

DA & PROPOSED SECTION 96 APPLICATION AREAS COMPARISON:



STAGE:1 OLD DARBY & JOAN ILU's 47 UNITS OLD DARBY & JOAN - DA 2009/1693 - APPROVED DWELLING YIELD							STAGE:1 OLD DARBY & JOAN ILU's 47 UNITS OLD DARBY & JOAN - DA 2009/1693 - PROPOSED SECTION 96 APPLICATION DWELLING YIELD										
Revision: A Date: 22.11.2017																	
Unit No's:	Dwelling Type	No of Units per dwelling type	Bedrooms	Parking Spaces	Floor Area m2 (DA Approved)	Total Floor Area m2 (DA Approved)	Unit No's:	Dwelling Type	No of Units per dwelling type	Bedrooms	Parking Spaces	Floor Area m2 (S96A Proposed)	Total Floor Area m2 (S96A Proposed)	Metres Increased or Decreased	Percentage Increase	% Increase	Comments
1, 5, 9, 13, 21, 25, 31, 3, 7, 11, 15, 17, 19, 23, 27, 29	Type 1 - Lower Floor	16	2 bed + study	single garage	111	1776	1, 3, 5, 7, 9, 11, 13, 15, 19, 21, 23, 25, 27, 29 & 31	Type 1 - Lower Floor	15	2 bed + study	single garage	114.5	1717.5	3.5	3.15%		Increase in area due to compliance requirements
2, 6, 10, 16, 22, 26, 32, 4, 8, 12, 20, 24, 28, 30	Type 1 - Upper Floor	14	2 bed + study	single garage	109	1526	2, 4, 6, 8, 10, 12, 14, 18, 20, 22, 24, 26, 28, 30, 32	Type 1 - Upper Floor	15	2 bed + study + solarium	single garage	118.5	1777.5	9.5	8.72%		Increase in area due to compliance requirements & provision of solarium = 6.2m2 (balcony area reduced )
37, 39	Type 2A & 2B - Lower Floor	2	2 bed + study	No parking as part of dwelling (space provided in close proximity to dwelling)	120	240	37A, 37B	Type 2A Lower Floor	2	2 bed + study	Separate Garage provided in close proximity	100	200	-20	-16.67%		Decrease in area is due to a new unit design with adjusted building footprint
							39	Type 2B Lower Floor	1	1 Bed unit	Separate Garage provided in close proximity	67	67	-53	-44.17%		Decrease in area is due to a new unit design with adjusted building footprint
38	Type 2A - Upper Floor	1	2 bed + study	single garage	113	113	38, 40	Type 2A - Upper Floor	2	2 bed + study + solarium	single garage	118.5	237	5.5	4.87%		Increase in area due to compliance requirements & provision of solarium = 6.2m2 (balcony area reduced )
40	Type 2B - Upper Floor	1	2 bed + study	single garage	109	109	Now Type 2a Upper	N/A	0	2 bed + study	N/A	N/A		N/A	N/A		
65	Type 2C - Lower Floor	1	2 bed + study	No parking as part of dwelling (space provided in close proximity to dwelling)	115	115	65A	Type 2C Lower Floor	1	1 Bed unit	Separate Garage provided in close proximity	61	61	-54	-46.96%		Decrease in area is due to a new unit design with adjusted building footprint
							65B	Type 2D Lower Floor	1	2 bed + study + solarium	Separate Garage provided in close proximity	90	90	-25	-21.74%		Decrease in area is due to a new unit design with adjusted building footprint
66	Type 2C - Upper Floor	1	2 bed + study	single garage	109	109	66	Type 2C - Upper Floor	1	2 bed + study + solarium	single garage	118.5	118.5	9.5	8.72%		Increase in area due to compliance requirements & provision of solarium = 6.2m2 (balcony area reduced )
67	Type 2D - Upper Floor	1	2 bed + study	single garage	118	118	67	Type 2D - Upper Floor	1	2 bed + study + solarium	single garage (3.8 metre wide accessible space)	120.5	120.5	2.5	2.12%		Increase in area is due to a new unit design with adjusted building footprint
34, 36	Type 3A - Upper Floor	2	2 bed + study	single garage	104	208	34, 36	Type 3A - Upper Floor	2	2 bed + study + solarium	single garage	118.5	237	14.5	13.94%		Increase in area is due to a new unit design with adjusted building footprint
33	Type 3B - Lower Floor	1	1 bed	single garage	76	76	33	Type 3B - Lower Floor	1	2 bed + study	single garage	120.5	120.5	44.5	58.55%		Increase in area is due to a new unit design with adjusted building footprint and provision of additional bedroom & study
35	Type 3C - Lower Floor	1	1 bed	single garage	72	72	35	Type 3C - Lower Floor	1	2 bed + study	single garage	115	115	43	59.72%		Increase in area is due to a new unit design with adjusted building footprint and provision of additional bedroom & study
61	Type 4A - Lower Floor	1	2 bed	single garage	113	113	61	Type 4A - Lower Floor	1	2 bed + study	single garage	116	116	3	2.65%		Increase in area due to compliance requirements and new floor plan layout
62	Type 4A - Upper Floor	1	2 bed	single garage	115	115	62	Type 4A - Upper Floor	1	2 bed + study	single garage	115	115	0	0.00%		
63	Type 4B - Lower Floor	1	2 bed + study	single garage	102	102	63	Type 4B - Lower Floor	1	2 bed	single garage	109	109	7	6.86%		Increase in area due to compliance requirements and new floor plan layout
64	Type 4B - Upper Floor	1	2 bed + study	single garage	102	102	64	Type 4B - Upper Floor	1	2 bed	single garage	108	108	6	5.88%		Increase in area due to compliance requirements and new floor plan layout
14, 18	Type 5 -Upper Floor	2	2 bed + study	single garage	141.5	283	Now Type 1 Upper	N/A	0	N/A	N/A	N/A	N/A	N/A	N/A		Decrease in area is due to a new unit design with adjusted building footprint
TOTAL		47				5177			47				5309.5		2.56%		