

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

LOCATION PLAN:



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

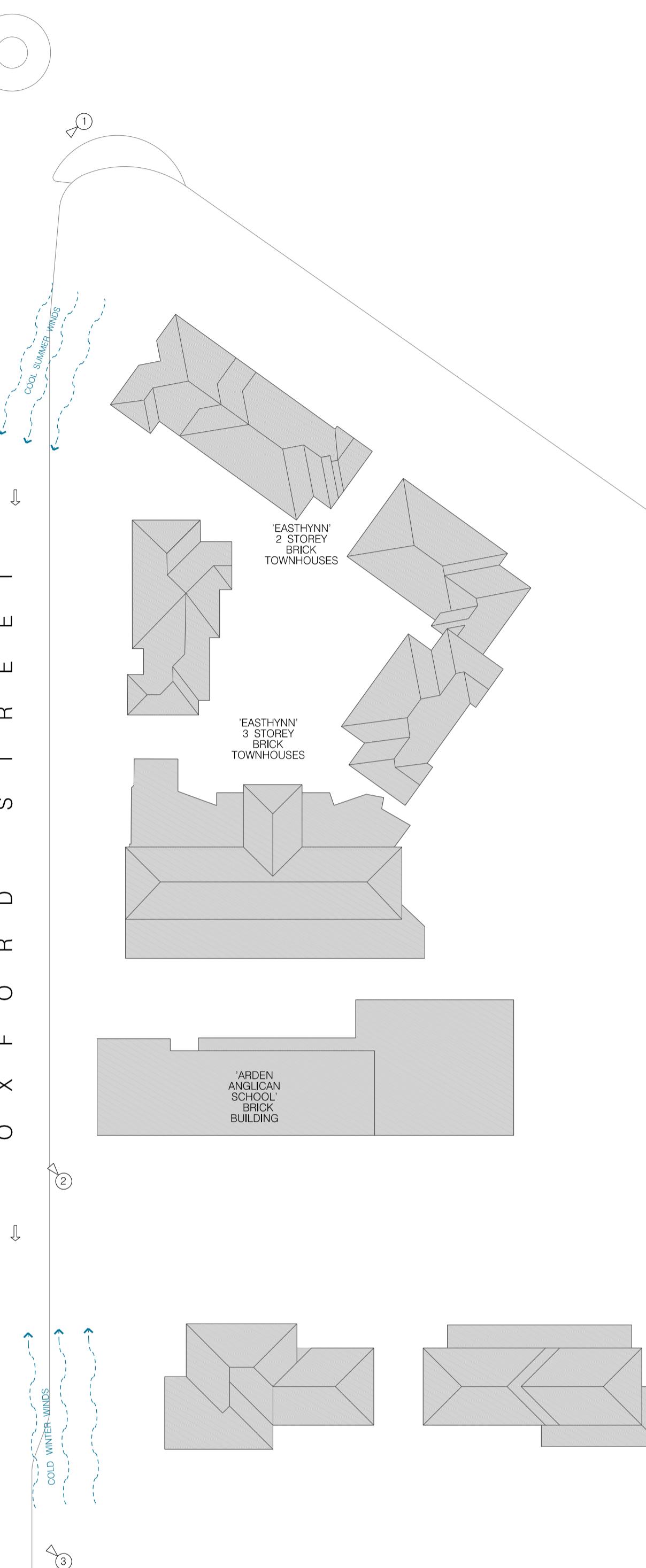
S1 DA 1301 ELEVATION EAST
S1 DA 1302 ELEVATION SOUTH
S1 DA 1303 ELEVATION WEST
S1 DA 1304 ELEVATION NORTH

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



01 SITE ANALYSIS
1:500



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PROJECT:
37-41 OXFORD STREET, EPPING
CLIENT:
GOODMAN
SCALE: 1:500@A1
0 1m 5m 10m 20m

DRAWING:
SITE ANALYSIS
DRAWING No.
S1-DA-1051
JOB No.
5795
DATE:
FEB 2018
CHECKED 1:
SS
CHECKED 2:
JL
DRAWN BY:
DB
ISSUE
C





01 BASEMENT LEVEL 4
— 1:200

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19.02.18	STAGE 1 DA	A1
05.12.17	AMENDED DA	
08.03.17	STAGE 1 DA	
Issue	Date	Description
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PROJECT:
37 – 41 OXFORD STREET, EPPING, SYDNEY

CLIENT:
GOODMAN

SCALE: 1:200@A1 / 1:400@A3

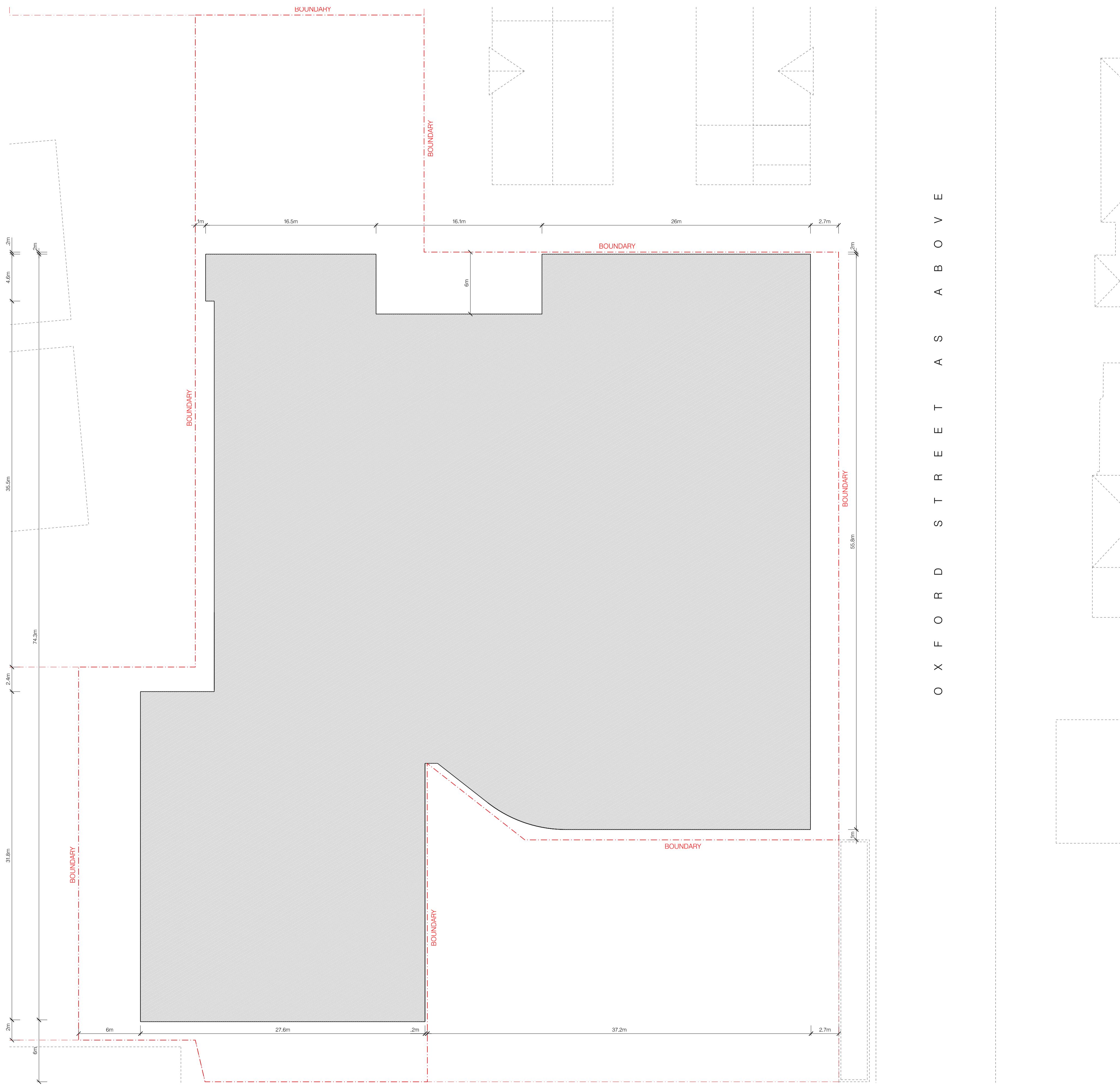
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DATE: FEB 2018	DRAWING: BASEMENT LEVEL 4 ENVELOPE
CHECKED 1: SS	
CHECKED 2: JL	
DRAWN BY: DB	DRAWING No. S1-DA - 1101



01 BASEMENT LEVEL 2 – 4
— 1:200

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PROJECT:
37 – 41 OXFORD STREET, EPPING, SYDNEY

CLIENT:
GOODMAN

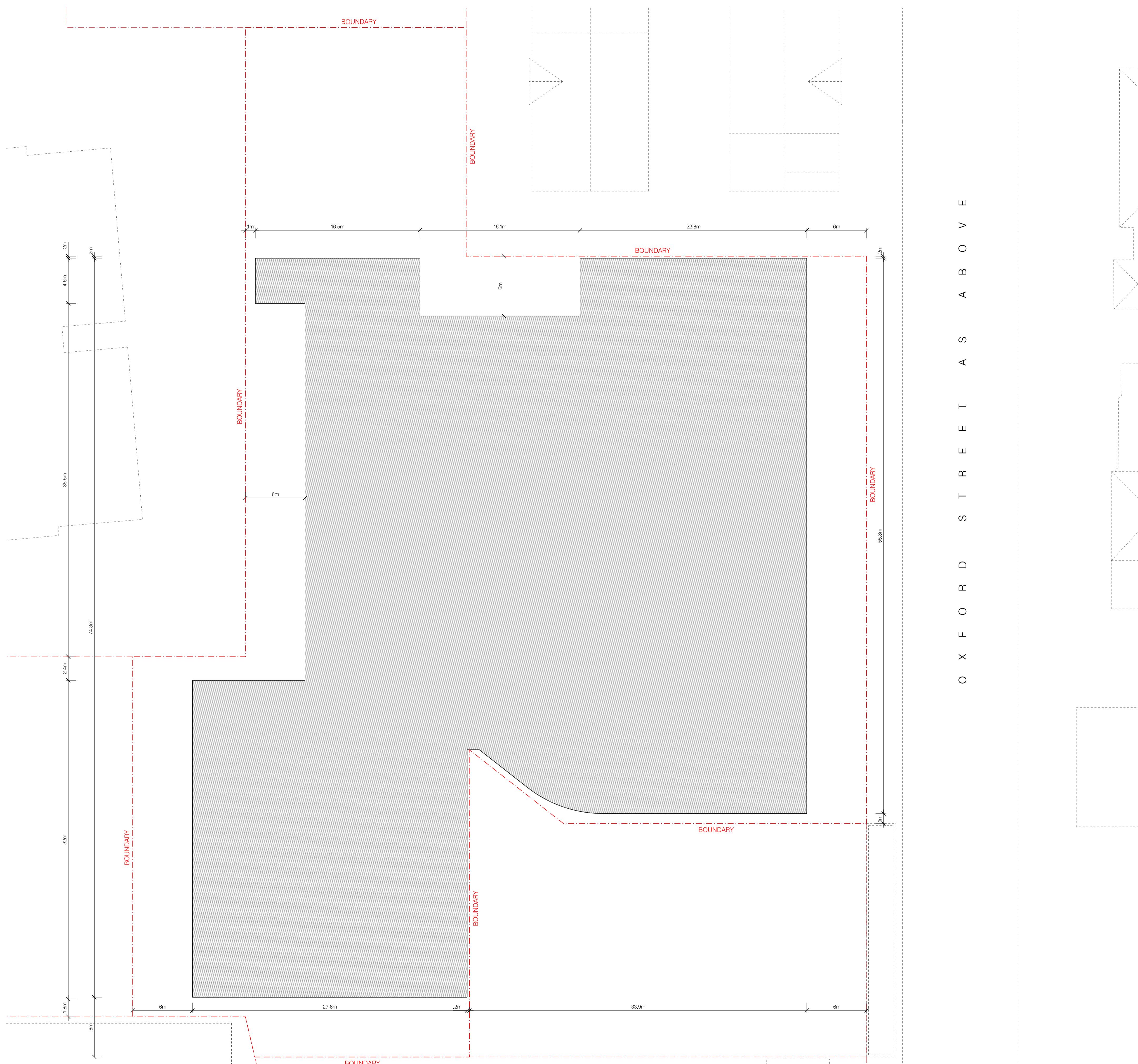
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O X F O R D S T R E E T A S B O V E V E

01 BASEMENT LEVEL 1

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1. *What is the primary purpose of the study?*

STAGE 1 DA AMENDED DA	STAGE 1 DA	FOR DA PURPOSES ONLY	
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PROJECT:
37 – 41 OXFORD STREET, EPPING, SYDNEY

CLIENT:
GOODMAN

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DATE: FEB 2018	DRAWING: BASEMENT LEVEL 1 ENVELOPE	JOB No. 5705
CHECKED 1: SS		
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01 GROUND FLOOR PLAN
1:200

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A1
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STAGE 1 DA
DRAWING NUMBER
DATE
DRAWING ORIGINATOR
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R-0
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D-0
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U-0
V-0
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X-0
Y-0
Z-0

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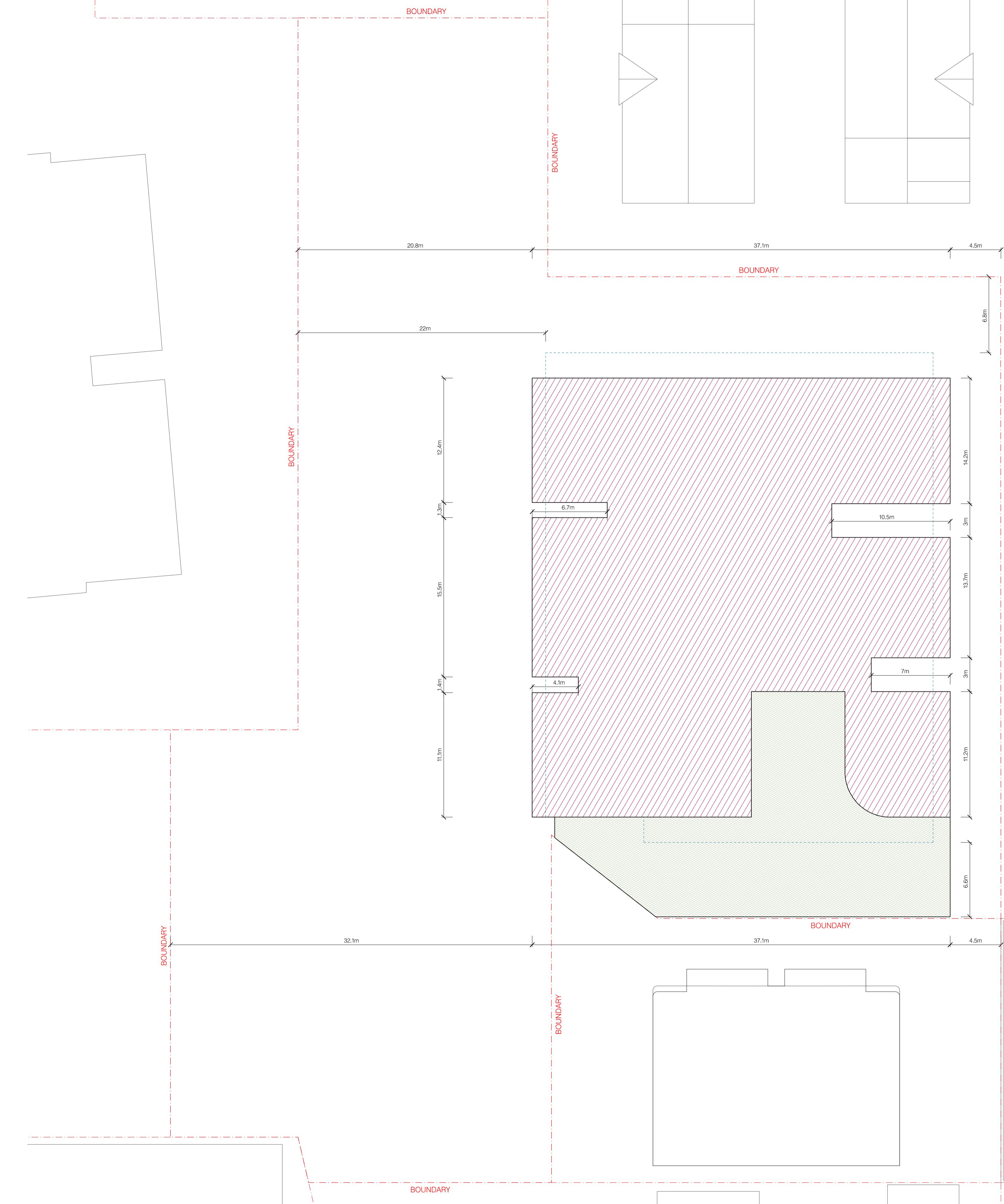
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PROJECT:
37-41 OXFORD STREET, EPPING
CLIENT:
GOODMAN
SCALE: 1:200@A1
DRAWN BY:
DB
0 1m 2m 5m

DATE:
FEB 2018
CHECKED 1:
SS
CHECKED 2:
JL
DRAWN BY:
DB
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S1-DA - 1111
ISSUE
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JOB No.
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01 LEVEL 1
1:200



01
LEVEL 1
1:200

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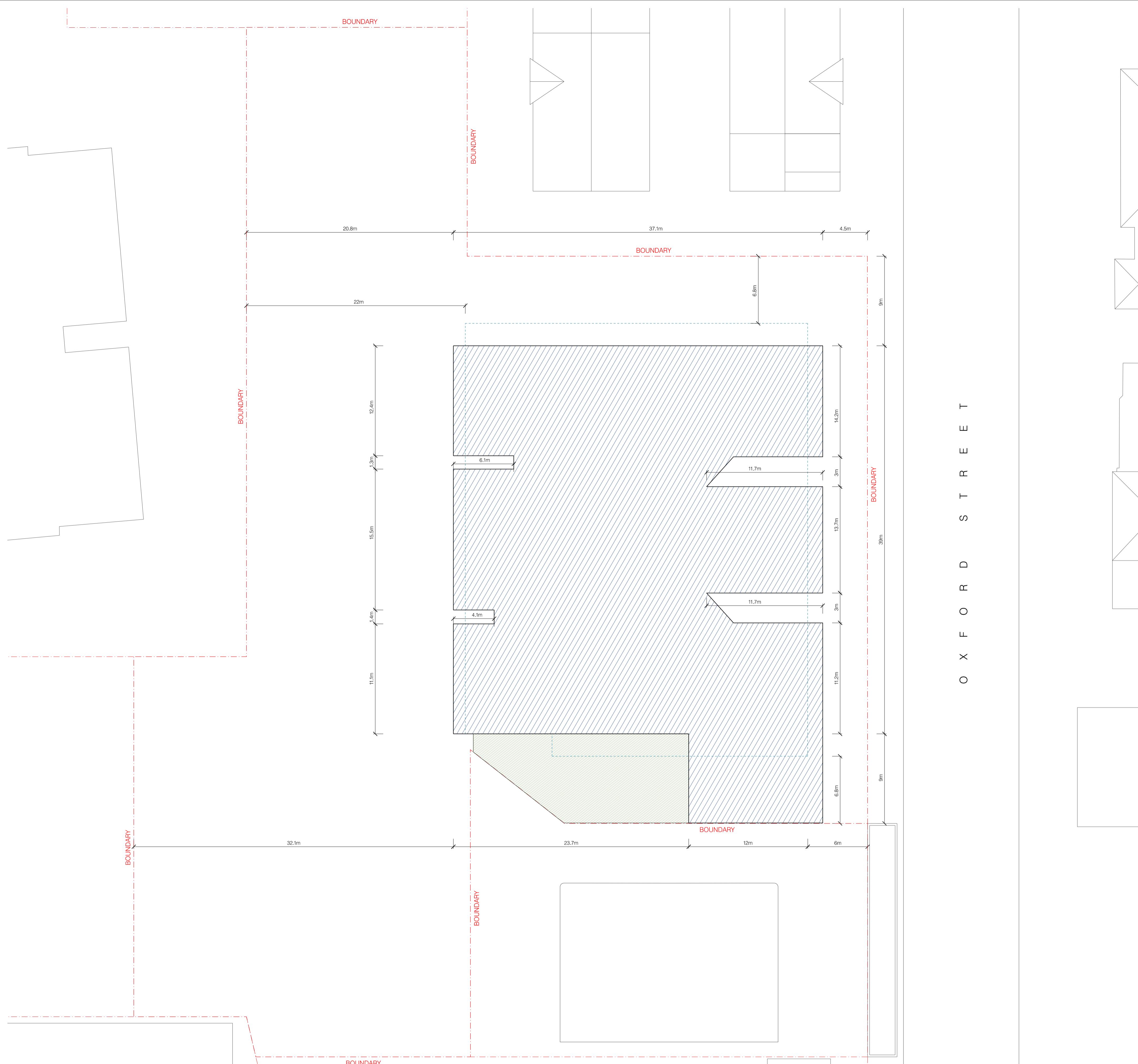
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37-41 OXFORD STREET, EPPING

CLIENT:
GOODMAN
SCALE: 1:200@A1
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DRAWING:
LEVEL 1 ENVELOPE
DRAWING No.
S1-DA - 1112

DATE:
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SS
CHECKED 2:
JL
DRAWN BY:
DB
JOB No.
5795
ISSUE
C



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

01 TYPICAL LEVEL 2
— 1:200

			STAGE 1 DA 05.12.17 08/03/17	STAGE 1 DA AMENDED DA STAGE 1 DA	A1
			Issue Date	Description	Original Size
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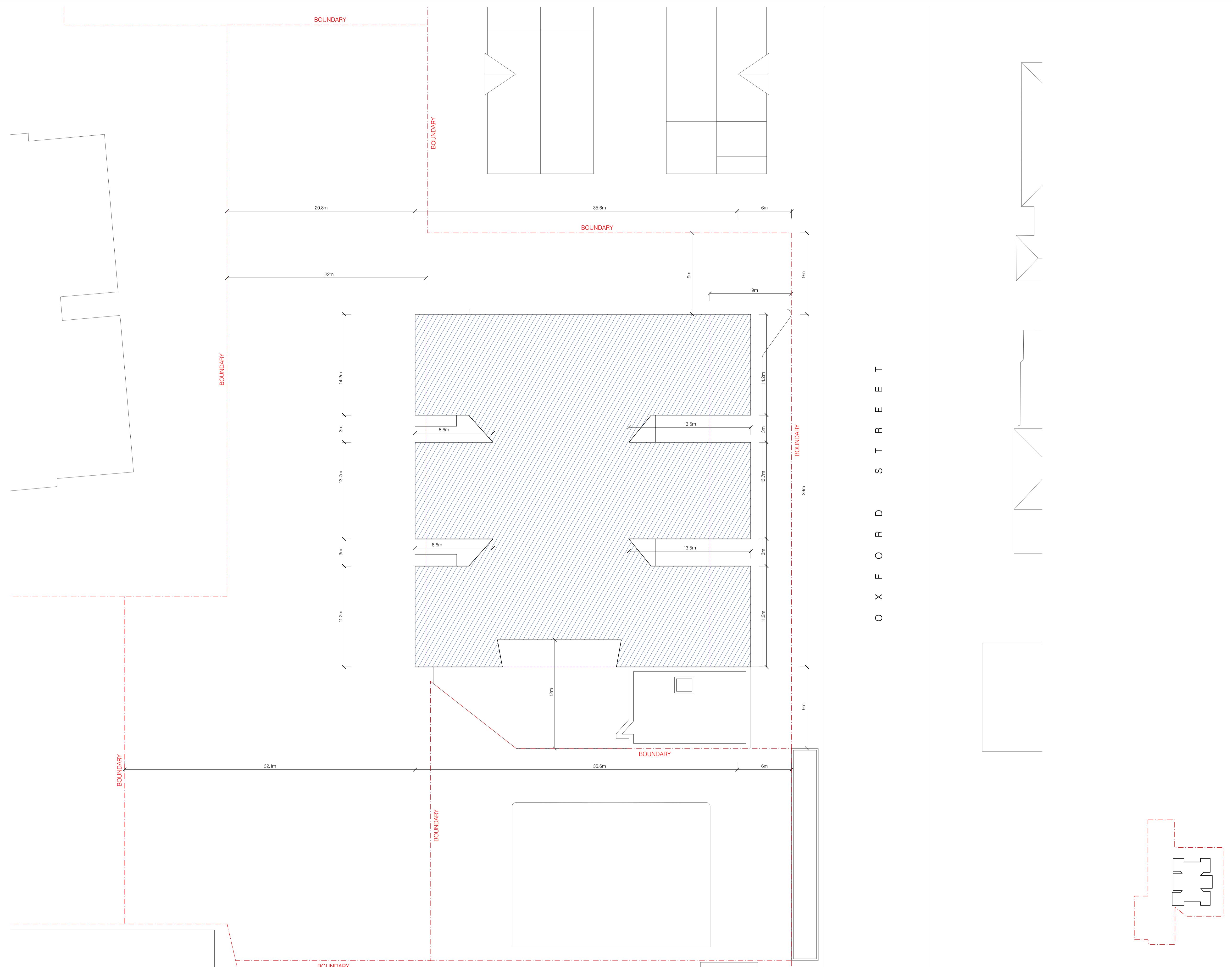
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7-41 OXFORD STREET, EPPING

CLIENT:
GOODMAN

SCALE: 1:200@A1

1m 2m 5m

DATE: FEB 2018	DRAWING: LEVEL 2 ENVELOPE	JOB No. L M L
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CHECKED 2: JL		
DRAWN BY: DB	DRAWING No. S1-DA - 1113	ISSU C



01 TYPICAL LEVEL 3
— 1:200

C B A	19/02/18 05/12/17 08/03/17	STAGE 1 DA AMENDED DA STAGE 1 DA	Drawing Issue Date	Original Description Size	A1
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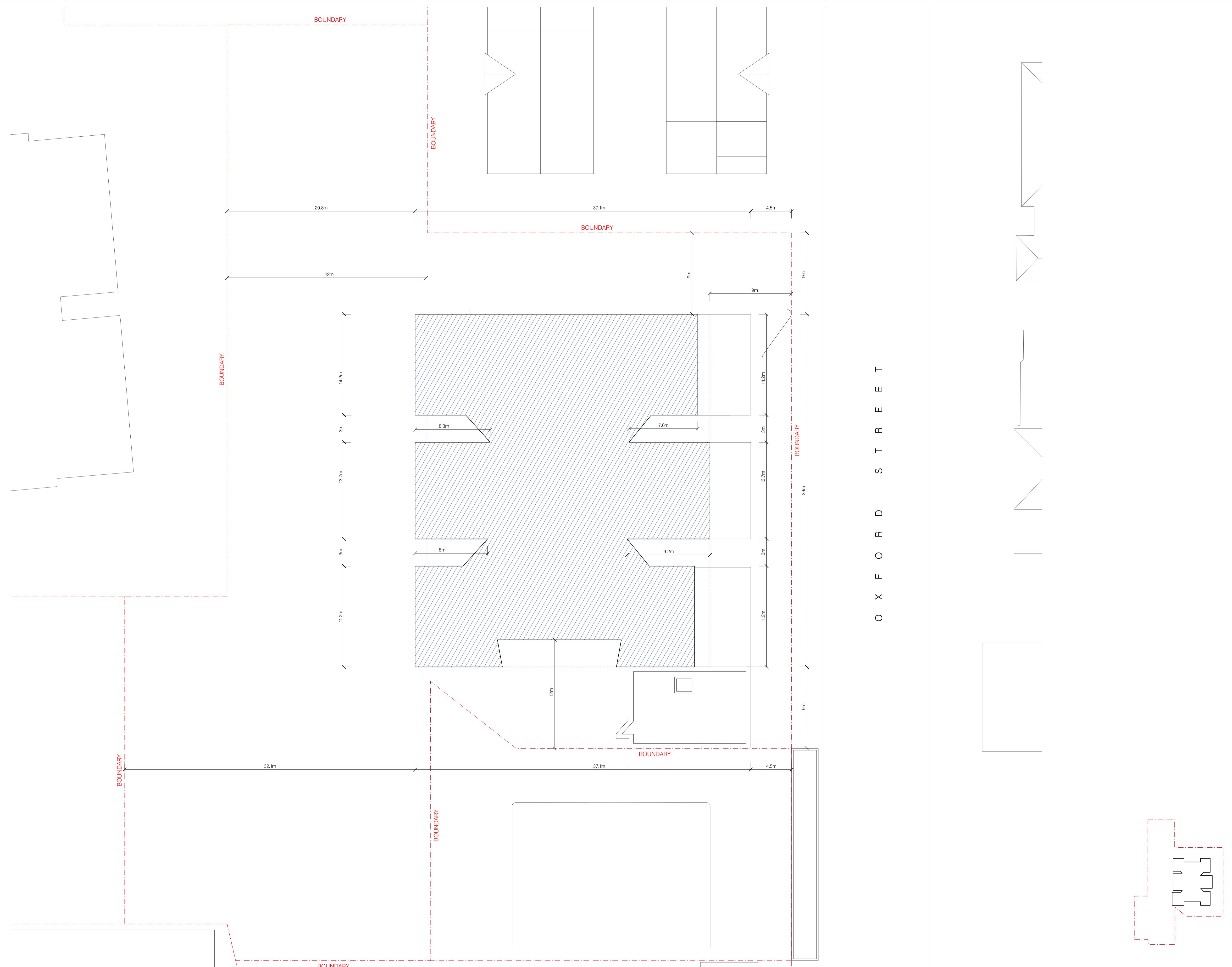
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GOODMAN

SCALE: 1:200@A1



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○ X F O R D S T R E E T

01 TYPICAL LEVEL 4-6
— 1:200

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C B	A	Issue Date	Description
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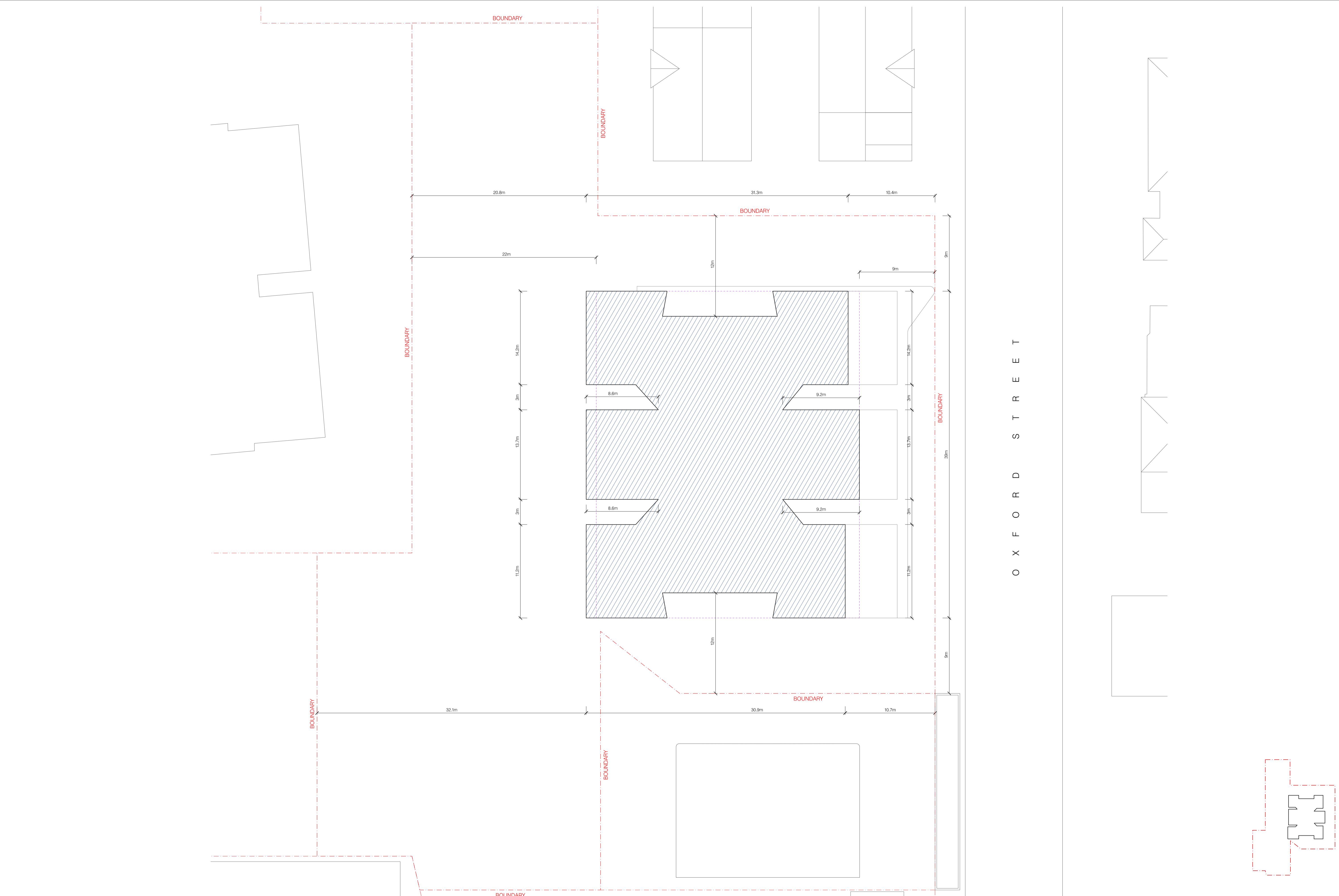
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7-41 OXFORD STREET, EPPING

CLIENT:
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SCALE: 1:200@A1

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CHECKED 2: JL	DRAWING No. S1-DA - 1115	ISSUE C
DRAWN BY: DB		



01 TYPICAL LEVEL 7-12

C B A	19/02/18 05/12/17 08/03/17	STAGE 1 DA AMENDED DA STAGE 1 DA	Drawing Issue Date	Original Description Size	A1
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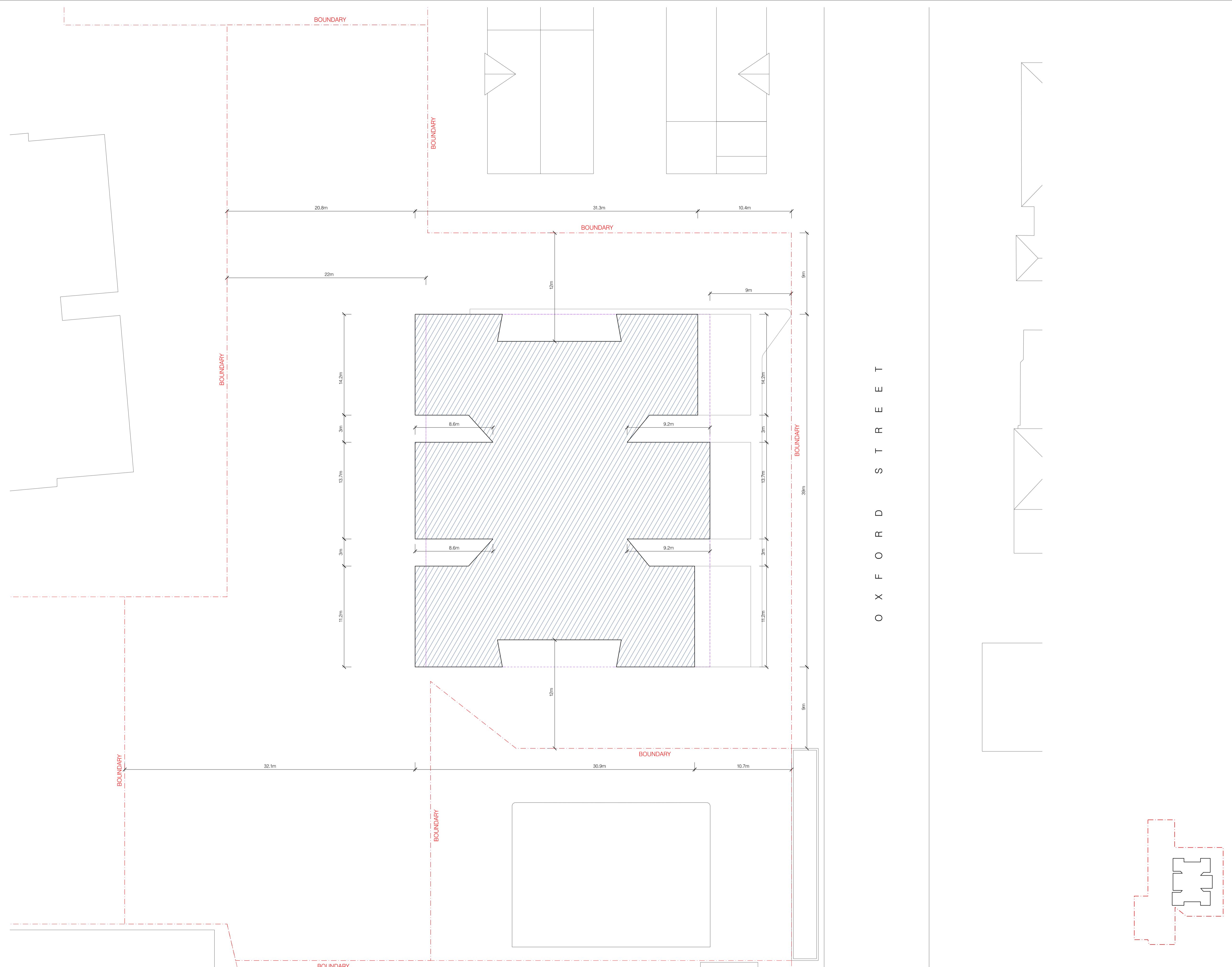
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JECT:
-41 OXFORD STREET, EPPING

NT:
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1m 2m 5m

DATE: FEB 2018	DRAWING: TYPICAL LEVEL 7-12 ENVELOPE	JOB No. 5795
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○ X F O R D S T R E E T

01 TYPICAL LEVEL 13-26
— 1:200

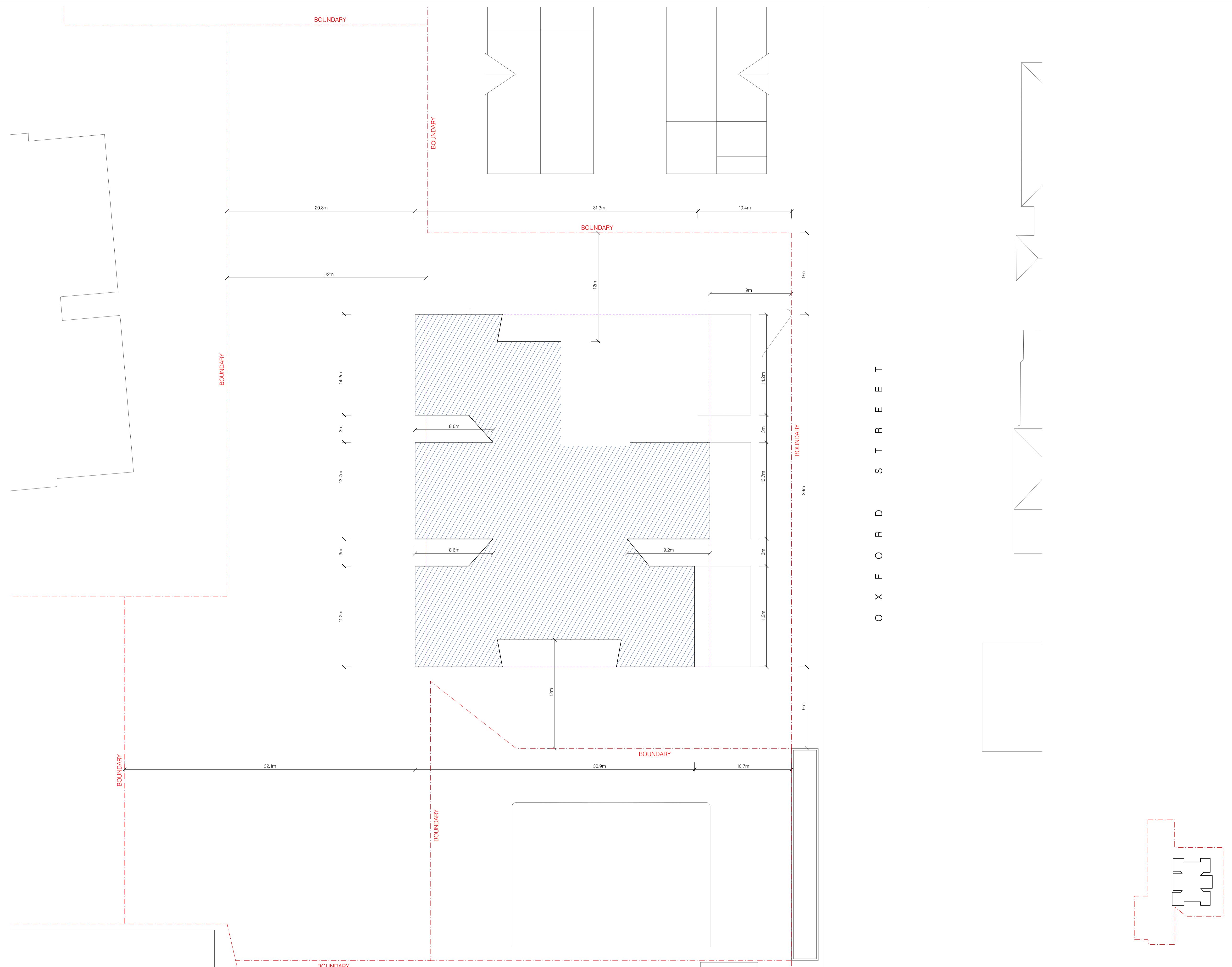
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Issue	Date	Description	Original Size
Drawing			

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PROJECT:
7-41 OXFORD STREET, EPPING
CLIENT:
GOODMAN
SCALE: 1:200@A1
1m 2m 5m

 NORTH	DATE:	DRAWING:	JOB No.
	FEB 2018	TYPICAL LEVEL 13-25 ENVELOPE	
CHECKED 1: SS	CHECKED 2: JL	DRAWING No.	ISSUE
DRAWN BY: DB	S1-DA - 1117 C		



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

01 LEVEL 27
— 1:200

10/02/18	STAGE 1 DA	A MENDED STAGE 1 DA	A1
05/12/17	STAGE 1 DA		
08/03/17			
Issue	Date	Description	Original Size
B		Drawing	
A			

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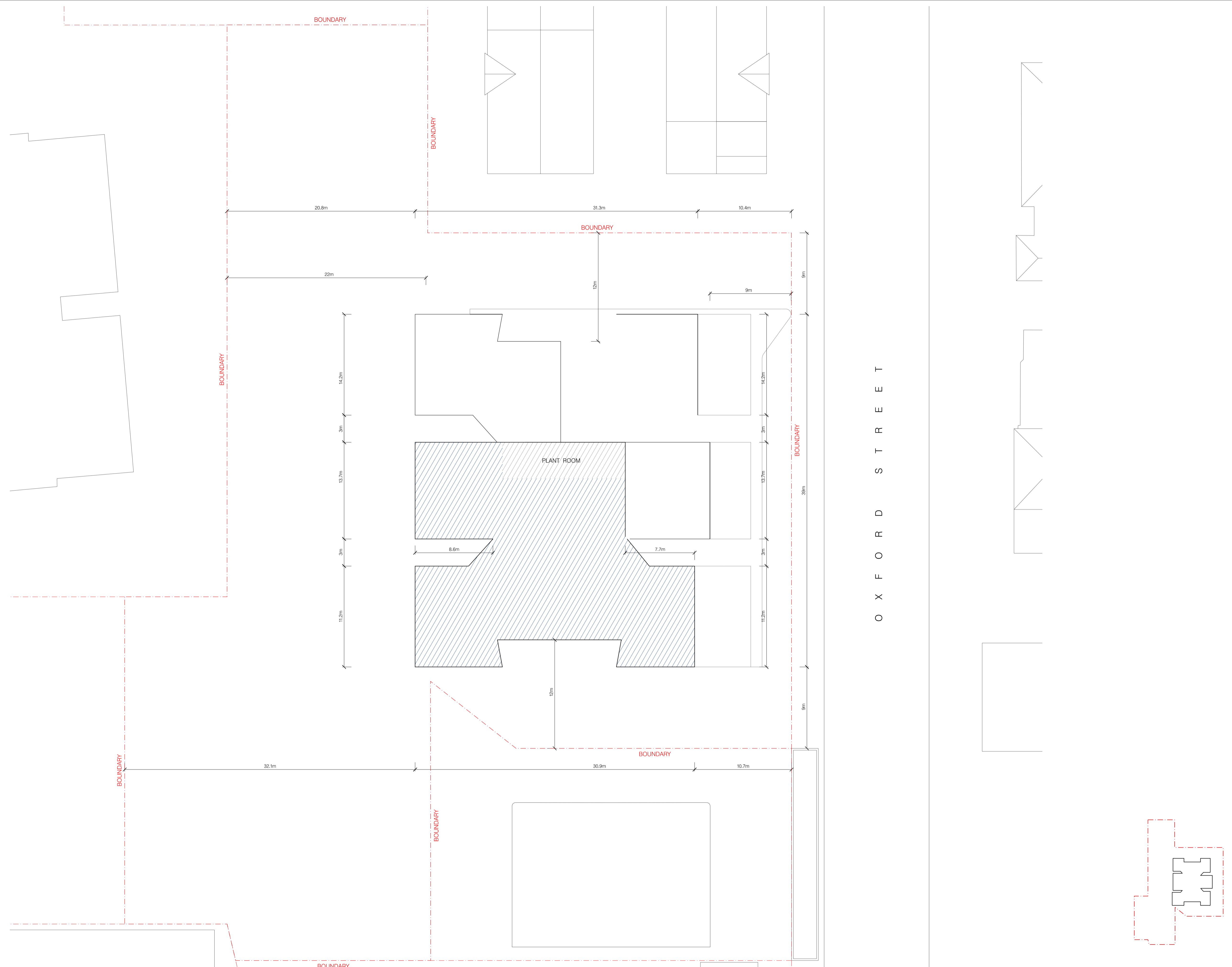
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JECT:
-41 OXFORD STREET, EPPING

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ODMAN
LE: 1:200@A1
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DATE: FEB 2018	DRAWING: LEVEL 26-27 ENVELOPE	JOB No. 5795
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O X F O R D S T R E E T

01 LEVEL 28
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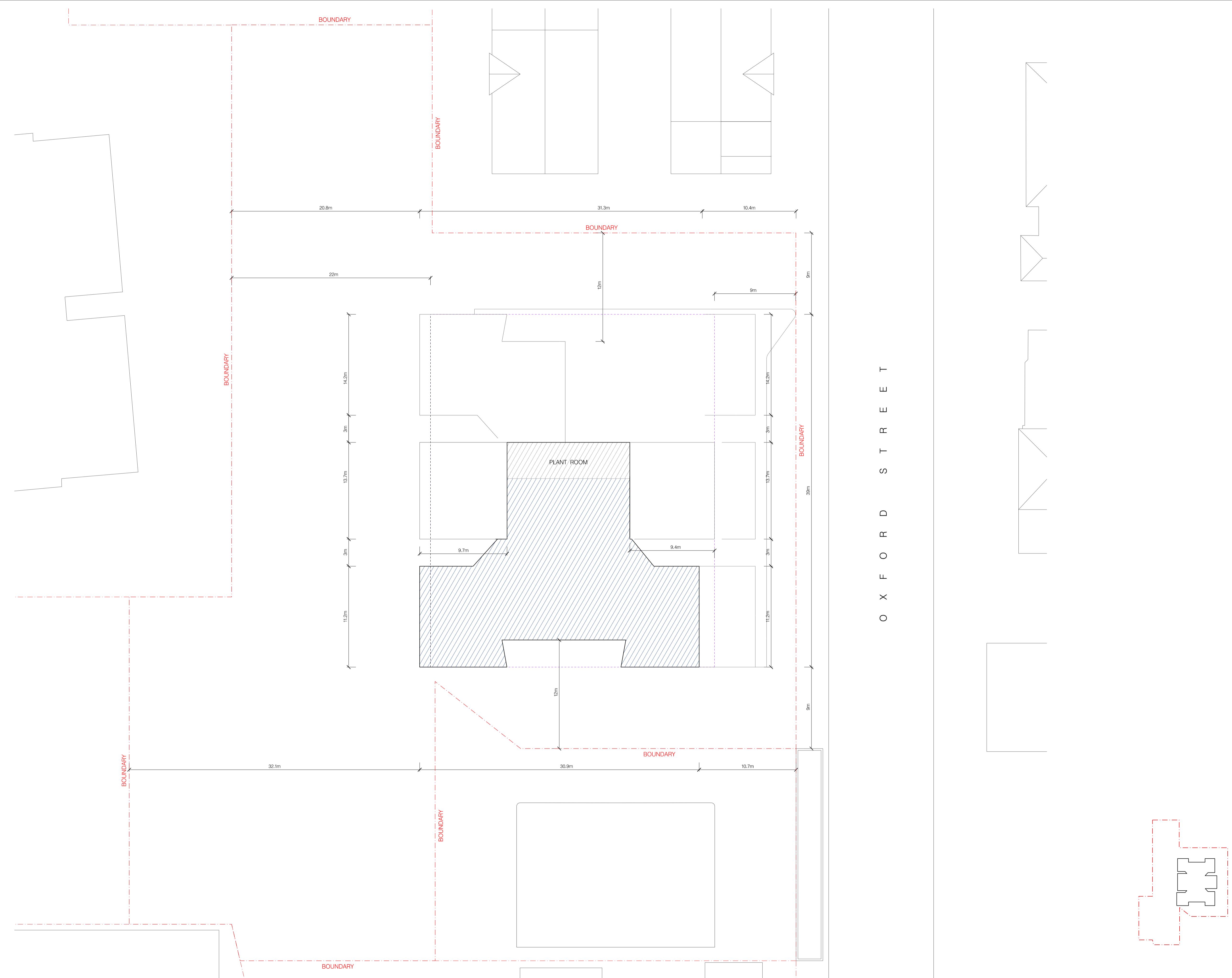
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Issue	Date	Description
Drawing	Original	Size
B	08/03/17	STAGE 1 DA
A	06/12/17	AMENDED DA
C	10/02/18	STAGE 1 DA

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JECT:
-41 OXFORD STREET, EPPING

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LE: 1:200@A1
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DATE: FEB 2018	DRAWING: LEVEL 28 ENVELOPE	JOB No. 5795
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CHECKED 2: JL	DRAWING No.	ISSUE
DRAWN BY: DB	S1-DA - 1119	



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

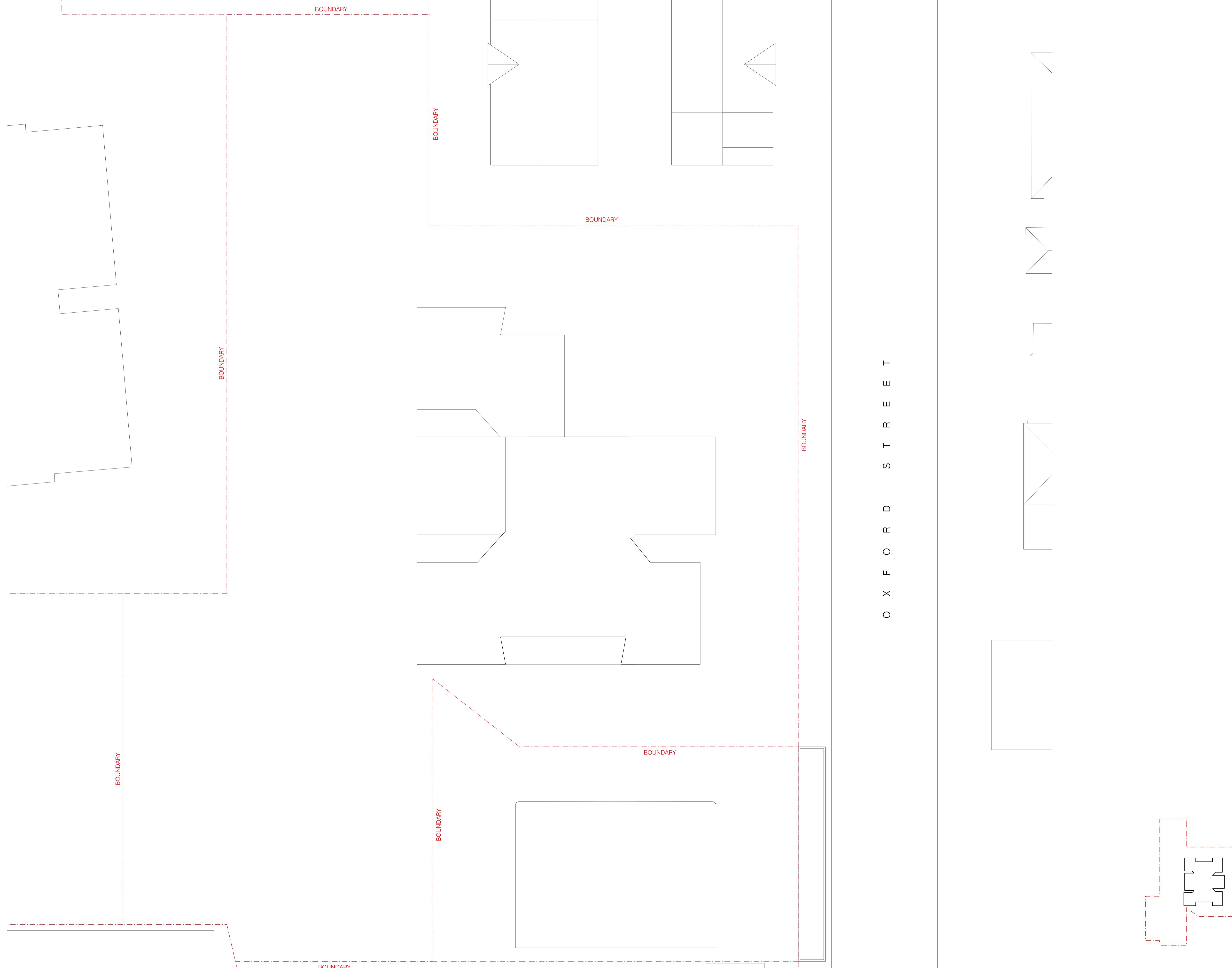
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10/02/18 05/12/17 08/03/17	STAGE 1 DA AMENDED DA STAGE 1 DA			

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OXFORD STREET, EPPING
MAN
:200@A1
m 5m

DATE: FEB 2018	DRAWING: LEVEL 29 ENVELOPE	JOB No. 5795
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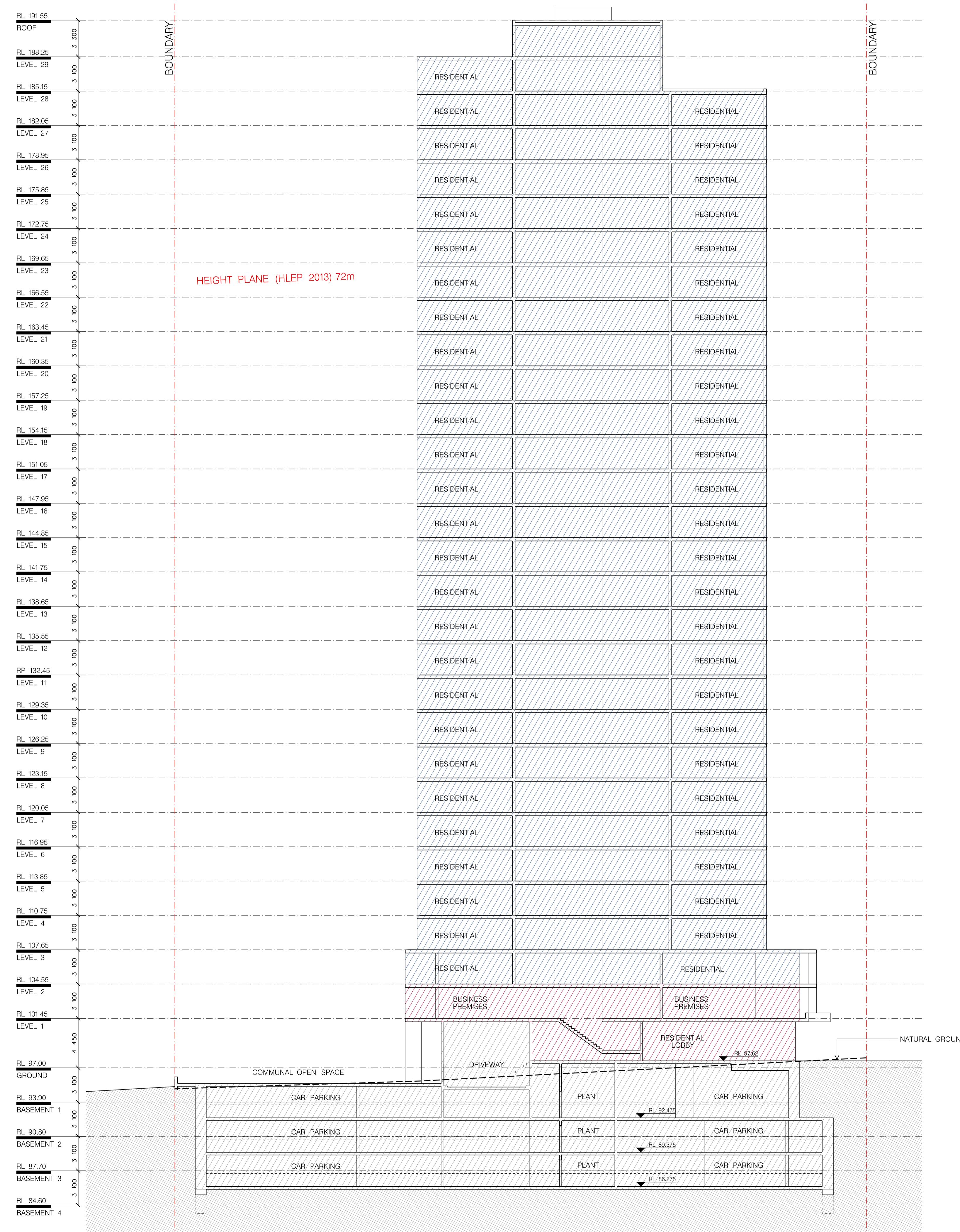
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Stage 2 DA
Stage 3 DA
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Drawing Date
Drawing Originator
A1

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SCALE: 1:200@A1
DRAWN BY:
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DATE:
FEB 2018
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SS
CHECKED 2:
JL
DRAWING No.
S1-DA - 1121
DRAWING:
ROOF PLAN ENVELOPE
JOB No.
5795
ISSUE
C



01 SECTION 01
— 1:200

		STAGE 1 DA AMENDED DA STAGE 1 DA		A1
		Issue Date	Description	
19.02.18 05.12.17 08.03.17	C B A	Original	Size	

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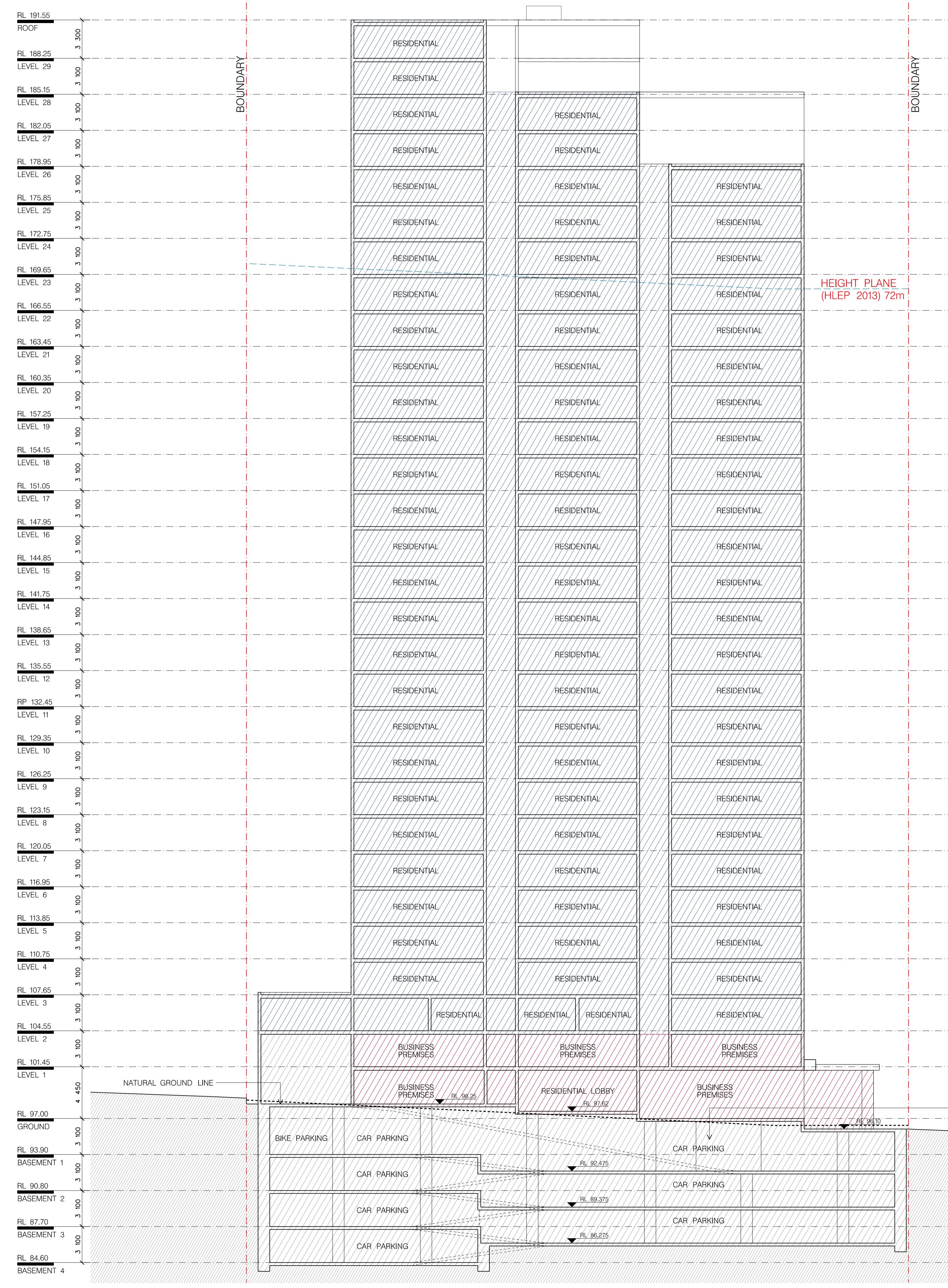
ECT:
1 OXFORD STREET, EPPING
T:
ODMAN
: 1:200@A1
n 2m 5m

DATE: FEB 2018	DRAWING: SECTION
CHECKED 1: SS	
CHECKED 2: JL	DRAWING
DRAWN BY: DB	S1-DA

01
do.
- 1201

JOB No.
5795

ISSUE
C



01 SECTION 02
— 1:200

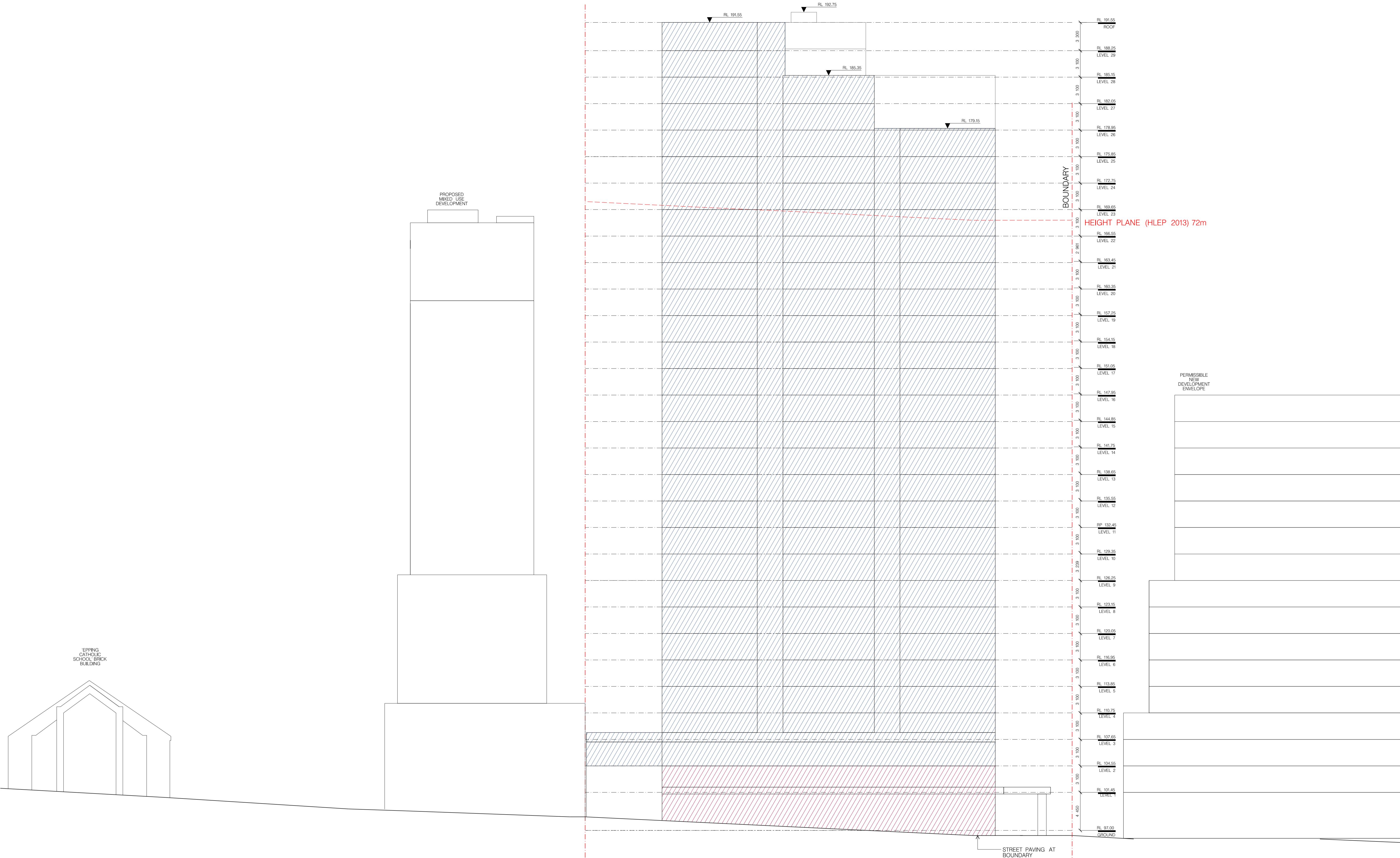
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Issue	Date	Drawing	Original	Size
1	08/03/17	06/12/17	19/02/18	STAGE 1 DA AMENDED DA STAGE 1 DA

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JECT:
41 OXFORD STREET, EPPING
NT:
ODMAN
LE: 1:200@A1
m 2m 5m

DATE: FEB 2018	DRAWING: SECTION 02
CHECKED 1: SS	
CHECKED 2: JL	DRAWING No.
DRAWN BY: DB	S1-DA -1

2
JOB No.
5795
ISSUE
C



01 EAST ELEVATION
1:200

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37 - 41 OXFORD STREET, EPPING, SYDNEY

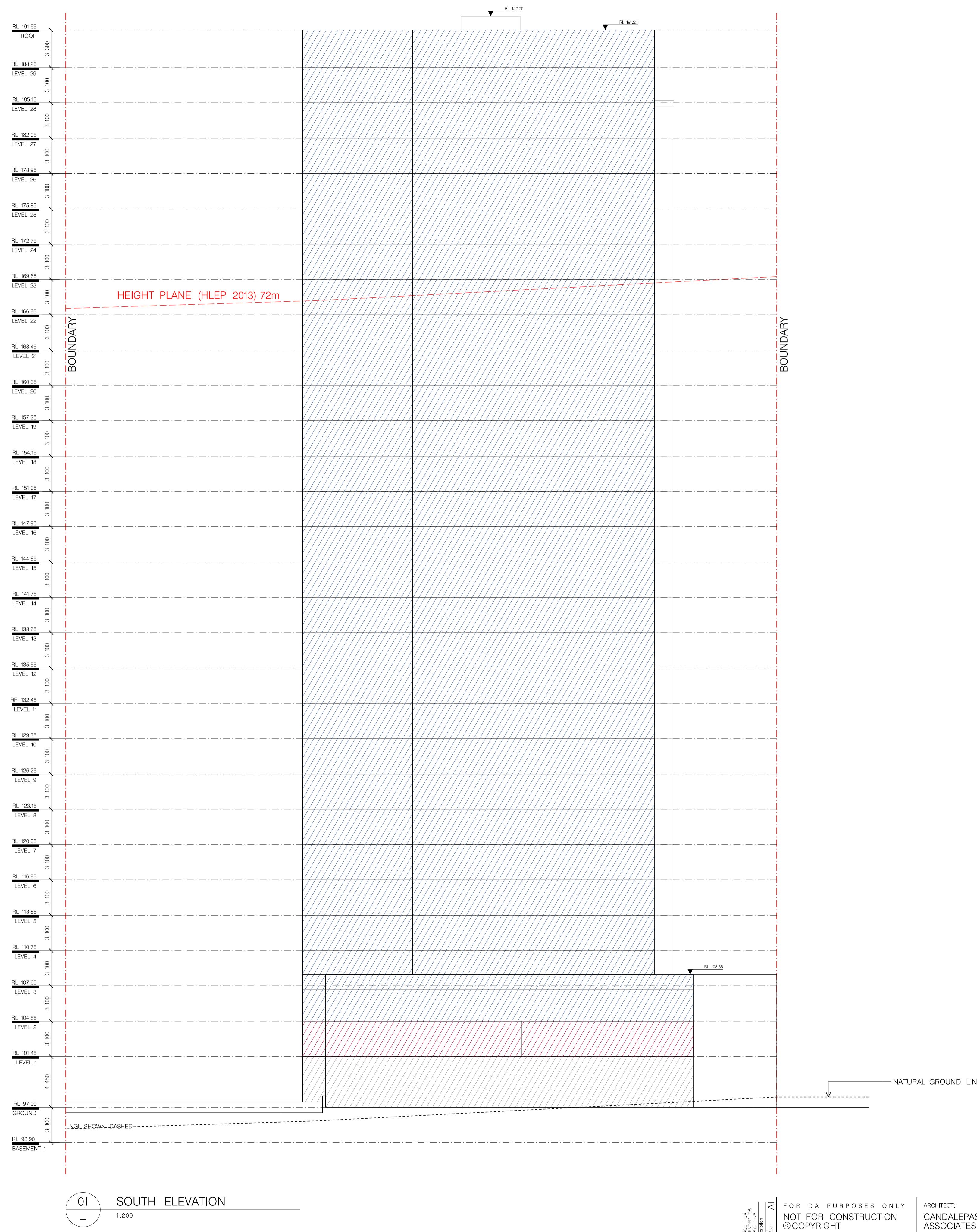
CLIENT:
GOODMAN

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

DATE: FEB 2018
CHECKED 1: SS
CHECKED 2: JL
DRAWN BY: DB

DRAWING No. S1-DA - 1301

ISSUE No. B



01

—

SOUTH ELEVATION

1:200

1:200

			A1									
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			STAGE 1 DA AMENDED DA STAGE 1 DA									
			19/02/18 05/12/17 08/03/17									
			Issue Date									
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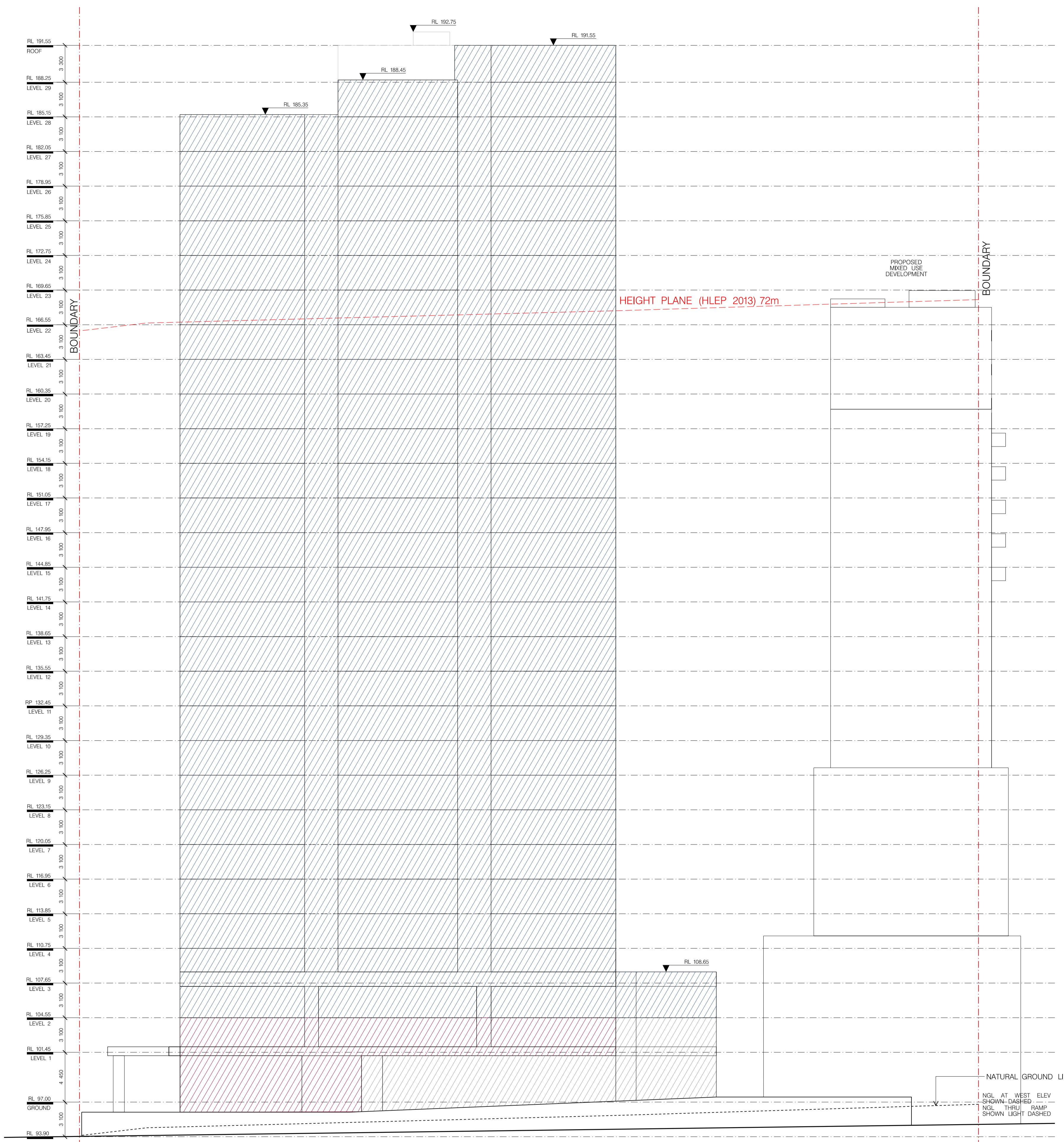
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37 – 41 OXFORD STREET, EPPING, SYDNEY

CLIENT:
GOODMAN

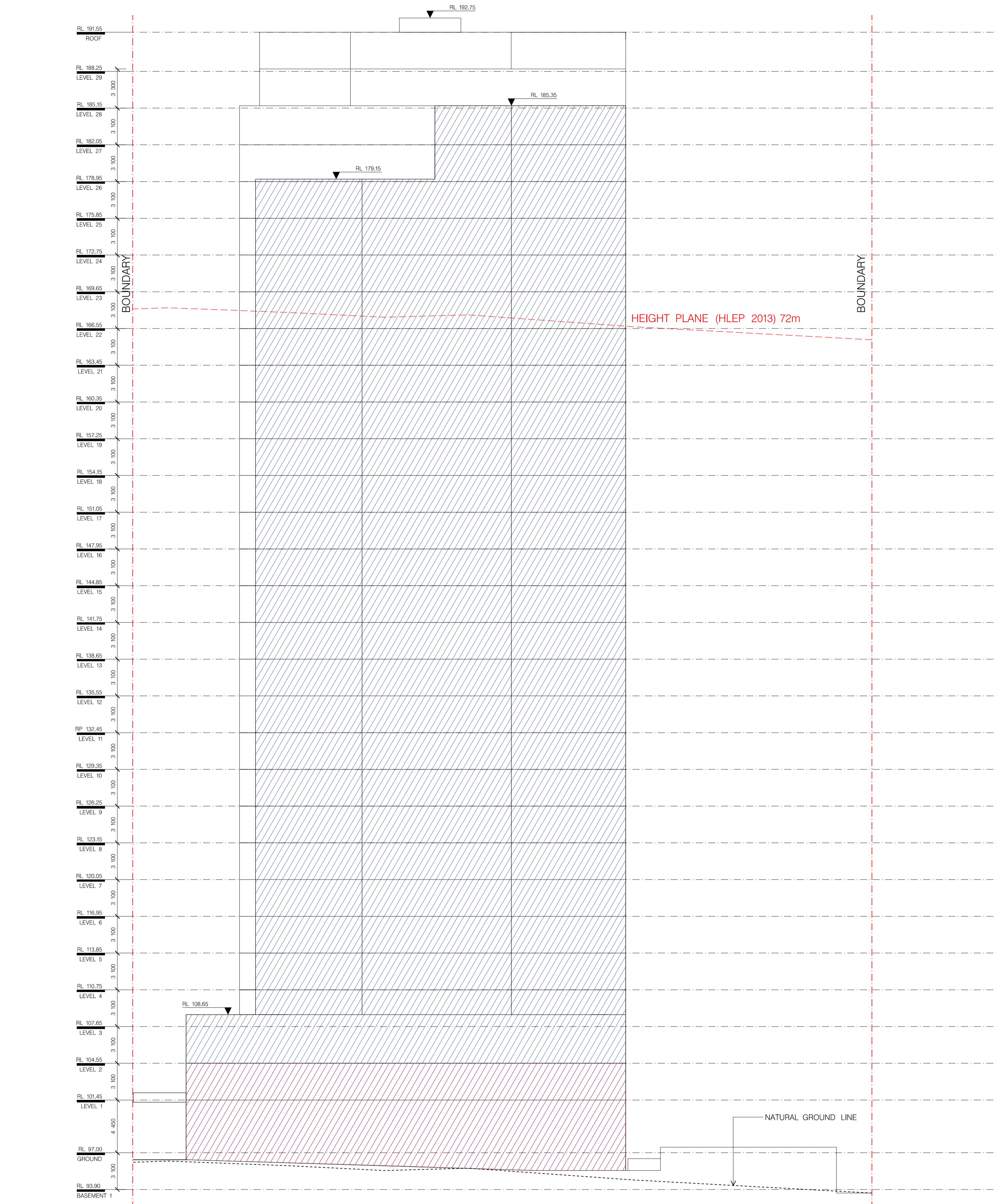
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0 5m 10m

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CHECKED 1: SS		
CHECKED 2: JL	DRAWING No. S1-DA - 1302	ISSUE C
DRAWN BY: DB		



01 WEST ELEVATION
1:200



1

NORTH ELEVATION

1:200

C	19.02.18	STAGE 1 DA AMENDED DA STAGE 1 DA	Description	Original Size	A1
B	05.12.17				
A	08.03.17				
Issue	Date				

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NSW ARCHITECTS REG No.

PROJECT:
37 – 41 OXFORD STREET, EPPING, SYDNEY

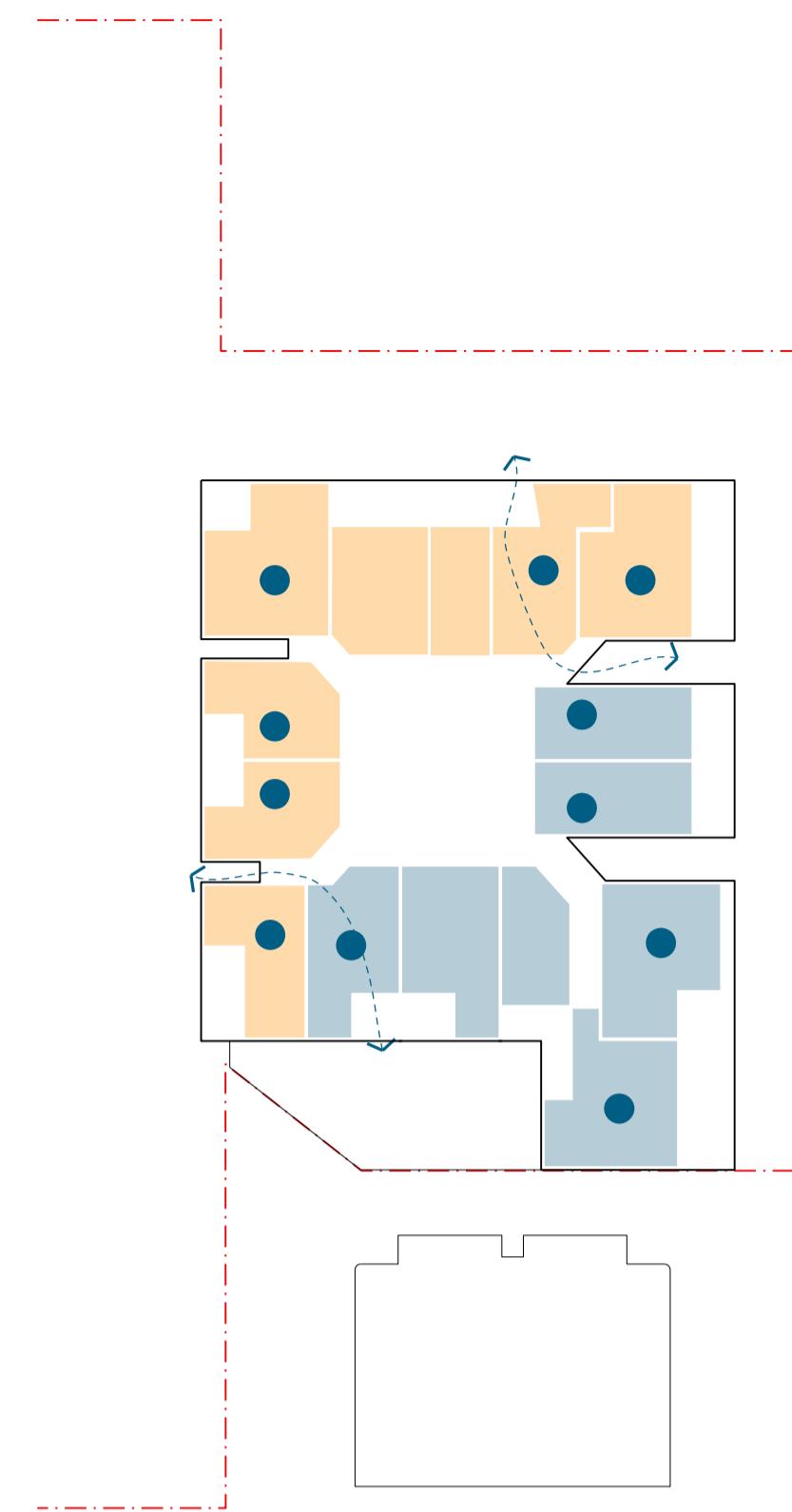
CLIENT:
GOODMAN

SCALE: 1:200@A1 / 1:400@A3

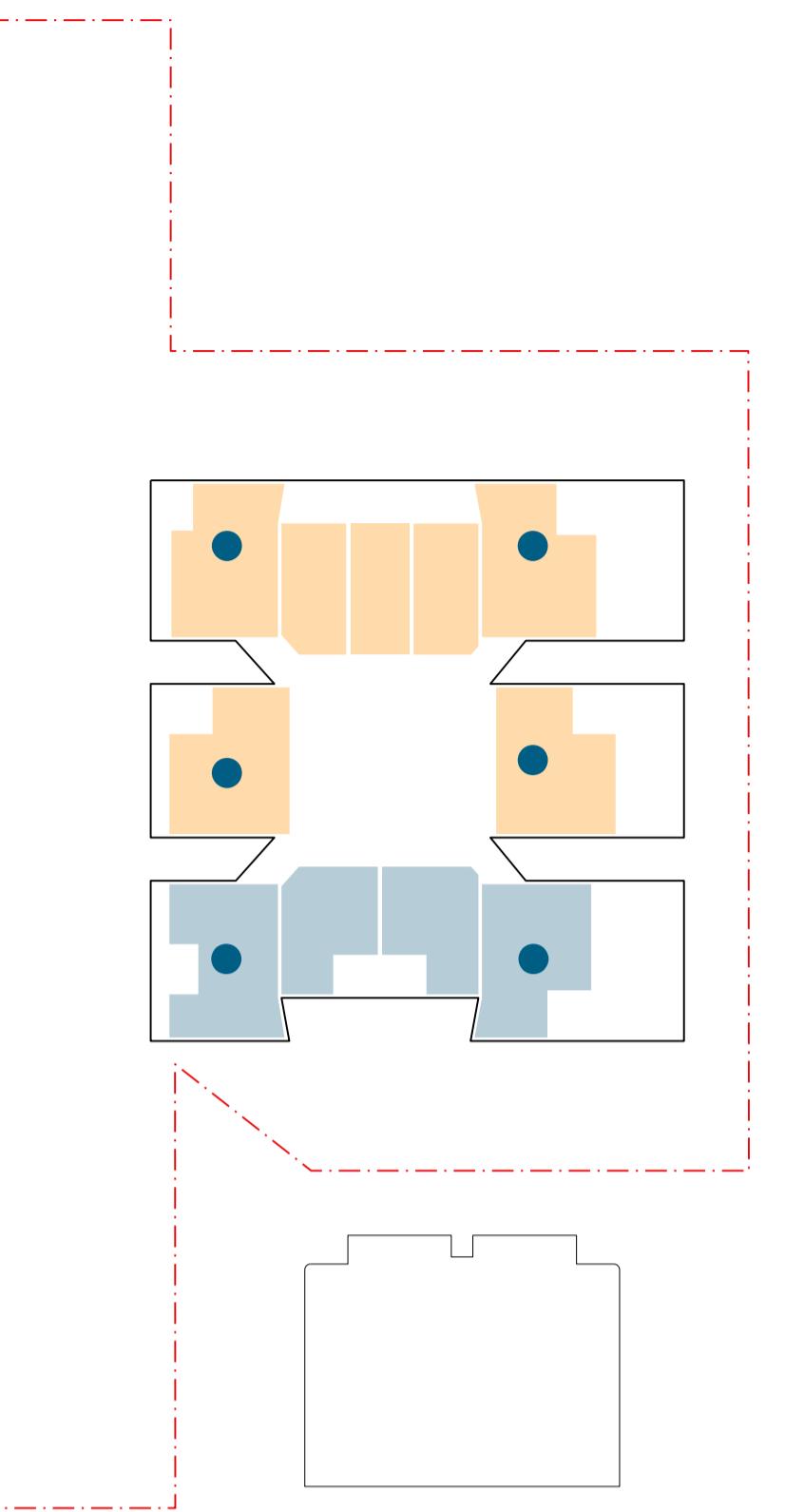
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CHECKED 2: JL	DRAWING No. S1-DA - 1304
DRAWN BY: DB	

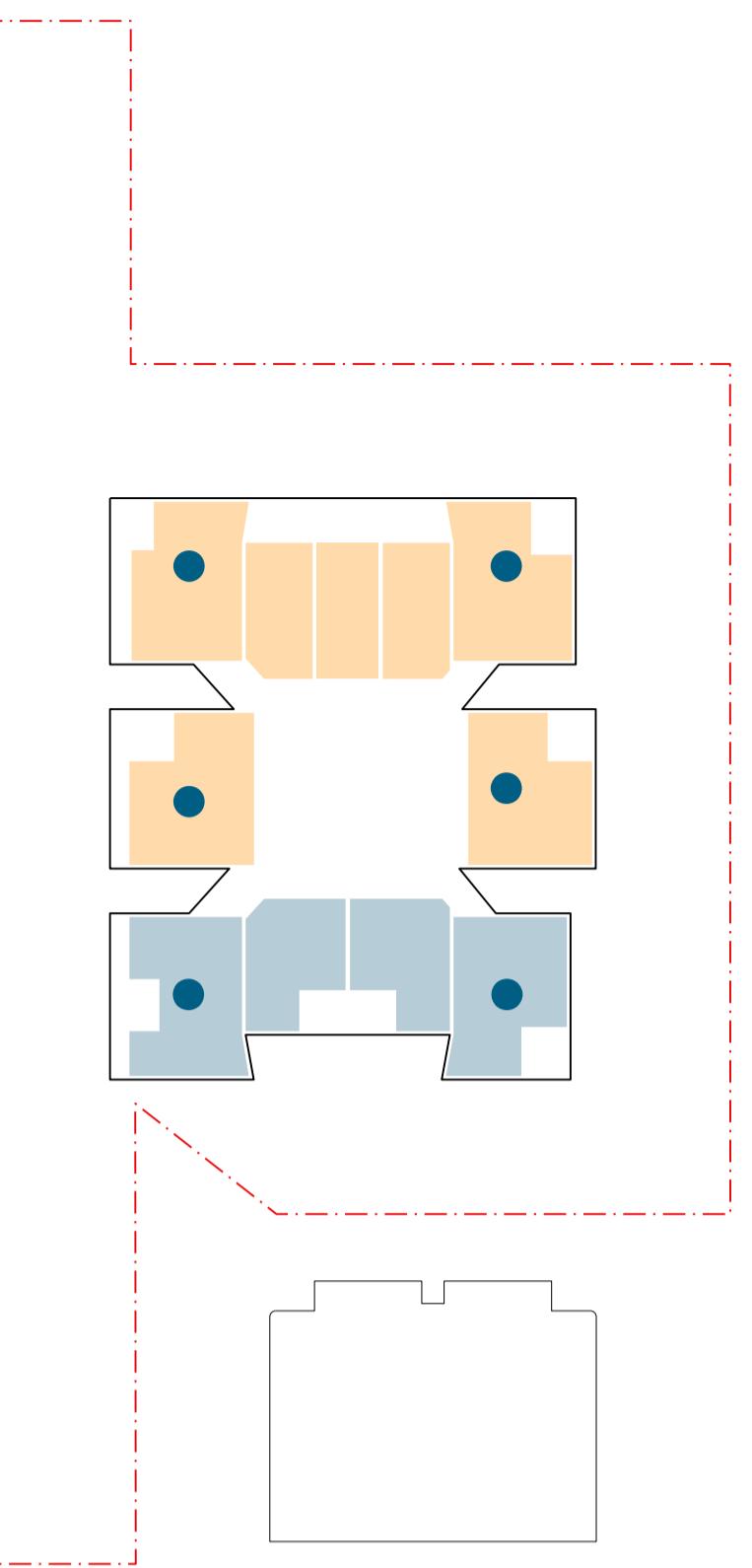
JOB No. 5795
ISSUE C



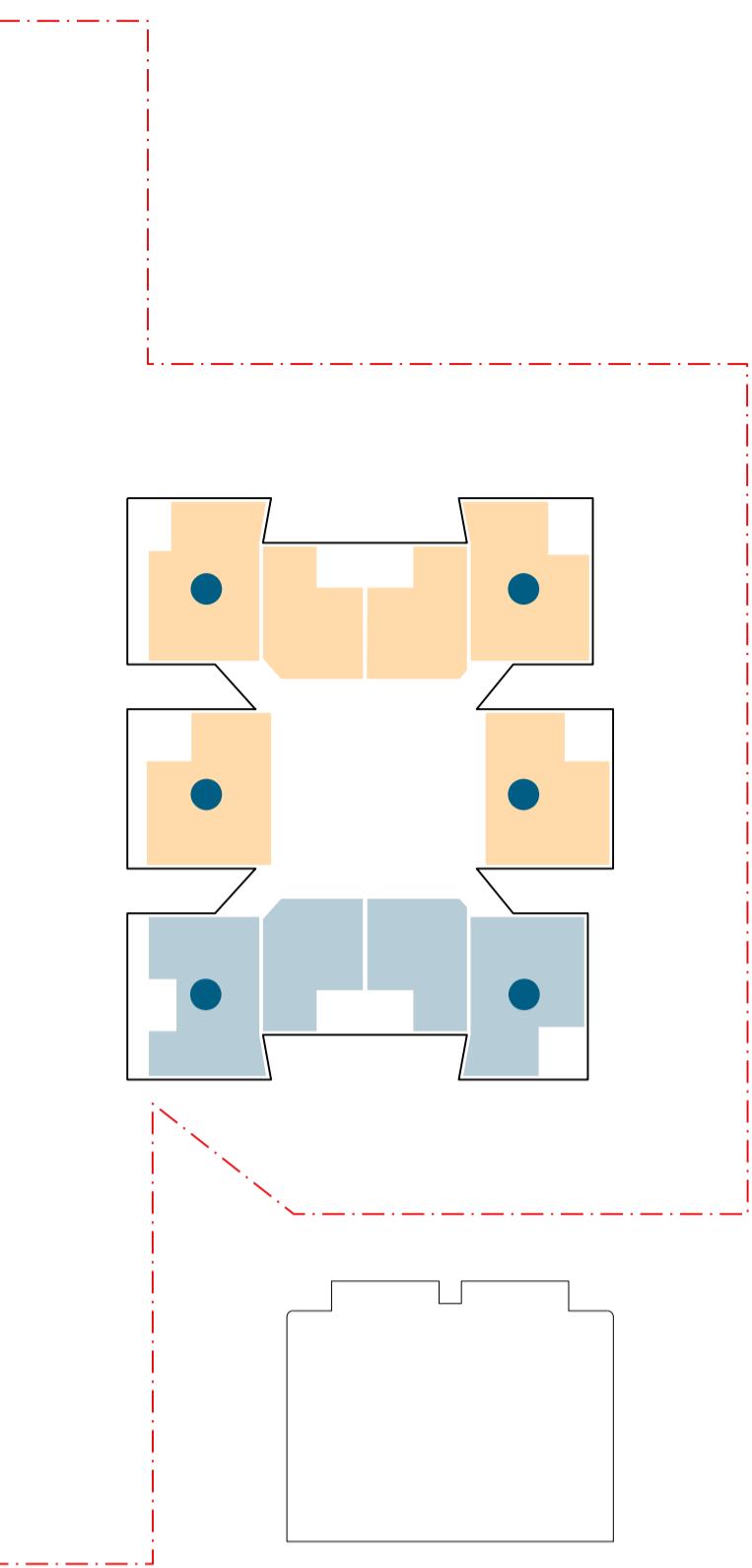
LEVEL 2	> 2 HOURS OF DIRECT SOLAR ACCESS	8
	< 2 HOURS OF DIRECT SOLAR ACCESS	7
	NATURAL CROSS VENTILATION	11
	TOTAL NO OF UNITS	15



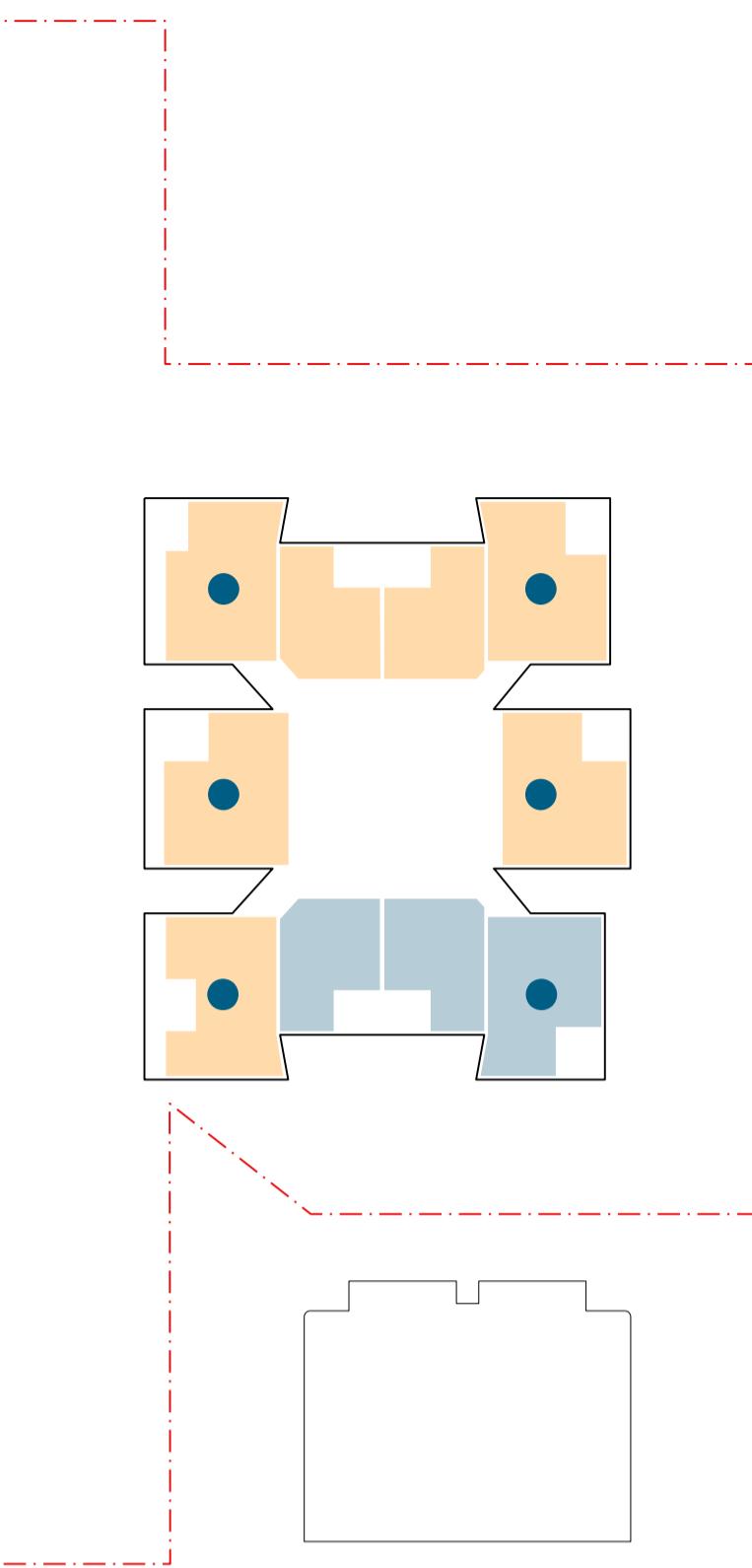
LEVEL 3	> 2 HOURS OF DIRECT SOLAR ACCESS	7
	< 2 HOURS OF DIRECT SOLAR ACCESS	4
	NATURAL CROSS VENTILATION	6
	TOTAL NO OF UNITS	11



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



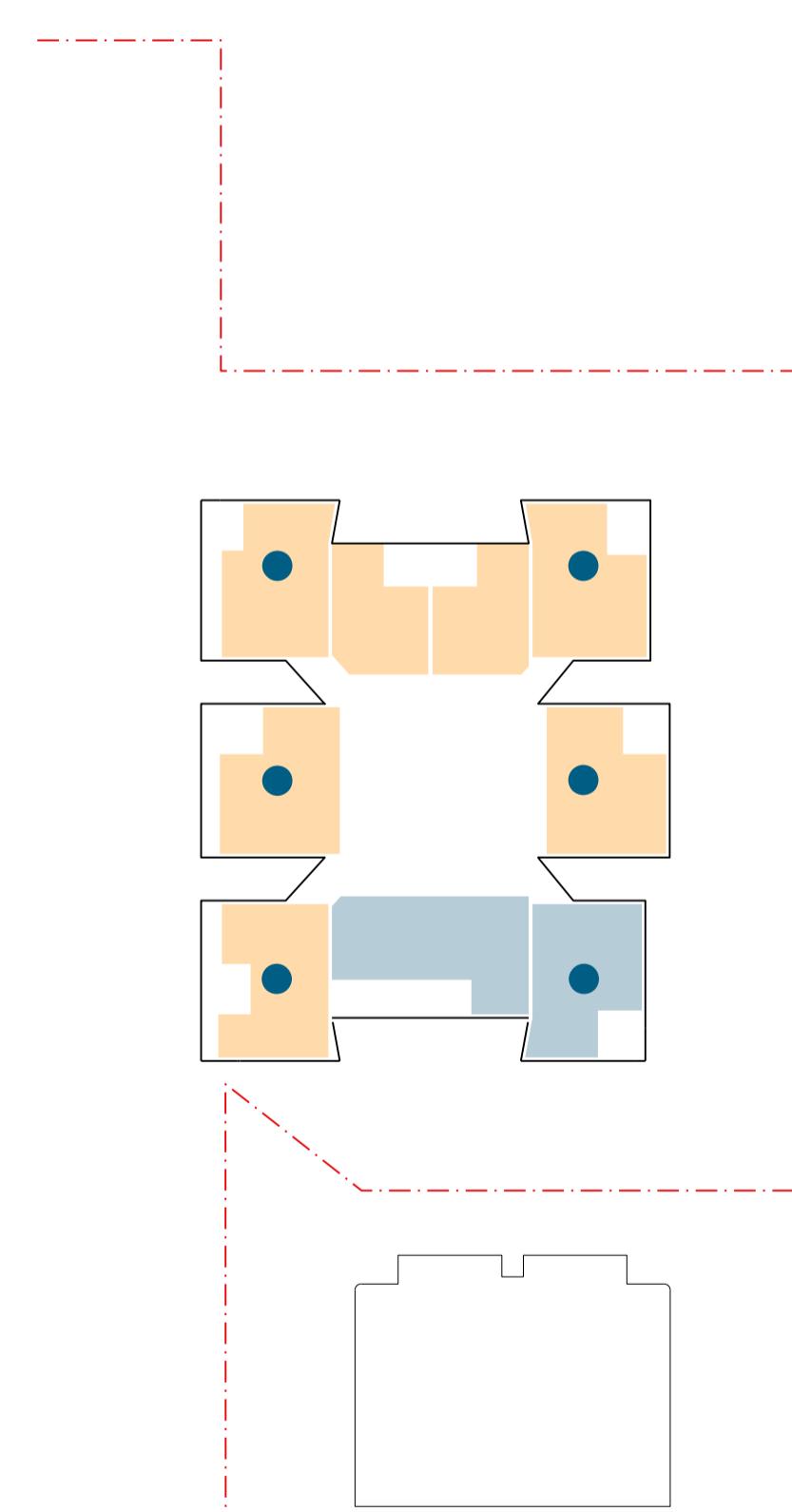
LEVEL 12	> 2 HOURS OF DIRECT SOLAR ACCESS	7
	< 2 HOURS OF DIRECT SOLAR ACCESS	3
	NATURAL CROSS VENTILATION	6
	TOTAL NO OF UNITS	10

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 PERCENTAGE	180	70%	77	30%

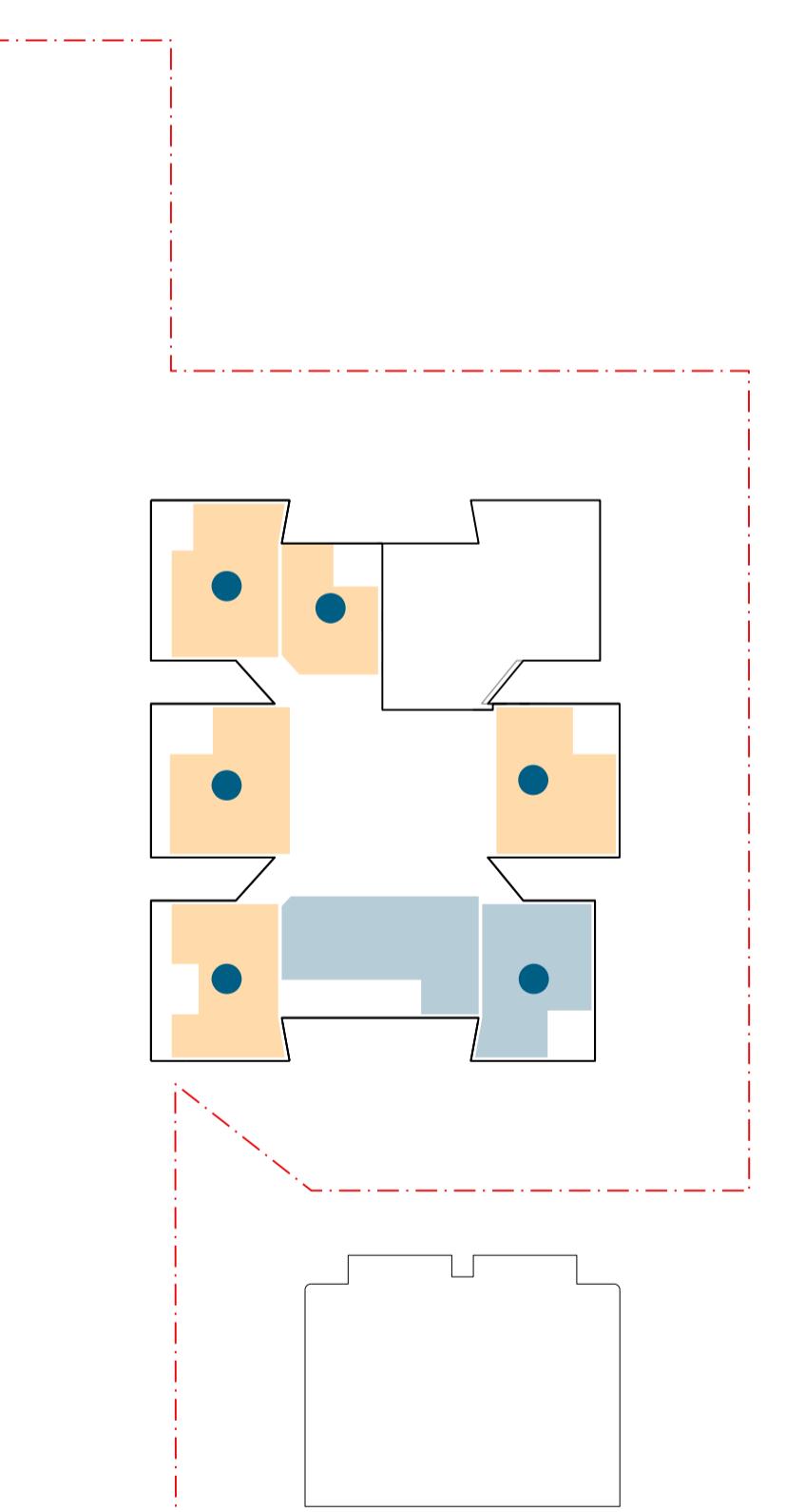
SOLAR ACCESS SUMMARY		PERCENTAGE OF UNITS RECEIVING NO DIRECT SUNLIGHT BETWEEN 9AM – 3PM AT MID WINTER
TOTAL PERCENTAGE	38	15%

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%

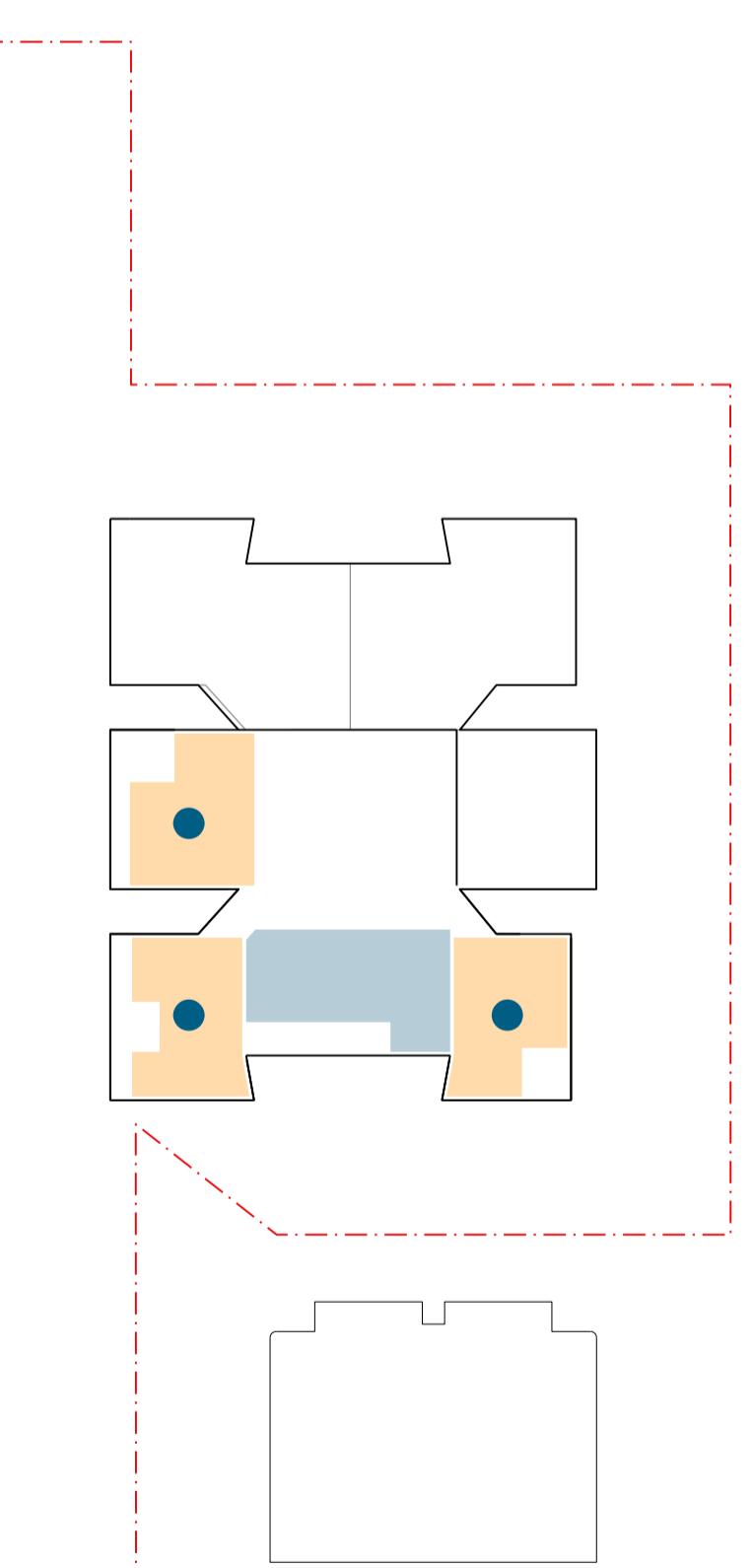
DEFINITIONS	
* SOLAR ACCESS	(SEPPS – APARTMENT DESIGN GUIDE)
OBJECTIVE 4A-1 – DESIGN CRITERIA	
1. LIVING ROOMS AND PRIVATE OPEN SPACES OF AT LEAST 70% OF APARTMENTS IN A BUILDING RECEIVE A MINIMUM OF 2 HOURS DIRECT SUNLIGHT BETWEEN 9AM-3PM AT MID WINTER IN THE SYDNEY METROPOLITAN AREA.	
2. (NOT APPLICABLE)	
3. A MAXIMUM OF 15% OF APARTMENTS IN A BUILDING RECEIVE NO DIRECT SUNLIGHT BETWEEN 9AM AND 3PM AT MID WINTER	



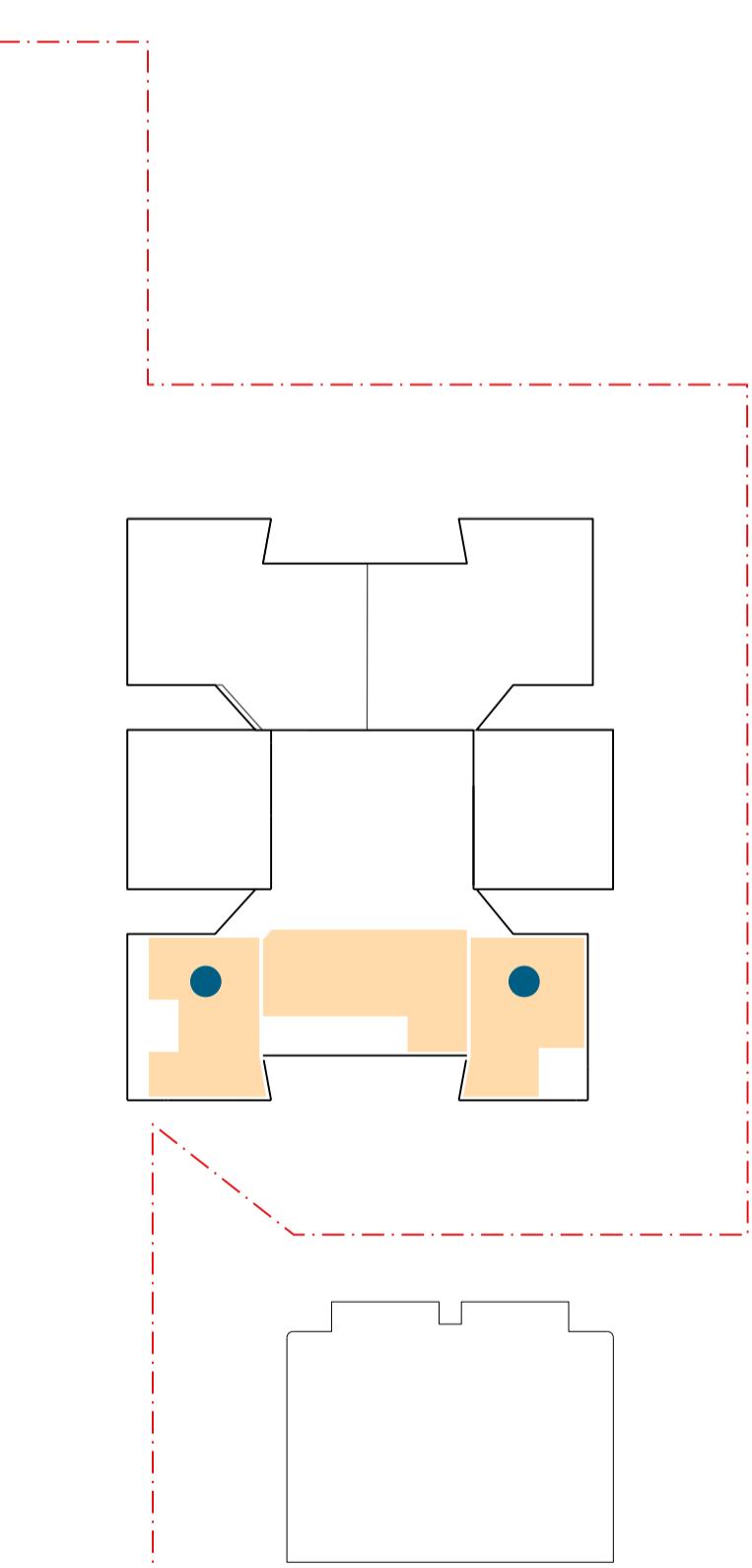
LEVEL 13-25 (ie. x13 LEVELS)	> 2 HOURS OF DIRECT SOLAR ACCESS	91
	< 2 HOURS OF DIRECT SOLAR ACCESS	26
	NATURAL CROSS VENTILATION	78
	TOTAL NO OF UNITS	117



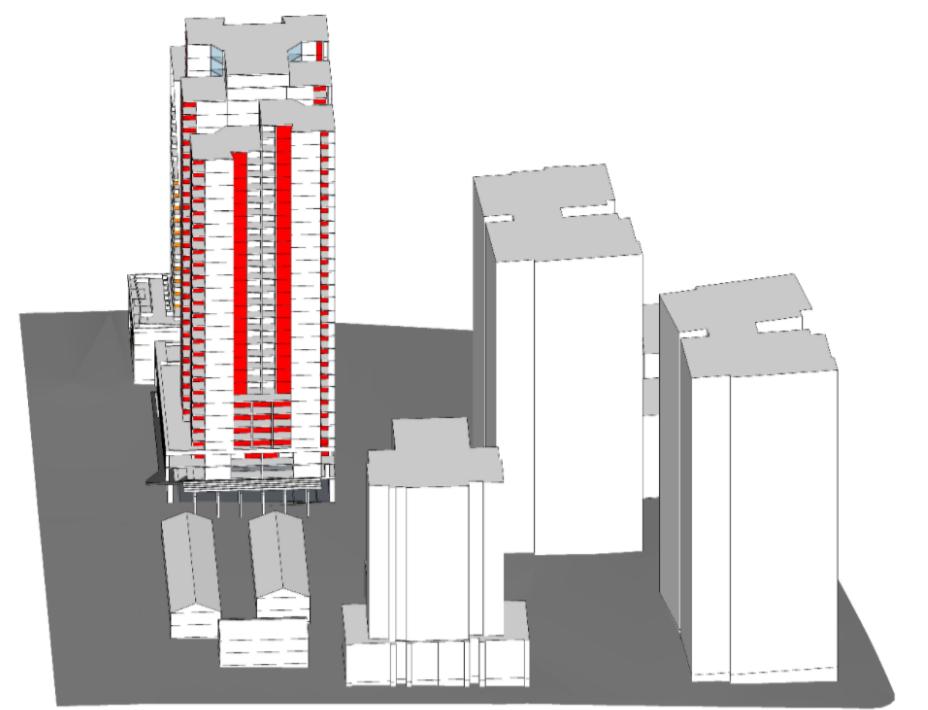
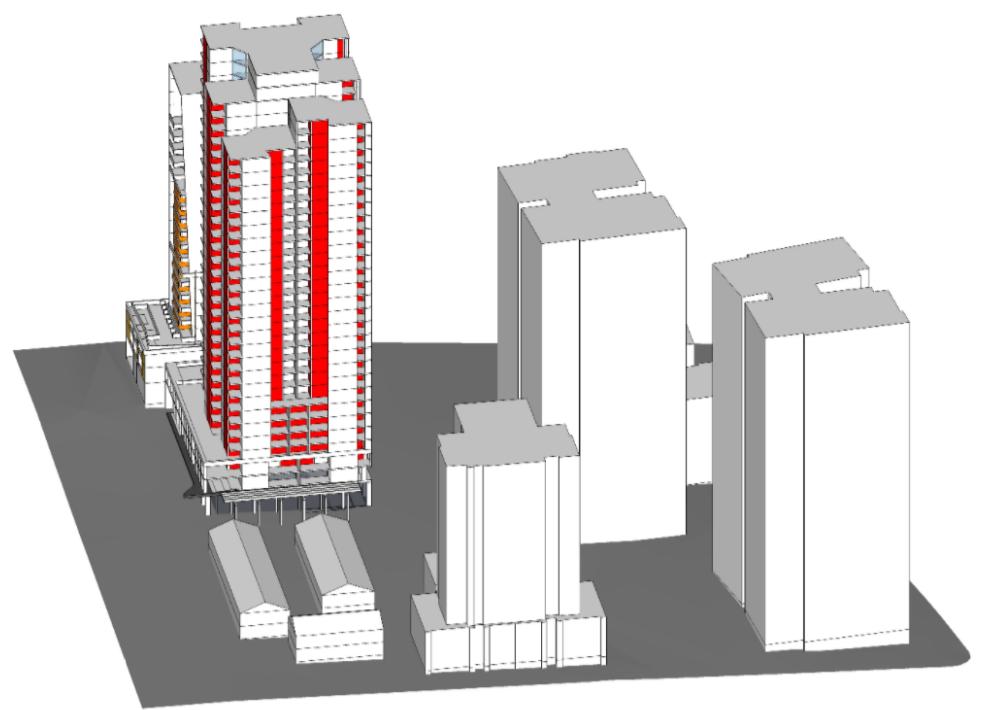
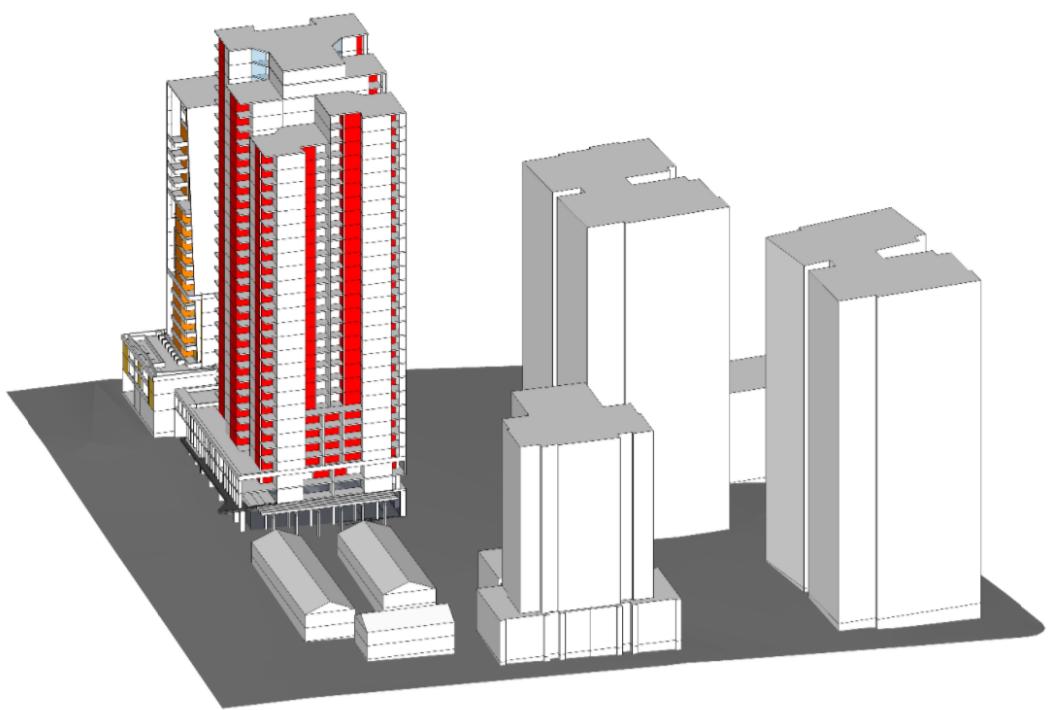
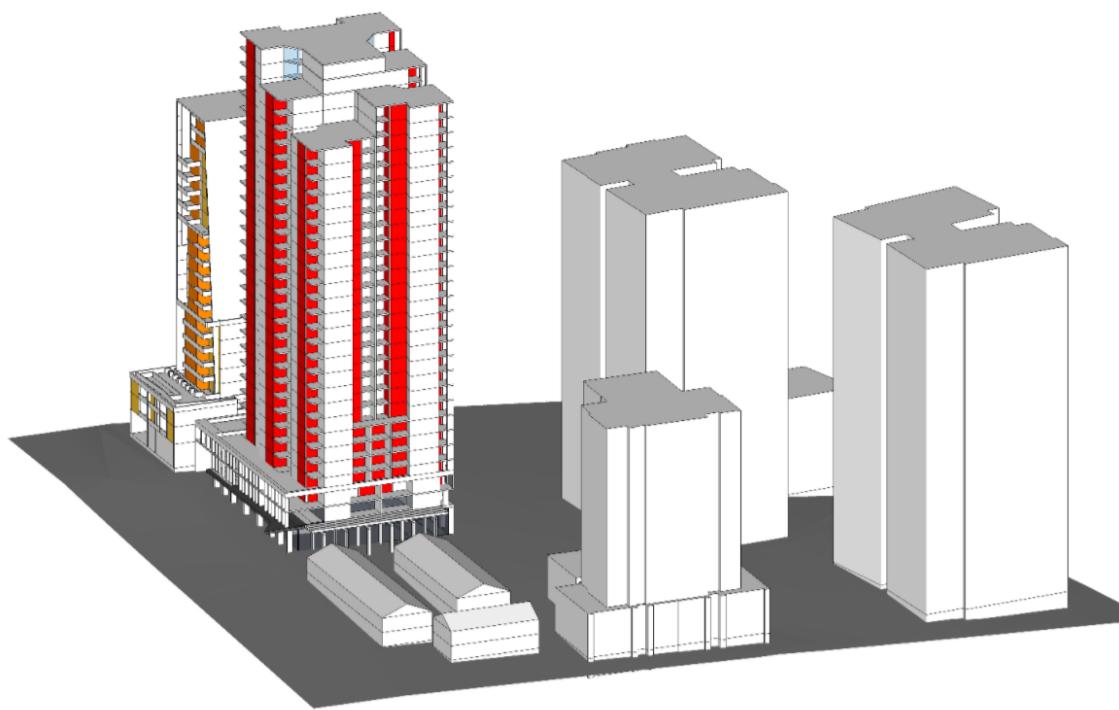
LEVEL 26-27 (ie. x2 LEVELS)	> 2 HOURS OF DIRECT SOLAR ACCESS	10
	< 2 HOURS OF DIRECT SOLAR ACCESS	4
	NATURAL CROSS VENTILATION	12
	TOTAL NO OF UNITS	14



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

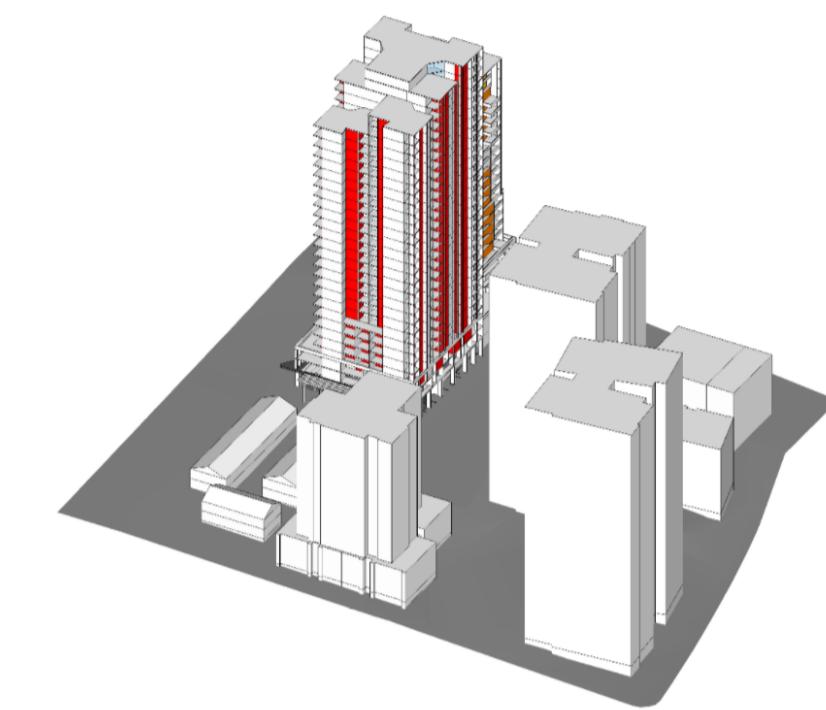
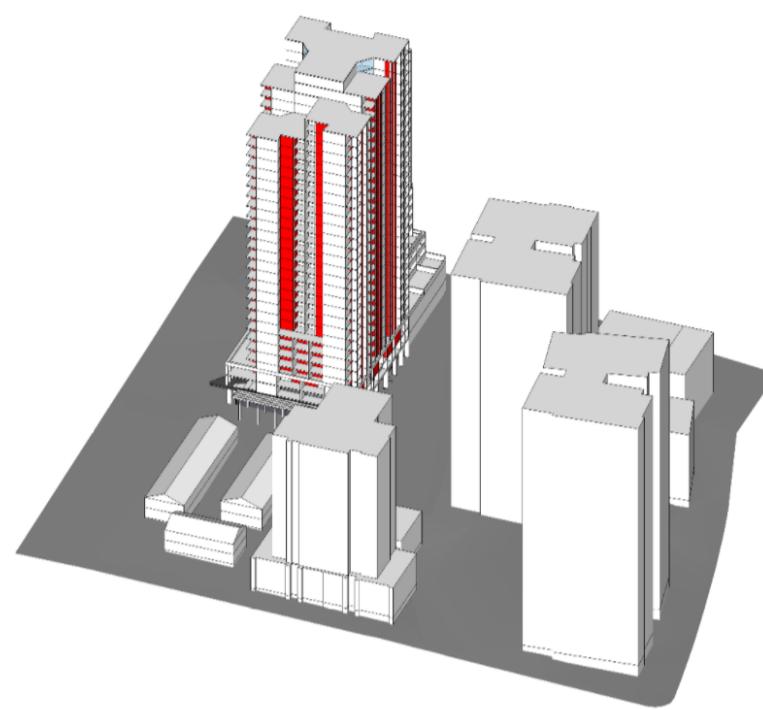
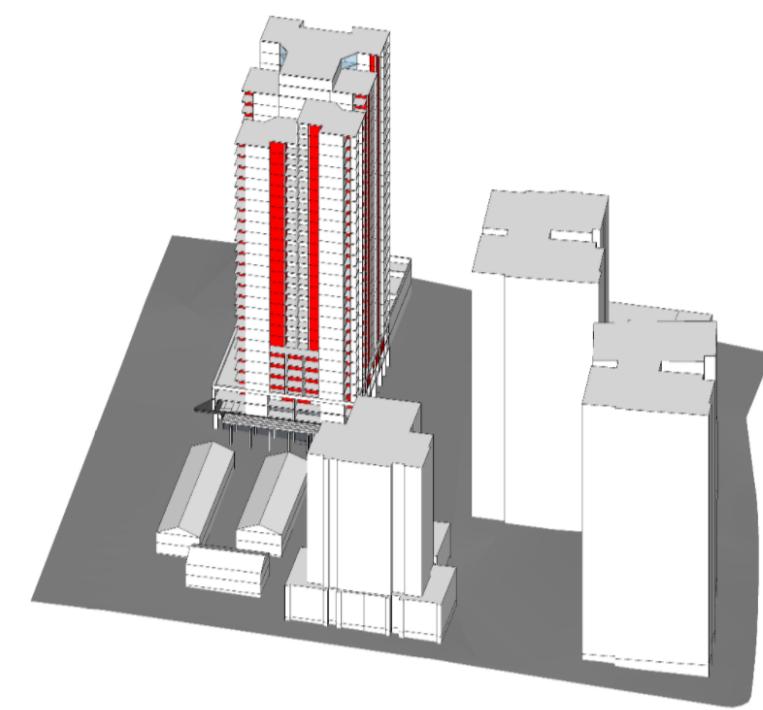
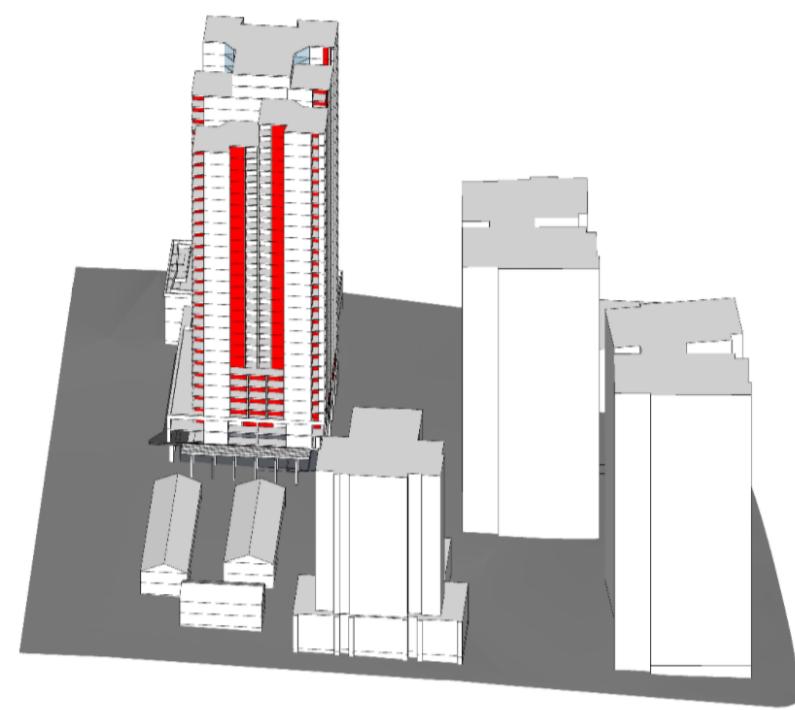


01 21 JUNE 9:00AM

02 21 JUNE 9:30AM

03 21 JUNE 10:00AM

04 21 JUNE 10:30AM

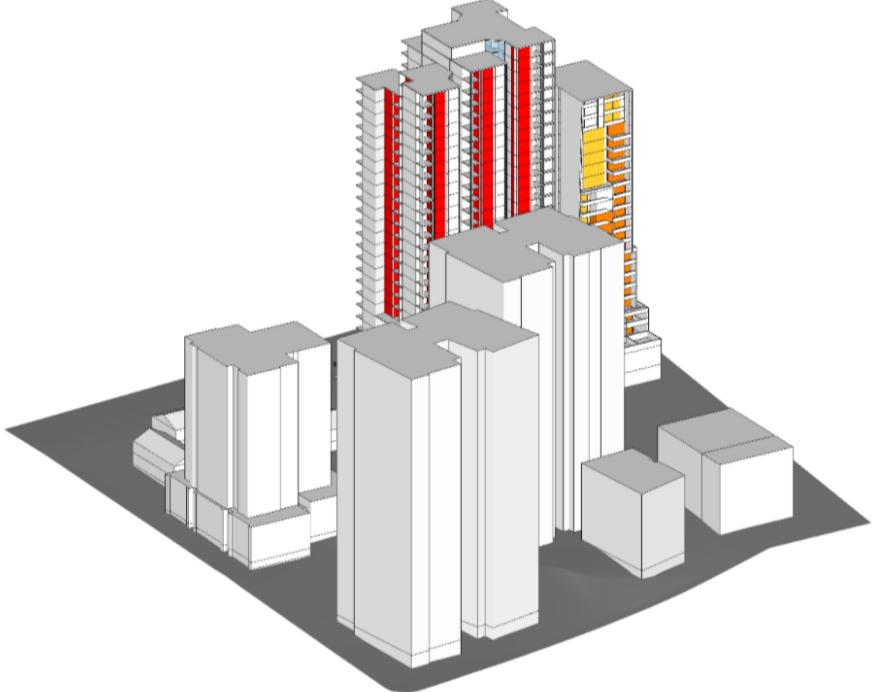
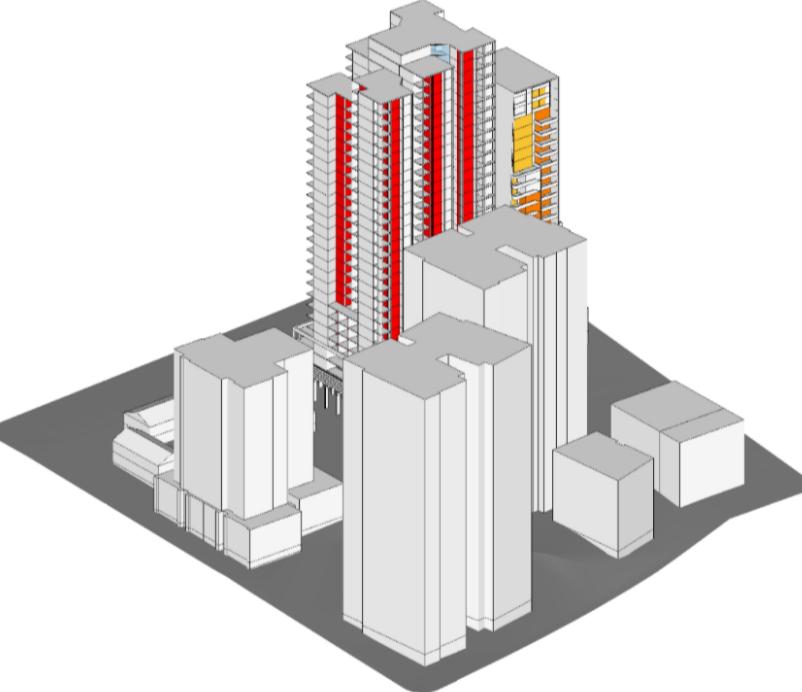
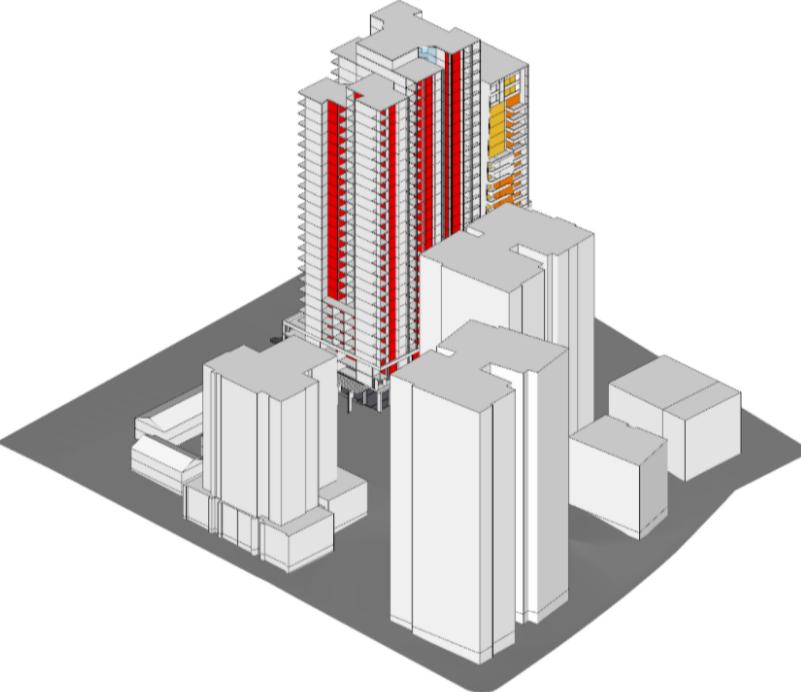
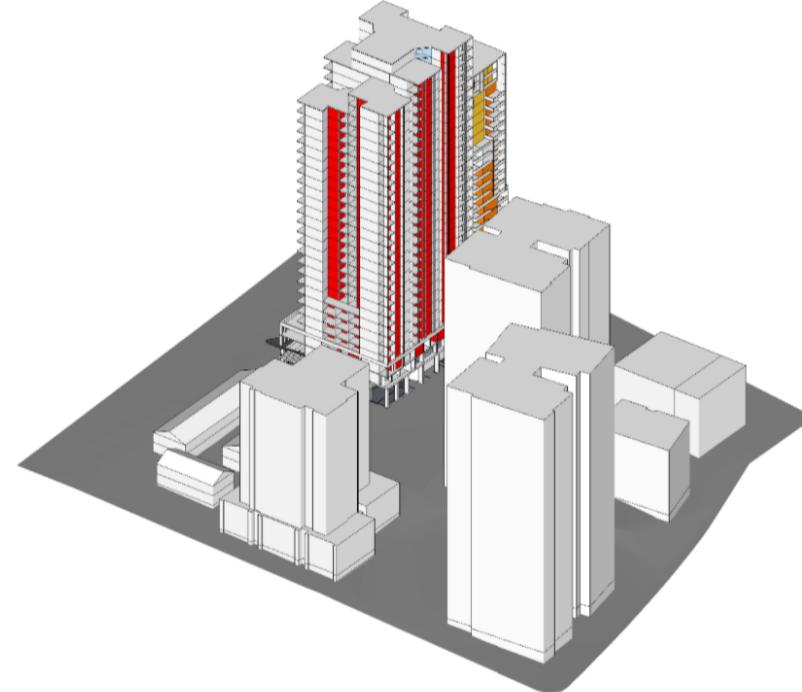


05 21 JUNE 11:00AM

06 21 JUNE 11:30AM

07 21 JUNE 12:00PM

08 21 JUNE 12:30PM

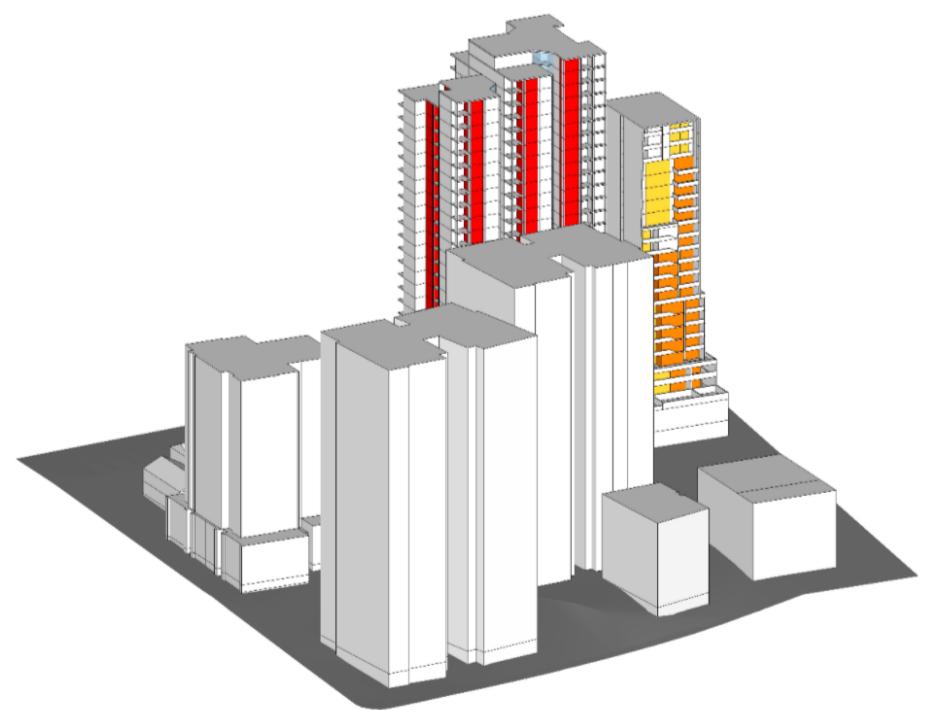


09 21 JUNE 1:00PM

10 21 JUNE 1:30PM

11 21 JUNE 2:00PM

12 21 JUNE 2:30PM



13 21 JUNE 3:00PM

SOLAR ACCESS

SUMMARY BY LEVEL
37 - 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 RECEIVE DIRECT SUNLIGHT WITHOUT THE OBSTRUCTION FROM OTHER BUILDINGS OR IMPEDIMENTS

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

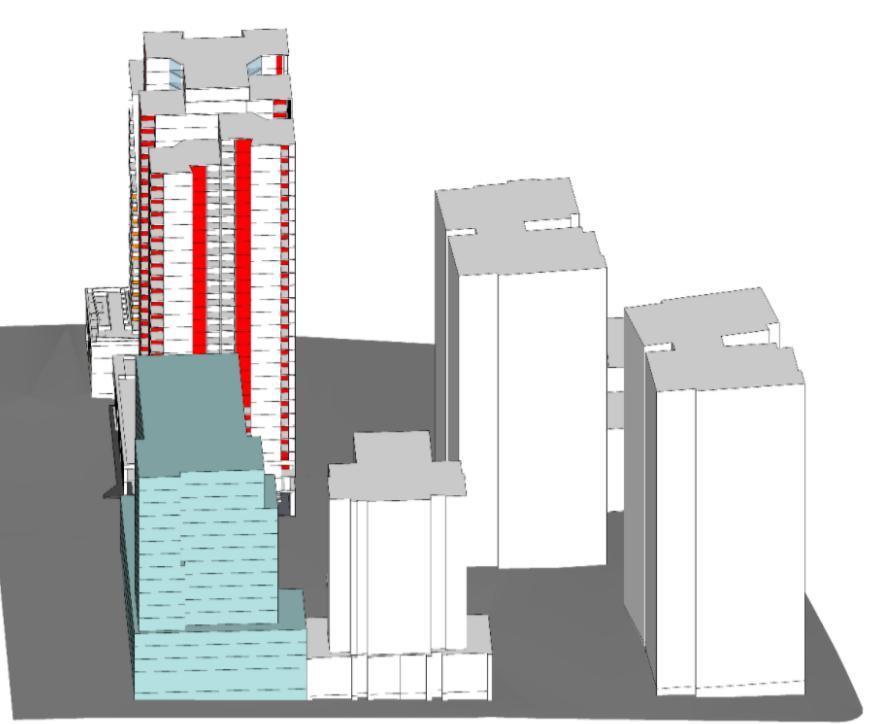
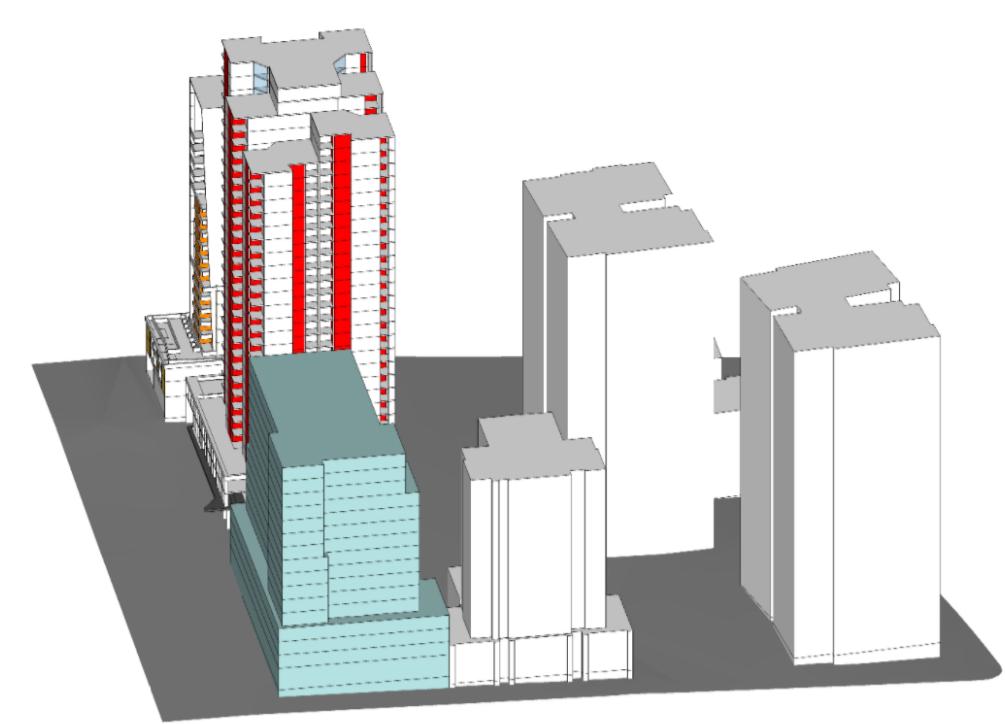
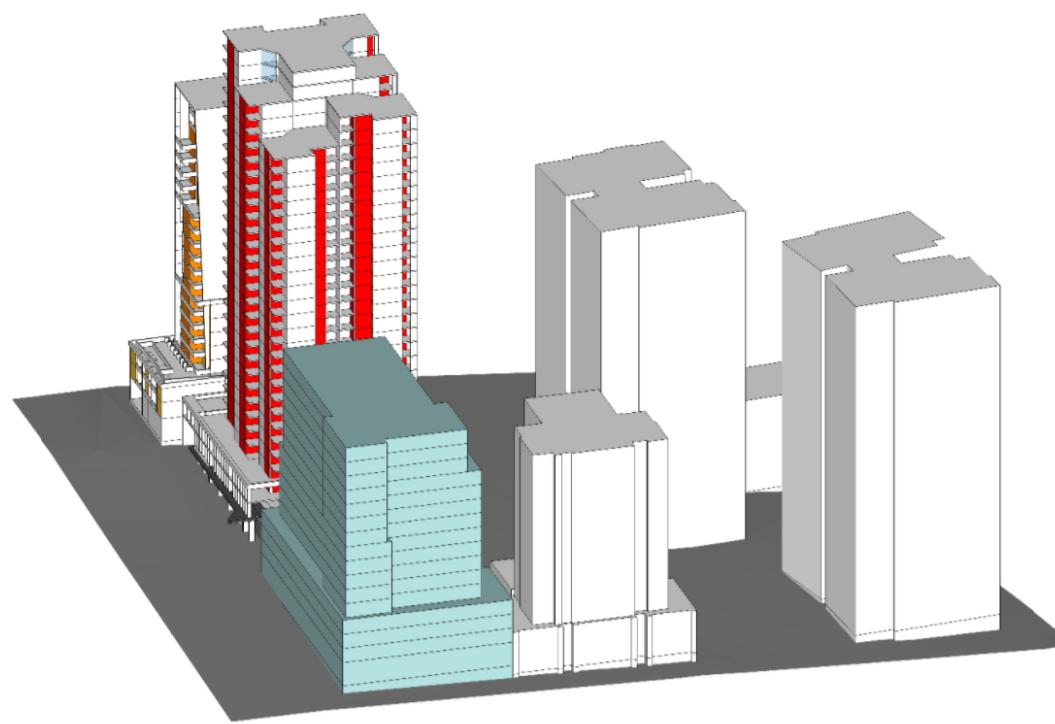
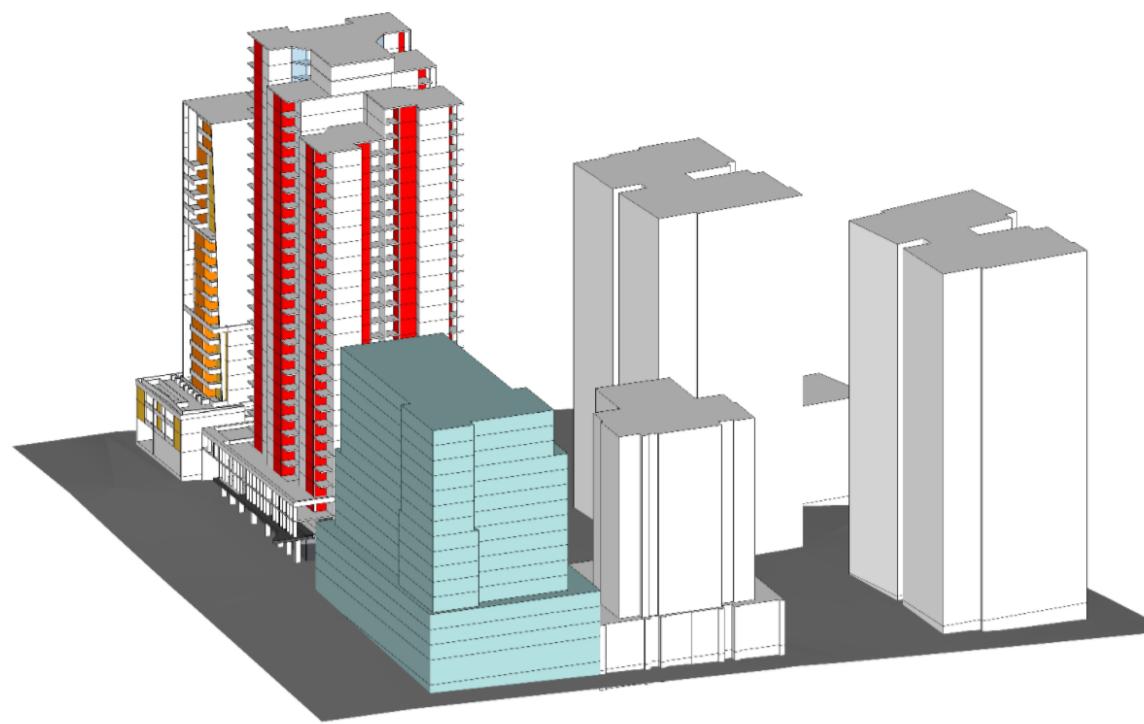
YELLOW DENOTES LOCATION OF BEDROOM WINDOWS OF 35 OXFORD STREET EPPING

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Stage 1 DA Stage 1 DA Stage 1 DA
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C-A Drawing Original Date Description
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PROJECT:
37-41 OXFORD STREET, EPPING
CLIENT:
GOODMAN
SCALE:
DRAWING BY:
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CHECKED 2:
JL
DRAWING No.
S1-DA - 1602
JOB No.
5795

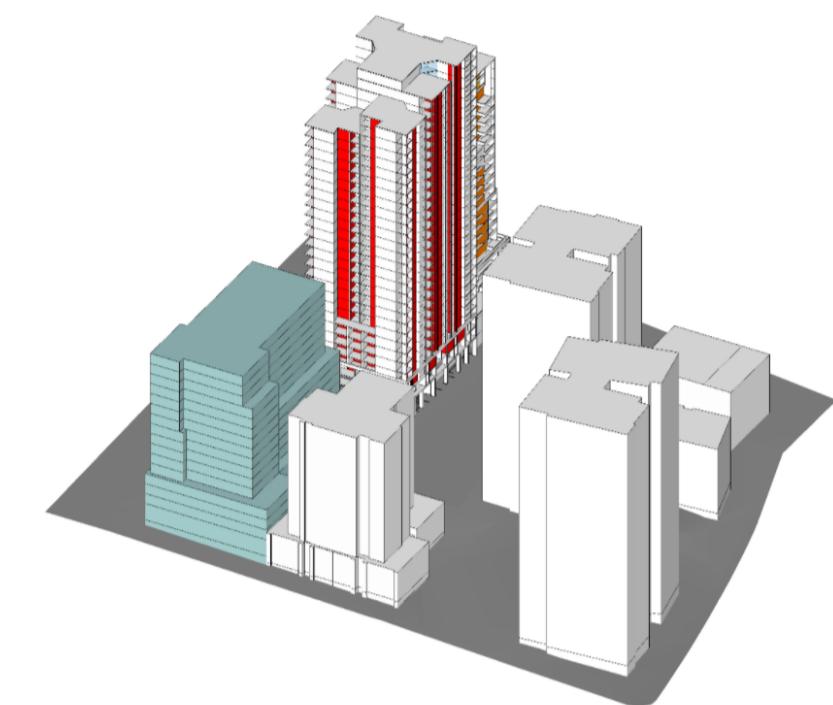
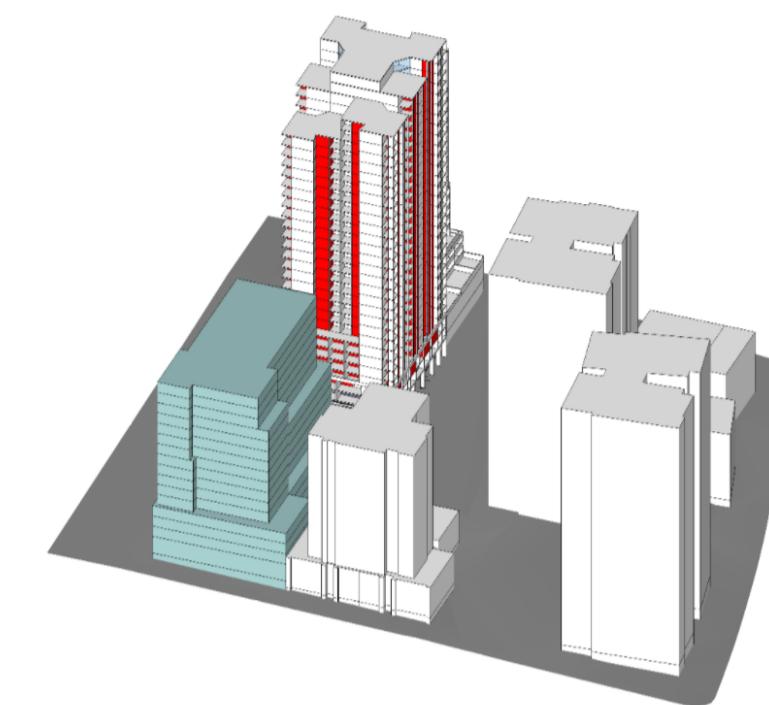
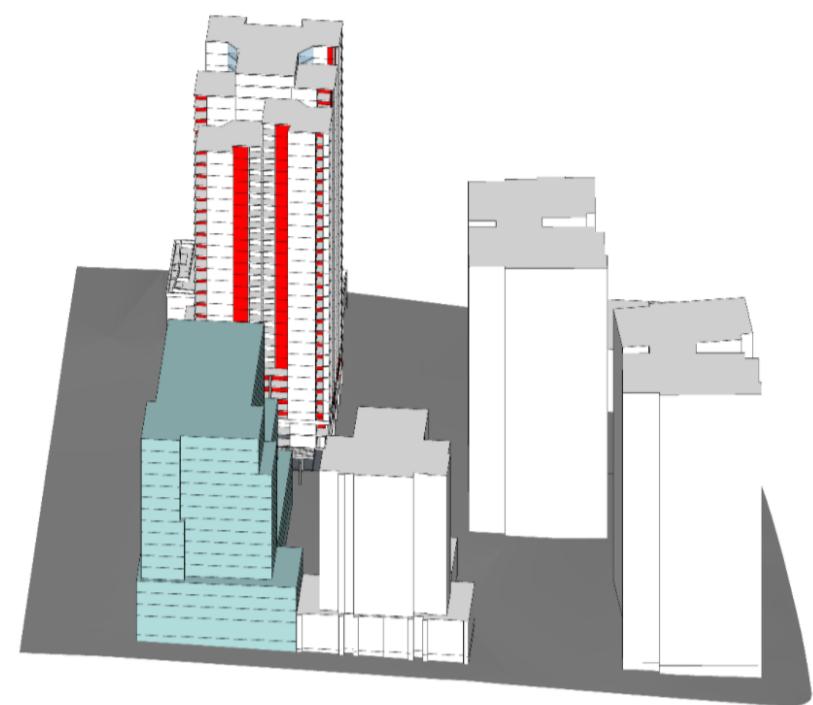


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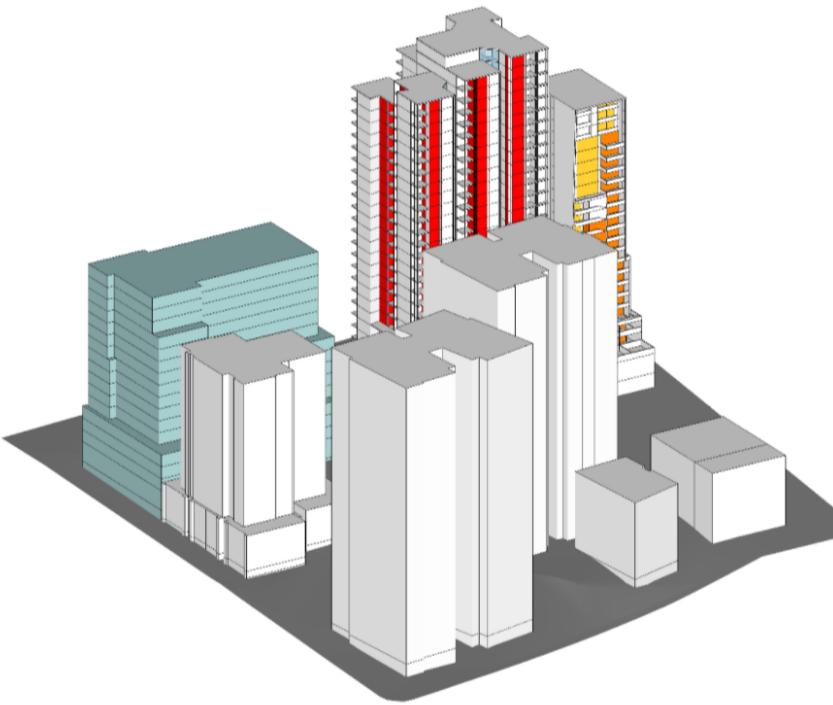
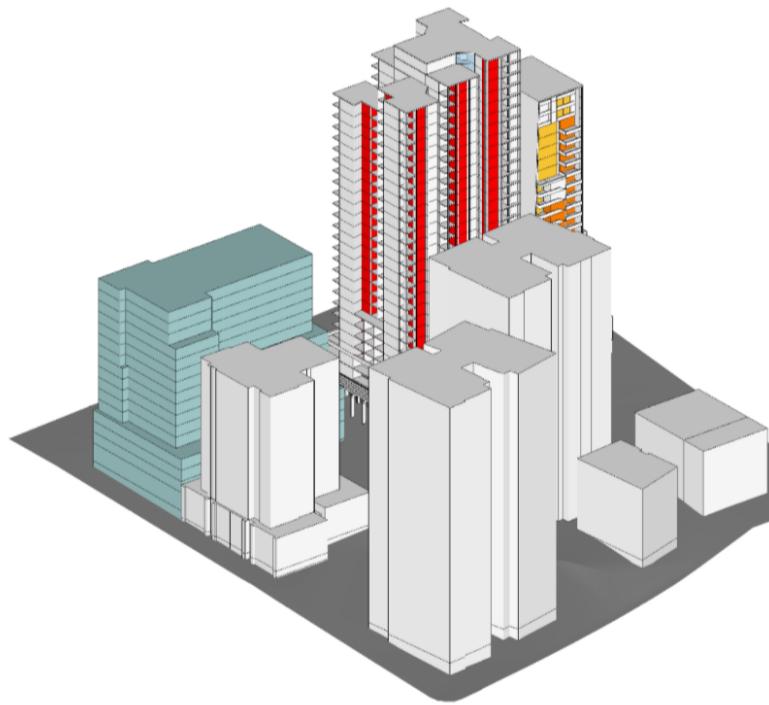
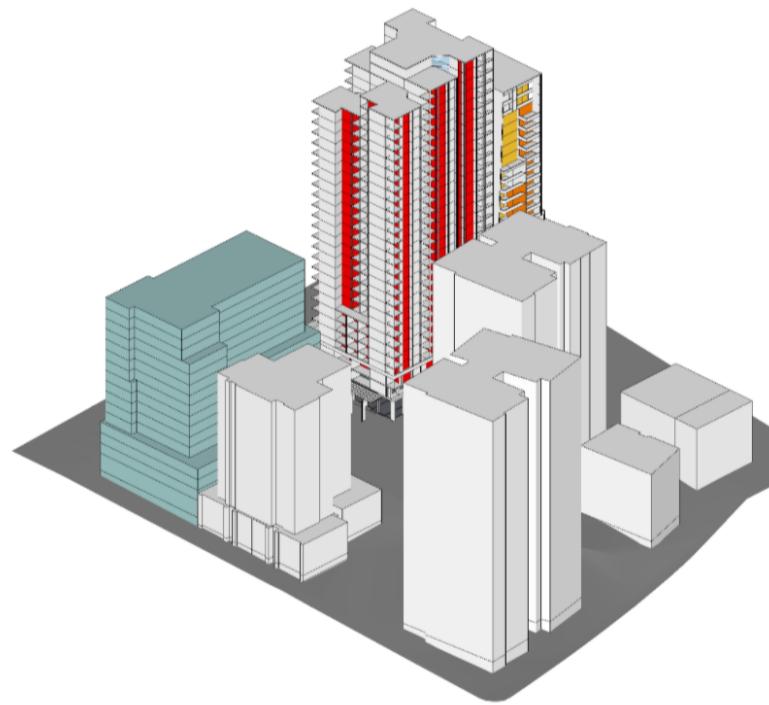
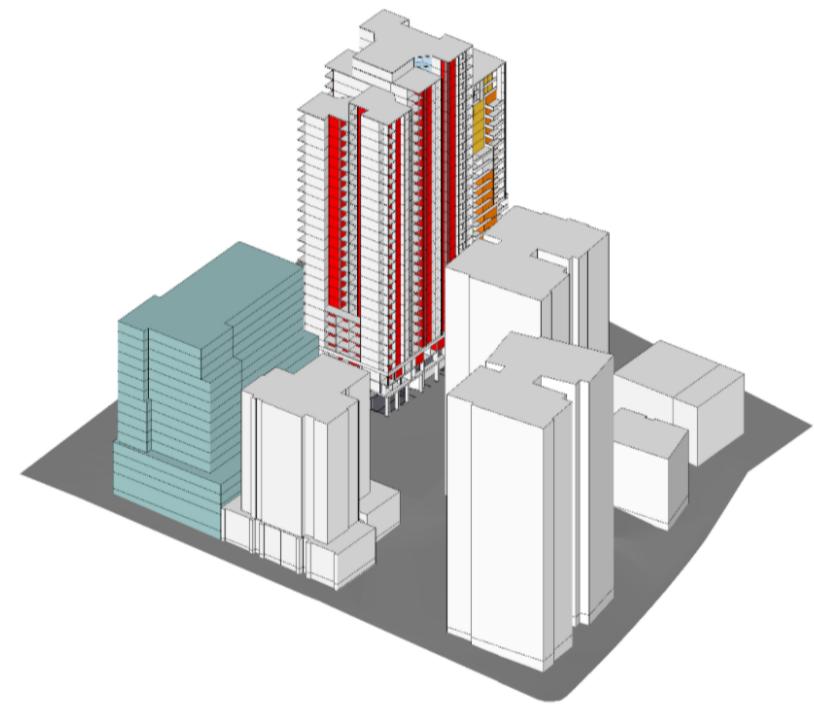


05 21 JUNE 11:00AM

06 21 JUNE 11:30AM

07 21 JUNE 12:00PM

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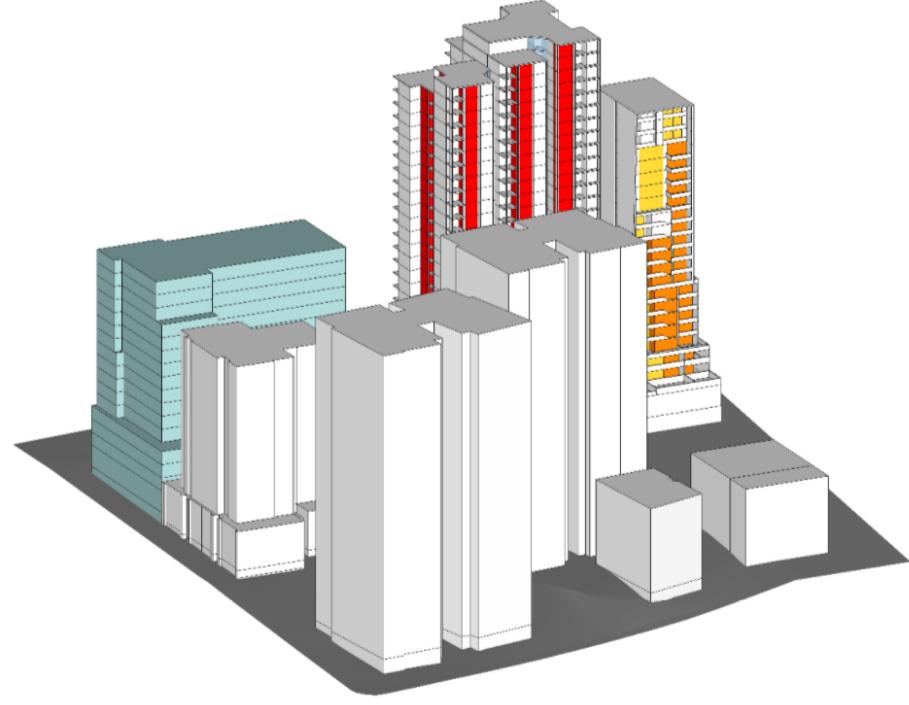


09 21 JUNE 1:00PM

10 21 JUNE 1:30PM

11 21 JUNE 2:00PM

12 21 JUNE 2:30PM



13 21 JUNE 3:00PM

SOLAR ACCESS

SUMMARY BY LEVEL
37 – 41 OXFORD STREET

	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 FAÇADE 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

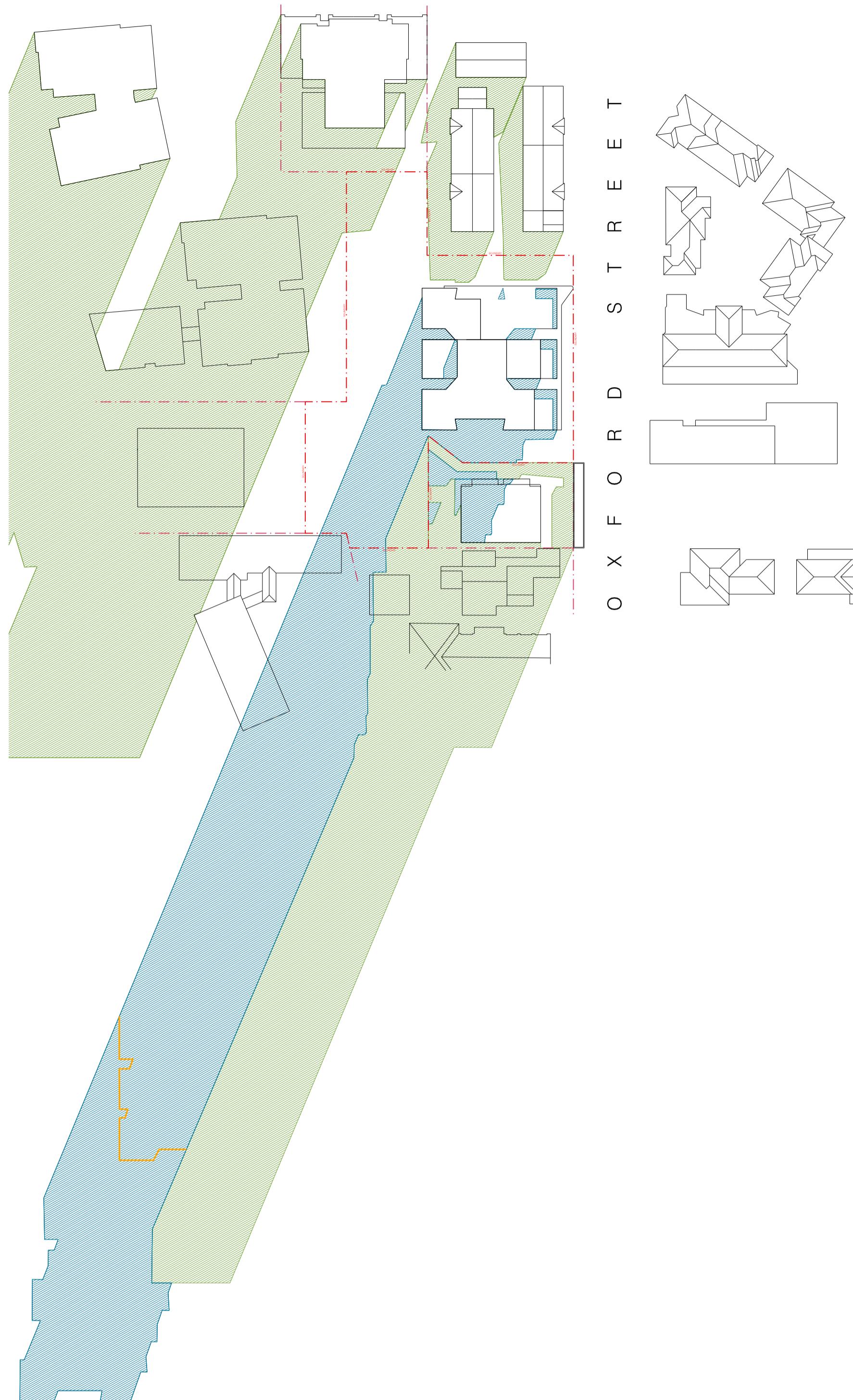
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PROJECT:
37-41 OXFORD STREET, EPPING
CLIENT:
GOODMAN
SCALE:
DRAWING No.:
S1-DA - 1605

DATE:
FEB 2018
CHECKED 1:
SS
CHECKED 2:
JL
DRAWN BY:
DB

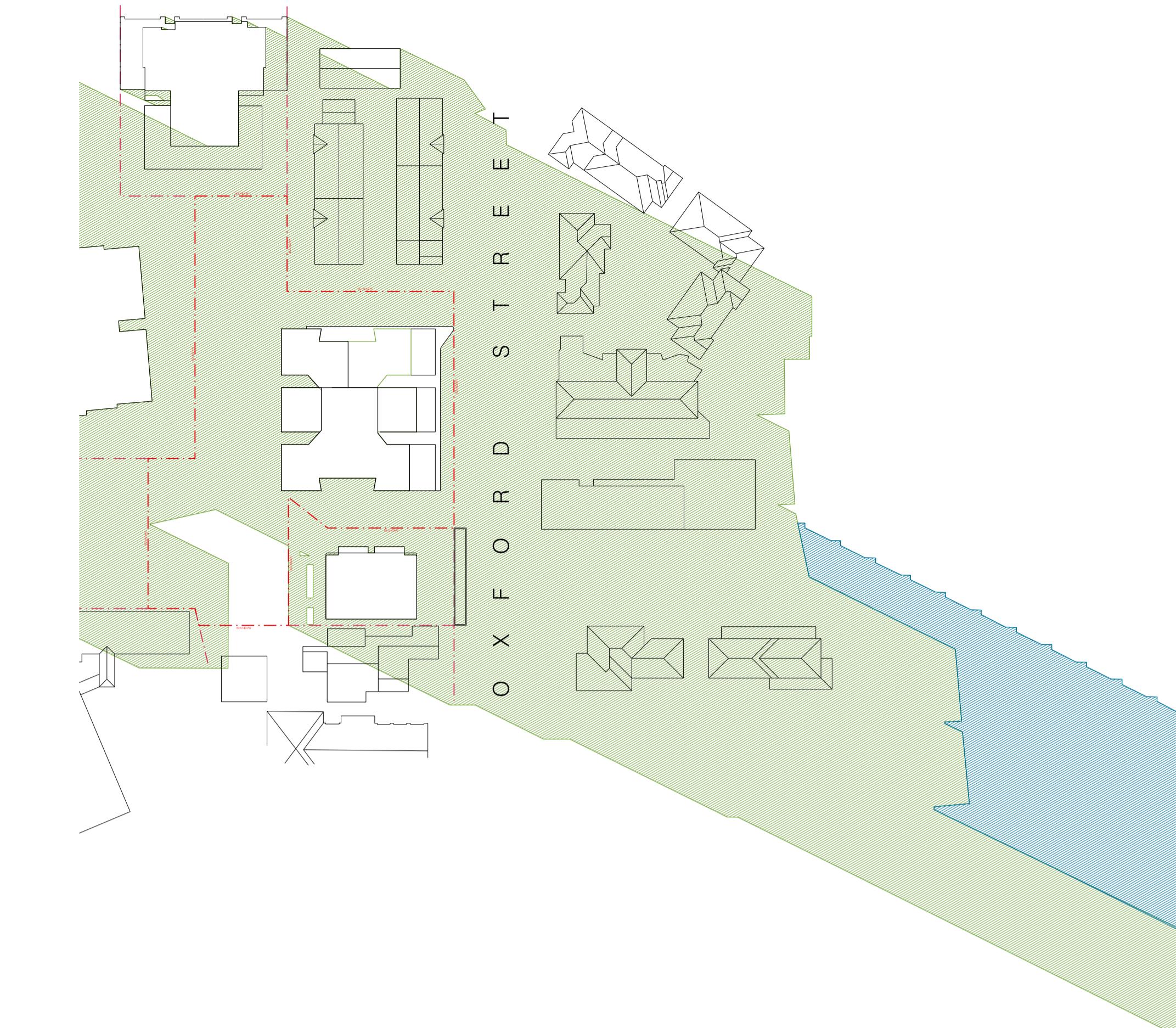
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SOLAR
ANALYSIS: SUN
VIEW DIAGRAM
JOB NO.
5795
DRAWING No.
S1-DA - 1605
ISSUE
C



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

C 05/02/18 B A 08/03/17	STAGE 1A AMENDED DA STAGE 1 DA											
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PROJECT:
7-41 OXFORD STREET, EPPING
CLIENT:
GOODMAN
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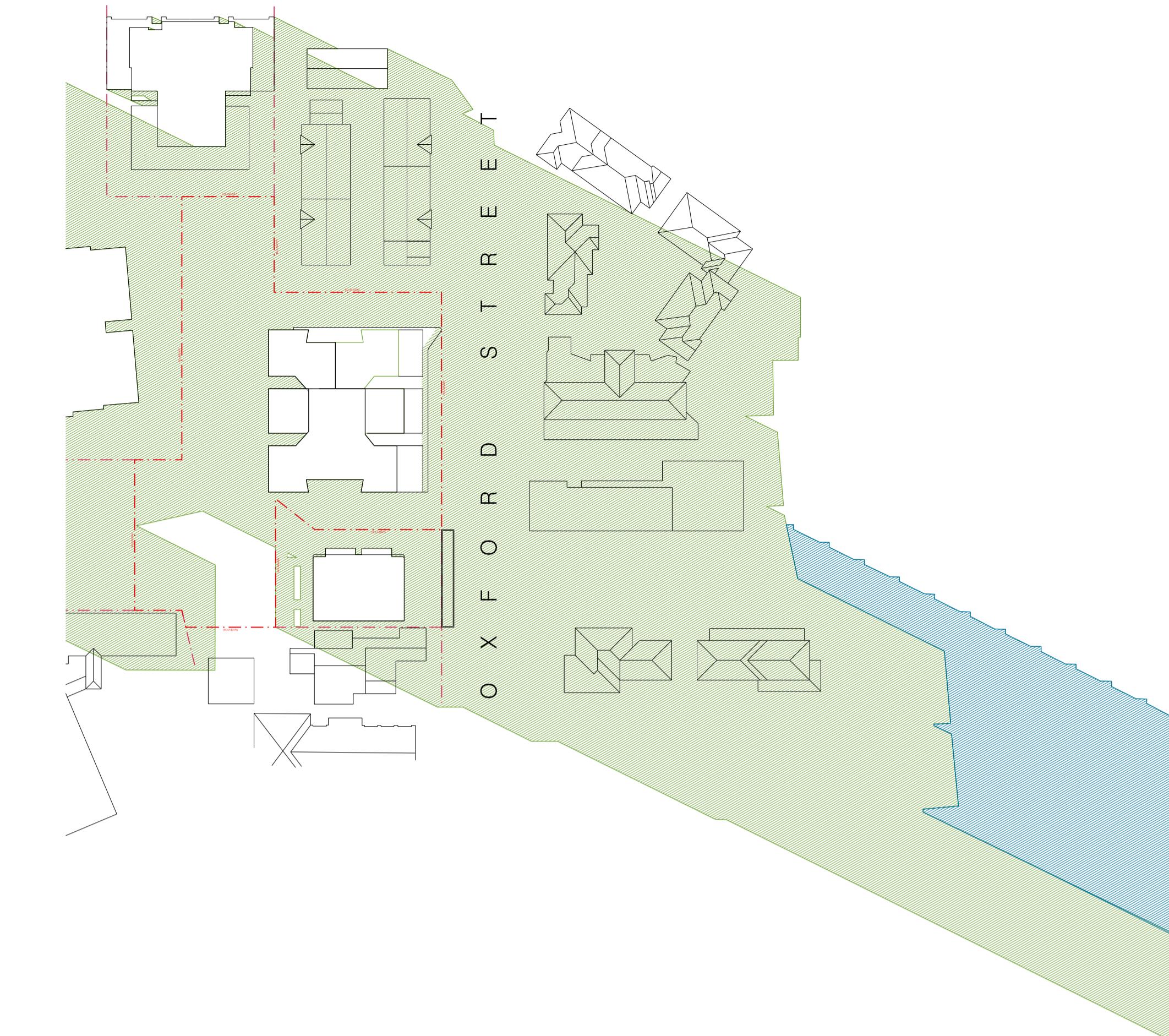
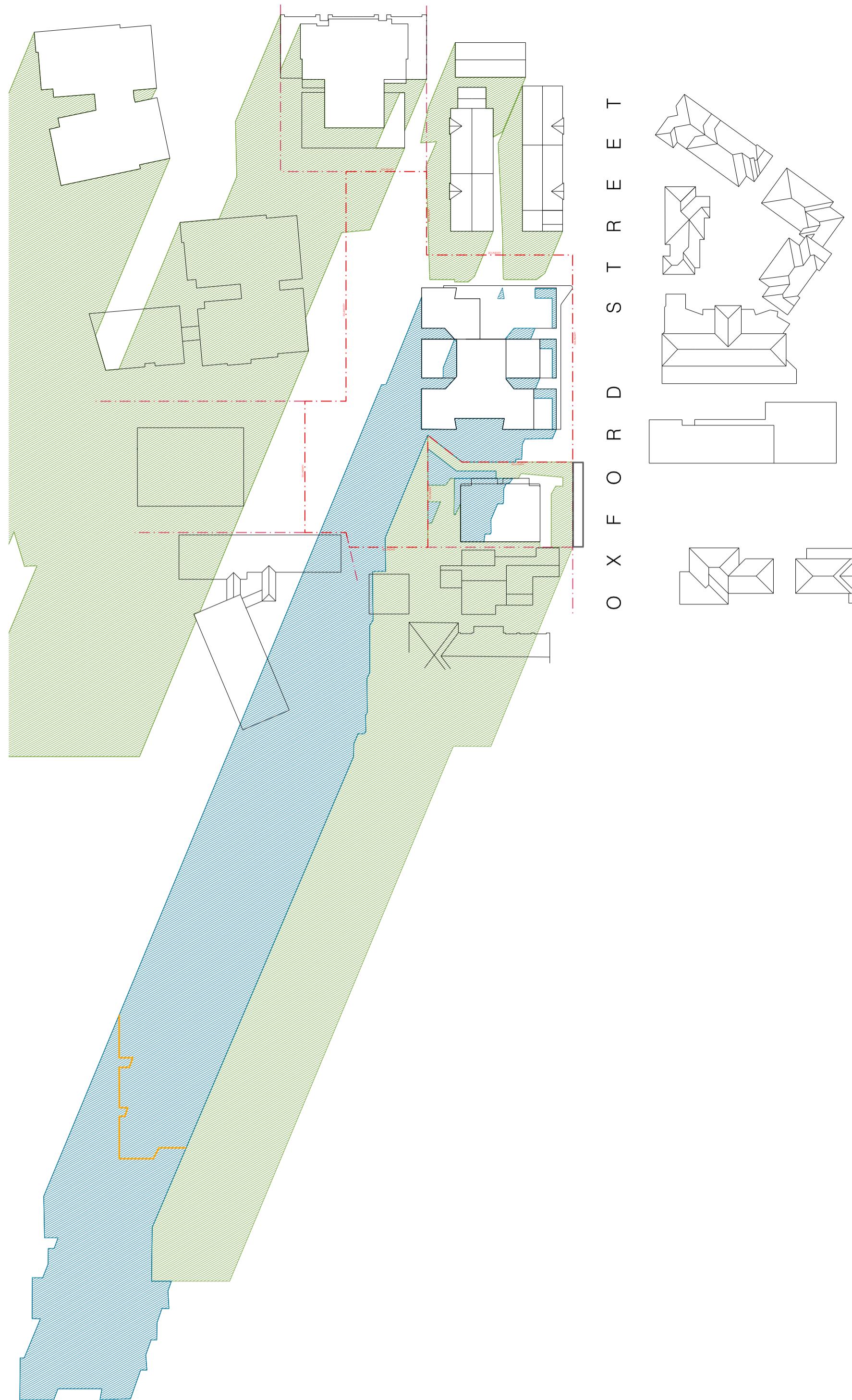
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1: DRAWING:
SHADOW
ANALYSIS
JUNE 21

2: DRAWING No.

JOB No.
5795
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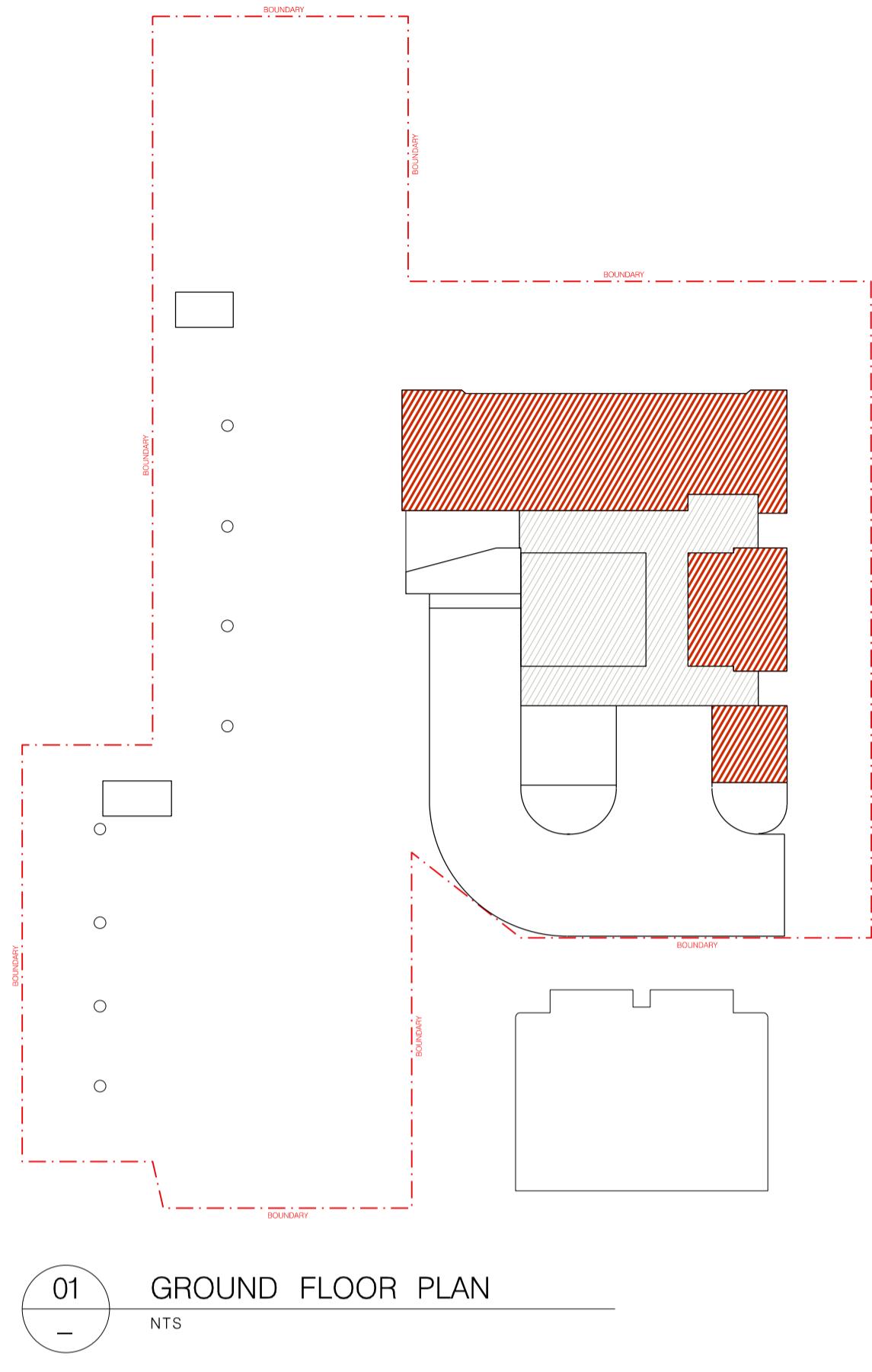
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01 GROUND FLOOR PLAN
NTS

APARTMENT LEVEL CALCULATIONS

LEVEL 2 (x1 LEVELS)	TOTAL AREA
APARTMENTS	930 m ²
CIRCULATION	174 m ²
SUB TOTAL LEVEL GFA	1104 m ²

LEVEL 3 (x1 LEVELS)	TOTAL AREA
APARTMENTS	671 m ²
CIRCULATION	136 m ²
SUB TOTAL LEVEL GFA	807 m ²

LEVEL 4-6 (x3 LEVELS)	TOTAL AREA	LEVEL AREA
APARTMENTS	2016 m ²	672 m ²
CIRCULATION	405 m ²	135 m ²
SUB TOTAL LEVEL GFA	2421 m ²	807 m ²

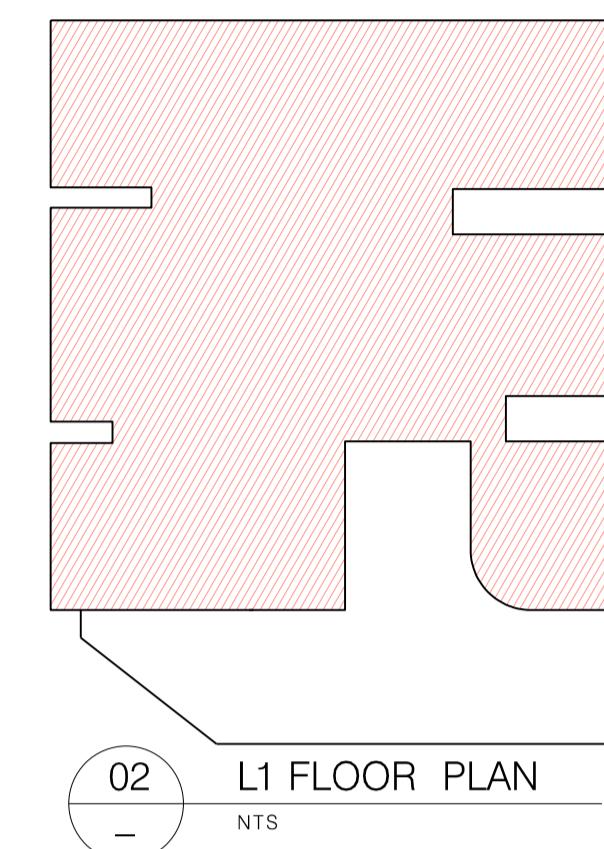
LEVEL 7-12 (x6 LEVELS)	TOTAL AREA	LEVEL AREA
APARTMENTS	3918 m ²	653 m ²
CIRCULATION	810 m ²	135 m ²
SUB TOTAL LEVEL GFA	4728 m ²	788 m ²

LEVEL 13-25 (x13 LEVELS)	TOTAL AREA	LEVEL AREA
APARTMENTS	8333 m ²	641 m ²
CIRCULATION	1755 m ²	135 m ²
SUB TOTAL LEVEL GFA	10088 m ²	776 m ²

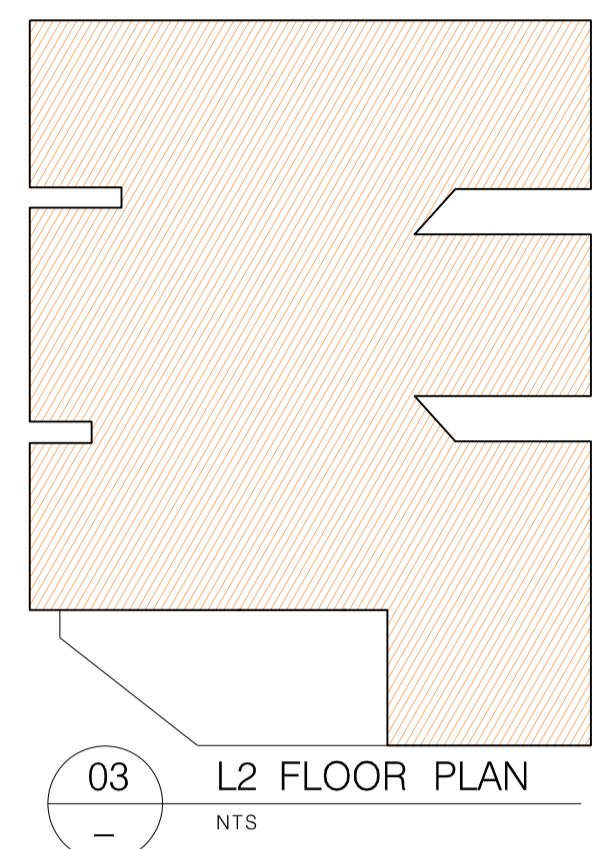
LEVEL 26-27 (x2 LEVELS)	TOTAL AREA	LEVEL AREA
APARTMENTS	1026 m ²	513 m ²
CIRCULATION	224 m ²	112 m ²

LEVEL 28 (x1 LEVELS)	TOTAL AREA	LEVEL AREA
APARTMENTS	312 m ²	69 m ²
SUB TOTAL LEVEL GFA	381 m ²	

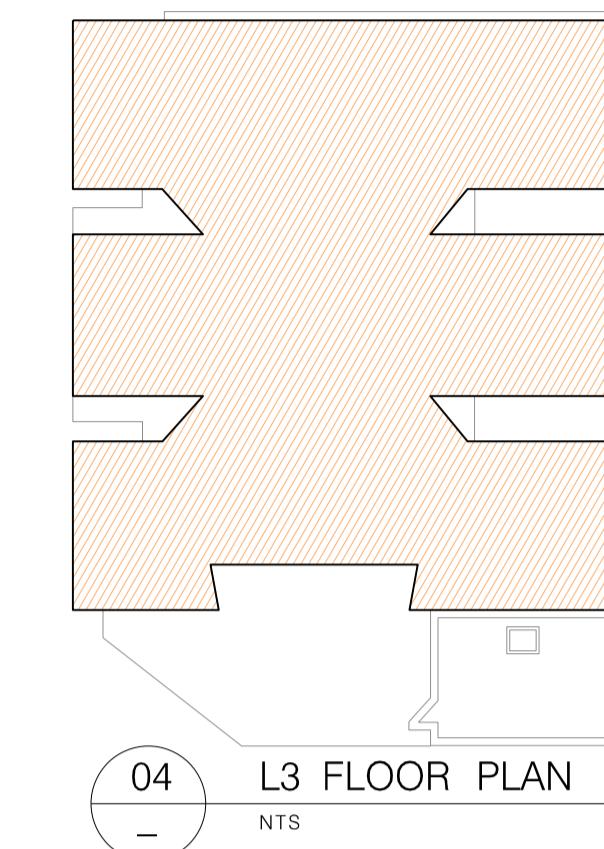
LEVEL 29 (x1 LEVELS)	TOTAL AREA	LEVEL AREA
APARTMENTS	237 m ²	61 m ²
SUB TOTAL LEVEL GFA	298 m ²	



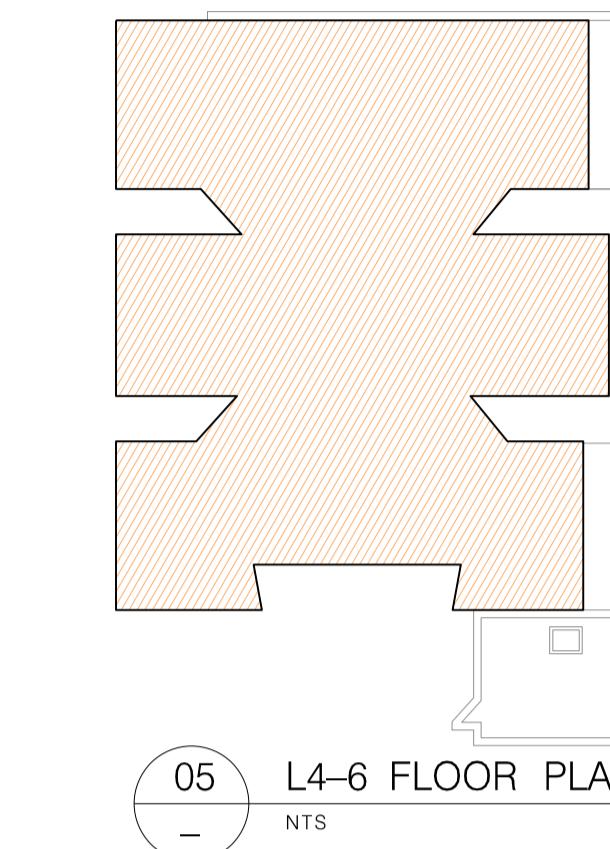
02 L1 FLOOR PLAN
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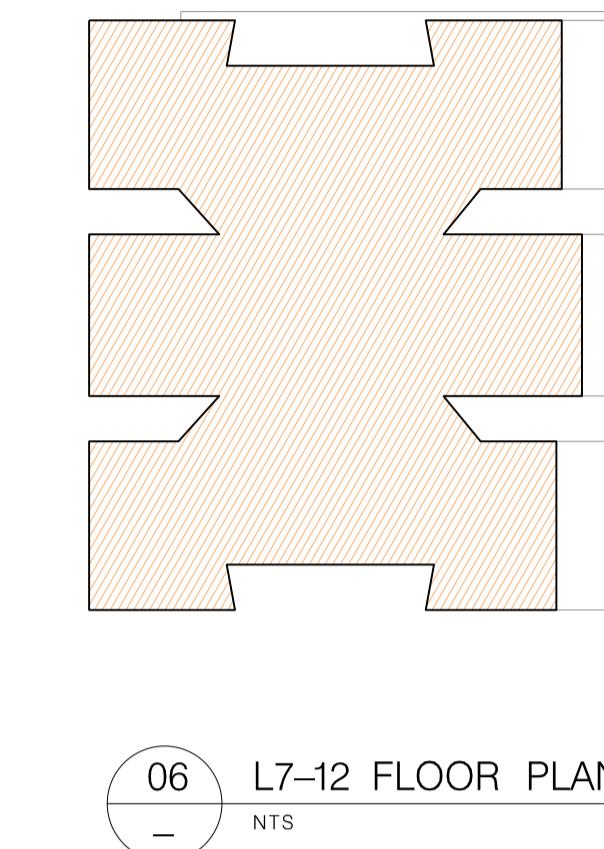
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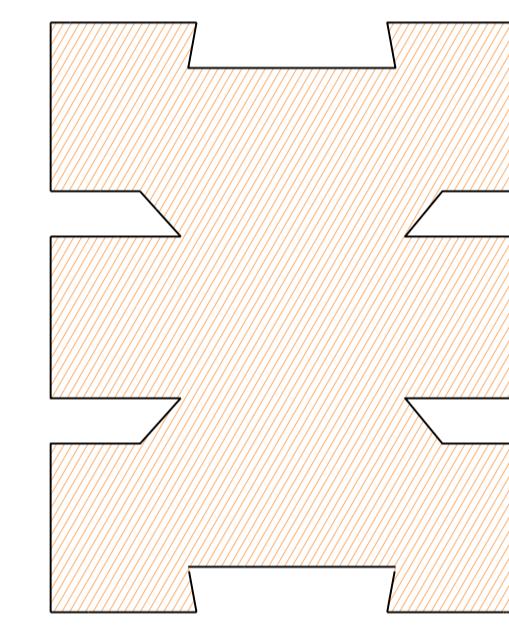
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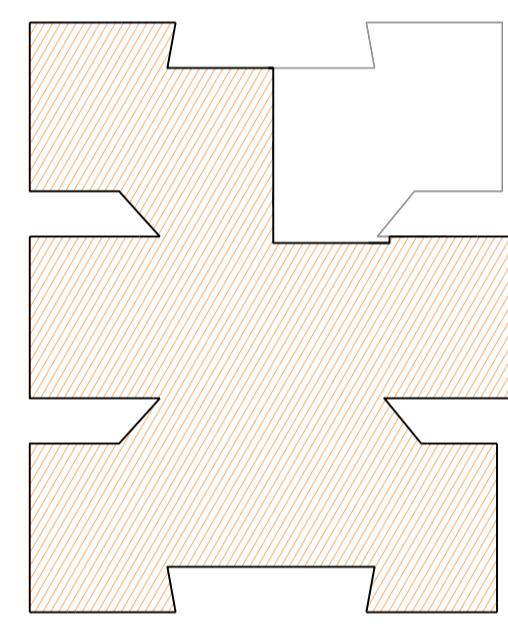
05 L4-6 FLOOR PLAN
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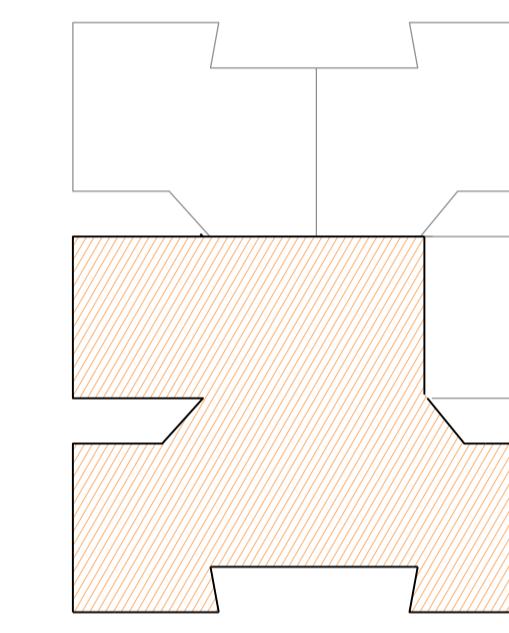
06 L7-12 FLOOR PLAN
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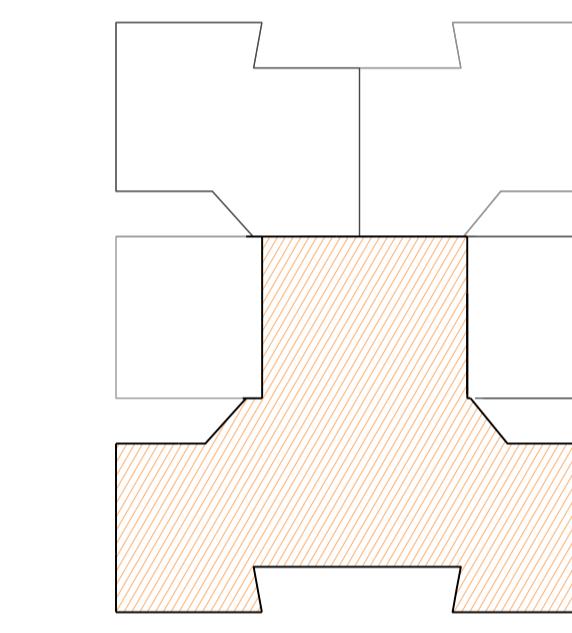
07 L13-25 FLOOR PLAN
NTS



08 L26-27 FLOOR PLAN
NTS



09 L28 FLOOR PLAN
NTS



10 L29 FLOOR PLAN
NTS

DEVELOPMENT CALCULATIONS

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

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

COUNCIL DEDICATED PUBLIC DOMAIN

3 METRE STRIP ALONG OXFORD STREET FRONTPAGE	170 m ²

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 ²
PERMISSIBLE FSR*	4.5 : 1
*FLOOR SPACE RATIO	
PERMISSIBLE GFA*	22 361 m ²
*GROSS FLOOR AREA	

PROPOSED GFA	22 361 m ²
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 ²	55%	
ROOF TOP C.O.S.	115 m ²	2%	
TOTAL C.O.S.	2829 m ²	25%	57%

PARKING CALCULATIONS

RESIDENTIAL PARKING	MIN. REQUIRED	PROPOSED
HORNSEY 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 (
