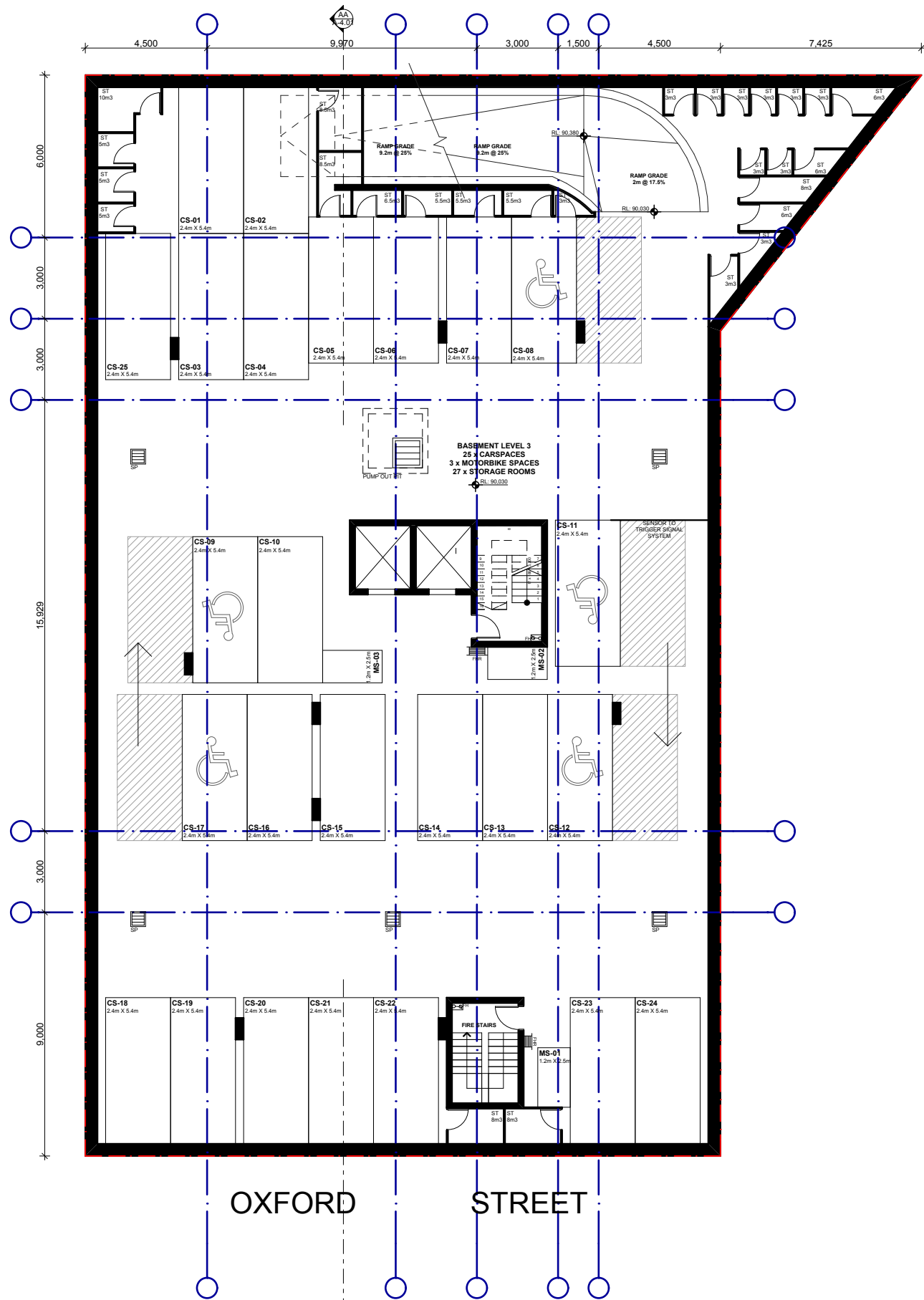
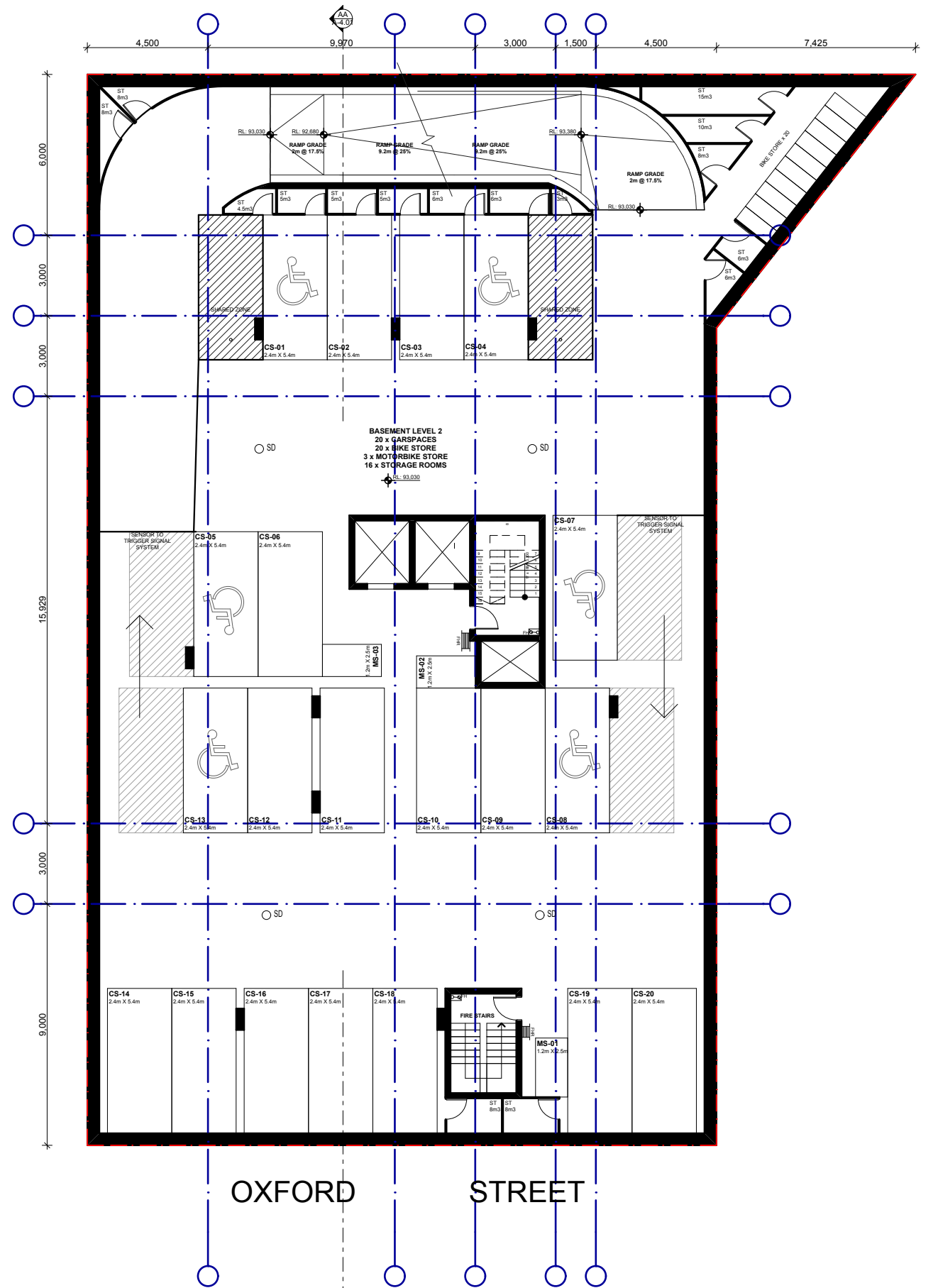




BASEMENT 3

1:200

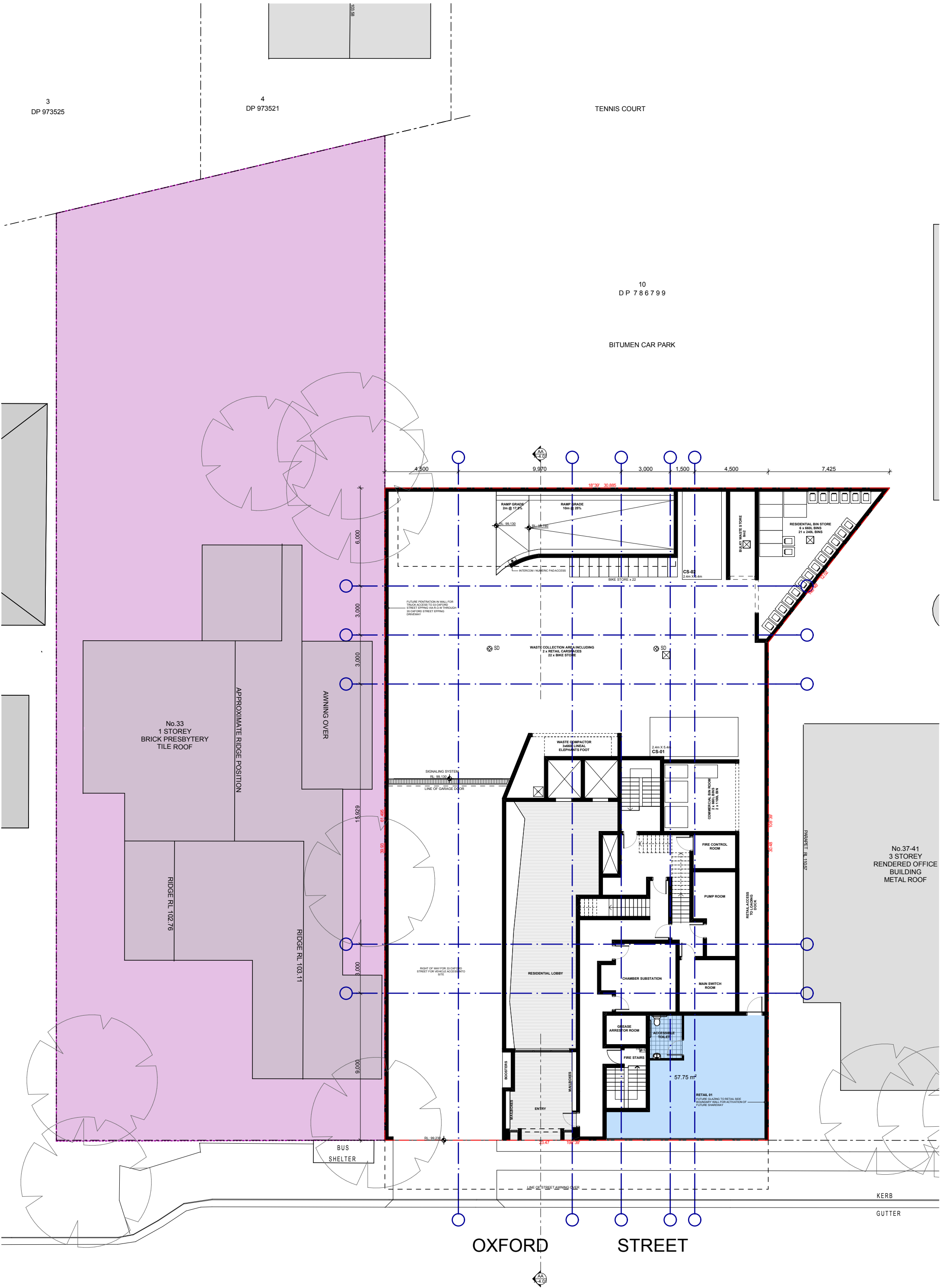


BASEMENT 2

1:200







TENNIS COURT

10
DP 786799

BITUMEN CAR PARK

No.33
1 STOREY
BRICK PRESBYTERY
TILE ROOF

APPROXIMATE RIDGE POSITION

AWNING OVER

RIDGE RL 102.76

RIDGE RL 103.11

No.37-41
3 STOREY
RENDERED OFFICE
BUILDING
METAL ROOF

BUS

STREET AWINN

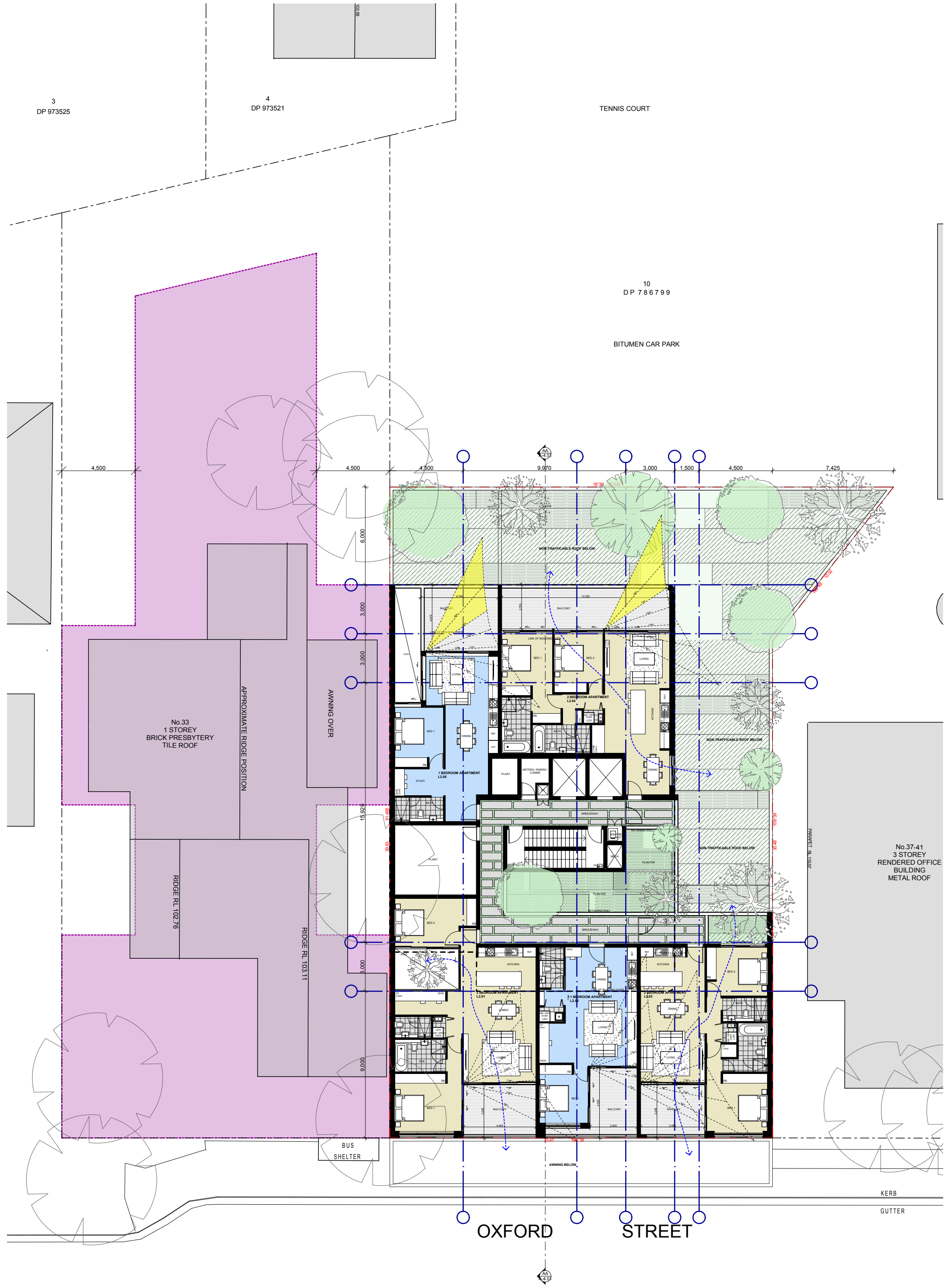
OXFORD

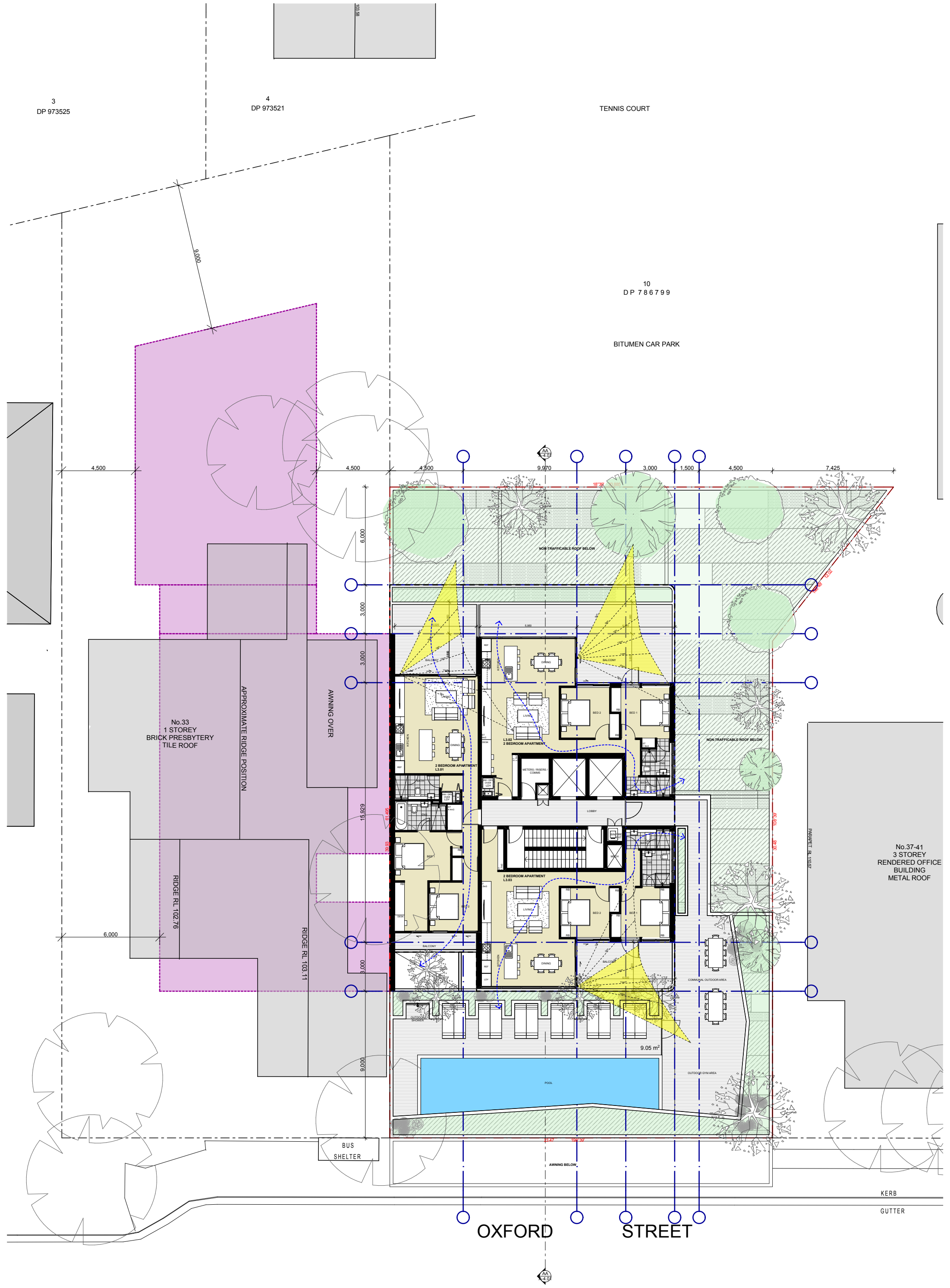
STREET

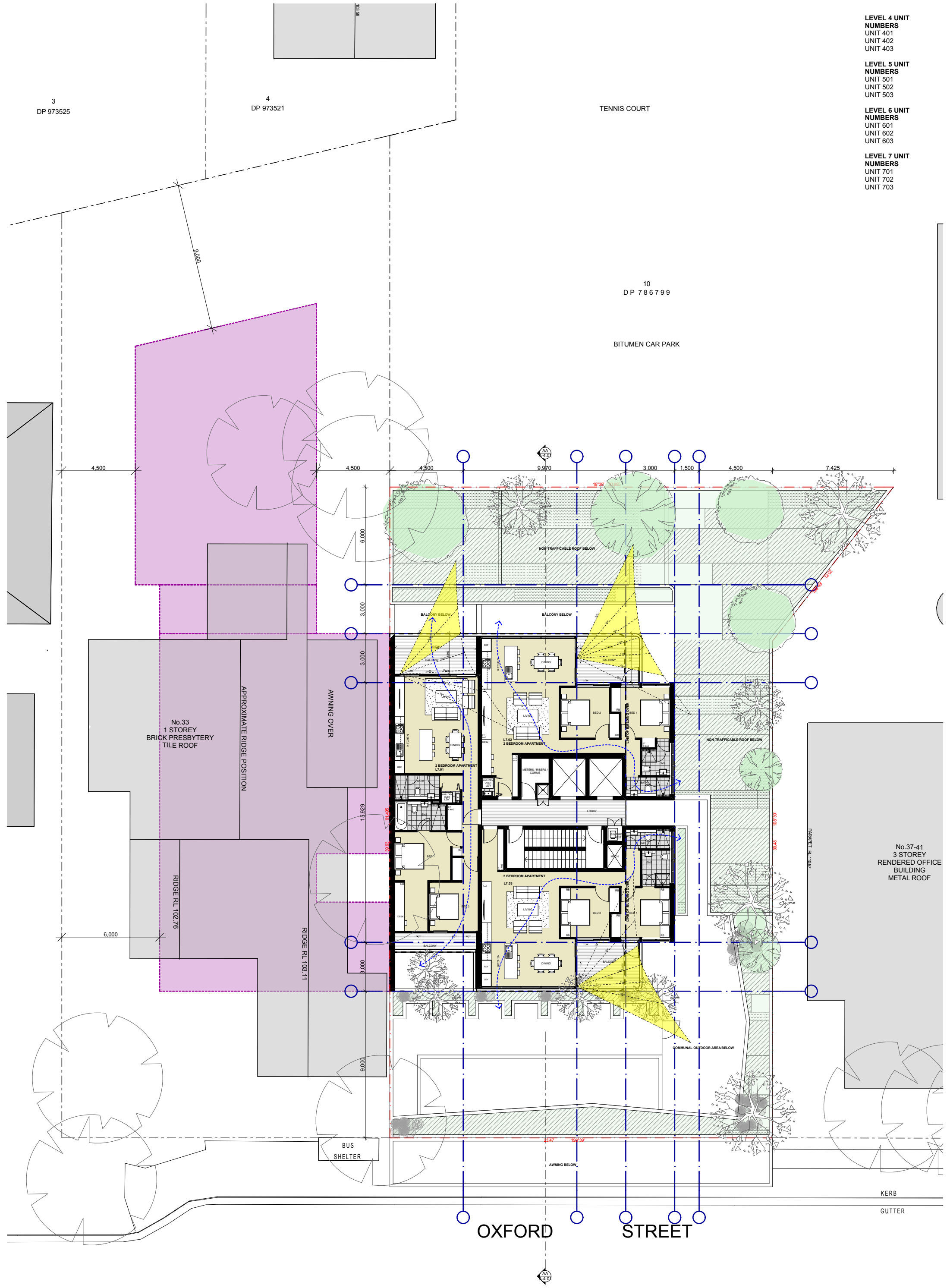
KERB

GUTTER



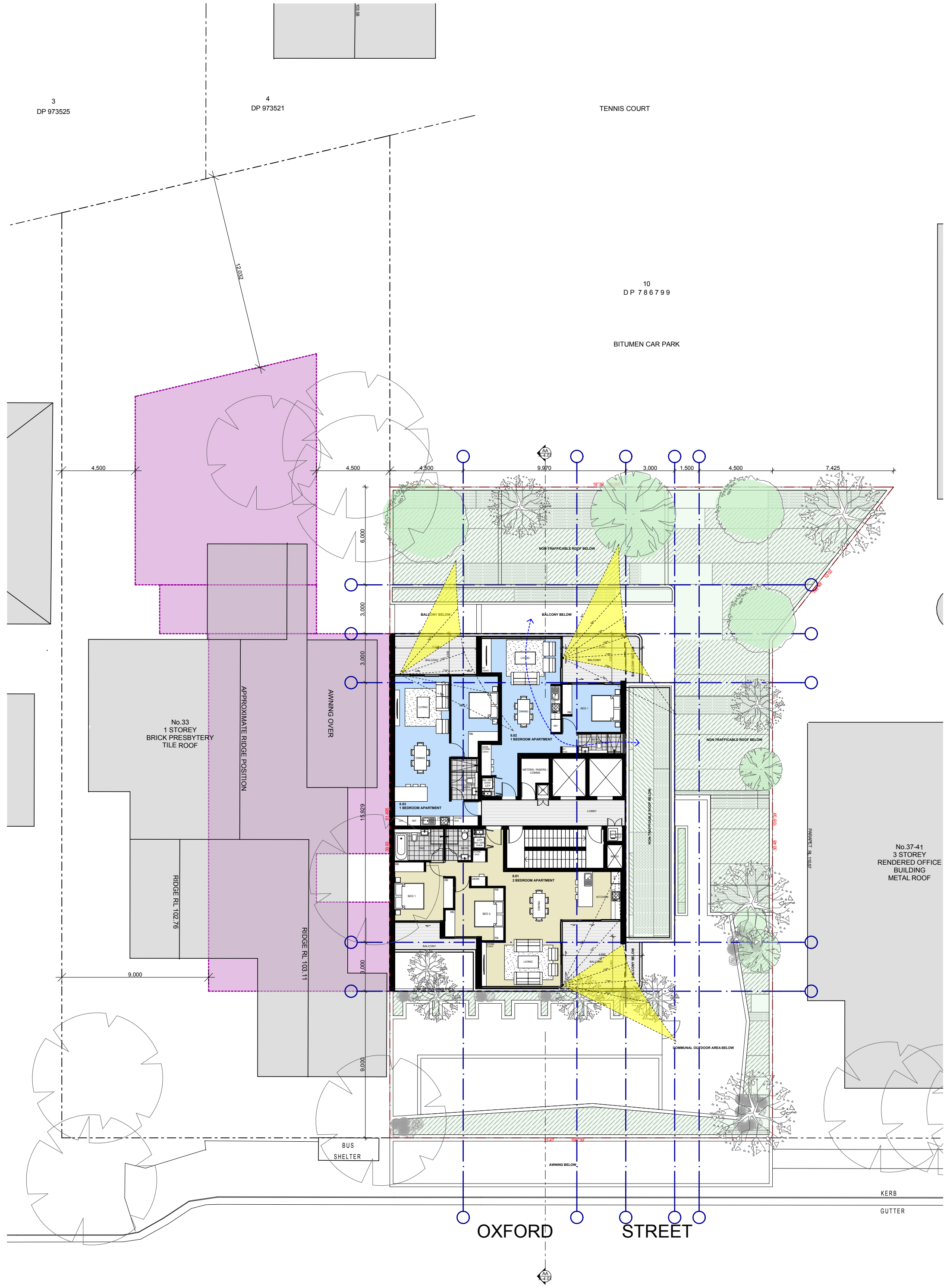


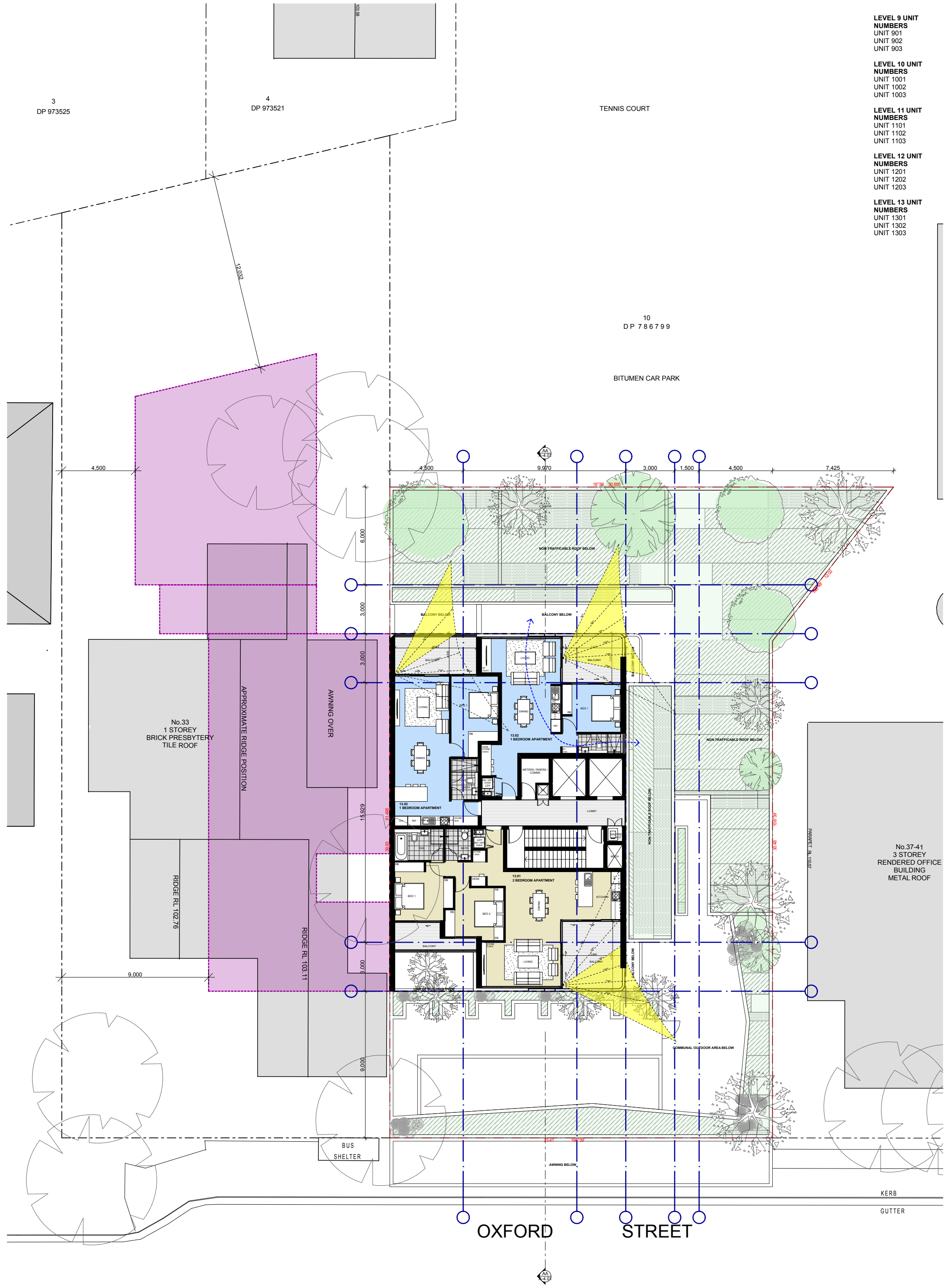




- LEVEL 4 UNIT NUMBERS**
UNIT 401
UNIT 402
UNIT 403
- LEVEL 5 UNIT NUMBERS**
UNIT 501
UNIT 502
UNIT 503
- LEVEL 6 UNIT NUMBERS**
UNIT 601
UNIT 602
UNIT 603
- LEVEL 7 UNIT NUMBERS**
UNIT 701
UNIT 702
UNIT 703







LEVEL 9 UNIT
NUMBERS
UNIT 901
UNIT 902
UNIT 903

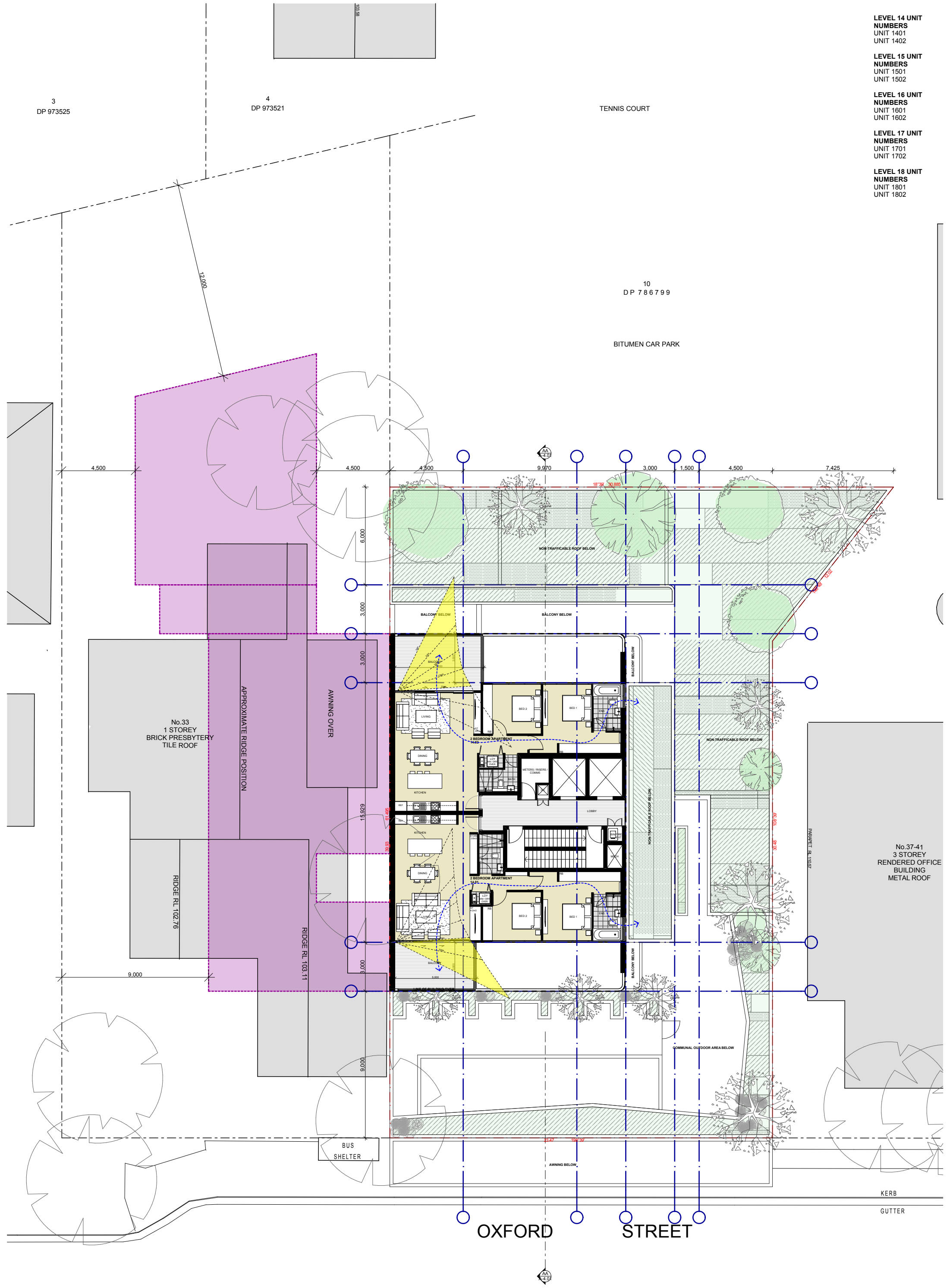
LEVEL 10 UNIT
NUMBERS
UNIT 1001
UNIT 1002
UNIT 1003

LEVEL 11 UNIT
NUMBERS
UNIT 1101
UNIT 1102
UNIT 1103

LEVEL 12 UNIT
NUMBERS
UNIT 1201
UNIT 1202
UNIT 1203

LEVEL 13 UNIT
NUMBERS
UNIT 1301
UNIT 1302
UNIT 1303





LEVEL 14 UNIT
NUMBERS
UNIT 1401
UNIT 1402

LEVEL 15 UNIT
NUMBERS
UNIT 1501
UNIT 1502

LEVEL 16 UNIT
NUMBERS
UNIT 1601
UNIT 1602

LEVEL 17 UNIT
NUMBERS
UNIT 1701
UNIT 1702

LEVEL 18 UNIT
NUMBERS
UNIT 1801
UNIT 1802

3
DP 973525

4
DP 973521

TENNIS COURT

10
DP 786799

BITUMEN CAR PARK

No.33
1 STOREY
BRICK PRESBYTERY
TILE ROOF

APPROXIMATE RIDGE POSITION

AWNING OVER

RIDGE RL 102.76

RIDGE RL 103.11

BUS
SHELTER

No.37-41
3 STOREY
RENDERED OFFICE
BUILDING
METAL ROOF

OXFORD

STREET

KERB

GUTTER



LEVEL 19 UNIT
NUMBERS
UNIT 1901

LEVEL 20 UNIT
NUMBERS
UNIT 2001

LEVEL 21 UNIT
NUMBERS
UNIT 2101

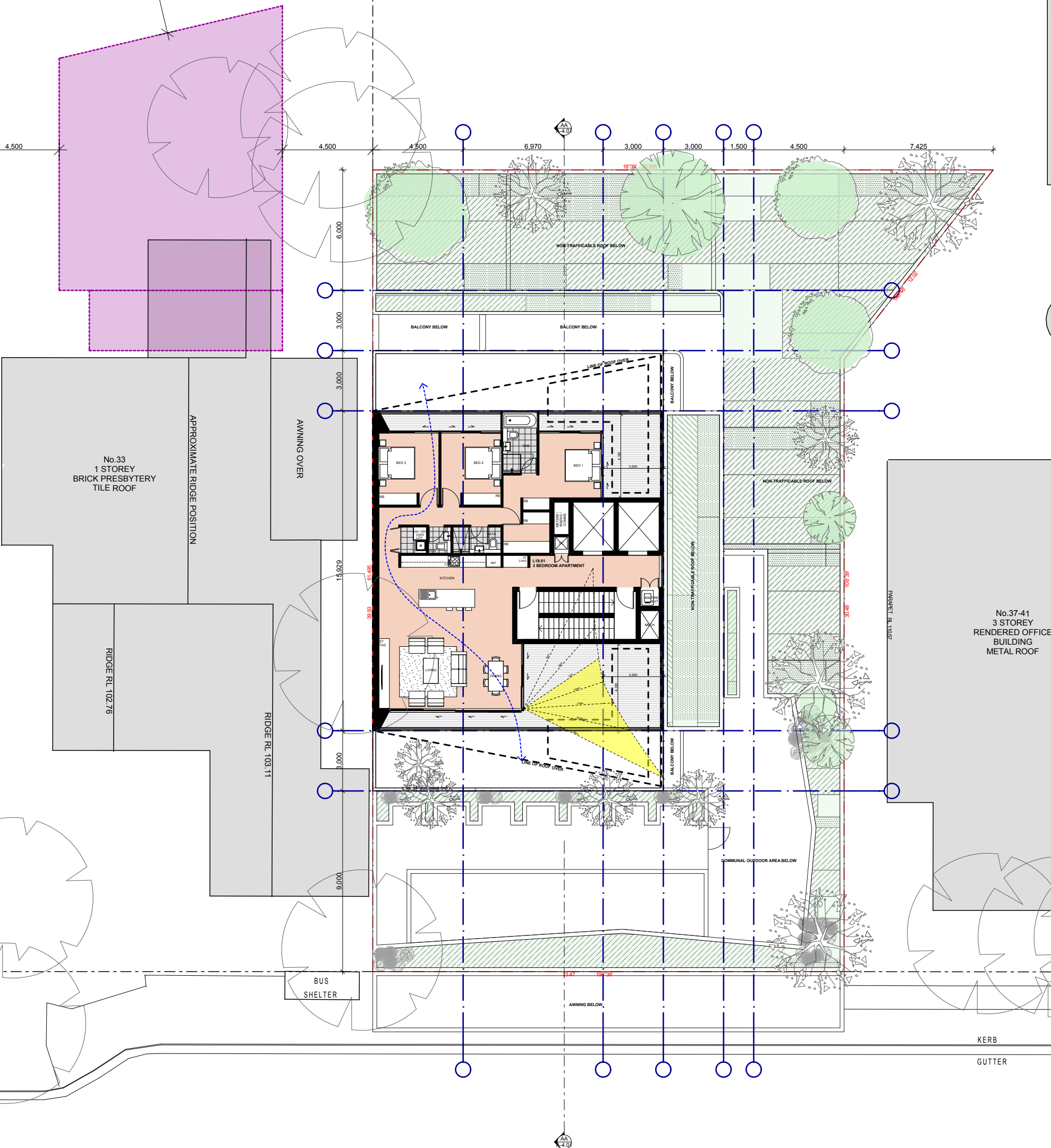
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DP 973525

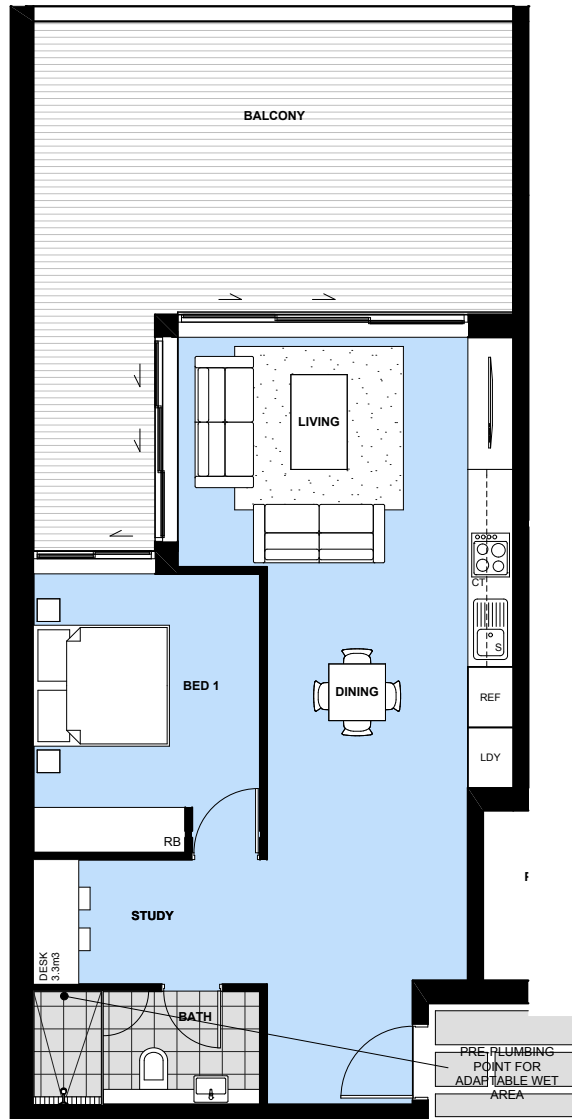
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DP 973521

TENNIS COURT

10
DP 786799

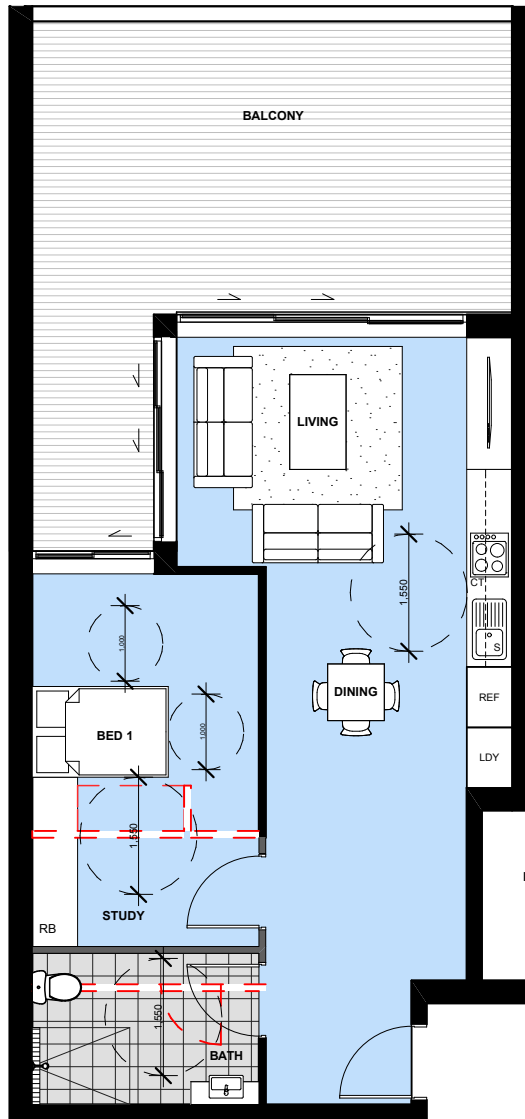
BITUMEN CAR PARK





PRE-ADAPTATION PLANS

1:100
L1.05
L2.05



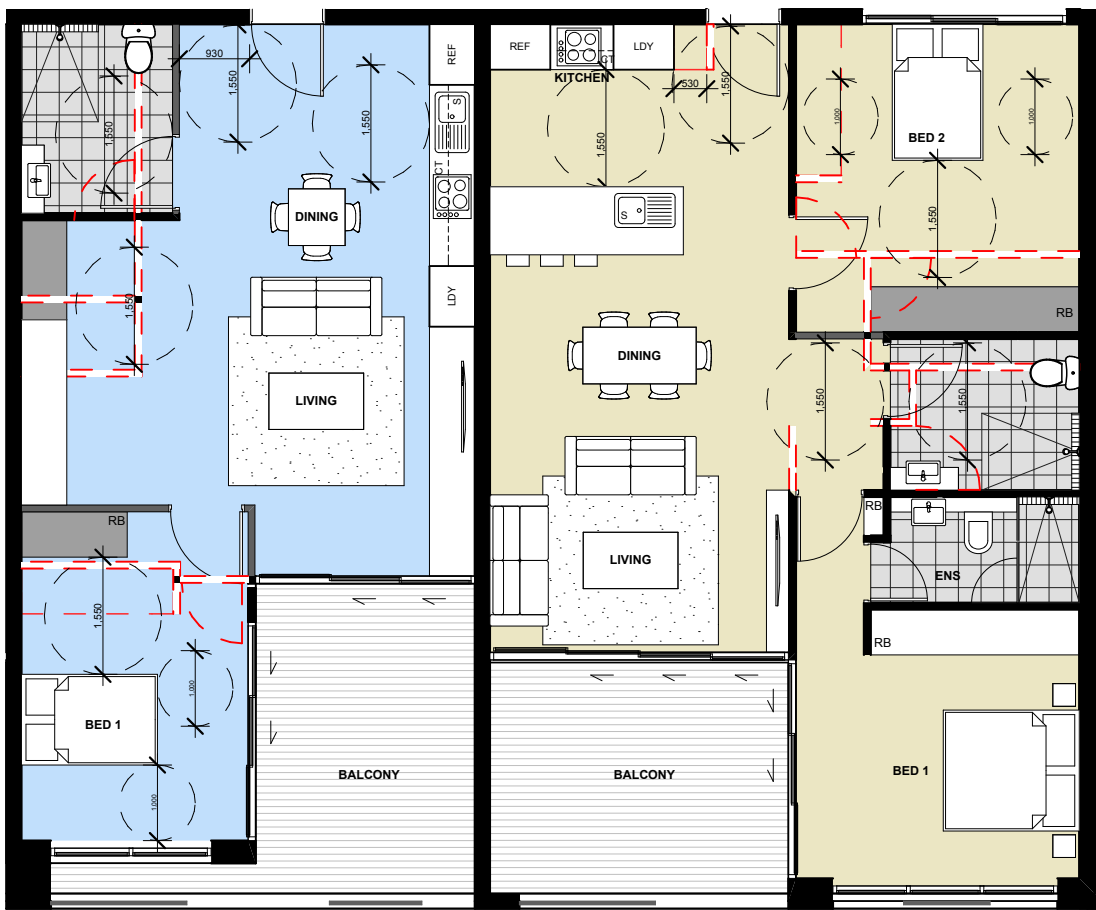
POST-ADAPTATION PLANS

1:100
L1.05
L2.05



PRE-ADAPTATION PLANS

1:100
L1.02
L1.03
L2.02
L2.03

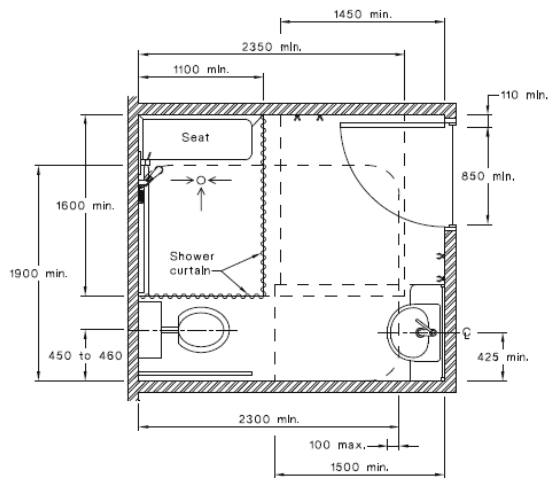


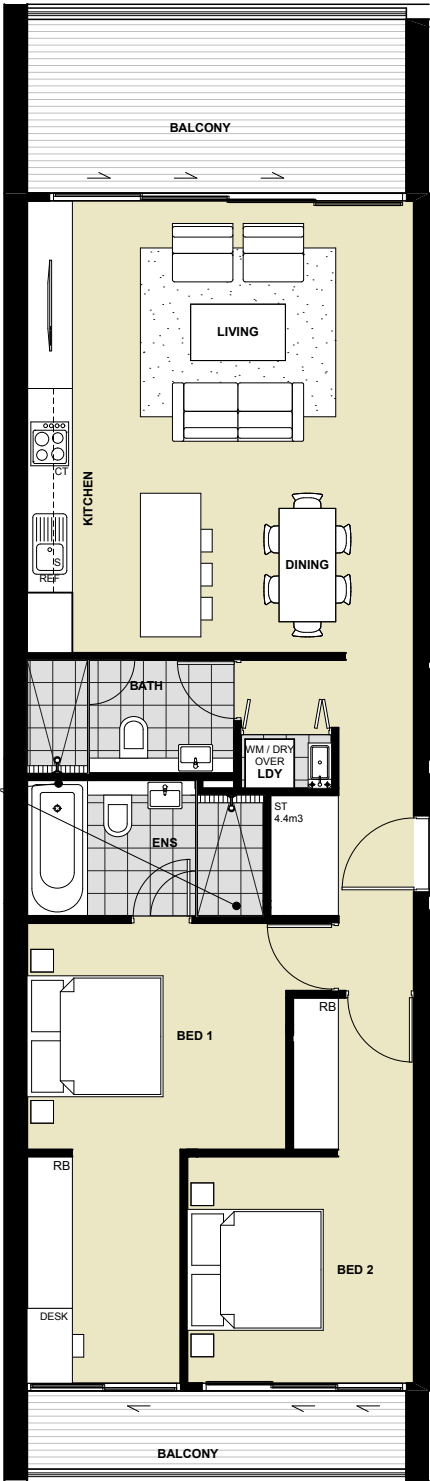
POST-ADAPTATION PLANS

1:100
L1.02
L1.03
L2.02
L2.03

NOTES

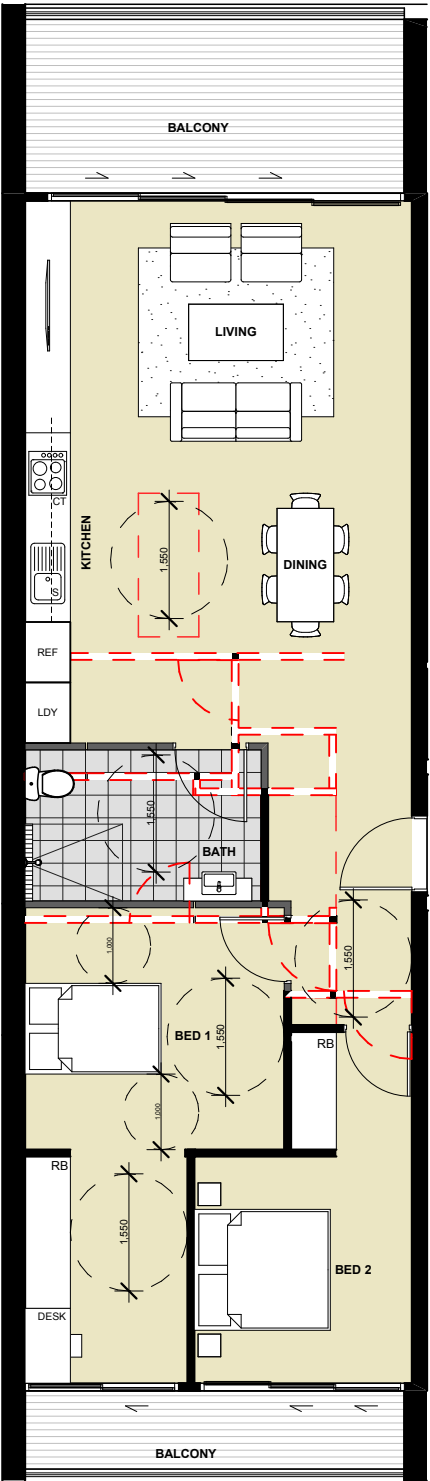
DOOR LEVER HANDLES AND HARDWARE TO AS 1428.1.
INTERNAL CORRIDORS MINIMUM 1000mm WIDE.
1200mm WIDE WHERE ACCESS TO ANOTHER ROOM IS REQUIRED.
TELEPHONE ADJACENT TO POWER OUTLET.
TAP SET LOCATED WITHIN 300mm OF FRONT OF SINK.
AN AREA SUFFICIENT TO ACCOMMODATE A WARDROBE AND A QUEEN SIZE BED WITH A CLEAR AREA AT LEAST 1200mm WIDE AT THE FOOT OF THE BED.
PROVISION FOR BATHROOM AREA TO COMPLY WITH AS1428.1.
PROVISION FOR GRAB RAIL TO COMPLY WITH AS 1428.1.
A SHOWER THAT CAN ACCOMMODATE A FOLDING SEAT THAT COMPLIES WITH AS 4299.
BATHROOM LAYOUTS AND CIRCULATION SPACES TO COMPLY WITH AS1428.1





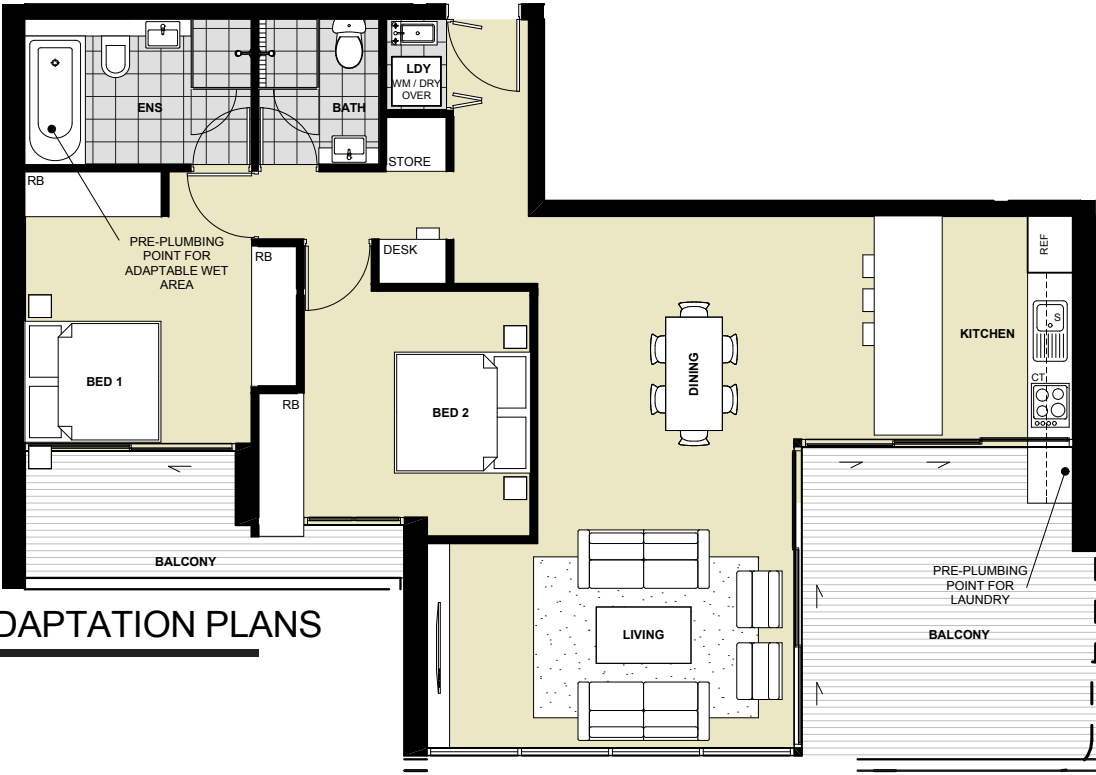
PRE-ADAPTATION PLANS

1:100
L3.01
L4.01
L5.01
L6.01
L7.01



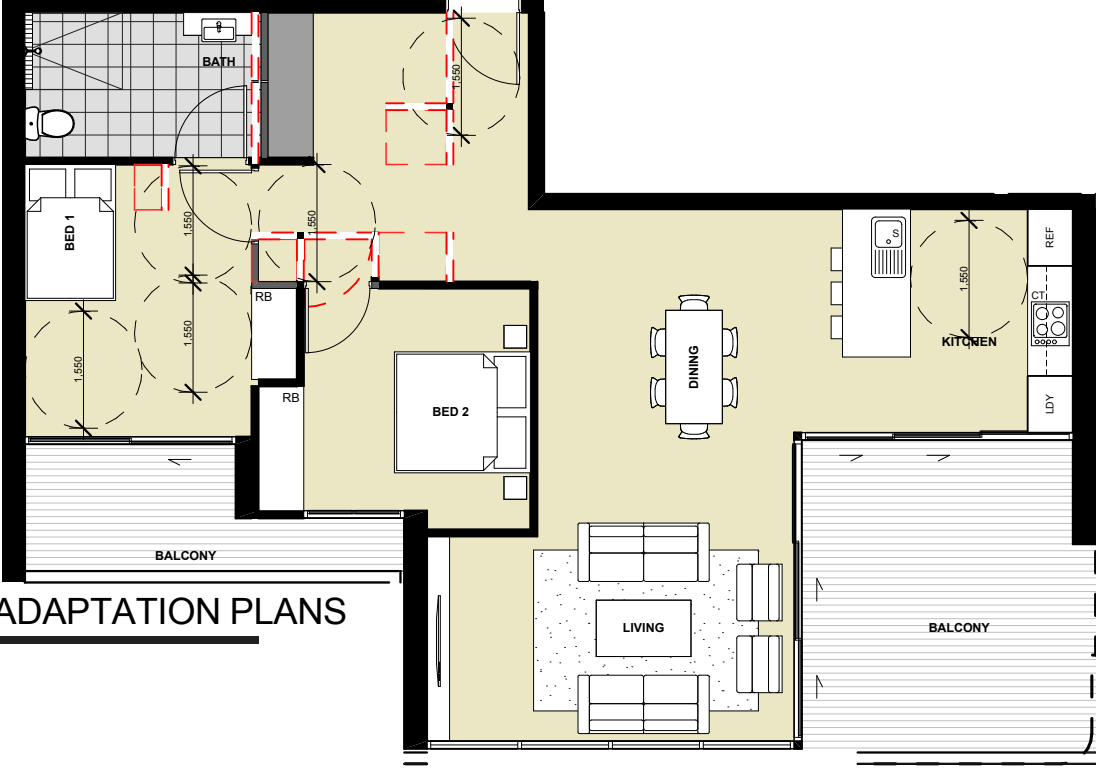
POST-ADAPTATION PLANS

1:100
L3.01
L4.01
L5.01
L6.01
L7.01



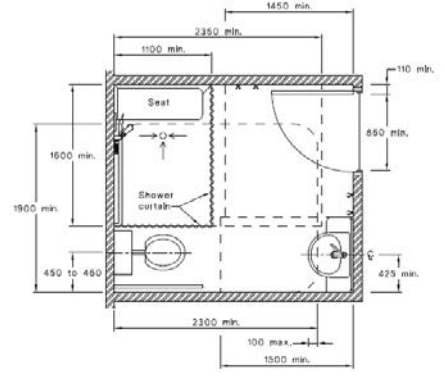
PRE-ADAPTATION PLANS

1:100
L8.01
L9.01
L10.01
L11.01
L12.01
L13.01



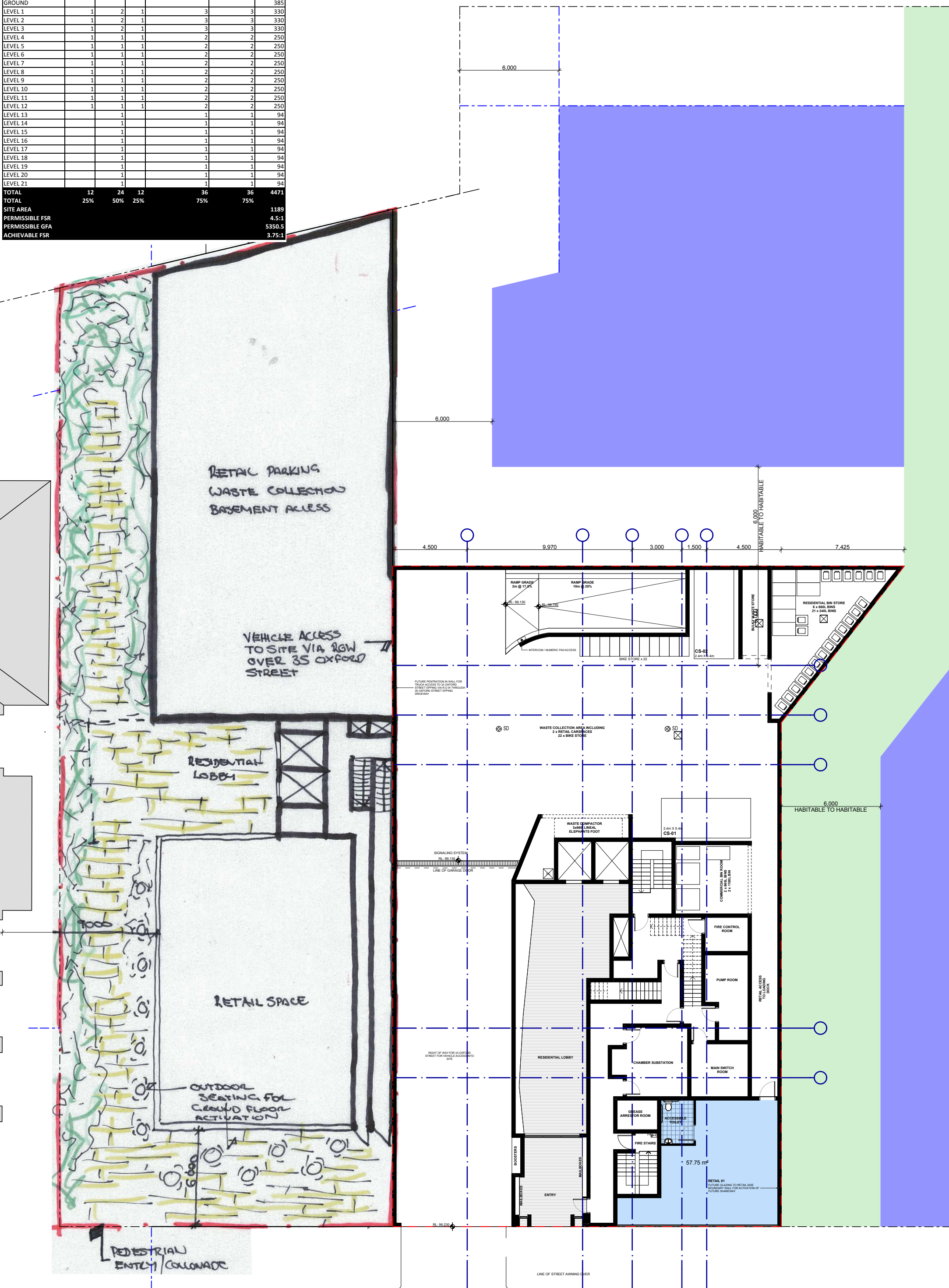
POST-ADAPTATION PLANS

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L9.01
L10.01
L11.01
L12.01
L13.01

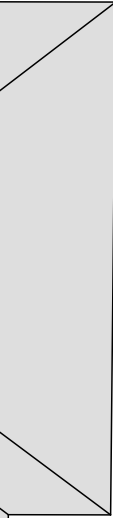


NOTES

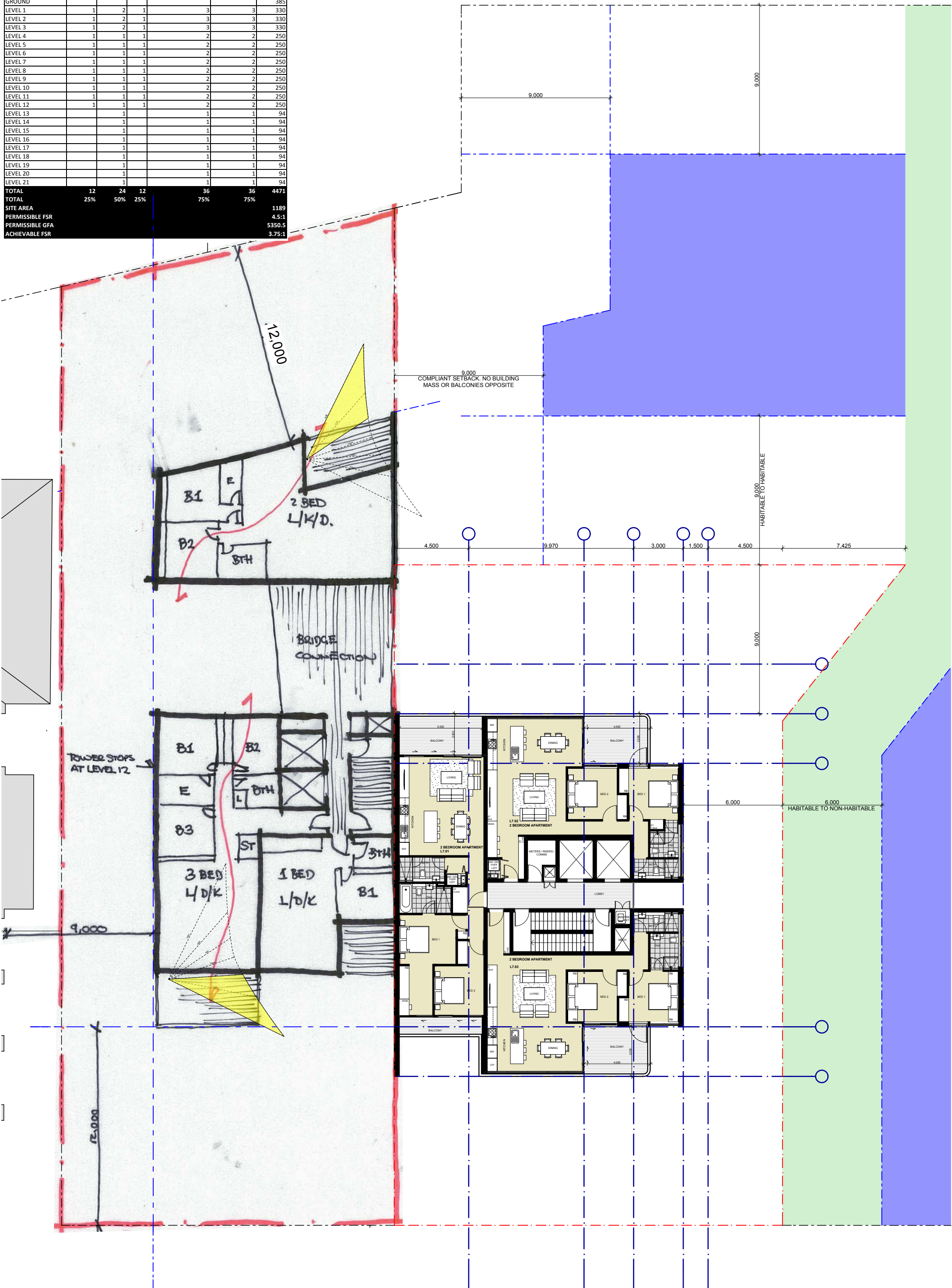
- DOOR LEVER HANDLES AND HARDWARE TO AS 1428.1.
- INTERNAL CORRIDORS MINIMUM 1000mm WIDE. 1200mm WIDE WHERE ACCESS TO ANOTHER ROOM IS REQUIRED.
- TELEPHONE ADJACENT TO POWER OUTLET.
- TAP SET LOCATED WITHIN 300mm OF FRONT OF SINK.
- AN AREA SUFFICIENT TO ACCOMMODATE A WARDROBE AND A QUEEN SIZE BED WITH A CLEAR AREA AT LEAST 1200mm WIDE AT THE FOOT OF THE BED.
- PROVISION FOR BATHROOM AREA TO COMPLY WITH AS1428.1.
- PROVISION FOR GRAB RAIL TO COMPLY WITH AS 1428.1.
- A SHOWER THAT CAN ACCOMMODATE A FOLDING SEAT THAT COMPLIES WITH AS 4299.
- BATHROOM LAYOUTS AND CIRCULATION SPACES TO COMPLY WITH AS1428.1



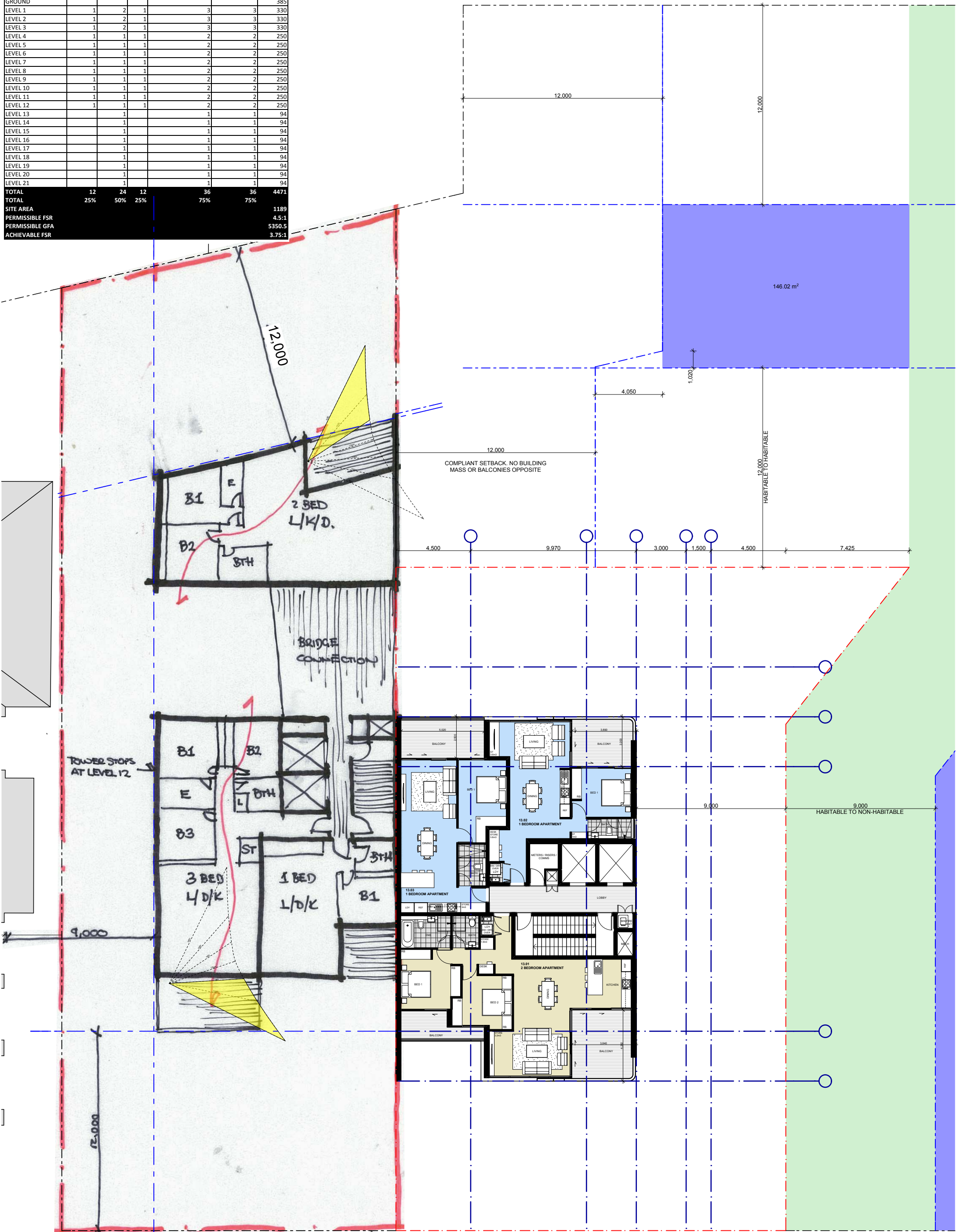
SITE AREA	1189
PERMISSIBLE FSR	4.5:1
PERMISSIBLE GFA	5350.5
ACHIEVABLE FSR	3.75:1



LEVEL	1 BED	2 BED	3 BED	CROSS VENTILATION	SOLAR ACCESS	GFA
GROUND						385
LEVEL 1	1	2	1	3	3	330
LEVEL 2	1	2	1	3	3	330
LEVEL 3	1	2	1	3	3	330
LEVEL 4	1	1	1	2	2	250
LEVEL 5	1	1	1	2	2	250
LEVEL 6	1	1	1	2	2	250
LEVEL 7	1	1	1	2	2	250
LEVEL 8	1	1	1	2	2	250
LEVEL 9	1	1	1	2	2	250
LEVEL 10	1	1	1	2	2	250
LEVEL 11	1	1	1	2	2	250
LEVEL 12	1	1	1	2	2	250
LEVEL 13		1		1	1	94
LEVEL 14		1		1	1	94
LEVEL 15		1		1	1	94
LEVEL 16		1		1	1	94
LEVEL 17		1		1	1	94
LEVEL 18		1		1	1	94
LEVEL 19		1		1	1	94
LEVEL 20		1		1	1	94
LEVEL 21		1		1	1	94
TOTAL	12	24	12	36	36	4471
TOTAL	25%	50%	25%	75%	75%	
SITE AREA						1189
PERMISSIBLE FSR						4.5:1
PERMISSIBLE GFA						5350.5
ACHIEVABLE FSR						3.75:1

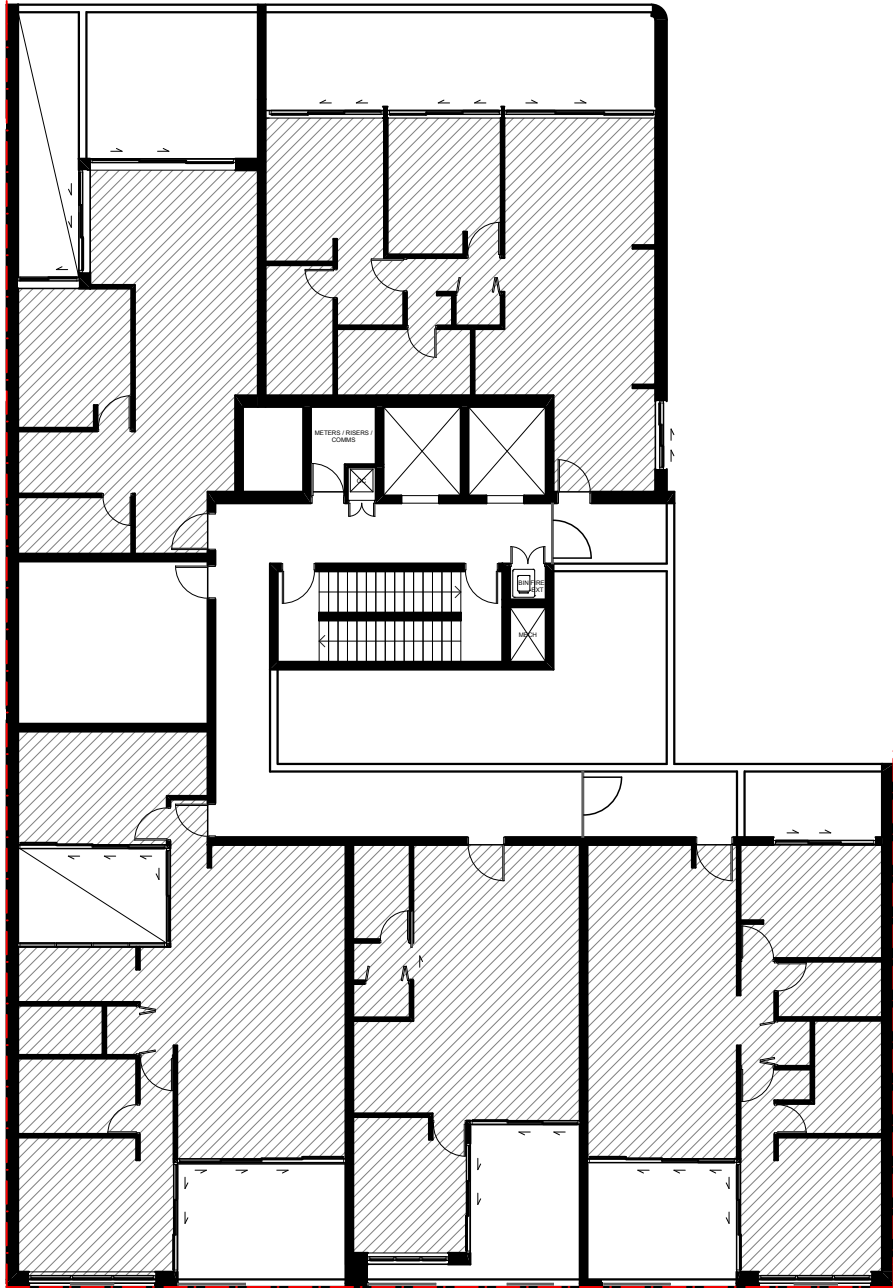


LEVEL	1 BED	2 BED	3 BED	CROSS VENTILATION	SOLAR ACCESS	GFA
GROUND						385
LEVEL 1	1	2	1	3	3	330
LEVEL 2	1	2	1	3	3	330
LEVEL 3	1	2	1	3	3	330
LEVEL 4	1	1	1	2	2	250
LEVEL 5	1	1	1	2	2	250
LEVEL 6	1	1	1	2	2	250
LEVEL 7	1	1	1	2	2	250
LEVEL 8	1	1	1	2	2	250
LEVEL 9	1	1	1	2	2	250
LEVEL 10	1	1	1	2	2	250
LEVEL 11	1	1	1	2	2	250
LEVEL 12	1	1	1	2	2	250
LEVEL 13		1		1	1	94
LEVEL 14		1		1	1	94
LEVEL 15		1		1	1	94
LEVEL 16		1		1	1	94
LEVEL 17		1		1	1	94
LEVEL 18		1		1	1	94
LEVEL 19		1		1	1	94
LEVEL 20		1		1	1	94
LEVEL 21		1		1	1	94
TOTAL	12	24	12	36	36	4471
TOTAL	25%	50%	25%	75%	75%	
SITE AREA						1189
PERMISSIBLE FSR						4.5:1
PERMISSIBLE GFA						5350.5
ACHIEVABLE FSR						3.75:1

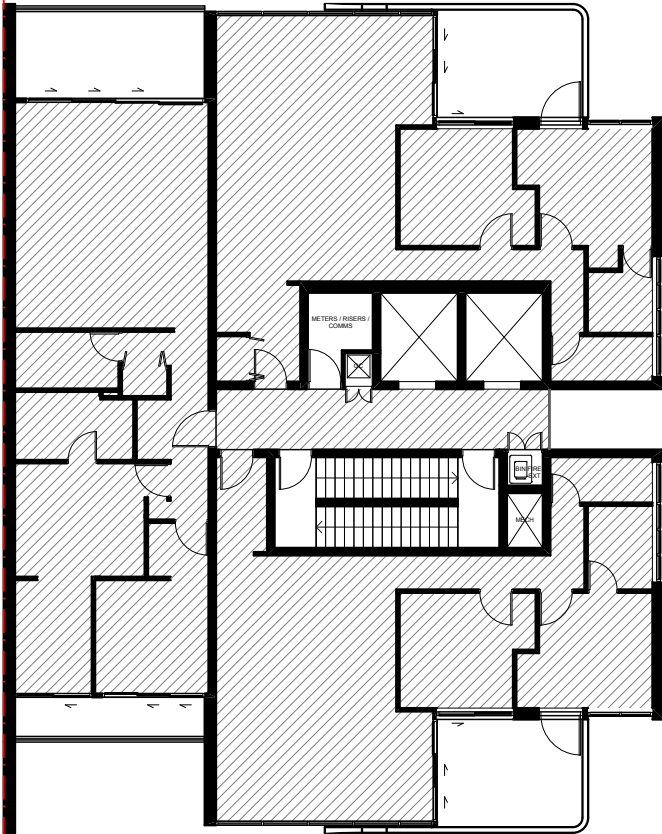




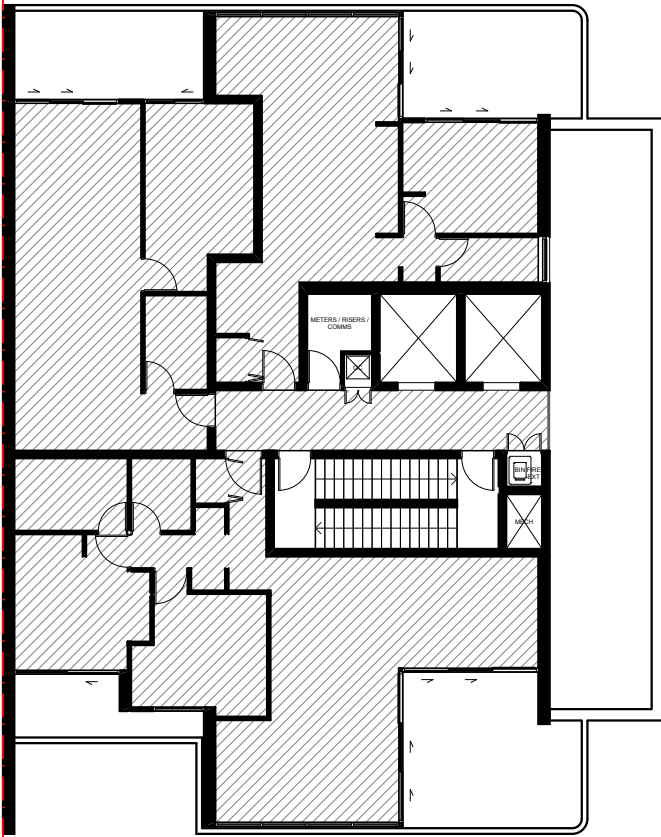
AREA INCLUDED IN FSR CALCULATIONS



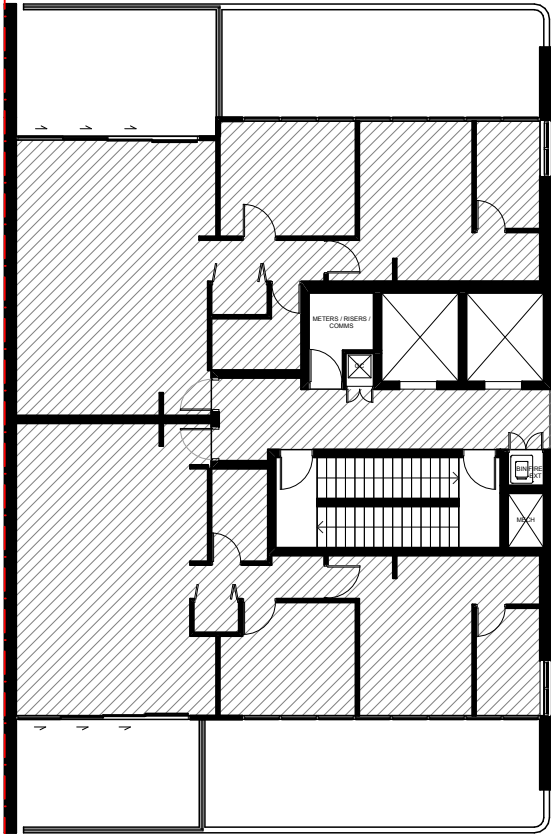
LEVEL 2
1:200



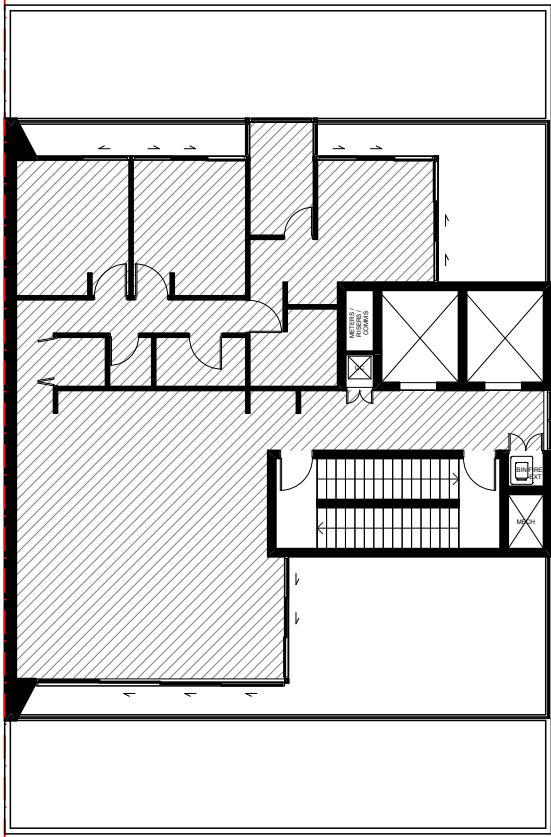
LEVELS 3-7
1:200



LEVELS 8-13
1:200



LEVELS 14-18
1:200



LEVELS 19-21
1:200

35 OXFORD STREET EPPING
GFA CALCULATION MEASURED FROM INTERNAL FACE OF EXTERNAL WALLS

SITE AREA 972m2

PERMISSIBLE FSR 4.5:1 OR 4374m2

LEVEL	GROSS FLOOR AREA
GROUND FLOOR	133
LEVEL 1	347.5
LEVELS 2	347.5
LEVELS 3	236
LEVELS 4	236
LEVELS 5	236
LEVELS 6	236
LEVELS 7	236
LEVELS 8	189
LEVELS 9	189
LEVELS 10	189
LEVELS 11	189
LEVELS 12	189
LEVELS 13	189
LEVELS 14	175.5
LEVELS 15	175.5
LEVELS 16	175.5
LEVELS 17	175.5
LEVELS 18	175.5
LEVELS 19	117.5
LEVELS 20	117.5
LEVELS 21	117.5
TOTAL	4372
PROPOSED FSR	4.49:1

AREA INCLUDED IN FSR CALCULATIONS

