

# 252-254 NEW SOUTH HEAD ROAD

24 APRIL 2019 AA.YLD.1829







AA.YLD.1829  
24 April 2019

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CONTEXT



PROJECT DATA SHEET

Date 24/04/2019  
Revision J  
Author DM

PROJECT 252-254 New South Head Road Double Bay

AA-YLD-1829  
Council Woollahra Council  
Zoning R3 - Medium Residential  
Site Area 934.9m²

PLANNING

	FSRG	FA	Height of Building	Setbacks
Controls & Guidelines	1.3:1	1215m²	13.5m	Front, Average of 4 closest sites, Side 2m, Rear site depth/building depth %
Proposed	2.6:1	2426m²	13.5 to 22m	Front 0m, Side 2m, Rear 6m

\* Planning Instruments, Woollahra LEP 2014 & DCP 2015

AMENITY

	Solar Access	Cross Ventilation	Adaptable Apartments	Building depth	Private Open Space	Private Open Space depth	Communal open space
Controls & Guidelines	70%	60%	10% (3.7)	18m	Studio 4m2, 1Bed 8m2, 2Bed 10m2, Ground floor 15m2	Studio 0m, 1Bed 2m, 2Bed 2m, Ground Floor 3m	25% (233.73m2)
Proposed	79.36% (31)	64% (25)	10.8 % (4)	25.5m	Studio 7.2m2, 1Bed 8m2, 2Bed 10m2, Ground floor 7.2 - 8m2	Studio 2m, 1Bed 2m, 2Bed 2m, Ground Floor 2m	25% (233.73m2)

MIX

	Studio (35m2)	1 Bed (50m2)	2 Bed (75m2)	Total
Level 01	2	2	0	4
Level 02	2	3	0	5
Level 03	2	3	0	5
Level 04	2	2	0	4
Level 05	4	2	1	7
Level 06	4	2	1	7
Level 07	3	4	0	7
Total1	19	18	2	39
%	48.7%	46.2%	5.1%	

AREAS

	GFA (sqm)			NLA (sqm)			GBA (sqm)
	Residential	Common Area	Total	Residential	Common Area	Total	Total
Level 01	241m²	0m²	241m²	170m²	0m²	170m²	360m²
Level 02	286m²	0m²	286m²	215m²	0m²	215m²	462m²
Level 03	286m²	0m²	286m²	215m²	0m²	215m²	516m²
Level 04	203m²	103m²	306m²	170m²	61m²	231m²	630m²
Level 05	437m²	0m²	437m²	364m²	0m²	364m²	583m²
Level 06	437m²	0m²	437m²	364m²	0m²	364m²	583m²
Level 07	433m²	0m²	433m²	363m²	0m²	363m²	583m²
Roof	0m²	0m²	0m²	0m²	211m²	211m²	225m²
Total	2323m²	103m²	2426m²	1861m²	272m²	2133m²	3942m²

\* GFA calculated Internal face of external wall excluding vertical circulation, plant rooms, BOH, garbage area, loading area, and car parking

PARKING (max. 40% of street frontage)

Cars	Studio1	Bed	2 BedV	isitor
Rate	0.5 per 1	1.0 per 1	1.5 per 1	0.25 per 1
Code Requirement	9.5 (10)	18.0	3.0	9.75 (10)
Proposed	3 Share cars + 1 allocated (4)			0.0
Total Requirement	41.00			
Total Proposed	3 Share cars + 1 allocated			

\* Maximum car Parking requirement

Motorcycle	Residents	Visitor
Rate	1 per 10	0.0 per 1
Code Requirement	3.9	0
Proposed	2	0
Total Requirement	4	
Total Proposed	2	

Bicycle	Residents	Visitor
Rate	1	1 per 10
Code Requirement	39	3.9 (4)
Proposed	39	4
Total Requirement	43	
Total Proposed	43	

WASTE MANAGEMENT

Bins	Rate	Quantity	Proposal
Recycling	55lts per apartment	2145lts	8.94 x 240lts (9)
Waste	120lts per apartment	4680lts	19.5 x 240lts (20)

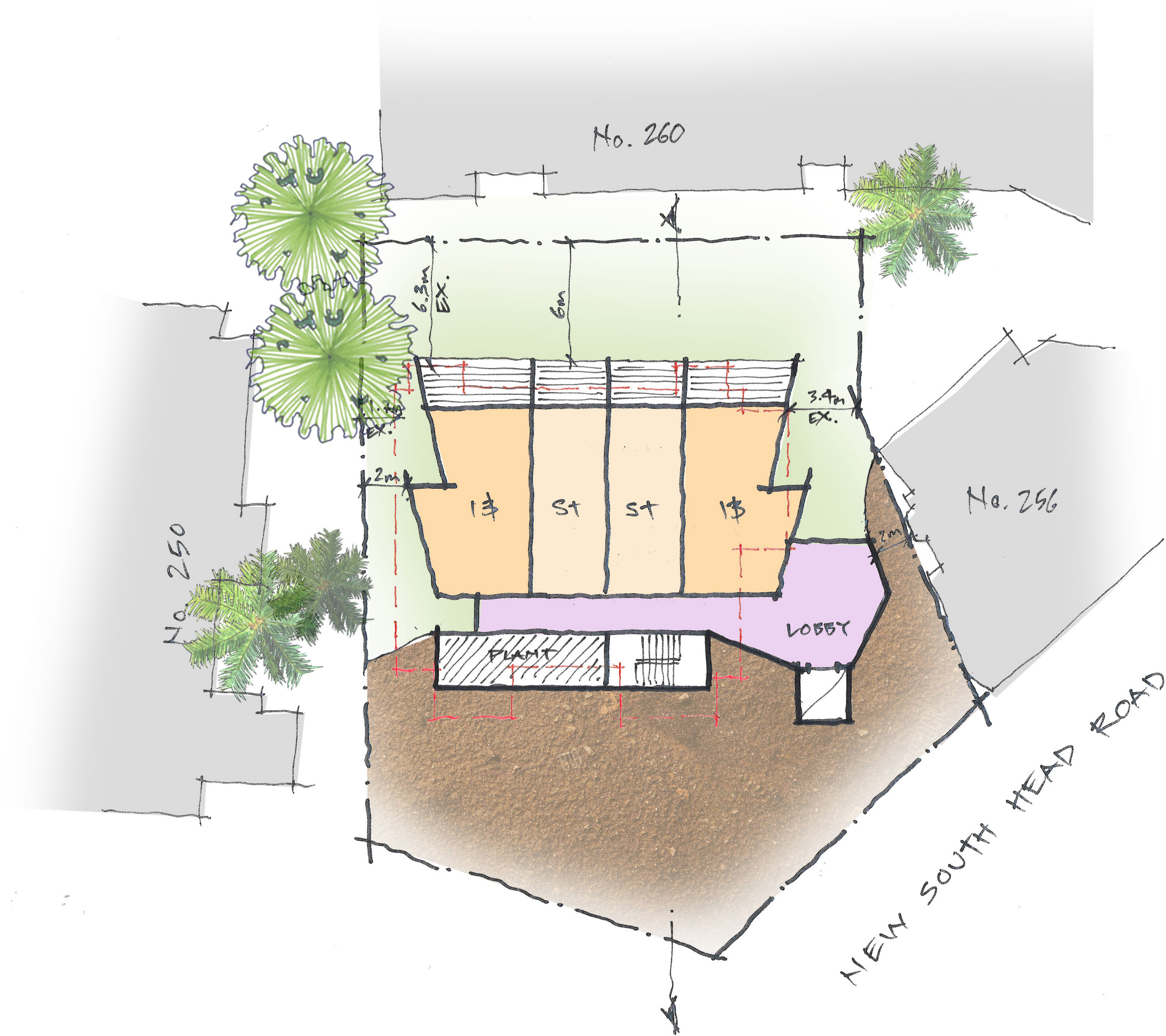
DISCLAIMER

- All figures presented in this schedule are preliminary and refer to schematic designs prepared by Antoniades Architects Pty Ltd
- All areas and information is subject to further dev elopment and confirmation.



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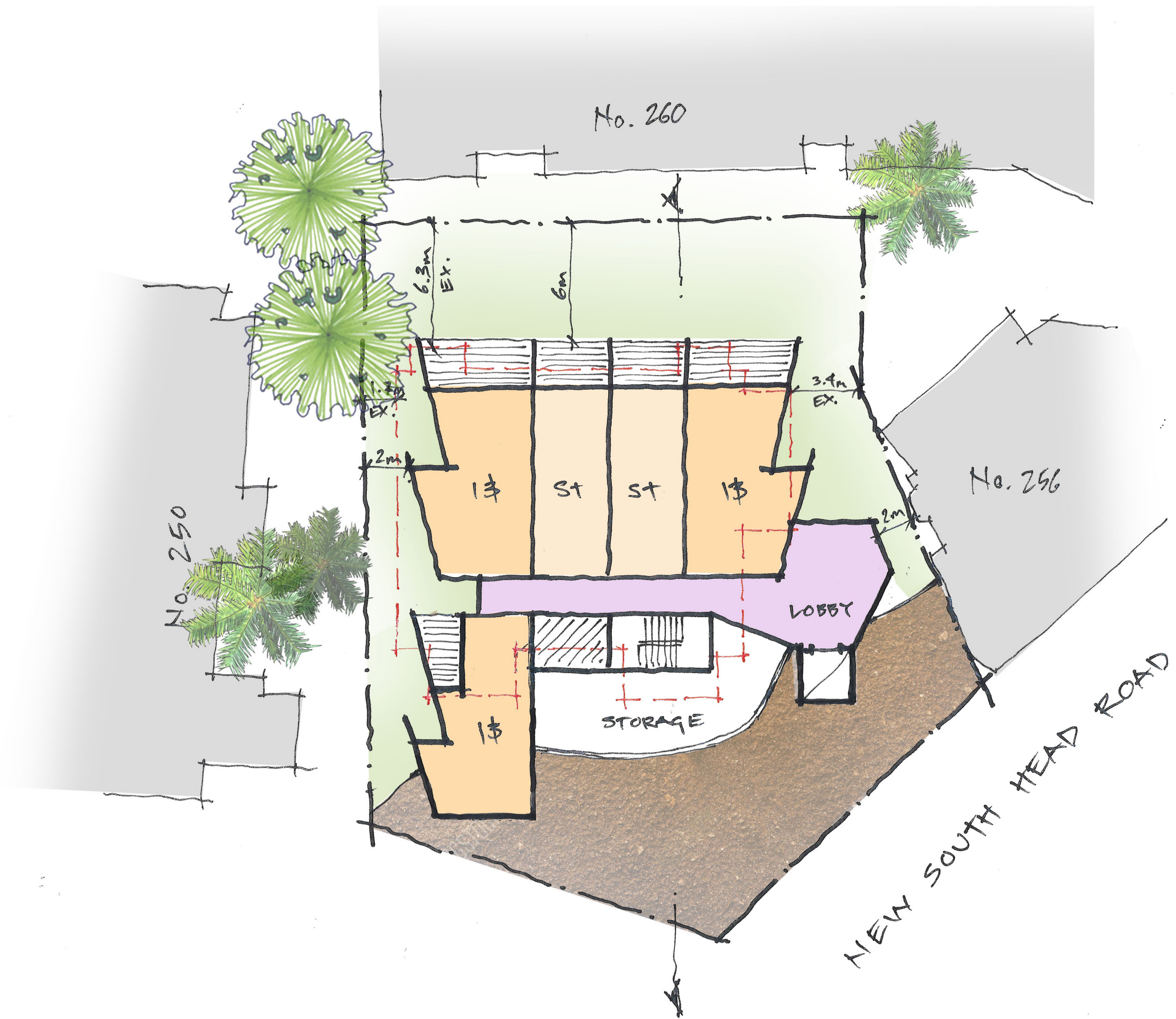
LEVEL 01 PLAN

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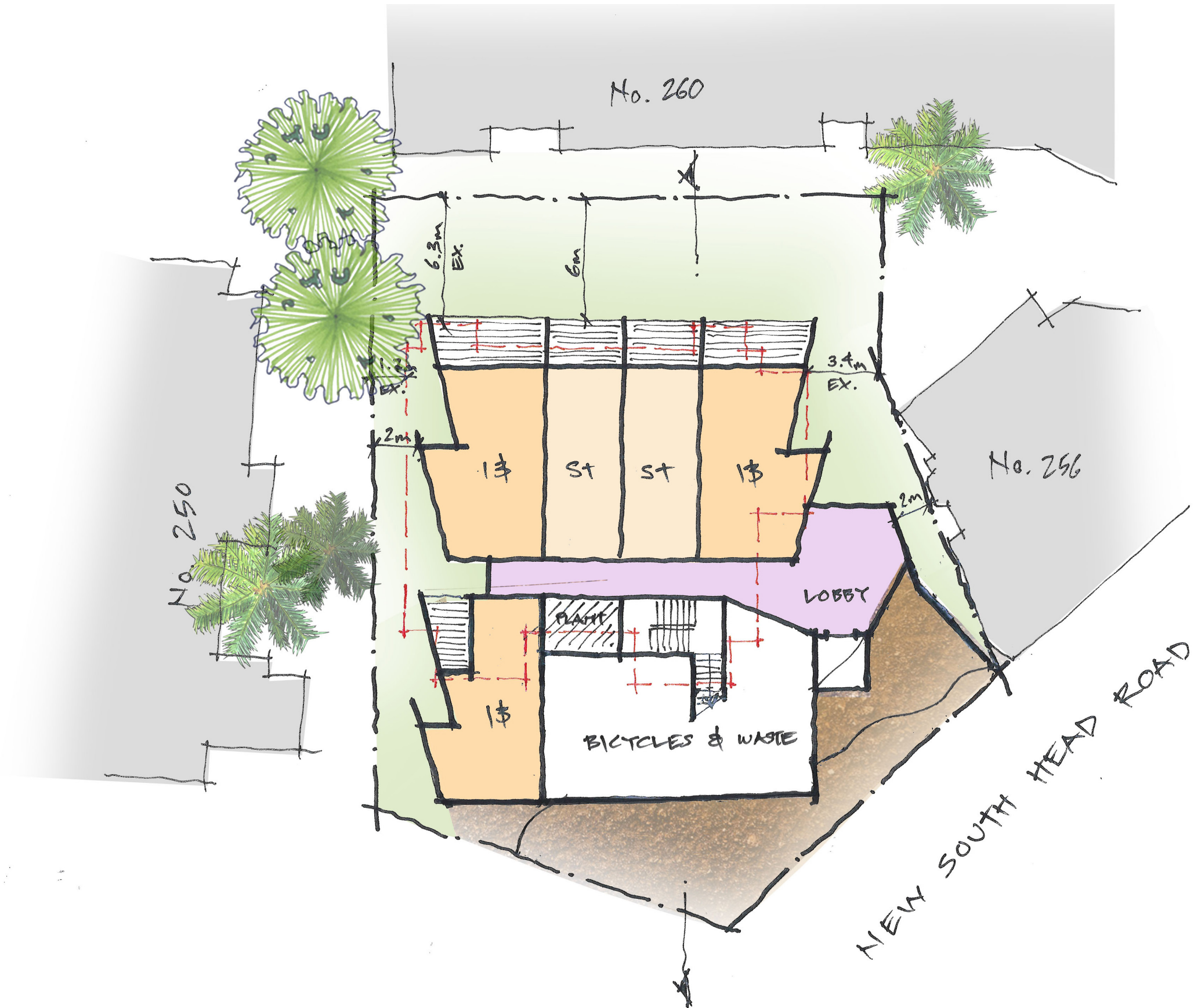
LEVEL 02 PLAN

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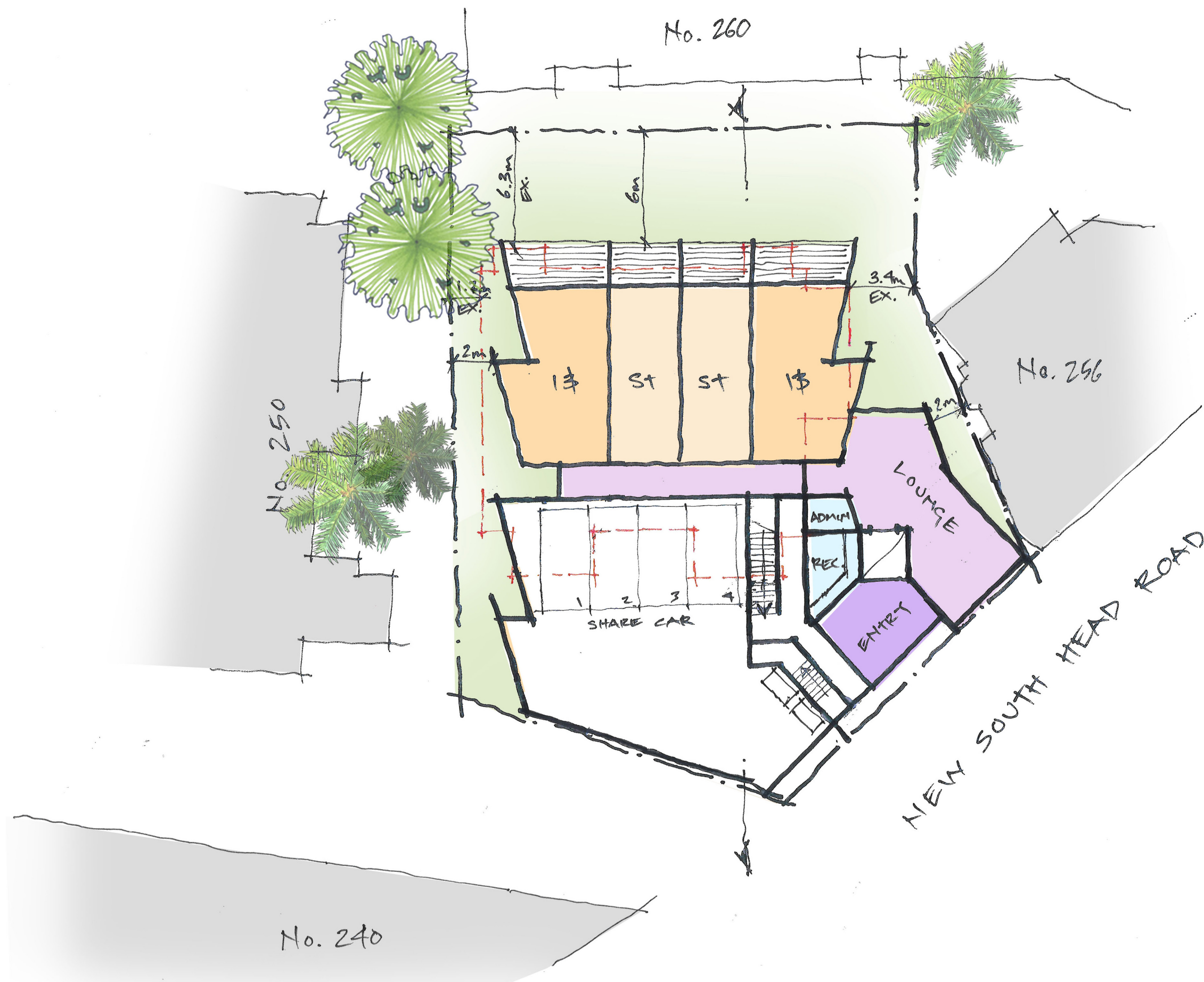




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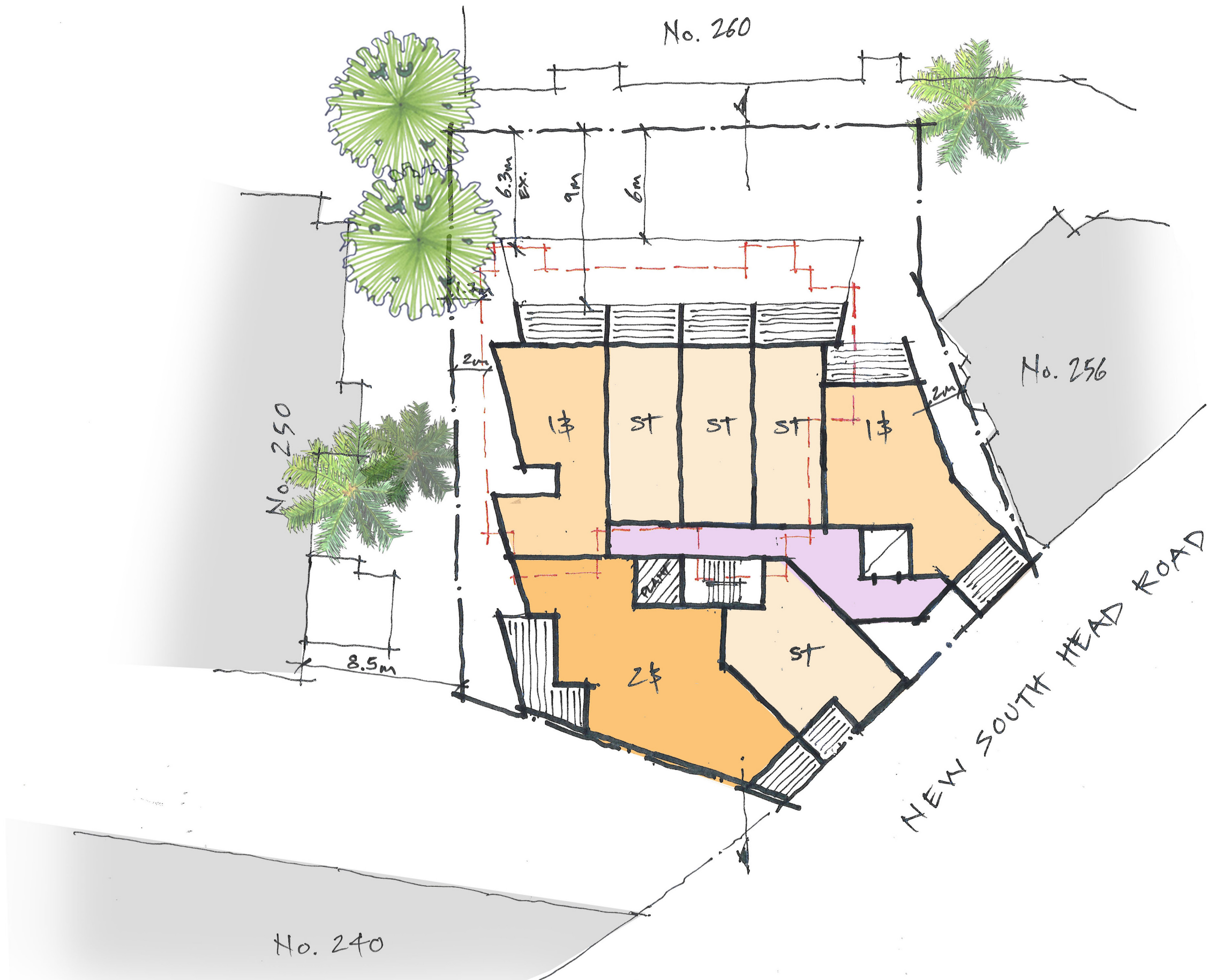
LEVEL 04 PLAN

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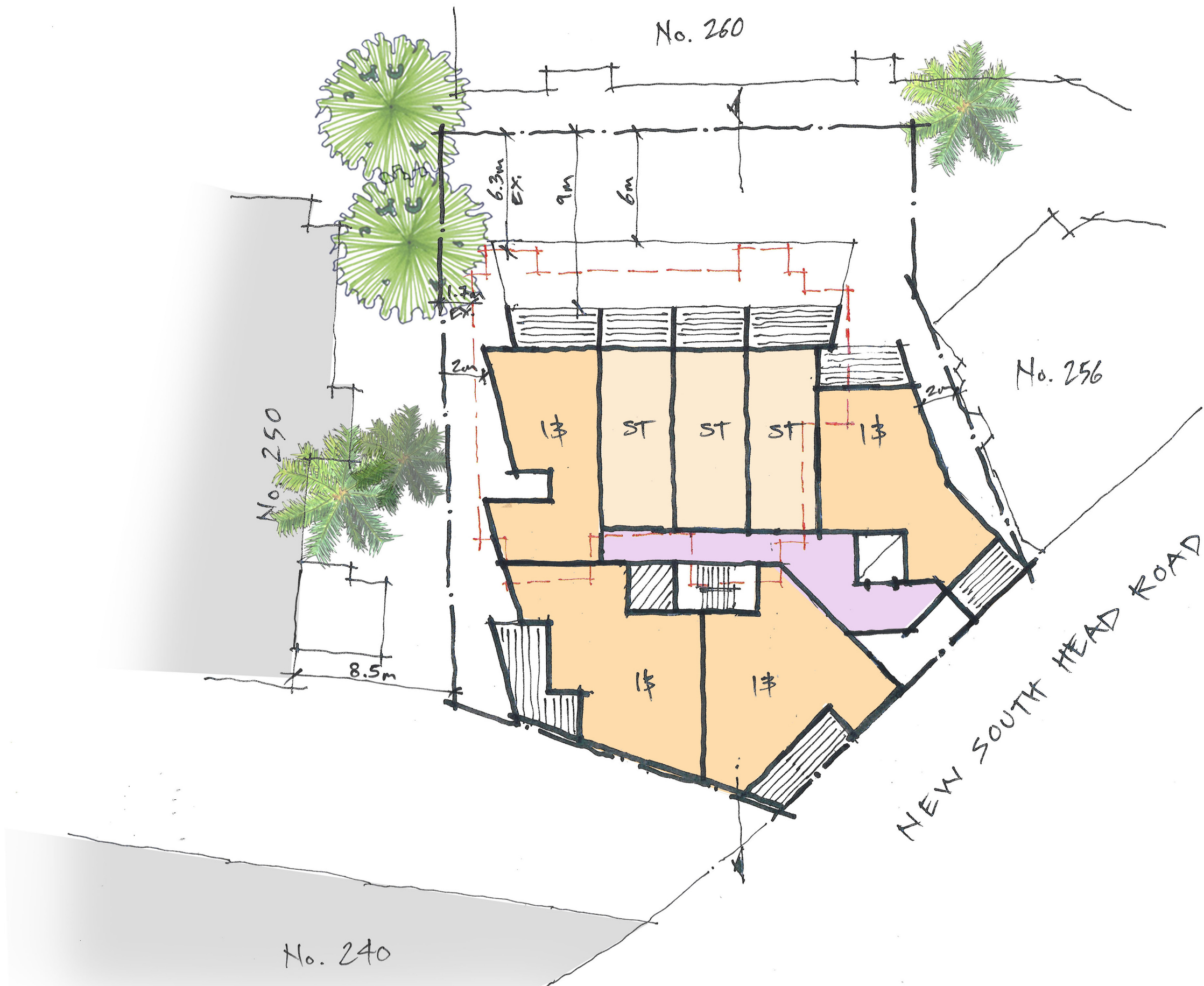
LEVEL 05 AND 6 PLAN

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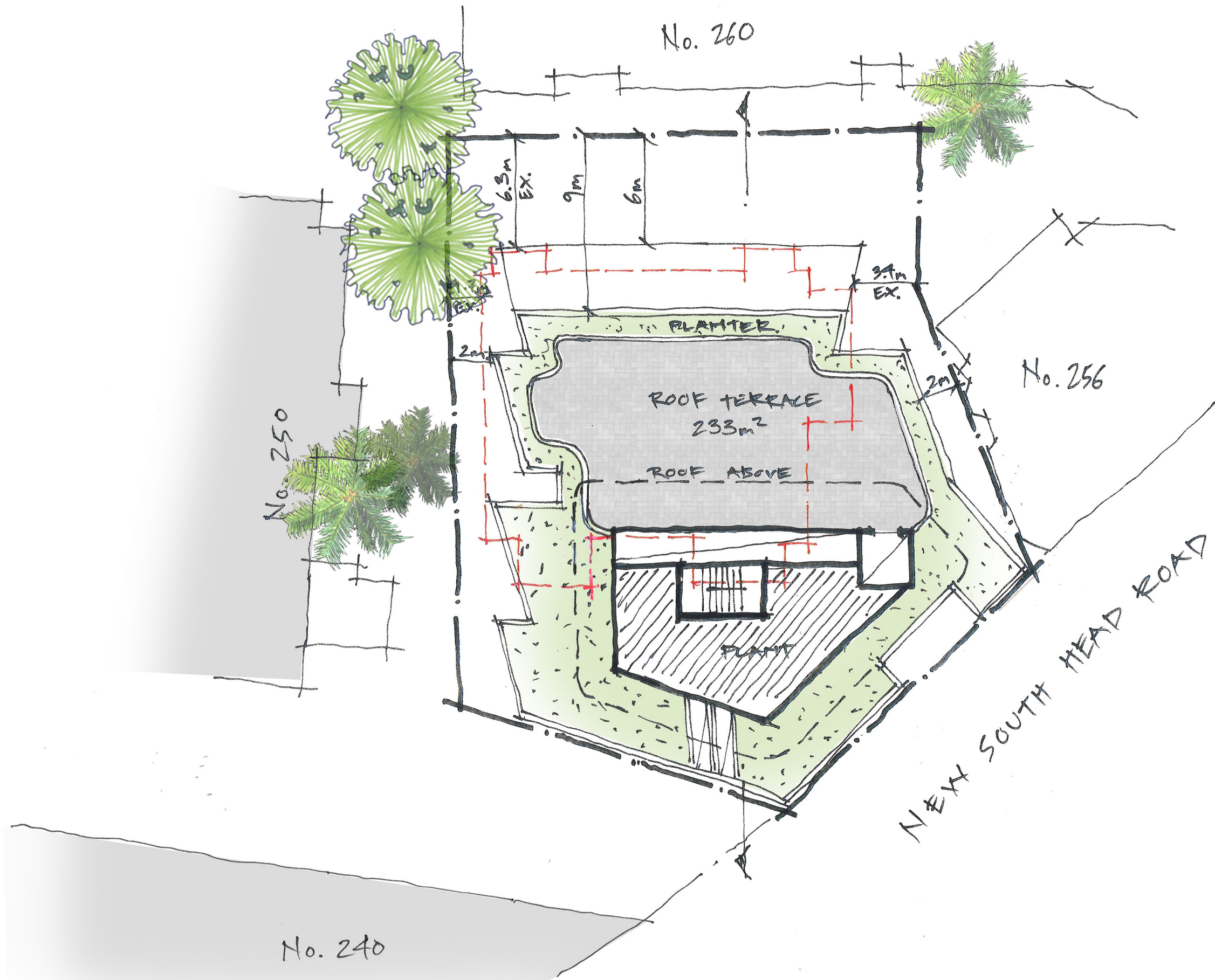
LEVEL 07 PLAN

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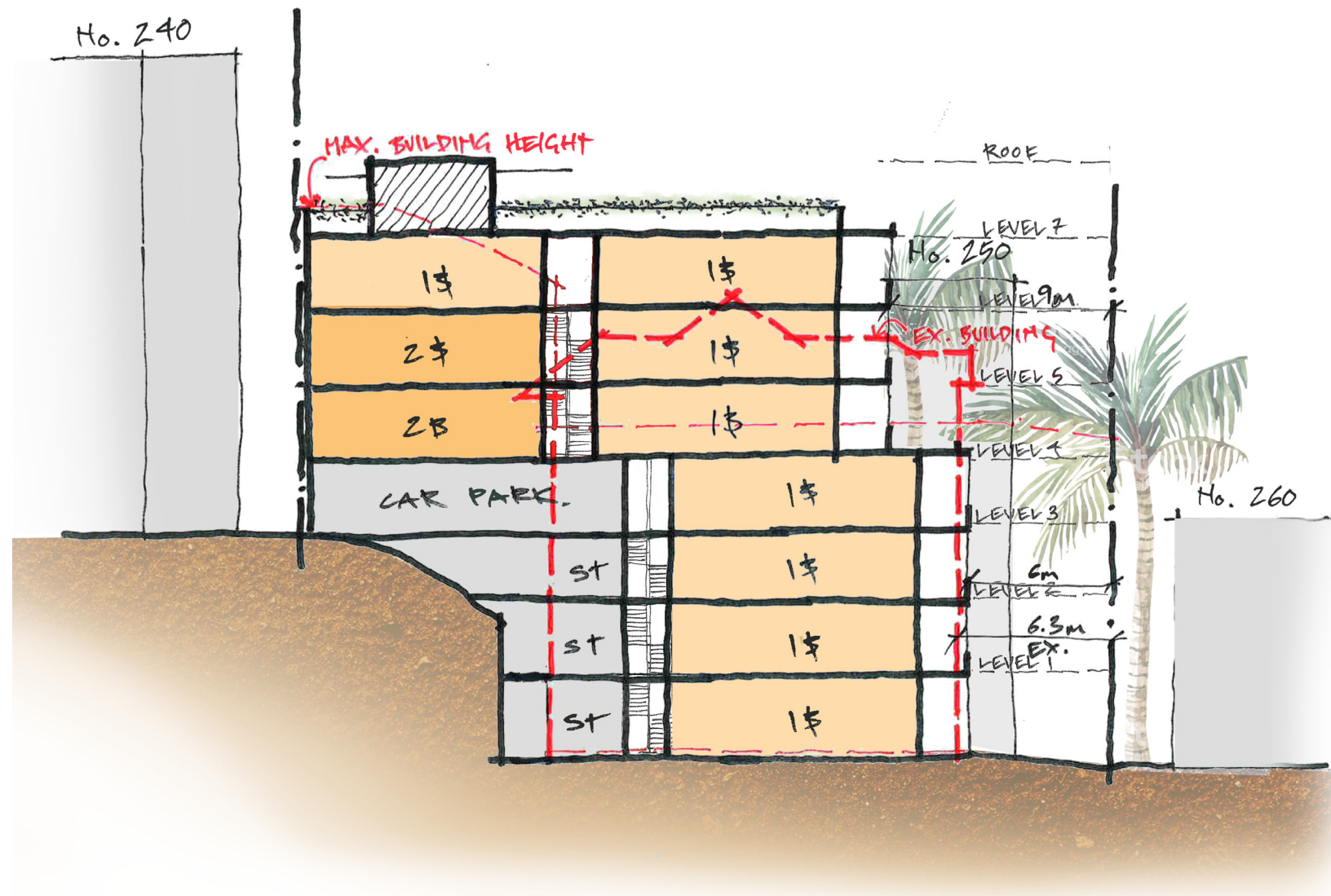
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## SECTION

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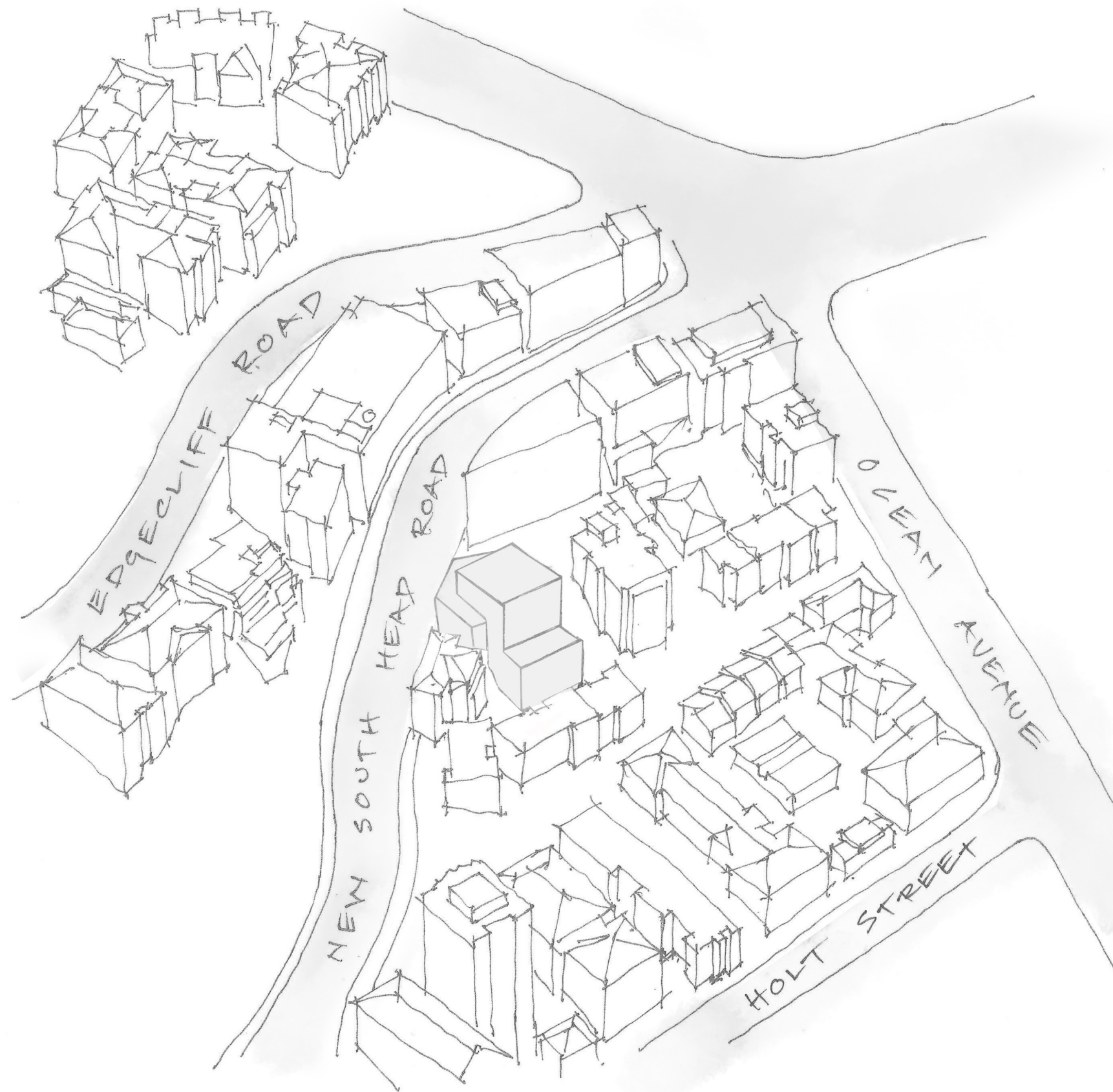
NEW SOUTH HEAD ROAD PERSPECTIVE

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## CONTEXTUAL SITING

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