas, garbage and services, and
- (h) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
- (i) car parking to meet any requirements of the consent authority (including access to that car parking), and
- (j) any space used for the loading or unloading of goods (including access to it), and
- (k) terraces and balconies with outer walls less than 1.4 metres high, and
- (l) voids above a floor at the level of a storey or storey above.

GFA Gross floor area	
Storey	Area
7 level	814.0
6 level	814.0
5 level	814.0
4 level	814.0
3 level	814.0
2 level	814.0
1 level	774.5
0 level	770.5
level	399.0
	6,828.0 m ²



Ground



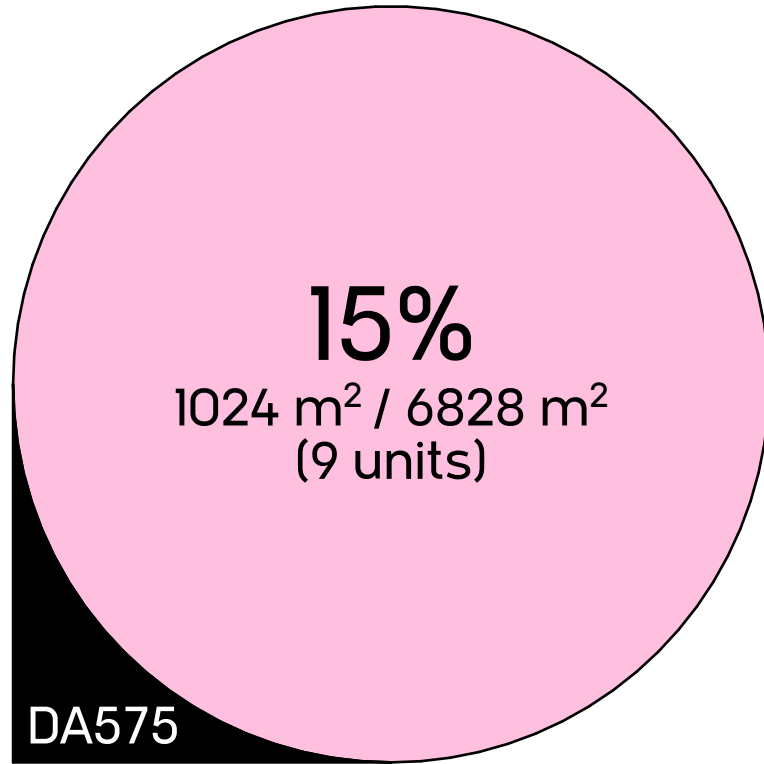
Level 1



Level 2



Level 3



Housing Sepp - Chapter 2

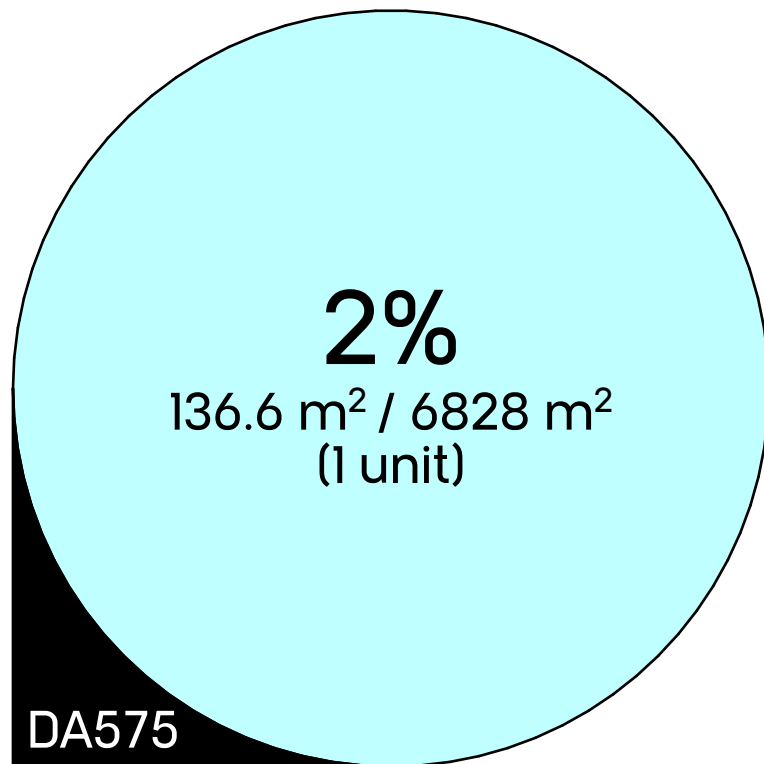
9 Units

unit 101
unit 102
unit 104
unit 105
unit 106

unit 201
unit 202
unit 204
unit 206

DA Affordable Housing - Chapter 2

Home Story Name	Area
Level 1	561.5
Level 2	462.7
	1,024.2 m²



Housing Sepp - Chapter 5

1 Unit

unit 205

DA Affordable Housing - Chapter 5

Home Story Name	Area
Level 2	138.8
	138.8 m²

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■ Rev Reason of Revision
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Date
24/04/2025

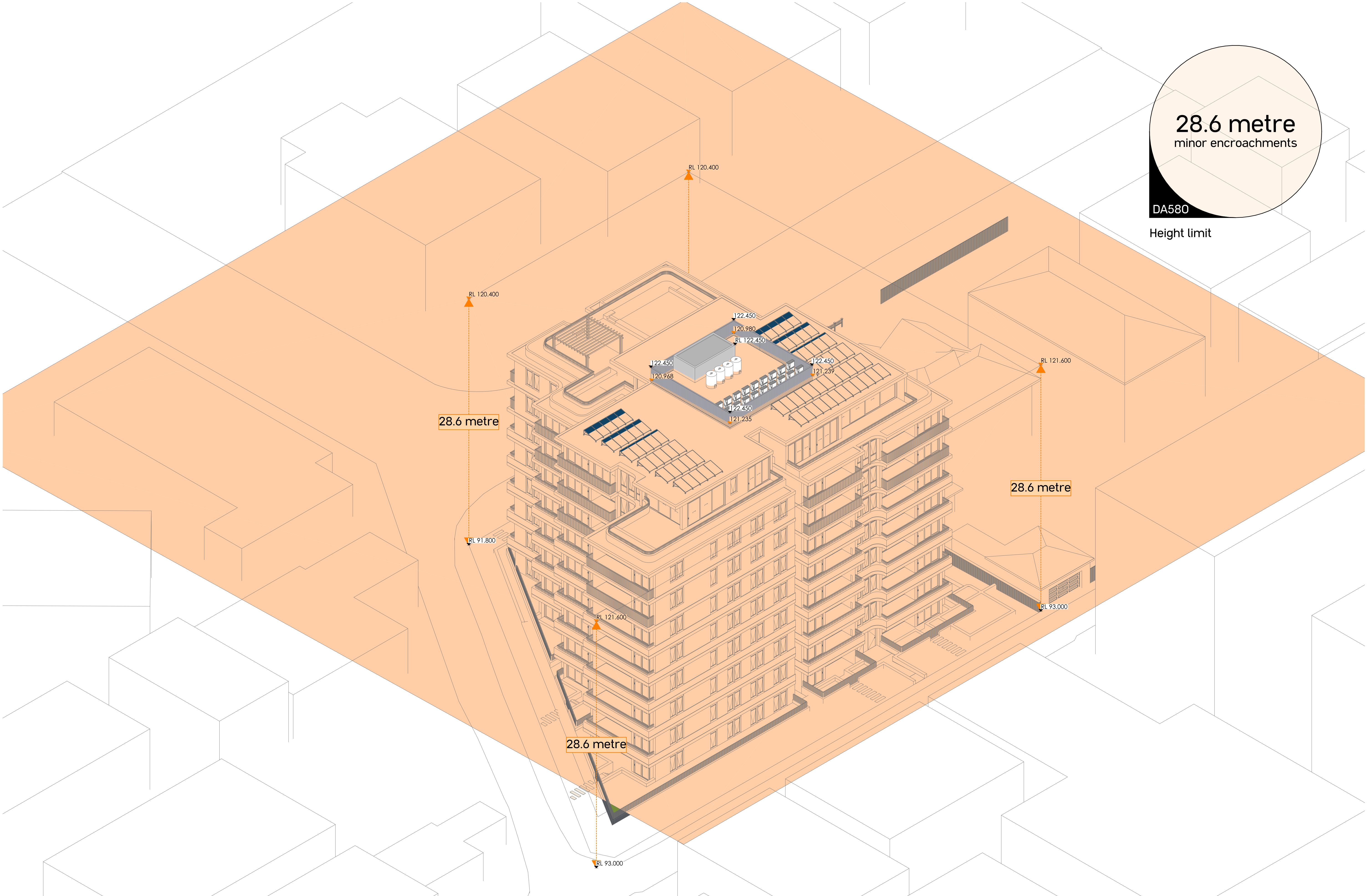
Down by
PBD

Ckd by
PBD

■ Title
Compliance diagrams
Affordable Housing

■ Drawing
DA575 A

■ Revision



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PBD

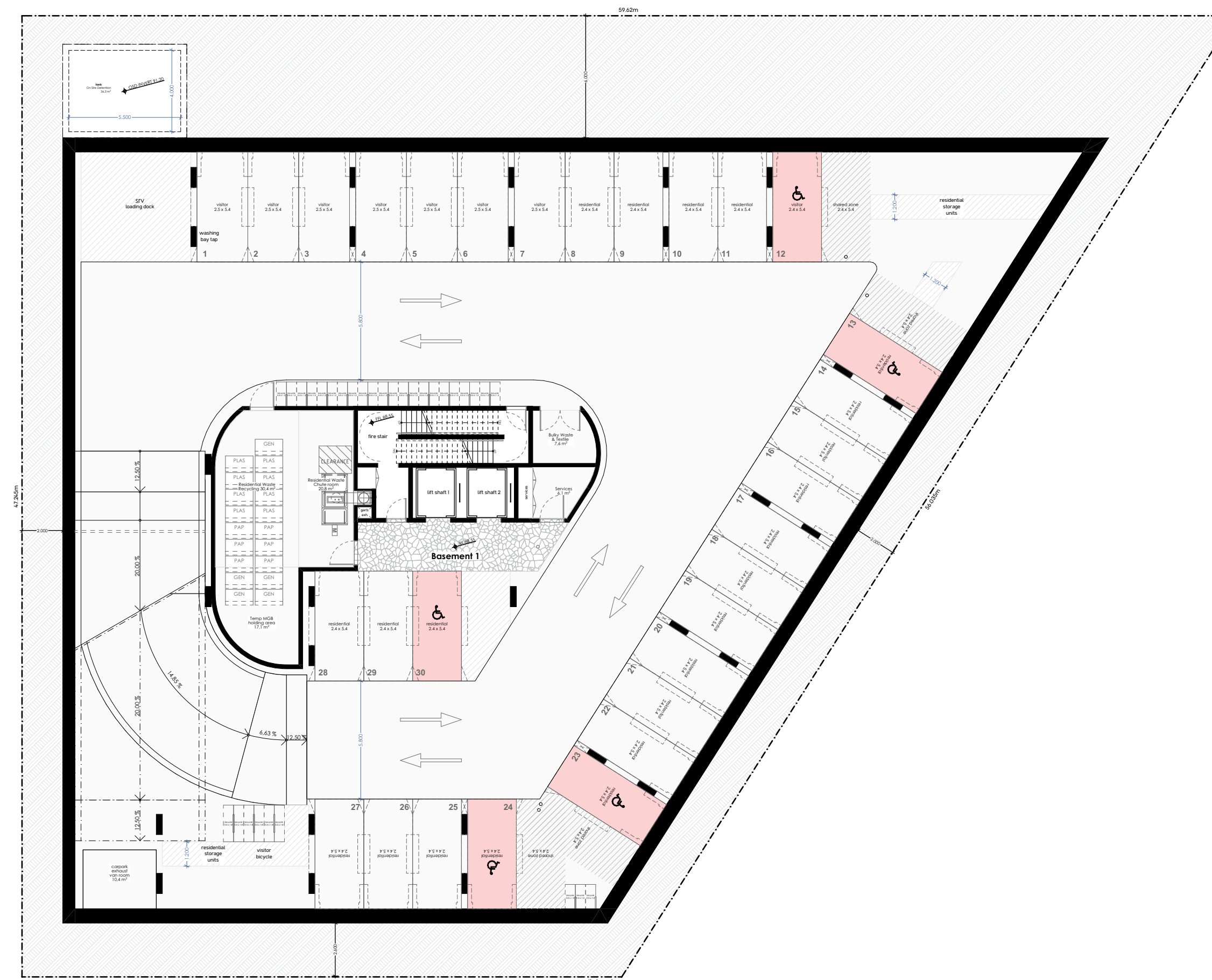
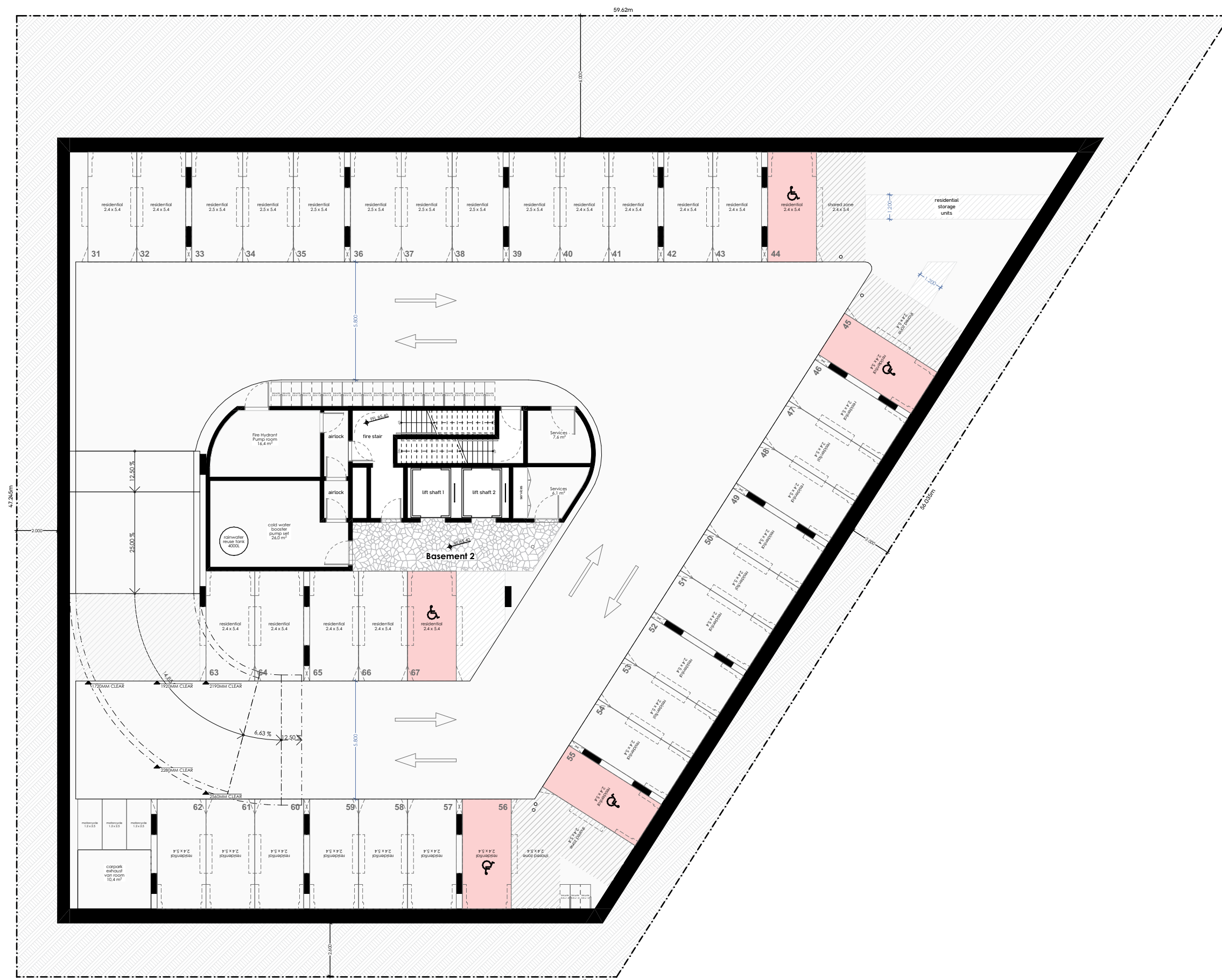
Ckd by
PBD

■ Title
Compliance diagrams
Height plane

■ Drawing

■ Revision

DA580 A



20%
10/50 units

DA600

Adaptable units

Ku-Ring-Gai Council Development Control Plan 7.2 Adaptable Dwellings

This section is to be read in conjunction with Australian Standard AS 4299-1995
Adaptable Housing.

Objectives

Objectives

(a) To ensure adequate adaptable housing is provided for within new residential development to accommodate occupants' changing needs over time.

(b) To ensure adaptable dwellings are included within residential development in accordance with the relevant Australian Standards.

Controls

- (a) A plan identifying adaptable housing are to be submitted in accordance with the Ku Ring Gai Development Guide.
- (b) Adaptable dwellings are to be allocated to all dwelling typologies to accommodate various household sizes.
- (c) In developments with 10 or more dwellings, 20% of dwellings (rounded to the nearest whole number) shall comply with the provisions of an adaptable unit as specified in accordance with the Australian Standard AS 4299-1995 Adaptable Housing
- (d) One accessible car parking space is to be provided for every adaptable residential unit apart be a part of in the strata plan.

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by | Ckd by

■ Title

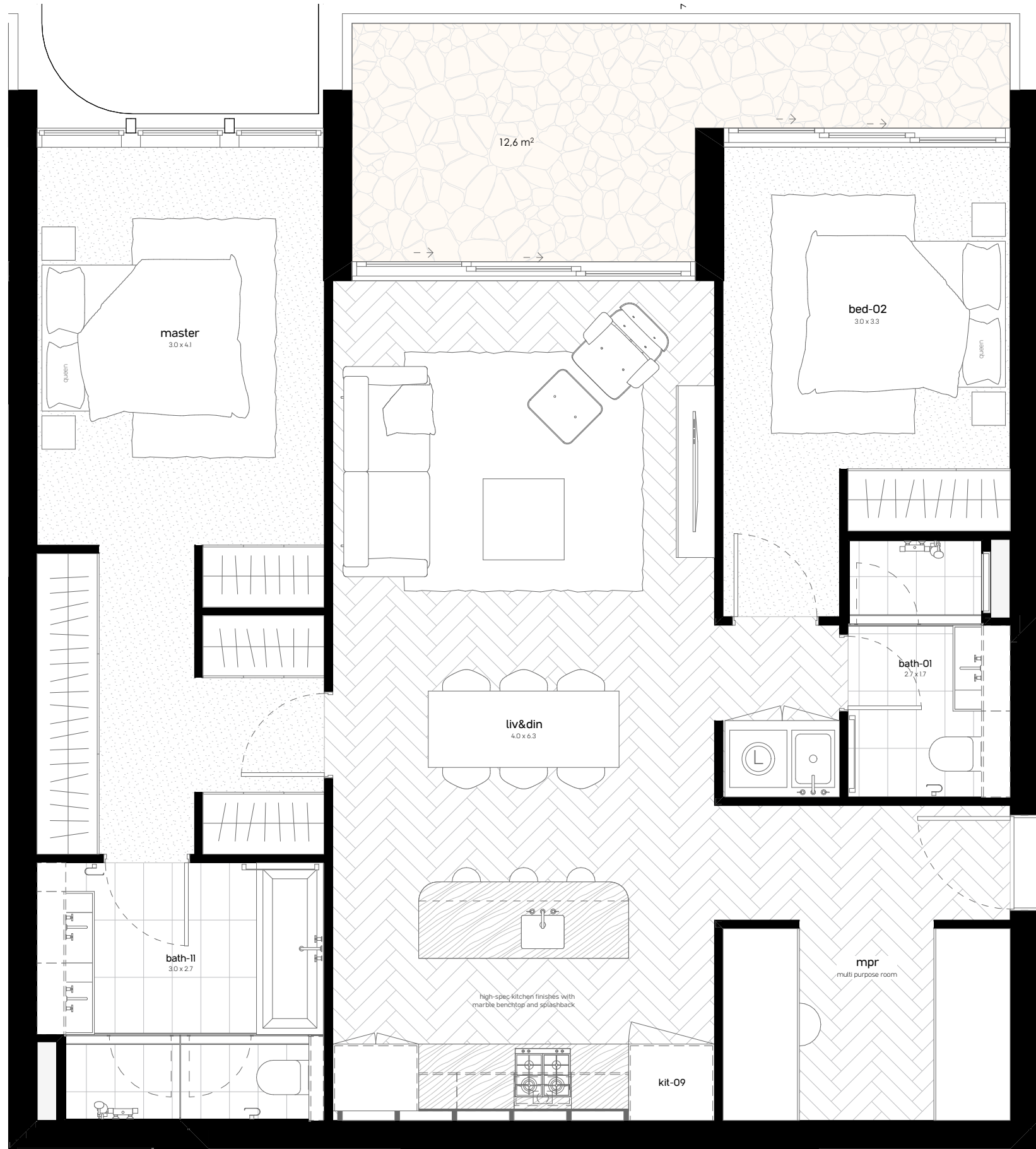
Adaptable units

Selected adaptable units

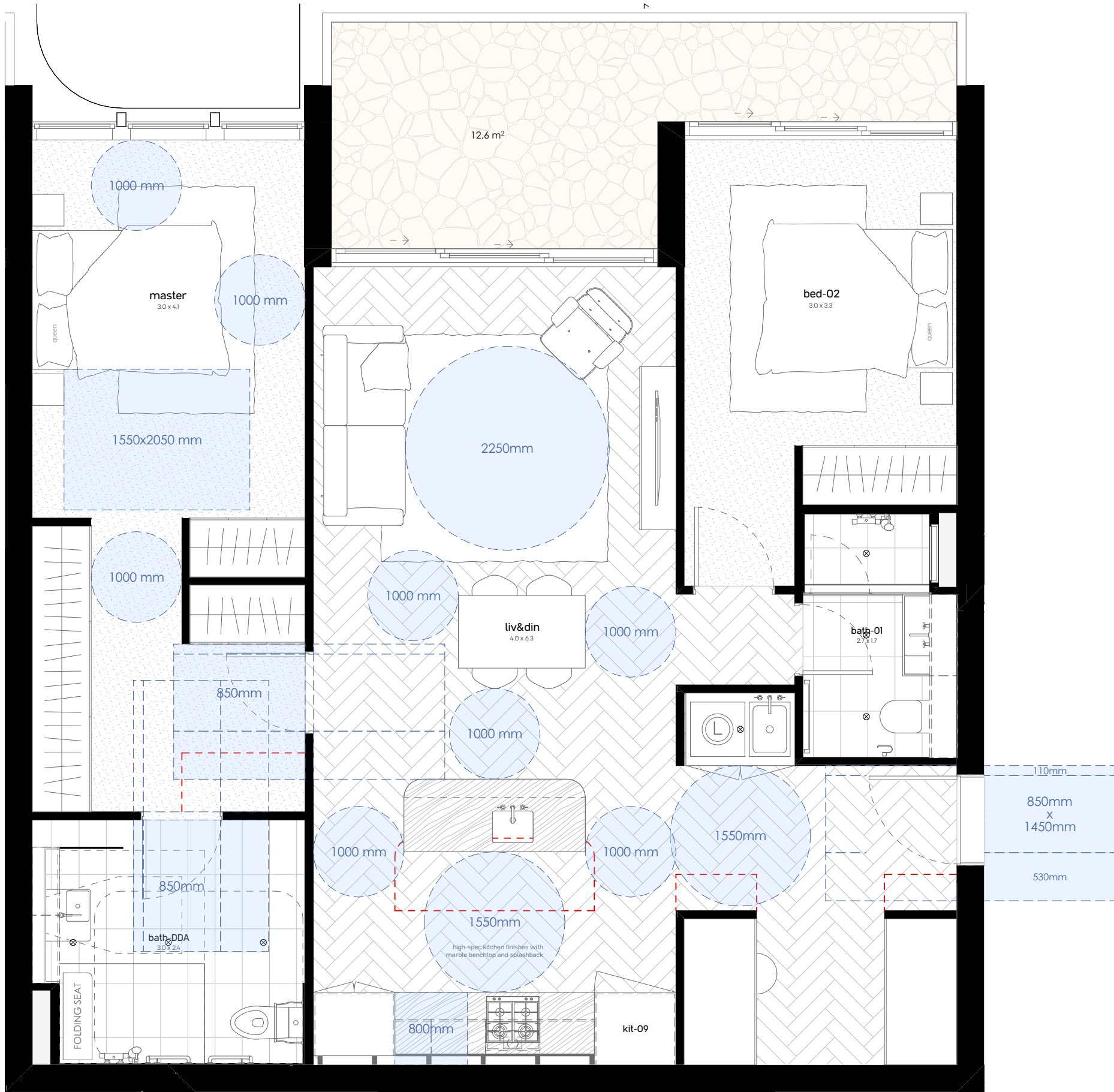
■ Drawing ■ Revision

DA600 A

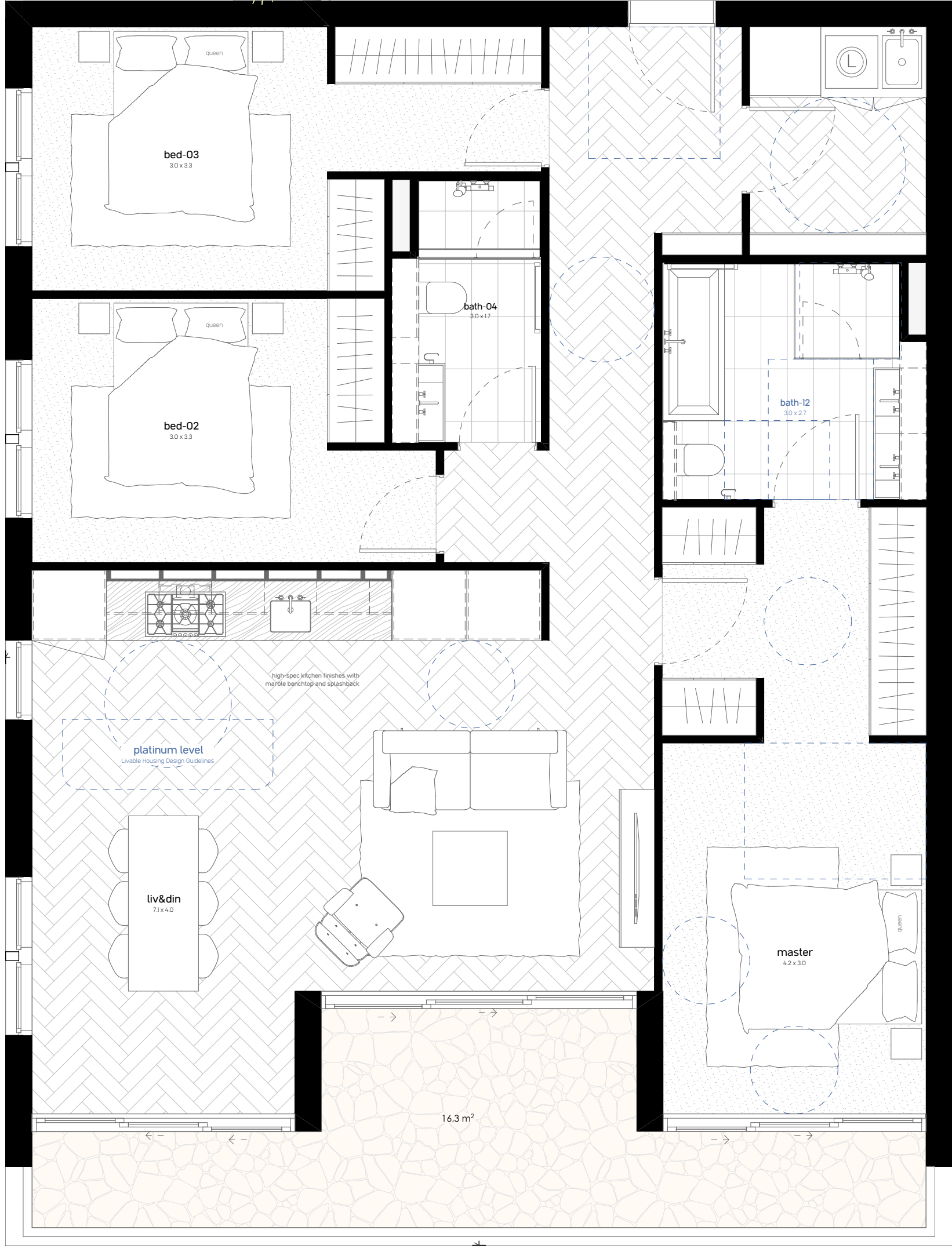
■ Revision



UNIT 102-502 Pre Adaption

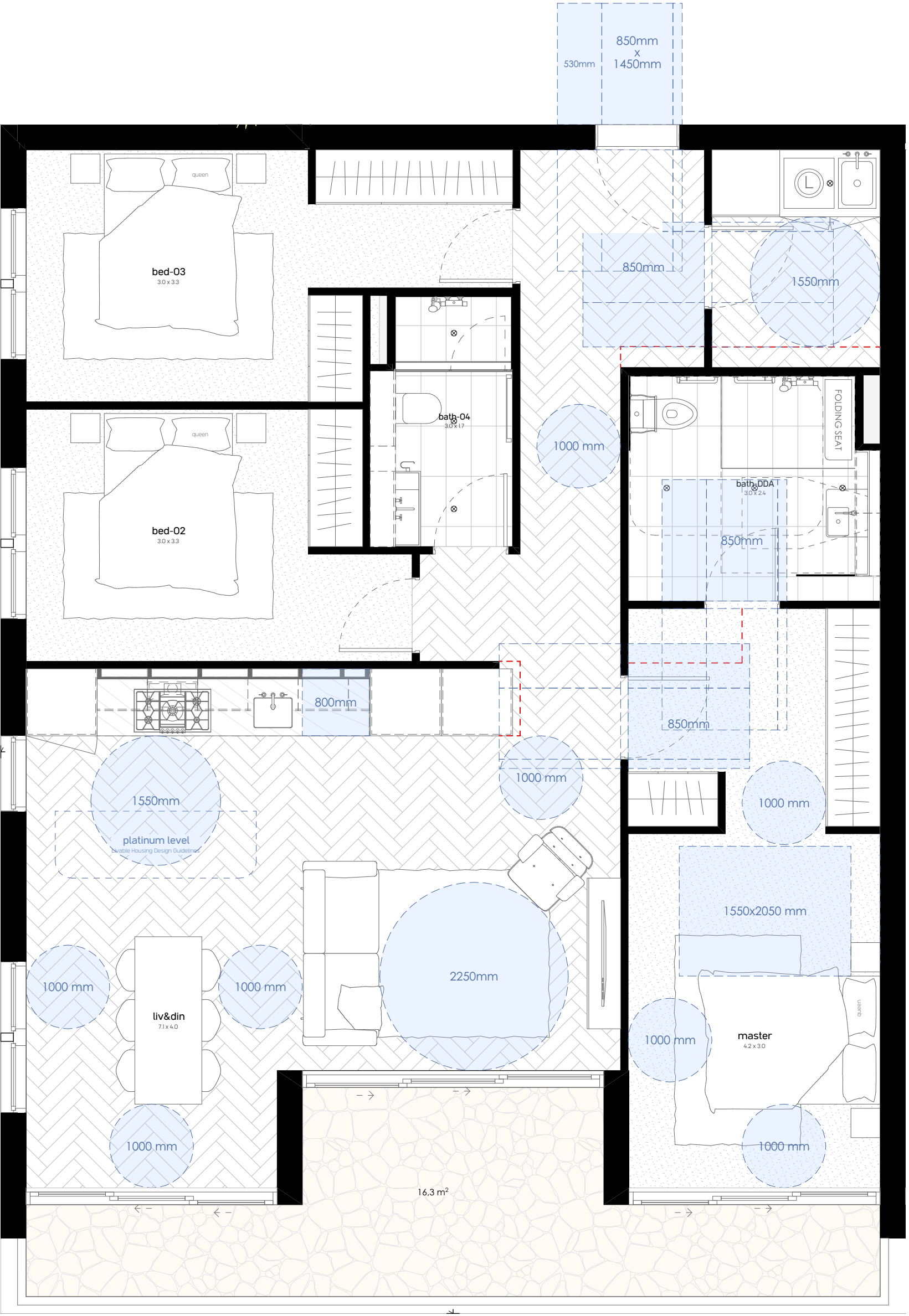


UNIT 102-502 Post Adaption



UNIT 106 - 506 Pre Adaption

UNIT 006-706 - PLATINUM LEVEL
for Living Housing Design Guidelines



UNIT 106 - 506 Post Adaption

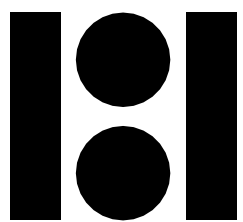
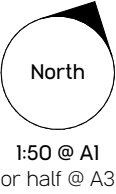
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■ Rev Reason of Revision
A FOR DA SUBMISSION
B FOR DA SUBMISSION

Date
24/04/2025
30/05/2025

Dwn by
PBD
PBD

Ckd by
PBD
PBD

■ Title
Adaptable units
Pre & Post Unit 106-506 layout

■ Drawing
DA612
■ Revision
B