

# STAGE 1 DEVELOPMENT APPLICATION- ENVELOPE

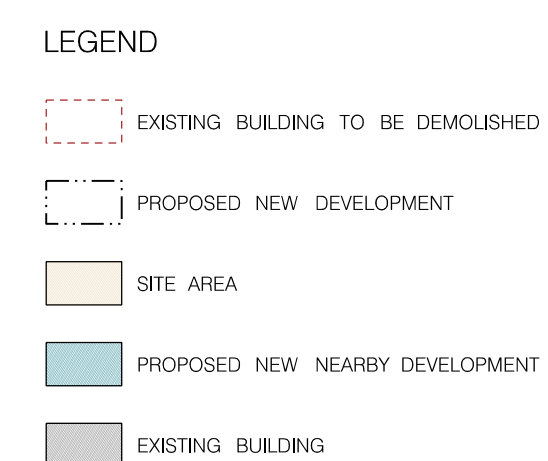
PROJECT:  
37-41 OXFORD STREET  
EPPING  
CLIENT:  
GOODMAN  
PROJECT No:  
5795  
DATE:  
19 FEBRUARY 2018  
ISSUE:  
C  
ARCHITECT:  
CANDALEPAS  
ASSOCIATES  
309 SUSSEX STREET  
SYDNEY NSW 2000  
T: 9283 7755 F: 9283 7477



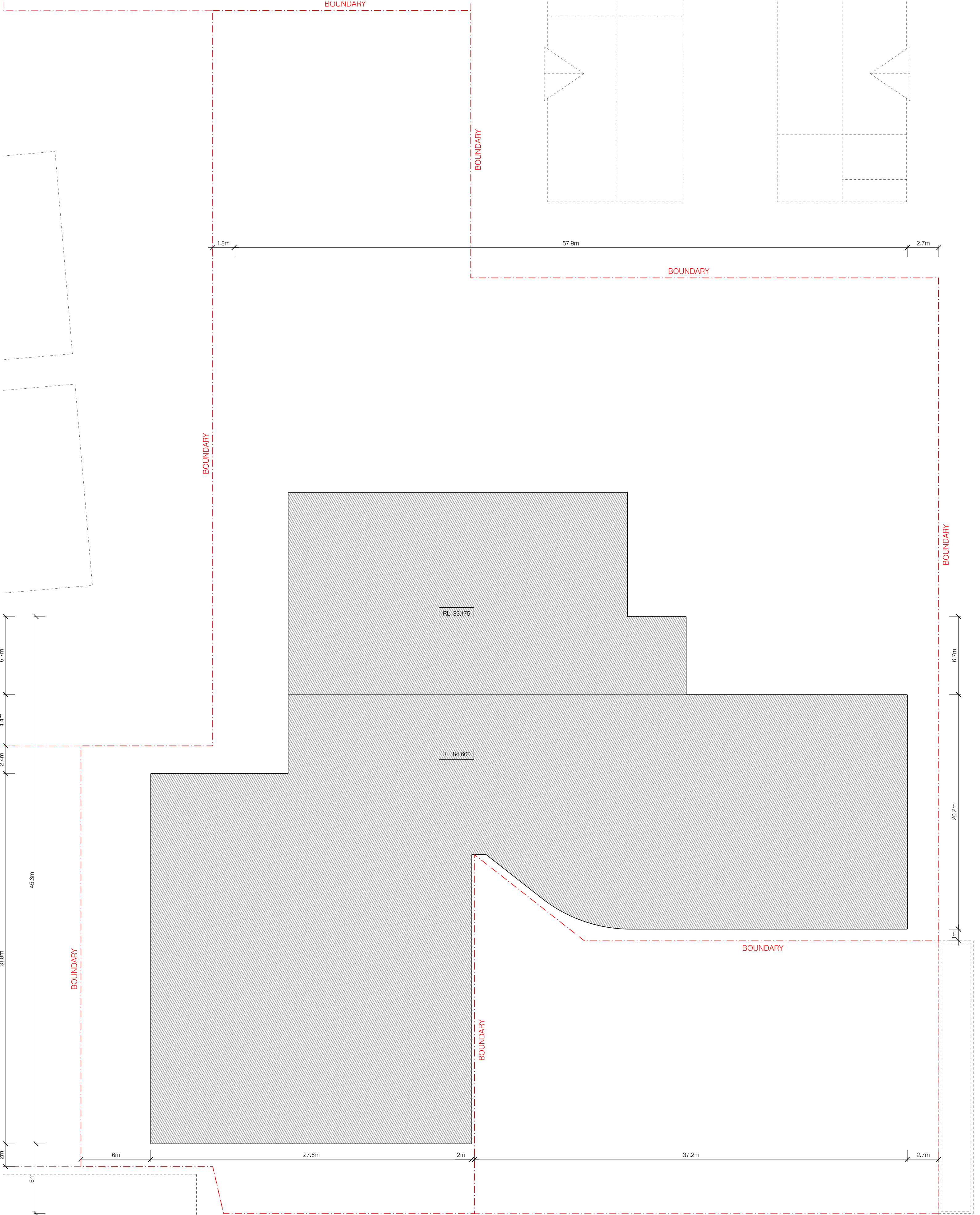
## DRAWING SCHEDULE

- S1 DA 1001 COVER SHEET
- S1 DA 1051 SITE ANALYSIS
- S1 DA 1101 BASEMENT LEVEL 4 PLAN
- S1 DA 1102 BASEMENT LEVEL 2-3 PLAN
- S1 DA 1103 BASEMENT LEVEL 1 PLAN
- S1 DA 1111 GROUND FLOOR PLAN
- S1 DA 1112 LEVEL 1 PLAN
- S1 DA 1113 LEVEL 2 PLAN
- S1 DA 1114 LEVEL 3 PLAN
- S1 DA 1115 LEVEL 4-6 PLAN
- S1 DA 1116 LEVEL 7-12 PLAN
- S1 DA 1117 LEVEL 13-26 PLAN
- S1 DA 1118 LEVEL 27 PLAN
- S1 DA 1119 LEVEL 28 PLAN
- S1 DA 1120 LEVEL 29 PLAN
- S1 DA 1121 ROOF PLAN
- S1 DA 1201 SECTION 01
- S1 DA 1202 SECTION 02
- S1 DA 1301 ELEVATION EAST
- S1 DA 1302 ELEVATION SOUTH
- S1 DA 1303 ELEVATION WEST
- S1 DA 1304 ELEVATION NORTH
- S1 DA 1601 SOLAR ACCESS & CROSS VENTILATION
- S1 DA 1602 SOLAR ANALYSIS: SUN VIEW DIAGRAM
- S1 DA 1603 SOLAR ANALYSIS: 35 OXFORD STREET, EPPING
- S1 DA 1604 SOLAR ANALYSIS: 35 OXFORD STREET, EPPING
- S1 DA 1605 SOLAR ANALYSIS SUN VIEW DIAGRAM 2
- S1 DA 1651 SHADOW ANALYSIS - JUNE 21
- S1 DA 1851 DEVELOPMENT CALCULATIONS









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01 BASEMENT LEVEL 4  
1:200

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SCALE: 1:200@A1 / 1:400@A3  
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PROJECT:  
37 - 41 OXFORD STREET, EPPING, SYDNEY

CLIENT:  
GOODMAN

SCALE: 1:200@A1 / 1:400@A3  
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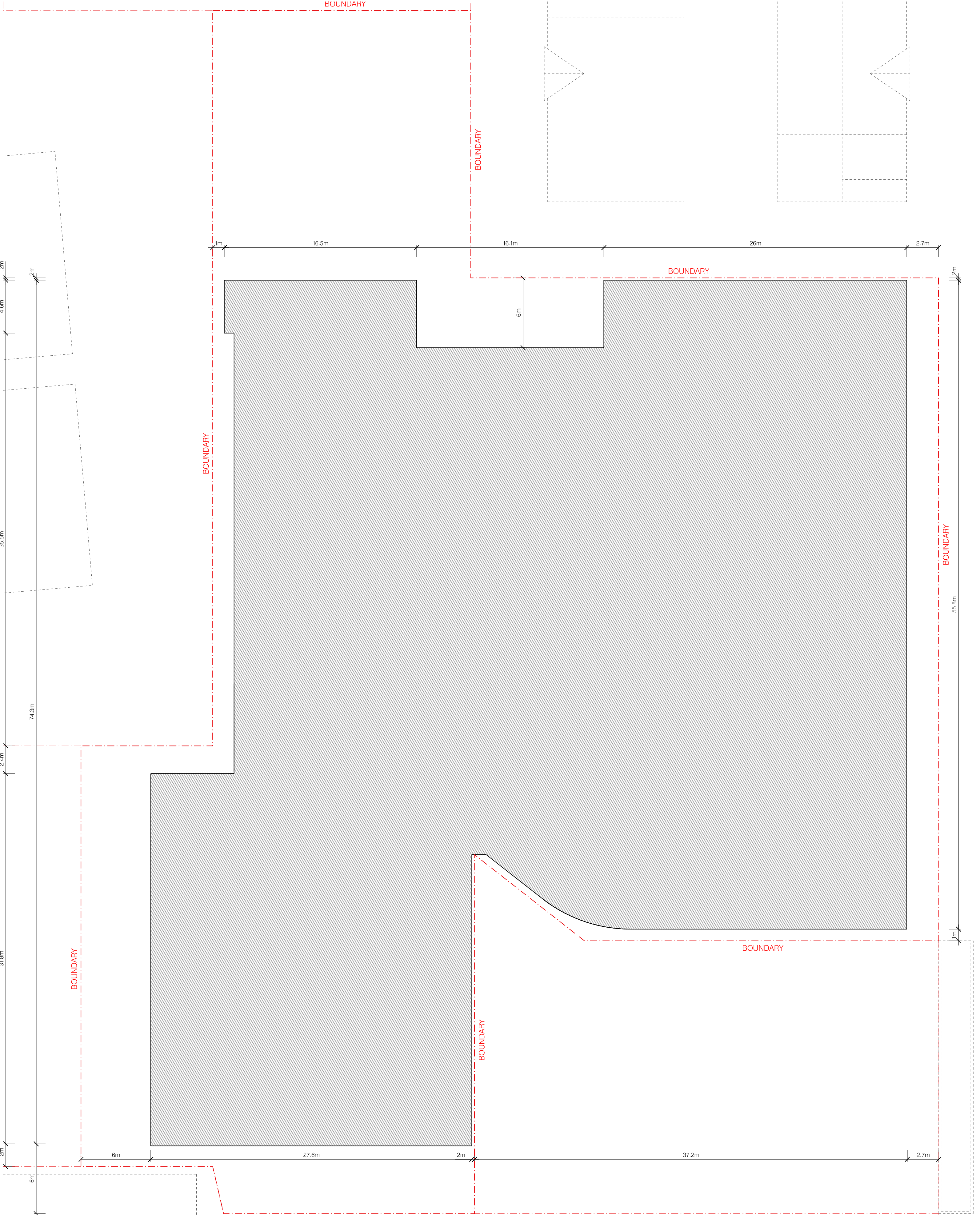
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DRAWING:  
BASEMENT LEVEL 4  
ENVELOPE

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01 BASEMENT LEVEL 2 - 4  
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PROJECT:  
37 - 41 OXFORD STREET, EPPING, SYDNEY

CLIENT:  
GOODMAN

SCALE: 1:200@A1 / 1:400@A3  
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DATE:  
FEB 2018

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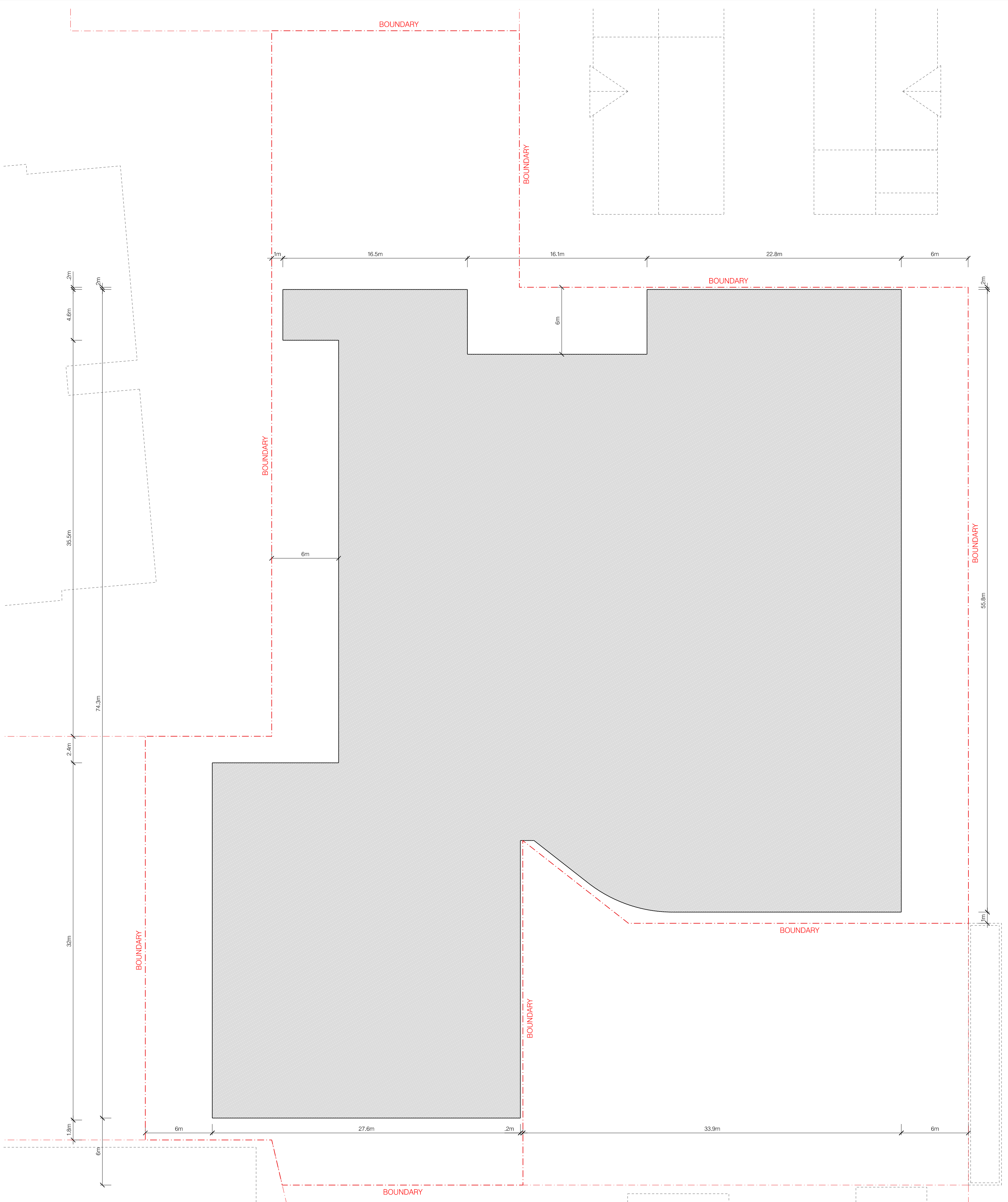
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LEVEL 2 - 3  
ENVELOPE

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01 BASEMENT LEVEL 1  
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PROJECT:  
37 - 41 OXFORD STREET, EPPING, SYDNEY

CLIENT:  
GOODMAN

SCALE: 1:200@A1 / 1:400@A3  
0 5m 10m

DATE:  
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DRAWING:  
BASEMENT LEVEL 1  
ENVELOPE

DRAWING No.  
S1-DA - 1103

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O X F O R D S T R E E T

01 GROUND FLOOR PLAN  
1:200

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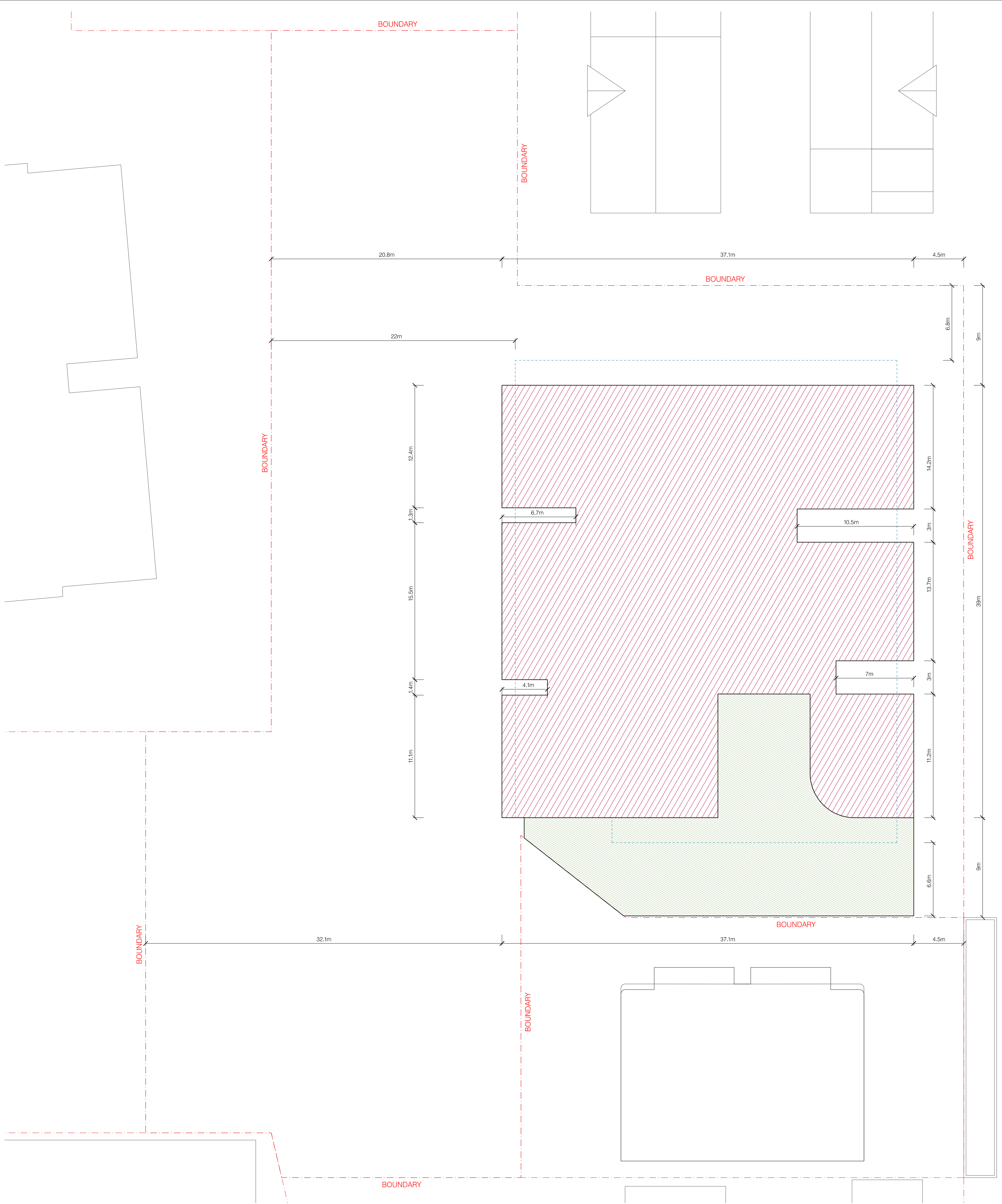
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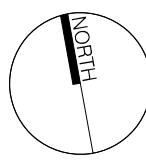
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GROUND FLOOR  
PLAN  
DRAWING No.  
S1-DA - 1111

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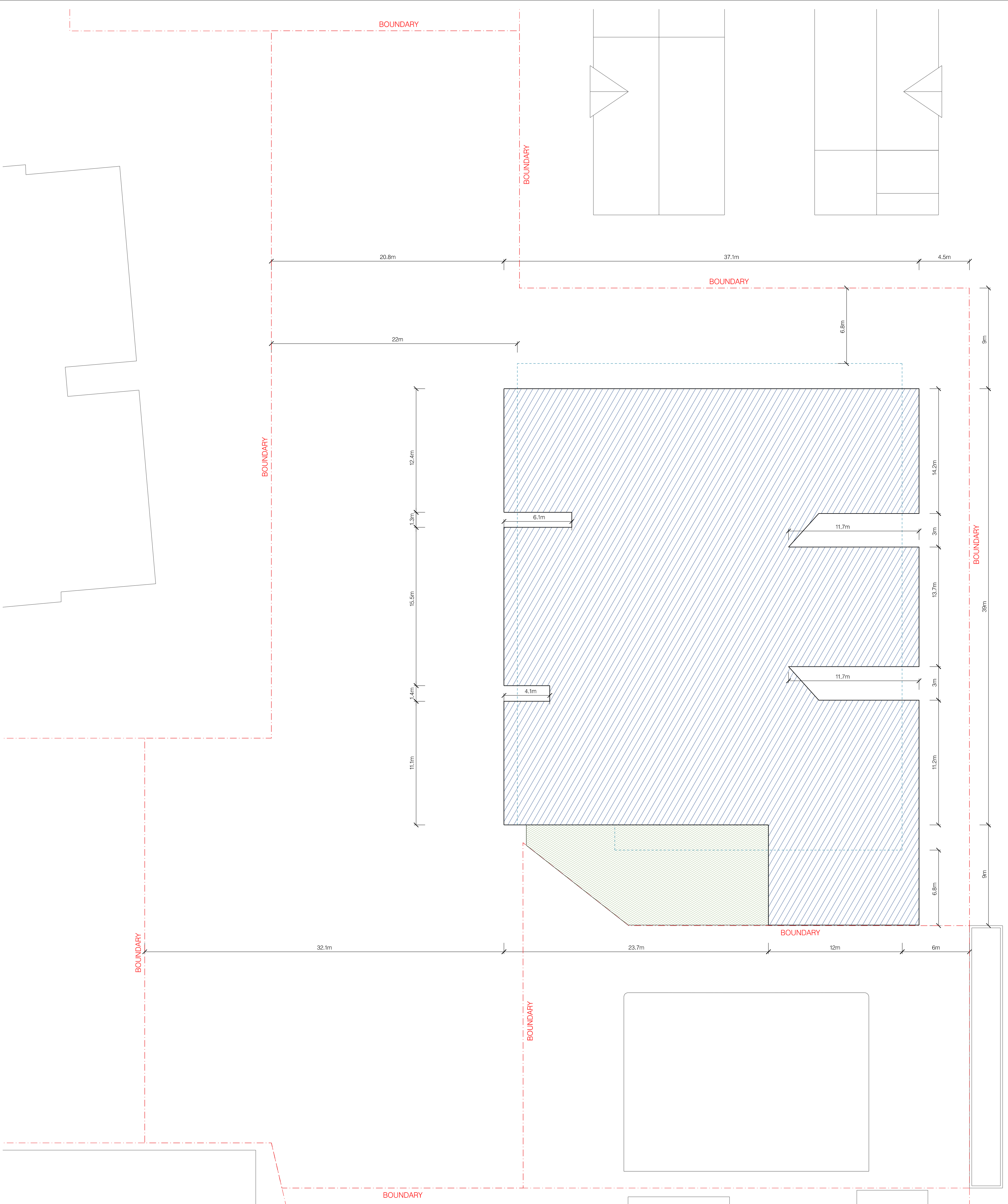




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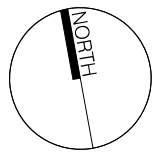


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**37-41 OXFORD STREET, EPPING**  
CLIENT:  
**GOODMAN**  
SCALE: 1:200@A1  
0 1m 2m 5m



DATE:  
FEB 2018  
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LEVEL 2 ENVELOPE  
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**S1-DA - 1113**

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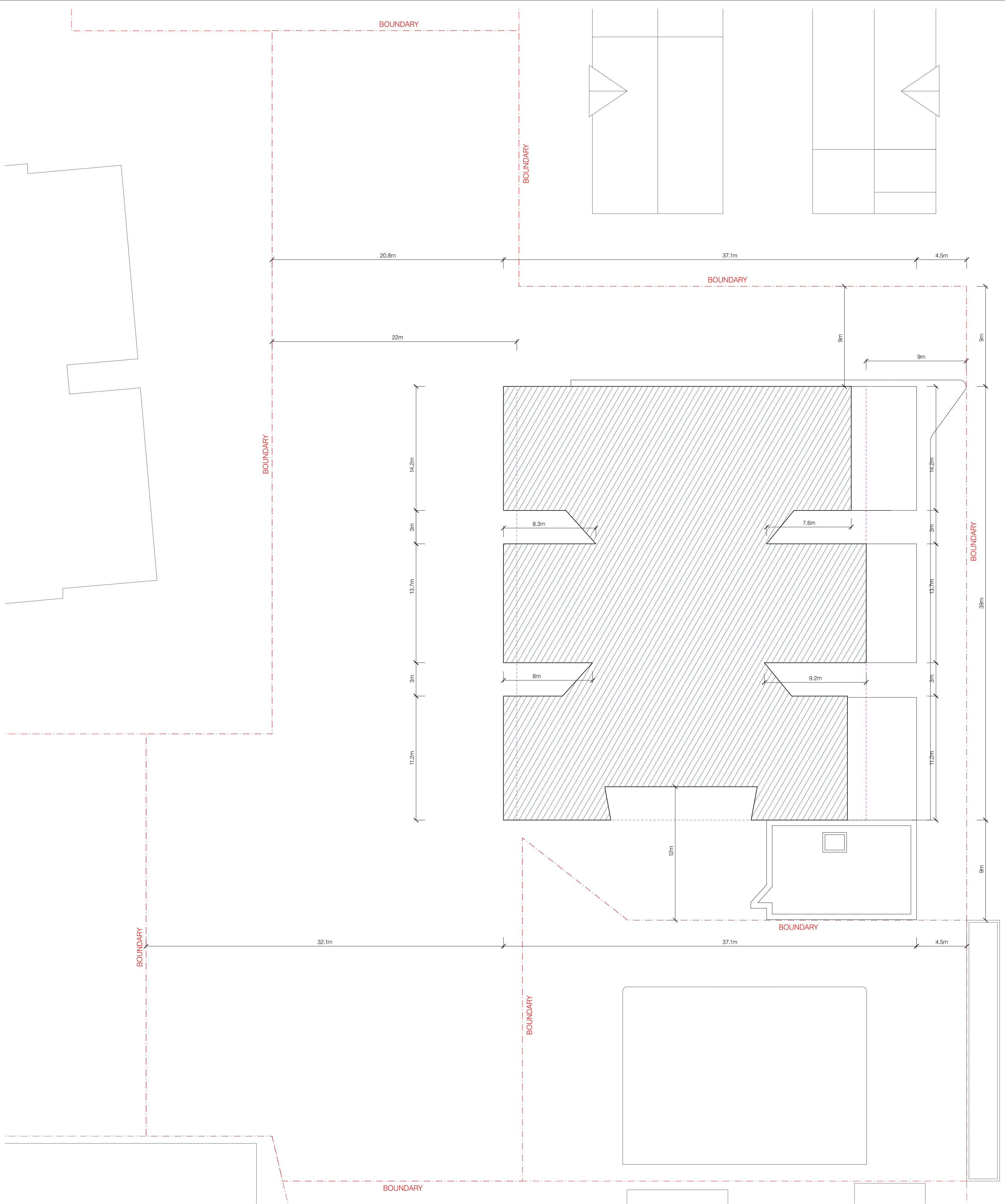
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A horizontal scale bar with vertical tick marks at 0, 1m, 2m, and 5m. The segments between 0 and 1m, 1m and 2m, and 2m and 5m are of equal length.

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S1-DA - 1114

C ISSUE JOB No. 5795

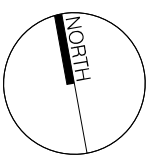




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PROJECT:  
**37-41 OXFORD STREET, EPPING**  
CLIENT:  
**GOODMAN**  
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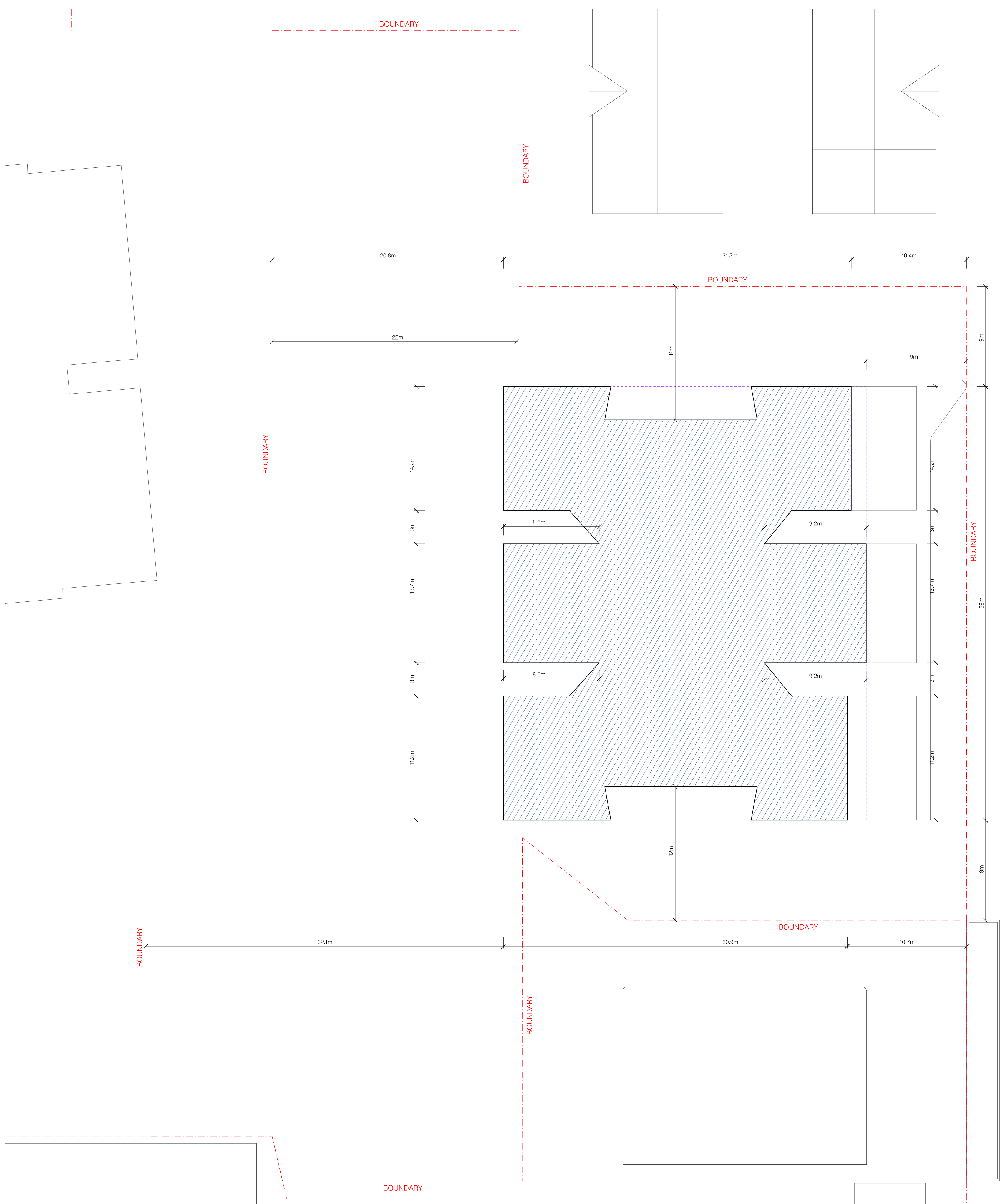


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DRAWING:  
LEVEL 4-6 ENVELOPE  
DRAWING No.  
**S1-DA - 1115**

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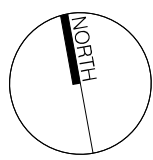
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PROJECT:  
**37-41 OXFORD STREET, EPPING**

CLIENT:  
**GOODMAN**

SCALE: 1:200@A1  
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DATE:  
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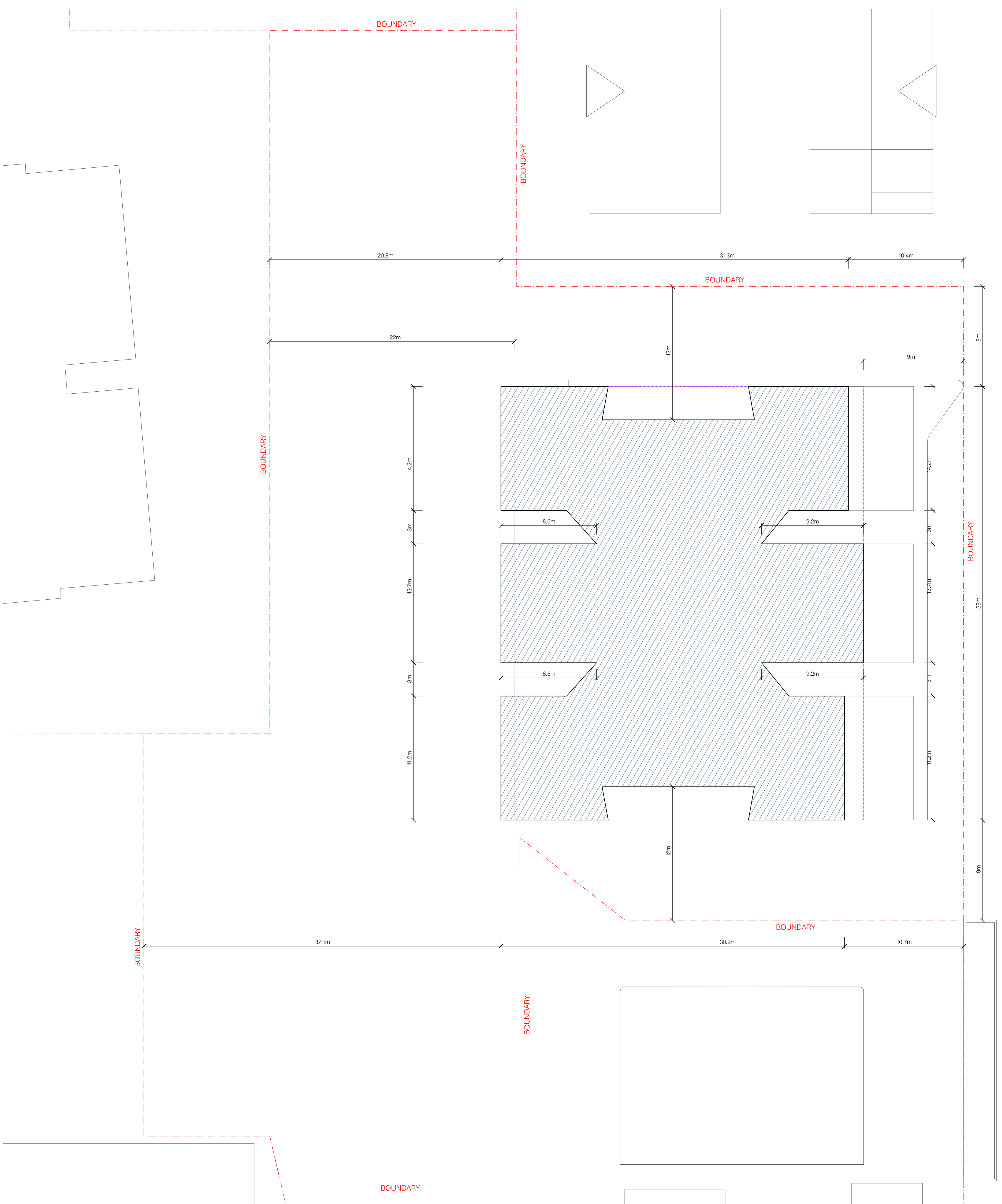
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ENVELOPE

DRAWING No.  
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JOB No.  
**5795**

ISSUE  
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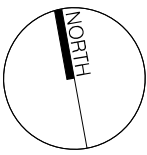




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PROJECT:  
**37-41 OXFORD STREET, EPPING**  
CLIENT:  
**GOODMAN**  
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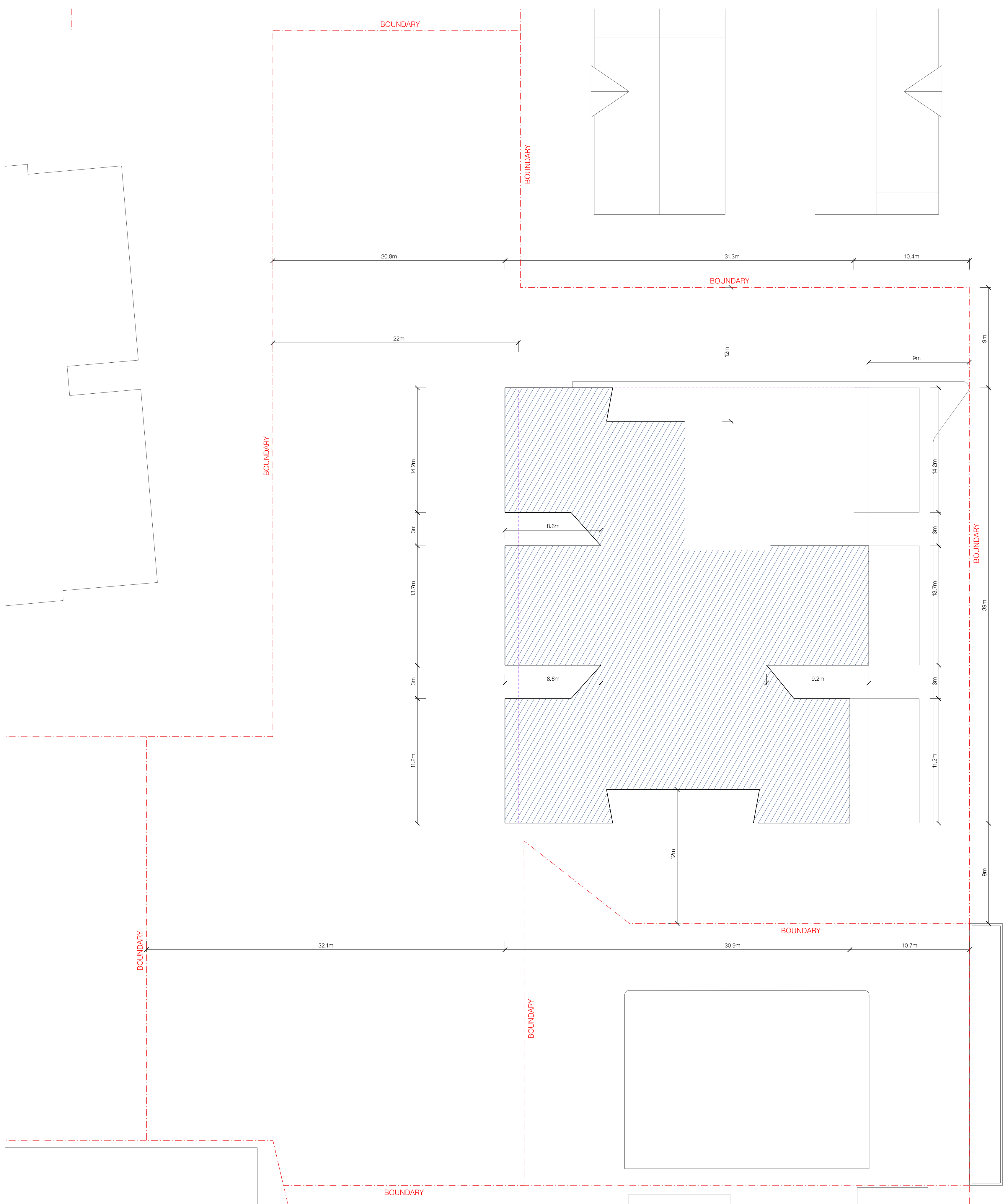


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**5795**  
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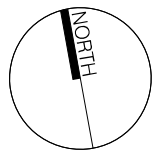
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37-41 OXFORD ST  
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PROJECT:  
37-41 OXFORD STREET, EPPING  
CLIENT:  
GOODMAN  
SCALE: 1:200@A1  
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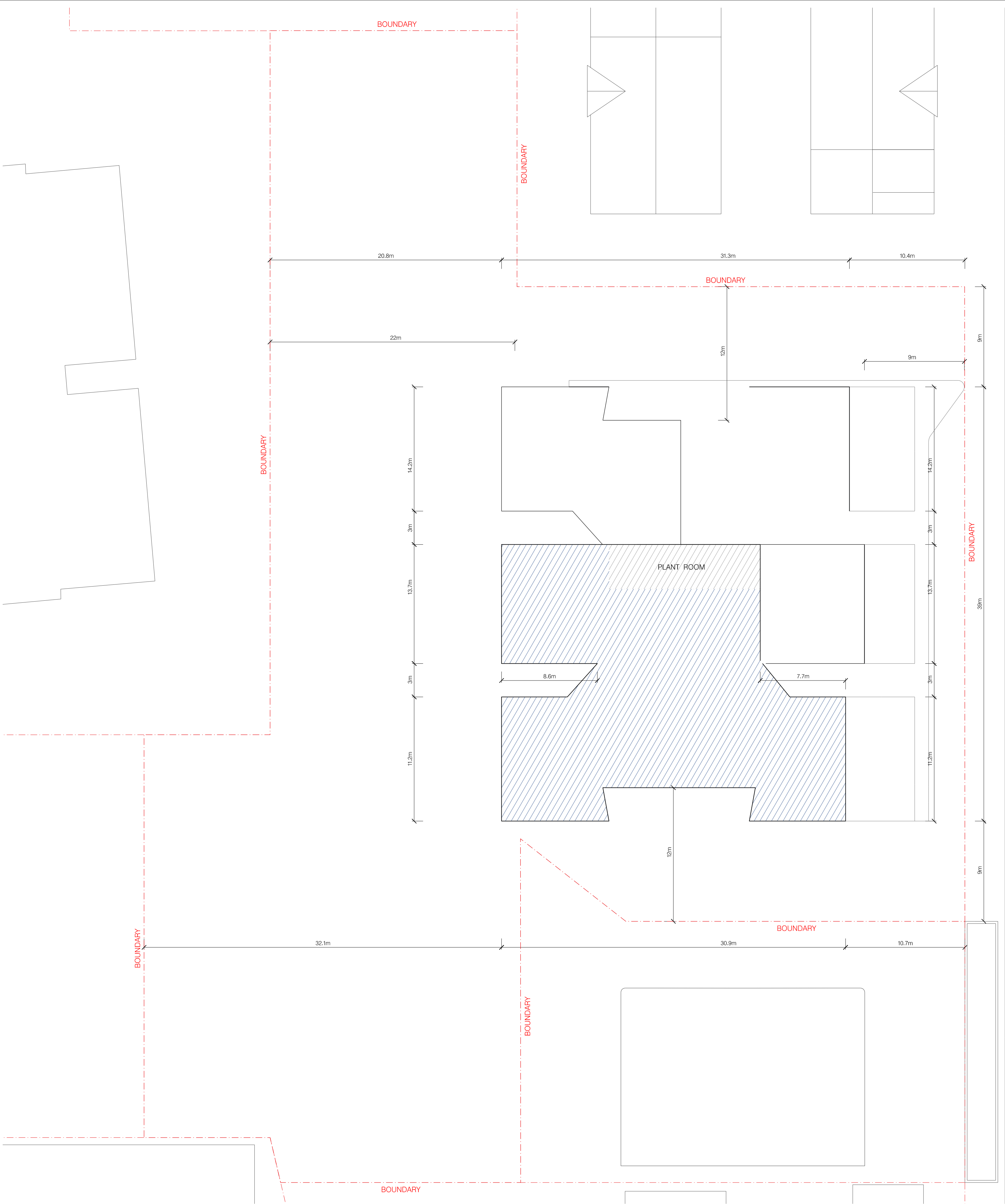


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LEVEL 26-27  
ENVELOPE  
DRAWING No.  
S1-DA - 1118

JOB No.  
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OXFORD STREET

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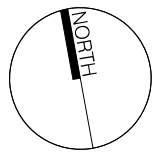
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A1

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PROJECT:  
**37-41 OXFORD STREET, EPPING**  
CLIENT:  
**GOODMAN**  
SCALE: 1:200@A1  
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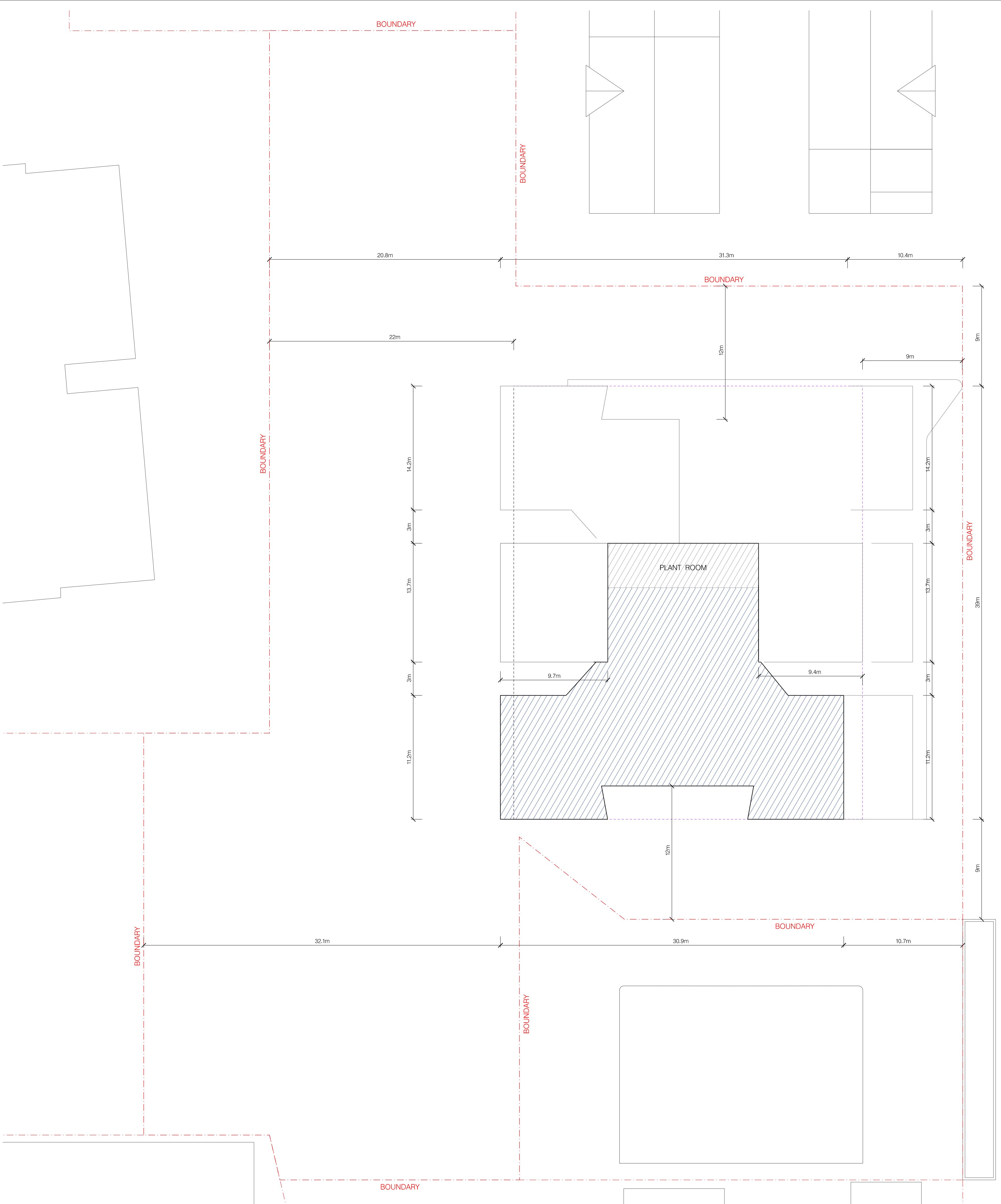


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DRAWING:  
LEVEL 28 ENVELOPE  
DRAWING No.  
**S1-DA - 1119**

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Architect

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PROJECT:

37-41 OXFORD STREET, EPPING

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GOODMAN

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1:200@A1

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S1-DA - 1120

DATE:

FEB 2018

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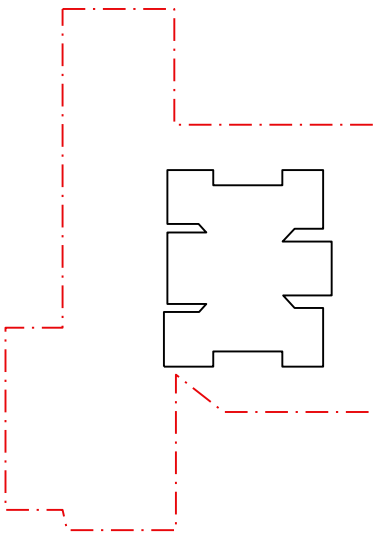
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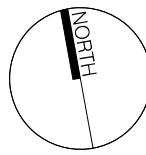
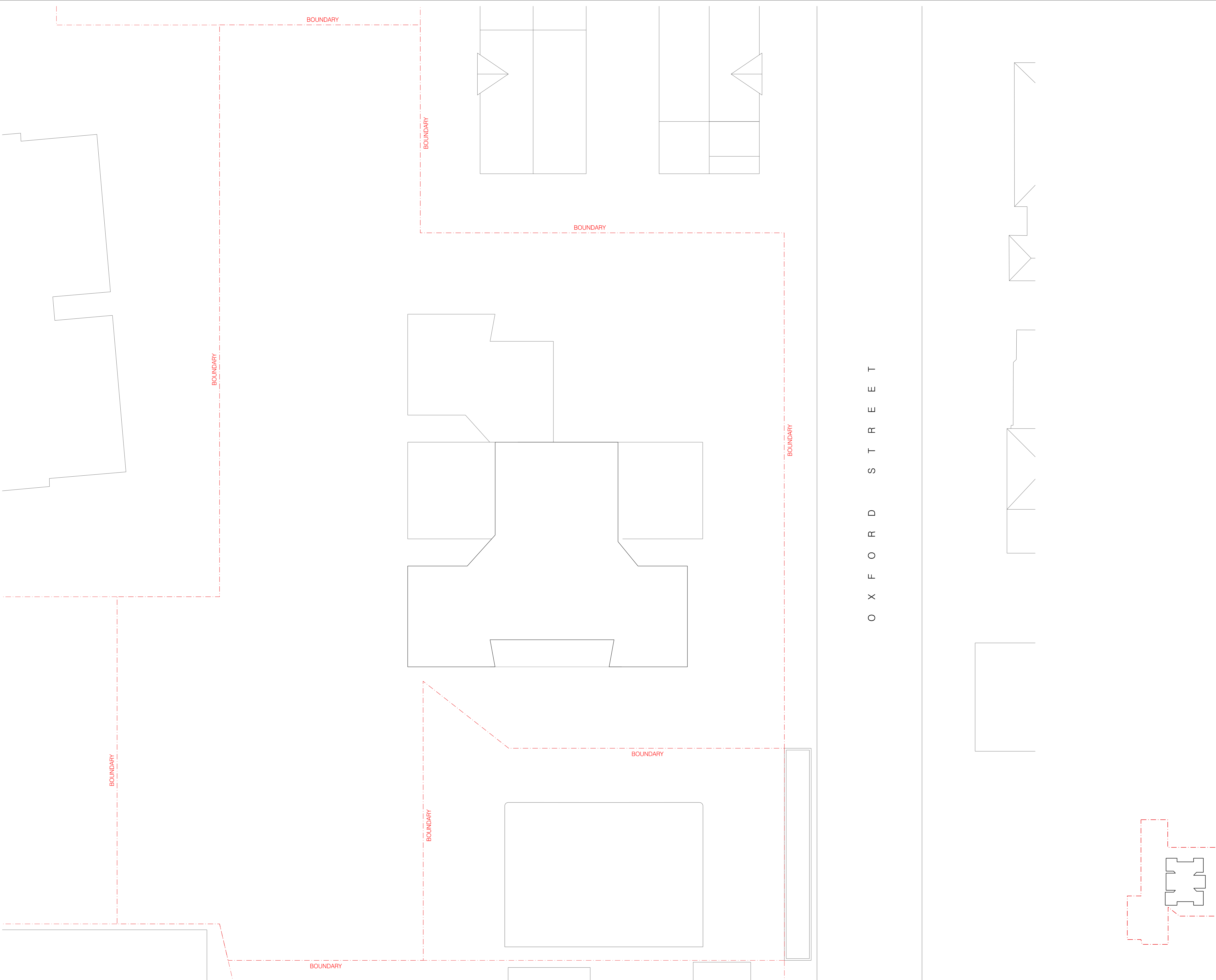
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ISSUE

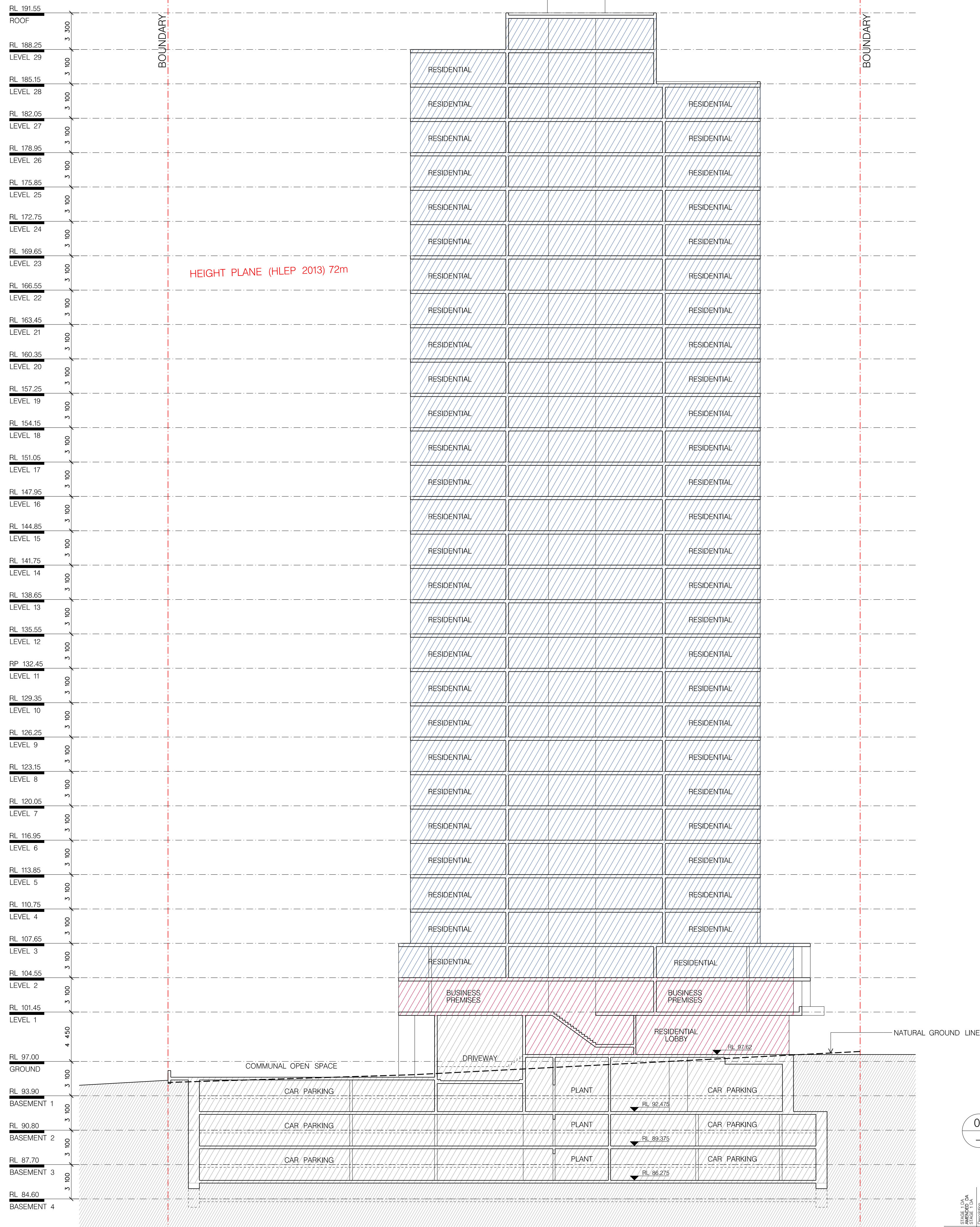
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01 SECTION 01  
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STAGE 1 DA  
30/05/17  
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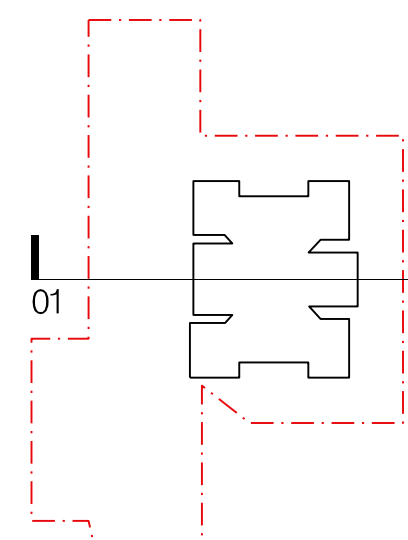
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SCALE: 1:200@A1  
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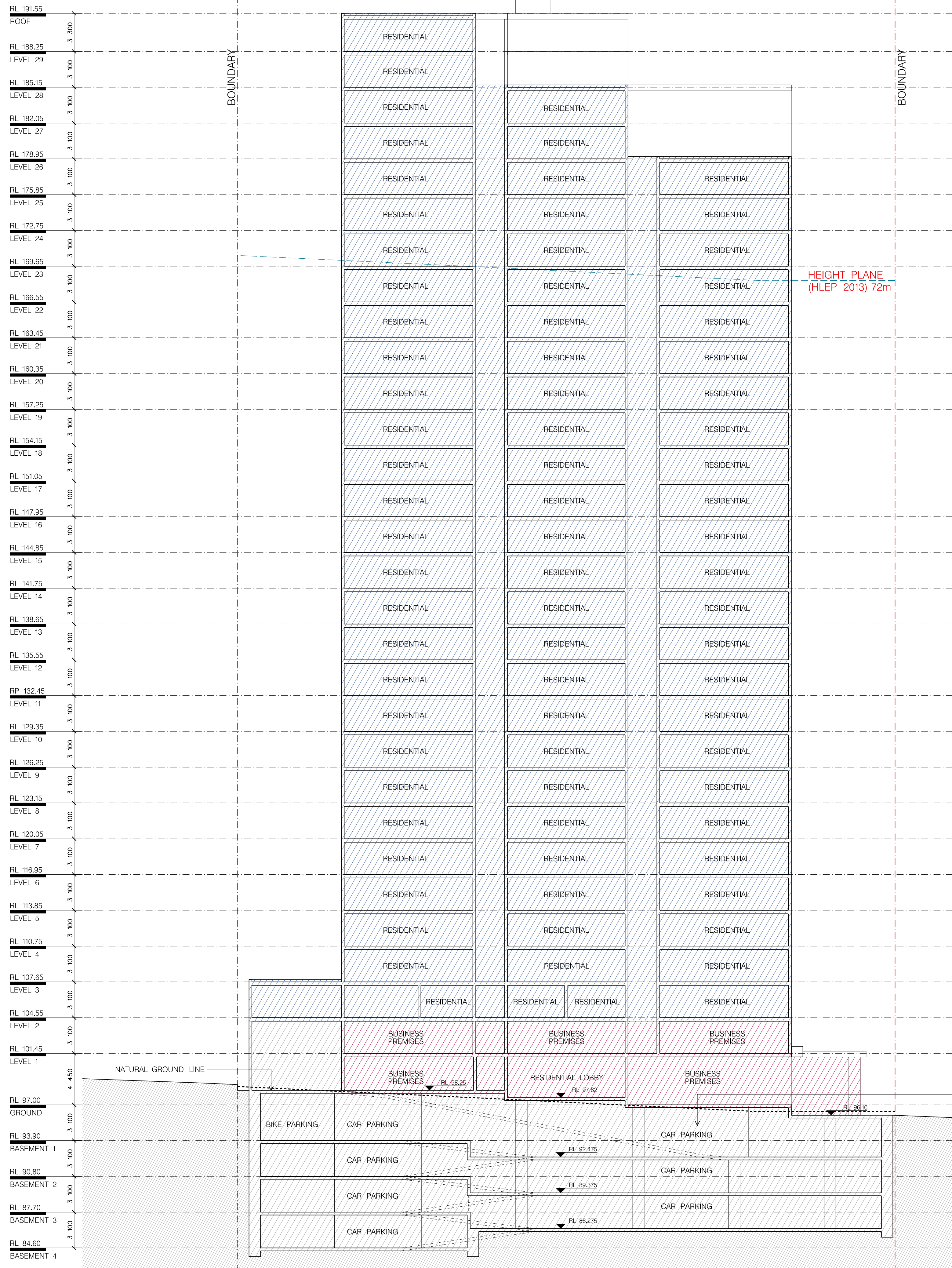
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SECTION 01  
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S1-DA - 1201

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01 SECTION 02  
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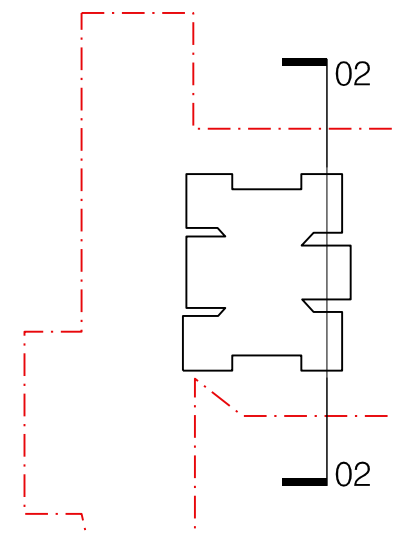
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SYDNEY NSW 2000  
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E: architects@candalepas.com.au  
NSW ARCHITECTS REG No. 5773

PROJECT:  
37-41 OXFORD STREET, EPPING  
CLIENT:  
GOODMAN  
SCALE: 1:200@A1  
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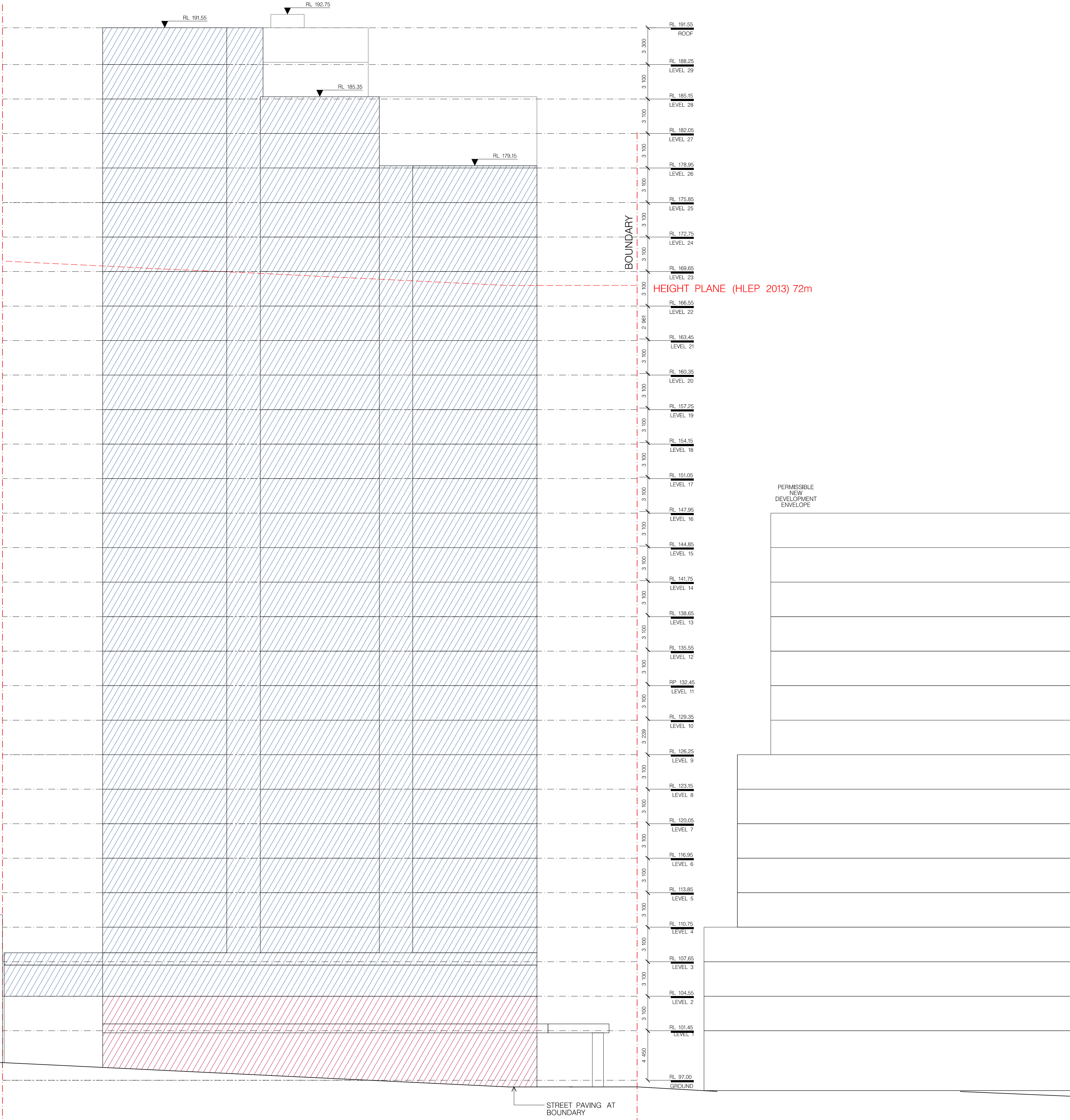
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FEB 2018  
CHECKED 1:  
SS  
CHECKED 2:  
JL  
DRAWN BY:  
DB


DRAWING:  
SECTION 02  
DRAWING No.  
S1-DA -1202

JOB No.  
5795  
ISSUE  
C

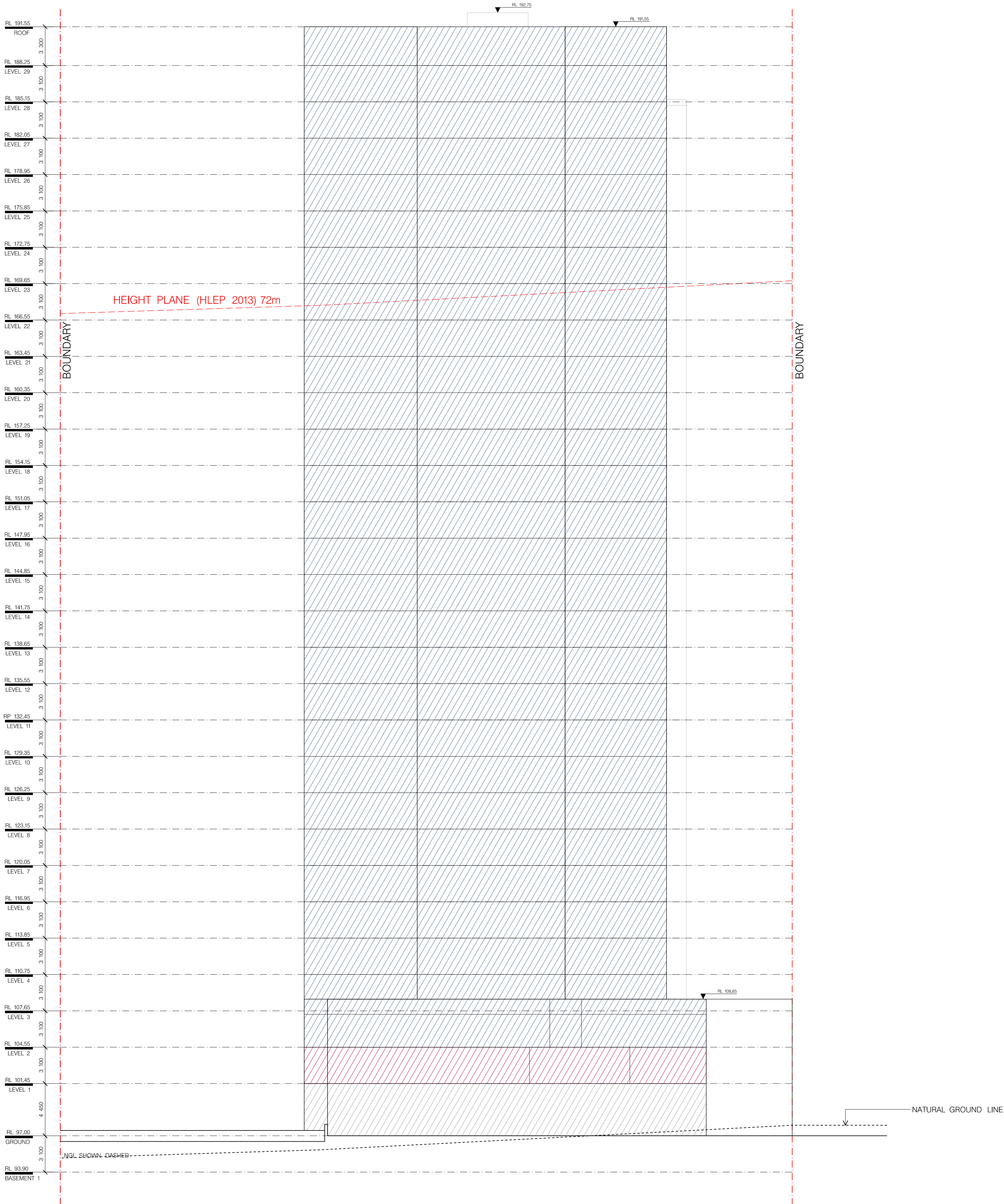






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01 SOUTH ELEVATION  
1:200

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NSW ARCHITECTS REG No. - 5773

PROJECT:  
37 - 41 OXFORD STREET, EPPING, SYDNEY

CLIENT:  
GOODMAN

SCALE: 1:200@A1 / 1:400@A3  
0 5m 10m

DATE:  
FEB 2018

CHECKED 1:  
SS

CHECKED 2:  
JL

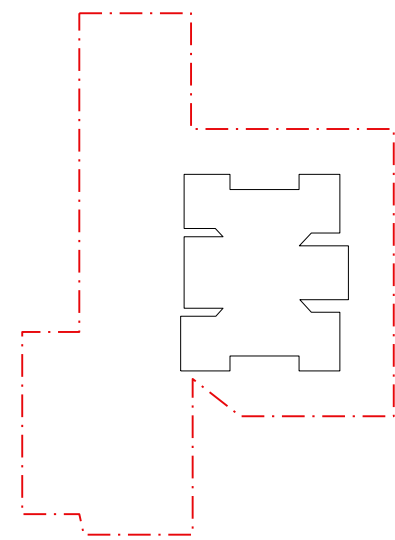
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DB

DRAWING:  
SOUTH ELEVATION

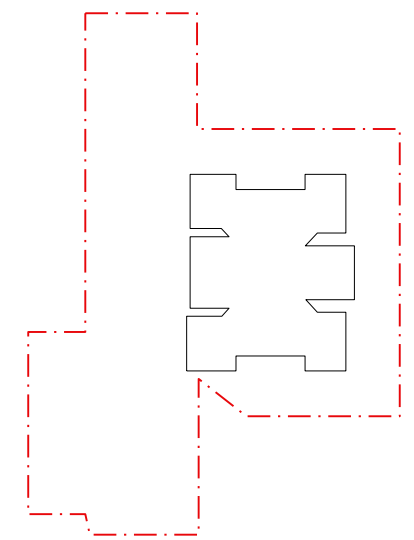
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JOB No.  
5795

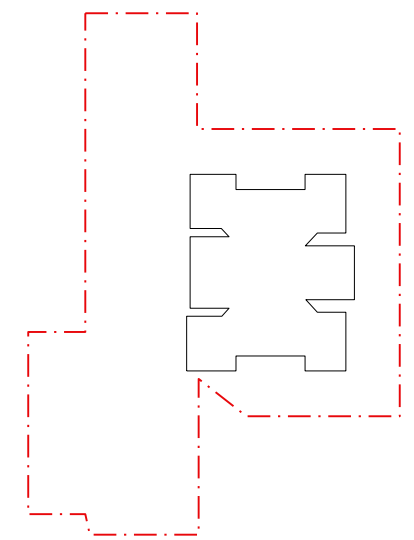
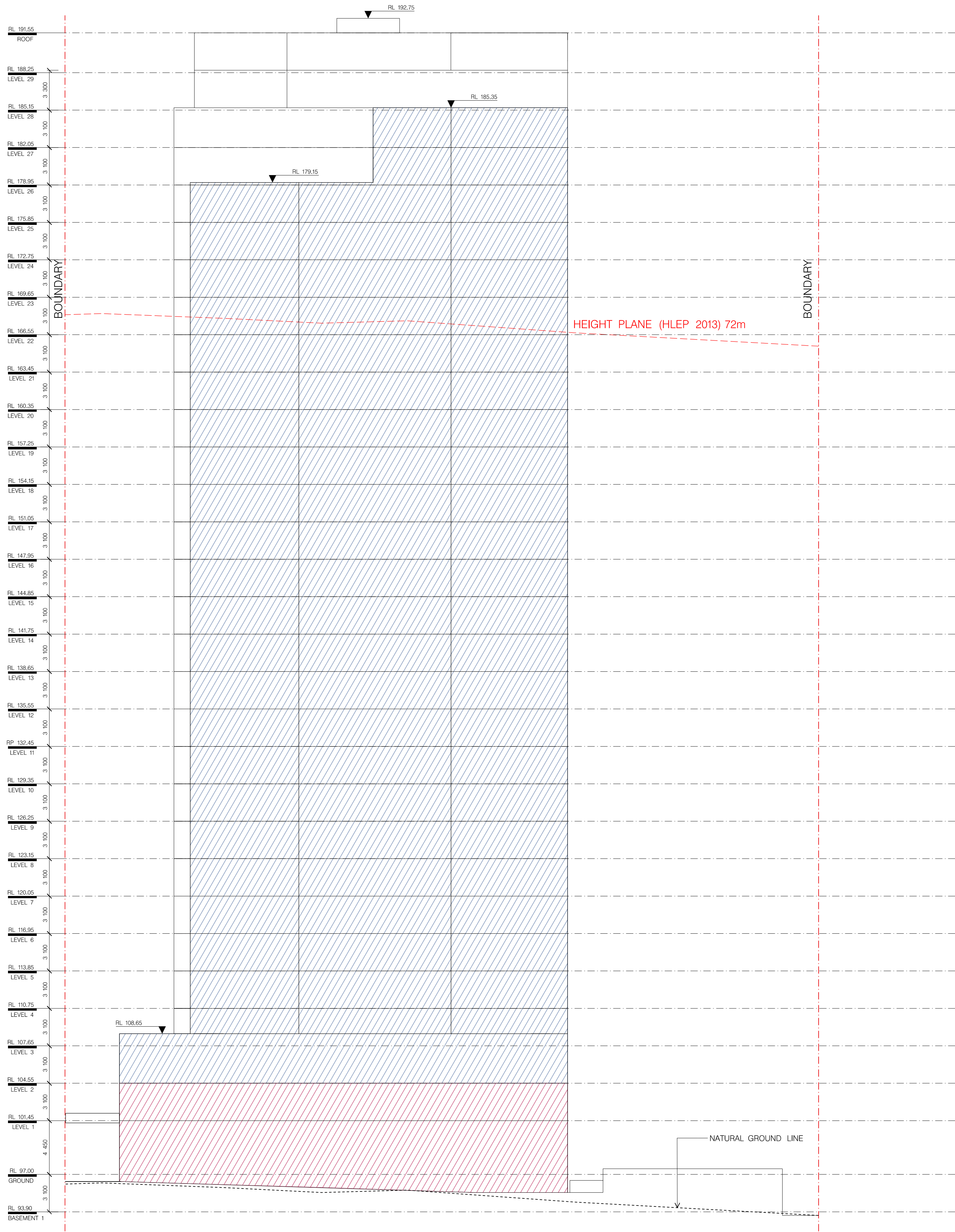
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[illegible]





01 NORTH ELEVATION  
1:200

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NSW ARCHITECTS REG No. - 5773

PROJECT:  
37 - 41 OXFORD STREET, EPPING, SYDNEY

CLIENT:  
GOODMAN

SCALE: 1:200@A1 / 1:400@A3  
0 5m 10m

DATE:  
FEB 2018

CHECKED 1:  
SS

CHECKED 2:  
JL

DRAWN BY:  
DB

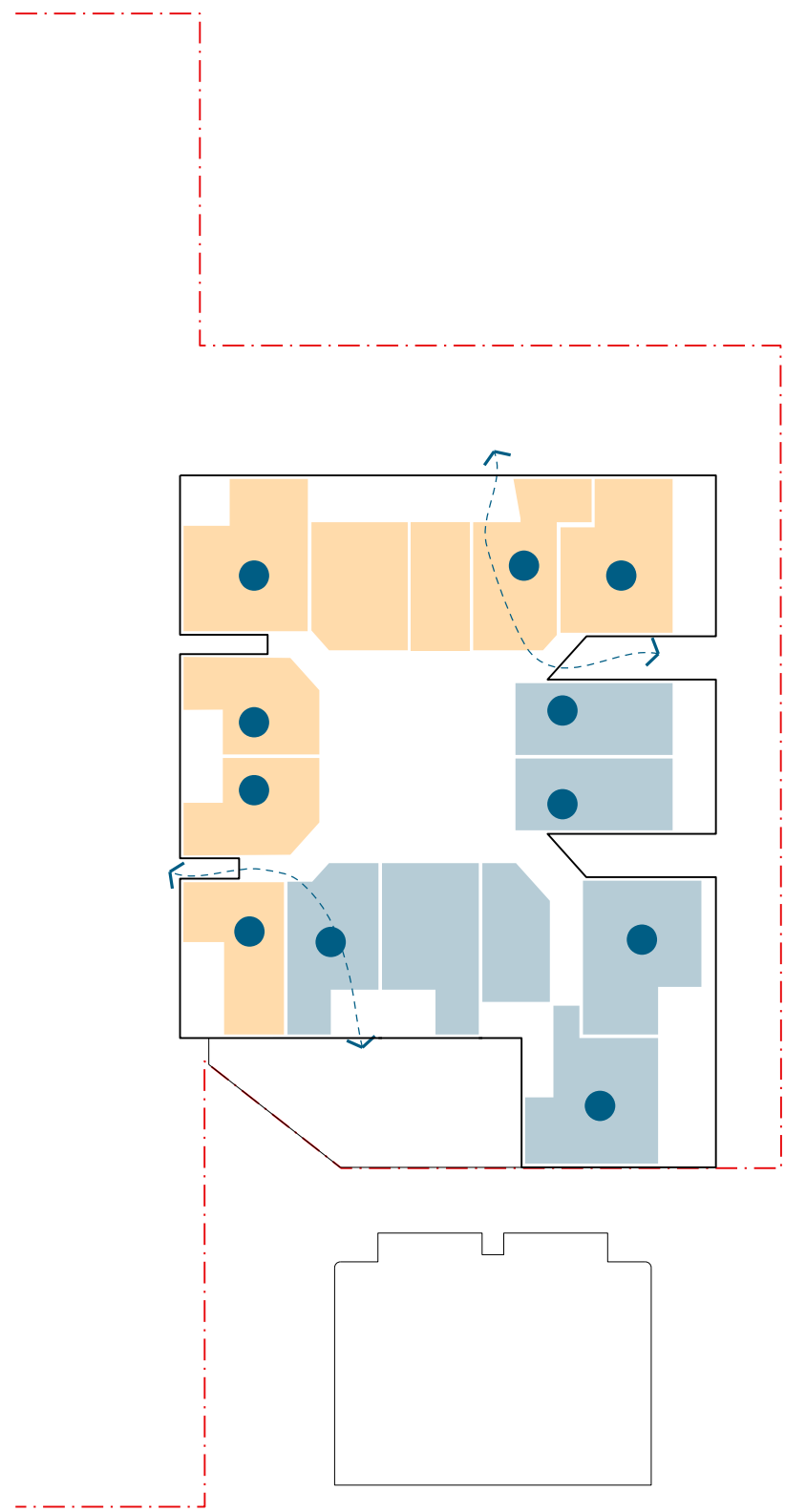
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NORTH ELEVATION

DRAWING No.  
S1-DA - 1304

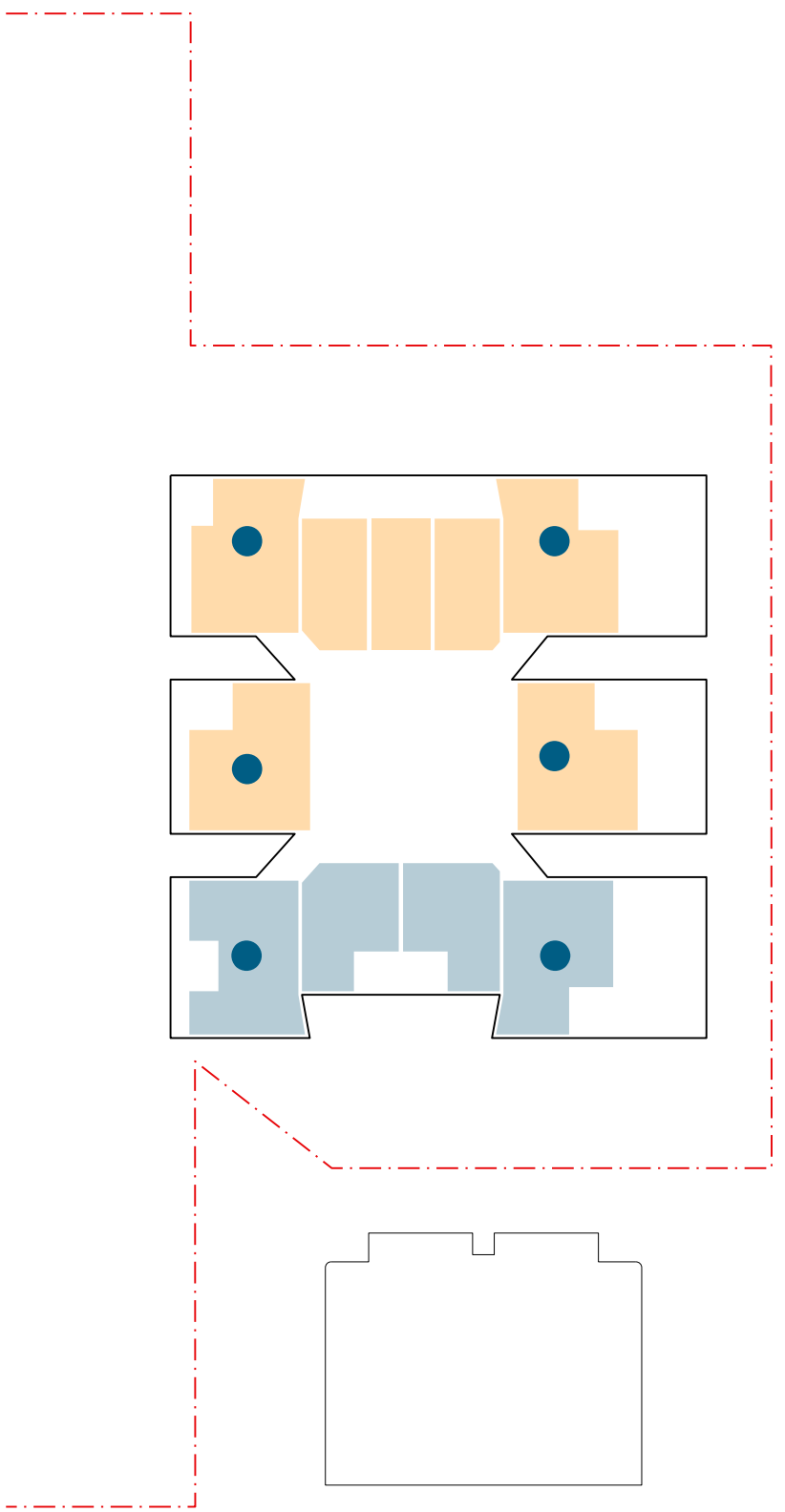
JOB No.  
5795

ISSUE  
C

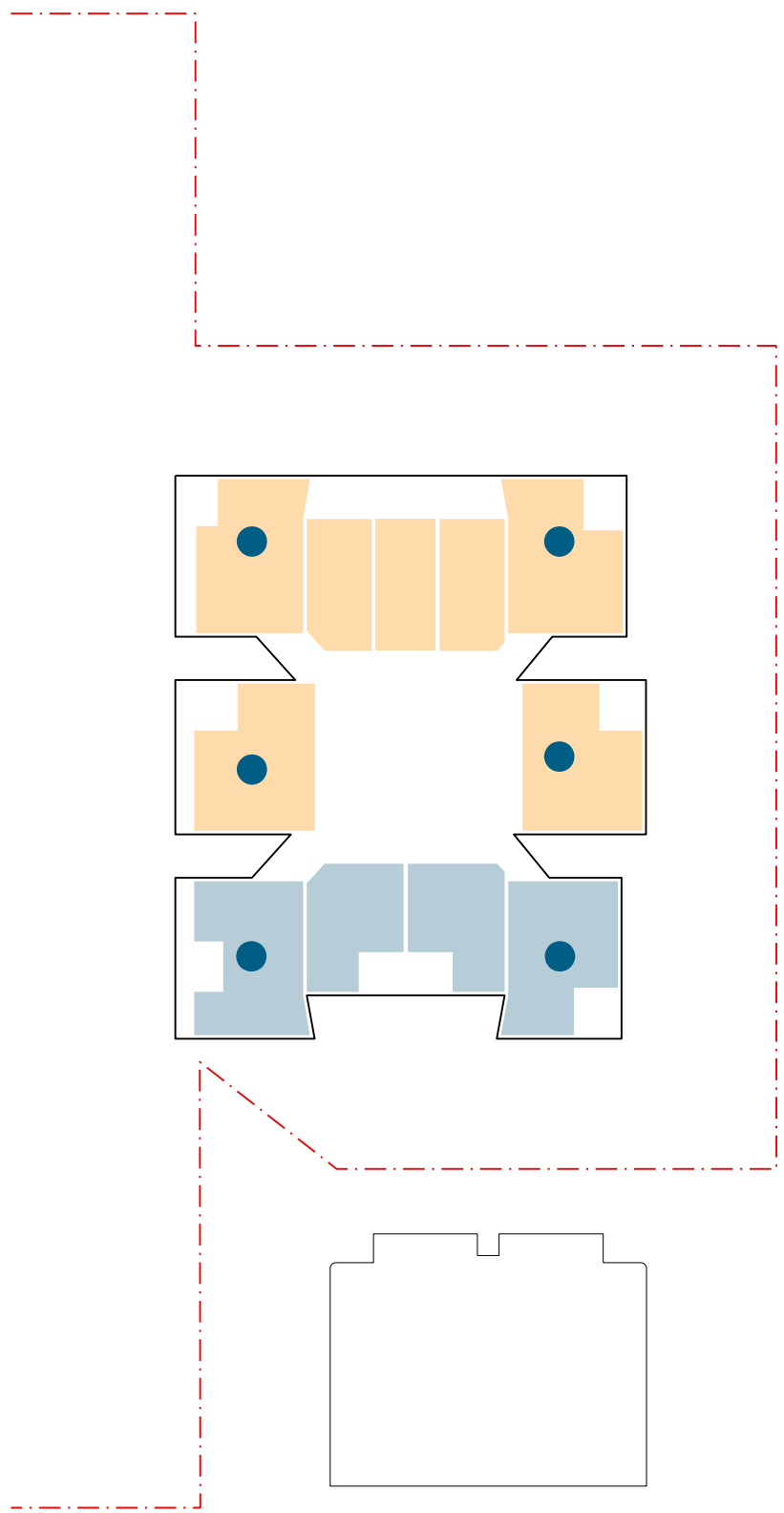




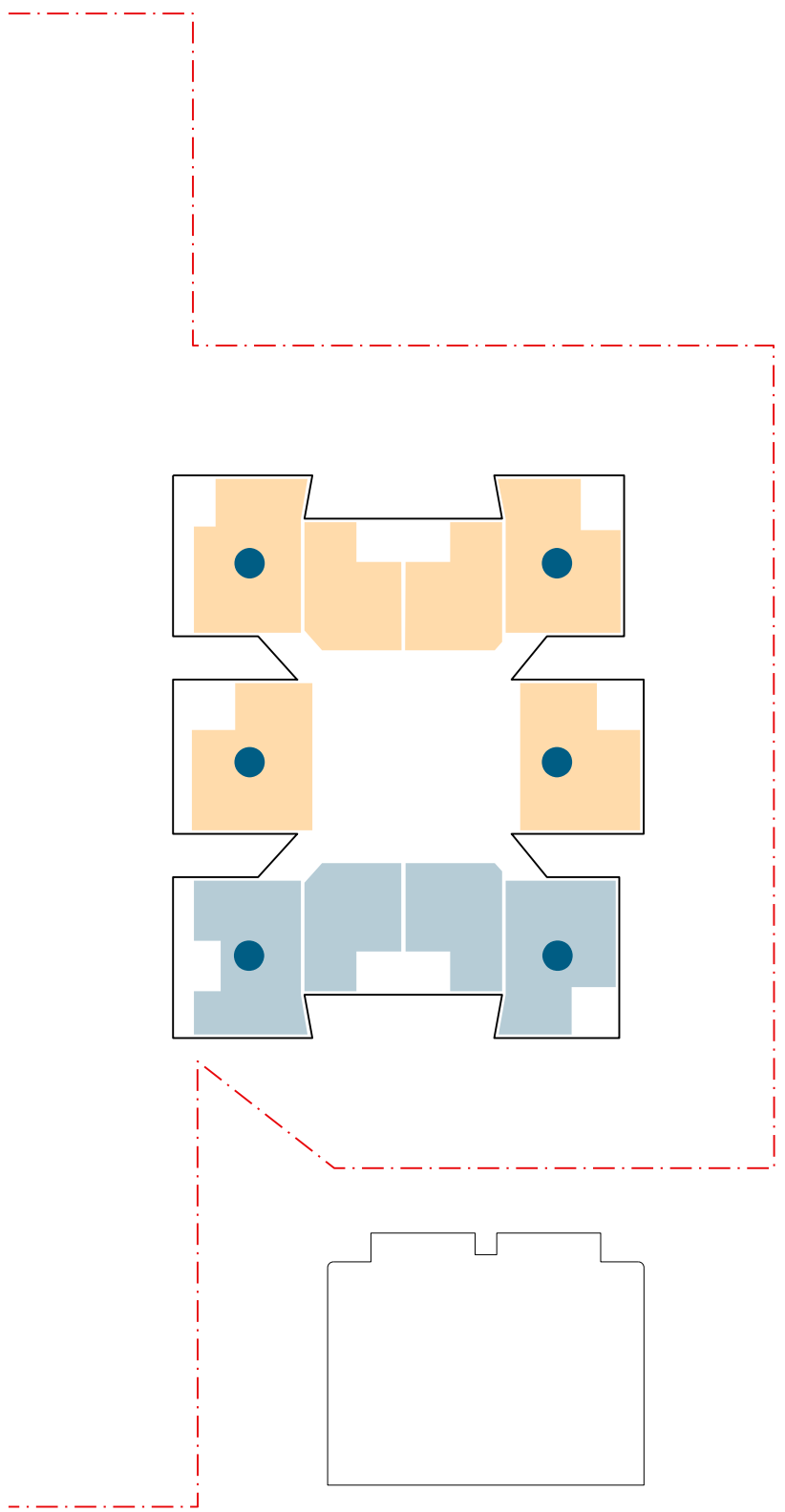
LEVEL 2		
	> 2 HOURS OF DIRECT SOLAR ACCESS	8
	< 2 HOURS OF DIRECT SOLAR ACCESS	7
	NATURAL CROSS VENTILATION	11
TOTAL NO. OF UNITS		15



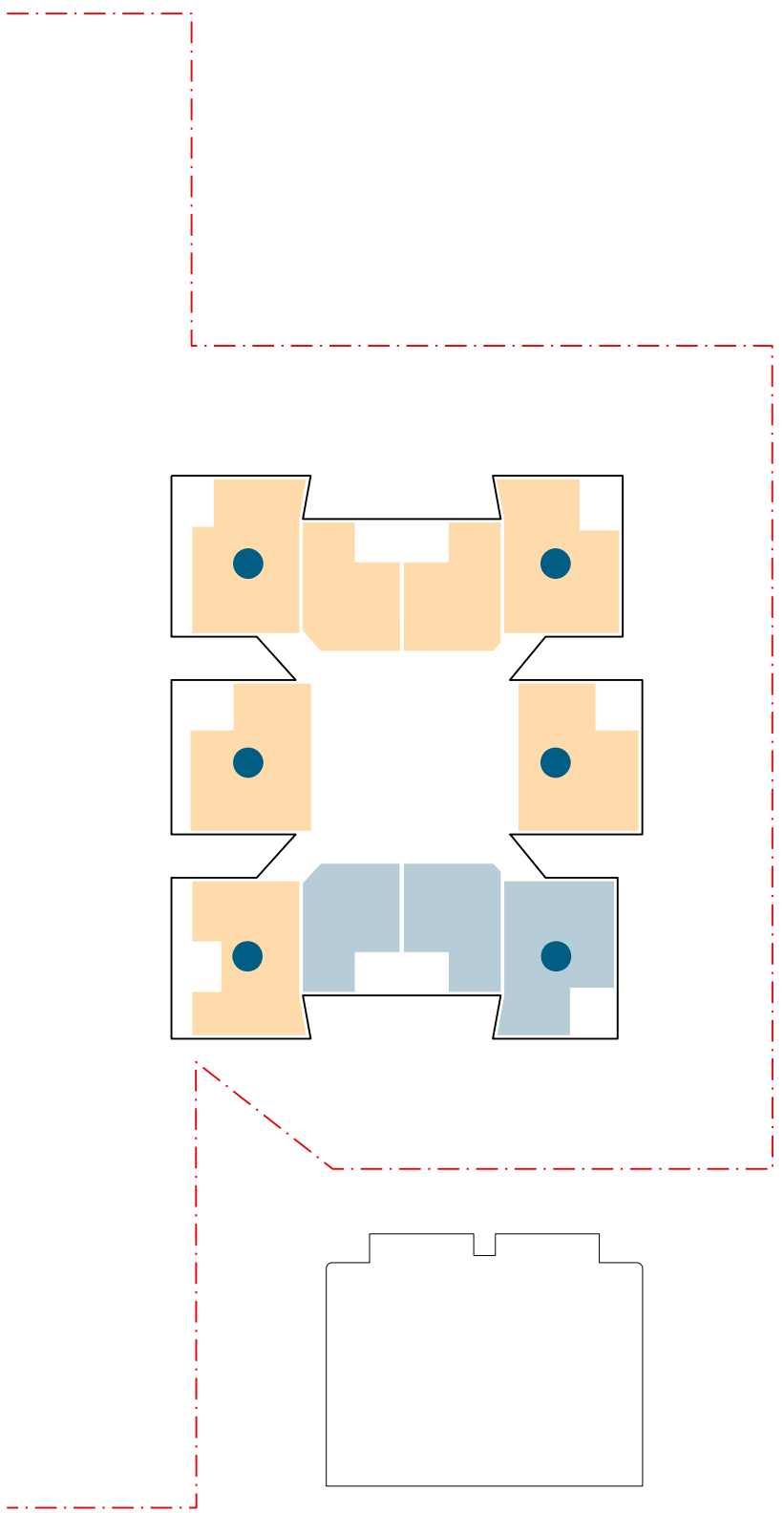
LEVEL 3		
	> 2 HOURS OF DIRECT SOLAR ACCESS	7
	< 2 HOURS OF DIRECT SOLAR ACCESS	4
	NATURAL CROSS VENTILATION	6
TOTAL NO. OF UNITS		11



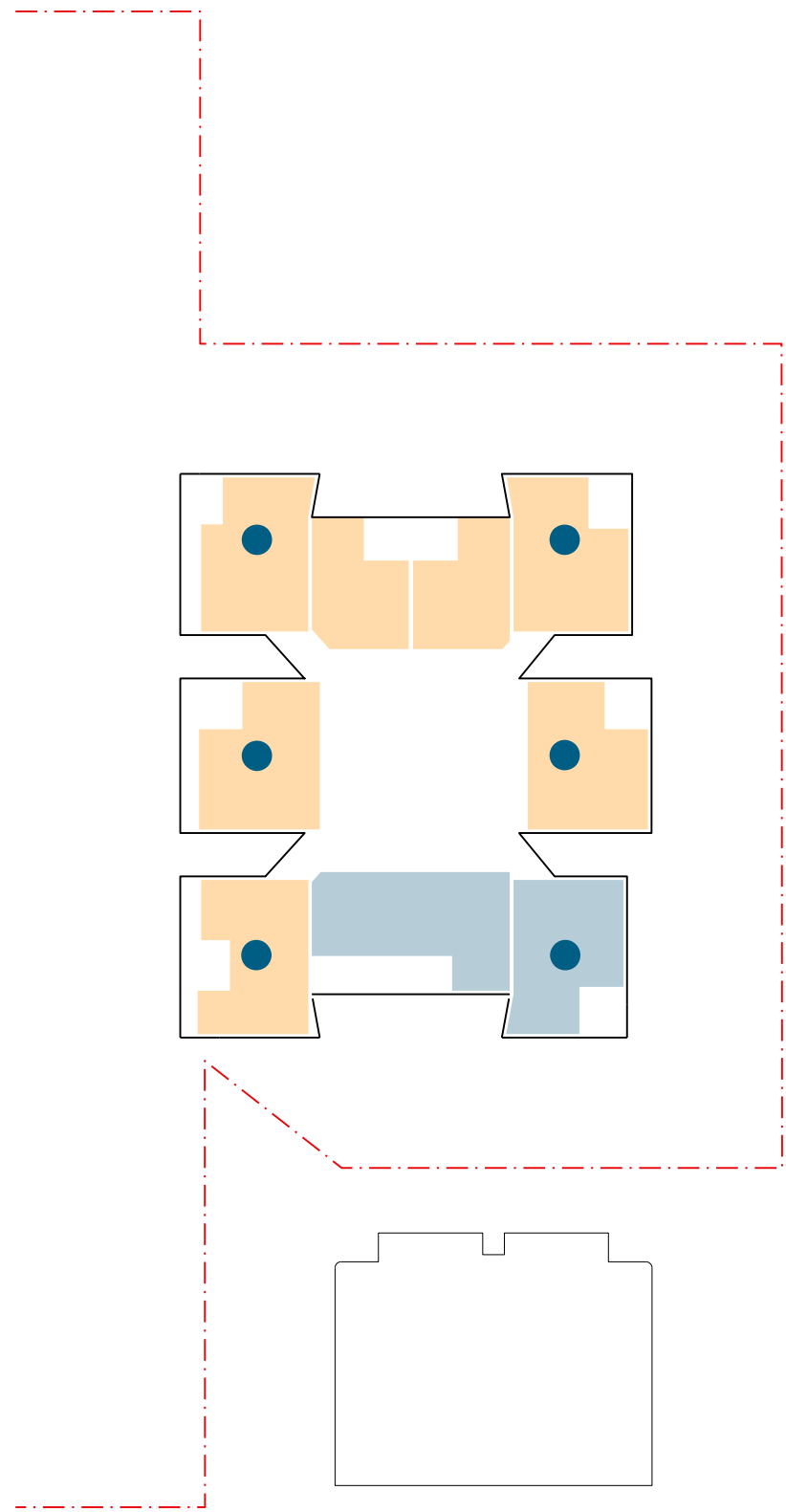
LEVEL 4 – 6 (ie. x3 LEVELS)		
	> 2 HOURS OF DIRECT SOLAR ACCESS	21
	< 2 HOURS OF DIRECT SOLAR ACCESS	12
	NATURAL CROSS VENTILATION	18
TOTAL NO. OF UNITS		33



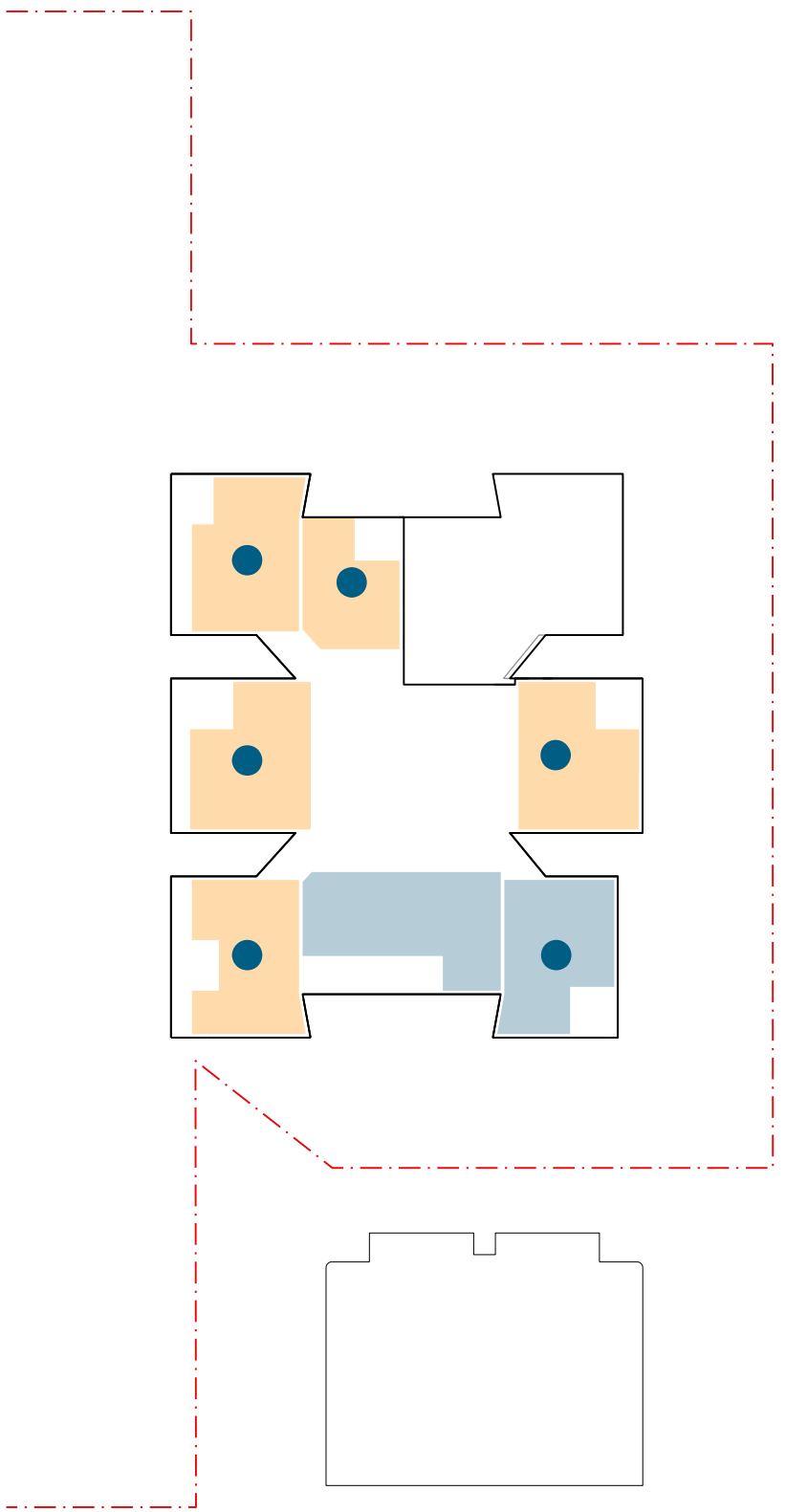
LEVEL 7-11 (ie. x5 LEVELS)		
	> 2 HOURS OF DIRECT SOLAR ACCESS	30
	< 2 HOURS OF DIRECT SOLAR ACCESS	20
	NATURAL CROSS VENTILATION	30
TOTAL NO. OF UNITS		50



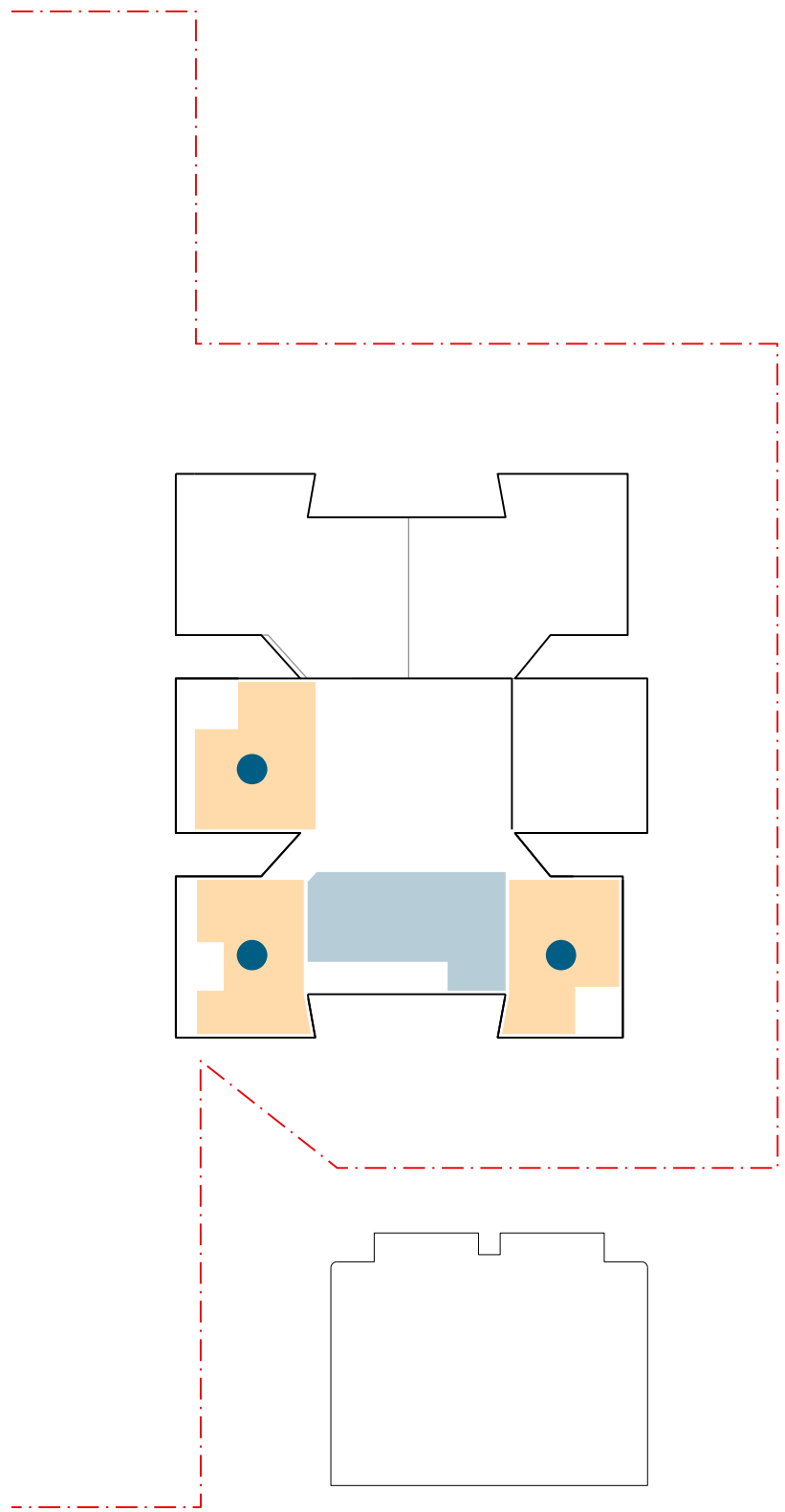
LEVEL 12		
	> 2 HOURS OF DIRECT SOLAR ACCESS	7
	< 2 HOURS OF DIRECT SOLAR ACCESS	3
	NATURAL CROSS VENTILATION	6
TOTAL NO. OF UNITS		10



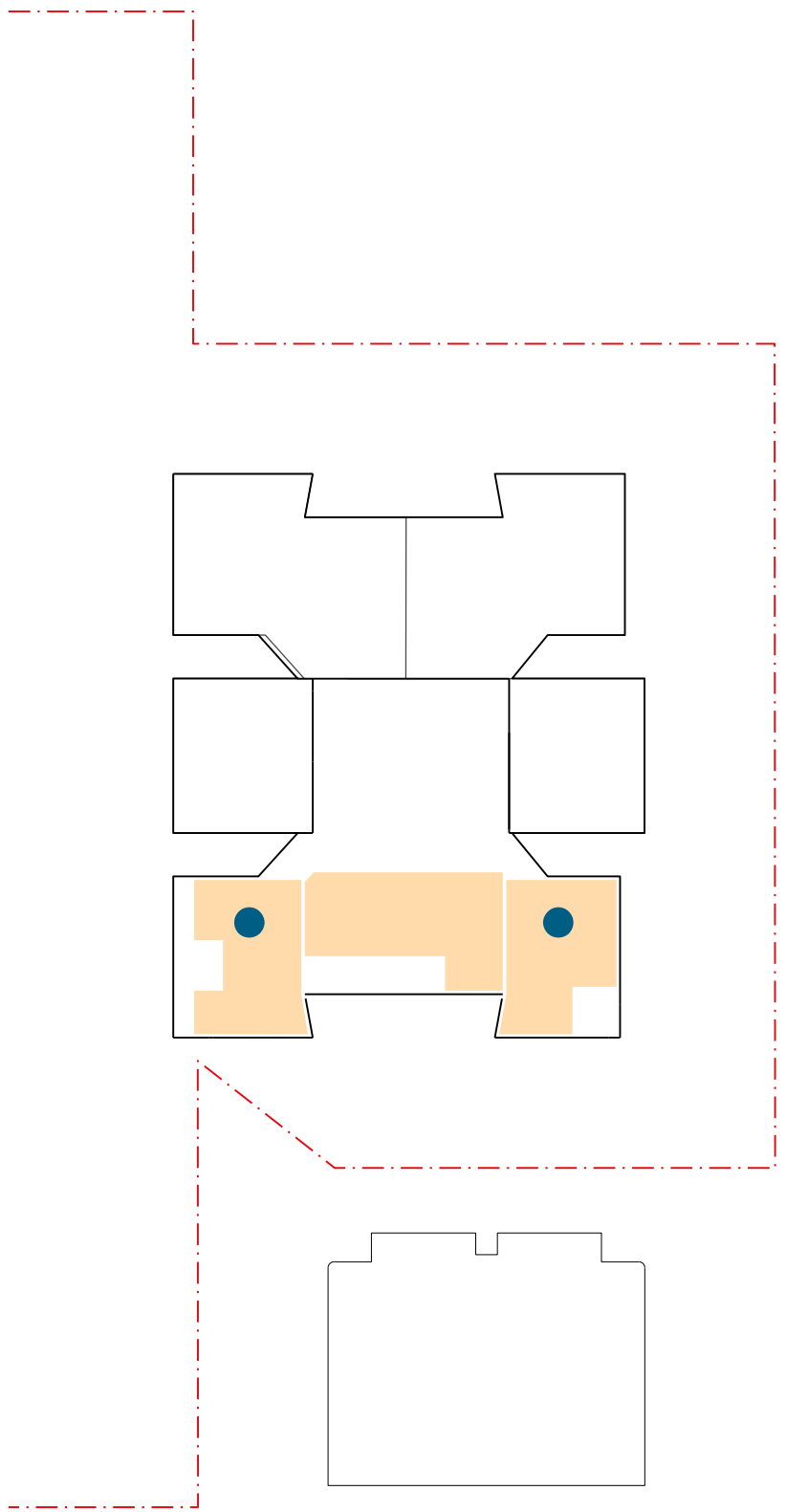
LEVEL 13-25 (ie. x13 LEVELS)		
	> 2 HOURS OF DIRECT SOLAR ACCESS	91
	< 2 HOURS OF DIRECT SOLAR ACCESS	26
	NATURAL CROSS VENTILATION	78
TOTAL NO. OF UNITS		117



LEVEL 26-27 (ie. x2 LEVELS)		
	> 2 HOURS OF DIRECT SOLAR ACCESS	10
	< 2 HOURS OF DIRECT SOLAR ACCESS	4
	NATURAL CROSS VENTILATION	12
TOTAL NO. OF UNITS		14



LEVEL 28		
	> 2 HOURS OF DIRECT SOLAR ACCESS	3
	< 2 HOURS OF DIRECT SOLAR ACCESS	1
	NATURAL CROSS VENTILATION	3
TOTAL NO. OF UNITS		4



LEVEL 29		
	> 2 HOURS OF DIRECT SOLAR ACCESS	3
	< 2 HOURS OF DIRECT SOLAR ACCESS	0
	NATURAL CROSS VENTILATION	2
TOTAL NO. OF UNITS		3

## SOLAR ACCESS

### SUMMARY BY LEVEL

37 – 41 OXFORD STREET

	MORE THAN 2 HRS SOLAR ACCESS	LESS THAN 2 HRS SOLAR ACCESS
LEVEL 2	8	7
LEVEL 3	7	4
LEVEL 4 – 6	21	12
LEVEL 7 – 11	30	20
LEVEL 12	7	3
LEVEL 13 – 25	91	26
LEVEL 26 – 27	10	4
LEVEL 28	3	1
LEVEL 29	3	0
TOTAL	180	77
PERCENTAGE	70%	30%

## SOLAR ACCESS

### SUMMARY

	PERCENTAGE OF UNITS RECEIVING NO. DIRECT SUNLIGHT BETWEEN 9AM – 3PM AT MID WINTER
TOTAL	38
PERCENTAGE	15%

## CROSS VENTILATION

### SUMMARY BY LEVEL

	No. OF UNITS	No. OF VENTILATED UNITS
LEVEL 2	15	9
LEVEL 3 – 6	44	24
LEVEL 7 – 12	60	36
LEVEL 13 – 25	117	78
LEVEL 26 – 27	14	12
LEVEL 28	4	3
LEVEL 29	3	3
TOTALS	257	165
PERCENTAGE 60%REQ.		64%
LEVEL 2 – 9	79	47
		60%

## DEFINITIONS

### \* SOLAR ACCESS

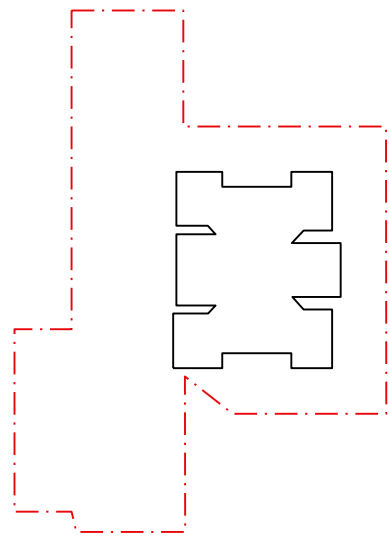
(SEPP95 – APARTMENT DESIGN GUIDE)

#### OBJECTIVE 4A-1 – DESIGN CRITERIA

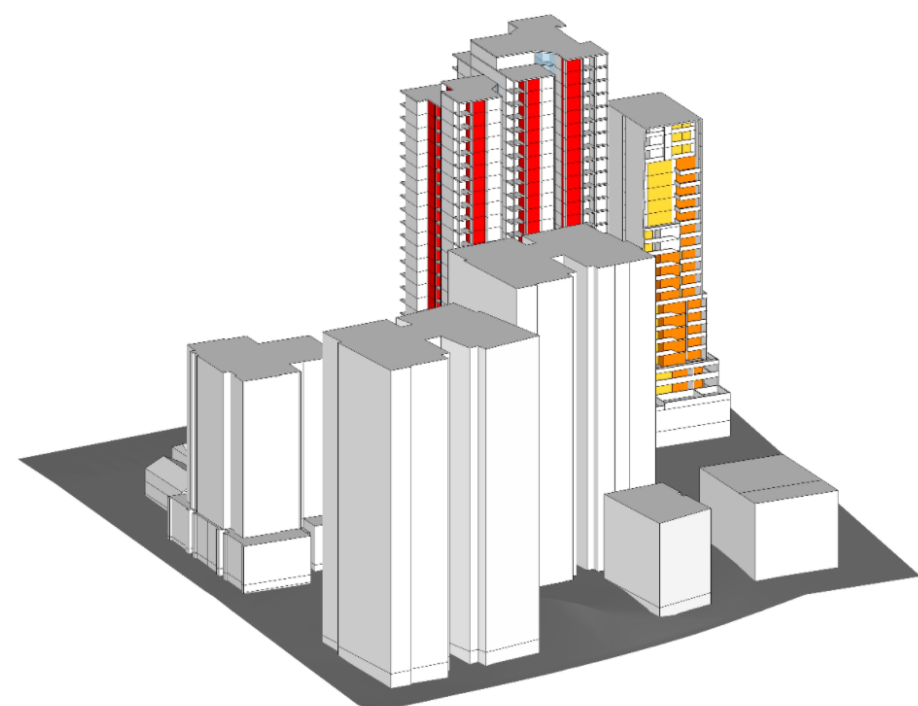
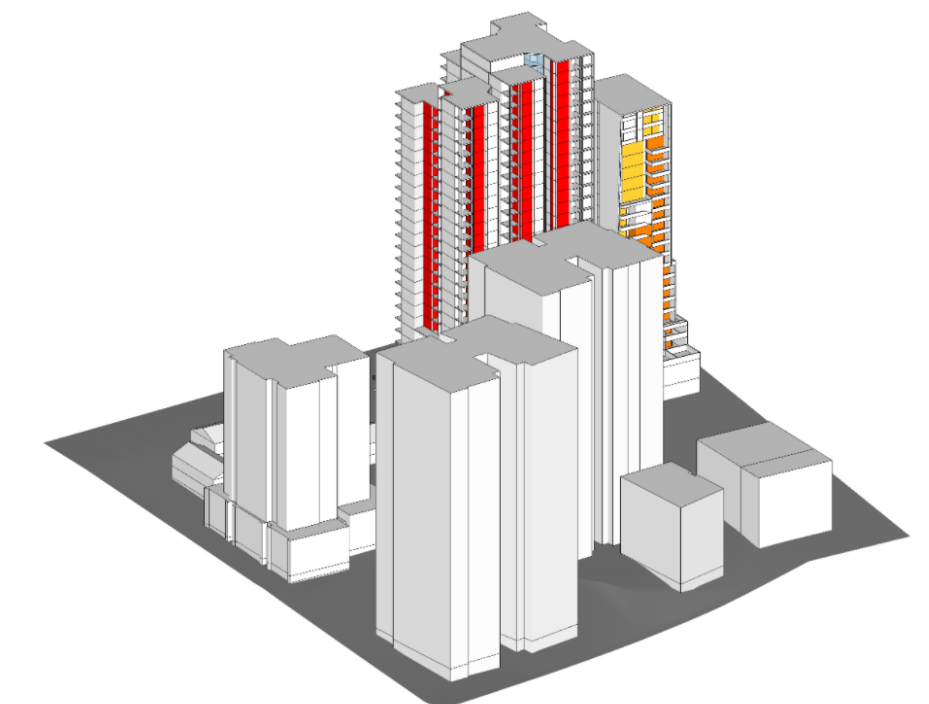
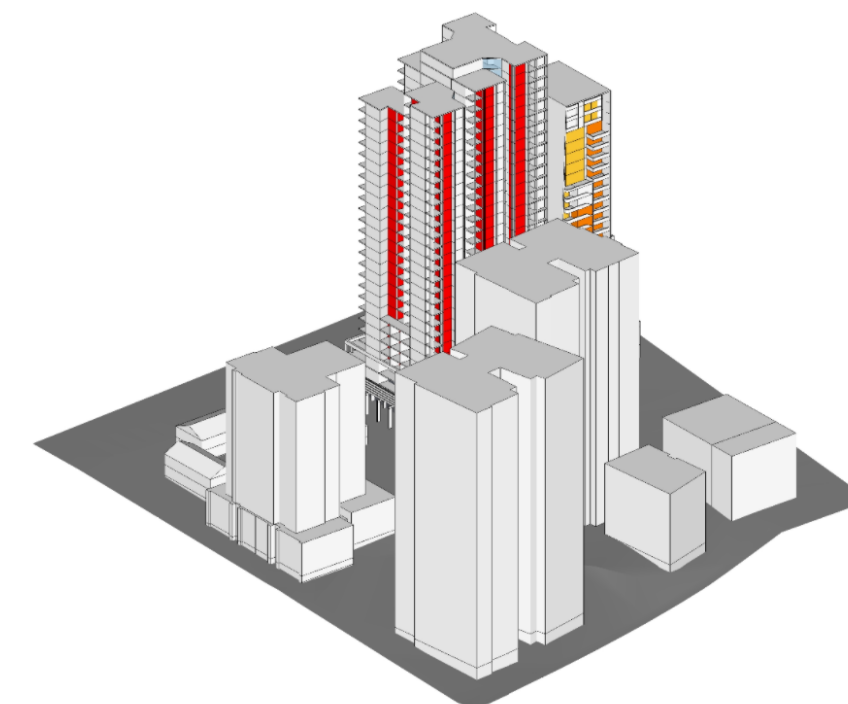
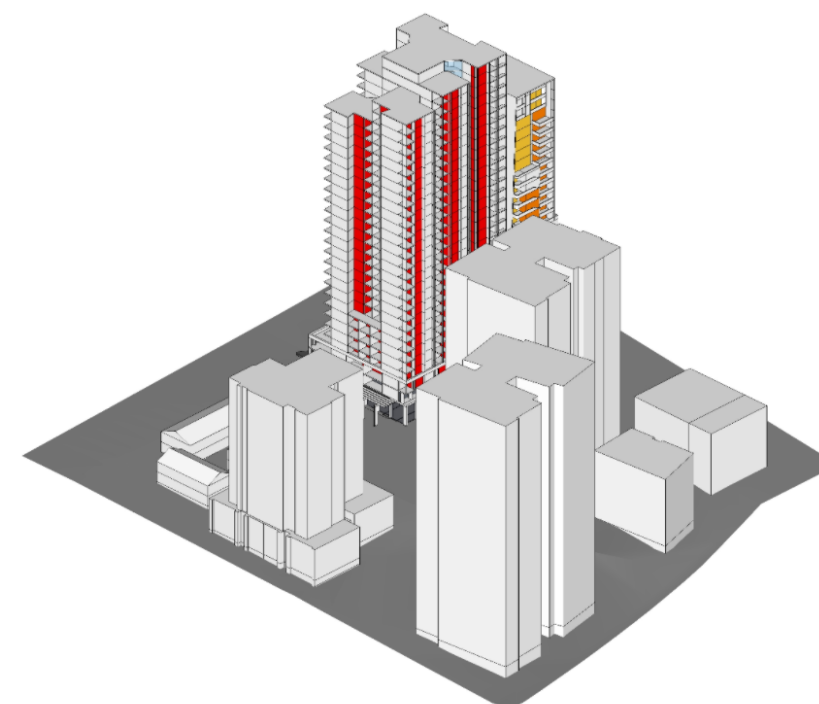
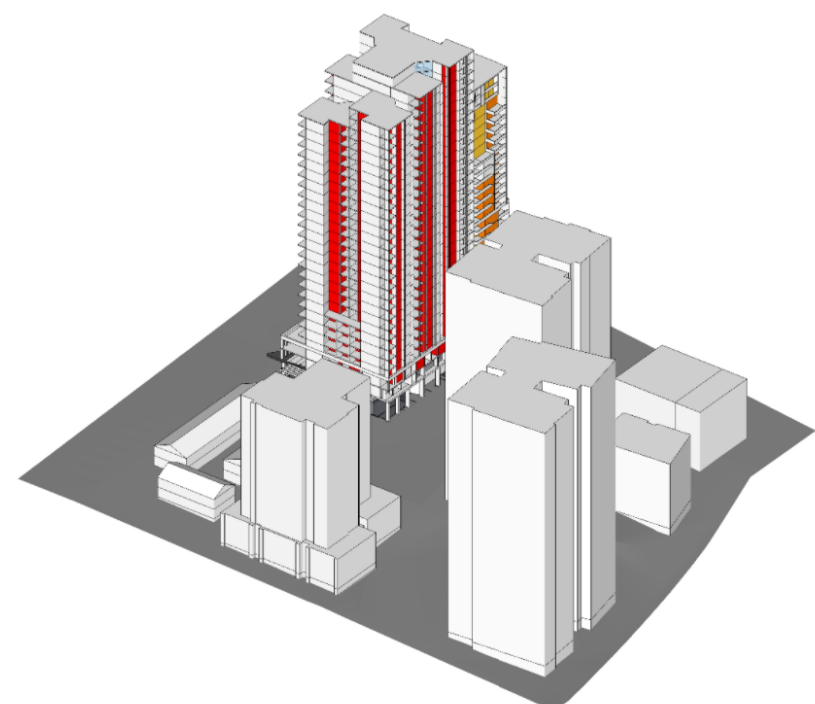
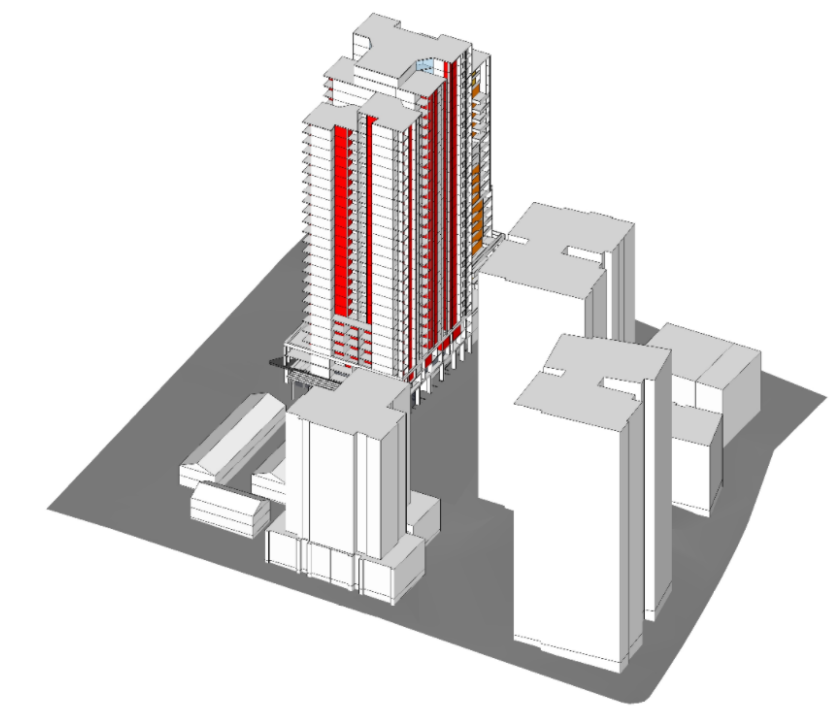
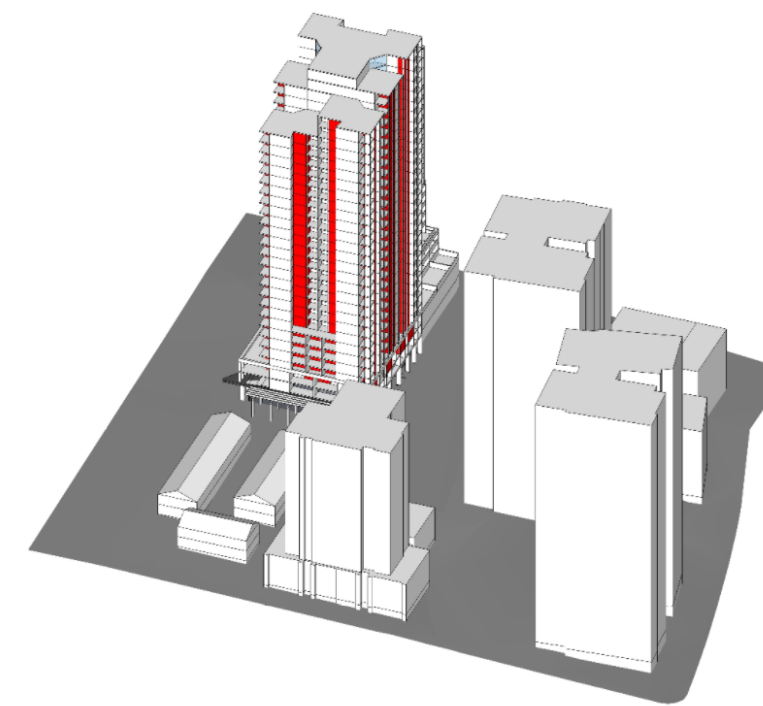
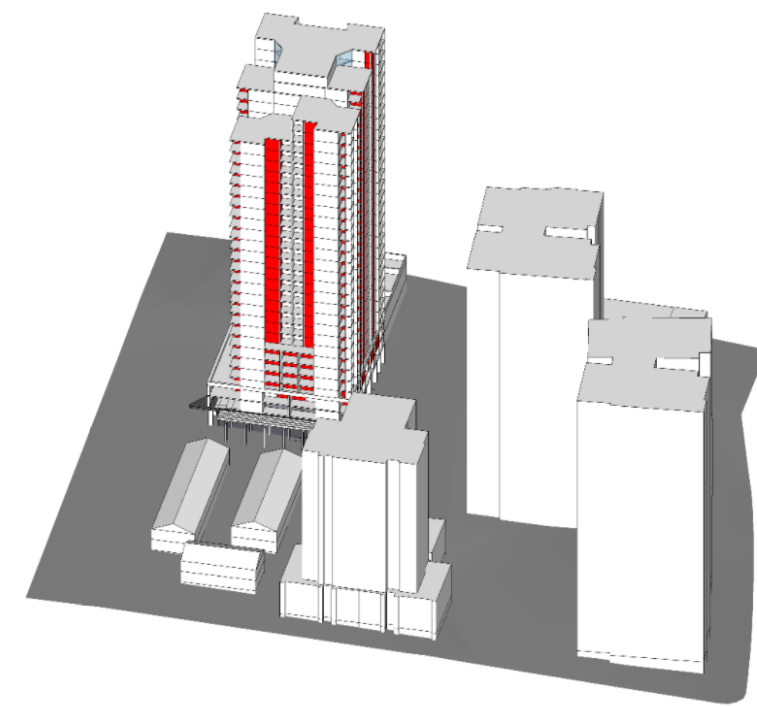
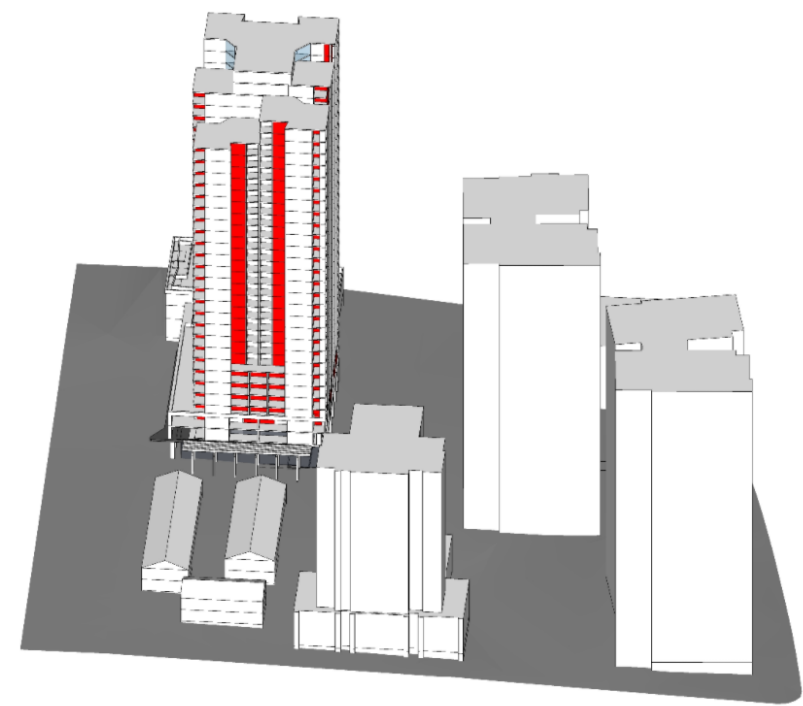
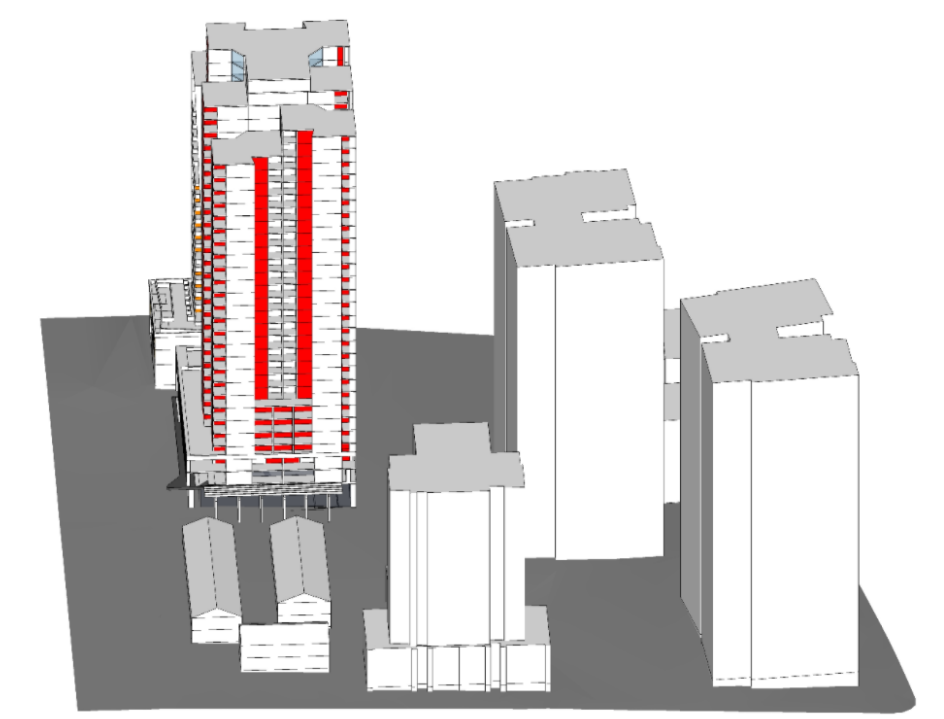
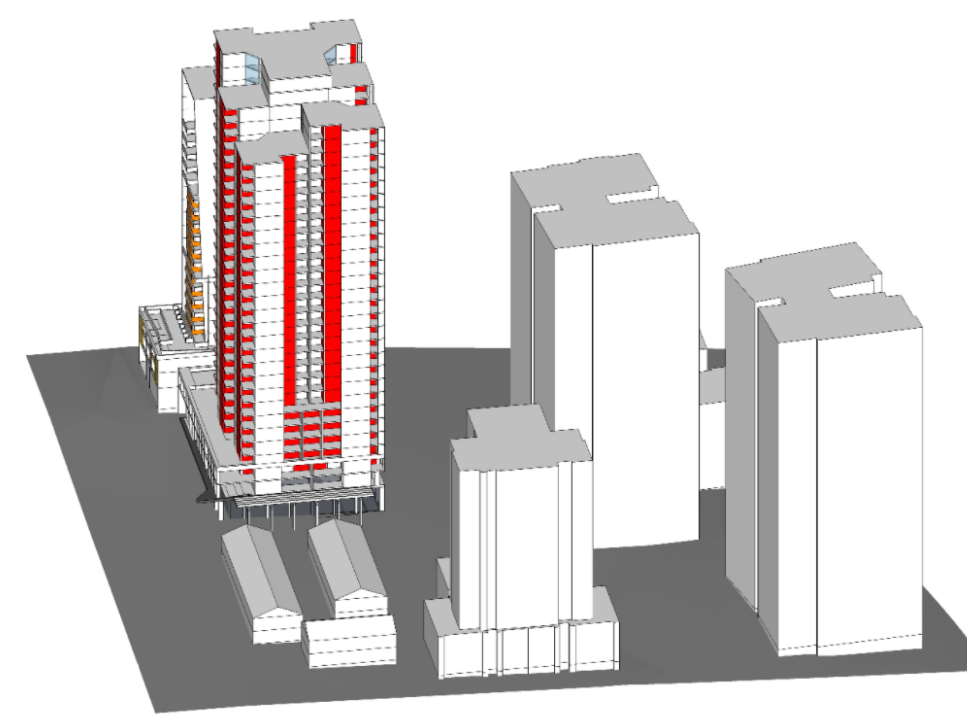
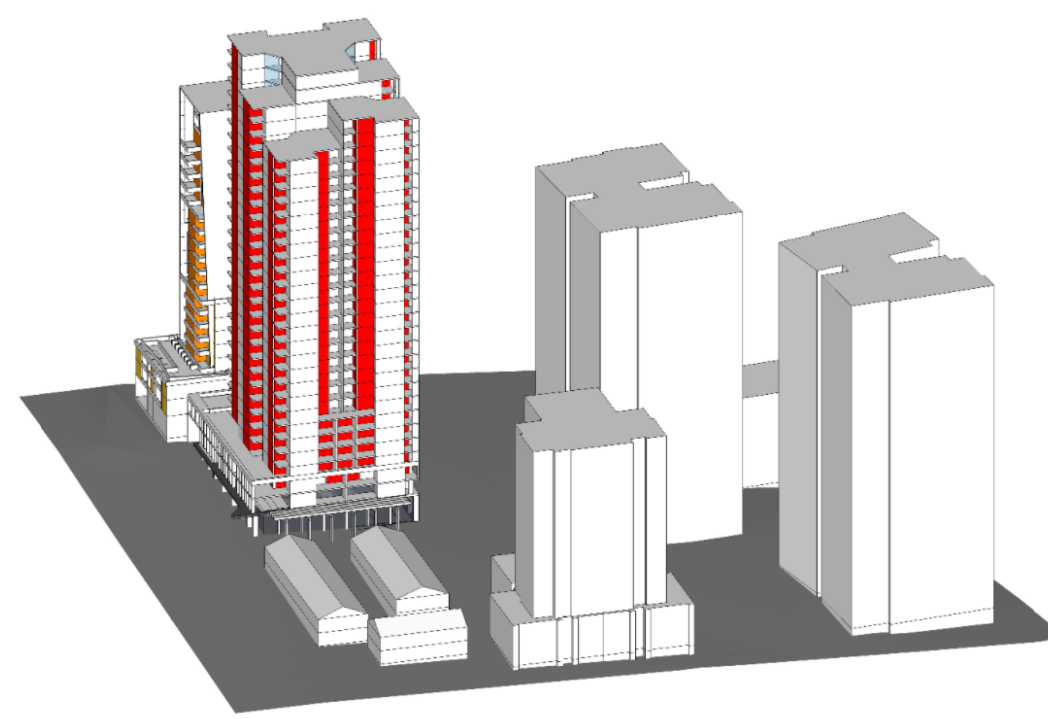
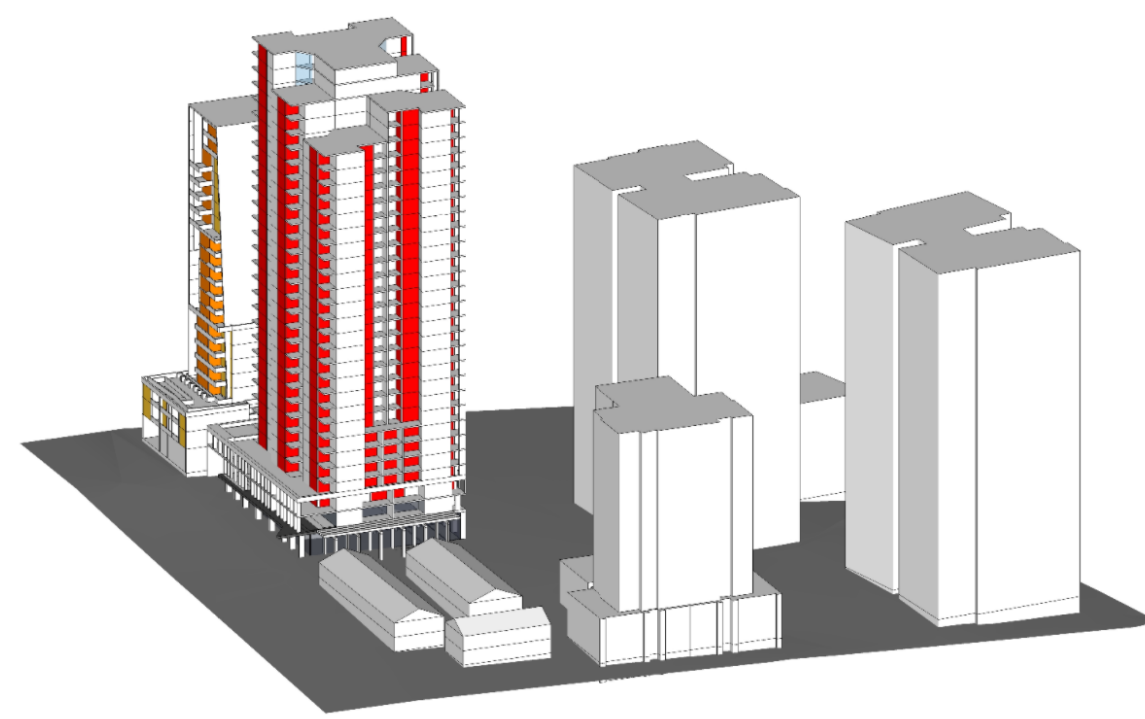
1. LIVING ROOMS AND PRIVATE OPEN SPACES OF AT LEAST 70% OF APARTMENTS IN A BUILDING RECEIVE A MINIMUM OF 2 HOURS DIRECT SUNLIGHT BETWEEN 9AM-3PM AT MID WINTER IN THE SYDNEY METROPOLITAN AREA.

2. (NOT APPLICABLE)

3. A MAXIMUM OF 15% OF APARTMENTS IN A BUILDING RECEIVE NO DIRECT SUNLIGHT BETWEEN 9AM AND 3PM AT MID WINTER







## SOLAR ACCESS

**SUMMARY BY LEVEL**  
37 - 41 OXFORD STREET

31 - 41 OXFORD STREET	MORE THAN 2 HRS SOLAR ACCESS	LESS THAN 2 HRS SOLAR ACCESS	NO SOLAR ACCESS
LEVEL 2	8	7	2
LEVEL 3	7	4	2
LEVEL 4 - 6	21	12	6
LEVEL 7 - 11	30	20	10
LEVEL 12	7	3	2
LEVEL 13 - 25	91	26	14
LEVEL 27	10	4	1
LEVEL 28	3	1	1
LEVEL 29	3	0	0
TOTAL	180	77	38
PERCENTAGE	70%	30%	15%

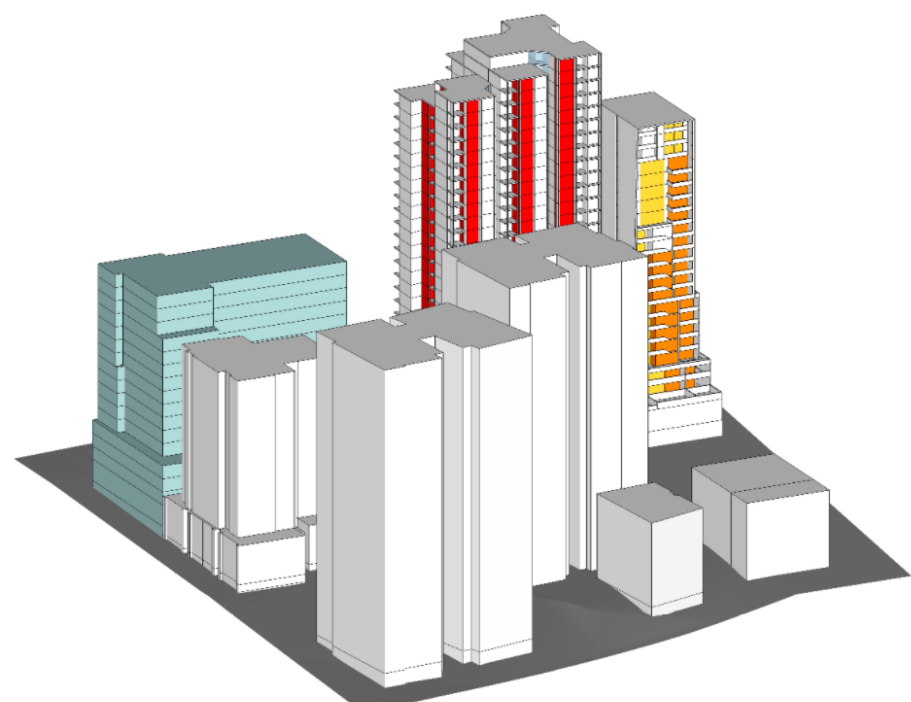
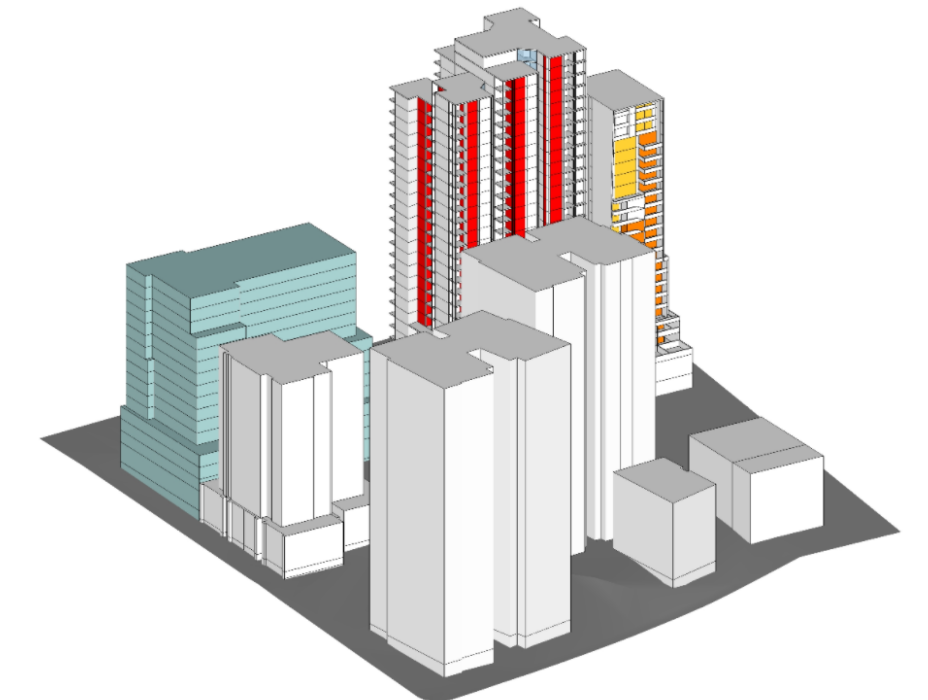
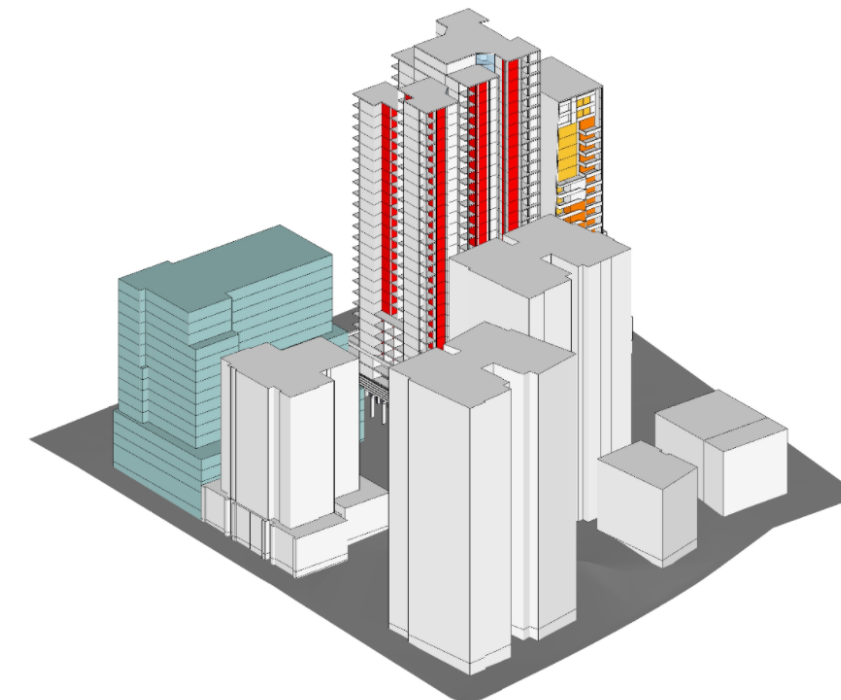
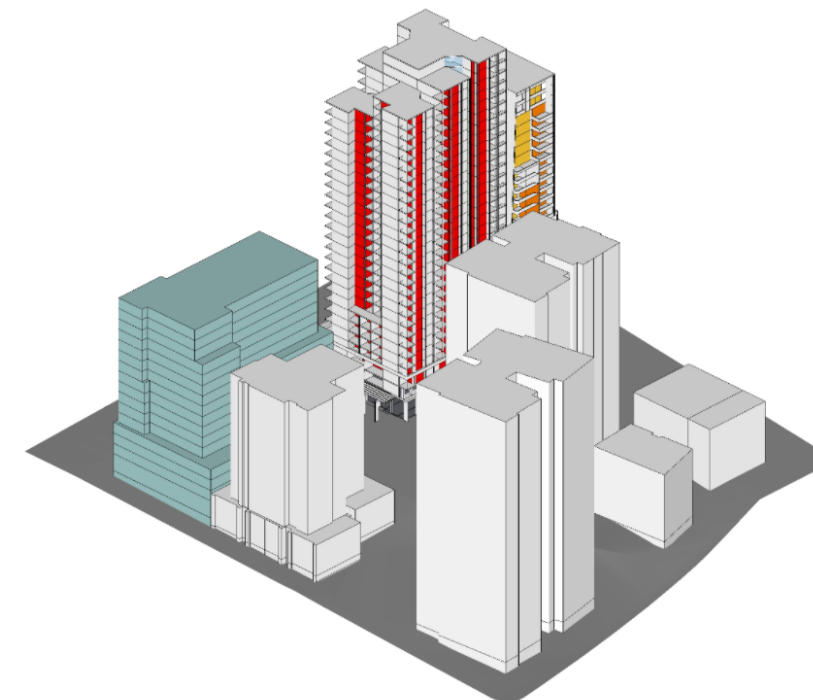
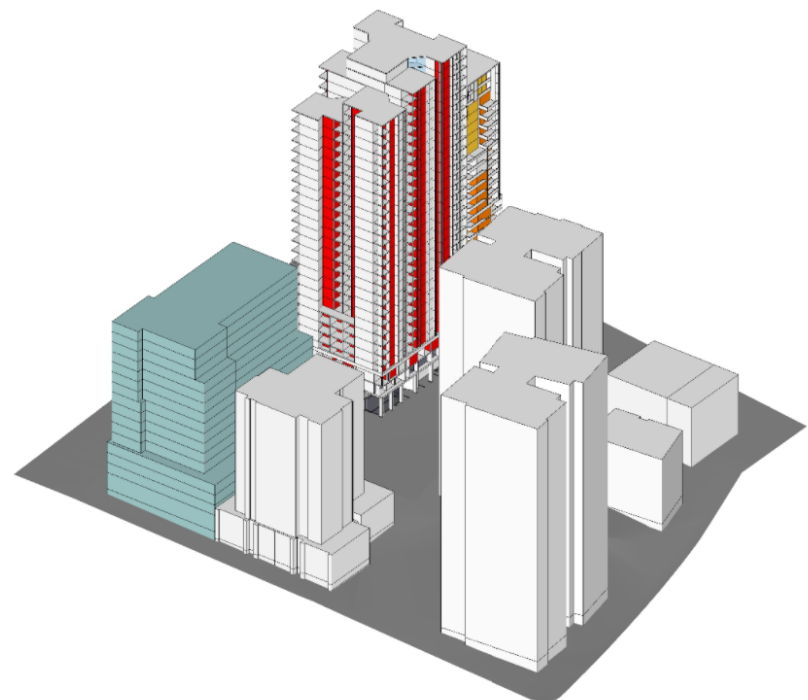
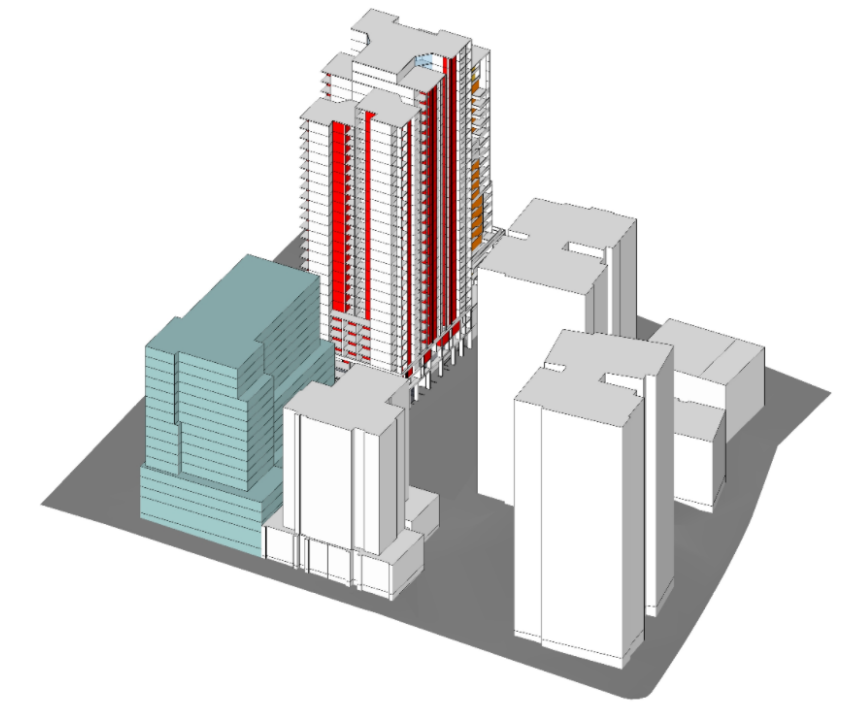
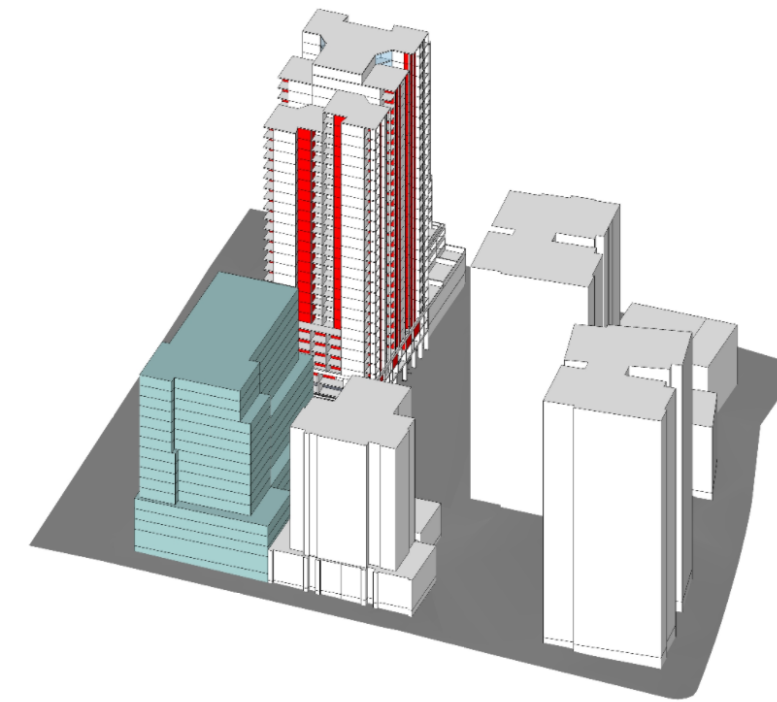
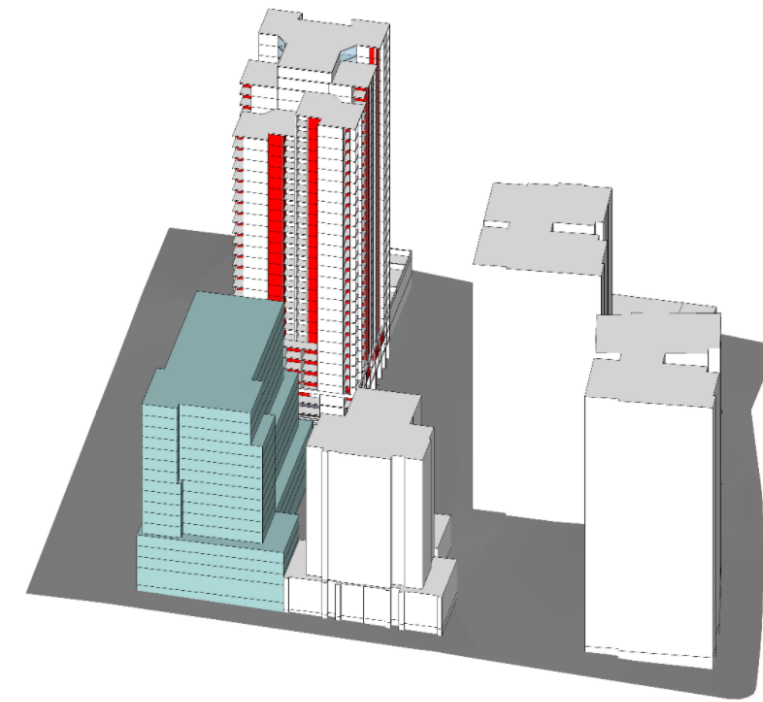
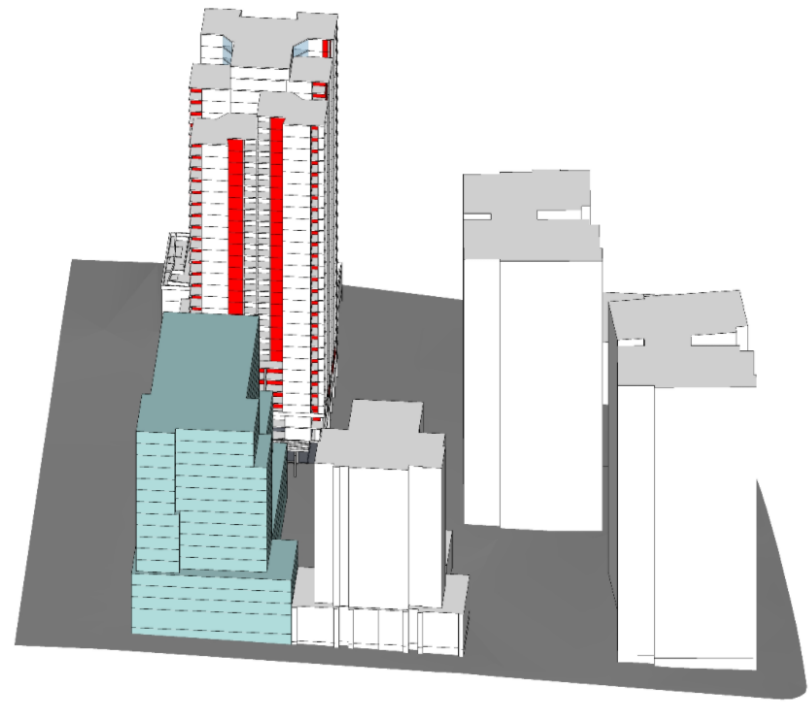
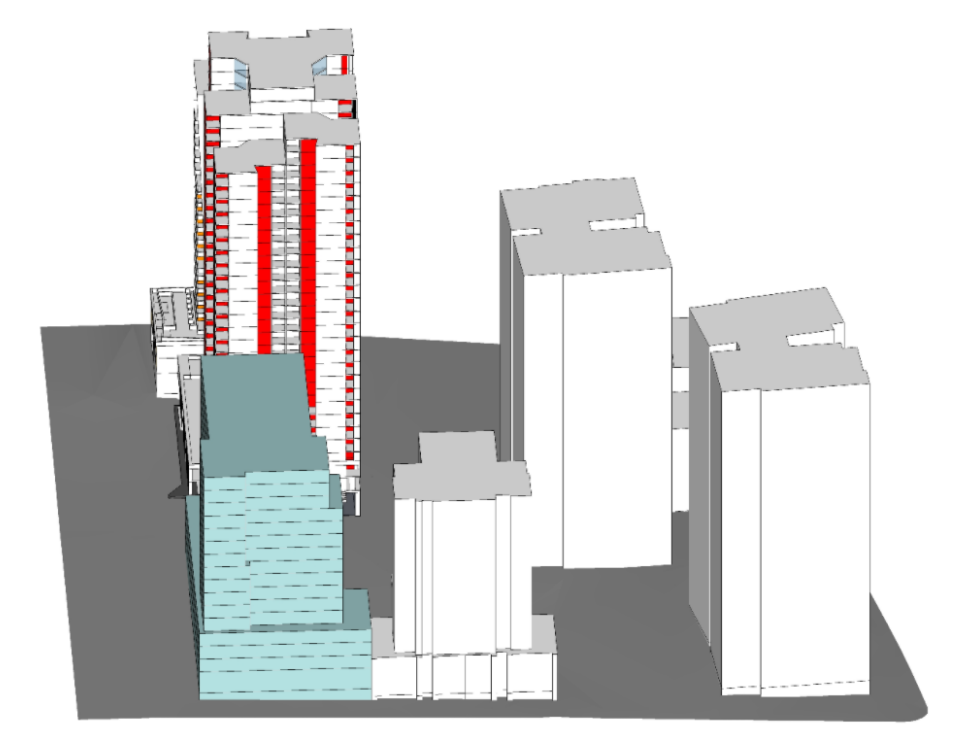
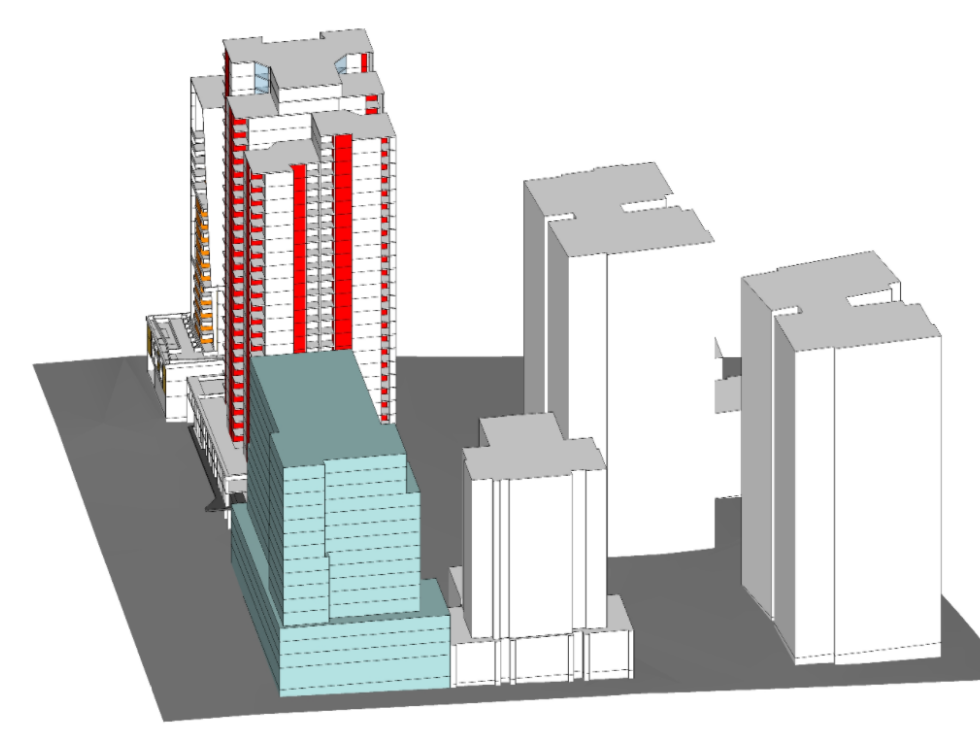
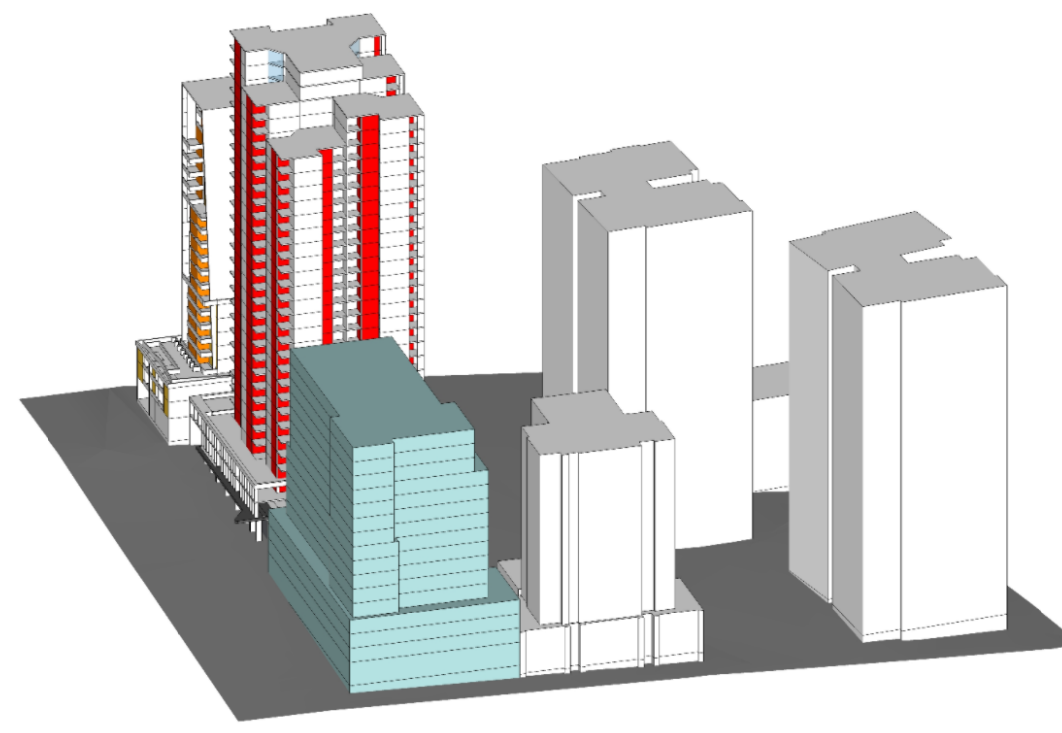
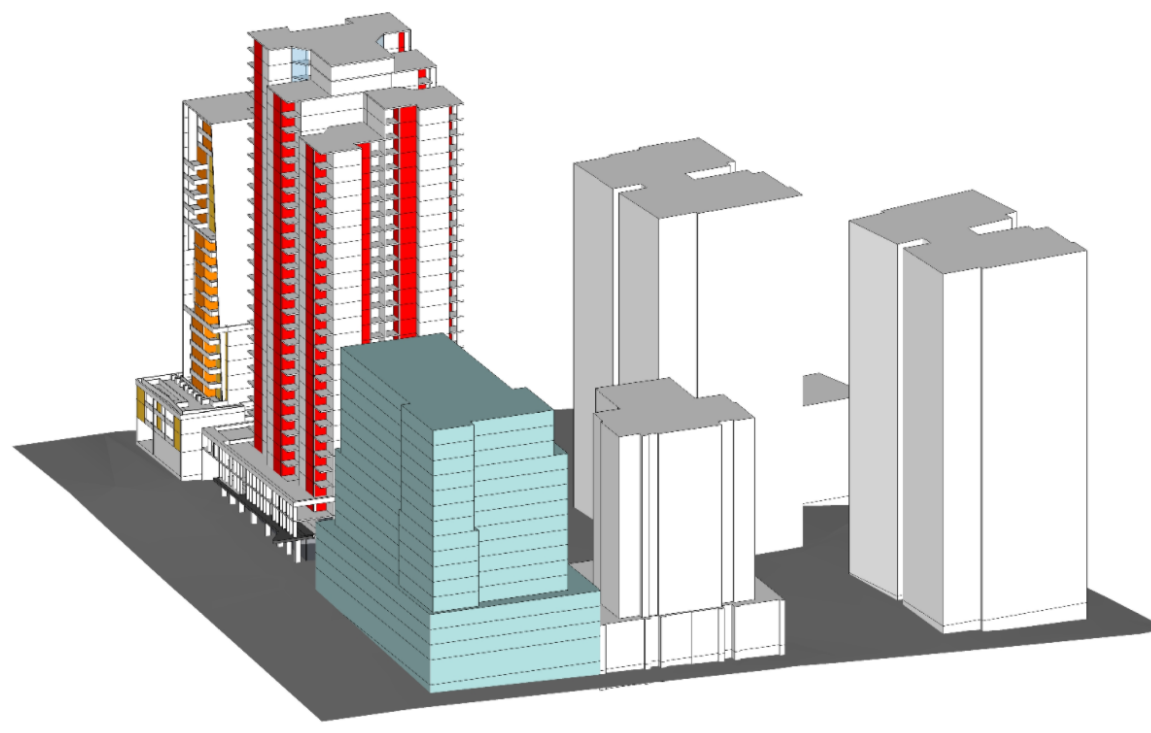
KEY

RED DENOTES FACADE OF PROPOSED DEVELOPMENT WHICH RECIEVE DIRECT SUNLIGHT WITHOUT THE OBSTRUCTION FROM OTHER BUILDINGS OR IMPEDIMENTS

ORANGE DENOTES LOCATION OF LIVING ROOM  
WINDOWS OF 35 OXFORD STREET EPPING

YELLOW DENOTES LOCATION OF BEDROOM WINDOWS  
OF 35 OXFORD STREET EPPING





SOLAR ACCESS





## SUMMARY BY LEVEL

37 - 41 OXFORD STREET

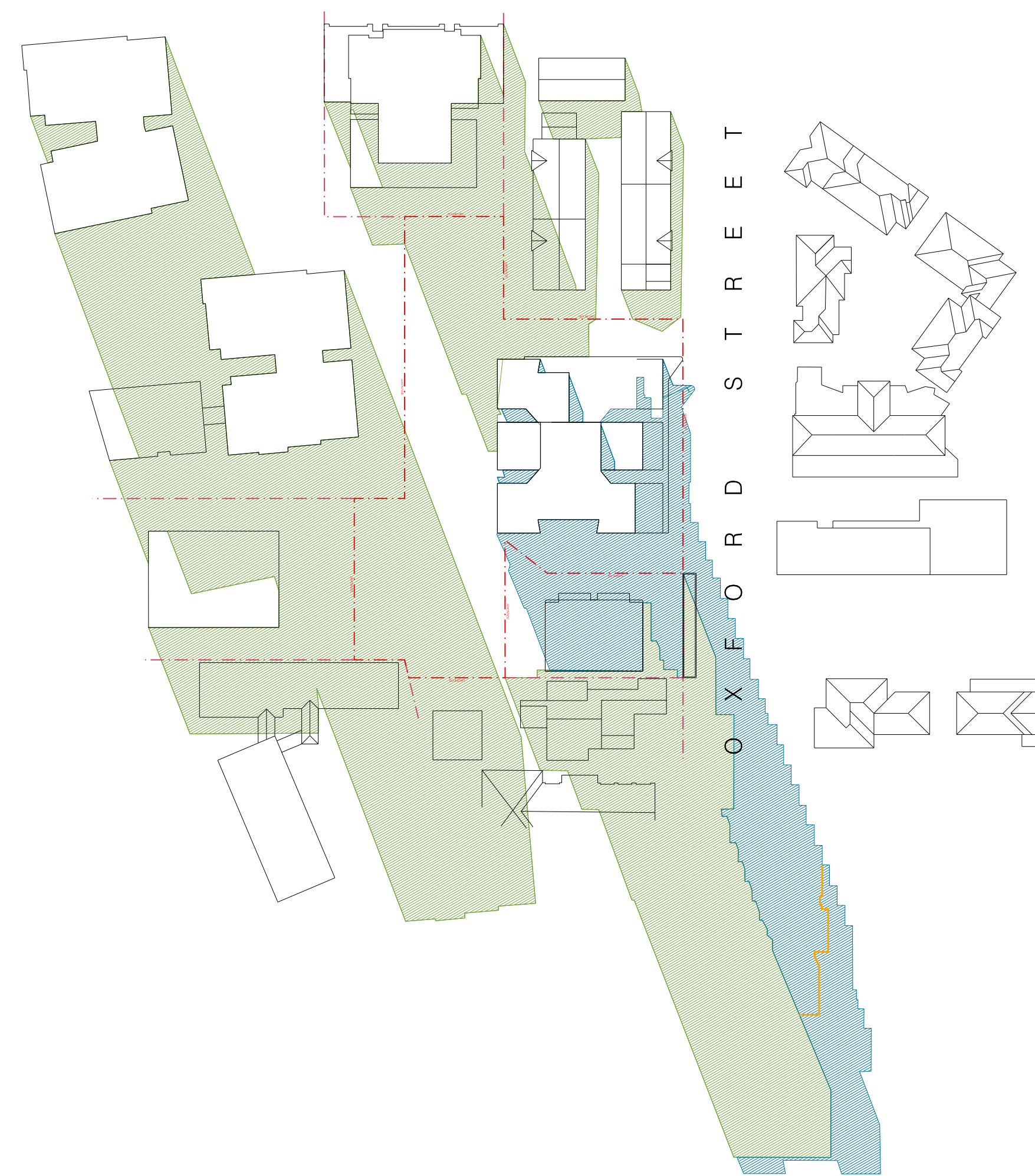
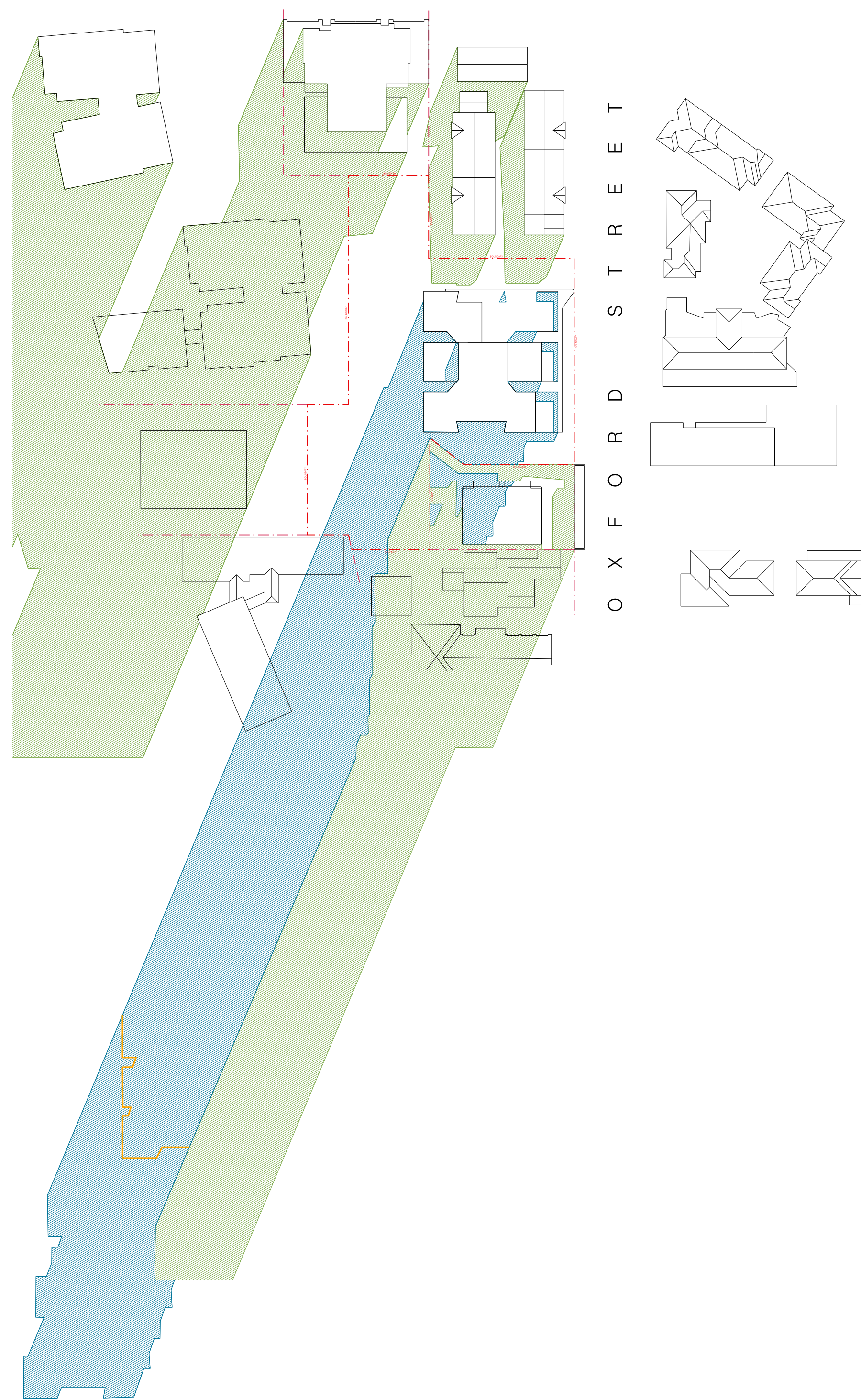
LEVEL	MORE THAN 2 HRS SOLAR ACCESS	LESS THAN 2 HRS SOLAR ACCESS	NO SOLAR ACCESS
LEVEL 2	4	11	2
LEVEL 3	4	8	2
LEVEL 4 – 6	13	20	6
LEVEL 7 – 11	28	22	10
LEVEL 12	7	3	2
LEVEL 13 – 25	91	26	13
LEVEL 26 – 27	8	4	2
LEVEL 28	3	1	1
LEVEL 29	3	0	0
TOTAL	161	96	38
PERCENTAGE	63%	37%	15%

NOTE: AS PER THE ADG GUIDANCE PART 3B-2, THE POTENTIAL FUTURE ENVELOPE AT 45-53 OXFORD STREET DOES NOT REDUCE THE POTENTIAL SOLAR ACCESS OF THE SUBJECT SITE BY MORE THAN 20%

KEY

-  RED DENOTES FACADE OF PROPOSED DEVELOPMENT WHICH RECEIVE DIRECT SUNLIGHT WITHOUT THE OBSTRUCTION FROM OTHER BUILDINGS OR IMPEDIMENTS
-  ORANGE DENOTES LOCATION OF LIVING ROOM WINDOWS OF 35 OXFORD STREET EPPING
-  YELLOW DENOTES LOCATION OF BEDROOM WINDOWS OF 35 OXFORD STREET EPPING
-  BLUE DENOTES POTENTIAL FUTURE BUILDING FORM AT 45-53 OXFORD STREET EPPING







01 SHADOW DIAGRAM – 21 JUNE 9:00AM  
1:1000

02 SHADOW DIAGRAM – 21 JUNE 12:00PM  
1:1000

03 SHADOW DIAGRAM – 21 JUNE 3:00PM  
1:1000

 EXISTING SHADOW  
 EXTENT OF ADDITIONAL SHADOW CAST BY  
 PROPOSED DEVELOPMENT AT 37-41 OXFORD STREET  
 EXTENT OF ADDITIONAL SHADOW CAST BY  
 DEVELOPMENT WITH 72M HEIGHT LIMIT

P R E L I M I N A R Y

C.D.C.	10-02-98 10-03-98 10-03-98	STAGE 1 P.A. STAGE 1 P.A. STAGE 1 P.A.	Drawing No.	Description	A1	<p>FOR SCHEMATIC DESIGN PURPOSES ONLY</p> <p> COPYRIGHT</p> <p>THIS DOCUMENT IS THE PROPERTY OF ANGELO CANDALEPAS AND ASSOCIATES PTY LIMITED. NO REPRODUCTION OR FURTHER DISTRIBUTION WITHOUT WRITTEN PERMISSION OF THE OWNER.</p> <p>THIS DOCUMENT SHALL ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS COMMISSIONED. UNAUTHORIZED USE OF THIS DOCUMENT IS PROHIBITED.</p> <p>DO NOT SCALE FROM THIS DRAWING. USE ONLY REQUIRED DIMENSIONS.</p>	<p>ARCHITECT:</p> <p><b>CANDALEPAS ASSOCIATES</b></p> <p>309 SUESEX ST SYDNEY NSW 2000</p> <p>T: 02 9283 7755 E: architects@candalepas.com.au</p> <p>NSW ARCHITECTS REG. NO. 5773</p>
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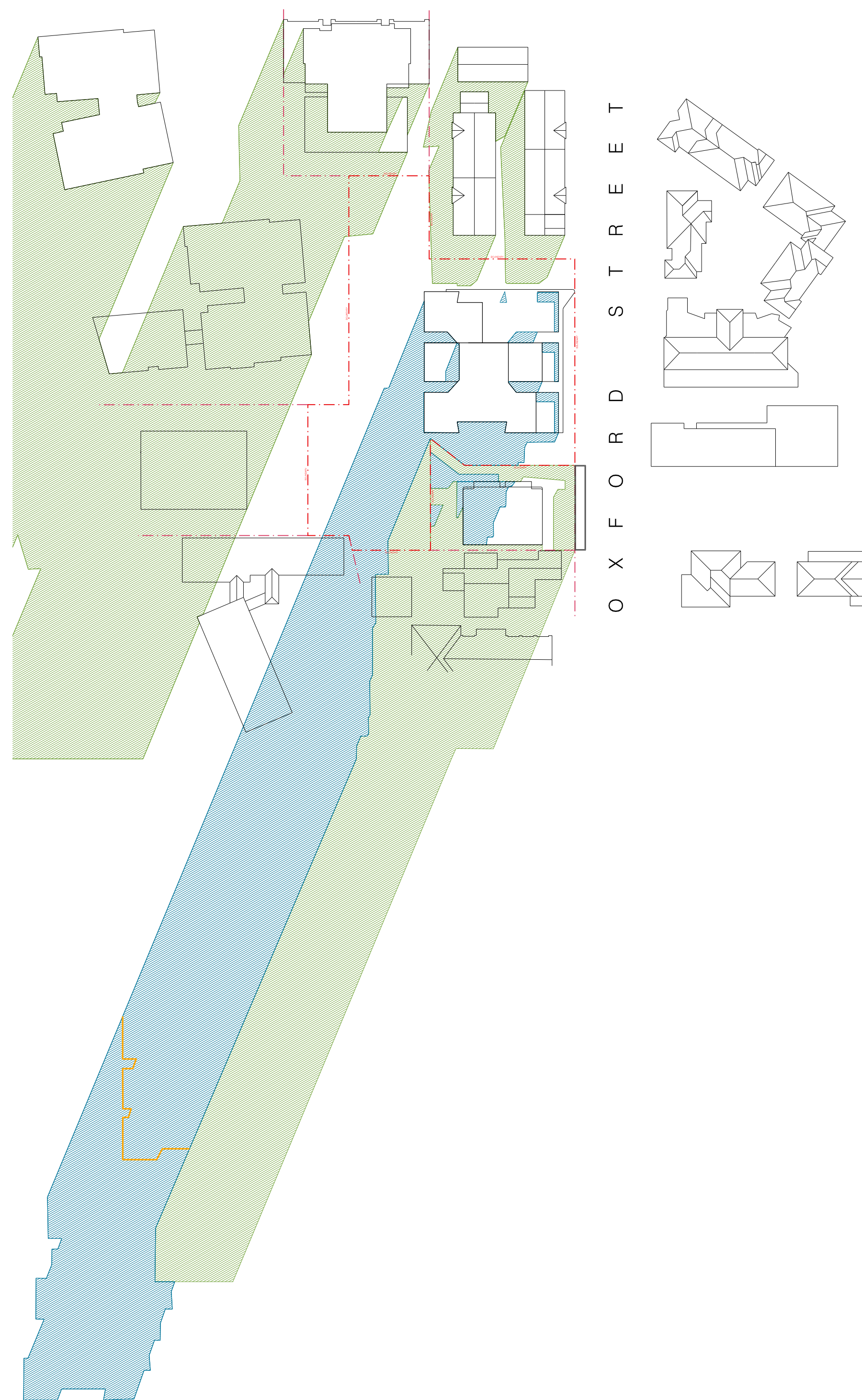
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37-41 OXFORD STREET, EPPING

CLIENT:  
GOODMAN

SCALE: 1:500@A1

DATE: FEB 1918	DRAWING: SHADOW ANALYSIS - JUNE 21	JOB No. 5795
CHECKED 1: SS		
CHECKED 2: JL		
DRAWN BY: DB	DRAWING No. S1-DA -1651	ISSUE C







01 SHADOW DIAGRAM – 21 JUNE 9:00AM  
1:1000

02 SHADOW DIAGRAM – 21 JUNE 12:00PM  
1:1000

03 SHADOW DIAGRAM – 21 JUNE 3:00PM  
1:1000

 EXISTING SHADOW  
 EXTENT OF ADDITIONAL SHADOW CAST BY PROPOSED DEVELOPMENT AT 37-41 OXFORD STREET  
 EXTENT OF ADDITIONAL SHADOW CAST BY DEVELOPMENT WITH 72M HEIGHT LIMIT

P R E L I M I N A R Y

Issue	Date	Description
C	19.02.16	STAGE 1 DA
B	06.12.17	AMENDED DA
A	08.03.17	STAGE 1 DA

Drawing Original Size A1

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NSW ARCHITECTS REG No. 5773

PROJECT:  
37-41 OXFORD STREET, EPPING

CLIENT:  
GOODMAN

SCALE: 1:500@A1

DATE:  
FEB 2018

CHECKED 1:  
SS

CHECKED 2:  
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DRAWN BY:  
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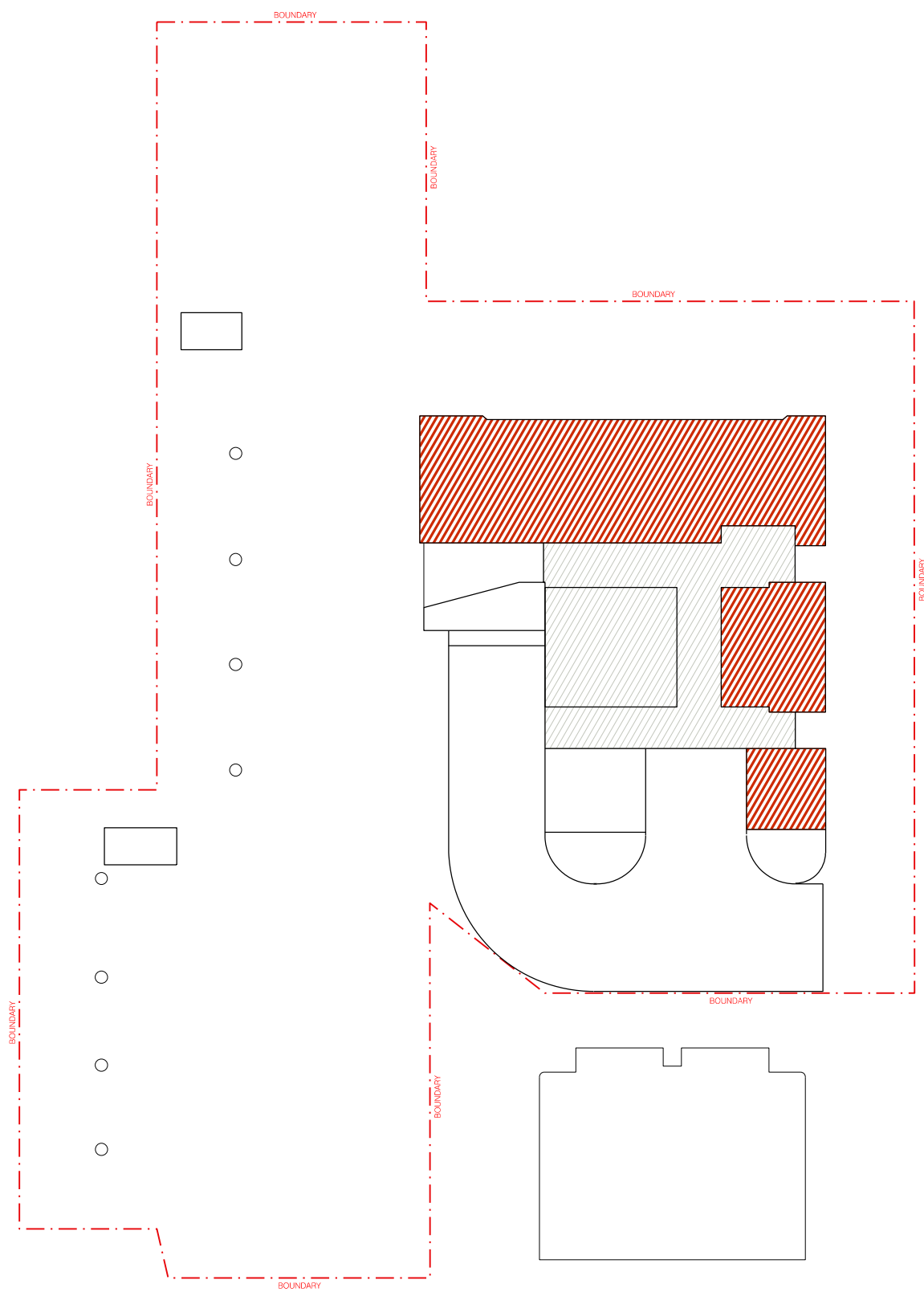
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ANALYSIS -  
JUNE 21

DRAWING No.  
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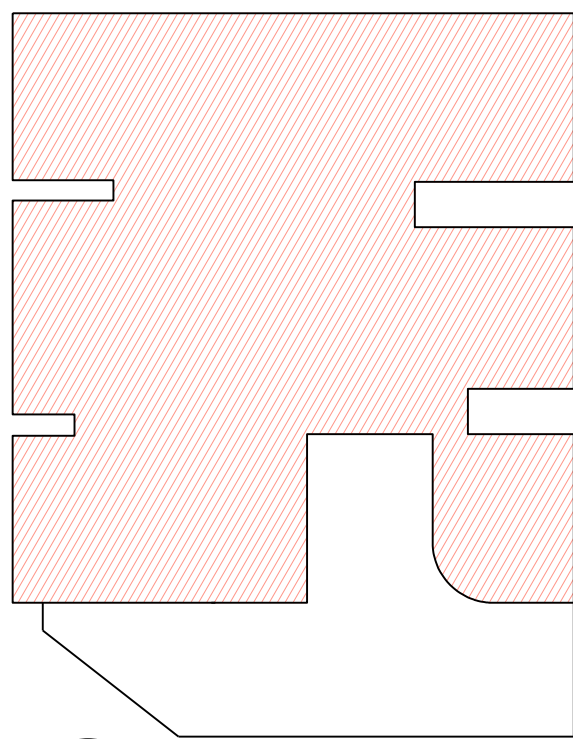
JOB No. 5795

ISSUE

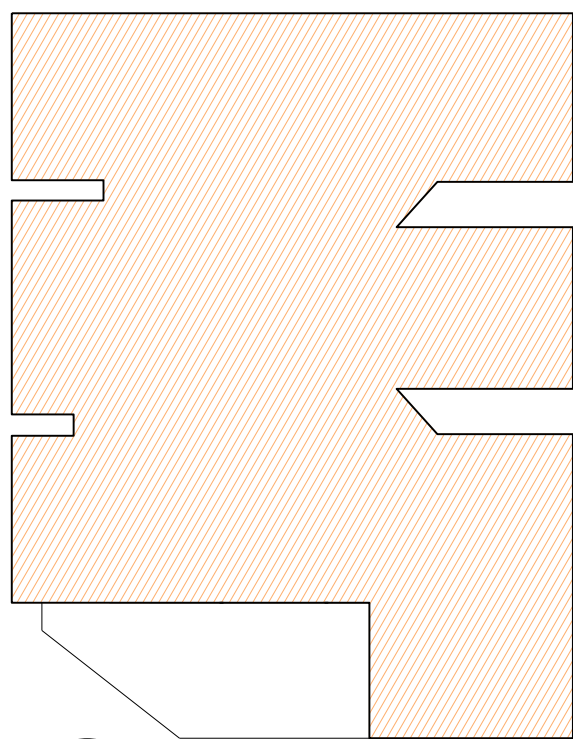




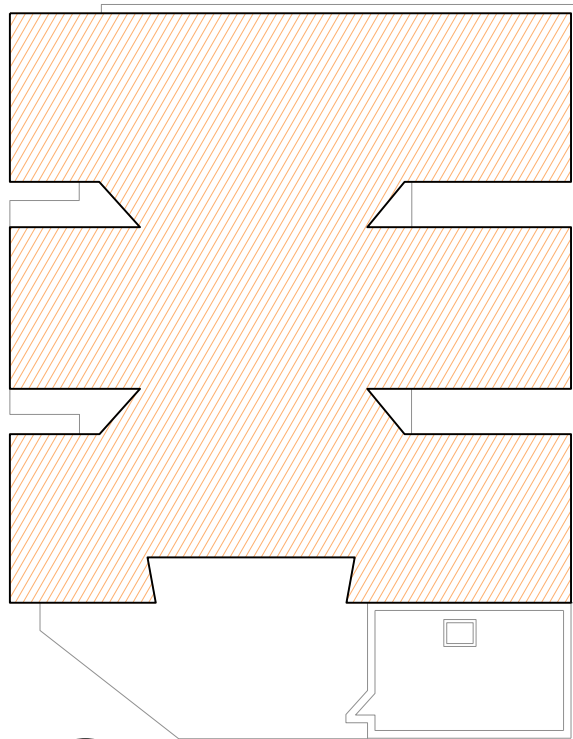
01 GROUND FLOOR PLAN  
NTS



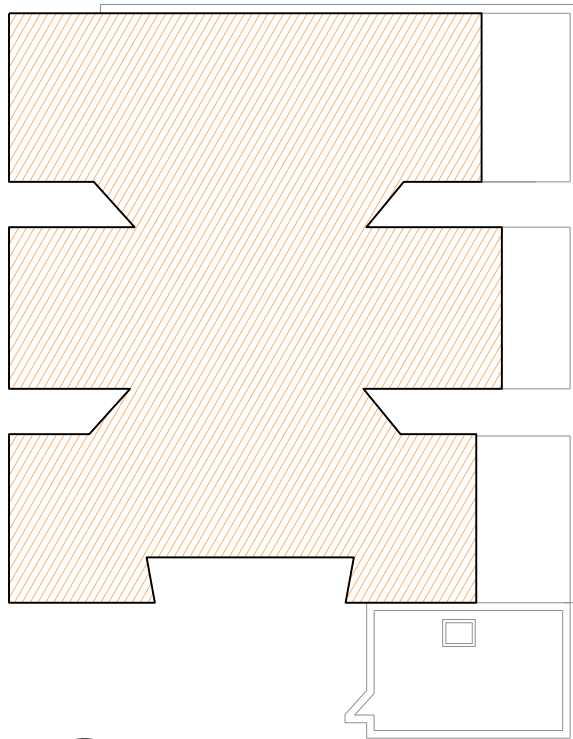
02 L1 FLOOR PLAN  
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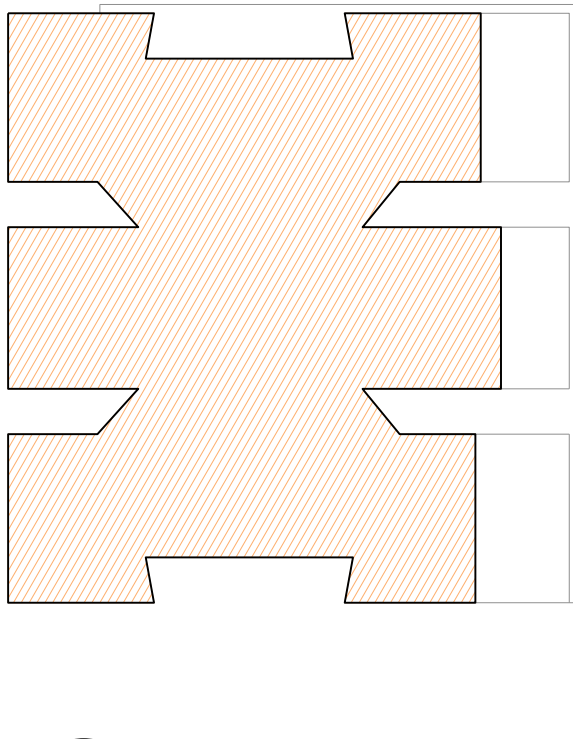
03 L2 FLOOR PLAN  
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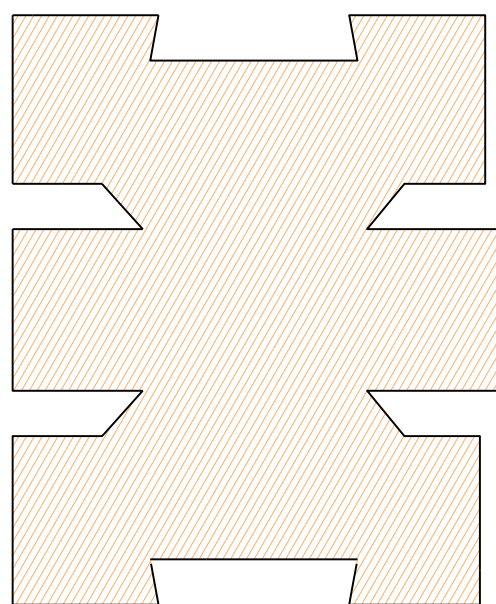
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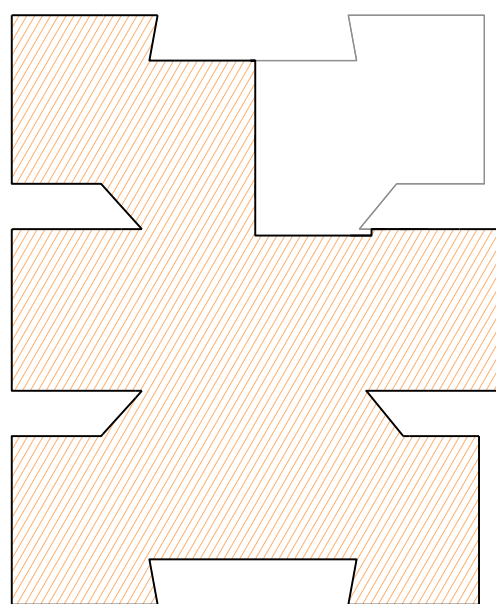
05 L4-6 FLOOR PLAN  
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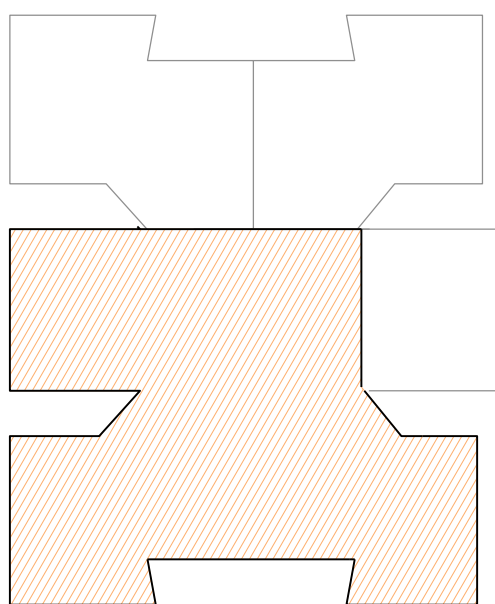
06 L7-12 FLOOR PLAN  
NTS



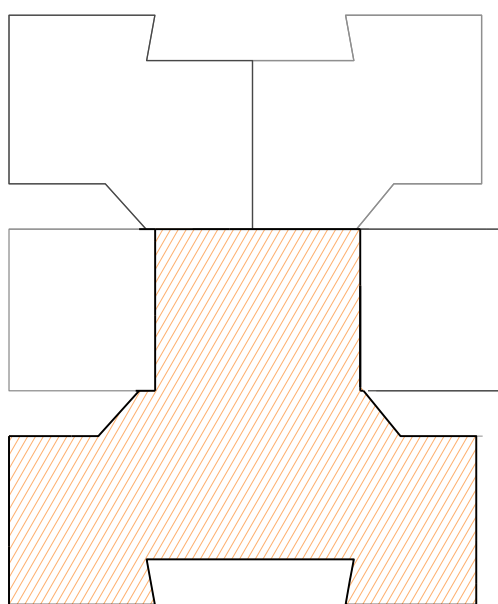
07 L13-25 FLOOR PLAN  
NTS



08 L26-27 FLOOR PLAN  
NTS



09 L28 FLOOR PLAN  
NTS



10 L29 FLOOR PLAN  
NTS

#### APARTMENT LEVEL CALCULATIONS

LEVEL 2 (x1 LEVELS)	TOTAL AREA	
APARTMENTS	930 m <sup>2</sup>	
CIRCULATION	174 m <sup>2</sup>	
SUB TOTAL LEVEL GFA	1104 m <sup>2</sup>	
LEVEL 3 (x1 LEVELS)	TOTAL AREA	
APARTMENTS	671 m <sup>2</sup>	
CIRCULATION	136 m <sup>2</sup>	
SUB TOTAL LEVEL GFA	807 m <sup>2</sup>	
LEVEL 4-6 (x3 LEVELS)	TOTAL AREA	LEVEL AREA
APARTMENTS	2016 m <sup>2</sup>	672 m <sup>2</sup>
CIRCULATION	405 m <sup>2</sup>	135 m <sup>2</sup>
SUB TOTAL LEVEL GFA	2421 m <sup>2</sup>	807 m <sup>2</sup>
LEVEL 7-12 (x6 LEVELS)	TOTAL AREA	LEVEL AREA
APARTMENTS	3918 m <sup>2</sup>	653 m <sup>2</sup>
CIRCULATION	810 m <sup>2</sup>	135 m <sup>2</sup>
SUB TOTAL LEVEL GFA	4728 m <sup>2</sup>	788 m <sup>2</sup>
LEVEL 13-25 (x13 LEVELS)	TOTAL AREA	LEVEL AREA
APARTMENTS	8333 m <sup>2</sup>	641 m <sup>2</sup>
CIRCULATION	1755 m <sup>2</sup>	135 m <sup>2</sup>
SUB TOTAL LEVEL GFA	10088 m <sup>2</sup>	776 m <sup>2</sup>
LEVEL 26-27 (x2 LEVELS)	TOTAL AREA	LEVEL AREA
APARTMENTS	1026 m <sup>2</sup>	513 m <sup>2</sup>
CIRCULATION	224 m <sup>2</sup>	112 m <sup>2</sup>
SUB TOTAL LEVEL GFA	1250 m <sup>2</sup>	625 m <sup>2</sup>
LEVEL 28 (x1 LEVELS)	TOTAL AREA	
APARTMENTS	312 m <sup>2</sup>	
CIRCULATION	69 m <sup>2</sup>	
SUB TOTAL LEVEL GFA	381 m <sup>2</sup>	
LEVEL 29 (x1 LEVELS)	TOTAL AREA	
APARTMENTS	237 m <sup>2</sup>	
CIRCULATION	61 m <sup>2</sup>	
SUB TOTAL LEVEL GFA	298 m <sup>2</sup>	

#### DEVELOPMENT CALCULATIONS

GFA - COMMERCIAL + RETAIL	TOTAL AREA	GROUND	LEVEL 1
RETAIL	435 m <sup>2</sup>	435 m <sup>2</sup>	- m <sup>2</sup>
COMMERCIAL	498 m <sup>2</sup>	- m <sup>2</sup>	498 m <sup>2</sup>
CIRCULATION	350 m <sup>2</sup>	185 m <sup>2</sup>	165 m <sup>2</sup>
TOTAL LEVEL GFA	1283 m <sup>2</sup>	620 m <sup>2</sup>	663 m <sup>2</sup>

LANDSCAPE	MIN. REQUIRED	PROPOSED
LANDSCAPING DEEP SOIL AREA	348 m <sup>2</sup>	7% 1236 m <sup>2</sup>
LANDSCAPED OPEN SPACE INCL. PAVED AREAS		3487 m <sup>2</sup> 70%

#### COUNCIL DEDICATED PUBLIC DOMAIN

3 METRE STRIP ALONG OXFORD STREET FRONTAGE	170 m <sup>2</sup>	
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#### PARKING CALCULATIONS - ANCILLARY

MOTORCYCLE SPACES	12	12
BICYCLE PARKING (RESIDENT)	265	269
BICYCLE PARKING (VISITOR)	27	27

#### DEVELOPMENT CALCULATIONS

SITE CONTROLS	
TOTAL SITE AREA	4 969 m <sup>2</sup>
PERMISSIBLE FSR* *FLOOR SPACE RATIO	4.5 : 1
PERMISSIBLE GFA* *GROSS FLOOR AREA	22 361 m <sup>2</sup>

PROPOSED GFA	22 361 m <sup>2</sup>
PROPOSED FSR	4.5 : 1

#### PROPOSED DEVELOPMENT MIX

37 - 41 OXFORD ST

	UNIT YIELD	AV. UNIT AREA	TOTAL AREA	UNIT MIX
STUDIO	14	38	532	5%
1 BED	69	51	3519	27%
2 BED	157	74	11618	61%
3 BED	17	90	1530	7%
TOTAL	257		17199	100%

#### COMMUNAL OPEN SPACE (C.O.S.) CALCULATIONS

	AREA	MIN. REQUIRED	PROPOSED
GROUND FLOOR C.O.S.	2714 m <sup>2</sup>		55%
ROOF TOP C.O.S.	115 m <sup>2</sup>		2%
TOTAL C.O.S.	2829 m <sup>2</sup>	25%	57%

#### PARKING CALCULATIONS

RESIDENTIAL PARKING	MIN. REQUIRED	PROPOSED
HORNSBY DCP 2013		
RETAIL (ALLOW 1 PER 60m)	19	21
STUDIO (0.75 SPACE PER DWELLING)	11	11
1 BED UNITS (0.75 SPACE PER DWELLING)	52	52
2 BED UNITS (1 SPACE PER DWELLING)	157	157
3 BED UNITS (1.5 SPACE PER DWELLING)	26	30
SUB-TOTAL	265	271
VISITOR PARKING (1 SPACE PER 10 DWELLING)	26	26
CAR WASH BAY	-	1
CAR SHARE BAY (MINIMUM 1 REQUIRED)	1	1
SUB-TOTAL	27	28
TOTAL	291	299
ACCESSIBLE SPACES (RESIDENT - 10% OF APARTMENTS TO BE PROVIDED WITH ACCESSIBLE SPACE. ALLOWANCE IS TO BE MADE FOR UP TO 30% OF CARPARKING TO BE ADAPTED TO ACCESSIBLE SPACES IN THE FUTURE)	27	30
ACCESSIBLE SPACES (RETAIL / COMMERCIAL USE)	1	2

PRELIMINARY

STAGE 1 DA  
FOR PRELIMINARY  
DESIGN ONLY  
DATE: 10/01/2018  
DRAWING: Original Size

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GOODMAN  
SCALE: NTS

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SS  
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JL  
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