

Indicative Apartment Yield Summary

This summary provides an indicative apartment yield for the Planning Proposal to increase height and floor space at 241-245 Pennant Hills Road, Carlingford and intends to provide additional clarity on the controls and assumptions used to determine the indicative apartment yield for the proposed concept plan as illustrated by the Urban Design Study (**Attachment B to the Planning Proposal**).

The indicative apartment yield is based on the apartment size requirements established under *The Hills Shire Council DCP 2012* for Residential Flat Buildings. It is noted that apartment sizes as provided under Council's DCP are relatively larger than the apartment size requirements established under the State Environmental Planning Policy 65 Apartment Design Guide. The Planning Proposal seeks to deliver high amenity apartments with good design outcome that will cater to Carlingford's demographics and facilitate for greater housing choice in the area. As such, this indicative yield is based on the apartment size requirements of Part 3.11 of the Hills DCP 2012 Residential Flat Building. Table 1 provides an assessment of the indicative apartment yield and Table 2 indicates potential apartment mix

Table1 Indicative Apartment Yield

Apartment Mix	Minimum Apartment Size (sqm)	Yield	GFA (sqm)
Indicative Gross Floor Area			14747
Type 1 Apartments (30%)			
Studio	35	7	234.5
1 bedroom	50	8	402
2 bedroom	70	26	1829.1
3 bedroom	95	4	381.9
Type 2 Apartments (30%)			
1 bedroom	65	8	522.6
2 bedroom	90	26	2351.7
3 bedroom	120	4	482.4
Type 3 Apartments (40%)			
1 bedroom	75	12	884.4
2 bedroom	110	35	3832.4
3 bedroom	135	5	723.6
Total		135	11778.6

Based on the above assessment, the Planning Proposal demonstrates a potential for the following apartment mix:

Table 2: Apartment Mix

Apartment Type	Yield
Studios	7
1 bedroom	28
2 bedroom	87
3 bedroom	13
Total	135

Assumptions

The following assumptions were considered while determining an indicative apartment yield:

- An indicative Gross Floor Area of 14747 sqm, which is based on the concept plan set under the Urban design Report (Attachment B to the Planning Proposal).
- The proposed apartment yield is an outcome of 80% building efficiency.

Results

Under Part 3.11 of the Hills DCP 2012, the Planning Proposal presents an opportunity for an additional 135 dwellings in Carlingford.