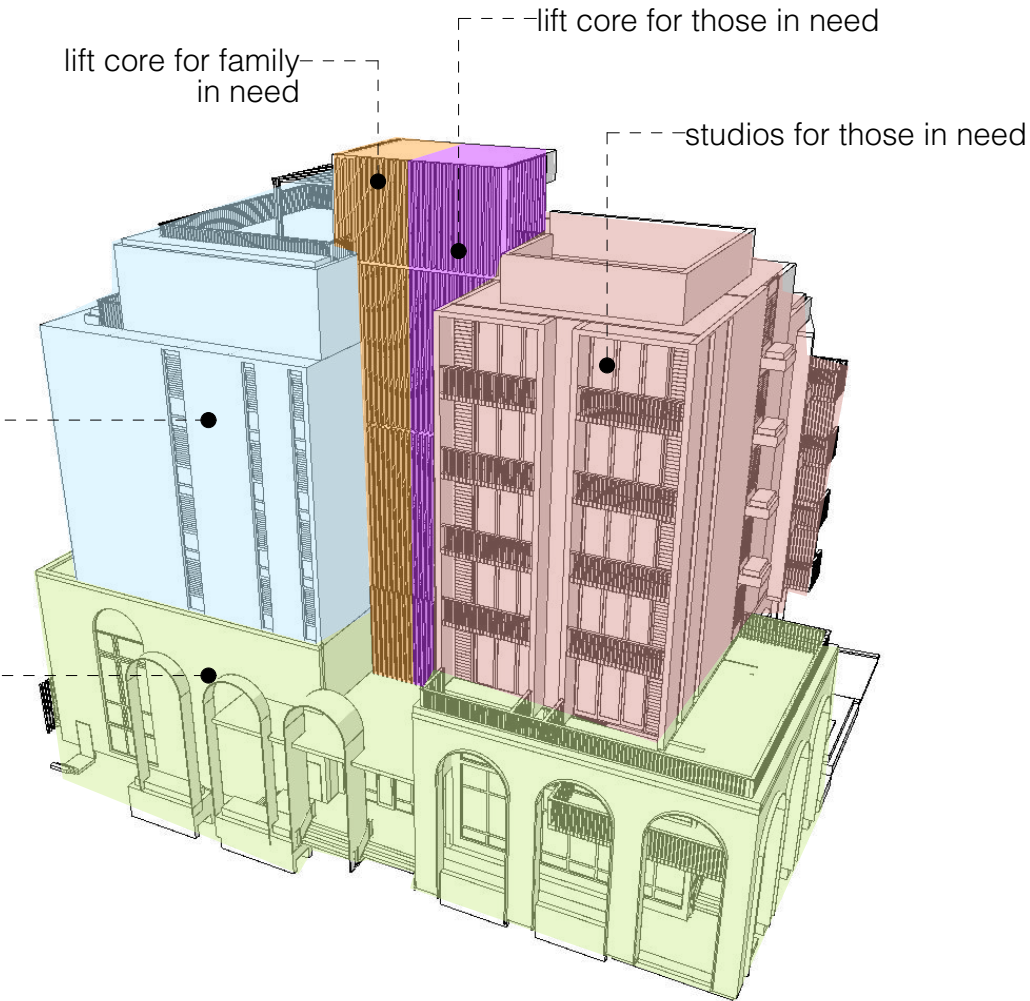


The Salvation Army 23 Dalcassia, HURSTVILLE

SITE			
	Site area	1085 m2	
	Zone	SP2	
GFA		area m2	
Ground floor	Corps space	537.89	
Level 1	Corps space	476.21	
Level 2	Studio x 4		
	2-bed unit x 1		375.39
	3-bed unit x 1		
Level 3	Studio x 4		
	2-bed unit x 1		375.39
	3-bed unit x 1		
Level 4	Studio x 4		
	2-bed unit x 1		375.39
	3-bed unit x 1		
Level 5	Studio x 4		
	2-bed unit x 1		375.39
	3-bed unit x 1		
Level 6	Studio x 2		
			240.13
	3-bed unit x 1		
		PROPOSED GFA	2755.79
		PROPOSED FSR	2.54 : 1
UNITS			
	Studio : 18		
	2-bed unit : 4		
	3-bed unit: 5		
		TOTAL UNITS	27
CAR PARKING		TOTAL PROVIDED 48	

Ground and L1 Area Schedule		
		Area (m2)
Ground Floor	Worship Space	257
	Worship Store	11
	Crying room	11
	Accessible WC	4.8
	Accessible WC	5.9
	Entry lobby and waiting area	59
	Cafe kitchen	5.5
	Cafe	82
	Reception	11
	Office 1	7.7
	Office 2	7.7
	Female WC	11
	Male WC	11
First Floor	Community room	101
	Office and community support services	130
	Store	11.5
	Store	10.5
	comms room	6.1
	Cleaner	5.5
	Activity room	92
	Male WC	11
	Female WC	15.8
	Accessible WC	5.5

Overall site FSR calculation		
SITE	Overall Site area	1679m2
	Zone	SP2
Overall GFA		area m2
Proposed	2755.79	
Existing	167	
Overall GFA	2922.79	
Overall FSR	1.74 : 1	



Parking.

The recommended minimum number of off-street resident parking spaces is as follows:

Metropolitan Regional (CBD) Centres:

- 0.4 spaces per 1 bedroom unit.
- 0.7 spaces per 2 bedroom unit.
- 1.20 spaces per 3 bedroom unit.
- 1 space per 7 units (visitor parking).

existing residential dwellings

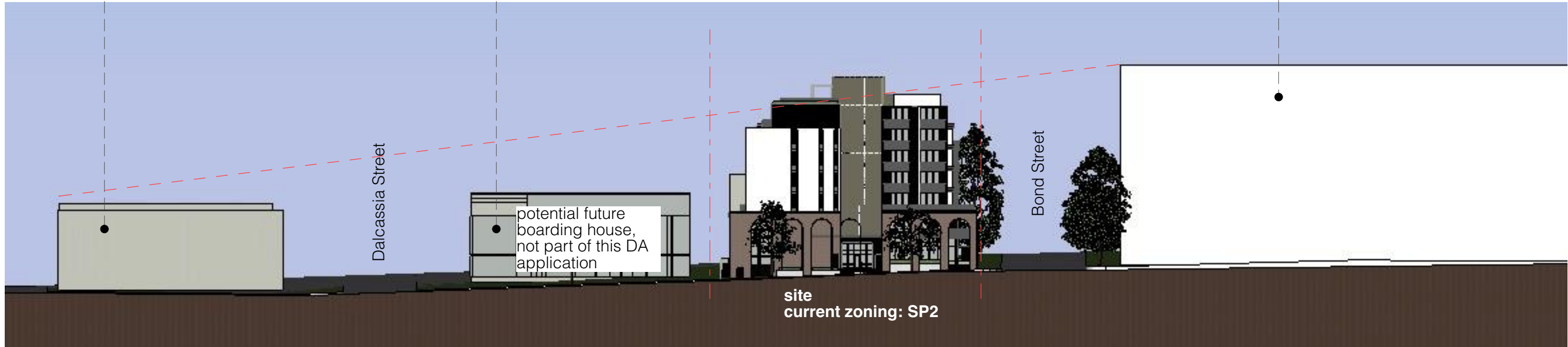
Draft LEP Zoning: R4
Draft LEP height control: 12m

existing residential dwellings

Draft LEP Zoning: R4
Draft LEP height control: 12m

existing residential
flat buildings and Hurstville
city library

Draft LEP Zoning: B4
Draft LEP height control: 30m



INTEGRATED
DESIGN
GROUP

ARCHITECTURE | MASTERPLANNING | INTERIORS

1. figured dimensions take precedence over scaled drawings.
2. contractors to check and verify all levels datum and dimensions on site
3. all materials and workmanship to be in accordance with current written manufacturers instructions local regulations and SAA codes
4. conflicting information to be brought to notice of the architect and clarification sought before proceeding with any works
5. all drawings are not for construction and are subject to further design development, consultant input, council and legislative requirements.
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© Integrated Design Group p/l abn 84 115 006 329
nominated architect | simon thorne reg. no. 7093

client



date	issue	amendment
16/9/20	A	Issue for client review
22/9/20	B	Issue for client review
23/9/20	C	Issue for review
29/9/20	D	Issue for DA

design analysis and summary

SAL20117 | 23 Dalcassia St HURSTVILLE
address

DRAWING		ISSUE
7001		D
drawn checked scale		1:105.19, 1:1.33, 1:1.63, 1:1.65, 1:253.40, 1:2.11 @ a3