

Criteria	Base Case (BAU)	Urban Backyard Dex	PROs & CONS
Apartment numbers	306	343	UB DEX height non-compliance will require a Cl.4.6 A height compliance will yield approx. 323 dwellings.
Net Sellable Area	23,940 sqm	27,173 sqm	UB height compliant would deliver in the order of 24,140 sqm similar NSA to base case.
Construction Cost	Cost neutral/dwelling	Cost neutral/dwelling	The additional cost of fitouts in UB is offset by the high GFA/NSA efficiencies in the order of 90%. Infrastructure cost savings (basements and roads) in UB could be as high as 10% per dwelling based on AJ+C assumptions. A cost planner should do a more detailed analysis.
Dedicated Road Reserve	9,506 sqm (27%)	6,229 sqm (19%)	Our QS has advised that a road reserve with street planting, parking and two carriageways will cost on the order of \$400-500/sqm. The UB scheme public domain could save in the order of \$1.3-1.6 million.
Basement Levels	Two to Three	One	UB will deliver a minor component of visitor carparking and loading at ground level. Basement costs will be reduced. Basement to Lot C is a very inefficient shape on the BAU requiring three levels.
Urban Form	Freestanding apartments	Block defining street wall	<p>While the built form is not mandated in the DCP, typically Council will expect a 6-storey street wall product with upper-level setbacks.</p> <p>The UB model would require both vertical and horizontal articulation to deliver a human scale to the streets. This could result in the loss of 2-3 dwellings per lot to facilitate upper-level articulation.</p>



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Building Depth	18-22 metres	14.5 metres	UB will deliver high amenity through reduced building depth and higher numbers of dual-aspect apartments.
Deep Soil Zones	30-metre setbacks	3 metre wide setbacks and 9 metre wide through-site links	UB will deliver increased deep soil opportunities.
Communal Open Space 25% x site area required	Rooftop terraces	Garden courtyards	Difficult to achieve 25% of site area in BAU as it all has to be on rooftop and argue proximity to open space contributed by the development. UB courtyards are up to 35 metres wide and suitable for child-friendly safe play environments and exceed ADG requirements.
Solar Access	Can comply with ADG	Can exceed ADG	The DCP street alignment will result in no solar access in midwinter to those frontages facing the nearby local park. Shallow depth UB apartments can enjoy sun and views, increasing their amenity.
Cross Ventilation	Can comply with ADG	Can exceed ADG	UB is a high-performance passive design model which will be a more sustainable product.