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Contents

ARCHITECTURAL DOCUMENTATION

DEVELOPMENT APPLICATION: SSD-77175998

Sheet Number	Sheet Name	Current Revision
DA-0001	COVER SHEET	3
DA-0002	BASIX CERTIFICATE	2
DA-0010	APARTMENT SCHEDULE	3
DA-0101	SITE LOCATION PLAN	3
DA-0105	SITE ANALYSIS	2
DA-1000	GA_BASEMENT 04	3
DA-1001	GA_BASEMENT 03	3
DA-1002	GA_BASEMENT 02	3
DA-1003	GA_BASEMENT 01	3
DA-1010	GA_PUBLIC DOMAIN	3
DA-1011	GA_GROUND FLOOR PLAN	3
DA-1012	GA_LEVEL 01	3
DA-1013	GA_LEVEL 02	4
DA-1014	GA_LEVEL 03	4
DA-1015	GA_LEVEL 04	4
DA-1016	GA_LEVEL 05	4
DA-1017	GA_LEVEL 06	4
DA-1018	GA_LEVEL 07	4
DA-1019	GA_LEVEL 08	4
DA-1020	GA_LEVEL 09	4
DA-1021	GA_LEVEL 10	4
DA-1022	GA_LEVEL 11	4
DA-1023	GA_LEVEL 12	4
DA-1024	GA_LEVEL 13	4
DA-1025	GA_LEVEL 14	3
DA-1026	GA_LEVEL 15	3
DA-1027	GA_LEVEL 16	3
DA-1028	GA_LEVEL 17	3
DA-1029	GA_ROOF PLAN	3
DA-1051	TYP_ADAPTABLE PLANS	2
DA-1052	TYP_ADAPTABLE PLANS	2
DA-1053	TYP_ADAPTABLE PLANS	2
DA-1401	ELEVATION - NORTH	4
DA-1402	ELEVATION - EAST	4
DA-1403	ELEVATION - SOUTH	4
DA-1404	ELEVATION - WEST	4
DA-1424	ELEVATION_BLD A_PODIUM EAST	3
DA-1425	ELEVATION_BLD B_PODIUM SOUTH	3
DA-1426	ELEVATION_BLD B_PODIUM WEST	3
DA-1428	ELEVATION_BLD B_PODIUM EAST	3
DA-1501	SECTION - A	4
DA-1502	SECTION - B	4
DA-1610	DETAIL SECTION - BUILDING A BASEMENT 04 - LVL 08 (TYP)	1
DA-1611	DETAIL SECTION - BUILDING B BASEMENT 03 - LVL 08 (TYP)	1
DA-1810	STORAGE PLAN	2
DA-4420	TYPICAL APARTMENT TYPES	1
DA-4425	TYPICAL APARTMENT TYPES SCHEDULES	1
DA-6001	ANALYSIS - SOLAR	3
DA-6002	ANALYSIS - SOLAR	3
DA-6003	ANALYSIS - SOLAR	3
DA-6004	ANALYSIS - SOLAR	3
DA-6010	ANALYSIS - CROSS VENTILATION	3
DA-6011	ANALYSIS - CROSS VENTILATION	3
DA-6012	ANALYSIS - CROSS VENTILATION	3
DA-6013	ANALYSIS - CROSS VENTILATION	3
DA-6020	ANALYSIS - DEEP SOIL CALC / COMMUNAL OPEN SPACE	2
DA-6030	ANALYSIS - HEIGHT PLANE DIAGRAM	2
DA-6050	ANALYSIS - SHADOW DIAGRAMS - MID WINTER MORNING	3
DA-6051	ANALYSIS - SHADOW DIAGRAMS - MID WINTER AFTERNOON	3
DA-6052	ANALYSIS - 3D SHADOW WINTER SUN PATH 9AM-12PM SOLAR VIEWS	2
DA-6053	ANALYSIS - 3D SHADOW WINTER SUN PATH 1PM-3PM SOLAR VIEWS	2
DA-6054	ANALYSIS - SHADOW DIAGRAMS - MID AUTUMN MORNING	2
DA-6055	ANALYSIS - SHADOW DIAGRAMS - MID AUTUMN AFTERNOON	2
DA-6056	ANALYSIS - SHADOW DIAGRAMS - MID SPRING MORNING	2
DA-6057	ANALYSIS - SHADOW DIAGRAMS - MID SPRING AFTERNOON	2
DA-6058	ANALYSIS - SHADOW DIAGRAMS - MID SUMMER MORNING	2
DA-6059	ANALYSIS - SHADOW DIAGRAMS - MID SUMMER AFTERNOON	2
DA-6061	ANALYSIS - OPERABLE WINDOWS + VENTILATION	2
DA-6062	ANALYSIS - INLET/OUTLET OPENINGS + VENTILATION	2
DA-6101	ANALYSIS - AREA PLANS GFA	2
DA-6102	ANALYSIS - AREA PLANS GFA	2
DA-6103	ANALYSIS - AREA PLANS GFA	2
DA-6110	ANALYSIS - AFFORDABLE AREA PLAN	2
DA-9520	PUBLIC SPACE - PLANNING AGREEMENT	2
DA-9610	BASEMENT RAMP- SECTION	1

1. Commitments for Residential flat buildings - Building A

(a) Dwellings

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).	✔	✔	
(c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.		✔	✔
(d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.		✔	✔
(e) The applicant must install: (aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and (bb) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all toilets in the dwelling.		✔ ✔	✔ ✔
(e) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below.	✔	✔	
(f) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).		✔	
(g) The pool or spa must be located as specified in the table.	✔	✔	
(h) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.	✔	✔	✔

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.	✔	✔	✔
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.		✔	✔
(d) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/for at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms.		✔	✔
(e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.		✔	✔
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.	✔	✔	✔

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must: (aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and (bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.		✔ ✔	
(h) The applicant must install in the dwelling: (aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below; (bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and (cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.		✔ ✔ ✔	✔
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".		✔	

(iii) Thermal Comfort	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must attach the certificate referred to under "Assessor details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for a final occupation certificate for the proposed development.			
(b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
(c) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Thermal Loads" table below.			
(d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermal Comfort Protocol requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor, to certify that this is the case.	✔		
(e) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.		✔	
(f) The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✔	✔

(iii) Thermal Comfort	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(g) Where there is an in-slab heating or cooling system, the applicant must: (aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or (bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.	✔	✔	✔
(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.	✔	✔	✔

(b) Common areas and central systems/facilities

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.		✔	✔
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.	✔	✔	✔
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.	✔	✔	
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.		✔	
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.		✔	✔
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.		✔	✔

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		✔	✔
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.		✔	✔
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	✔	✔	✔

5. Commitments for common areas and central systems/facilities for the development (non-building specific)

(a) Common areas and central systems/facilities

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.		✔	✔
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.	✔	✔	✔
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.	✔	✔	
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.		✔	
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.		✔	✔
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.		✔	✔

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		✔	✔
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.		✔	✔
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	✔	✔	✔

2. Commitments for Residential flat buildings - Building B

(a) Dwellings

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).	✔	✔	
(c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.		✔	✔
(d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.		✔	✔
(e) The applicant must install: (aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and (bb) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all toilets in the dwelling.		✔ ✔	✔ ✔
(e) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below.	✔	✔	
(f) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).		✔	
(g) The pool or spa must be located as specified in the table.	✔	✔	
(h) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.	✔	✔	✔

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.	✔	✔	✔
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.		✔	✔
(d) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/for at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms.		✔	✔
(e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.		✔	✔
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.	✔	✔	✔
(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must: (aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and (bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.		✔ ✔	
(h) The applicant must install in the dwelling: (aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below; (bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and (cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.		✔ ✔ ✔	✔
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".		✔	

(iii) Thermal Comfort	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must attach the certificate referred to under "Assessor details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for a final occupation certificate for the proposed development.			
(b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
(c) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Thermal Loads" table below.			
(d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermal Comfort Protocol requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor, to certify that this is the case.	✔		
(e) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.		✔	
(f) The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✔	✔
(g) Where there is an in-slab heating or cooling system, the applicant must: (aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or (bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.	✔	✔	✔
(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.	✔	✔	✔

(b) Common areas and central systems/facilities

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.		✔	✔
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.	✔	✔	✔
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.	✔	✔	
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.		✔	
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.		✔	✔
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.		✔	✔

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		✔	✔
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.		✔	✔
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	✔	✔	✔

COMMITMENT TABLE - NON BUILDING SPECIFIC

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	4 star	5 star	no common laundry facility

	Common area ventilation system			Common area lighting		
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/ BMS
Car park area	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	light-emitting diode	motion sensors	-
Switch room	ventilation supply only	thermostatically controlled	light-emitting diode	manual on / manual off	-
Garbage room	ventilation exhaust only	-	light-emitting diode	motion sensors	-
Plant or service room	ventilation (supply + exhaust)	thermostatically controlled	light-emitting diode	manual on / manual off	-
Ground floor lobby type	ventilation supply only	time clock or BMS controlled	light-emitting diode	time clock and motion sensors	-
Hallway/lobby type	ventilation supply only	time clock or BMS controlled	light-emitting diode	time clock and motion sensors	-

Central energy systems	Type	Specification
Alternative energy supply	Photovoltaic system	Rated electrical output (min): 5.28 peak kW
Other	-	-

COMMITMENT TABLE - BUILDING A

	Fixtures					Appliances		Individual pool			Individual spa		
Dwelling no.	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	3 star (> 4.5 but <= 6 L/min)	4 star	5 star	5 star	-	2 star	2 star	-	-	-	-	-	-	-

Alternative water source							
Dwelling no.	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up	Spa top-up
All dwellings	No alternative water supply	-	-	-	-	-	-	-

	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	Central hot water system (No. 1)	individual fan, ducted to façade or roof	interlocked to light	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	interlocked to light

	Cooling		Heating		Artificial lighting					Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dinningroom	Each kitchen	All bathrooms/ toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
A1201	Central cooling system (No. 1)	Central cooling system (No. 1)	Central heating system (No. 1)	Central heating system (No. 1)	4(dedicated)	1(dedicated)	yes(dedicated)	yes(dedicated)	yes(dedicated)	yes(dedicated)	0	no
A1001, A1005, A1101,	Central cooling	Central cooling	Central heating	Central heating	3(dedicated)	1(dedicated)	yes(dedicated)	yes(dedicated)	yes(dedicated)	yes(dedicated)	0	no

	Cooling		Heating		Artificial lighting					Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dinningroom	Each kitchen	All bathrooms/ toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
A1301, A201, A205, A301, A305, A401, A405, A501, A505, A601, A605, A701, A705, A801, A805, A901, A905	system (No. 1)(zoned)	system (No. 1)(zoned)	system (No. 1)(zoned)	system (No. 1)(zoned)								
All other dwellings	Central cooling system (No. 1)(zoned)	Central cooling system (No. 1)(zoned)	Central heating system (No. 1)(zoned)	Central heating system (No. 1)(zoned)	2(dedicated)	1(dedicated)	yes(dedicated)	yes(dedicated)	yes(dedicated)	yes(dedicated)	0	no

	Individual pool		Individual spa		Appliances & other efficiency measures						
Dwelling no.	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/ oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
A1001	-	-	-	-	gas cooktop & electric oven	3.5 star (new rating)	no	4.5 star	5 star	10.0 star	no	no
A1101, A1201, A1301	-	-	-	-	gas cooktop & electric oven	3.5 star (new rating)	-	4.5 star	5 star	10.0 star	-	-
A1002, A1003,	-	-	-	-	gas cooktop & electric oven	3.5 star (new rating)	no	4.5 star	5 star	10.0 star	no	no

	Individual pool		Individual spa		Appliances & other efficiency measures						
Dwelling no.	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/ oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
A1004, A1005, A1006, A1007, A1008, A1009, A1010, A1011, A1012, A1013, A1014, A1015, A1016, A1017, A1018, A1019, A1020, A1021, A1022, A1023, A1024, A1025												
All other dwellings	-	-	-	-	gas cooktop & electric oven	5.5 star (new rating)	no	4.5 star	5 star	10.0 star	no	no

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	4 star	5 star	no common laundry facility

Central systems	Size	Configuration	Connection (to allow for...)
Swimming pool (No. 1)	Volume: 61 kLs	Location: Building A Pool shaded: no	-
Central water tank - rainwater or stormwater (No. 1)	4000.00	To collect run-off from at least: - 220 square metres of roof area of buildings in the development - 0.00 square metres of impervious area in the development - 0.00 square metres of garden/lawn area in the development - 0.00 square metres of planter box area in the development (excluding, in each case, any area which drains to, or supplies, any other alternative water supply system).	- irrigation of 238 square metres of common landscaped area on the site - car washing in 1 car washing bays on the site

	Common area ventilation system			Common area lighting		
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/ BMS
Bldg A Outdoor pool &/or spa area	no mechanical ventilation	-	light-emitting diode	manual on / manual off	-
Lift car (No. 1)	-	-	light-emitting diode	connected to lift call button	-
Lift car (No. 2)	-	-	light-emitting diode	connected to lift call button	-

Central energy systems	Type	Specification
Swimming pool (No. 1)	Heating source: gas	Pump controlled by timer: yes
Lift (No. 1)	gearless traction with V V V F motor	Number of levels (including basement): 18
Lift (No. 2)	gearless traction with V V V F motor	Number of levels (including basement): 18
Central hot water system (No. 1)	gas-fired storage (manifolded)	Piping insulation (ringman & supply risers): (a) Piping external to building: R0.75 (~32 mm); (b) Piping internal to building: R0.75 (~32 mm)
Central hot water system (No. 2)	gas-fired storage (manifolded)	Piping insulation (ringman & supply risers): (a) Piping external to building: R0.75 (~32 mm); (b) Piping internal to building: R0.75 (~32 mm)
Central cooling system (No. 1)	variable refrigerant volume units	Energy source: electric driven compressor Heat rejection method: air cooled condenser Unit efficiency (min): medium – COP 3.5 – 5.5
Central heating system (No. 1)	variable refrigerant volume units	Energy source: electric driven compressor + air sourced evaporator Unit efficiency medium – COP 3.5 – 5.5

COMMITMENT TABLE - BUILDING B

	Fixtures					Appliances		Individual pool			Individual spa		
Dwelling no.	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	3 star (> 4.5 but <= 6 L/min)	4 star	5 star	5 star	-	2 star	2 star	-	-	-	-	-	-	-

Alternative water source							
Dwelling no.	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up	Spa top-up
All dwellings	No alternative water supply	-	-	-	-	-	-	-

	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	Central hot water system (No. 2)	individual fan, ducted to façade or roof	interlocked to light	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	interlocked to light

	Cooling		Heating		Artificial lighting					Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dinningroom	Each kitchen	All bathrooms/ toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
B101, B102	Central cooling system (No. 2)(zoned)	Central cooling system (No. 2)(zoned)	Central heating system (No. 2)(zoned)	Central heating system (No. 2)(zoned)	1(dedicated)	1(dedicated)	yes(dedicated)	yes(dedicated)	yes(dedicated)	yes(dedicated)	0	no
B103, B202, B203, B302, B303, B402, B403	Central cooling system (No. 2)(zoned)	Central cooling system (No. 2)(zoned)	Central heating system (No. 2)(zoned)	Central heating system (No. 2)(zoned)	2(dedicated)	1(dedicated)	yes(dedicated)	yes(dedicated)	yes(dedicated)	yes(dedicated)	0	no
All other dwellings	Central cooling system (No. 2)(zoned)	Central cooling system (No. 2)(zoned)	Central heating system (No. 2)(zoned)	Central heating system (No. 2)(zoned)	3(dedicated)	1(dedicated)	yes(dedicated)	yes(dedicated)	yes(dedicated)	yes(dedicated)	0	no

	Individual pool		Individual spa		Appliances & other efficiency measures						
Dwelling no.	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/ oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
B1001	-	-	-	-	gas cooktop & electric oven	3.5 star (new rating)	no	4.5 star	5 star	10.0 star	no	no
B1002, B501, B502, B601, B602, B701, B702, B801, B802, B901, B902	-	-	-	-	gas cooktop & electric oven	3.5 star (new rating)	-	4.5 star	5 star	10.0 star	no	no
B101, B102, B103, B201, B202, B203, B301, B302, B303, B401, B402, B403	-	-	-	-	gas cooktop & electric oven	5.5 star (new rating)	no	4.5 star	5 star	10.0 star	no	no

	Individual pool		Individual spa		Appliances & other efficiency measures						
Dwelling no.	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/ oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All other dwellings	-	-	-	-	gas cooktop & electric oven	3.5 star (new rating)	-	4.5 star	5 star	10.0 star	-	-

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	4 star	5 star	no common laundry facility

Central systems	Size	Configuration	Connection (to allow for...)
Swimming pool (No. 2)	Volume: 63 kLs	Location: Building B Pool shaded: no	-
Central water tank - rainwater or stormwater (No. 2)	4000.00	To collect run-off from at least: - 300.00 square metres of roof area of buildings in the development - 0.00 square metres of impervious area in the development - 0.00 square metres of garden/lawn area in the development - 0.00 square metres of planter box area in the development (excluding, in each case, any area which drains to, or supplies, any other alternative water supply system).	- irrigation of 238 square metres of common landscaped area on the site - car washing in 1 car washing bays on the site

	Common area ventilation system			Common area lighting		
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/ BMS
Lift car (No. 3)	-	-	light-emitting diode	connected to lift call button	-
Lift car (No. 4)	-	-	light-emitting diode	connected to lift call button	-
Bldg B Outdoor pool &/or spa area	no mechanical ventilation	-	light-emitting diode	manual on / manual off	-

Central energy systems	Type	Specification
Swimming pool (No. 2)	Heating source: gas	Pump controlled by timer: yes
Lift (No. 3)	gearless traction with V V V F motor	Number of levels (including basement): 20
Lift (No. 4)	gearless traction with V V V F motor	Number of levels (including basement): 20
Central cooling system (No. 2)	variable refrigerant volume units	Energy source: electric driven compressor Heat rejection method: air cooled condenser Unit efficiency (min): medium – COP 3.5 – 5.5
Central heating system (No. 2)	variable refrigerant volume units	Energy source: electric driven compressor + air sourced evaporator Unit efficiency medium – COP 3.5 – 5.5

Project summary

Project name	194-214 Oxford St, Bondi Junction NSW_05
Street address	194-214 OXFORD STREET BONDI JUNCTION NSW 2022
Local Government Area	WAVERLEY
Plan type and plan number	Deposited Plan DP79947
Lot no.	Lot 10
Section no.	-
No. of residential flat buildings	2
No. of units in residential flat buildings	85
No. of multi-dwelling houses	0
No. of single dwelling houses	0

Project score

Water	✔ 46	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 33	Target 25

Project address

Project name	194-214 Oxford St, Bondi Junction NSW_05
Street address	194-214 OXFORD STREET BONDI JUNCTION NSW 2022
Local Government Area	WAVERLEY
Plan type and plan number	Deposited Plan DP79947
Lot no.	Lot 10
Section no.	-

Project type

No. of residential flat buildings	2
No. of units in residential flat buildings	85
No. of multi-dwelling houses	0
No. of single dwelling houses	0

Site details

Site area (m²)	2480
Roof area (m²)	655
Non-residential floor area (m²)	581
Residential car spaces	127
Non-residential car spaces	12

Common area landscape

Common area lawn (m²)	411.00
Common area garden (m²)	165
Area of indigenous or low water use species (m²)	100.00

Assessor details and thermal loads

Assessor number	DMN/12/1407
Certificate number	91SFXWVXJA
Climate zone	56
Ceiling fan in at least one bedroom	No
Ceiling fan in at least one living room orother conditioned area	No

Project score

Water	✔ 46	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 33	Target 25

Certificate Prepared by

Name / Company Name: VIPAC Engineers & Scientists Ltd
ABN (if applicable): 33005453627

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APARTMENT SCHEDULE - BUILDING A								
Level	Number	Department	Occupancy	Area	Balcony Area	Solar	Cross Vent	Adaptable
A_LEVEL 01	A.101	RESIDENTIAL	2 BED	87 m²	22 m²	2HR	No	No
A_LEVEL 02	A.201	RESIDENTIAL	3 BED	110 m²	46 m²	2HR	Yes	No
A_LEVEL 02	A.202	RESIDENTIAL	2 BED	83 m²	28 m²	2HR	Yes	No
A_LEVEL 02	A.203	RESIDENTIAL	2 BED	83 m²	65 m²	2HR	Yes	No
A_LEVEL 02	A.204	RESIDENTIAL	2 BED	91 m²	29 m²	No	No	No
A_LEVEL 02	A.205*	RESIDENTIAL	3 BED	116 m²	33 m²	2HR	Yes	Yes
A_LEVEL 03	A.301	RESIDENTIAL	3 BED	110 m²	46 m²	2HR	Yes	No
A_LEVEL 03	A.302	RESIDENTIAL	2 BED	83 m²	29 m²	2HR	Yes	No
A_LEVEL 03	A.303	RESIDENTIAL	2 BED	83 m²	22 m²	2HR	Yes	No
A_LEVEL 03	A.304	RESIDENTIAL	2 BED	91 m²	15 m²	No	No	No
A_LEVEL 03	A.305*	RESIDENTIAL	3 BED	116 m²	33 m²	2HR	Yes	Yes
A_LEVEL 04	A.401	RESIDENTIAL	3 BED	110 m²	46 m²	2HR	Yes	No
A_LEVEL 04	A.402	RESIDENTIAL	2 BED	83 m²	29 m²	2HR	Yes	No
A_LEVEL 04	A.403	RESIDENTIAL	2 BED	83 m²	22 m²	2HR	Yes	No
A_LEVEL 04	A.404	RESIDENTIAL	2 BED	91 m²	15 m²	No	No	No
A_LEVEL 04	A.405*	RESIDENTIAL	3 BED	116 m²	33 m²	2HR	Yes	Yes
A_LEVEL 05	A.501	RESIDENTIAL	3 BED	110 m²	46 m²	2HR	Yes	No
A_LEVEL 05	A.502	RESIDENTIAL	2 BED	83 m²	29 m²	2HR	Yes	No
A_LEVEL 05	A.503	RESIDENTIAL	2 BED	83 m²	22 m²	2HR	Yes	No
A_LEVEL 05	A.504	RESIDENTIAL	2 BED	91 m²	15 m²	No	No	No
A_LEVEL 05	A.505*	RESIDENTIAL	3 BED	116 m²	33 m²	2HR	Yes	Yes
A_LEVEL 06	A.601	RESIDENTIAL	3 BED	110 m²	46 m²	2HR	Yes	No
A_LEVEL 06	A.602	RESIDENTIAL	2 BED	83 m²	29 m²	2HR	Yes	No
A_LEVEL 06	A.603	RESIDENTIAL	2 BED	83 m²	22 m²	2HR	Yes	No
A_LEVEL 06	A.604	RESIDENTIAL	2 BED	91 m²	15 m²	No	No	No
A_LEVEL 06	A.605*	RESIDENTIAL	3 BED	116 m²	33 m²	2HR	Yes	Yes
A_LEVEL 07	A.701	RESIDENTIAL	3 BED	111 m²	46 m²	2HR	Yes	No
A_LEVEL 07	A.702	RESIDENTIAL	2 BED	83 m²	29 m²	2HR	Yes	No
A_LEVEL 07	A.703	RESIDENTIAL	2 BED	83 m²	22 m²	2HR	Yes	No
A_LEVEL 07	A.704	RESIDENTIAL	2 BED	91 m²	15 m²	No	No	No
A_LEVEL 07	A.705*	RESIDENTIAL	3 BED	116 m²	33 m²	2HR	Yes	Yes
A_LEVEL 08	A.801	RESIDENTIAL	3 BED	111 m²	46 m²	2HR	Yes	No
A_LEVEL 08	A.802	RESIDENTIAL	2 BED	83 m²	29 m²	2HR	Yes	No
A_LEVEL 08	A.803	RESIDENTIAL	2 BED	83 m²	22 m²	2HR	Yes	No
A_LEVEL 08	A.804	RESIDENTIAL	2 BED	91 m²	15 m²	No	No	No
A_LEVEL 08	A.805*	RESIDENTIAL	3 BED	116 m²	33 m²	2HR	Yes	Yes
A_LEVEL 09	A.901	RESIDENTIAL	3 BED	110 m²	46 m²	2HR	Yes	No
A_LEVEL 09	A.902	RESIDENTIAL	2 BED	83 m²	29 m²	2HR	Yes	No
A_LEVEL 09	A.903	RESIDENTIAL	2 BED	83 m²	22 m²	2HR	Yes	No
A_LEVEL 09	A.904	RESIDENTIAL	2 BED	91 m²	15 m²	No	No	No
A_LEVEL 09	A.905*	RESIDENTIAL	3 BED	116 m²	33 m²	2HR	Yes	Yes
A_LEVEL 10	A.1001	RESIDENTIAL	3 BED	112 m²	46 m²	2HR	Yes	No
A_LEVEL 10	A.1002	RESIDENTIAL	2 BED	87 m²	29 m²	2HR	Yes	No
A_LEVEL 10	A.1003	RESIDENTIAL	2 BED	84 m²	22 m²	2HR	Yes	No
A_LEVEL 10	A.1004	RESIDENTIAL	2 BED	91 m²	15 m²	No	No	No
A_LEVEL 10	A.1005*	RESIDENTIAL	3 BED	116 m²	33 m²	2HR	Yes	Yes
A_LEVEL 11	A.1101*	RESIDENTIAL	3 BED	218 m²	84 m²	2HR	Yes	Yes
A_LEVEL 12	A.1201*	RESIDENTIAL	3 BED	240 m²	57 m²	2HR	Yes	Yes
A_LEVEL 13	A.1301	RESIDENTIAL	3 BED	240 m²	59 m²	2HR	Yes	No

TOTAL NO. OF APARTMENTS: 49

APARTMENT SCHEDULE - BUILDING B								
Level	Number	Department	Occupancy	Area	Balcony Area	Solar	Cross Vent	Adaptable
B_LEVEL 01	B.101	RESIDENTIAL	1 BED	53 m²	31 m²	2HR	Yes	No
B_LEVEL 01	B.102	RESIDENTIAL	1 BED	53 m²	11 m²	2HR	Yes	No
B_LEVEL 01	B.103	RESIDENTIAL	2 BED	89 m²	27 m²	2HR	Yes	No
B_LEVEL 02	B.201	RESIDENTIAL	3 BED	111 m²	34 m²	2HR	Yes	No
B_LEVEL 02	B.202	RESIDENTIAL	2 BED	89 m²	28 m²	2HR	Yes	No
B_LEVEL 02	B.203	RESIDENTIAL	2 BED	94 m²	51 m²	<2HR	Yes	No
B_LEVEL 03	B.301	RESIDENTIAL	3 BED	111 m²	34 m²	2HR	Yes	No
B_LEVEL 03	B.302	RESIDENTIAL	2 BED	89 m²	28 m²	2HR	Yes	No
B_LEVEL 03	B.303	RESIDENTIAL	2 BED	94 m²	51 m²	<2HR	Yes	No
B_LEVEL 04	B.401	RESIDENTIAL	3 BED	111 m²	34 m²	2HR	Yes	No
B_LEVEL 04	B.402	RESIDENTIAL	2 BED	89 m²	28 m²	2HR	Yes	No
B_LEVEL 04	B.403	RESIDENTIAL	2 BED	94 m²	51 m²	<2HR	Yes	No
B_LEVEL 05	B.501*	RESIDENTIAL	3 BED	156 m²	59 m²	2HR	Yes	Yes
B_LEVEL 05	B.502	RESIDENTIAL	3 BED	146 m²	44 m²	2HR	Yes	No
B_LEVEL 06	B.601*	RESIDENTIAL	3 BED	156 m²	59 m²	2HR	Yes	Yes
B_LEVEL 06	B.602	RESIDENTIAL	3 BED	147 m²	44 m²	2HR	Yes	No
B_LEVEL 07	B.701*	RESIDENTIAL	3 BED	156 m²	59 m²	2HR	Yes	Yes
B_LEVEL 07	B.702	RESIDENTIAL	3 BED	147 m²	44 m²	2HR	Yes	No
B_LEVEL 08	B.801*	RESIDENTIAL	3 BED	156 m²	59 m²	2HR	Yes	Yes
B_LEVEL 08	B.802	RESIDENTIAL	3 BED	147 m²	44 m²	2HR	Yes	No
B_LEVEL 09	B.901*	RESIDENTIAL	3 BED	156 m²	59 m²	2HR	Yes	Yes
B_LEVEL 09	B.902	RESIDENTIAL	3 BED	147 m²	44 m²	2HR	Yes	No
B_LEVEL 10	B.1001*	RESIDENTIAL	3 BED	154 m²	59 m²	2HR	Yes	Yes
B_LEVEL 10	B.1002	RESIDENTIAL	3 BED	147 m²	44 m²	2HR	Yes	No
B_LEVEL 11	B.1101	RESIDENTIAL	3 BED	155 m²	47 m²	2HR	Yes	No
B_LEVEL 11	B.1102	RESIDENTIAL	3 BED	160 m²	45 m²	2HR	Yes	No
B_LEVEL 12	B.1201	RESIDENTIAL	3 BED	155 m²	47 m²	2HR	Yes	No
B_LEVEL 12	B.1202	RESIDENTIAL	3 BED	160 m²	45 m²	2HR	Yes	No
B_LEVEL 13	B.1301	RESIDENTIAL	3 BED	155 m²	47 m²	2HR	Yes	No
B_LEVEL 13	B.1302	RESIDENTIAL	3 BED	160 m²	45 m²	2HR	Yes	No
B_LEVEL 14	B.1401	RESIDENTIAL	3 BED	156 m²	47 m²	2HR	Yes	No
B_LEVEL 14	B.1402	RESIDENTIAL	3 BED	160 m²	45 m²	2HR	Yes	No
B_LEVEL 15	B.1501	RESIDENTIAL	3 BED	155 m²	47 m²	2HR	Yes	No
B_LEVEL 15	B.1502	RESIDENTIAL	3 BED	160 m²	45 m²	2HR	Yes	No
B_LEVEL 16	B.1601	RESIDENTIAL	3 BED	156 m²	47 m²	2HR	Yes	No
B_LEVEL 16	B.1602	RESIDENTIAL	3 BED	160 m²	45 m²	2HR	Yes	No

TOTAL NO. OF APARTMENTS: 36

PARKING SCHEDULE		
CARPARK TYPE	LEVEL	COUNT
BUILDING A		
A_B1		
CAR SHARE 2400x5400	A_B1	1
ELECTRIC VEHICLE 2400x5400	A_B1	2
SMALL CAR SPACE 2300x5000	A_B1	1
STANDARD 2400x5400	A_B1	3
STANDARD (ACC) 2400x5400	A_B1	6
RETAIL 2400x5400	A_B1	9
A_B2		
ELECTRIC VEHICLE 2400x5400	A_B2	2
SMALL CAR SPACE 2300x5000	A_B2	1
STANDARD 2400x5400	A_B2	12
STANDARD (ACC) 2400x5400	A_B2	10
VISITOR 2400x5400	A_B2	2
A_B3		
ELECTRIC VEHICLE 2400x5400	A_B3	2
SMALL CAR SPACE 2300x5000	A_B3	1
STANDARD 2400x5400	A_B3	13
STANDARD (ACC) 2400x5400	A_B3	8
VISITOR 2400x5400	A_B3	2
A_B4		
ELECTRIC VEHICLE 2400x5400	A_B4	1
SMALL CAR SPACE 2300x5000	A_B4	1
STANDARD 2400x5400	A_B4	16

PARKING SCHEDULE		
CARPARK TYPE	LEVEL	COUNT
STANDARD (ACC) 2400x5400	A_B4	4
VISITOR 2400x5400	A_B4	4
BUILDING A: 101		101
BUILDING B		
B_B1		
SMALL CAR SPACE 2300x5000	B_B1	1
STANDARD 2400x5400	B_B1	10
B_B2		
STANDARD 2400x5400	B_B2	10
STANDARD (OVERSIZE) 3600x5400	B_B2	1
VISITOR 2400x5400	B_B2	2
B_B3		
STANDARD 2400x5400	B_B3	10
STANDARD (OVERSIZE) 3600x5400	B_B3	1
VISITOR 2400x5400	B_B3	2
BUILDING B: 37		37
TOTAL NO. OF CAR SPACES: 138		138

PARKING TYPE SCHEDULE	
TYPE	COUNT
CAR SHARE	1
EV	7
RESIDENTIAL	81
RESIDENTIAL ACCESSIBLE	28
RETAIL	9
VISITOR	12

TOTAL NO. OF CAR SPACES: 138

MOTORCYCLE PARKING SCHEDULE	
TYPE	COUNT
MOTORBIKE	45

TOTAL NO. OF MOTORCYCLE SPACES: 45

BICYCLE PARKING SCHEDULE		
TYPE	LEVEL	COUNT
BICYCLE - CLASS 1	A_B4	15
BICYCLE - CLASS 1	B_B3	5
BICYCLE - CLASS 1	A_B3	13
BICYCLE - CLASS 1	B_B2	5
BICYCLE - CLASS 1	A_B2	13
BICYCLE - CLASS 1: 51		51
BICYCLE - CLASS 2	A_B3	3
BICYCLE - CLASS 2	A_B2	6
BICYCLE - CLASS 2 (HORIZONTAL)	A_B4	6
BICYCLE - CLASS 2 (HORIZONTAL)	B_B3	6
BICYCLE - CLASS 2 (HORIZONTAL)	A_B3	10
BICYCLE - CLASS 2 (HORIZONTAL)	B_B2	6
BICYCLE - CLASS 2 (HORIZONTAL)	A_B2	6
BICYCLE - CLASS 2: 43		43
TOTAL NO. OF BICYCLE SPACES: 94		94

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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

Area Schedule

Rev: 04
Project
Oxford Street
Stargate

Job No.
6289

Date
28/02/2025

Location	Height (M)	AHD	Apartment Numbers: 1 Bed	1 Bed+Study	2 Bed	2 Bed+Study	3 Bed	4 Bed	Totals	Affordable	Solar	Cross Vent	Building Areas: Retail	Gym & Swimming Pool	Gross Floor Area (sqm)	Nett Sale Area (sqm)	Apt. Balcony (sqm)	Effic. NSA/GFA
Building A																		
Ground Level	1.1	79.8											275		35	0	-	
Level 01	3.1	80.9			1				1	1	1	0			105	87	20	83%
Level 02	3.1	84			3		2		5	5	4	4			528	484	200	92%
Level 03	3.1	87.1			3		2		5	2	4	4			528	484	145	92%
Level 04	3.1	90.2			3		2		5		4	4			528	484	145	92%
Level 05	3.1	93.3			3		2		5		4	4			528	484	145	92%
Level 06	3.1	96.4			3		2		5		4	4			528	484	145	92%
Level 07	3.1	99.5			3		2		5		4	4			528	484	145	92%
Level 08	3.1	102.6			3		2		5		4	4			528	484	145	92%
Level 09	3.1	105.7			3		2		5		4	4			528	484	145	92%
Level 10	3.4	108.8			3		2		5		4	4			528	484	145	92%
Level 11	3.3	112.2					1		1		1	1		230	251	218	92	87%
Level 12	3.3	115.5					1		1		1	1			243	240	126	99%
Level 13	3.3	118.8					1		1		1	1			243	240	130	99%
Roof		122.1													-	-	-	
Total Height	42.3																	
Sub Total			0	0	28	0	21	0	49	8	40	39	275	230	5629	5141	1728	91%
Total			**49**															
Mix			0%	0%	57%	0%	43%	0%		16%	82%	80%						
Building B																		
Ground Level	3.5	78.5											106		33	-		
Level 01	3.1	82	2		1				3	3	3	2		133	245	195	64	80%
Level 02	3.1	85.1			2		1		3	3	2	3			322	294	113	91%
Level 03	3.1	88.2			2		1		3	3	2	3			322	294	113	91%
Level 04	3.1	91.3			2		1		3		2	3			322	294	113	91%
Level 05	3.1	94.4					2		2		2	2			324	303	104	94%
Level 06	3.1	97.5					2		2		2	2			324	303	104	94%
Level 07	3.1	100.6					2		2		2	2			324	303	104	94%
Level 08	3.1	103.7					2		2		2	2			324	303	104	94%
Level 09	3.1	106.8					2		2		2	2			324	303	104	94%
Level 10	3.2	109.9					2		2		2	2			324	303	104	94%
Level 11	3.2	113.1					2		2		2	2			334	316	92	95%
Level 12	3.2	116.3					2		2		2	2			334	316	92	95%
Level 13	3.2	119.5					2		2		2	2			334	316	92	95%
Level 14	3.2	122.7					2		2		2	2			334	316	92	95%
Level 15	3.2	125.9					2		2		2	2			334	316	92	95%
Level 16	3.4	129.1					2		2		2	2			334	316	92	95%
Roof		132.5														-	-	
Total Height	54																	
Sub Total			2	0	7	0	27	0	36	9	33	35	106	133	5192	4791	1579	92%
Total			**36**															
Mix			6%	0%	19%	0%	75%	0%		25%	92%	97%	100%					
Building C																		
Ground Level	4.5	79.6							0				86		-			

Project Summary	1 Bed	1 Bed+Study	2 Bed	2 Bed+Study	3 Bed	4 Bed	Totals	Affordable	Solar	Cross Vent	Retail	Gym & Swimming Pool	Residential GFA	Residential NSA	Residential Balcony	Effic. NSA/GFA
Totals	2	0	35		48	0	85	17	73	74	467	363	10821	9932	3307	92%
Total Apartments	**85**															
20% Adaptable			17													
% Mix	2%		41%		56%			20%	86%	87%						

Communal Open Space Calculations

Ground Level	Nelson St Plaza	364	sqm
Level 01	Gym & Swimming Pool	152	sqm
Rooftop	Pool + Communal Space	230	sqm
Total		746	sqm (min to achieve 25% of site area)

Floor Space Ratio Calculations

Site Area (sqm)	2,480.8	
Base FSR	3.50	:1
Base GFA	**8,683**	
30% GFA (In-fill Affordable Housing)	**2,605**	
Target GFA	**11,288**	**sqm**
Proposed GFA	11,288	sqm
Proposed FSR	4.55	:1
Difference	*0*	*sqm*
NSA:GFA efficiency	92%	
GFA Breakdown		
Residential	10821	sqm
Retail	467	sqm
Totals	11288	sqm

Car Parking Requirements (Minimum - Per Section 19 of the SEPP 2021)

	Studio	1 Bed	1 Bed+Study	2 Bed	2 Bed+Study	3 Bed	4 Bed	Totals
Rates (Non-Affordable)		0.5		1		1.5		
No. of Units		2		35		48		85
Carpark Sub-Total		1		35		72		**108**
Retail/staff		2 space per		100 sqm				**9**
Carshare		1 space per		90 Dwellings				**1**
Visitors		1 space per		7 Dwellings				**12**
TOTALS								**130**
Carwash Bay		1 space						1
Electric Vehicle								7
Motorcycle		1 space per		3 car bays				45

Car Parking Requirements (Proposed)

	Basement 1	Basement 2	Basement 3	Basement 4	Totals
Retail/staff	9				**9**
Carshare	1				**1**
Visitors		4	4	4	**12**
Residential	23	36	35	22	**116**
TOTALS	**33**	**40**	**39**	**26**	**138**
Includes:					
Carwash Bay	1				1
Electric Vehicle	2	2	2	1	7
Adaptable Carpark (20%)	6	10	8	4	28
Motorcycle					45

Bicycle Parking Requirements (Minimum)

Residential Bicycles	1 per dwelling	85
Residential Visitor Bicycles	1 per 10 dwellings	8.5
Retail Staff Bicycles	0.1 per 100sqm	1
Retail Visitor Bicycles	0.4 per 100sqm	2
TOTALS		**97** **Min.**
PROPOSED		94

Rev	Date	Revision	By	Chk.
1	14.02.2025	FOR INFORMATION - SSDA	JTS	SC
2	28.02.2025	FOR INFORMATION - TEST OF ADEQUACY	JTS	SC
3	04.04.2025	FOR INFORMATION - POST TEST OF ADEQUACY	JTS	SC

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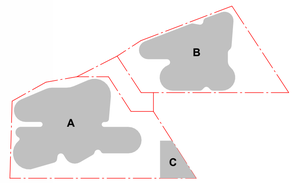

Drawing Name
APARTMENT SCHEDULE

Date	Scale	Sheet Size
04.04.2025	**NTS**	**@ A1**

Drawn	Chk.
JTS	SC

Job No.	Drawing No.	Revision
6289	DA-0010	/ 3

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3	04.04.2025	FOR INFORMATION - POST TEST OF ADEQUACY	JTS	SC

EXISTING EMANUEL GARDENS RET VLGE

WOODS AVE

WALLIS ST

WALLIS LN

FARRAH LN

EXISTING RESIDENTIAL DEVELOPMENT

SYD EINFELD DR

LESWELL LN

BUILDING A

BUILDING B

BUILDING C

OSMUND LN

NELSON ST

GRAFTON ST

3 BUILDINGS LABELLED

EXISTING RESIDENTIAL DEVELOPMENT

EXISTING NELSON HOTEL

OXFORD ST

EXISTING CLEVELAND CONSERVATION

SOLAR PROTECTION CONTROLS FOR CENTENNIAL PARK

40000

YORK RD

EXISTING COMMERCIAL DEVELOPMENT

MILL HILL RD

EXISTING BELLE PROPERTY

EXISTING STATE TRANSIT WAVERLEY DEPOT

EXISTING HERITAGE BUILDING

RUTHVEN ST

EXISTING RESIDENTIAL DEVELOPMENT

GOWRIE LN

ST JAMES RD

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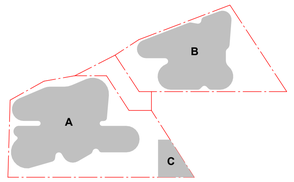

Drawing Name
SITE LOCATION PLAN

Date	Scale	Sheet Size
04.04.2025	1 : 500	@ A1

Drawn	Chk.
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6289	DA-0101	/ 3

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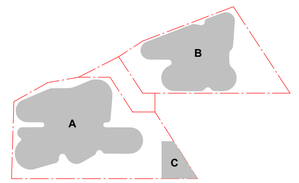

Drawing Name
SITE ANALYSIS

Date	Scale	Sheet Size
28.02.2025	1 : 500	@ A1

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6289	DA-0105	/ 2

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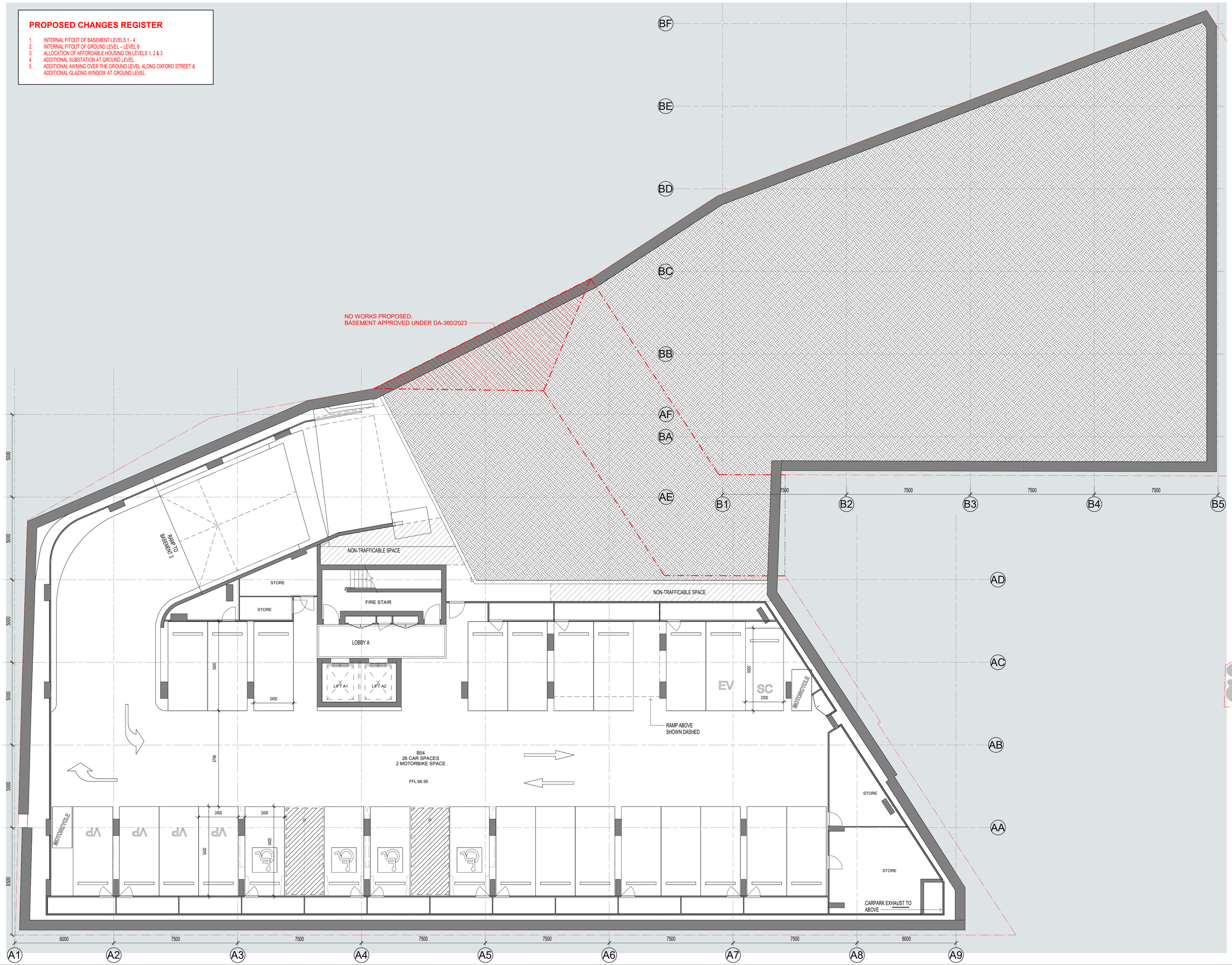

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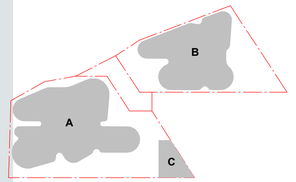

Drawing Name
GA_BASEMENT 04

Date	Scale	Sheet Size
28.02.2025	As indicated	@ A1

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6289	DA-1000	/ 3

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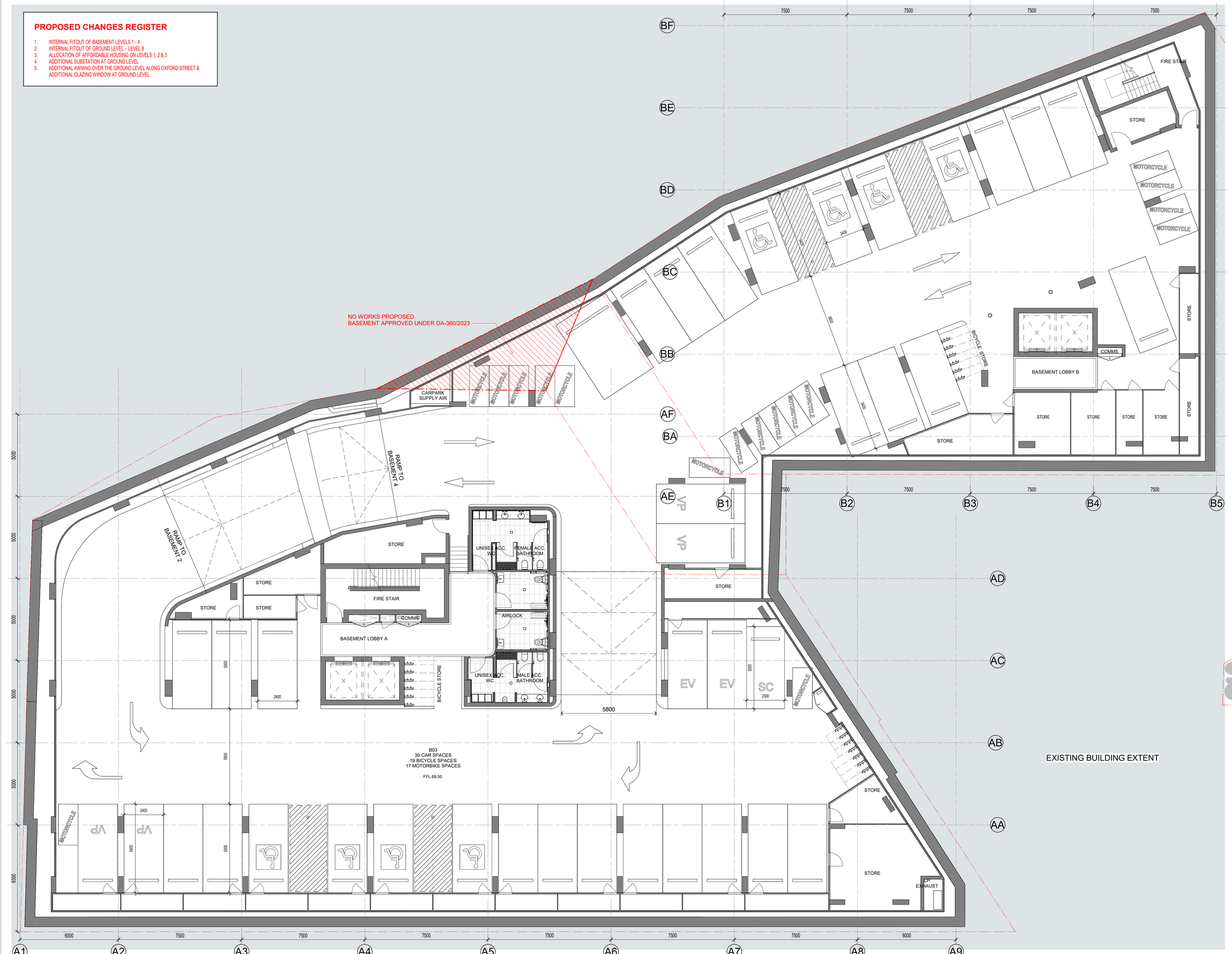

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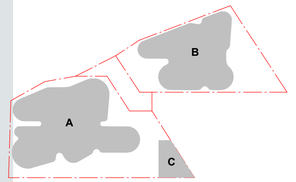

Drawing Name
GA_BASEMENT 03

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NO WORKS PROPOSED.
BASEMENT APPROVED UNDER DA-360/2023

CARPARK SUPPLY AIR

RAMP TO BASEMENT 3

RAMP TO BASEMENT 1

PLANT ROOM

PUMPROOM

FIRE STAIR

COMMS

BASEMENT LOBBY A

BICYCLE STORE

STORE

B02
40 CAR SPACES
18 BICYCLE SPACES
17 MOTORBIKE SPACES

FFL 71.50

FIRE STAIR

STORE

MOTORCYCLE

BASEMENT LOBBY B

COMMS

BICYCLE STORE

STORE

VP

EV

SC

RETAIL WASTE ROOM
GENERAL WASTE - 5x 1100L
RECYCLING - 2x 1100L

CP EXHAUST

BF BE BD BC BB AF BA AE AD AC AB AA

A1 A2 A3 A4 A5 A6 A7 A8 A9

B1 B2 B3 B4 B5

6000 7500 7500 7500 7500 7500 7500 7500 7500 6000

5000 5000 5000 5000 6500

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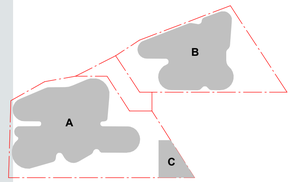

Drawing Name
GA_BASEMENT 02

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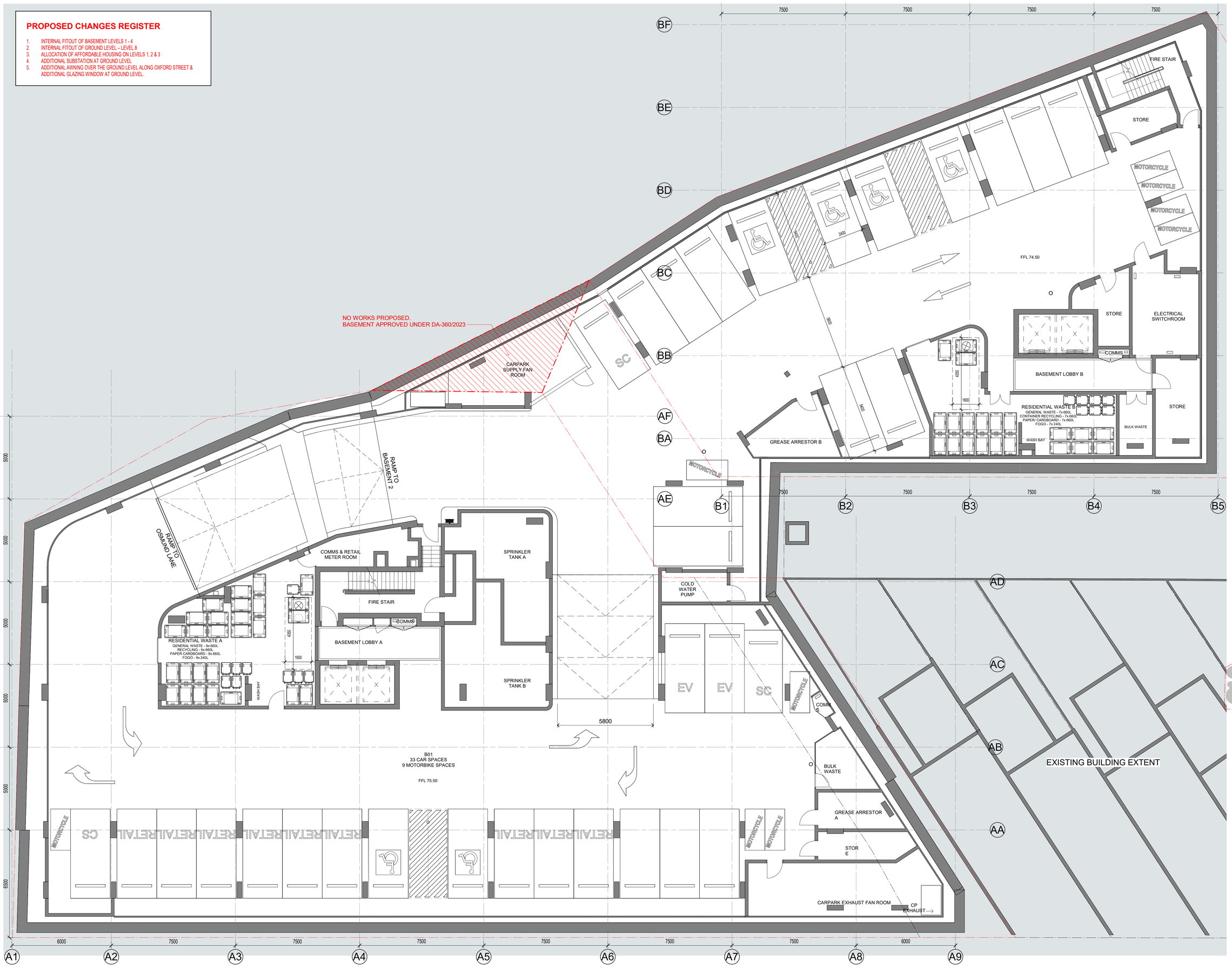

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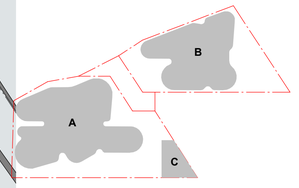

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Date	Scale	Sheet Size
28.02.2025	As indicated	@ A1

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Job No.	Drawing No.	Revision
6289	DA-1003	/ 3

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1	17.01.2025	FOR INFORMATION	JTS	SC
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3	28.02.2025	FOR INFORMATION - TEST OF ADEQUACY	JTS	SC

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Structural Engineer
iStruct

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Spectrum Engineering Solutions

Fire Engineer
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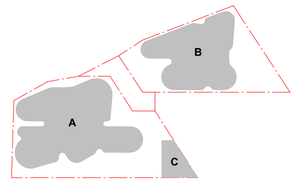

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Date	Scale	Sheet Size
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Drawn	Chk.
JTS	SC

Job No.	Drawing No.	Revision
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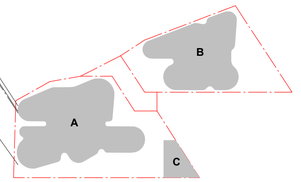

Drawing Name
GA_GROUND FLOOR PLAN

Date	Scale	Sheet Size
28.02.2025	As indicated	@ A1

Drawn	Chk.
JTS	SC

Job No.	Drawing No.	Revision
6289	DA-1011	/ 3

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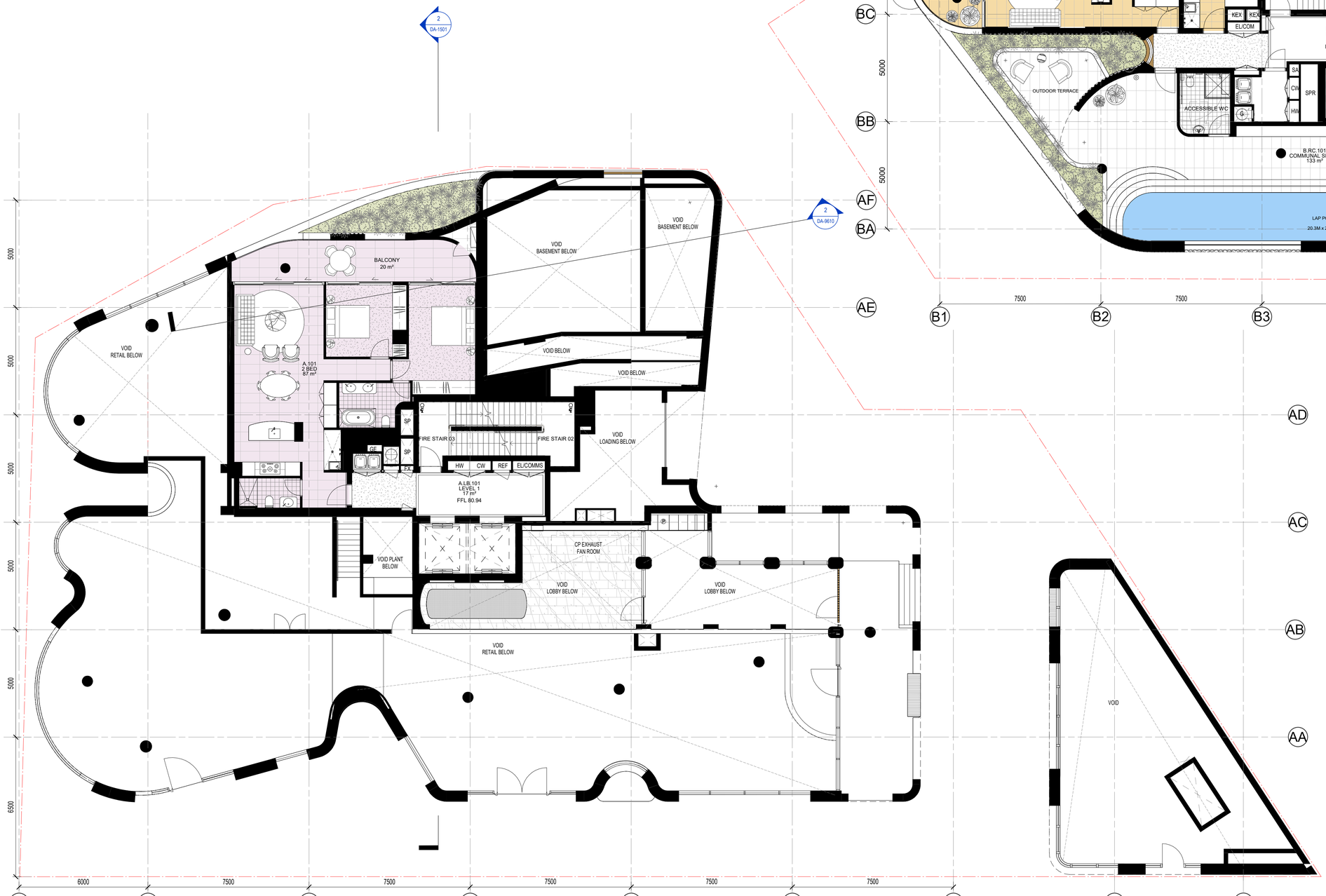



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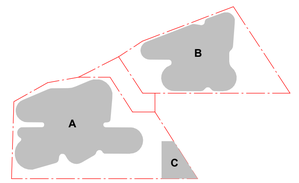

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Date	Scale	Sheet Size
28.02.2025	As indicated	@ A1

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Job No.	Drawing No.	Revision
6289	DA-1012	/ 3

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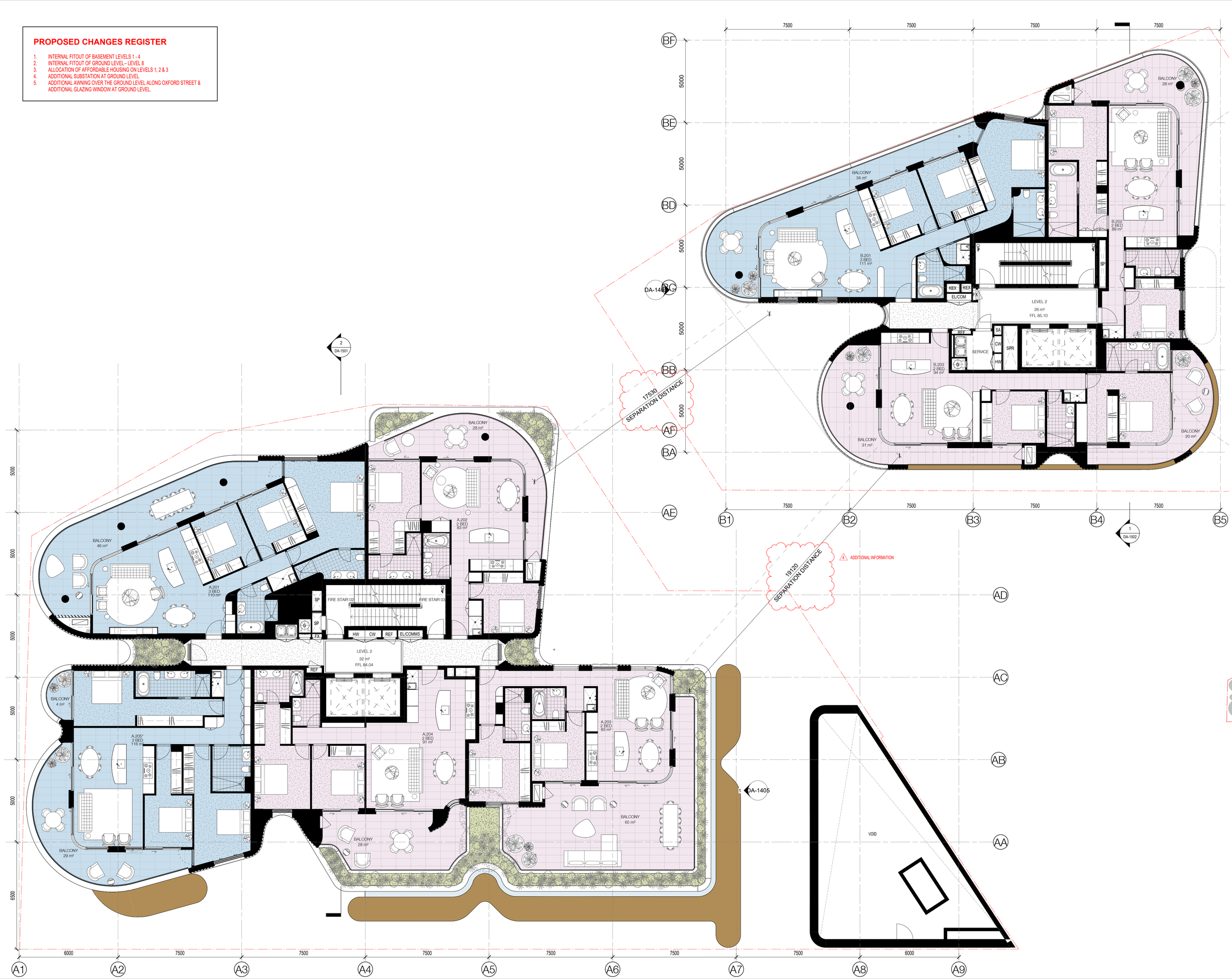

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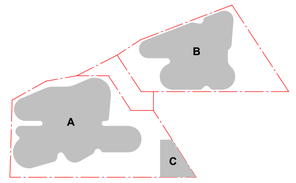

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GA_LEVEL 02

Date	Scale	Sheet Size
04.04.2025	As indicated	@ A1

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6289	DA-1013	/ 4

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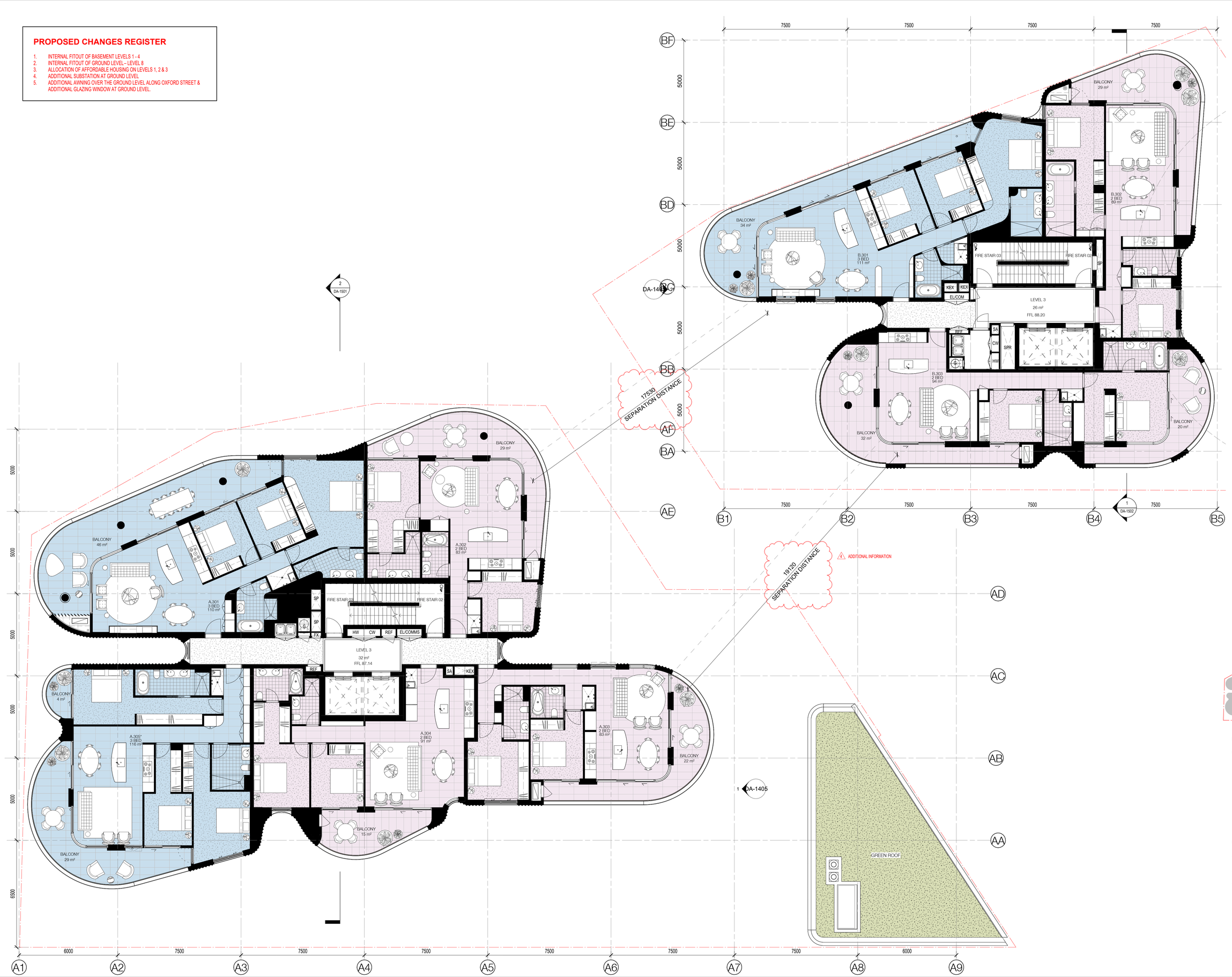

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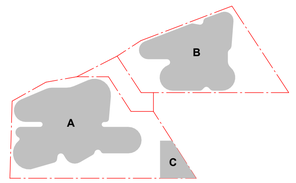

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JTS	SC

Job No.	Drawing No.	Revision
6289	DA-1014	/ 4

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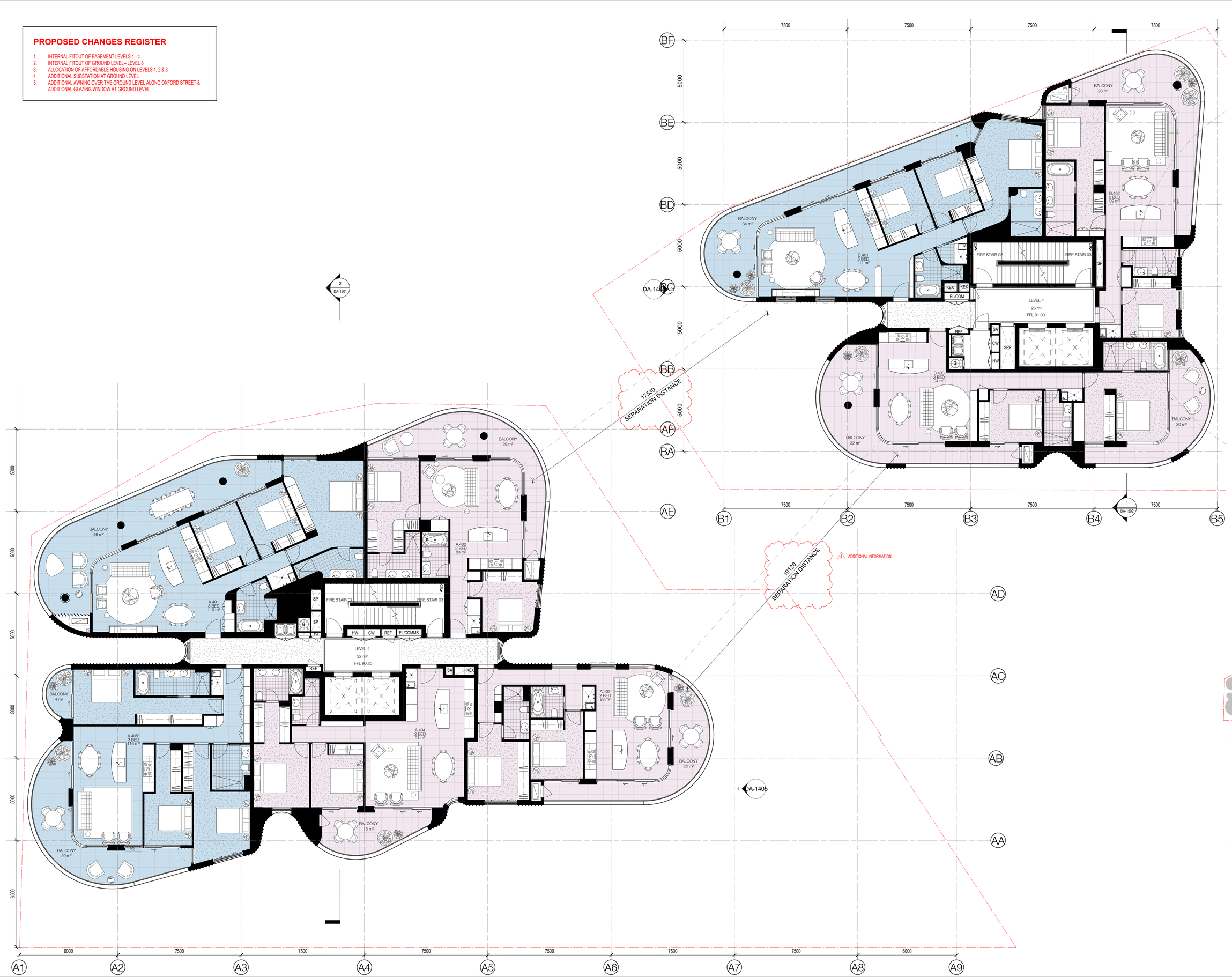

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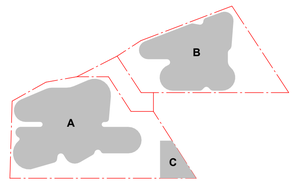

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Date	Scale	Sheet Size
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6289	DA-1015	/ 4

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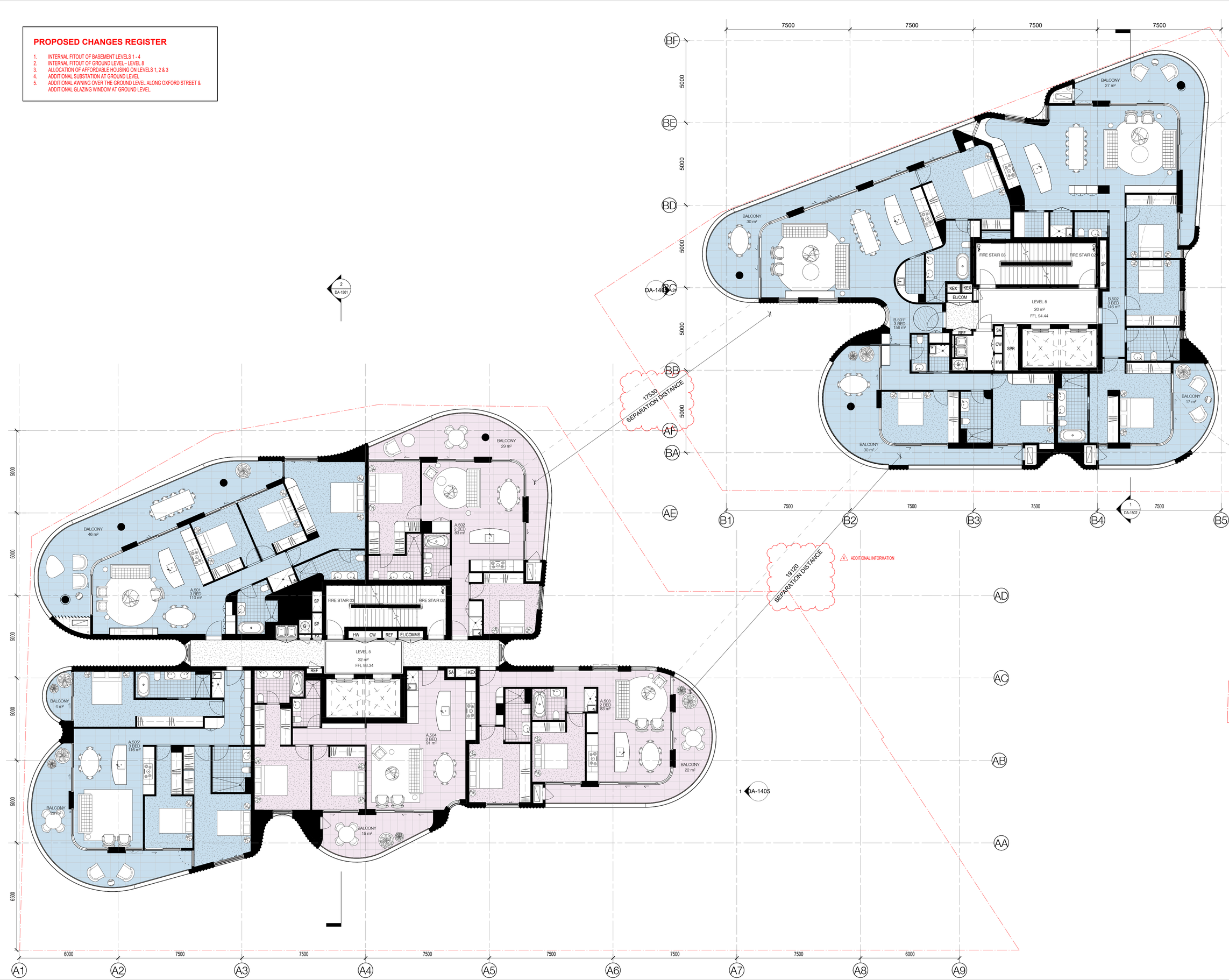

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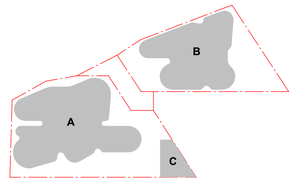

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GA_LEVEL 05

Date	Scale	Sheet Size
04.04.2025	As indicated	@ A1

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JTS	SC

Job No.	Drawing No.	Revision
6289	DA-1016	/ 4

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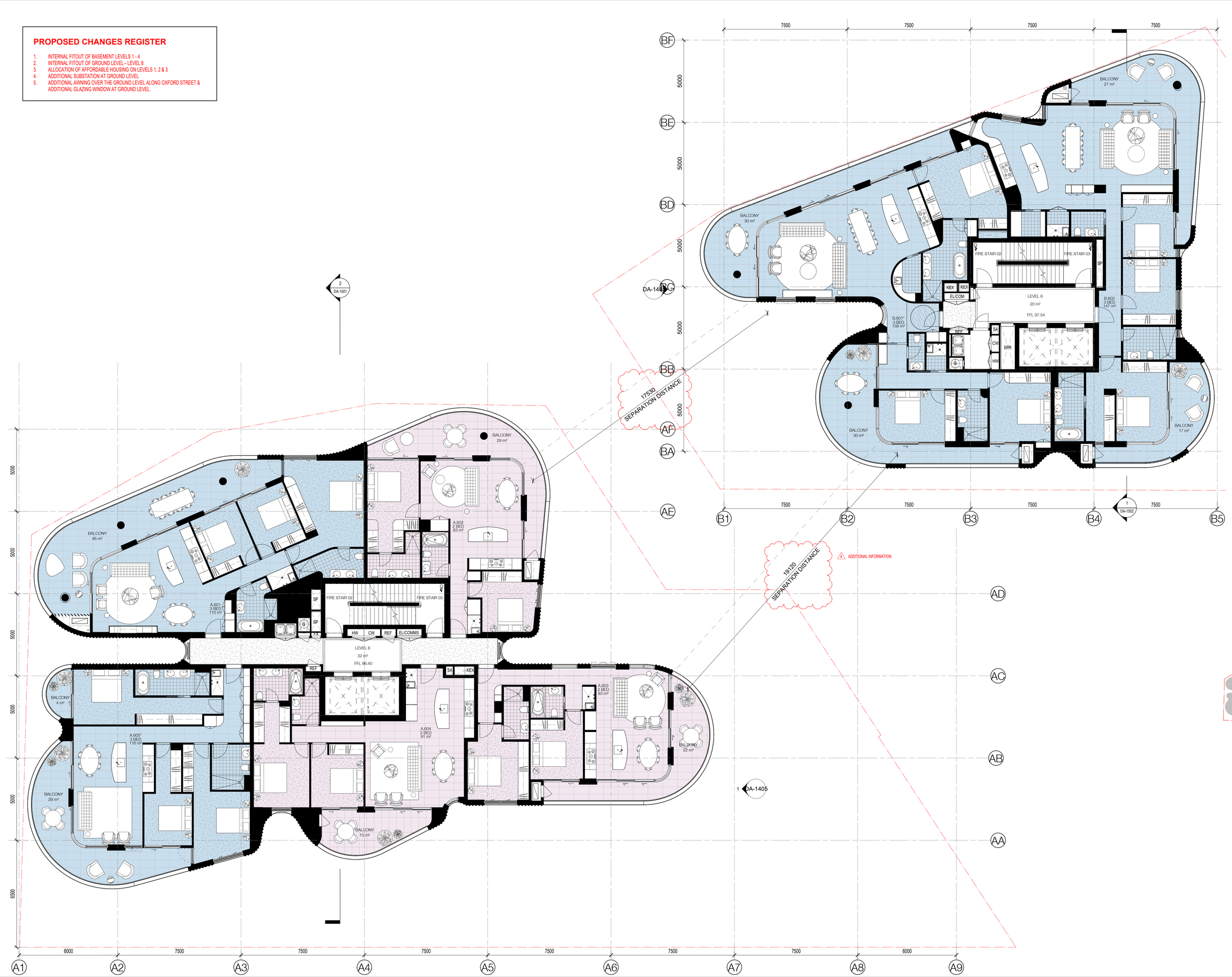

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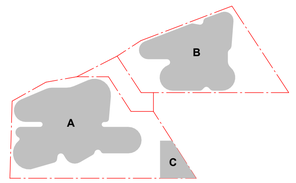

Drawing Name
GA_LEVEL 06

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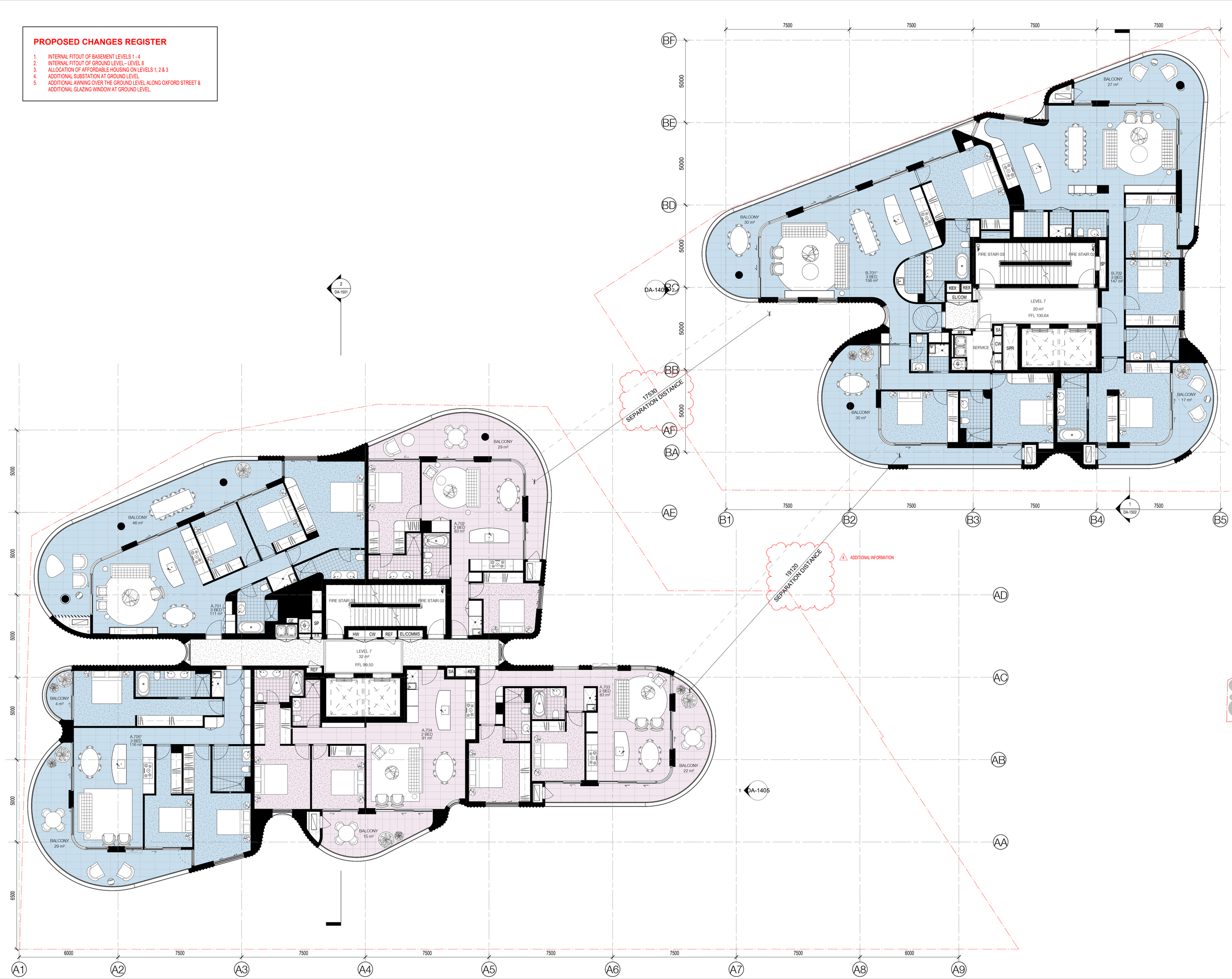

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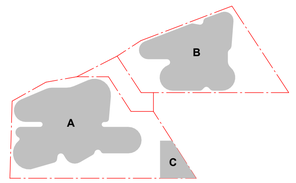

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GA_LEVEL 07

Date	Scale	Sheet Size
04.04.2025	As indicated	@ A1

Drawn	Chk.
JTS	SC

Job No.	Drawing No.	Revision
6289	DA-1018	/ 4

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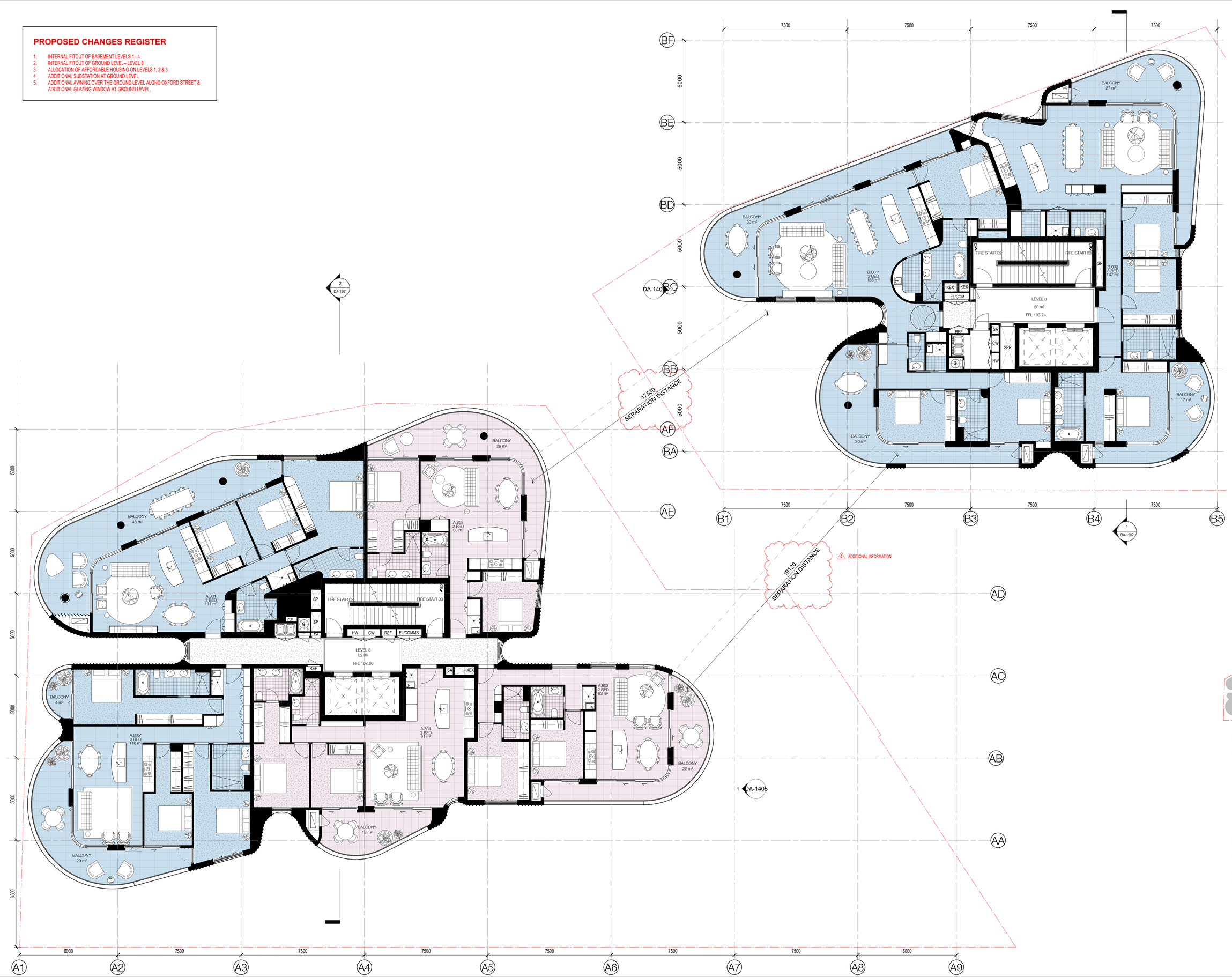
PROPOSED CHANGES REGISTER

1. INTERNAL FITOUT OF BASEMENT LEVELS 1 - 4
2. INTERNAL FITOUT OF GROUND LEVEL – LEVEL 8
3. ALLOCATION OF AFFORDABLE HOUSING ON LEVELS 1, 2 & 3
4. ADDITIONAL SUBSTATION AT GROUND LEVEL
5. ADDITIONAL AWNING OVER THE GROUND LEVEL ALONG OXFORD STREET & ADDITIONAL GLAZING WINDOW AT GROUND LEVEL.



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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

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1	17.01.2025	FOR INFORMATION	JTS	SC
2	14.02.2025	FOR INFORMATION - SSDA	JTS	SC
3	28.02.2025	FOR INFORMATION - TEST OF ADEQUACY	JTS	SC
4	04.04.2025	FOR INFORMATION - POST TEST OF ADEQUACY	JTS	SC

Landscape Architect
Black Beetle

Structural Engineer
iStruct

Mechanical / Hydraulic Engineer
Arim Services / Greenarrow

Electrical Engineer
Spectrum Engineering Solutions

Fire Engineer
Carbon Fire Engineering

Access Consultant
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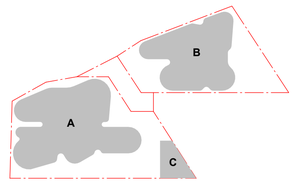

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GA_LEVEL 08

Date	Scale	Sheet Size
04.04.2025	As indicated	@ A1

Drawn	Chk.
JTS	SC

Job No.	Drawing No.	Revision
6289	DA-1019	/ 4

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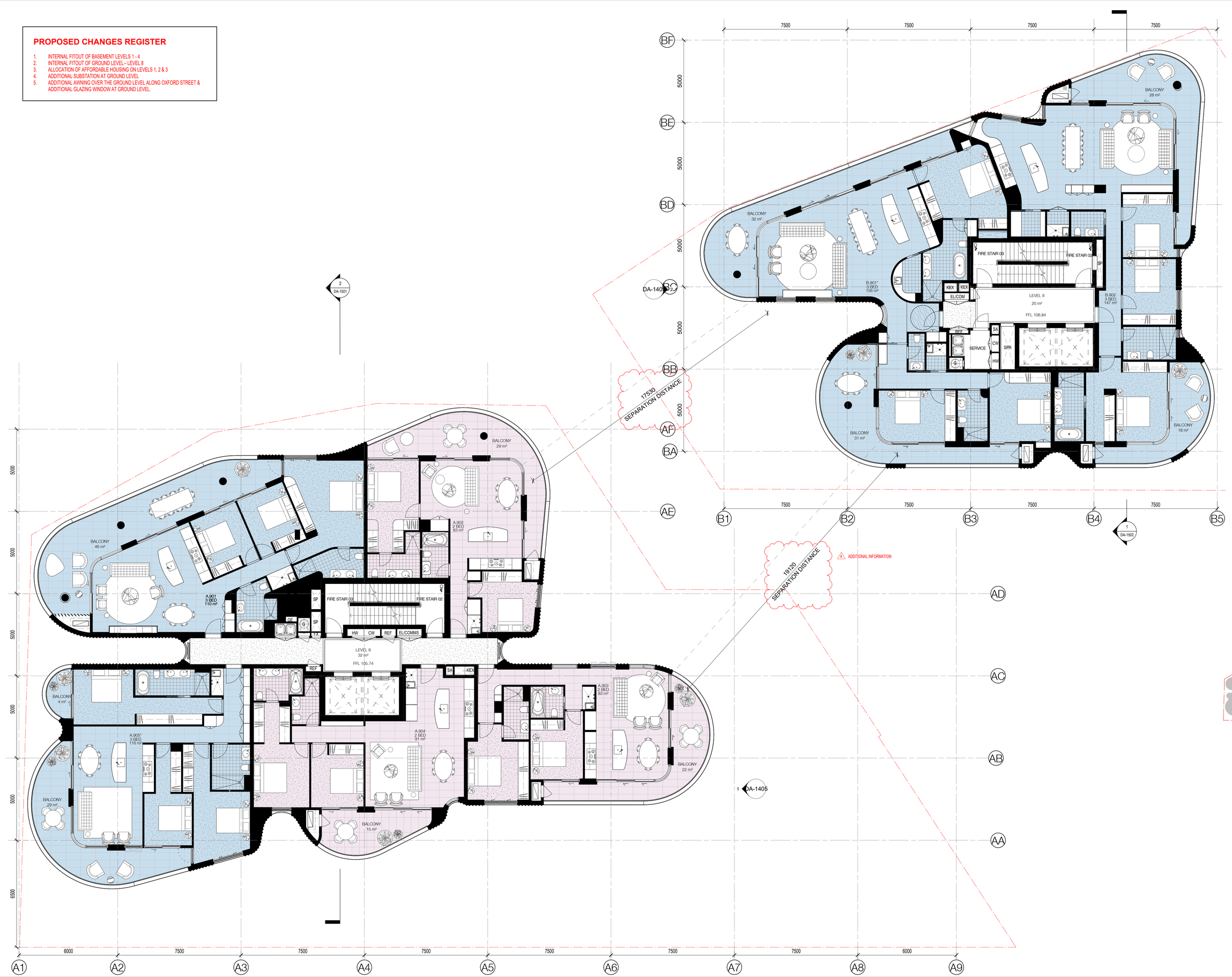

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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

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Landscape Architect
Black Beetle

Structural Engineer
iStruct

Mechanical / Hydraulic Engineer
Arim Services / Greenarrow

Electrical Engineer
Spectrum Engineering Solutions

Fire Engineer
Carbon Fire Engineering

Access Consultant
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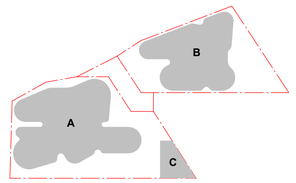

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Date	Scale	Sheet Size
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Drawn	Chk.
JTS	SC

Job No.	Drawing No.	Revision
6289	DA-1020	/ 4

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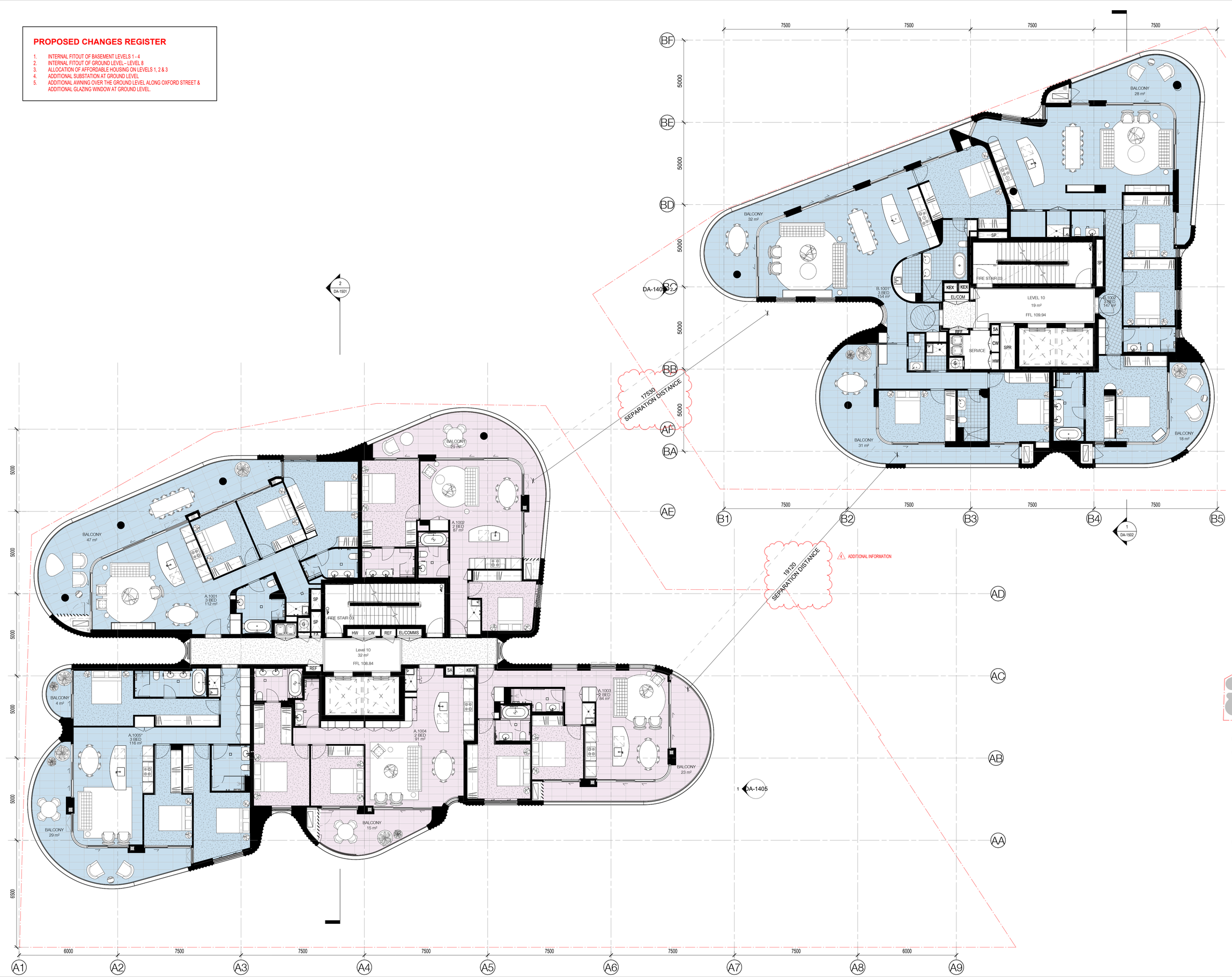

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Black Beetle

Structural Engineer
iStruct

Mechanical / Hydraulic Engineer
Arim Services / Greenarrow

Electrical Engineer
Spectrum Engineering Solutions

Fire Engineer
Carbon Fire Engineering

Access Consultant
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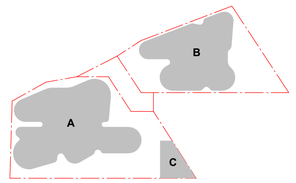

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Date	Scale	Sheet Size
04.04.2025	As indicated	@ A1

Drawn	Chk.
JTS	SC

Job No.	Drawing No.	Revision
6289	DA-1021	/ 4

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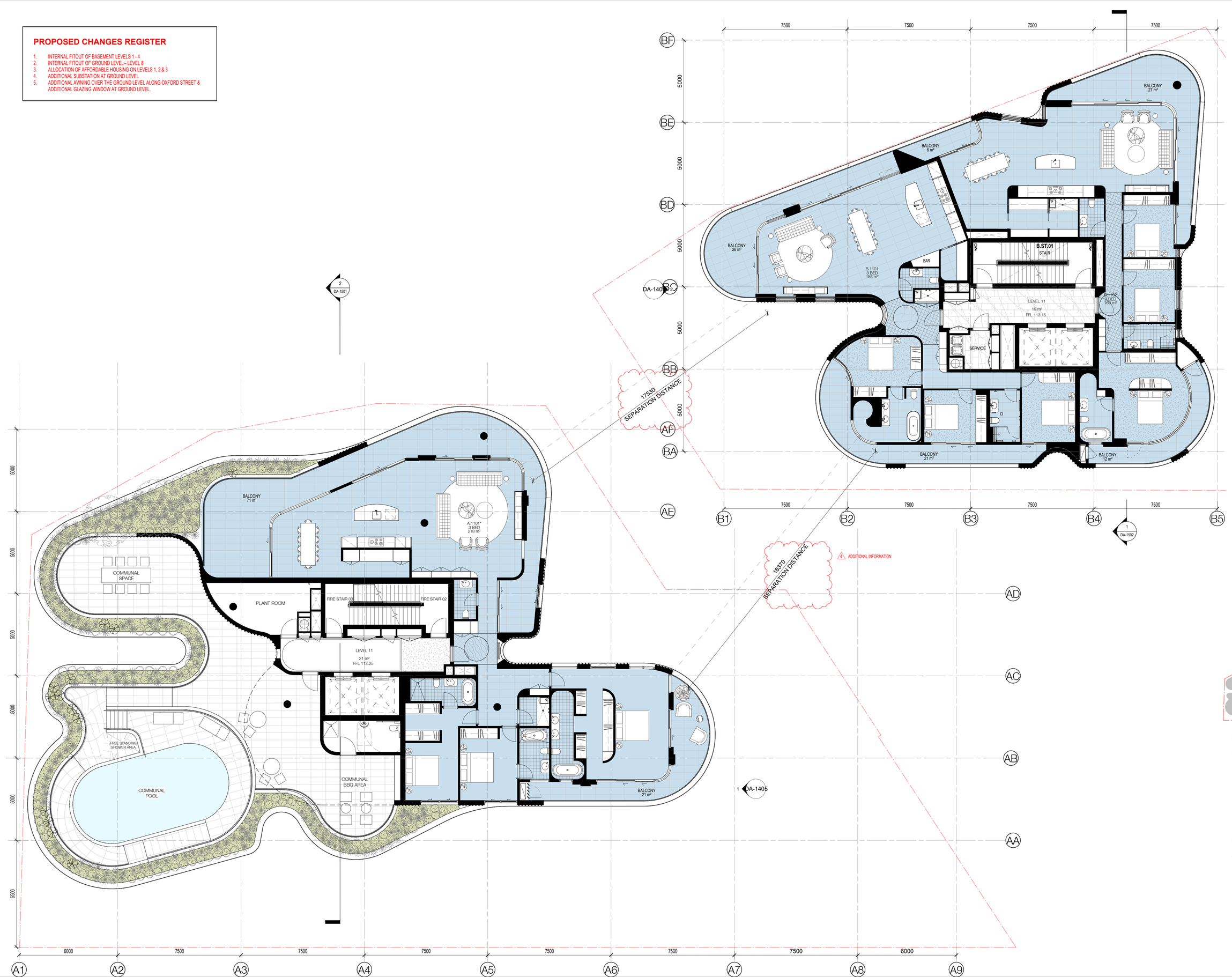

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Black Beetle

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Arim Services / Greenarrow

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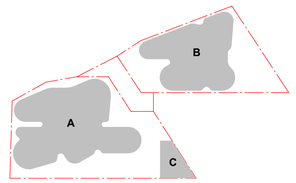

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Date	Scale	Sheet Size
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Drawn	Chk.
JTS	SC

Job No.	Drawing No.	Revision
6289	DA-1022	/ 4

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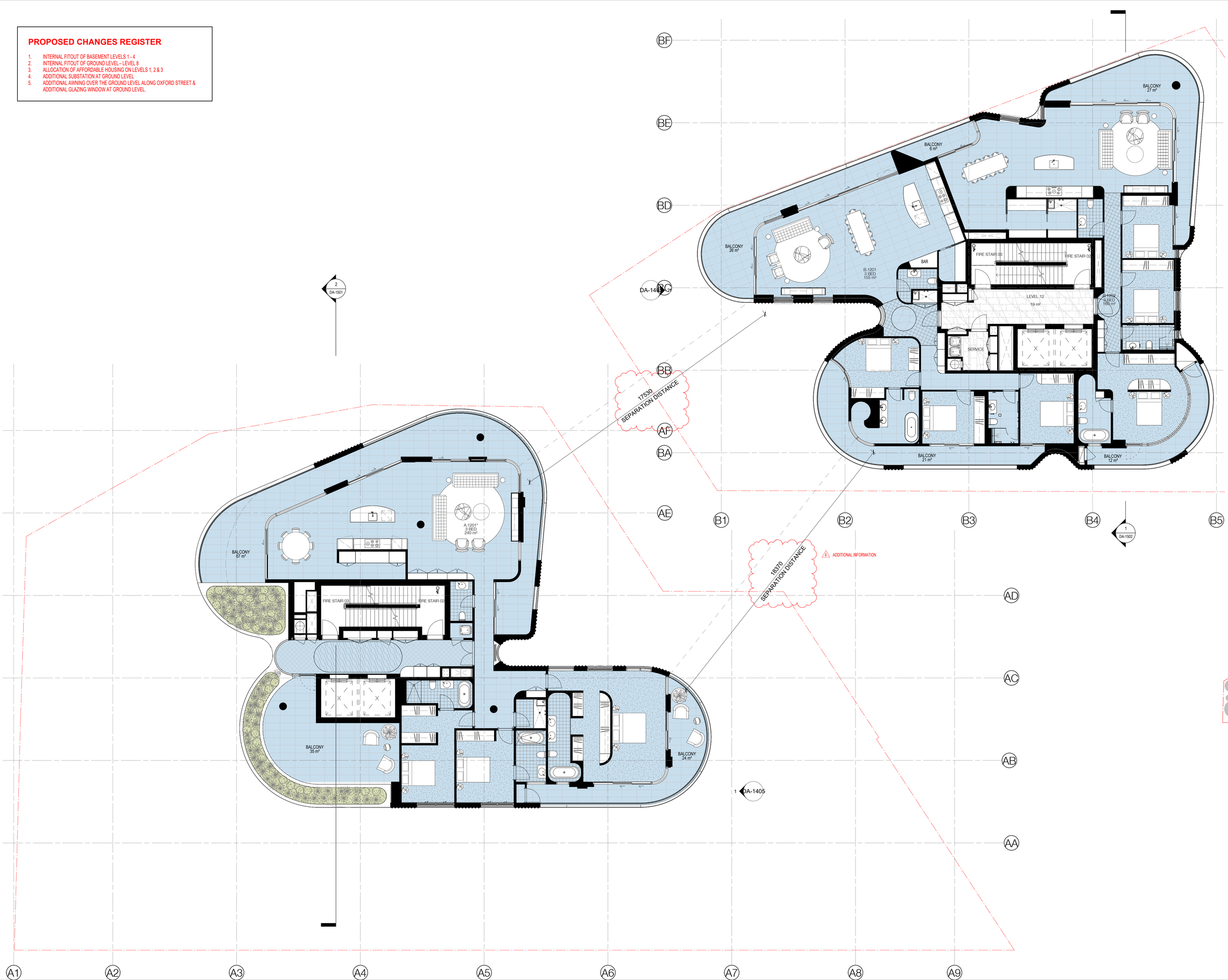

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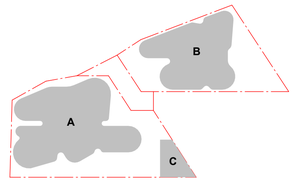

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Date	Scale	Sheet Size
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Drawn	Chk.
JTS	SC

Job No.	Drawing No.	Revision
6289	DA-1023	/ 4

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2. INTERNAL FITOUT OF GROUND LEVEL – LEVEL 8
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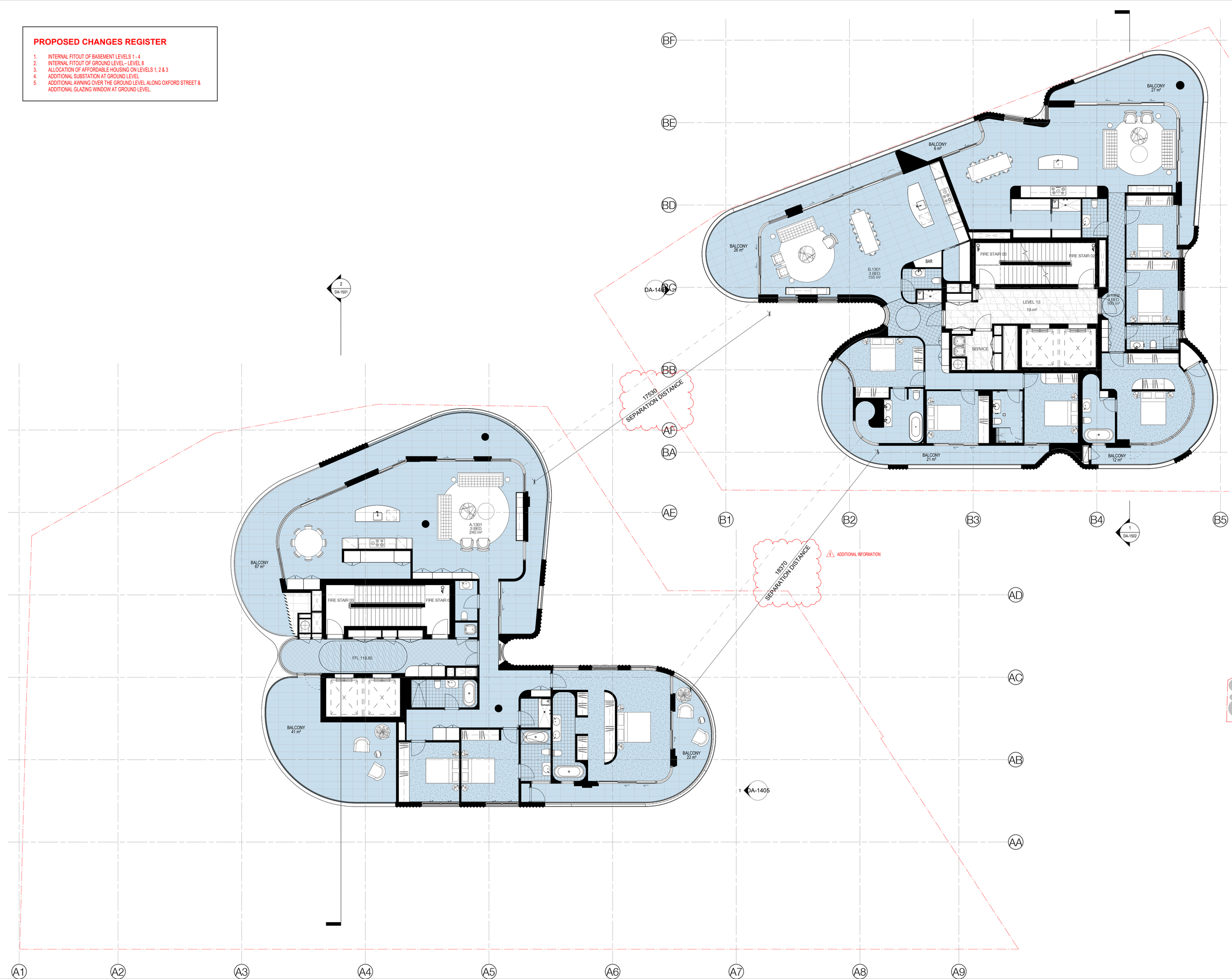

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Landscape Architect
Black Beetle

Structural Engineer
iStruct

Mechanical / Hydraulic Engineer
Arim Services / Greenarrow

Electrical Engineer
Spectrum Engineering Solutions

Fire Engineer
Carbon Fire Engineering

Access Consultant
East Coast Accessibility

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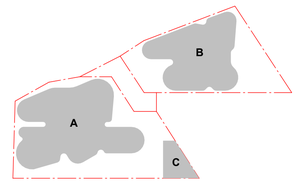

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Date	Scale	Sheet Size
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Drawn	Chk.
JTS	SC

Job No.	Drawing No.	Revision
6289	DA-1024	/ 4

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3. ALLOCATION OF AFFORDABLE HOUSING ON LEVELS 1, 2 & 3
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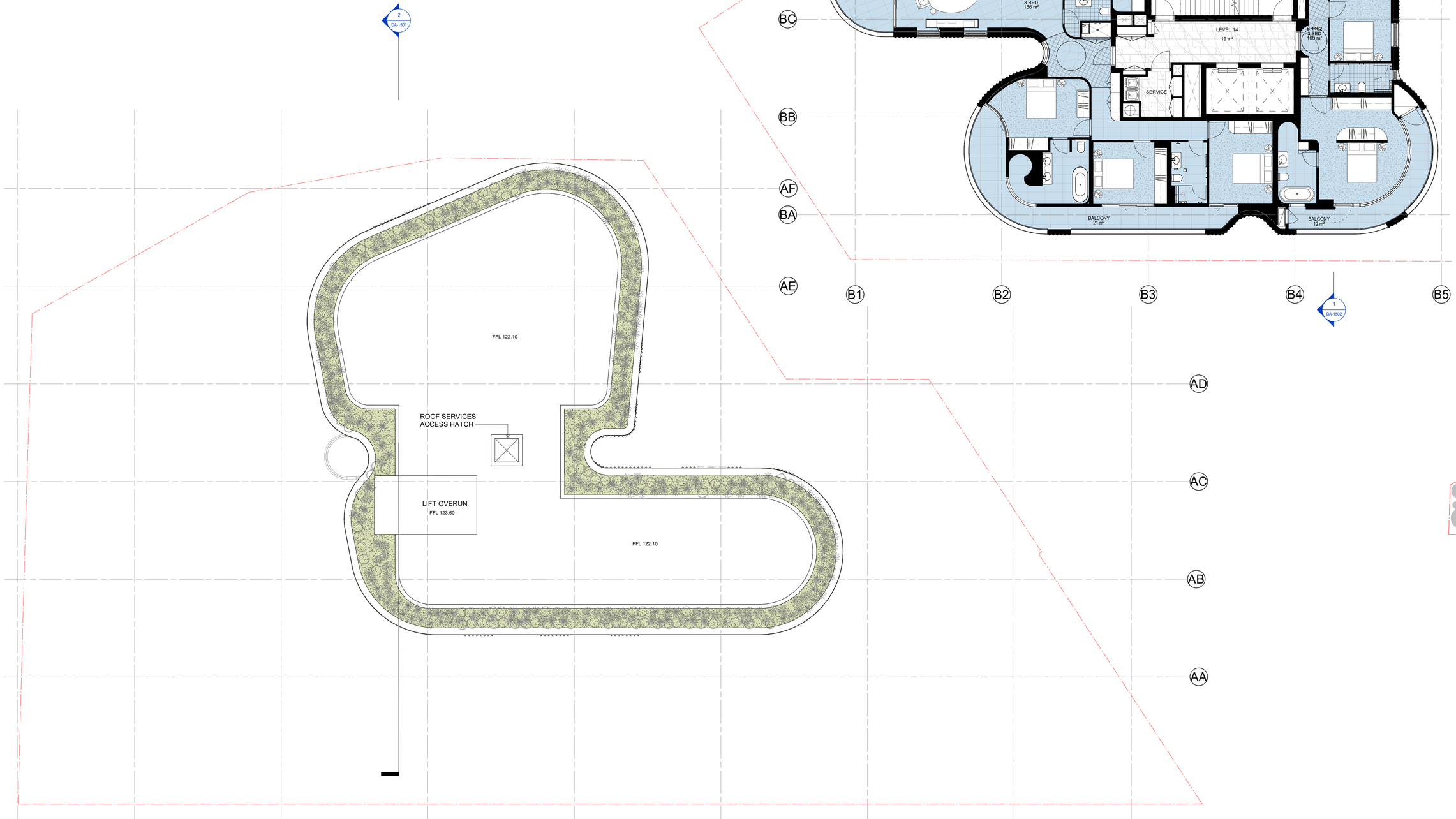

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Arim Services / Greenarrow

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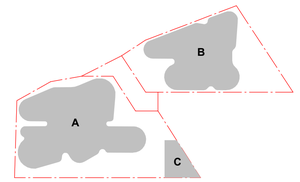

Drawing Name
GA_LEVEL 14

Date	Scale	Sheet Size
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JTS	SC

Job No.	Drawing No.	Revision
6289	DA-1025	/ 3

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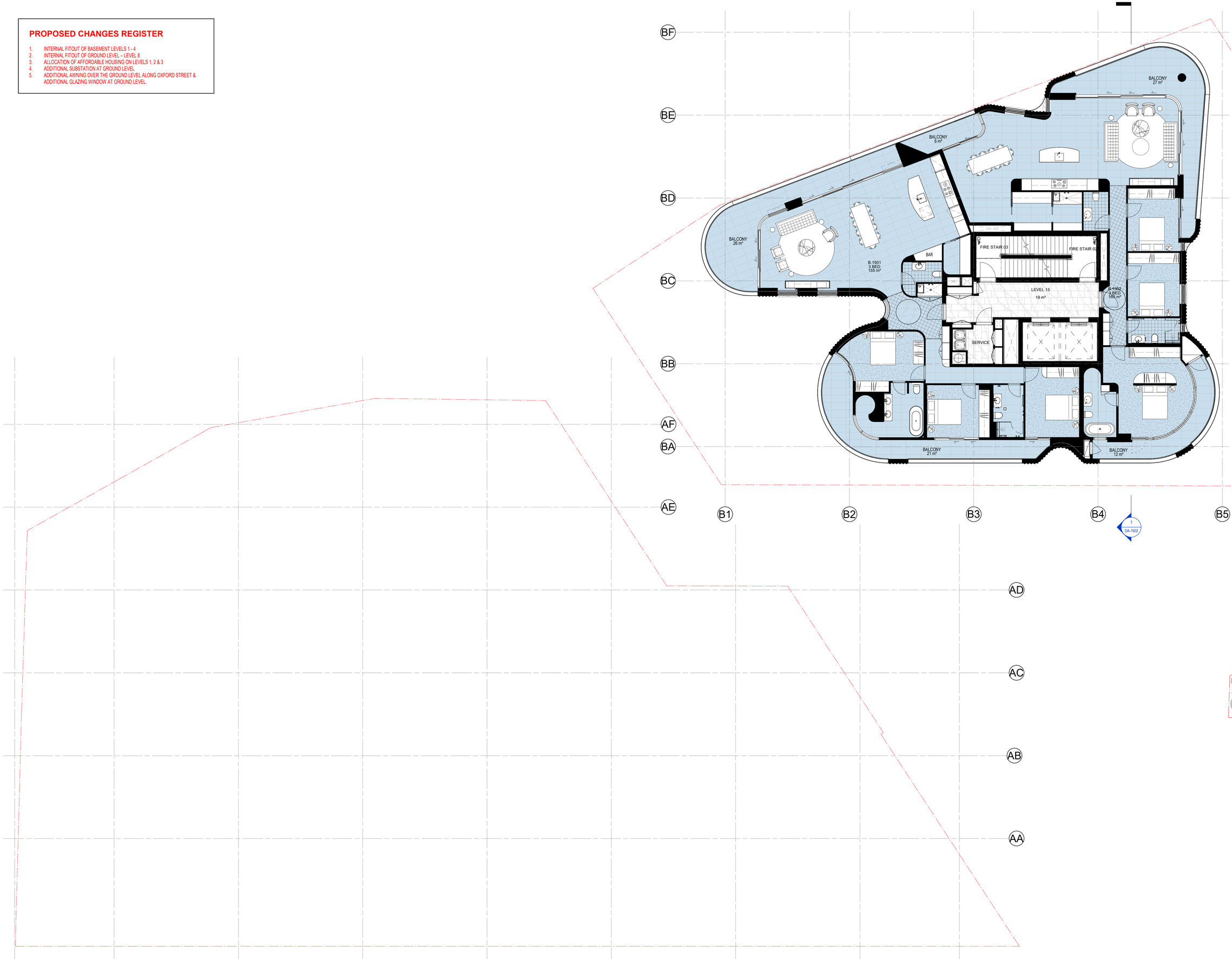

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iStruct

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Arim Services / Greenarrow

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Access Consultant
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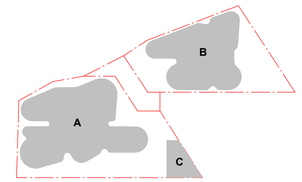

Drawing Name
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Date	Scale	Sheet Size
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JTS	SC

Job No.	Drawing No.	Revision
6289	DA-1026	/ 3

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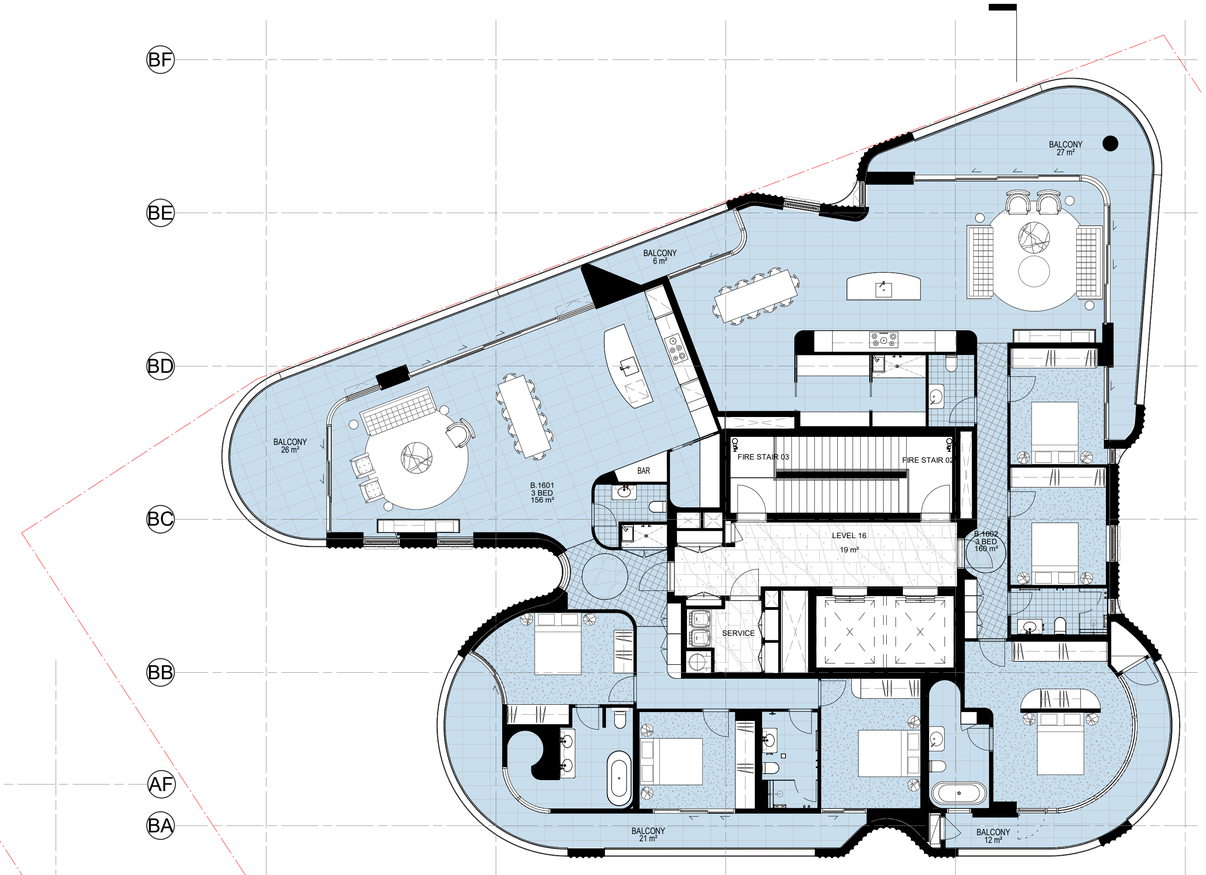

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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

Rev	Date	Revision	By	Chk.
1	17.01.2025	FOR INFORMATION	JTS	SC
2	14.02.2025	FOR INFORMATION - SSDA	JTS	SC
3	28.02.2025	FOR INFORMATION - TEST OF ADEQUACY	JTS	SC

Landscape Architect
Black Beetle

Structural Engineer
iStruct

Mechanical / Hydraulic Engineer
Arim Services / Greenarrow

Electrical Engineer
Spectrum Engineering Solutions

Fire Engineer
Carbon Fire Engineering

Access Consultant
East Coast Accessibility

Basix
Vipac

Client
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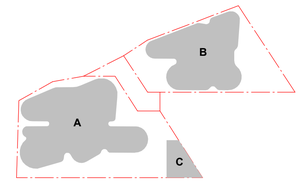
Project
OXFORD ST & NELSON ST

194-214 OXFORD STREET
BONDI JUNCTION



Drawing Name
GA_LEVEL 16

Date	Scale	Sheet Size
28.02.2025	As indicated	@ A1

Drawn	Chk.
JTS	SC

Job No.	Drawing No.	Revision
6289	DA-1027	/ 3

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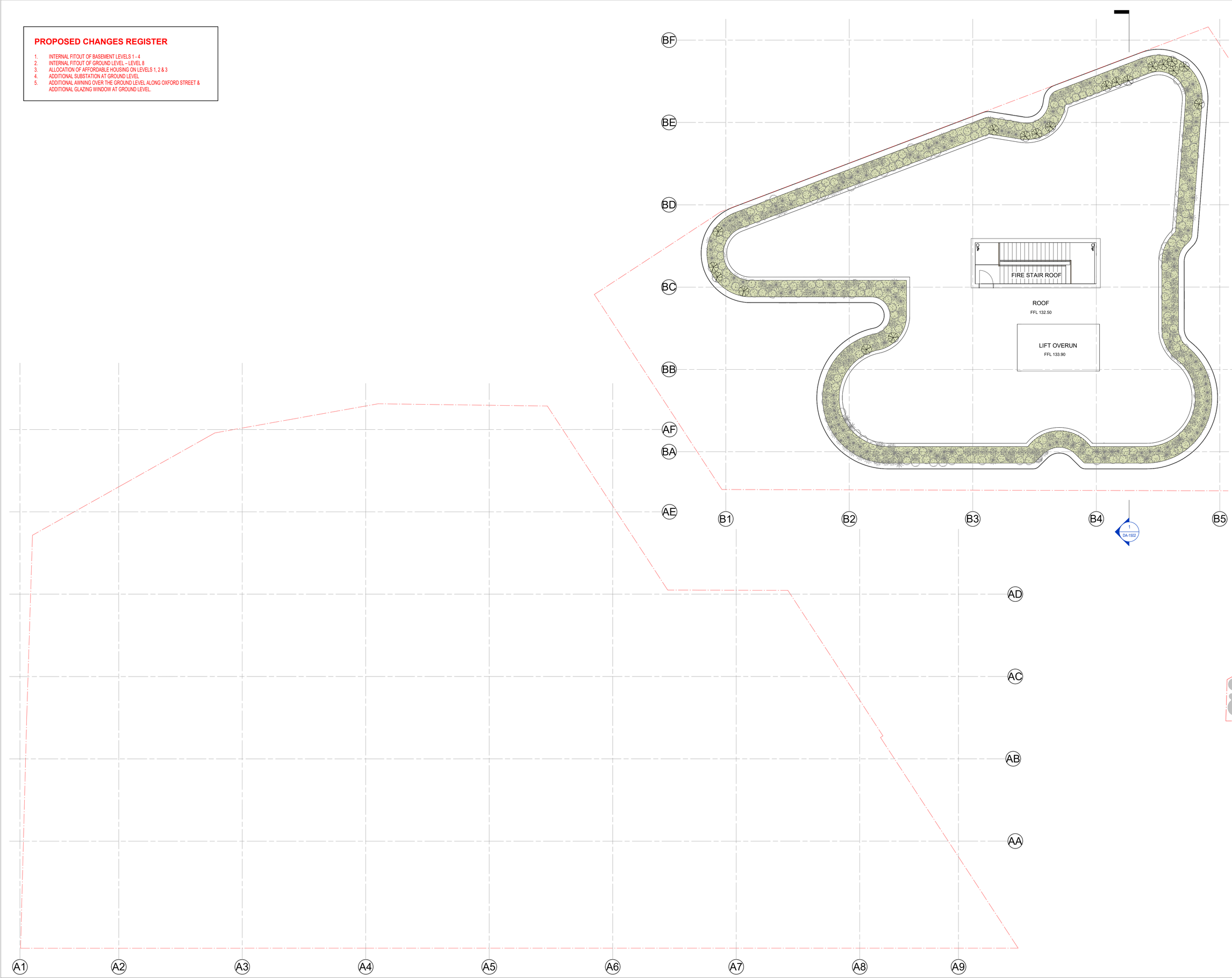
PROPOSED CHANGES REGISTER

1. INTERNAL FITOUT OF BASEMENT LEVELS 1 - 4
2. INTERNAL FITOUT OF GROUND LEVEL – LEVEL 8
3. ALLOCATION OF AFFORDABLE HOUSING ON LEVELS 1, 2 & 3
4. ADDITIONAL SUBSTATION AT GROUND LEVEL
5. ADDITIONAL AWNING OVER THE GROUND LEVEL ALONG OXFORD STREET & ADDITIONAL GLAZING WINDOW AT GROUND LEVEL.



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Landscape Architect
Black Beetle

Structural Engineer
iStruct

Mechanical / Hydraulic Engineer
Arim Services / Greenarrow

Electrical Engineer
Spectrum Engineering Solutions

Fire Engineer
Carbon Fire Engineering

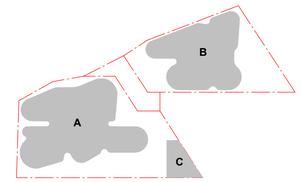
Access Consultant
East Coast Accessibility

Basix
Vipac

Client
STAR GATE PROPERTY

Project
OXFORD ST & NELSON ST

194-214 OXFORD STREET
BONDI JUNCTION



Drawing Name
GA_LEVEL 17

Date	Scale	Sheet Size
28.02.2025	As indicated	@ A1

Drawn	Chk.
JTS	SC

Job No.	Drawing No.	Revision
6289	DA-1028	/ 3

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PROPOSED CHANGES REGISTER

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2. INTERNAL FITOUT OF GROUND LEVEL – LEVEL 8
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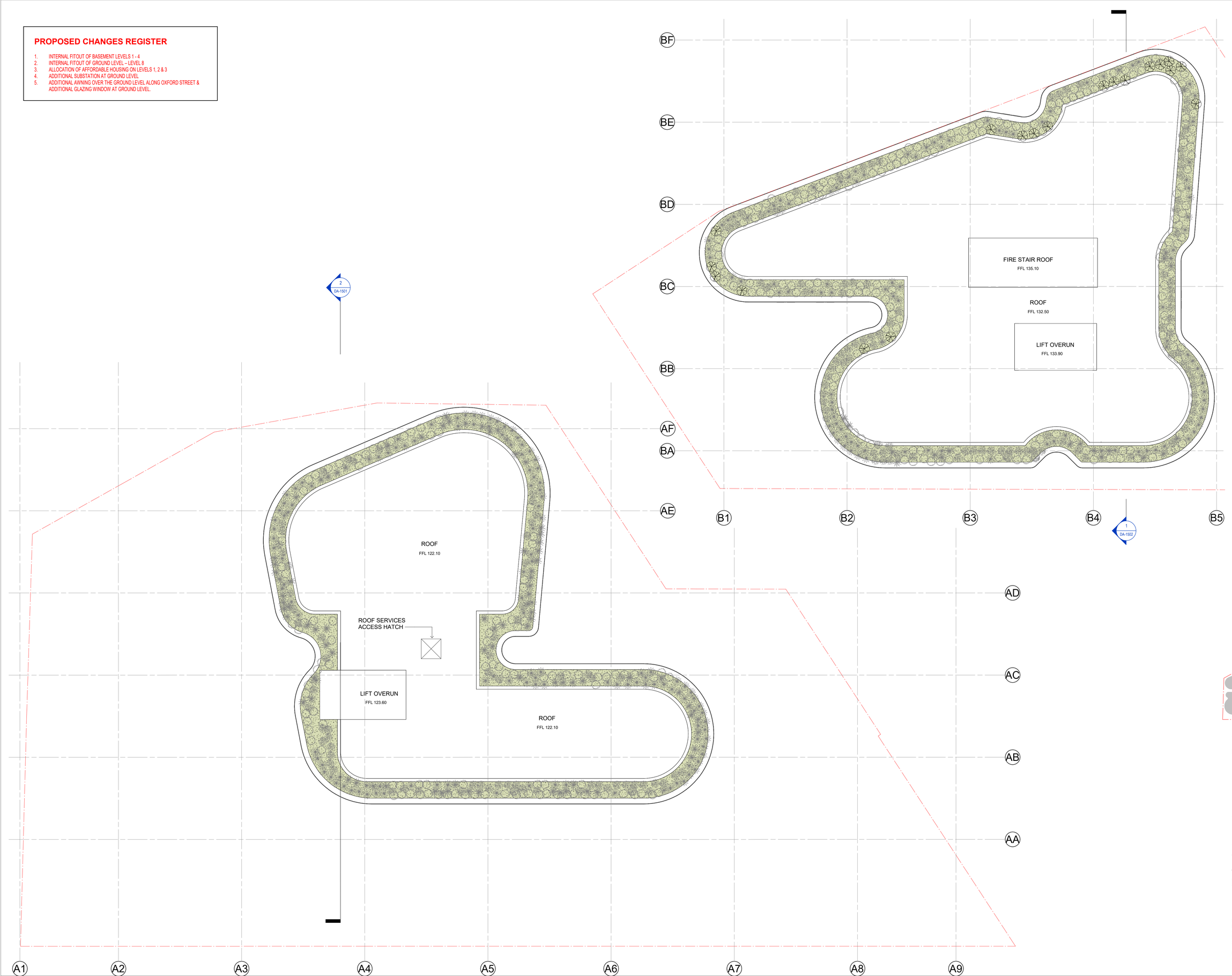
4. ADDITIONAL SUBSTATION AT GROUND LEVEL
5. ADDITIONAL AWNING OVER THE GROUND LEVEL ALONG OXFORD STREET & ADDITIONAL GLAZING WINDOW AT GROUND LEVEL.



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Landscape Architect
Black Beetle

Structural Engineer
iStruct

Mechanical / Hydraulic Engineer
Arim Services / Greenarrow

Electrical Engineer
Spectrum Engineering Solutions

Fire Engineer
Carbon Fire Engineering

Access Consultant
East Coast Accessibility

Basix
Vipac

Client
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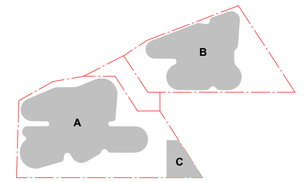
Project
OXFORD ST & NELSON ST

194-214 OXFORD STREET
BONDI JUNCTION



Drawing Name
GA_ROOF PLAN

Date	Scale	Sheet Size
28.02.2025	As indicated	@ A1

Drawn	Chk.
JTS	SC

Job No.	Drawing No.	Revision
6289	DA-1029	/ 3

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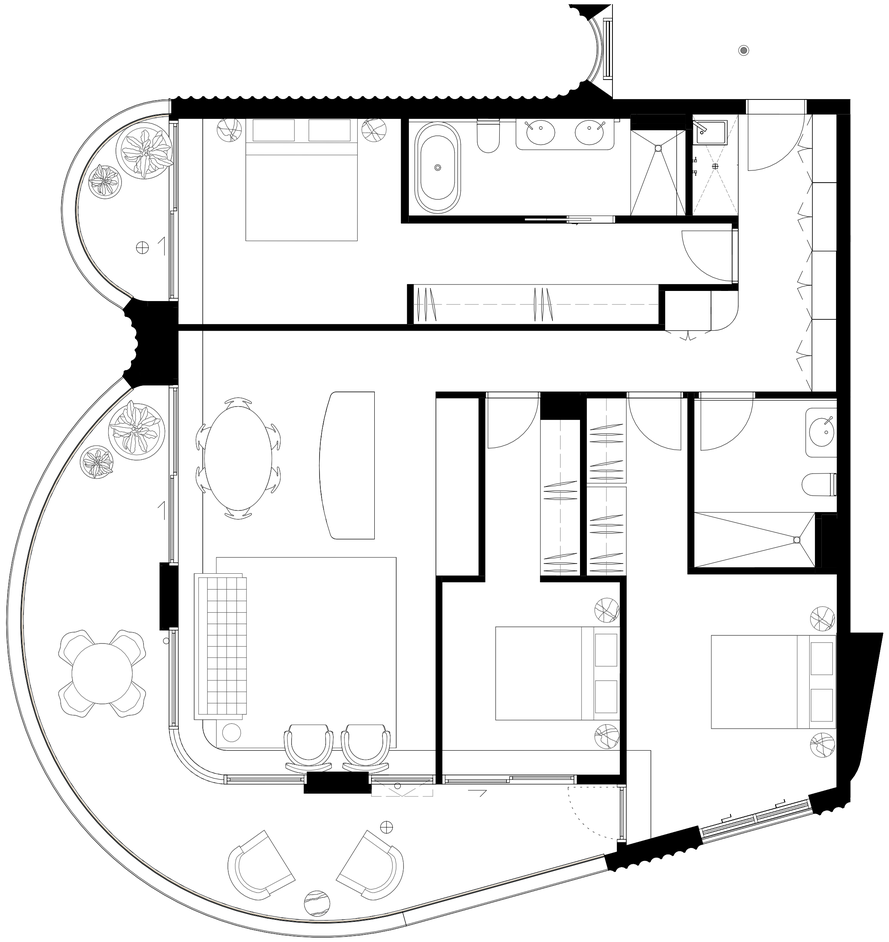

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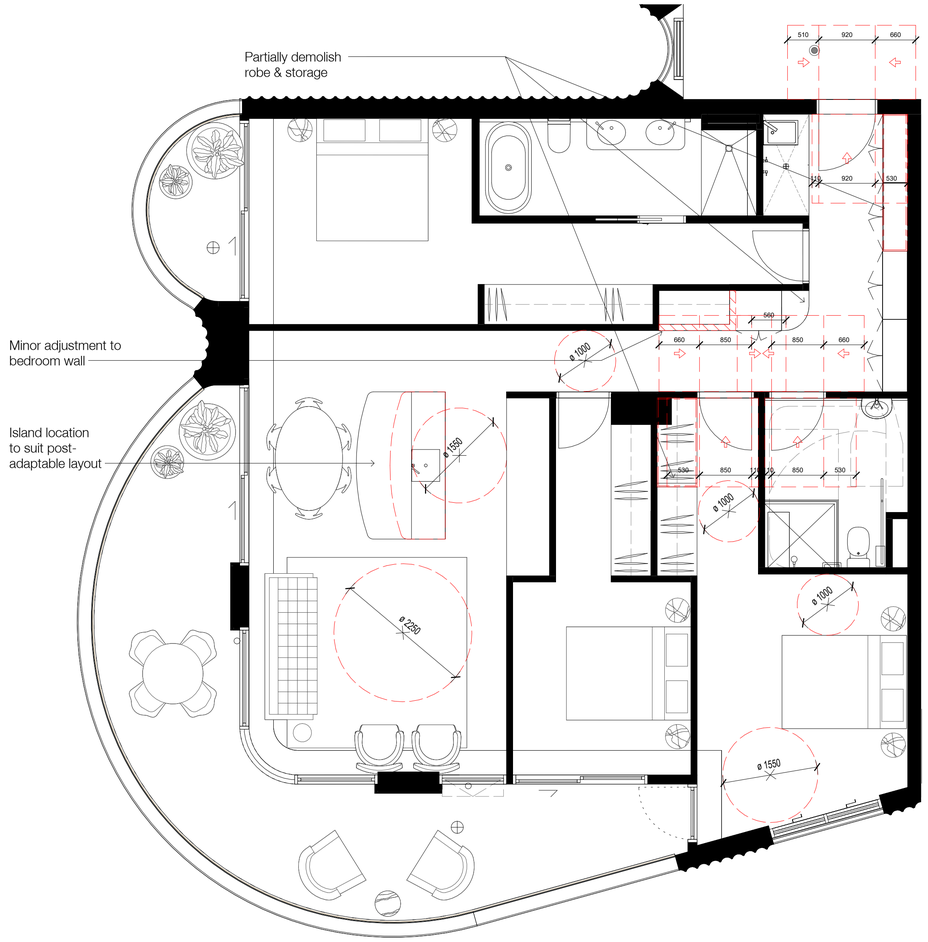

ADAPTABLE UNIT A.505 - POST ADAPTABLE

Typical Adaptable Room Number
A.205*
A.305*
A.405*
A.505*
A.605*
A.705*
A.805*
A.905*
A.1005*

Rev	Date	Revision	By	Chk.
1	14.02.2025	FOR INFORMATION - SSDA	JTS	SC
2	28.02.2025	FOR INFORMATION - TEST OF ADEQUACY	JTS	SC

Landscape Architect
Black Beetle

Structural Engineer
iStruct

Mechanical / Hydraulic Engineer
Arim Services / Greenarrow

Electrical Engineer
Spectrum Engineering Solutions

Fire Engineer
Carbon Fire Engineering

Access Consultant
East Coast Accessibility

Basix
Vipac

Client
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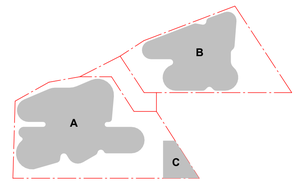
194-214 OXFORD STREET
BONDI JUNCTION



Drawing Name
TYP_ADAPTABLE PLANS

Date	Scale	Sheet Size
28.02.2025	1 : 50	@ A1

Drawn	Chk.
JTS	SC

Job No.	Drawing No.	Revision
6289	DA-1051	/ 2

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Rev	Date	Revision	By	Chk.
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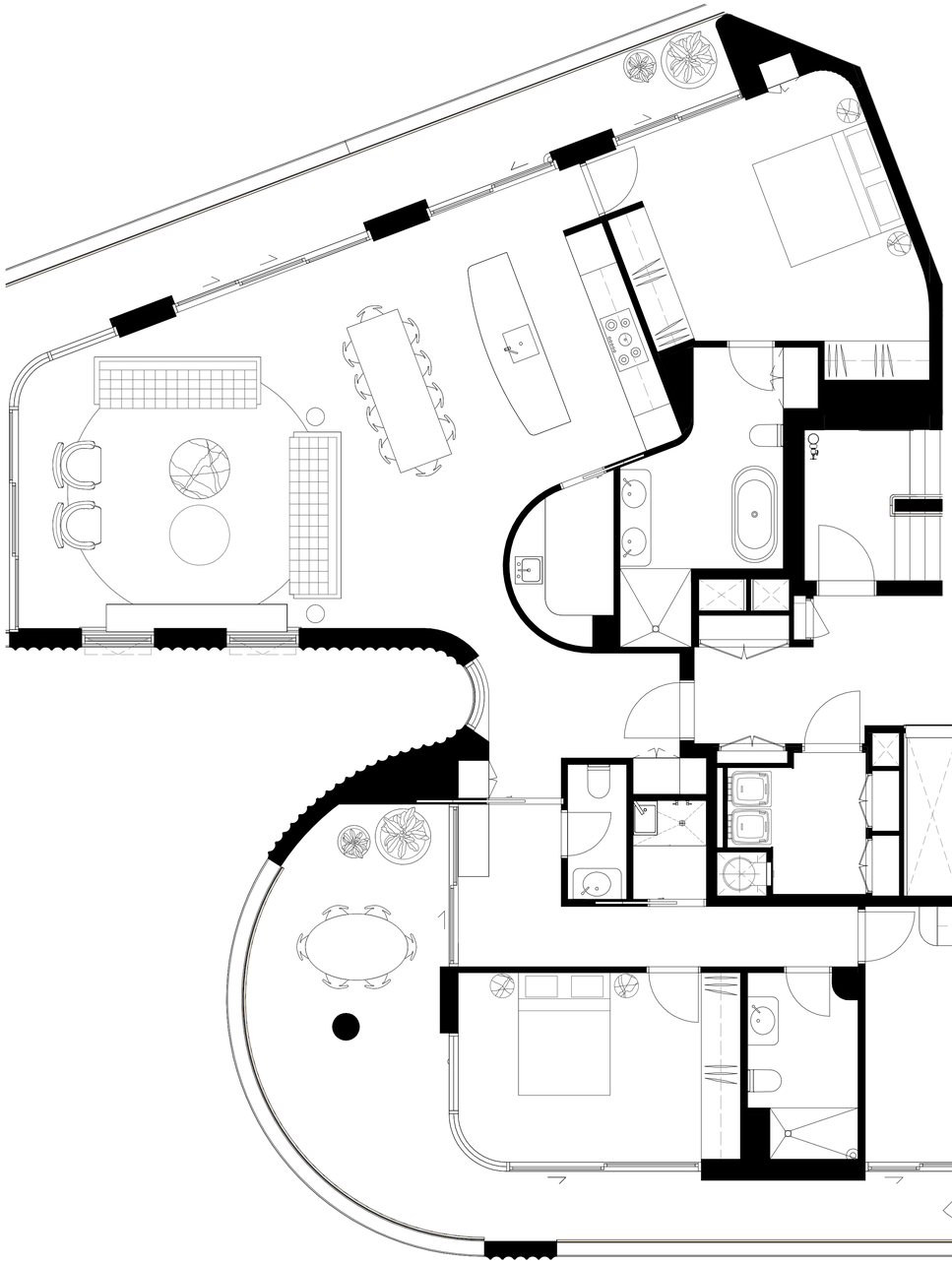
2	28.02.2025	FOR INFORMATION - TEST OF ADEQUACY	JTS	SC



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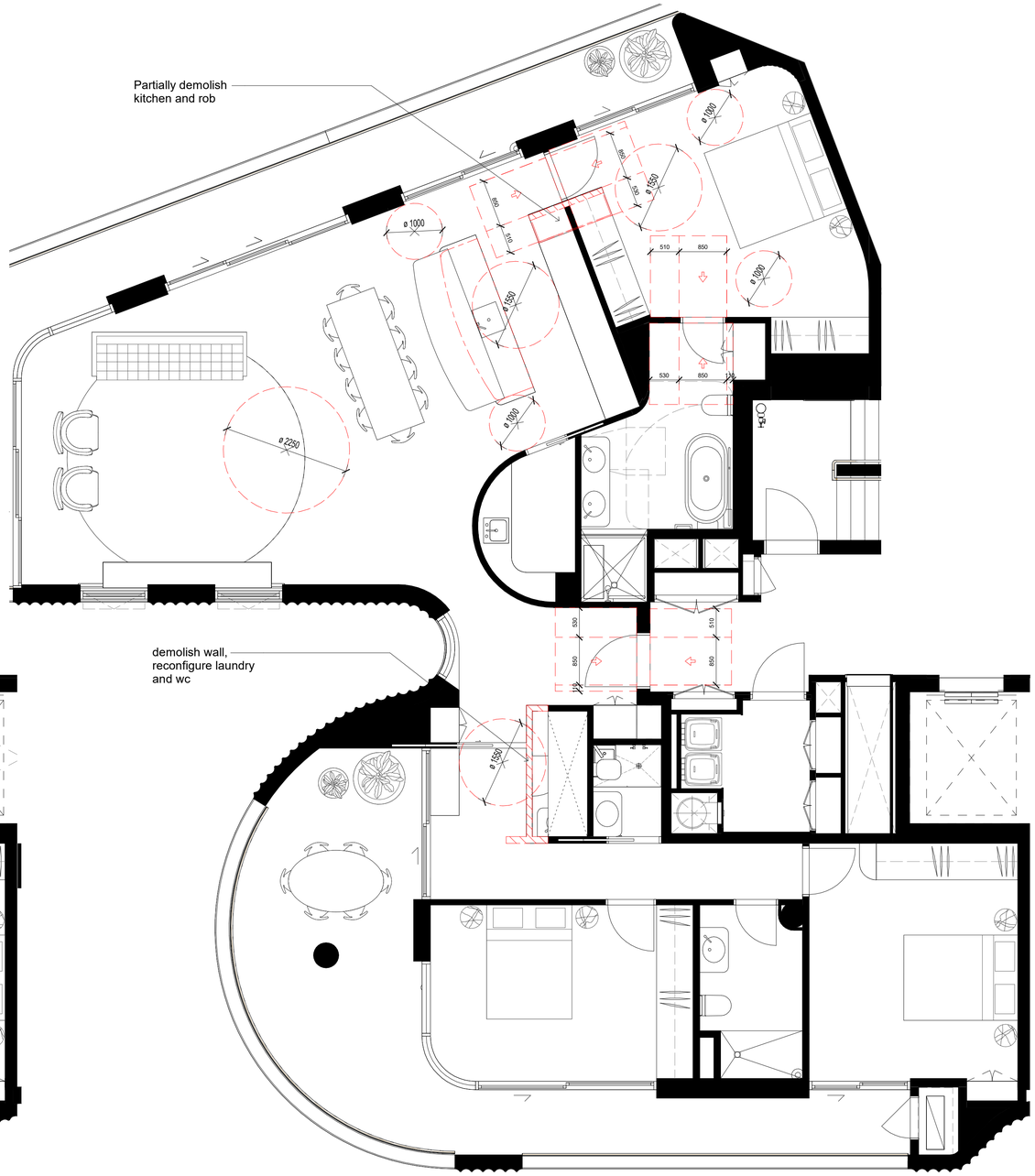

ADAPTABLE UNIT B.501 - POST ADAPTABLE

Typical Adaptable Room Number
B.501*
B.601*
B.701*
B.801*
B.901*
B.1001*

Landscape Architect
Black Beetle

Structural Engineer
iStruct

Mechanical / Hydraulic Engineer
Arim Services / Greenarrow

Electrical Engineer
Spectrum Engineering Solutions

Fire Engineer
Carbon Fire Engineering

Access Consultant
East Coast Accessibility

Basix
Vipac

Client

STAR GATE PROPERTY

Project
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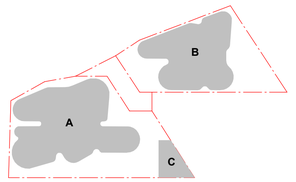
194-214 OXFORD STREET
BONDI JUNCTION



Drawing Name
TYP_ADAPTABLE PLANS

Date	Scale	Sheet Size
28.02.2025	1 : 50	@ A1

Drawn	Chk.
JTS	SC

Job No.	Drawing No.	Revision
6289	DA-1052	/ 2

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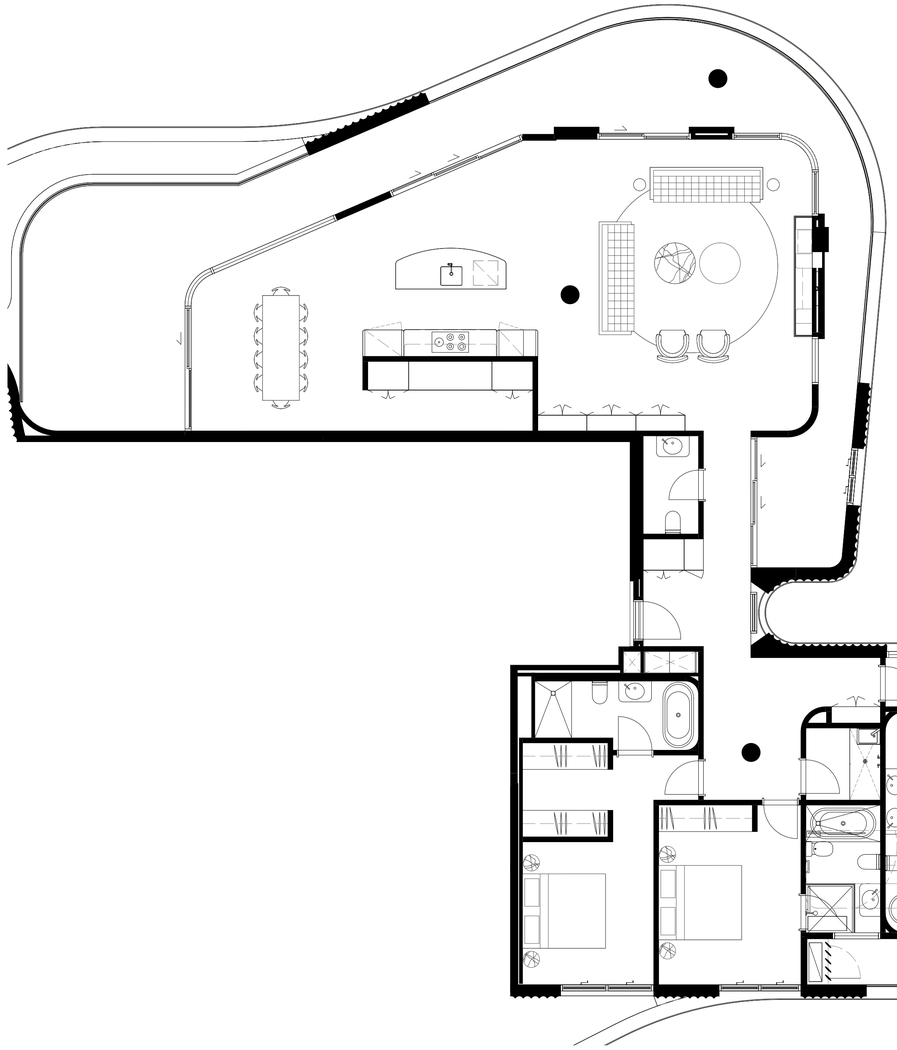
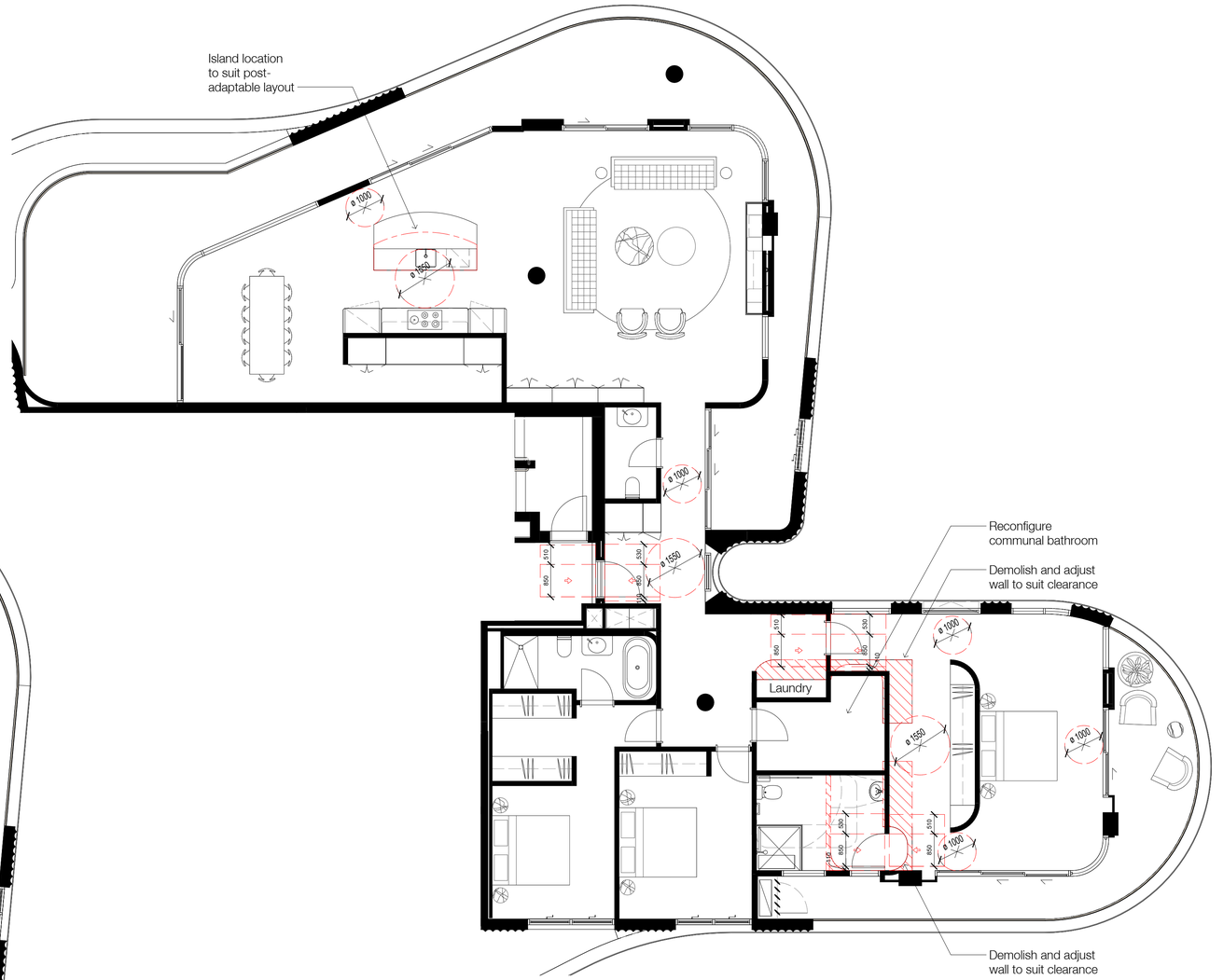
Nominated Architects: Adam Haddow-7188 | John Pradel-7004

Rev	Date	Revision	By	Chk.
1	14.02.2025	FOR INFORMATION - SSDA	JTS	SC
2	28.02.2025	FOR INFORMATION - TEST OF ADEQUACY	JTS	SC



ADAPTABLE UNIT A.1101 - PRE ADAPTABLE



ADAPTABLE UNIT A.1101 - POST ADAPTABLE

Typical Adaptable Room Number
A.1101*
A.1201*

Landscape Architect
Black Beetle

Structural Engineer
iStruct

Mechanical / Hydraulic Engineer
Arim Services / Greenarrow

Electrical Engineer
Spectrum Engineering Solutions

Fire Engineer
Carbon Fire Engineering

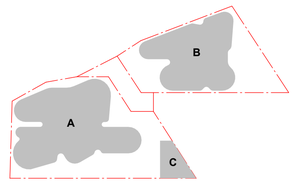
Access Consultant
East Coast Accessibility

Basix
Vipac

Client
STARGATE PROPERTY

Project
OXFORD ST & NELSON ST

194-214 OXFORD STREET
BONDI JUNCTION



Drawing Name
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Date	Scale	Sheet Size
28.02.2025	1 : 75	@ A1

Drawn	Chk.
JTS	SC

Job No.	Drawing No.	Revision
6289	DA-1053	/ 2

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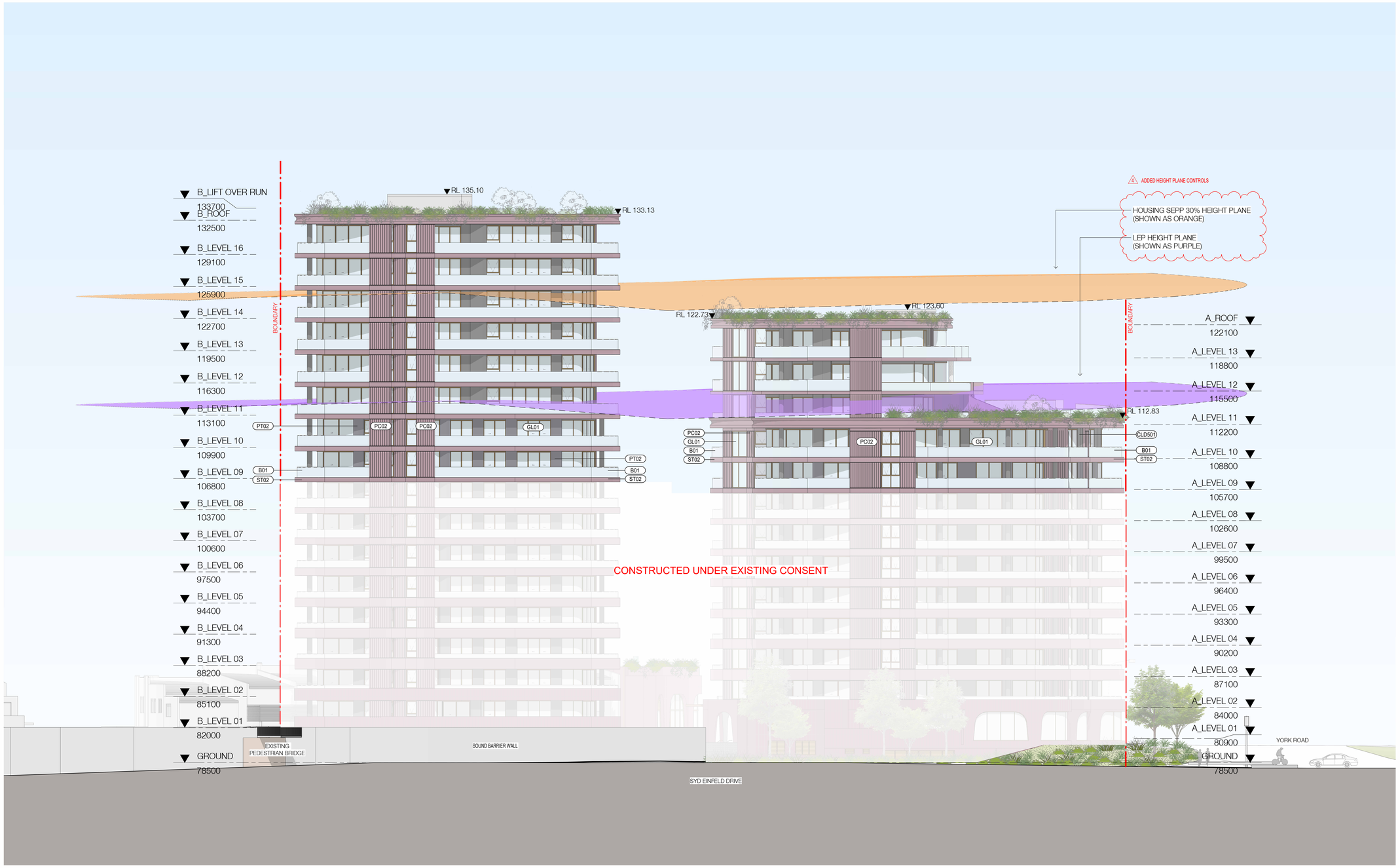

EXTERNAL FINISHES

MASONRY
C01
Light Colour
Masonry Finish

C02
Warm Tones
Masonry Finish

PRECAST
PC01 Precast Spandrel
PC02 Precast Fluted Panel

SCREENING
VT01 Vertical Screening

STONE
ST01 Granite/Marble

GLASS
GL01
Apartment Glazing
- Performance Glass

METALWORK
M01 Brass coloured metal

BALUSTRADE
B01 Frameless Clear Glass

PAINT
PT01 White
PT02 Dark Grey



Rev	Date	Revision	By	Chk.
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3	28.02.2025	FOR INFORMATION - TEST OF ADEQUACY	JTS	SC
4	04.04.2025	FOR INFORMATION - POST TEST OF ADEQUACY	JTS	SC

Landscape Architect
Black Beetle

Structural Engineer
iStruct

Mechanical / Hydraulic Engineer
Arim Services / Greenarrow

Electrical Engineer
Spectrum Engineering Solutions

Fire Engineer
Carbon Fire Engineering

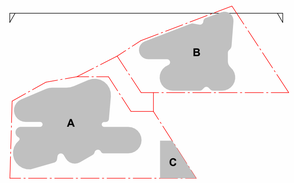
Access Consultant
East Coast Accessibility

Basix
Vipac

Client
STARGATE PROPERTY

Project
OXFORD ST & NELSON ST

194-214 OXFORD STREET
BONDI JUNCTION



Drawing Name
ELEVATION - NORTH

Date	Scale	Sheet Size
04.04.2025	As indicated	@ A1

Drawn	Chk.
JTS	SC

Job No.	Drawing No.	Revision
6289	DA-1401	/ 4

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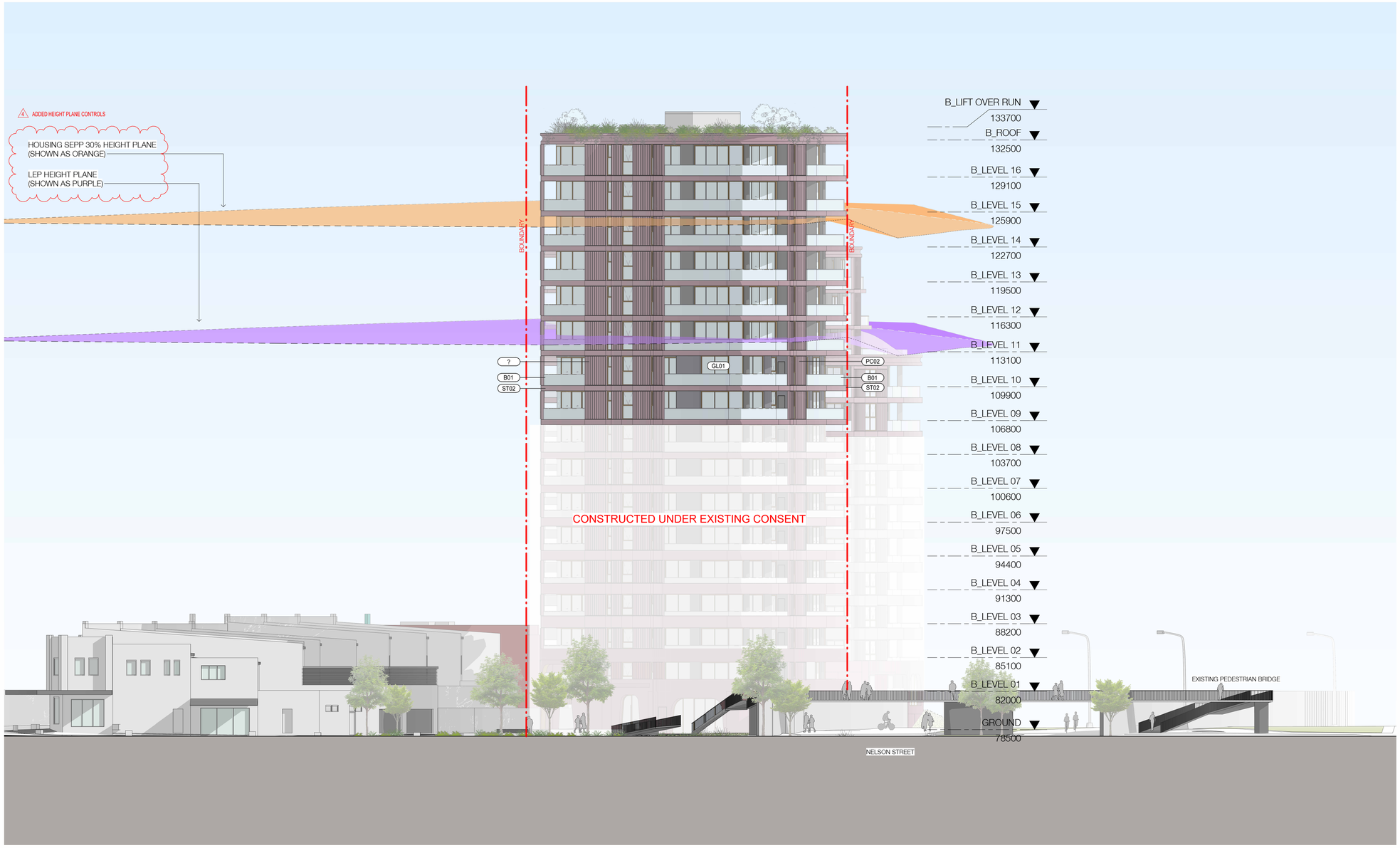

EXTERNAL FINISHES

MASONRY
C01
Light Colour
Masonry Finish

C02
Warm Tones
Masonry Finish

PRECAST
PC01 Precast Spandrel
PC02 Precast Fluted Panel

SCREENING
VT01 Vertical Screening

STONE
ST01 Granite/Marble

GLASS
GL01
Apartment Glazing
- Performance Glass

METALWORK
M01 Brass coloured metal

BALUSTRADE
B01 Frameless Clear Glass

PAINT
PT01 White
PT02 Dark Grey



Rev	Date	Revision	By	Chk.
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4	04.04.2025	FOR INFORMATION - POST TEST OF ADEQUACY	JTS	SC

Landscape Architect
Black Beetle

Structural Engineer
iStruct

Mechanical / Hydraulic Engineer
Arim Services / Greenarrow

Electrical Engineer
Spectrum Engineering Solutions

Fire Engineer
Carbon Fire Engineering

Access Consultant
East Coast Accessibility

Basix
Vipac

Client
STARGATE PROPERTY

Project
OXFORD ST & NELSON ST

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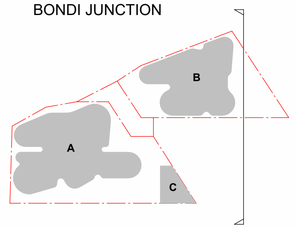
BONDI JUNCTION



Drawing Name
ELEVATION - EAST

Date	Scale	Sheet Size
04.04.2025	As indicated	@ A1

Drawn	Chk.
JTS	SC

Job No.	Drawing No.	Revision
6289	DA-1402	/ 4

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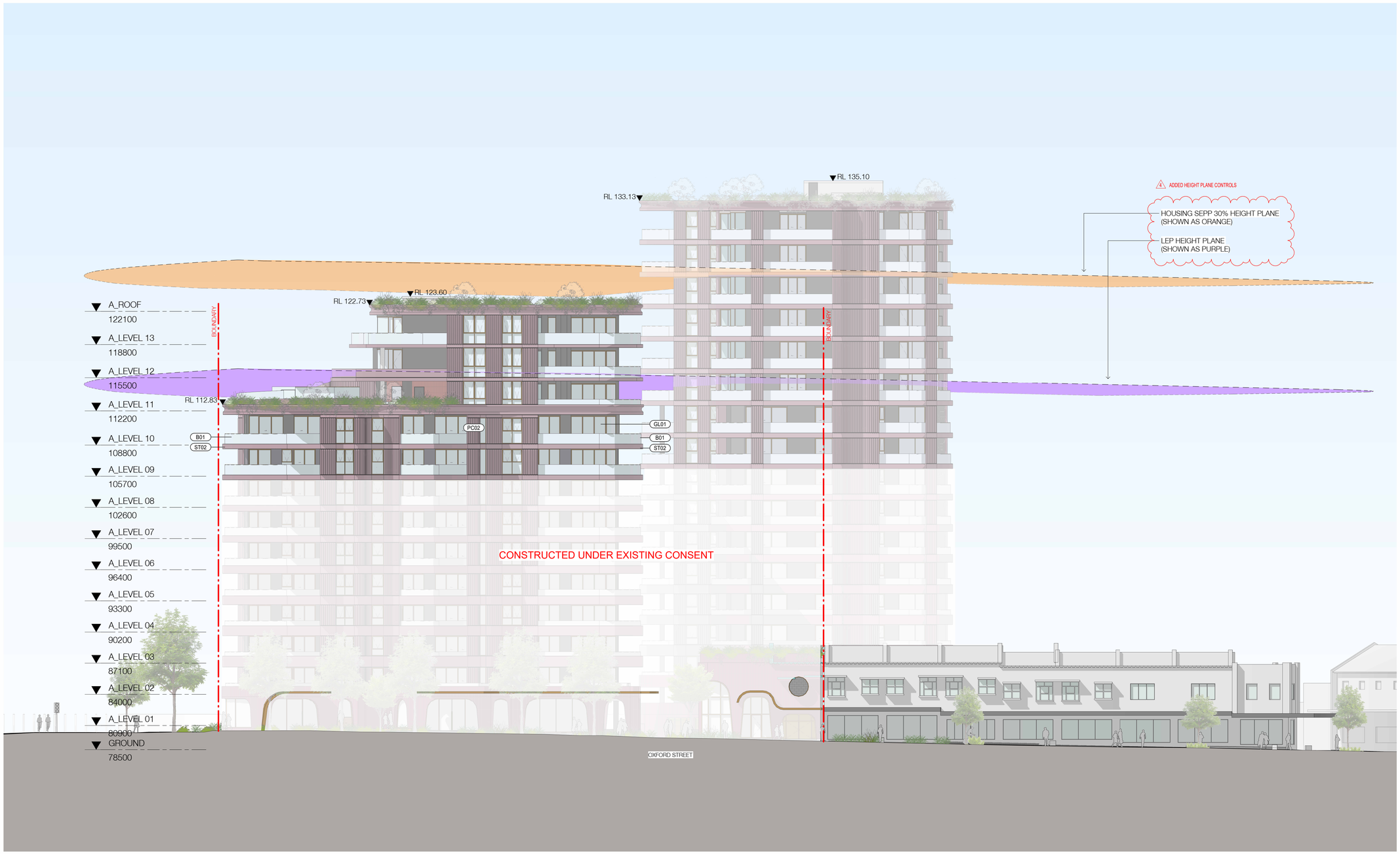

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3	28.02.2025	FOR INFORMATION - TEST OF ADEQUACY	JTS	SC
4	04.04.2025	FOR INFORMATION - POST TEST OF ADEQUACY	JTS	SC

EXTERNAL FINISHES

MASONRY
C01
Light Colour
Masonry Finish

C02
Warm Tones
Masonry Finish

PRECAST
PC01 Precast Spandrel
PC02 Precast Fluted Panel

SCREENING
VT01 Vertical Screening

STONE
ST01 Granite/Marble

GLASS
GL01
Apartment Glazing
- Performance Glass

METALWORK
M01 Brass coloured metal

BALUSTRADE
B01 Frameless Clear Glass

PAINT
PT01 White
PT02 Dark Grey



Landscape Architect
Black Beetle

Structural Engineer
iStruct

Mechanical / Hydraulic Engineer
Arim Services / Greenarrow

Electrical Engineer
Spectrum Engineering Solutions

Fire Engineer
Carbon Fire Engineering

Access Consultant
East Coast Accessibility

Basix
Vipac

Client
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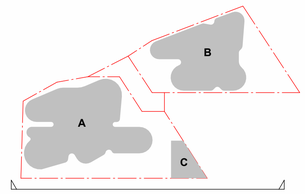
194-214 OXFORD STREET
BONDI JUNCTION



Drawing Name
ELEVATION - SOUTH

Date	Scale	Sheet Size
04.04.2025	As indicated	@ A1

Drawn	Chk.
JTS	SC

Job No.	Drawing No.	Revision
6289	DA-1403	/ 4

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Nominated Architects: Adam Haddow-7188 | John Pradel-7004



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1	17.01.2025	FOR INFORMATION	JTS	SC
2	14.02.2025	FOR INFORMATION - SSDA	JTS	SC
3	28.02.2025	FOR INFORMATION - TEST OF ADEQUACY	JTS	SC
4	04.04.2025	FOR INFORMATION - POST TEST OF ADEQUACY	JTS	SC

EXTERNAL FINISHES

MASONRY
C01
Light Colour
Masonry Finish

C02
Warm Tones
Masonry Finish

PRECAST
PC01 Precast Spandrel
PC02 Precast Fluted Panel

SCREENING
VT01 Vertical Screening

STONE
ST01 Granite/Marble

GLASS
GL01
Apartment Glazing
- Performance Glass

METALWORK
M01 Brass coloured metal

BALUSTRADE
B01 Frameless Clear Glass

PAINT
PT01 White
PT02 Dark Grey



Landscape Architect
Black Beetle

Structural Engineer
iStruct

Mechanical / Hydraulic Engineer
Arim Services / Greenarrow

Electrical Engineer
Spectrum Engineering Solutions

Fire Engineer
Carbon Fire Engineering

Access Consultant
East Coast Accessibility

Basix
Vipac

Client
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Project
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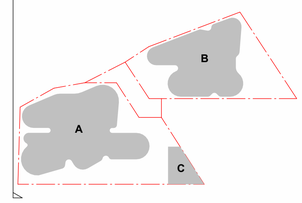
194-214 OXFORD STREET
BONDI JUNCTION



Drawing Name
ELEVATION - WEST

Date	Scale	Sheet Size
04.04.2025	As indicated	@ A1

Drawn	Chk.
JTS	SC

Job No.	Drawing No.	Revision
6289	DA-1404	/ 4

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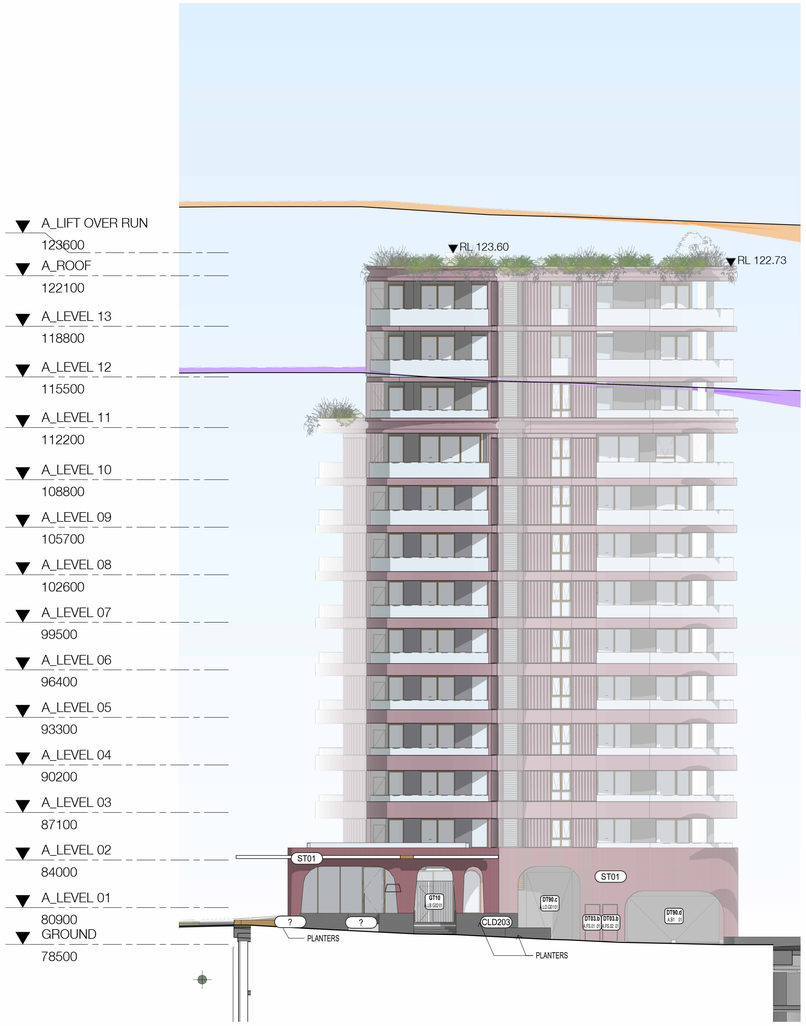
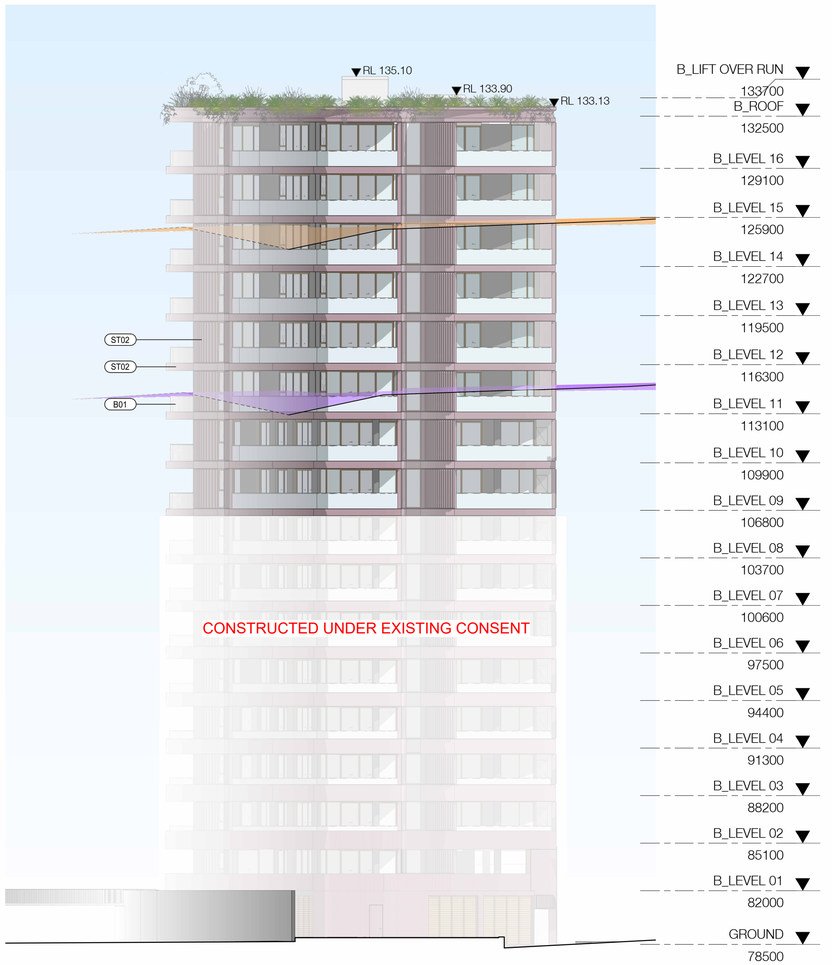


BUILDING A - EAST ELEVATION



BUILDING B - WEST ELEVATION

EXTERNAL FINISHES

MASONRY
C01
Light Colour
Masonry Finish

C02
Warm Tones
Masonry Finish

PRECAST
PC01 Precast Spandrel
PC02 Precast Fluted Panel

SCREENING
VT01 Vertical Screening

STONE
ST01 Granite/Marble

GLASS
GL01
Apartment Glazing
- Performance Glass

METALWORK
M01 Brass coloured metal

BALUSTRADE
B01 Frameless Clear Glass

PAINT
PT01 White
PT02 Dark Grey



Rev	Date	Revision	By	Chk.

Landscape Architect
Black Beetle

Structural Engineer
iStruct

Mechanical / Hydraulic Engineer
Arim Services / Greenarrow

Electrical Engineer
Spectrum Engineering Solutions

Fire Engineer
Carbon Fire Engineering

Access Consultant
East Coast Accessibility

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Vipac

Client

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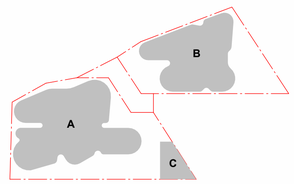
194-214 OXFORD STREET
BONDI JUNCTION



Drawing Name
ELEVATION - BLD A - EAST

Date	Scale	Sheet Size
	As indicated	@ A1

Drawn	Chk.
Author	Checker

Job No.	Drawing No.	Revision
6289	DA-1405	

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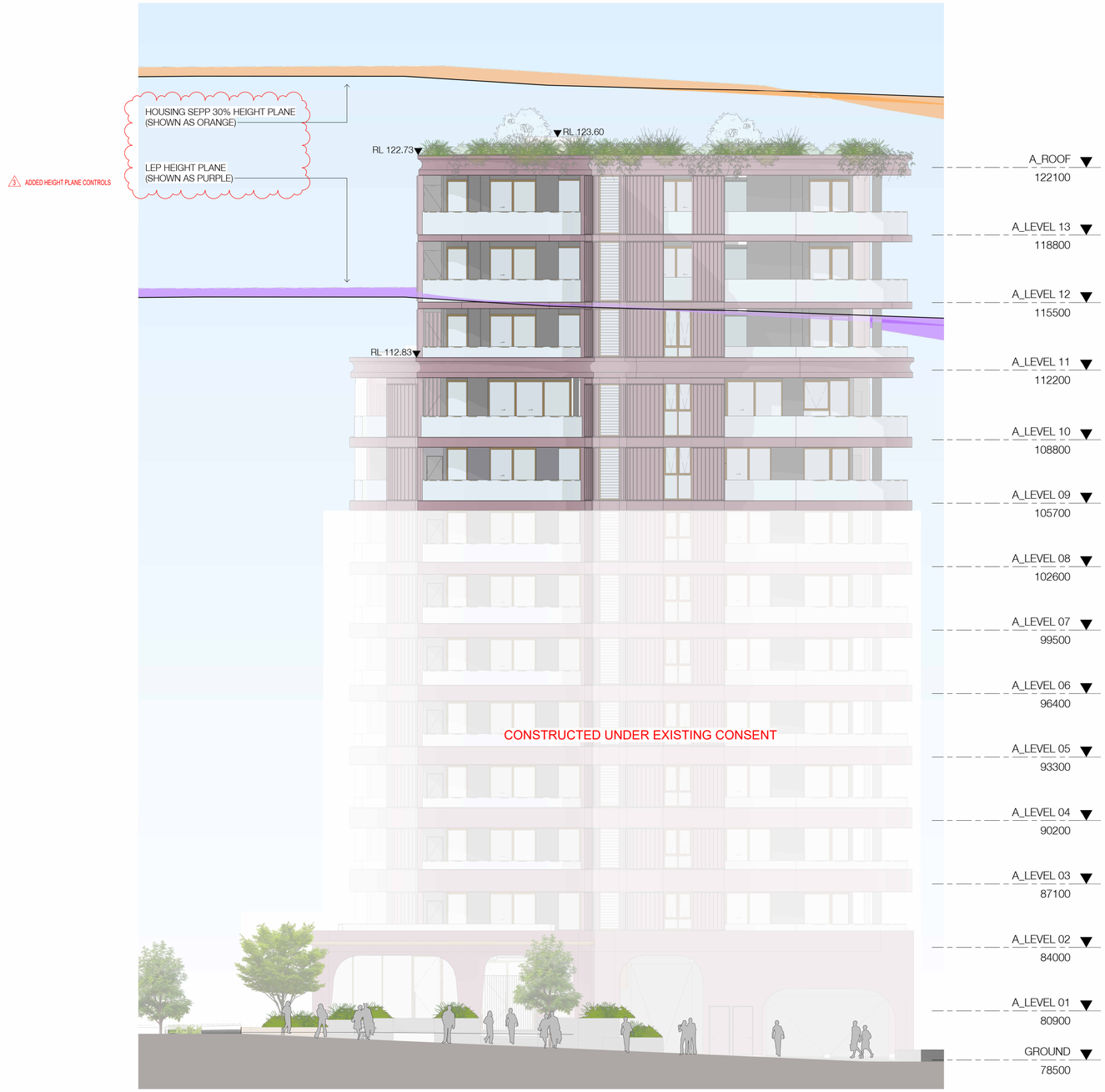

EXTERNAL FINISHES

MASONRY
C01
Light Colour
Masonry Finish

C02
Warm Tones
Masonry Finish

PRECAST
PC01 Precast Spandrel
PC02 Precast Fluted Panel

SCREENING
VT01 Vertical Screening

STONE
ST01 Granite/Marble

GLASS
GL01
Apartment Glazing
- Performance Glass

METALWORK
M01 Brass coloured metal

BALUSTRADE
B01 Frameless Clear Glass

PAINT
PT01 White
PT02 Dark Grey



Rev	Date	Revision	By	Chk.
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Landscape Architect
Black Beetle

Structural Engineer
iStruct

Mechanical / Hydraulic Engineer
Arim Services / Greenarrow

Electrical Engineer
Spectrum Engineering Solutions

Fire Engineer
Carbon Fire Engineering

Access Consultant
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Vipac

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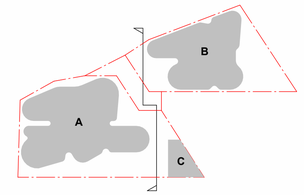

Drawing Name
ELEVATION_BLD A_PODIUM
EAST

Date	Scale	Sheet Size
04.04.2025	As indicated	@ A1

Drawn	Chk.
JTS	SC

Job No.	Drawing No.	Revision
6289	DA-1424	/ 3

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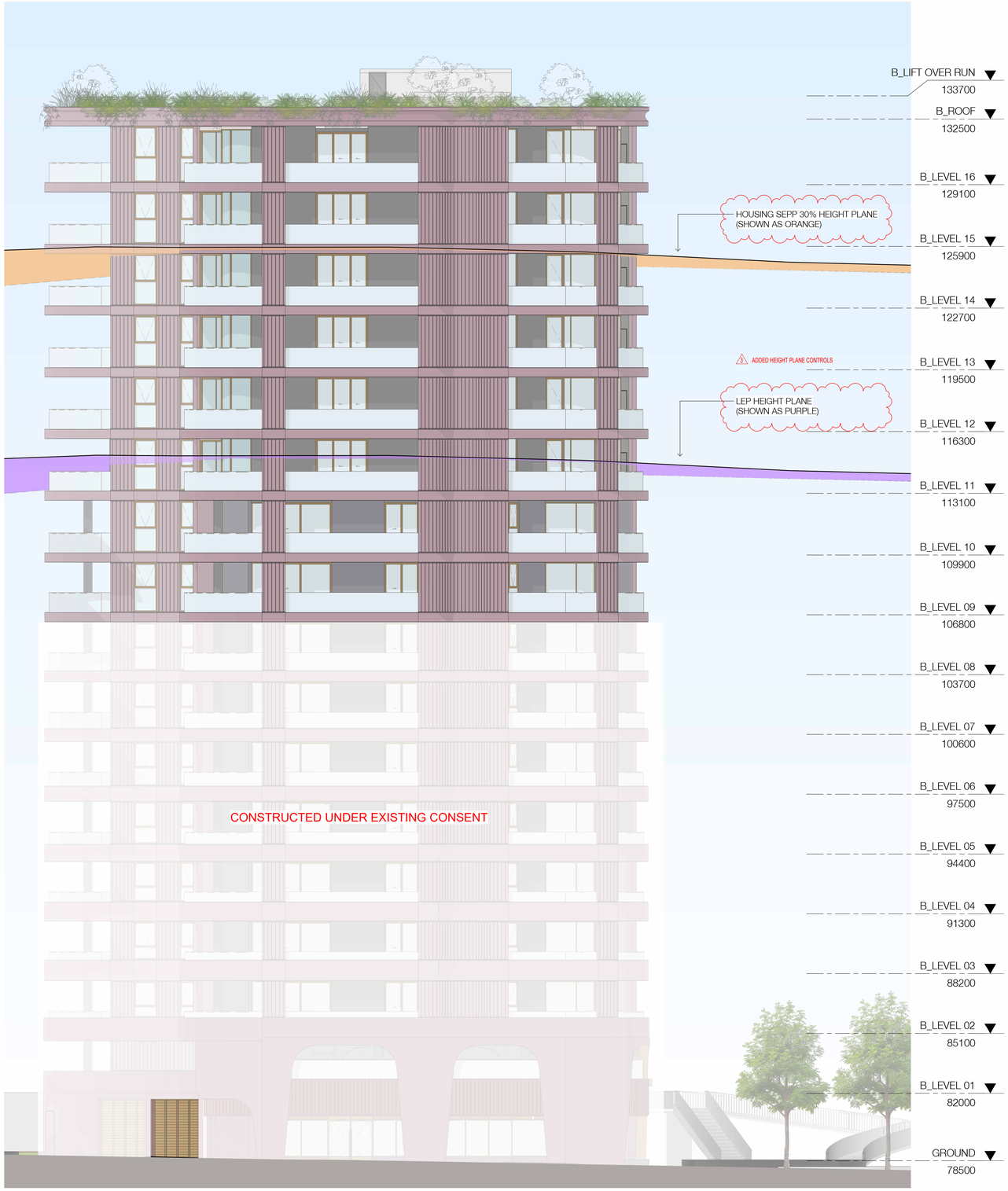

EXTERNAL FINISHES

MASONRY
C01
Light Colour
Masonry Finish

C02
Warm Tones
Masonry Finish

PRECAST
PC01 Precast Spandrel
PC02 Precast Fluted Panel

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- Performance Glass

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BALUSTRADE
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PAINT
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PT02 Dark Grey



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Landscape Architect
Black Beetle

Structural Engineer
iStruct

Mechanical / Hydraulic Engineer
Arim Services / Greenarrow

Electrical Engineer
Spectrum Engineering Solutions

Fire Engineer
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Access Consultant
East Coast Accessibility

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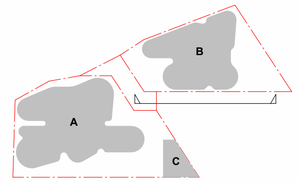

Drawing Name
ELEVATION_BLD B_PODIUM SOUTH

Date	Scale	Sheet Size
04.04.2025	As indicated	@ A1

Drawn	Chk.
JTS	SC

Job No.	Drawing No.	Revision
6289	DA-1425	/ 3

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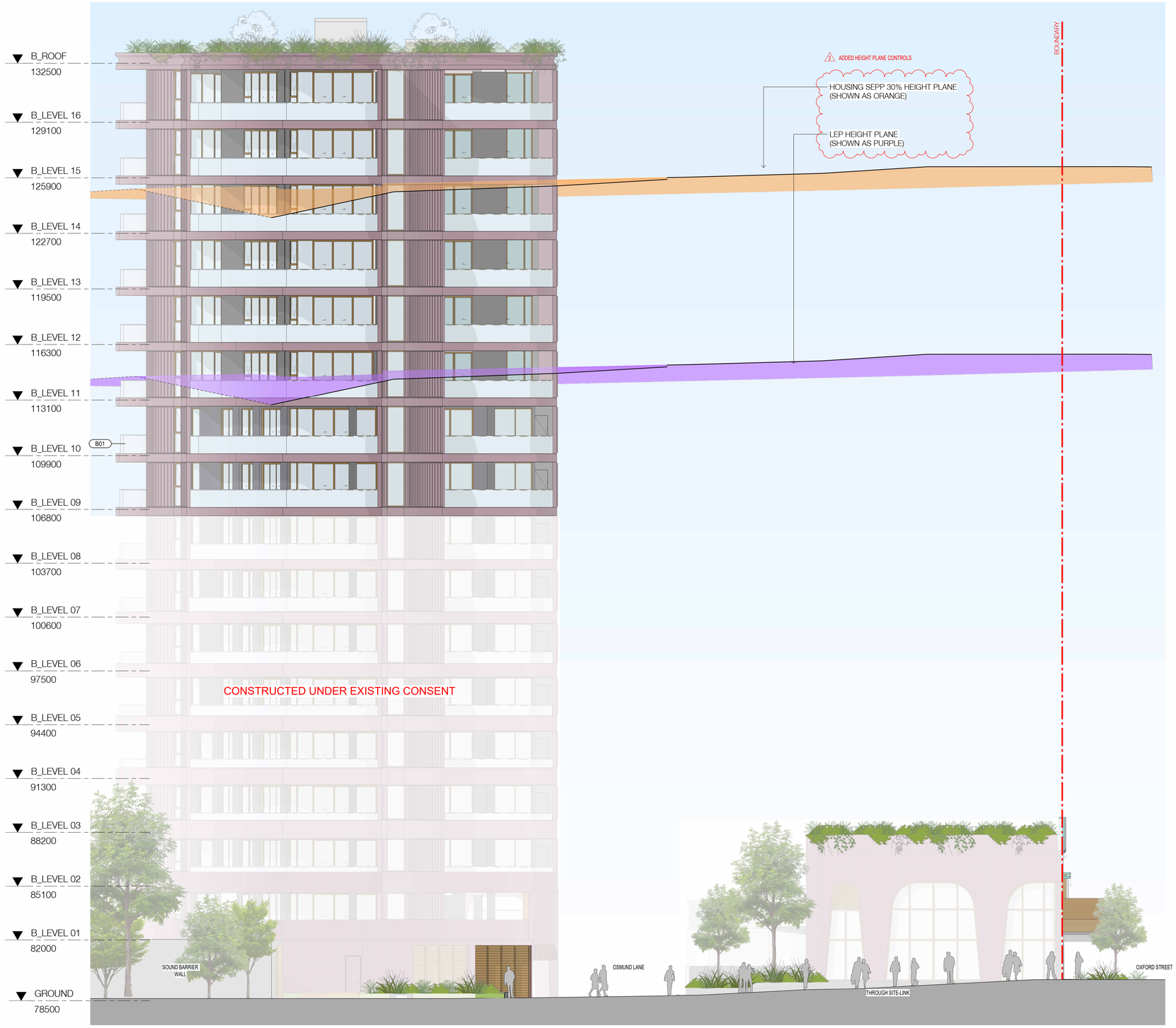

EXTERNAL FINISHES

MASONRY
C01
Light Colour
Masonry Finish

C02
Warm Tones
Masonry Finish

PRECAST
PC01 Precast Spandrel
PC02 Precast Fluted Panel

SCREENING
VT01 Vertical Screening

STONE
ST01 Granite/Marble

GLASS
GL01
Apartment Glazing
- Performance Glass

METALWORK
M01 Brass coloured metal

BALUSTRADE
B01 Frameless Clear Glass

PAINT
PT01 White
PT02 Dark Grey



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Black Beetle

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iStruct

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Arim Services / Greenarrow

Electrical Engineer
Spectrum Engineering Solutions

Fire Engineer
Carbon Fire Engineering

Access Consultant
East Coast Accessibility

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Vipac

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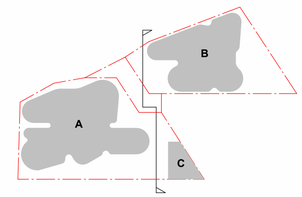

Drawing Name
ELEVATION_BLD B_PODIUM WEST

Date	Scale	Sheet Size
04.04.2025	As indicated	@ A1

Drawn	Chk.
JTS	SC

Job No.	Drawing No.	Revision
6289	DA-1426	/ 3

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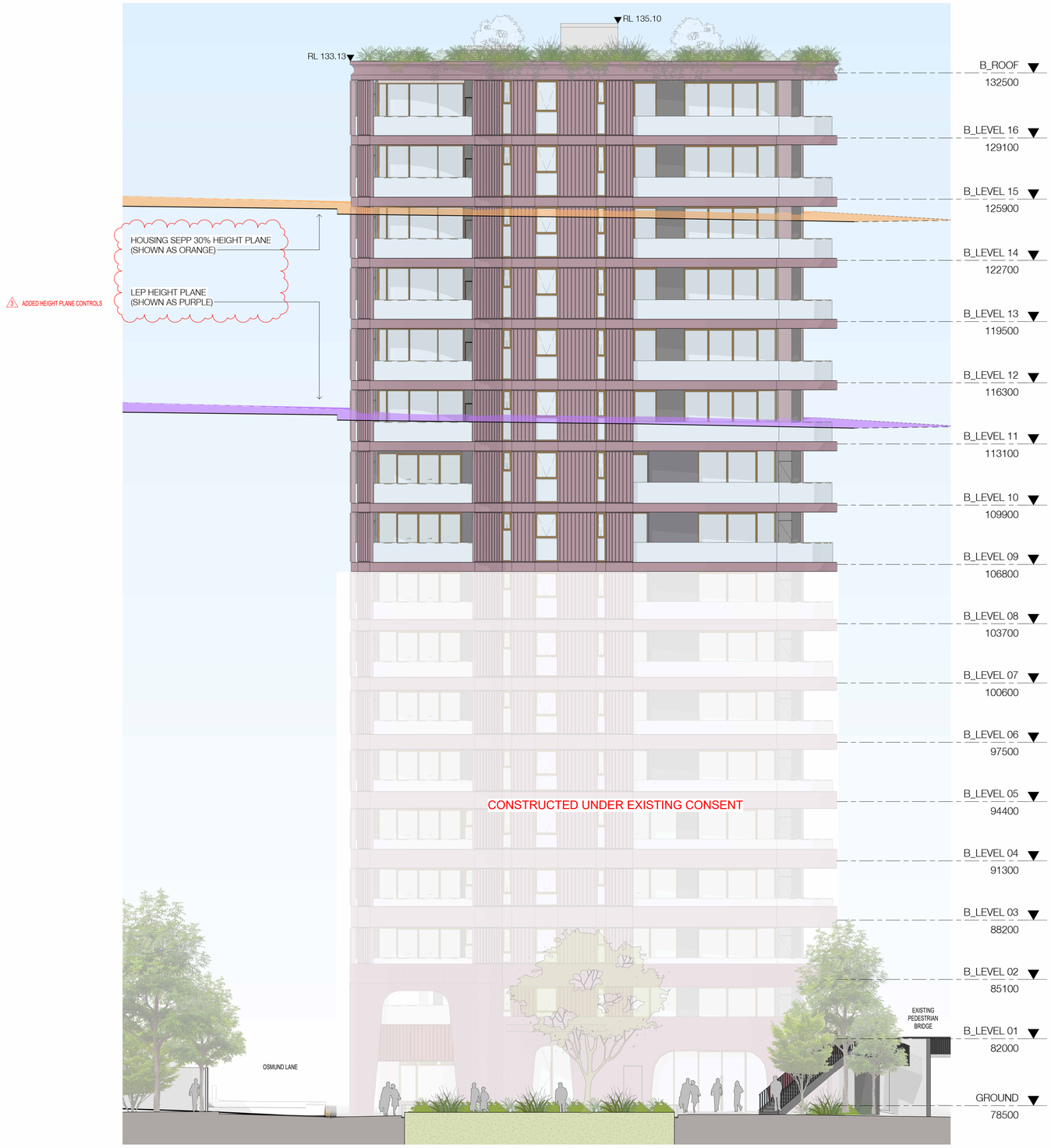

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3	04.04.2025	FOR INFORMATION - POST TEST OF ADEQUACY	JTS	SC

EXTERNAL FINISHES

MASONRY
C01
Light Colour
Masonry Finish

C02
Warm Tones
Masonry Finish

PRECAST
PC01 Precast Spandrel
PC02 Precast Fluted Panel

SCREENING
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STONE
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GLASS
GL01
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METALWORK
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BALUSTRADE
B01 Frameless Clear Glass

PAINT
PT01 White
PT02 Dark Grey



Landscape Architect
Black Beetle

Structural Engineer
iStruct

Mechanical / Hydraulic Engineer
Arim Services / Greenarrow

Electrical Engineer
Spectrum Engineering Solutions

Fire Engineer
Carbon Fire Engineering

Access Consultant
East Coast Accessibility

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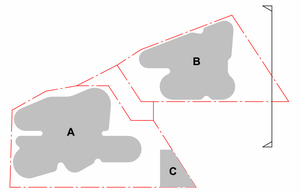

Drawing Name
ELEVATION_BLD B_PODIUM
EAST

Date	Scale	Sheet Size
04.04.2025	As indicated	@ A1

Drawn	Chk.
JTS	SC

Job No.	Drawing No.	Revision
6289	DA-1428	/ 3

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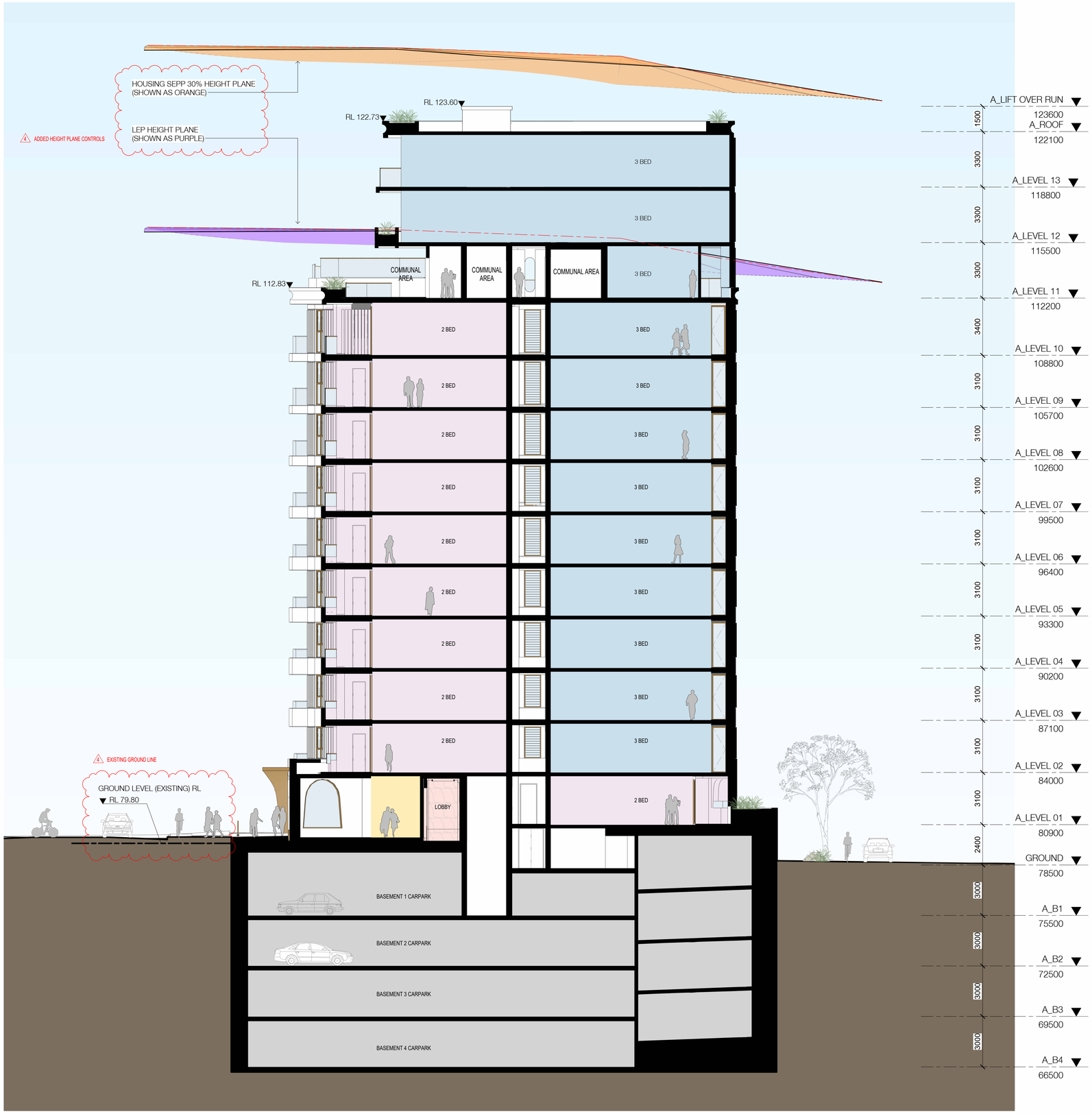

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Black Beetle

Structural Engineer
iStruct

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Arim Services / Greenarrow

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Spectrum Engineering Solutions

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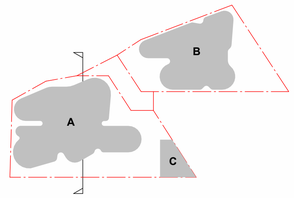

Drawing Name
SECTION - A

Date	Scale	Sheet Size
04.04.2025	1 : 125	@ A1

Drawn	Chk.
JTS	SC

Job No.	Drawing No.	Revision
6289	DA-1501	/ 4

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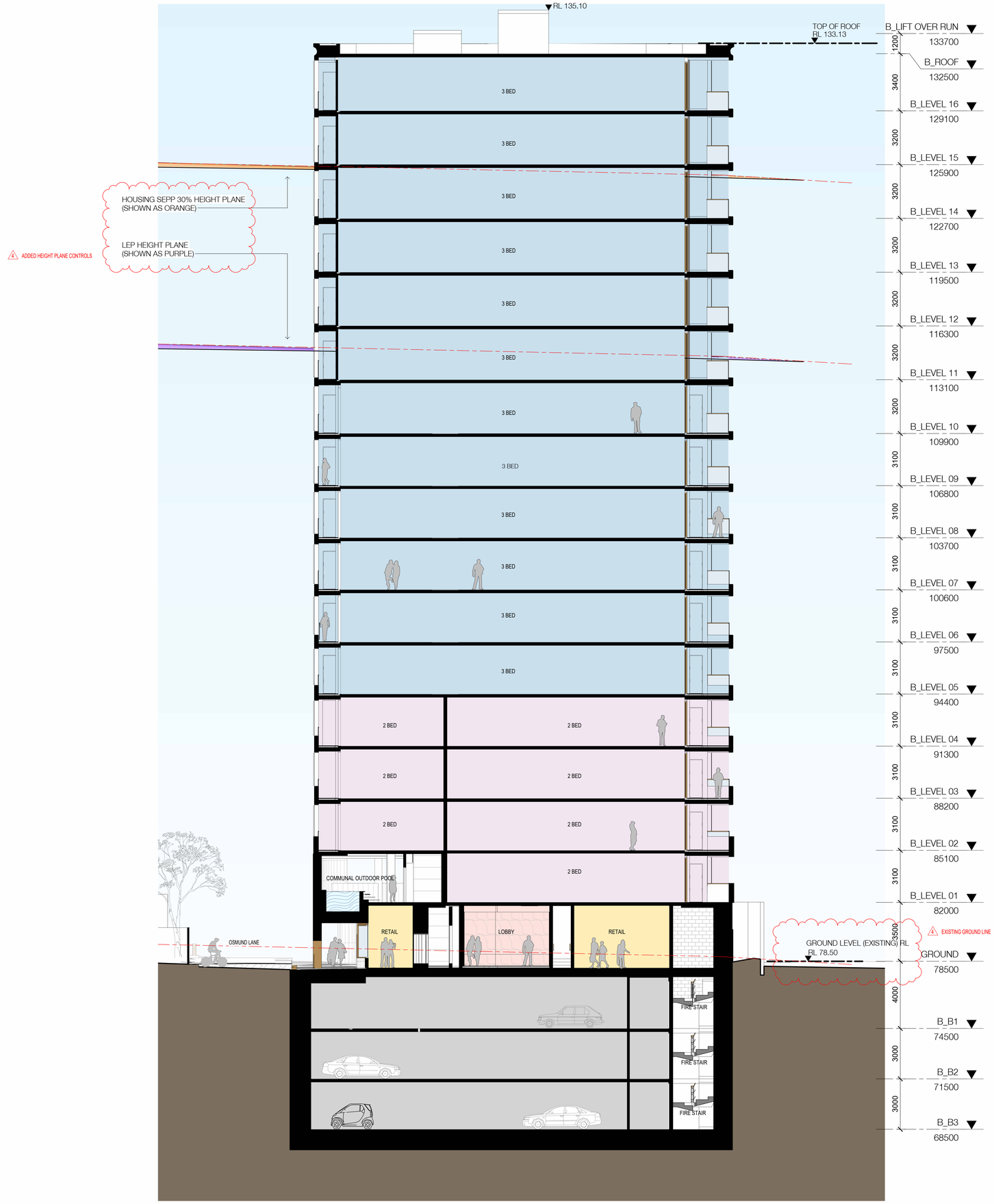

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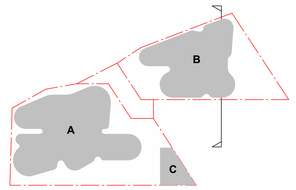
Client
STAR GATE PROPERTY

Project
OXFORD ST & NELSON ST

194-214 OXFORD STREET
BONDI JUNCTION



Drawing Name
SECTION - B

Date	Scale	Sheet Size
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Drawn	Chk.
JTS	SC

Job No.	Drawing No.	Revision
6289	DA-1502	/ 4

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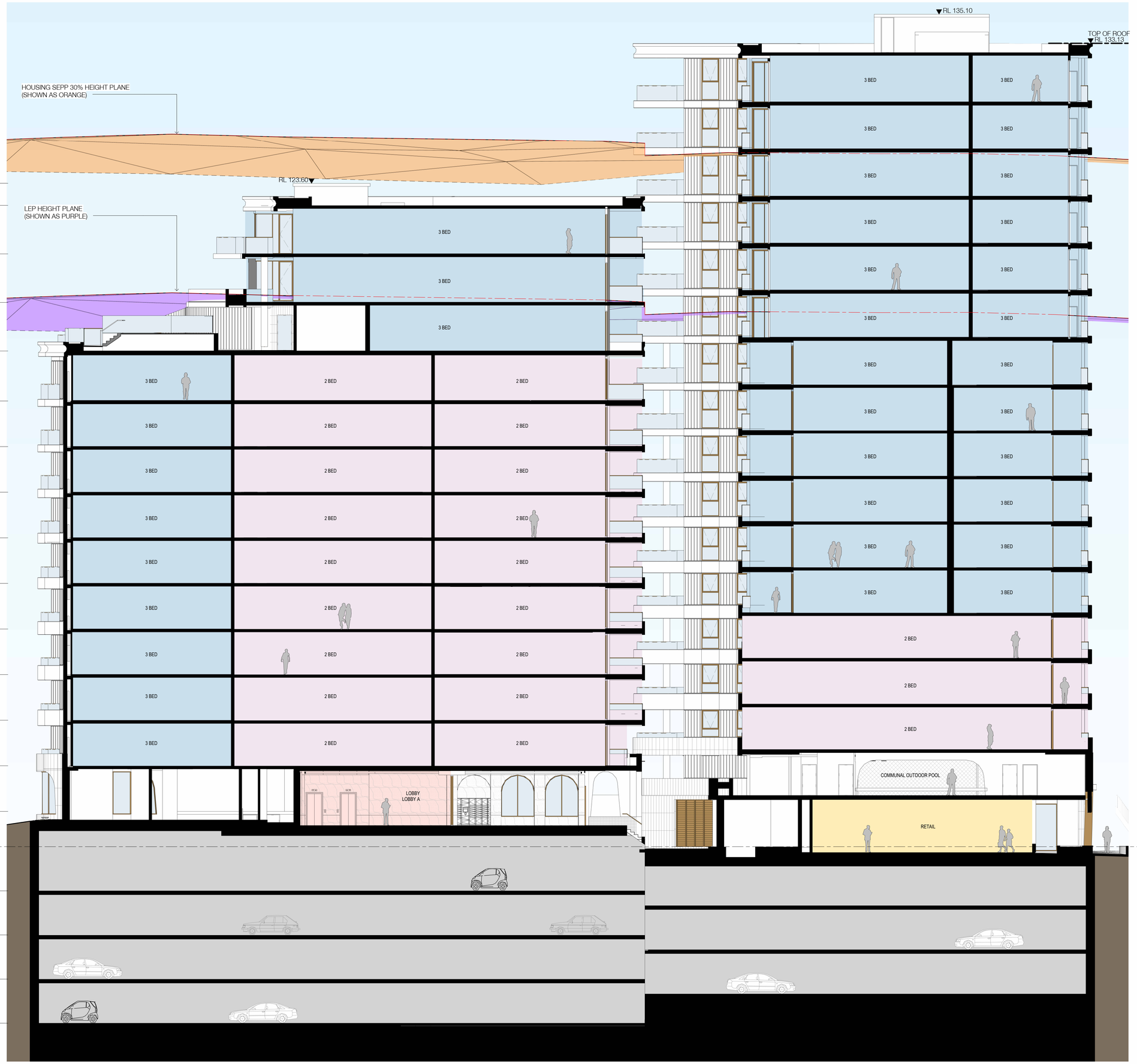

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Rev	Date	Revision	By	Chk.
1	11.04.2025	FOR INFORMATION - POST TEST OF ADEQUACY	MdV	SC

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iStruct

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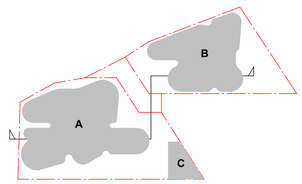
Project
OXFORD ST & NELSON ST

194-214 OXFORD STREET
BONDI JUNCTION



Drawing Name
SECTION - C

Date	Scale	Sheet Size
11.04.2025	1 : 125	@ A1

Drawn	Chk.
AL	SC

Job No.	Drawing No.	Revision
6289	DA-1503	/ 1

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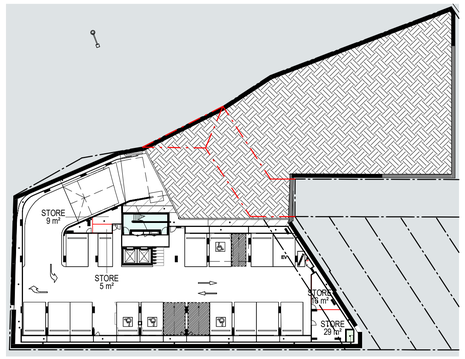


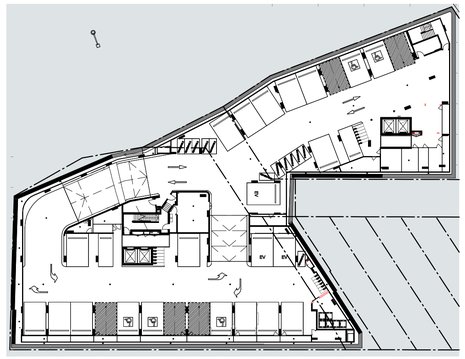
BASEMENT 04 STORAGE

1 X small STORAGE CAGES - 8.5m³

12 X medium STORAGE CAGES - 10m³

5 X large STORAGE CAGES - 12m³

3 X extra large STORAGE CAGES - over 20m³



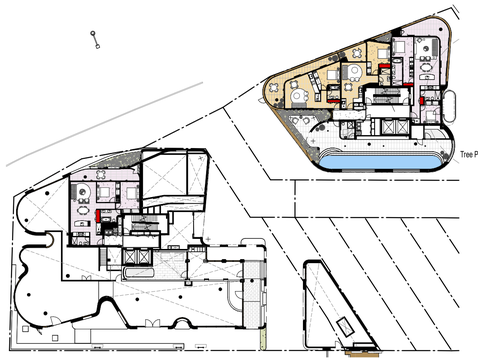
TYPICAL BASEMENT STORAGE

2 X small STORAGE CAGES - 8.5m³

7 X medium STORAGE CAGES - 10m³

4 X large STORAGE CAGES - 12m³

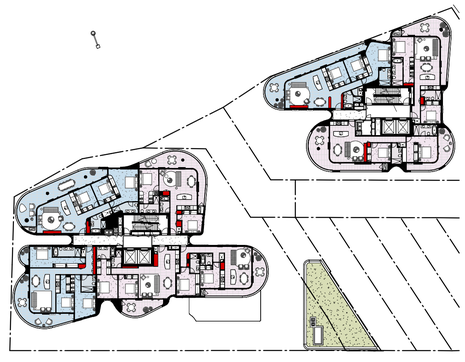
10 X extra large STORAGE CAGES - over 20m³



LEVEL 01 STORAGE

2 X ONE-BEDROOM APARTMENT STORAGE - 6m³

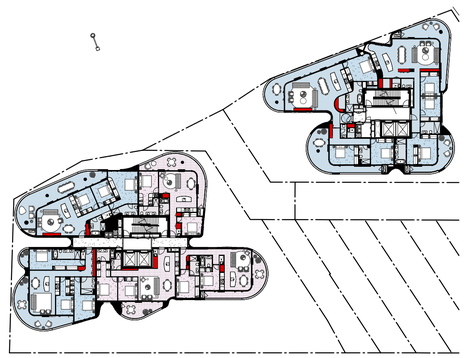
2 X TWO-BEDROOM APARTMENT STORAGE - 8m³



LEVEL 03 STORAGE

5 X TWO-BEDROOM APARTMENT STORAGE - 8m³

3 X THREE-BEDROOM APARTMENT STORAGE - 10m³



LEVEL 06 STORAGE

3 X TWO-BEDROOM APARTMENT STORAGE - 8m³

4 X THREE-BEDROOM APARTMENT STORAGE - 10m³

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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

Rev	Date	Revision	By	Chk.
1	14.02.2025	FOR INFORMATION - SSDA	JTS	SC
2	28.02.2025	FOR INFORMATION - TEST OF ADEQUACY	JTS	SC

Landscape Architect
Black Beetle

Structural Engineer
iStruct

Mechanical / Hydraulic Engineer
Arim Services / Greenarrow

Electrical Engineer
Spectrum Engineering Solutions

Fire Engineer
Carbon Fire Engineering

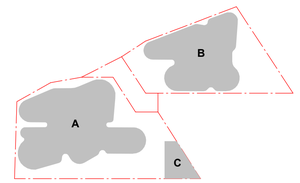
Access Consultant
East Coast Accessibility

Basix
Vipac

Client
STARGATE PROPERTY

Project
OXFORD ST & NELSON ST

194-214 OXFORD STREET
BONDI JUNCTION



Drawing Name
STORAGE PLAN

Date	Scale	Sheet Size
28.02.2025	1 : 500	@ A1

Drawn	Chk.
JTS	SC

Job No.	Drawing No.	Revision
6289	DA-1810	/ 2

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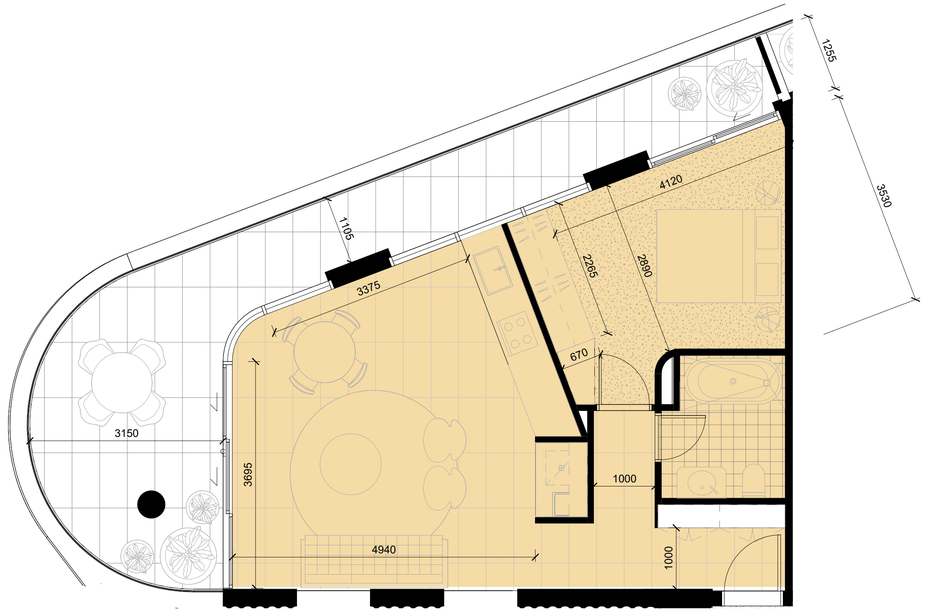
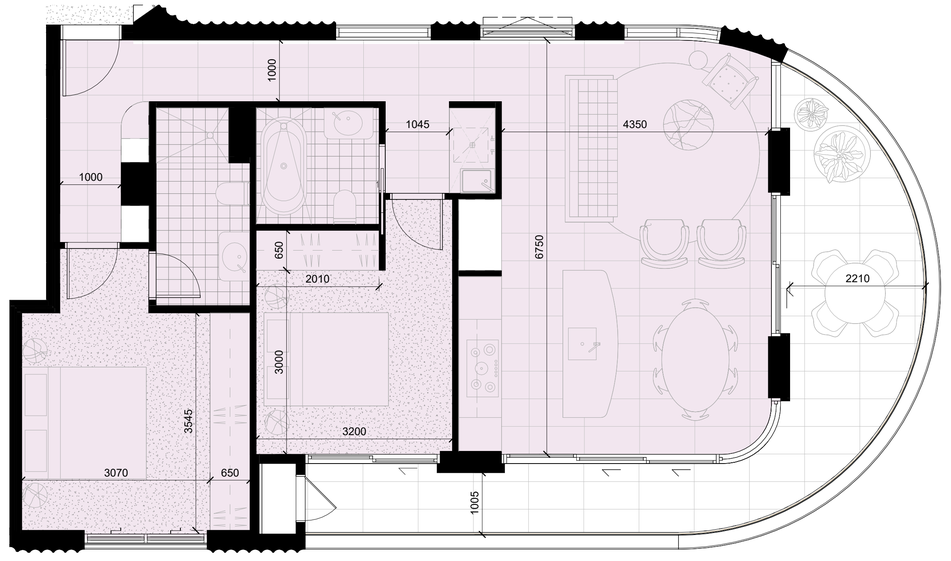
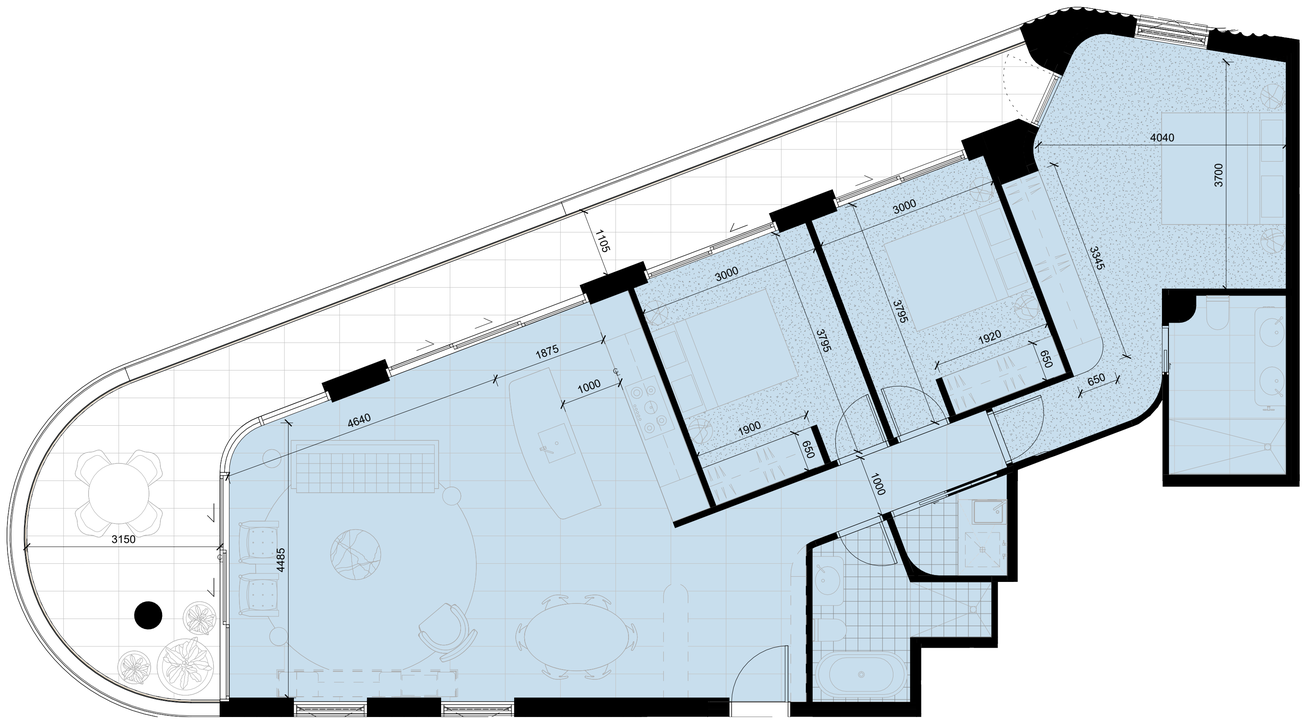


TYPICAL APARTMENT - 1 BED



TYPICAL APARTMENT - 2 BED



TYPICAL APARTMENT - 3 BED

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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

Rev	Date	Revision	By	Chk.
1	28.02.2025	FOR INFORMATION - TEST OF ADEQUACY	JTS	SC

Landscape Architect
Black Beetle

Structural Engineer
iStruct

Mechanical / Hydraulic Engineer
Arim Services / Greenarrow

Electrical Engineer
Spectrum Engineering Solutions

Fire Engineer
Carbon Fire Engineering

Access Consultant
East Coast Accessibility

Basix
Vipac

Client
STAR GATE PROPERTY

Project
OXFORD ST & NELSON ST

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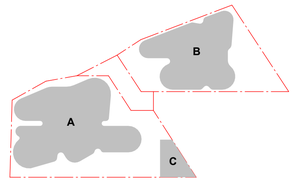

Drawing Name
TYPICAL APARTMENT TYPES

Date	Scale	Sheet Size
28.02.2025	1 : 50	@ A1

Drawn	Chk.
Author	Checker

Job No.	Drawing No.	Revision
6289	DA-4420	/ 1

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1 BEDROOM SCHEDULE

APT. NUMBER	LOUNGE	ADG REQ.	COMPLIANT	APT. NUMBER	BALCONY	ADG REQ.	COMPLIANT
B.101	20 m²	4 m²		B.101	26 m²	8 m²	
B.102	14 m²	4 m²		B.102	10 m²	8 m²	

2 BEDROOM SCHEDULE

APT. NUMBER	LOUNGE	ADG REQ.	COMPLIANT	MASTER BEDROOM	ADG REQ.	COMPLIANT	BEDROOM	ADG REQ.	COMPLIANT	BALCONY	ADG REQ.	COMPLIANT
A.101	14 m²	4 m²		15 m²	10 m²		10 m²	9 m²		20 m²	10 m²	
A.202	14 m²	4 m²		13 m²	10 m²		11 m²	9 m²		27 m²	10 m²	
A.203	13 m²	4 m²		12 m²	10 m²		11 m²	9 m²		63 m²	10 m²	
A.204	16 m²	4 m²		15 m²	10 m²		11 m²	9 m²		27 m²	10 m²	
A.302	14 m²	4 m²		13 m²	10 m²		11 m²	9 m²		27 m²	10 m²	
A.303	13 m²	4 m²		12 m²	10 m²		11 m²	9 m²		21 m²	10 m²	
A.402	14 m²	4 m²		13 m²	10 m²		11 m²	9 m²		27 m²	10 m²	
A.403	13 m²	4 m²		12 m²	10 m²		11 m²	9 m²		21 m²	10 m²	
A.404	16 m²	4 m²		15 m²	10 m²		11 m²	9 m²		14 m²	10 m²	
A.502	14 m²	4 m²		13 m²	10 m²		11 m²	9 m²		27 m²	10 m²	
A.503	13 m²	4 m²		12 m²	10 m²		11 m²	9 m²		21 m²	10 m²	
A.504	16 m²	4 m²		15 m²	10 m²		11 m²	9 m²		14 m²	10 m²	
A.602	14 m²	4 m²		13 m²	10 m²		11 m²	9 m²		27 m²	10 m²	
A.603	13 m²	4 m²		12 m²	10 m²		11 m²	9 m²		21 m²	10 m²	
A.604	16 m²	4 m²		15 m²	10 m²		11 m²	9 m²		14 m²	10 m²	
A.702	14 m²	4 m²		13 m²	10 m²		11 m²	9 m²		27 m²	10 m²	
A.703	13 m²	4 m²		12 m²	10 m²		11 m²	9 m²		21 m²	10 m²	
A.704	16 m²	4 m²		15 m²	10 m²		11 m²	9 m²		14 m²	10 m²	
A.802	14 m²	4 m²		13 m²	10 m²		11 m²	9 m²		27 m²	10 m²	
A.803	13 m²	4 m²		12 m²	10 m²		11 m²	9 m²		21 m²	10 m²	
A.804	16 m²	4 m²		15 m²	10 m²		11 m²	9 m²		14 m²	10 m²	
A.902	14 m²	4 m²		13 m²	10 m²		11 m²	9 m²		27 m²	10 m²	
A.903	13 m²	4 m²		12 m²	10 m²		11 m²	9 m²		21 m²	10 m²	
A.904	16 m²	4 m²		15 m²	10 m²		11 m²	9 m²		14 m²	10 m²	
A.1002	14 m²	4 m²		16 m²	10 m²		10 m²	9 m²		27 m²	10 m²	
A.1003	13 m²	4 m²		14 m²	10 m²		10 m²	9 m²		21 m²	10 m²	
A.1004	16 m²	4 m²		15 m²	10 m²		10 m²	9 m²		14 m²	10 m²	
B.103	16 m²	4 m²		17 m²	10 m²		10 m²	9 m²		27 m²	10 m²	
B.202	16 m²	4 m²		17 m²	10 m²		10 m²	9 m²		27 m²	10 m²	
B.203	13 m²	4 m²		19 m²	10 m²		10 m²	9 m²		48 m²	10 m²	
B.302	16 m²	4 m²		17 m²	10 m²		10 m²	9 m²		27 m²	10 m²	
B.303	13 m²	4 m²		19 m²	10 m²		10 m²	9 m²		48 m²	10 m²	
B.304	16 m²	4 m²		15 m²	10 m²		11 m²	9 m²		14 m²	10 m²	
B.402	16 m²	4 m²		17 m²	10 m²		10 m²	9 m²		27 m²	10 m²	
B.403	13 m²	4 m²		19 m²	10 m²		10 m²	9 m²		48 m²	10 m²	

3 BEDROOM SCHEDULE

APT. NUMBER	LOUNGE	ADG REQ.	COMPLIANT	MASTER BEDROOM	ADG REQ.	COMPLIANT	BEDROOM	ADG REQ.	COMPLIANT	BEDROOM	ADG REQ.	COMPLIANT	BALCONY	ADG REQ.	COMPLIANT
A.201	19 m²	4 m²		21 m²	10 m²		10 m²	9 m²		10 m²	9 m²		44 m²	12 m²	
A.205*	13 m²	4 m²		18 m²	10 m²		12 m²	9 m²		16 m²	9 m²		31 m²	12 m²	
A.401	19 m²	4 m²		21 m²	10 m²		10 m²	9 m²		10 m²	9 m²		44 m²	12 m²	
A.405*	13 m²	4 m²		18 m²	10 m²		12 m²	9 m²		16 m²	9 m²		31 m²	12 m²	
A.501	19 m²	4 m²		21 m²	10 m²		10 m²	9 m²		10 m²	9 m²		44 m²	12 m²	
A.505*	13 m²	4 m²		18 m²	10 m²		12 m²	9 m²		16 m²	9 m²		31 m²	12 m²	
A.601	19 m²	4 m²		21 m²	10 m²		10 m²	9 m²		10 m²	9 m²		44 m²	12 m²	
A.605*	13 m²	4 m²		18 m²	10 m²		12 m²	9 m²		16 m²	9 m²		31 m²	12 m²	
A.701	19 m²	4 m²		21 m²	10 m²		10 m²	9 m²		10 m²	9 m²		44 m²	12 m²	
A.705*	13 m²	4 m²		18 m²	10 m²		12 m²	9 m²		16 m²	9 m²		31 m²	12 m²	
A.801	19 m²	4 m²		21 m²	10 m²		10 m²	9 m²		10 m²	9 m²		44 m²	12 m²	
A.805*	13 m²	4 m²		18 m²	10 m²		12 m²	9 m²		16 m²	9 m²		31 m²	12 m²	
A.901	19 m²	4 m²		21 m²	10 m²		10 m²	9 m²		10 m²	9 m²		44 m²	12 m²	
A.905*	13 m²	4 m²		18 m²	10 m²		12 m²	9 m²		16 m²	9 m²		31 m²	12 m²	
A.1001	18 m²	4 m²		19 m²	10 m²		10 m²	9 m²		10 m²	9 m²		44 m²	12 m²	
A.1005*	13 m²	4 m²		17 m²	10 m²		12 m²	9 m²		16 m²	9 m²		30 m²	12 m²	
A.1101*	34 m²	4 m²		34 m²	10 m²		17 m²	9 m²		14 m²	9 m²		92 m²	12 m²	
A.1201*	34 m²	4 m²		34 m²	10 m²		17 m²	9 m²		14 m²	9 m²		86 m²	12 m²	
A.1301	34 m²	4 m²		34 m²	10 m²		11 m²	9 m²		14 m²	9 m²		86 m²	12 m²	
B.201	21 m²	4 m²		19 m²	10 m²		12 m²	9 m²		10 m²	9 m²		32 m²	12 m²	
B.301	21 m²	4 m²		19 m²	10 m²		10 m²	9 m²		10 m²	9 m²		32 m²	12 m²	
B.303	19 m²	4 m²		21 m²	10 m²		10 m²	9 m²		10 m²	9 m²		44 m²	12 m²	
B.305*	13 m²	4 m²		18 m²	10 m²		10 m²	9 m²		16 m²	9 m²		31 m²	12 m²	
B.401	21 m²	4 m²		19 m²	10 m²		12 m²	9 m²		10 m²	9 m²		32 m²	12 m²	
B.501*	27 m²	4 m²		17 m²	10 m²		10 m²	9 m²		14 m²	9 m²		60 m²	12 m²	
B.502	20 m²	4 m²		19 m²	10 m²		13 m²	9 m²		10 m²	9 m²		44 m²	12 m²	
B.601*	27 m²	4 m²		17 m²	10 m²		11 m²	9 m²		14 m²	9 m²		60 m²	12 m²	
B.602	20 m²	4 m²		19 m²	10 m²		13 m²	9 m²		10 m²	9 m²		44 m²	12 m²	
B.701*	27 m²	4 m²		17 m²	10 m²		11 m²	9 m²		14 m²	9 m²		60 m²	12 m²	
B.702	20 m²	4 m²		19 m²	10 m²		13 m²	9 m²		10 m²	9 m²		44 m²	12 m²	
B.801*	27 m²	4 m²		17 m²	10 m²		11 m²	9 m²		14 m²	9 m²		60 m²	12 m²	
B.802	20 m²	4 m²		19 m²	10 m²		13 m²	9 m²		10 m²	9 m²		44 m²	12 m²	
B.901*	27 m²	4 m²		17 m²	10 m²		11 m²	9 m²		14 m²	9 m²		60 m²	12 m²	
B.902	20 m²	4 m²		19 m²	10 m²		13 m²	9 m²		10 m²	9 m²		44 m²	12 m²	
B.1001	27 m²	4 m²		17 m²	10 m²		11 m²	9 m²		14 m²	9 m²		60 m²	12 m²	
B.1002	20 m²	4 m²		21 m²	10 m²		13 m²	9 m²		9 m²	9 m²		44 m²	12 m²	
B.1101	26 m²	4 m²		12 m²	10 m²		13 m²	9 m²		12 m²	9 m²		53 m²	12 m²	
B.1102	20 m²	4 m²		22 m²	10 m²		10 m²	9 m²		10 m²	9 m²		40 m²	12 m²	
B.1201	26 m²	4 m²		12 m²	10 m²		12 m²	9 m²		12 m²	9 m²		47 m²	12 m²	
B.1202	20 m²	4 m²		22 m²	10 m²		10 m²	9 m²		10 m²	9 m²		46 m²	12 m²	
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B.1302	20 m²	4 m²		22 m²	10 m²		10 m²	9 m²		10 m²	9 m²		46 m²	12 m²	
B.1401	26 m²	4 m²		12 m²	10 m²		12 m²	9 m²		12 m²	9 m²		47 m²	12 m²	
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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

Rev	Date	Revision	By	Chk.
1	28.02.2025	FOR INFORMATION - TEST OF ADEQUACY	JTS	SC

Landscape Architect
Black Beetle

Structural Engineer
iStruct

Mechanical / Hydraulic Engineer
Arim Services / Greenarrow

Electrical Engineer
Spectrum Engineering Solutions

Fire Engineer
Carbon Fire Engineering

Access Consultant
East Coast Accessibility

Basix
Vipac

Client
STAR GATE PROPERTY

Project
OXFORD ST & NELSON ST

194-214 OXFORD STREET
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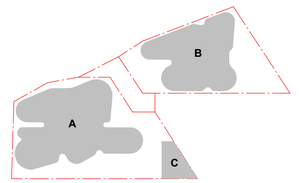

Drawing Name
TYPICAL APARTMENT TYPES SCHEDULES

Date	Scale	Sheet Size
28.02.2025		@ A1

Drawn	Chk.
JTS	SC

Job No.	Drawing No.	Revision
6289	DA-4425	/ 1

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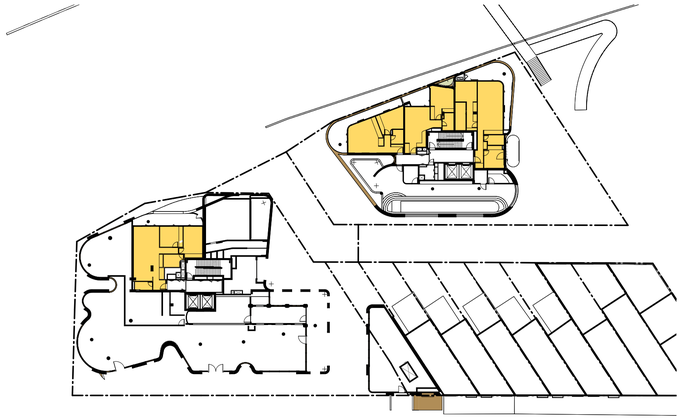
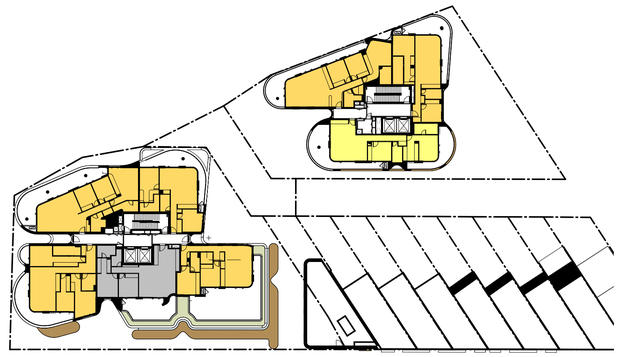
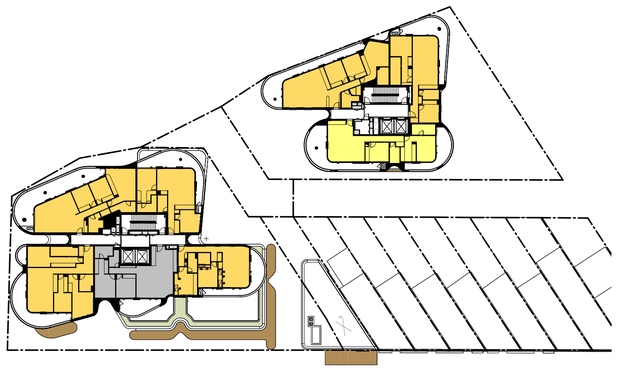


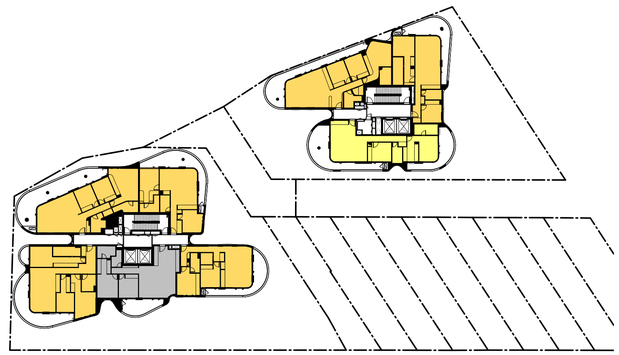
SOLAR ANALYSIS LEVEL 01



SOLAR ANALYSIS LEVEL 02



SOLAR ANALYSIS LEVEL 03



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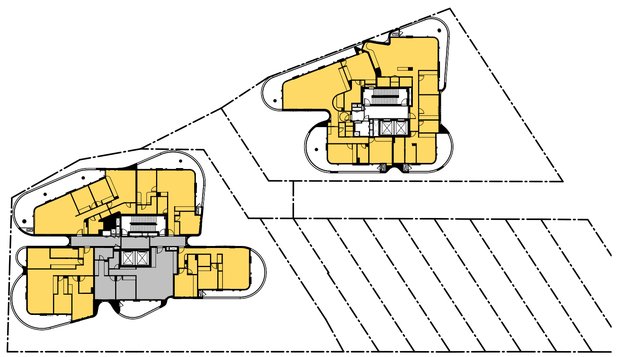


SOLAR ANALYSIS LEVEL 05

LEGEND

2 HRS	MIN 2 HOURS SUNLIGHT TO LIVING ROOM AND PRIVATE OPEN SPACE RECIEVED ON 21 JUNE BETWEEN 9AM - 3PM.
< 2HRS	MIN 15 MINUTES SUNLIGHT TO LIVING ROOM AND PRIVATE OPEN SPACE RECIEVED ON 21 JUNE BETWEEN 9AM - 3PM.
NA	LESS THAN 15 MINUTES SUNLIGHT TO LIVING ROOM AND PRIVATE OPEN SPACE RECIEVED ON 21 JUNE BETWEEN 9AM - 3PM.

ADG DESIGN CRITERIA

- 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 AND 3PM IN MID WINTER.

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

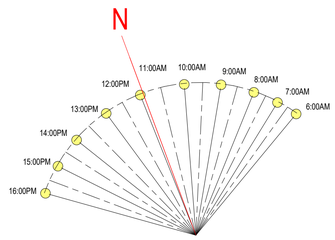
APARTMENTS ACHIEVING 2 HOURS DIRECT SUNLIGHT
= 73 / 85
= 85%

APARTMENTS RECEIVING NO SOLAR (FIRST 9 STOREYS)
= 8 / 63
= 12.7%

3 ADDITIONAL INFORMATION

WINTER SOLSTICE SOLAR DIAGRAM

WINTER SOLSTICE - 21st JUNE.



SOLAR SCHEDULE

Level	Occupancy	Number	Solar	Department
A_LEVEL 01	2 BED	A.101	2HR	RESIDENTIAL
A_LEVEL 01: 1				
B_LEVEL 01	1 BED	B.101	2HR	RESIDENTIAL
B_LEVEL 01	1 BED	B.102	2HR	RESIDENTIAL
B_LEVEL 01	2 BED	B.103	2HR	RESIDENTIAL
B_LEVEL 01: 3				
A_LEVEL 02	3 BED	A.201	2HR	RESIDENTIAL
A_LEVEL 02	2 BED	A.202	2HR	RESIDENTIAL
A_LEVEL 02	2 BED	A.203	2HR	RESIDENTIAL
A_LEVEL 02	2 BED	A.204	No	RESIDENTIAL
A_LEVEL 02	3 BED	A.205*	2HR	RESIDENTIAL
A_LEVEL 02: 5				
B_LEVEL 02	3 BED	B.201	2HR	RESIDENTIAL
B_LEVEL 02	2 BED	B.202	2HR	RESIDENTIAL
B_LEVEL 02	2 BED	B.203	<2HR	RESIDENTIAL
B_LEVEL 02: 3				
A_LEVEL 03	3 BED	A.301	2HR	RESIDENTIAL
A_LEVEL 03	2 BED	A.302	2HR	RESIDENTIAL
A_LEVEL 03	2 BED	A.303	2HR	RESIDENTIAL
A_LEVEL 03	2 BED	A.304	No	RESIDENTIAL
A_LEVEL 03	3 BED	A.305*	2HR	RESIDENTIAL
A_LEVEL 03: 5				
B_LEVEL 03	3 BED	B.301	2HR	RESIDENTIAL
B_LEVEL 03	2 BED	B.302	2HR	RESIDENTIAL
B_LEVEL 03	2 BED	B.303	<2HR	RESIDENTIAL
B_LEVEL 03: 3				
A_LEVEL 04	3 BED	A.401	2HR	RESIDENTIAL
A_LEVEL 04	2 BED	A.402	2HR	RESIDENTIAL
A_LEVEL 04	2 BED	A.403	2HR	RESIDENTIAL
A_LEVEL 04	2 BED	A.404	No	RESIDENTIAL
A_LEVEL 04	3 BED	A.405*	2HR	RESIDENTIAL
A_LEVEL 04: 5				
B_LEVEL 04	3 BED	B.401	2HR	RESIDENTIAL
B_LEVEL 04	2 BED	B.402	2HR	RESIDENTIAL
B_LEVEL 04	2 BED	B.403	<2HR	RESIDENTIAL
B_LEVEL 04: 3				
A_LEVEL 05	3 BED	A.501	2HR	RESIDENTIAL
A_LEVEL 05	2 BED	A.502	2HR	RESIDENTIAL
A_LEVEL 05	2 BED	A.503	2HR	RESIDENTIAL
A_LEVEL 05	2 BED	A.504	No	RESIDENTIAL
A_LEVEL 05	3 BED	A.505*	2HR	RESIDENTIAL
A_LEVEL 05: 5				
B_LEVEL 05	3 BED	B.501*	2HR	RESIDENTIAL
B_LEVEL 05	3 BED	B.502	2HR	RESIDENTIAL
B_LEVEL 05: 2				
A_LEVEL 06	3 BED	A.601	2HR	RESIDENTIAL
A_LEVEL 06	2 BED	A.602	2HR	RESIDENTIAL
A_LEVEL 06	2 BED	A.603	2HR	RESIDENTIAL
A_LEVEL 06	2 BED	A.604	No	RESIDENTIAL
A_LEVEL 06	3 BED	A.605*	2HR	RESIDENTIAL
A_LEVEL 06: 5				
B_LEVEL 06	3 BED	B.601*	2HR	RESIDENTIAL
B_LEVEL 06	3 BED	B.602	2HR	RESIDENTIAL
B_LEVEL 06: 2				
A_LEVEL 07	3 BED	A.701	2HR	RESIDENTIAL
A_LEVEL 07	2 BED	A.702	2HR	RESIDENTIAL
A_LEVEL 07	2 BED	A.703	2HR	RESIDENTIAL
A_LEVEL 07	2 BED	A.704	No	RESIDENTIAL
A_LEVEL 07	3 BED	A.705*	2HR	RESIDENTIAL
A_LEVEL 07: 5				
B_LEVEL 07	3 BED	B.701*	2HR	RESIDENTIAL
B_LEVEL 07	3 BED	B.702	2HR	RESIDENTIAL
B_LEVEL 07: 2				
A_LEVEL 08	3 BED	A.801	2HR	RESIDENTIAL
A_LEVEL 08	2 BED	A.802	2HR	RESIDENTIAL
A_LEVEL 08	2 BED	A.803	2HR	RESIDENTIAL
A_LEVEL 08	2 BED	A.804	No	RESIDENTIAL
A_LEVEL 08	3 BED	A.805*	2HR	RESIDENTIAL
A_LEVEL 08: 5				
B_LEVEL 08	3 BED	B.801*	2HR	RESIDENTIAL
B_LEVEL 08	3 BED	B.802	2HR	RESIDENTIAL
B_LEVEL 08: 2				
A_LEVEL 09	3 BED	A.901	2HR	RESIDENTIAL
A_LEVEL 09	2 BED	A.902	2HR	RESIDENTIAL
A_LEVEL 09	2 BED	A.903	2HR	RESIDENTIAL
A_LEVEL 09	2 BED	A.904	No	RESIDENTIAL
A_LEVEL 09	3 BED	A.905*	2HR	RESIDENTIAL
A_LEVEL 09: 5				
B_LEVEL 09	3 BED	B.901*	2HR	RESIDENTIAL
B_LEVEL 09	3 BED	B.902	2HR	RESIDENTIAL
B_LEVEL 09: 2				
A_LEVEL 10	3 BED	A.1001	2HR	RESIDENTIAL
A_LEVEL 10	2 BED	A.1002	2HR	RESIDENTIAL
A_LEVEL 10	2 BED	A.1003	2HR	RESIDENTIAL
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A_LEVEL 10	3 BED	A.1005*	2HR	RESIDENTIAL
A_LEVEL 10: 5				
B_LEVEL 10	3 BED	B.1001*	2HR	RESIDENTIAL
B_LEVEL 10	2 BED	B.1002	2HR	RESIDENTIAL
B_LEVEL 10: 2				
A_LEVEL 11	3 BED	A.1101*	2HR	RESIDENTIAL
A_LEVEL 11: 1				
B_LEVEL 11	3 BED	B.1101	2HR	RESIDENTIAL
B_LEVEL 11	3 BED	B.1102	2HR	RESIDENTIAL
B_LEVEL 11: 2				
A_LEVEL 12	3 BED	A.1201*	2HR	RESIDENTIAL
A_LEVEL 12: 1				
B_LEVEL 12	3 BED	B.1201	2HR	RESIDENTIAL
B_LEVEL 12	3 BED	B.1202	2HR	RESIDENTIAL
B_LEVEL 12: 2				
A_LEVEL 13	3 BED	A.1301	2HR	RESIDENTIAL
A_LEVEL 13: 1				
B_LEVEL 13	3 BED	B.1301	2HR	RESIDENTIAL
B_LEVEL 13	3 BED	B.1302	2HR	RESIDENTIAL
B_LEVEL 13: 2				
B_LEVEL 14	3 BED	B.1401	2HR	RESIDENTIAL
B_LEVEL 14	3 BED	B.1402	2HR	RESIDENTIAL
B_LEVEL 14: 2				
B_LEVEL 15	3 BED	B.1501	2HR	RESIDENTIAL
B_LEVEL 15	3 BED	B.1502	2HR	RESIDENTIAL
B_LEVEL 15: 2				
B_LEVEL 16	3 BED	B.1601	2HR	RESIDENTIAL
B_LEVEL 16	3 BED	B.1602	2HR	RESIDENTIAL
B_LEVEL 16: 2				

Grand total: 85

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Use figured dimensions only. Do not scale drawings.

Nominated Architects: Adam Haddow-7188 | John Pradel-7004

Rev	Date	Revision	By	Chk.
1	14.02.2025	FOR INFORMATION - SSDA	JTS	SC
2	28.02.2025	FOR INFORMATION - TEST OF ADEQUACY	JTS	SC
3	04.04.2025	FOR INFORMATION - POST TEST OF ADEQUACY	JTS	SC

Landscape Architect
Black Beetle

Structural Engineer
iStruct

Mechanical / Hydraulic Engineer
Arim Services / Greenarrow

Electrical Engineer
Spectrum Engineering Solutions

Fire Engineer
Carbon Fire Engineering

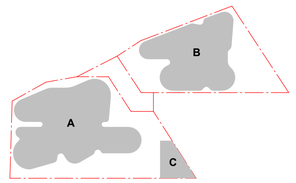
Access Consultant
East Coast Accessibility

Basix
Vipac

Client
STAR GATE PROPERTY

Project
OXFORD ST & NELSON ST

194-214 OXFORD STREET
BONDI JUNCTION



Drawing Name
ANALYSIS - SOLAR

Date	Scale	Sheet Size
04.04.2025	As indicated	@ A1

Drawn	Chk.
JTS	SC

Job No.	Drawing No.	Revision
6289	DA-6001	/ 3

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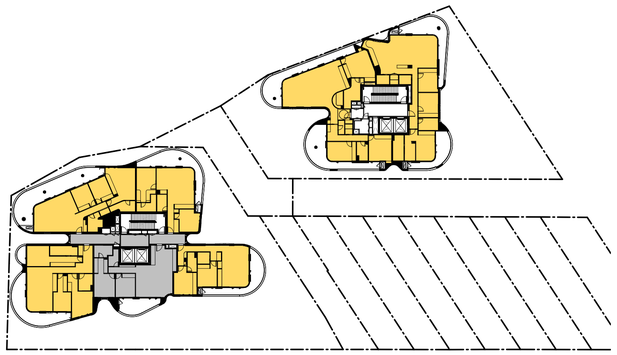
F 61 2 9380 9922
www.sjb.com.au



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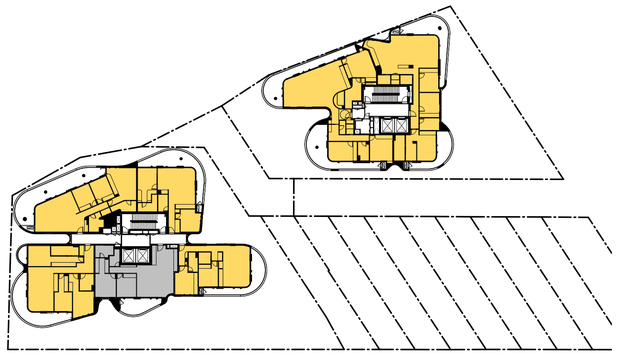

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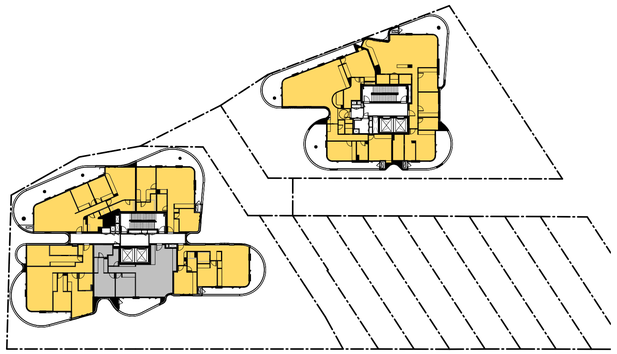

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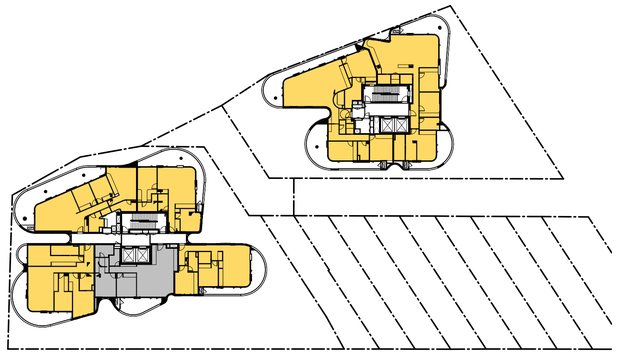

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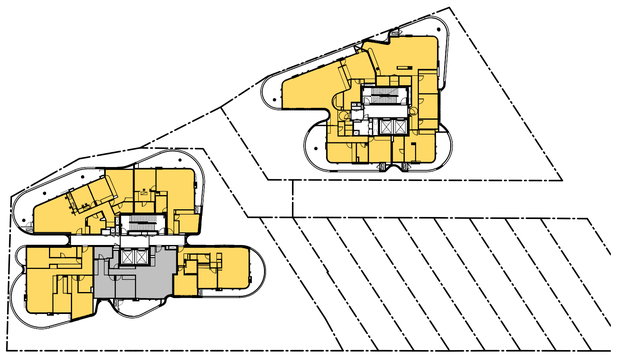

SOLAR ANALYSIS LEVEL 10

LEGEND

2 HRS	MIN 2 HOURS SUNLIGHT TO LIVING ROOM AND PRIVATE OPEN SPACE RECIEVED ON 21 JUNE BETWEEN 9AM - 3PM.
< 2HRS	MIN 15 MINUTES SUNLIGHT TO LIVING ROOM AND PRIVATE OPEN SPACE RECIEVED ON 21 JUNE BETWEEN 9AM - 3PM.
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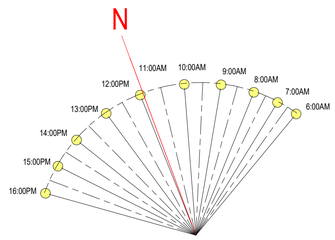
APARTMENTS ACHIEVING 2 HOURS DIRECT SUNLIGHT
= 73 / 85
= 85%

APARTMENTS RECEIVING NO SOLAR (FIRST 9 STOREYS)
= 8 / 63
= 12.7%

3 ADDITIONAL INFORMATION

WINTER SOLSTICE SOLAR DIAGRAM

WINTER SOLSTICE - 21st JUNE.



SOLAR SCHEDULE

Level	Occupancy	Number	Solar	Department
A_LEVEL 01	2 BED	A.101	2HR	RESIDENTIAL
A_LEVEL 01: 1				
B_LEVEL 01	1 BED	B.101	2HR	RESIDENTIAL
B_LEVEL 01	1 BED	B.102	2HR	RESIDENTIAL
B_LEVEL 01	2 BED	B.103	2HR	RESIDENTIAL
B_LEVEL 01: 3				
A_LEVEL 02	3 BED	A.201	2HR	RESIDENTIAL
A_LEVEL 02	2 BED	A.202	2HR	RESIDENTIAL
A_LEVEL 02	2 BED	A.203	2HR	RESIDENTIAL
A_LEVEL 02	2 BED	A.204	No	RESIDENTIAL
A_LEVEL 02	3 BED	A.205*	2HR	RESIDENTIAL
A_LEVEL 02: 5				
B_LEVEL 02	3 BED	B.201	2HR	RESIDENTIAL
B_LEVEL 02	2 BED	B.202	2HR	RESIDENTIAL
B_LEVEL 02	2 BED	B.203	<2HR	RESIDENTIAL
B_LEVEL 02: 3				
A_LEVEL 03	3 BED	A.301	2HR	RESIDENTIAL
A_LEVEL 03	2 BED	A.302	2HR	RESIDENTIAL
A_LEVEL 03	2 BED	A.303	2HR	RESIDENTIAL
A_LEVEL 03	2 BED	A.304	No	RESIDENTIAL
A_LEVEL 03	3 BED	A.305*	2HR	RESIDENTIAL
A_LEVEL 03: 5				
B_LEVEL 03	3 BED	B.301	2HR	RESIDENTIAL
B_LEVEL 03	2 BED	B.302	2HR	RESIDENTIAL
B_LEVEL 03	2 BED	B.303	<2HR	RESIDENTIAL
B_LEVEL 03: 3				
A_LEVEL 04	3 BED	A.401	2HR	RESIDENTIAL
A_LEVEL 04	2 BED	A.402	2HR	RESIDENTIAL
A_LEVEL 04	2 BED	A.403	2HR	RESIDENTIAL
A_LEVEL 04	2 BED	A.404	No	RESIDENTIAL
A_LEVEL 04	3 BED	A.405*	2HR	RESIDENTIAL
A_LEVEL 04: 5				
B_LEVEL 04	3 BED	B.401	2HR	RESIDENTIAL
B_LEVEL 04	2 BED	B.402	2HR	RESIDENTIAL
B_LEVEL 04	2 BED	B.403	<2HR	RESIDENTIAL
B_LEVEL 04: 3				
A_LEVEL 05	3 BED	A.501	2HR	RESIDENTIAL
A_LEVEL 05	2 BED	A.502	2HR	RESIDENTIAL
A_LEVEL 05	2 BED	A.503	2HR	RESIDENTIAL
A_LEVEL 05	2 BED	A.504	No	RESIDENTIAL
A_LEVEL 05	3 BED	A.505*	2HR	RESIDENTIAL
A_LEVEL 05: 5				
B_LEVEL 05	3 BED	B.501*	2HR	RESIDENTIAL
B_LEVEL 05	3 BED	B.502	2HR	RESIDENTIAL
B_LEVEL 05: 2				
A_LEVEL 06	3 BED	A.601	2HR	RESIDENTIAL
A_LEVEL 06	2 BED	A.602	2HR	RESIDENTIAL
A_LEVEL 06	2 BED	A.603	2HR	RESIDENTIAL
A_LEVEL 06	2 BED	A.604	No	RESIDENTIAL
A_LEVEL 06	3 BED	A.605*	2HR	RESIDENTIAL
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A_LEVEL 07	3 BED	A.705*	2HR	RESIDENTIAL
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B_LEVEL 07	3 BED	B.702	2HR	RESIDENTIAL
B_LEVEL 07: 2				
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A_LEVEL 08	2 BED	A.802	2HR	RESIDENTIAL
A_LEVEL 08	2 BED	A.803	2HR	RESIDENTIAL
A_LEVEL 08	2 BED	A.804	No	RESIDENTIAL
A_LEVEL 08	3 BED	A.805*	2HR	RESIDENTIAL
A_LEVEL 08: 5				
B_LEVEL 08	3 BED	B.801*	2HR	RESIDENTIAL
B_LEVEL 08	3 BED	B.802	2HR	RESIDENTIAL
B_LEVEL 08: 2				
A_LEVEL 09	3 BED	A.901	2HR	RESIDENTIAL
A_LEVEL 09	2 BED	A.902	2HR	RESIDENTIAL
A_LEVEL 09	2 BED	A.903	2HR	RESIDENTIAL
A_LEVEL 09	2 BED	A.904	No	RESIDENTIAL
A_LEVEL 09	3 BED	A.905*	2HR	RESIDENTIAL
A_LEVEL 09: 5				
B_LEVEL 09	3 BED	B.901*	2HR	RESIDENTIAL
B_LEVEL 09	3 BED	B.902	2HR	RESIDENTIAL
B_LEVEL 09: 2				
A_LEVEL 10	3 BED	A.1001	2HR	RESIDENTIAL
A_LEVEL 10	2 BED	A.1002	2HR	RESIDENTIAL
A_LEVEL 10	2 BED	A.1003	2HR	RESIDENTIAL
A_LEVEL 10	2 BED	A.1004	No	RESIDENTIAL
A_LEVEL 10	3 BED	A.1005*	2HR	RESIDENTIAL
A_LEVEL 10: 5				
B_LEVEL 10	3 BED	B.1001*	2HR	RESIDENTIAL
B_LEVEL 10	3 BED	B.1002	2HR	RESIDENTIAL
B_LEVEL 10: 2				
A_LEVEL 11	3 BED	A.1101*	2HR	RESIDENTIAL
A_LEVEL 11: 1				
B_LEVEL 11	3 BED	B.1101	2HR	RESIDENTIAL
B_LEVEL 11	3 BED	B.1102	2HR	RESIDENTIAL
B_LEVEL 11: 2				
A_LEVEL 12	3 BED	A.1201*	2HR	RESIDENTIAL
A_LEVEL 12: 1				
B_LEVEL 12	3 BED	B.1201	2HR	RESIDENTIAL
B_LEVEL 12	3 BED	B.1202	2HR	RESIDENTIAL
B_LEVEL 12: 2				
A_LEVEL 13	3 BED	A.1301	2HR	RESIDENTIAL
A_LEVEL 13: 1				
B_LEVEL 13	3 BED	B.1301	2HR	RESIDENTIAL
B_LEVEL 13	3 BED	B.1302	2HR	RESIDENTIAL
B_LEVEL 13: 2				
B_LEVEL 14	3 BED	B.1401	2HR	RESIDENTIAL
B_LEVEL 14	3 BED	B.1402	2HR	RESIDENTIAL
B_LEVEL 14: 2				
B_LEVEL 15	3 BED	B.1501	2HR	RESIDENTIAL
B_LEVEL 15	3 BED	B.1502	2HR	RESIDENTIAL
B_LEVEL 15: 2				
B_LEVEL 16	3 BED	B.1601	2HR	RESIDENTIAL
B_LEVEL 16	3 BED	B.1602	2HR	RESIDENTIAL
B_LEVEL 16: 2				
Grand total: 85				

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Use figured dimensions only. Do not scale drawings.

Nominated Architects: Adam Haddow-7188 | John Pradel-7004

Rev	Date	Revision	By	Chk.
1	14.02.2025	FOR INFORMATION - SSDA	JTS	SC
2	28.02.2025	FOR INFORMATION - TEST OF ADEQUACY	JTS	SC
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Landscape Architect
Black Beetle

Structural Engineer
iStruct

Mechanical / Hydraulic Engineer
Arim Services / Greenarrow

Electrical Engineer
Spectrum Engineering Solutions

Fire Engineer
Carbon Fire Engineering

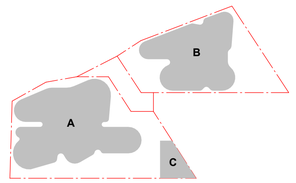
Access Consultant
East Coast Accessibility

Basix
Vipac

Client
STAR GATE PROPERTY

Project
OXFORD ST & NELSON ST

194-214 OXFORD STREET
BONDI JUNCTION



Drawing Name
ANALYSIS - SOLAR

Date	Scale	Sheet Size
04.04.2025	As indicated	@ A1

Drawn	Chk.
JTS	SC

Job No.	Drawing No.	Revision
6289	DA-6002	/ 3

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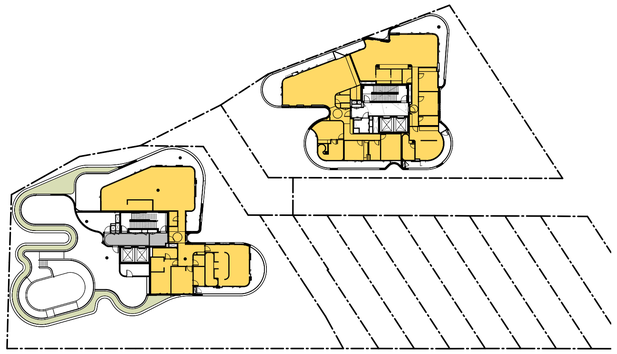
490 Crown Street
Surry Hills NSW
2010 Australia
T 61 2 9380 9911
F 61 2 9380 9922
www.sjb.com.au



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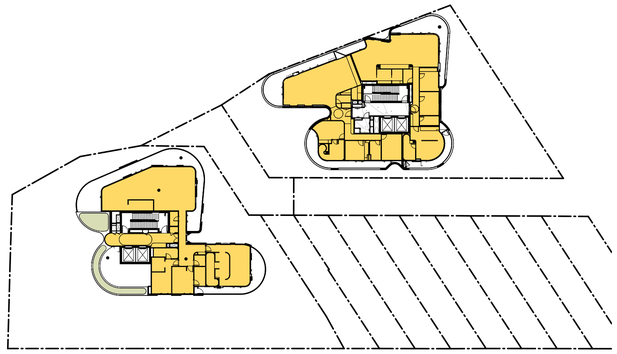

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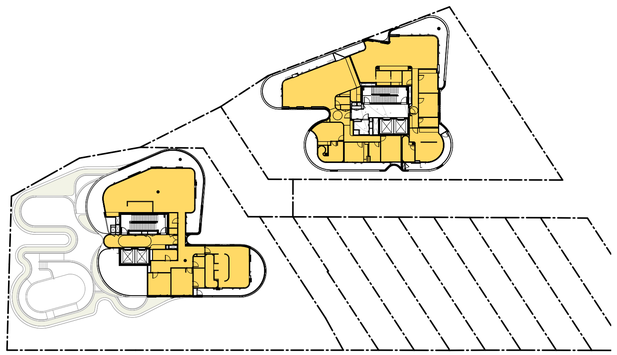
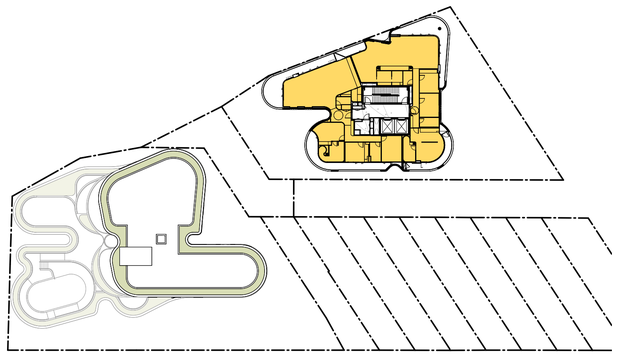


SOLAR ANALYSIS LEVEL 13



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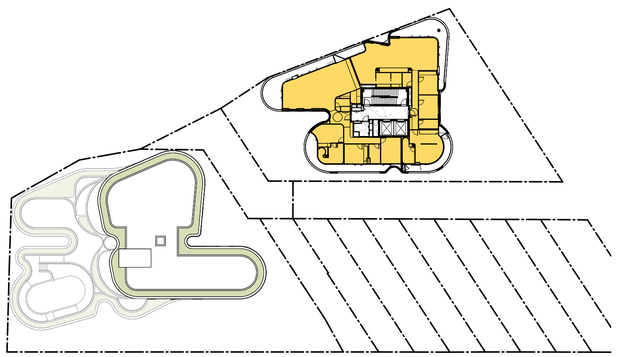


SOLAR ANALYSIS LEVEL 15

LEGEND

2 HRS	MIN 2 HOURS SUNLIGHT TO LIVING ROOM AND PRIVATE OPEN SPACE RECIEVED ON 21 JUNE BETWEEN 9AM - 3PM.
< 2HRS	MIN 15 MINUTES SUNLIGHT TO LIVING ROOM AND PRIVATE OPEN SPACE RECIEVED ON 21 JUNE BETWEEN 9AM - 3PM.
NA	LESS THAN 15 MINUTES SUNLIGHT TO LIVING ROOM AND PRIVATE OPEN SPACE RECIEVED ON 21 JUNE BETWEEN 9AM - 3PM.

ADG DESIGN CRITERIA

- 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 AND 3PM IN MID WINTER.

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

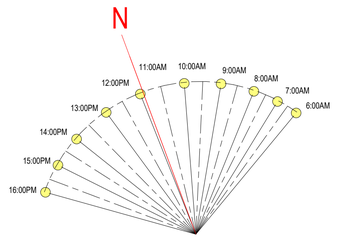
APARTMENTS ACHIEVING 2 HOURS DIRECT SUNLIGHT
= 73 / 85
= 85%

APARTMENTS RECEIVING NO SOLAR (FIRST 9 STOREYS)
= 8 / 63
= 12.7%

3 ADDITIONAL INFORMATION

WINTER SOLSTICE SOLAR DIAGRAM

WINTER SOLSTICE - 21st JUNE.



SOLAR SCHEDULE

Level	Occupancy	Number	Solar	Department
A_LEVEL 01	2 BED	A.101	2HR	RESIDENTIAL
A_LEVEL 01: 1				
B_LEVEL 01	1 BED	B.101	2HR	RESIDENTIAL
B_LEVEL 01	1 BED	B.102	2HR	RESIDENTIAL
B_LEVEL 01	2 BED	B.103	2HR	RESIDENTIAL
B_LEVEL 01: 3				
A_LEVEL 02	3 BED	A.201	2HR	RESIDENTIAL
A_LEVEL 02	2 BED	A.202	2HR	RESIDENTIAL
A_LEVEL 02	2 BED	A.203	2HR	RESIDENTIAL
A_LEVEL 02	2 BED	A.204	No	RESIDENTIAL
A_LEVEL 02	3 BED	A.205*	2HR	RESIDENTIAL
A_LEVEL 02: 5				
B_LEVEL 02	3 BED	B.201	2HR	RESIDENTIAL
B_LEVEL 02	2 BED	B.202	2HR	RESIDENTIAL
B_LEVEL 02	2 BED	B.203	<2HR	RESIDENTIAL
B_LEVEL 02: 3				
A_LEVEL 03	3 BED	A.301	2HR	RESIDENTIAL
A_LEVEL 03	2 BED	A.302	2HR	RESIDENTIAL
A_LEVEL 03	2 BED	A.303	2HR	RESIDENTIAL
A_LEVEL 03	2 BED	A.304	No	RESIDENTIAL
A_LEVEL 03	3 BED	A.305*	2HR	RESIDENTIAL
A_LEVEL 03: 5				
B_LEVEL 03	3 BED	B.301	2HR	RESIDENTIAL
B_LEVEL 03	2 BED	B.302	2HR	RESIDENTIAL
B_LEVEL 03	2 BED	B.303	<2HR	RESIDENTIAL
B_LEVEL 03: 3				
A_LEVEL 04	3 BED	A.401	2HR	RESIDENTIAL
A_LEVEL 04	2 BED	A.402	2HR	RESIDENTIAL
A_LEVEL 04	2 BED	A.403	2HR	RESIDENTIAL
A_LEVEL 04	2 BED	A.404	No	RESIDENTIAL
A_LEVEL 04	3 BED	A.405*	2HR	RESIDENTIAL
A_LEVEL 04: 5				
B_LEVEL 04	3 BED	B.401	2HR	RESIDENTIAL
B_LEVEL 04	2 BED	B.402	2HR	RESIDENTIAL
B_LEVEL 04	2 BED	B.403	<2HR	RESIDENTIAL
B_LEVEL 04: 3				
A_LEVEL 05	3 BED	A.501	2HR	RESIDENTIAL
A_LEVEL 05	2 BED	A.502	2HR	RESIDENTIAL
A_LEVEL 05	2 BED	A.503	2HR	RESIDENTIAL
A_LEVEL 05	2 BED	A.504	No	RESIDENTIAL
A_LEVEL 05	3 BED	A.505*	2HR	RESIDENTIAL
A_LEVEL 05: 5				
B_LEVEL 05	3 BED	B.501*	2HR	RESIDENTIAL
B_LEVEL 05	3 BED	B.502	2HR	RESIDENTIAL
B_LEVEL 05: 2				
A_LEVEL 06	3 BED	A.601	2HR	RESIDENTIAL
A_LEVEL 06	2 BED	A.602	2HR	RESIDENTIAL
A_LEVEL 06	2 BED	A.603	2HR	RESIDENTIAL
A_LEVEL 06	2 BED	A.604	No	RESIDENTIAL
A_LEVEL 06	3 BED	A.605*	2HR	RESIDENTIAL
A_LEVEL 06: 5				
B_LEVEL 06	3 BED	B.601*	2HR	RESIDENTIAL
B_LEVEL 06	3 BED	B.602	2HR	RESIDENTIAL
B_LEVEL 06: 2				
A_LEVEL 07	3 BED	A.701	2HR	RESIDENTIAL
A_LEVEL 07	2 BED	A.702	2HR	RESIDENTIAL
A_LEVEL 07	2 BED	A.703	2HR	RESIDENTIAL
A_LEVEL 07	2 BED	A.704	No	RESIDENTIAL
A_LEVEL 07	3 BED	A.705*	2HR	RESIDENTIAL
A_LEVEL 07: 5				
B_LEVEL 07	3 BED	B.701*	2HR	RESIDENTIAL
B_LEVEL 07	3 BED	B.702	2HR	RESIDENTIAL
B_LEVEL 07: 2				
A_LEVEL 08	3 BED	A.801	2HR	RESIDENTIAL
A_LEVEL 08	2 BED	A.802	2HR	RESIDENTIAL
A_LEVEL 08	2 BED	A.803	2HR	RESIDENTIAL
A_LEVEL 08	2 BED	A.804	No	RESIDENTIAL
A_LEVEL 08	3 BED	A.805*	2HR	RESIDENTIAL
A_LEVEL 08: 5				
B_LEVEL 08	3 BED	B.801*	2HR	RESIDENTIAL
B_LEVEL 08	3 BED	B.802	2HR	RESIDENTIAL
B_LEVEL 08: 2				
A_LEVEL 09	3 BED	A.901	2HR	RESIDENTIAL
A_LEVEL 09	2 BED	A.902	2HR	RESIDENTIAL
A_LEVEL 09	2 BED	A.903	2HR	RESIDENTIAL
A_LEVEL 09	2 BED	A.904	No	RESIDENTIAL
A_LEVEL 09	3 BED	A.905*	2HR	RESIDENTIAL
A_LEVEL 09: 5				
B_LEVEL 09	3 BED	B.901*	2HR	RESIDENTIAL
B_LEVEL 09	3 BED	B.902	2HR	RESIDENTIAL
B_LEVEL 09: 2				
A_LEVEL 10	3 BED	A.1001	2HR	RESIDENTIAL
A_LEVEL 10	2 BED	A.1002	2HR	RESIDENTIAL
A_LEVEL 10	2 BED	A.1003	2HR	RESIDENTIAL
A_LEVEL 10	2 BED	A.1004	No	RESIDENTIAL
A_LEVEL 10	3 BED	A.1005*	2HR	RESIDENTIAL
A_LEVEL 10: 5				
B_LEVEL 10	3 BED	B.1001*	2HR	RESIDENTIAL
B_LEVEL 10	3 BED	B.1002	2HR	RESIDENTIAL
B_LEVEL 10: 2				
A_LEVEL 11	3 BED	A.1101*	2HR	RESIDENTIAL
A_LEVEL 11: 1				
B_LEVEL 11	3 BED	B.1101	2HR	RESIDENTIAL
B_LEVEL 11	3 BED	B.1102	2HR	RESIDENTIAL
B_LEVEL 11: 2				
A_LEVEL 12	3 BED	A.1201*	2HR	RESIDENTIAL
A_LEVEL 12: 1				
B_LEVEL 12	3 BED	B.1201	2HR	RESIDENTIAL
B_LEVEL 12	3 BED	B.1202	2HR	RESIDENTIAL
B_LEVEL 12: 2				
A_LEVEL 13	3 BED	A.1301	2HR	RESIDENTIAL
A_LEVEL 13: 1				
B_LEVEL 13	3 BED	B.1301	2HR	RESIDENTIAL
B_LEVEL 13	3 BED	B.1302	2HR	RESIDENTIAL
B_LEVEL 13: 2				
B_LEVEL 14	3 BED	B.1401	2HR	RESIDENTIAL
B_LEVEL 14	3 BED	B.1402	2HR	RESIDENTIAL
B_LEVEL 14: 2				
B_LEVEL 15	3 BED	B.1501	2HR	RESIDENTIAL
B_LEVEL 15	3 BED	B.1502	2HR	RESIDENTIAL
B_LEVEL 15: 2				
B_LEVEL 16	3 BED	B.1601	2HR	RESIDENTIAL
B_LEVEL 16	3 BED	B.1602	2HR	RESIDENTIAL
B_LEVEL 16: 2				
Grand total: 85				

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Use figured dimensions only. Do not scale drawings.

Nominated Architects: Adam Haddow-7188 | John Pradel-7004

Rev	Date	Revision	By	Chk.
1	14.02.2025	FOR INFORMATION - SSDA	JTS	SC
2	28.02.2025	FOR INFORMATION - TEST OF ADEQUACY	JTS	SC
3	04.04.2025	FOR INFORMATION - POST TEST OF ADEQUACY	JTS	SC

Landscape Architect
Black Beetle

Structural Engineer
iStruct

Mechanical / Hydraulic Engineer
Arim Services / Greenarrow

Electrical Engineer
Spectrum Engineering Solutions

Fire Engineer
Carbon Fire Engineering

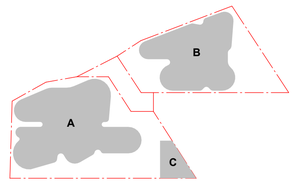
Access Consultant
East Coast Accessibility

Basix
Vipac

Client
STARGATE PROPERTY

Project
OXFORD ST & NELSON ST

194-214 OXFORD STREET
BONDI JUNCTION



Drawing Name
ANALYSIS - SOLAR

Date	Scale	Sheet Size
04.04.2025	As indicated	@ A1

Drawn	Chk.
JTS	SC

Job No.	Drawing No.	Revision
6289	DA-6003	/ 3

SJB Architects
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490 Crown Street
Surry Hills NSW
2010 Australia
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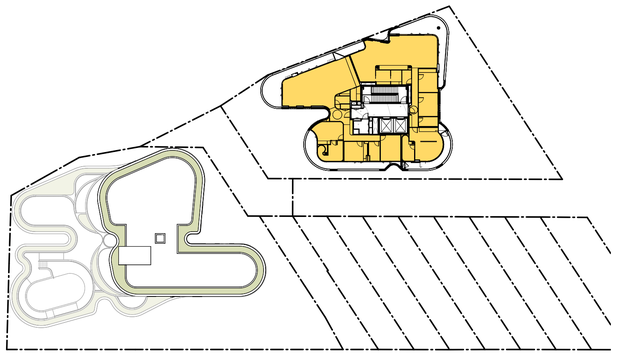
F 61 2 9380 9922
www.sjb.com.au



SOLAR ANALYSIS LEVEL 16

LEGEND

2 HRS	MIN 2 HOURS SUNLIGHT TO LIVING ROOM AND PRIVATE OPEN SPACE RECIEVED ON 21 JUNE BETWEEN 9AM - 3PM.
< 2HRS	MIN 15 MINUTES SUNLIGHT TO LIVING ROOM AND PRIVATE OPEN SPACE RECIEVED ON 21 JUNE BETWEEN 9AM - 3PM.
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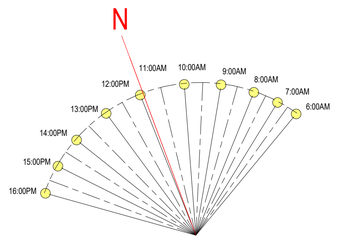
= 73 / 85
= 85%

APARTMENTS RECEIVING NO SOLAR (FIRST 9 STOREYS)
= 8 / 63
= 12.7%

3 ADDITIONAL INFORMATION

WINTER SOLSTICE SOLAR DIAGRAM

WINTER SOLSTICE - 21st JUNE.



SOLAR SCHEDULE

Level	Occupancy	Number	Solar	Department
A_LEVEL 01	2 BED	A.101	2HR	RESIDENTIAL
A_LEVEL 01: 1				
B_LEVEL 01	1 BED	B.101	2HR	RESIDENTIAL
B_LEVEL 01	1 BED	B.102	2HR	RESIDENTIAL
B_LEVEL 01	2 BED	B.103	2HR	RESIDENTIAL
B_LEVEL 01: 3				
A_LEVEL 02	3 BED	A.201	2HR	RESIDENTIAL
A_LEVEL 02	2 BED	A.202	2HR	RESIDENTIAL
A_LEVEL 02	2 BED	A.203	2HR	RESIDENTIAL
A_LEVEL 02	2 BED	A.204	No	RESIDENTIAL
A_LEVEL 02	3 BED	A.205*	2HR	RESIDENTIAL
A_LEVEL 02: 5				
B_LEVEL 02	3 BED	B.201	2HR	RESIDENTIAL
B_LEVEL 02	2 BED	B.202	2HR	RESIDENTIAL
B_LEVEL 02	2 BED	B.203	<2HR	RESIDENTIAL
B_LEVEL 02: 3				
A_LEVEL 03	3 BED	A.301	2HR	RESIDENTIAL
A_LEVEL 03	2 BED	A.302	2HR	RESIDENTIAL
A_LEVEL 03	2 BED	A.303	2HR	RESIDENTIAL
A_LEVEL 03	2 BED	A.304	No	RESIDENTIAL
A_LEVEL 03	3 BED	A.305*	2HR	RESIDENTIAL
A_LEVEL 03: 5				
B_LEVEL 03	3 BED	B.301	2HR	RESIDENTIAL
B_LEVEL 03	2 BED	B.302	2HR	RESIDENTIAL
B_LEVEL 03	2 BED	B.303	<2HR	RESIDENTIAL
B_LEVEL 03: 3				
A_LEVEL 04	3 BED	A.401	2HR	RESIDENTIAL
A_LEVEL 04	2 BED	A.402	2HR	RESIDENTIAL
A_LEVEL 04	2 BED	A.403	2HR	RESIDENTIAL
A_LEVEL 04	2 BED	A.404	No	RESIDENTIAL
A_LEVEL 04	3 BED	A.405*	2HR	RESIDENTIAL
A_LEVEL 04: 5				
B_LEVEL 04	3 BED	B.401	2HR	RESIDENTIAL
B_LEVEL 04	2 BED	B.402	2HR	RESIDENTIAL
B_LEVEL 04	2 BED	B.403	<2HR	RESIDENTIAL
B_LEVEL 04: 3				
A_LEVEL 05	3 BED	A.501	2HR	RESIDENTIAL
A_LEVEL 05	2 BED	A.502	2HR	RESIDENTIAL
A_LEVEL 05	2 BED	A.503	2HR	RESIDENTIAL
A_LEVEL 05	2 BED	A.504	No	RESIDENTIAL
A_LEVEL 05	3 BED	A.505*	2HR	RESIDENTIAL
A_LEVEL 05: 5				
B_LEVEL 05	3 BED	B.501*	2HR	RESIDENTIAL
B_LEVEL 05	3 BED	B.502	2HR	RESIDENTIAL
B_LEVEL 05: 2				
A_LEVEL 06	3 BED	A.601	2HR	RESIDENTIAL
A_LEVEL 06	2 BED	A.602	2HR	RESIDENTIAL
A_LEVEL 06	2 BED	A.603	2HR	RESIDENTIAL
A_LEVEL 06	2 BED	A.604	No	RESIDENTIAL
A_LEVEL 06	3 BED	A.605*	2HR	RESIDENTIAL
A_LEVEL 06: 5				
B_LEVEL 06	3 BED	B.601*	2HR	RESIDENTIAL
B_LEVEL 06	3 BED	B.602	2HR	RESIDENTIAL
B_LEVEL 06: 2				
A_LEVEL 07	3 BED	A.701	2HR	RESIDENTIAL
A_LEVEL 07	2 BED	A.702	2HR	RESIDENTIAL
A_LEVEL 07	2 BED	A.703	2HR	RESIDENTIAL
A_LEVEL 07	2 BED	A.704	No	RESIDENTIAL
A_LEVEL 07	3 BED	A.705*	2HR	RESIDENTIAL
A_LEVEL 07: 5				
B_LEVEL 07	3 BED	B.701*	2HR	RESIDENTIAL
B_LEVEL 07	3 BED	B.702	2HR	RESIDENTIAL
B_LEVEL 07: 2				
A_LEVEL 08	3 BED	A.801	2HR	RESIDENTIAL
A_LEVEL 08	2 BED	A.802	2HR	RESIDENTIAL
A_LEVEL 08	2 BED	A.803	2HR	RESIDENTIAL
A_LEVEL 08	2 BED	A.804	No	RESIDENTIAL
A_LEVEL 08	3 BED	A.805*	2HR	RESIDENTIAL
A_LEVEL 08: 5				
B_LEVEL 08	3 BED	B.801*	2HR	RESIDENTIAL
B_LEVEL 08	3 BED	B.802	2HR	RESIDENTIAL
B_LEVEL 08: 2				
A_LEVEL 09	3 BED	A.901	2HR	RESIDENTIAL
A_LEVEL 09	2 BED	A.902	2HR	RESIDENTIAL
A_LEVEL 09	2 BED	A.903	2HR	RESIDENTIAL
A_LEVEL 09	2 BED	A.904	No	RESIDENTIAL
A_LEVEL 09	3 BED	A.905*	2HR	RESIDENTIAL
A_LEVEL 09: 5				
B_LEVEL 09	3 BED	B.901*	2HR	RESIDENTIAL
B_LEVEL 09	3 BED	B.902	2HR	RESIDENTIAL
B_LEVEL 09: 2				
A_LEVEL 10	3 BED	A.1001	2HR	RESIDENTIAL
A_LEVEL 10	2 BED	A.1002	2HR	RESIDENTIAL
A_LEVEL 10	2 BED	A.1003	2HR	RESIDENTIAL
A_LEVEL 10	2 BED	A.1004	No	RESIDENTIAL
A_LEVEL 10	3 BED	A.1005*	2HR	RESIDENTIAL
A_LEVEL 10: 5				
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B_LEVEL 10: 2				
A_LEVEL 11	3 BED	A.1101*	2HR	RESIDENTIAL
A_LEVEL 11: 1				
B_LEVEL 11	3 BED	B.1101	2HR	RESIDENTIAL
B_LEVEL 11	3 BED	B.1102	2HR	RESIDENTIAL
B_LEVEL 11: 2				
A_LEVEL 12	3 BED	A.1201*	2HR	RESIDENTIAL
A_LEVEL 12: 1				
B_LEVEL 12	3 BED	B.1201	2HR	RESIDENTIAL
B_LEVEL 12	3 BED	B.1202	2HR	RESIDENTIAL
B_LEVEL 12: 2				
A_LEVEL 13	3 BED	A.1301	2HR	RESIDENTIAL
A_LEVEL 13: 1				
B_LEVEL 13	3 BED	B.1301	2HR	RESIDENTIAL
B_LEVEL 13	3 BED	B.1302	2HR	RESIDENTIAL
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B_LEVEL 14	3 BED	B.1401	2HR	RESIDENTIAL
B_LEVEL 14	3 BED	B.1402	2HR	RESIDENTIAL
B_LEVEL 14: 2				
B_LEVEL 15	3 BED	B.1501	2HR	RESIDENTIAL
B_LEVEL 15	3 BED	B.1502	2HR	RESIDENTIAL
B_LEVEL 15: 2				
B_LEVEL 16	3 BED	B.1601	2HR	RESIDENTIAL
B_LEVEL 16	3 BED	B.1602	2HR	RESIDENTIAL
B_LEVEL 16: 2				

Grand total: 85

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Use figured dimensions only. Do not scale drawings.

Nominated Architects: Adam Haddow-7188 | John Pradel-7004

Rev	Date	Revision	By	Chk.
1	14.02.2025	FOR INFORMATION - SSDA	JTS	SC
2	28.02.2025	FOR INFORMATION - TEST OF ADEQUACY	JTS	SC
3	04.04.2025	FOR INFORMATION - POST TEST OF ADEQUACY	JTS	SC

Landscape Architect
Black Beetle

Structural Engineer
iStruct

Mechanical / Hydraulic Engineer
Arim Services / Greenarrow

Electrical Engineer
Spectrum Engineering Solutions

Fire Engineer
Carbon Fire Engineering

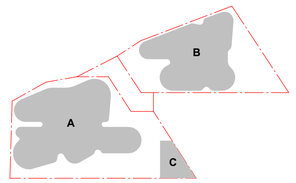
Access Consultant
East Coast Accessibility

Basix
Vipac

Client
STAR GATE PROPERTY

Project
OXFORD ST & NELSON ST

194-214 OXFORD STREET
BONDI JUNCTION



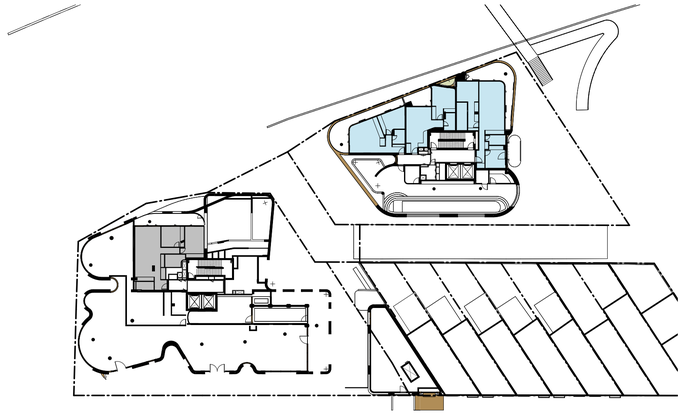
Drawing Name
ANALYSIS - SOLAR

Date	Scale	Sheet Size
04.04.2025	As indicated	@ A1

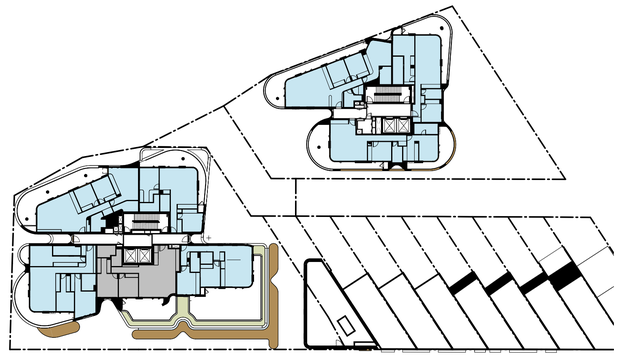
Drawn	Chk.
JTS	SC

Job No.	Drawing No.	Revision
6289	DA-6004	/ 3

SJB Architects
Level 2
490 Crown Street
Surry Hills NSW
2010 Australia
T 61 2 9380 9911
F 61 2 9380 9922
www.sjb.com.au



CROSS VENT LEVEL 01



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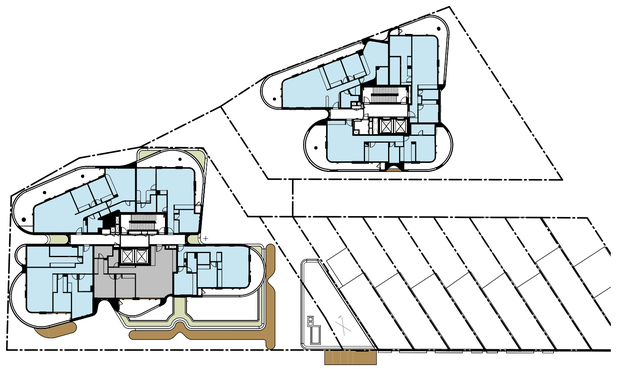
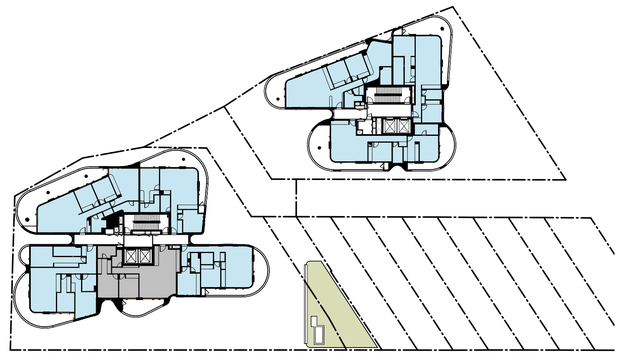
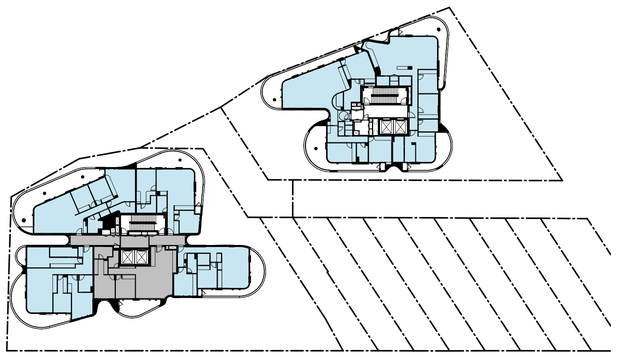


CROSS VENT LEVEL 03



CROSS VENT LEVEL 04



CROSS VENT LEVEL 05

LEGEND

YES	CROSS VENTILATION ACHIEVED UP TO LEVEL 6
NO	CROSS VENTILATION NOT ACHIEVED UP TO LEVEL 6

ADG DESIGN CRITERIA

- AT LEAST 60% OF APARTMENTS ARE NATURALLY CROSS VENTILATED IN THE FIRST NINE STOREYS OF THE BUILDING.

- APARTMENTS AT TEN STOREYS OR GREATER ARE DEEMED TO BE CROSS VENTILATED ONLY IF ANY ENCLOSURE OF THE BALCONIES AT THESE LEVELS ALLOWS ADEQUATE NATURAL VENTILATION AND CANNOT BE FULLY ENCLOSED.

APARTMENTS ACHIEVING NATURAL CROSS VENTILATION
= 60 / 85
= 65.5%

APARTMENTS RECEIVING NO CROSS VENTILATION (FIRST 9 STOREYS)
= 9 / 63
= 14.2%

3 ADDITIONAL INFORMATION

CROSS VENTILATION SCHEDULE

Level	Occupancy	Number	Cross Vent	Department
A_LEVEL 01	2 BED	A.101	No	RESIDENTIAL
A_LEVEL 01: 1				
B_LEVEL 01	1 BED	B.101	Yes	RESIDENTIAL
B_LEVEL 01	1 BED	B.102	Yes	RESIDENTIAL
B_LEVEL 01	2 BED	B.103	Yes	RESIDENTIAL
B_LEVEL 01: 3				
A_LEVEL 02	3 BED	A.201	Yes	RESIDENTIAL
A_LEVEL 02	2 BED	A.202	Yes	RESIDENTIAL
A_LEVEL 02	2 BED	A.203	Yes	RESIDENTIAL
A_LEVEL 02	2 BED	A.204	No	RESIDENTIAL
A_LEVEL 02	3 BED	A.205*	Yes	RESIDENTIAL
A_LEVEL 02: 5				
B_LEVEL 02	3 BED	B.201	Yes	RESIDENTIAL
B_LEVEL 02	2 BED	B.202	Yes	RESIDENTIAL
B_LEVEL 02	2 BED	B.203	Yes	RESIDENTIAL
B_LEVEL 02: 3				
A_LEVEL 03	3 BED	A.301	Yes	RESIDENTIAL
A_LEVEL 03	2 BED	A.302	Yes	RESIDENTIAL
A_LEVEL 03	2 BED	A.303	Yes	RESIDENTIAL
A_LEVEL 03	2 BED	A.304	No	RESIDENTIAL
A_LEVEL 03	3 BED	A.305*	Yes	RESIDENTIAL
A_LEVEL 03: 5				
B_LEVEL 03	3 BED	B.301	Yes	RESIDENTIAL
B_LEVEL 03	2 BED	B.302	Yes	RESIDENTIAL
B_LEVEL 03	2 BED	B.303	Yes	RESIDENTIAL
B_LEVEL 03: 3				
A_LEVEL 04	3 BED	A.401	Yes	RESIDENTIAL
A_LEVEL 04	2 BED	A.402	Yes	RESIDENTIAL
A_LEVEL 04	2 BED	A.403	Yes	RESIDENTIAL
A_LEVEL 04	2 BED	A.404	No	RESIDENTIAL
A_LEVEL 04	3 BED	A.405*	Yes	RESIDENTIAL
A_LEVEL 04: 5				
B_LEVEL 04	3 BED	B.401	Yes	RESIDENTIAL
B_LEVEL 04	2 BED	B.402	Yes	RESIDENTIAL
B_LEVEL 04	2 BED	B.403	Yes	RESIDENTIAL
B_LEVEL 04: 3				
A_LEVEL 05	3 BED	A.501	Yes	RESIDENTIAL
A_LEVEL 05	2 BED	A.502	Yes	RESIDENTIAL
A_LEVEL 05	2 BED	A.503	Yes	RESIDENTIAL
A_LEVEL 05	2 BED	A.504	No	RESIDENTIAL
A_LEVEL 05	3 BED	A.505*	Yes	RESIDENTIAL
A_LEVEL 05: 5				
B_LEVEL 05	3 BED	B.501*	Yes	RESIDENTIAL
B_LEVEL 05	3 BED	B.502	Yes	RESIDENTIAL
B_LEVEL 05: 2				
A_LEVEL 06	3 BED	A.601	Yes	RESIDENTIAL
A_LEVEL 06	2 BED	A.602	Yes	RESIDENTIAL
A_LEVEL 06	2 BED	A.603	Yes	RESIDENTIAL
A_LEVEL 06	2 BED	A.604	No	RESIDENTIAL
A_LEVEL 06	3 BED	A.605*	Yes	RESIDENTIAL
A_LEVEL 06: 5				
B_LEVEL 06	3 BED	B.601*	Yes	RESIDENTIAL
B_LEVEL 06	3 BED	B.602	Yes	RESIDENTIAL
B_LEVEL 06: 2				
A_LEVEL 07	3 BED	A.701	Yes	RESIDENTIAL
A_LEVEL 07	2 BED	A.702	Yes	RESIDENTIAL
A_LEVEL 07	2 BED	A.703	Yes	RESIDENTIAL
A_LEVEL 07	2 BED	A.704	No	RESIDENTIAL
A_LEVEL 07	3 BED	A.705*	Yes	RESIDENTIAL
A_LEVEL 07: 5				
B_LEVEL 07	3 BED	B.701*	Yes	RESIDENTIAL
B_LEVEL 07	3 BED	B.702	Yes	RESIDENTIAL
B_LEVEL 07: 2				
A_LEVEL 08	3 BED	A.801	Yes	RESIDENTIAL
A_LEVEL 08	2 BED	A.802	Yes	RESIDENTIAL
A_LEVEL 08	2 BED	A.803	Yes	RESIDENTIAL
A_LEVEL 08	2 BED	A.804	No	RESIDENTIAL
A_LEVEL 08	3 BED	A.805*	Yes	RESIDENTIAL
A_LEVEL 08: 5				
B_LEVEL 08	3 BED	B.801*	Yes	RESIDENTIAL
B_LEVEL 08	3 BED	B.802	Yes	RESIDENTIAL
B_LEVEL 08: 2				
A_LEVEL 09	3 BED	A.901	Yes	RESIDENTIAL
A_LEVEL 09	2 BED	A.902	Yes	RESIDENTIAL
A_LEVEL 09	2 BED	A.903	Yes	RESIDENTIAL
A_LEVEL 09	2 BED	A.904	No	RESIDENTIAL
A_LEVEL 09	3 BED	A.905*	Yes	RESIDENTIAL
A_LEVEL 09: 5				
B_LEVEL 09	3 BED	B.901*	Yes	RESIDENTIAL
B_LEVEL 09	3 BED	B.902	Yes	RESIDENTIAL
B_LEVEL 09: 2				
A_LEVEL 10	3 BED	A.1001	Yes	RESIDENTIAL
A_LEVEL 10	2 BED	A.1002	Yes	RESIDENTIAL
A_LEVEL 10	2 BED	A.1003	Yes	RESIDENTIAL
A_LEVEL 10	2 BED	A.1004	No	RESIDENTIAL
A_LEVEL 10	3 BED	A.1005*	Yes	RESIDENTIAL
A_LEVEL 10: 5				
B_LEVEL 10	3 BED	B.1001*	Yes	RESIDENTIAL
B_LEVEL 10	3 BED	B.1002	Yes	RESIDENTIAL
B_LEVEL 10: 2				
A_LEVEL 11	3 BED	A.1101*	Yes	RESIDENTIAL
A_LEVEL 11: 1				
B_LEVEL 11	3 BED	B.1101	Yes	RESIDENTIAL
B_LEVEL 11	3 BED	B.1102	Yes	RESIDENTIAL
B_LEVEL 11: 2				
A_LEVEL 12	3 BED	A.1201*	Yes	RESIDENTIAL
A_LEVEL 12: 1				
B_LEVEL 12	3 BED	B.1201	Yes	RESIDENTIAL
B_LEVEL 12	3 BED	B.1202	Yes	RESIDENTIAL
B_LEVEL 12: 2				
A_LEVEL 13	3 BED	A.1301	Yes	RESIDENTIAL
A_LEVEL 13: 1				
B_LEVEL 13	3 BED	B.1301	Yes	RESIDENTIAL
B_LEVEL 13	3 BED	B.1302	Yes	RESIDENTIAL
B_LEVEL 13: 2				
B_LEVEL 14	3 BED	B.1401	Yes	RESIDENTIAL
B_LEVEL 14	3 BED	B.1402	Yes	RESIDENTIAL
B_LEVEL 14: 2				
B_LEVEL 15	3 BED	B.1501	Yes	RESIDENTIAL
B_LEVEL 15	3 BED	B.1502	Yes	RESIDENTIAL
B_LEVEL 15: 2				
B_LEVEL 16	3 BED	B.1601	Yes	RESIDENTIAL
B_LEVEL 16	3 BED	B.1602	Yes	RESIDENTIAL
B_LEVEL 16: 2				
Grand total: 85				

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agrees not to use this document for any purpose other than its intended use; to waive all claims against SJB Architects resulting from unauthorised changes; or to reuse the document on other projects without the prior written consent of SJB Architects. Under no circumstances shall transfer of this document be deemed a sale. SJB Architects makes no warranties of fitness for any purpose. The Builder/Contractor shall verify job dimensions prior to any work commencing.
Use figured dimensions only. Do not scale drawings.

Nominated Architects: Adam Haddow-7188 | John Pradel-7004

Rev	Date	Revision	By	Chk.
1	14.02.2025	FOR INFORMATION - SSDA	JTS	SC
2	28.02.2025	FOR INFORMATION - TEST OF ADEQUACY	JTS	SC
3	04.04.2025	FOR INFORMATION - POST TEST OF ADEQUACY	JTS	SC

Landscape Architect
Black Beetle

Structural Engineer
iStruct

Mechanical / Hydraulic Engineer
Arim Services / Greenarrow

Electrical Engineer
Spectrum Engineering Solutions

Fire Engineer
Carbon Fire Engineering

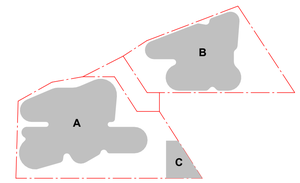
Access Consultant
East Coast Accessibility

Basix
Vipac

Client
STAR GATE PROPERTY

Project
OXFORD ST & NELSON ST

194-214 OXFORD STREET
BONDI JUNCTION



Drawing Name
ANALYSIS - CROSS VENTILATION

Date	Scale	Sheet Size
04.04.2025	As indicated	@ A1

Drawn	Chk.
JTS	SC

Job No.	Drawing No.	Revision
6289	DA-6010	/ 3

SJB Architects
Level 2
490 Crown Street
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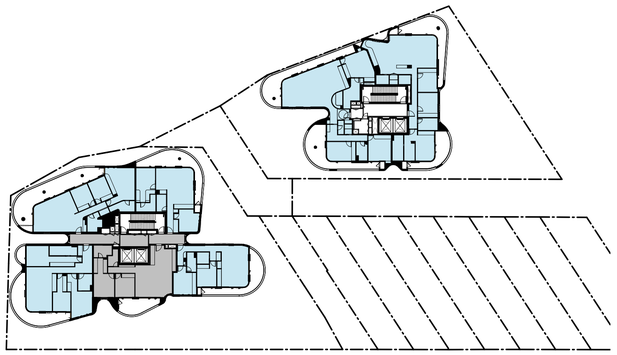
F 61 2 9380 9922
www.sjb.com.au



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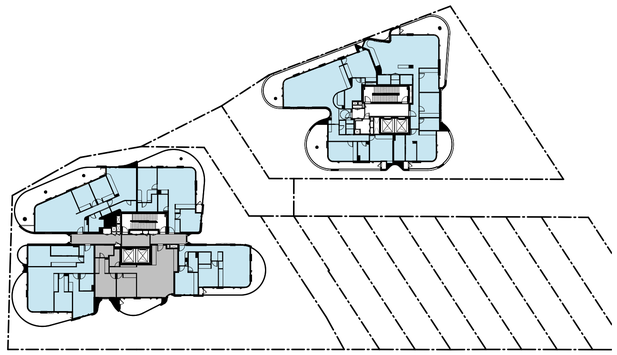

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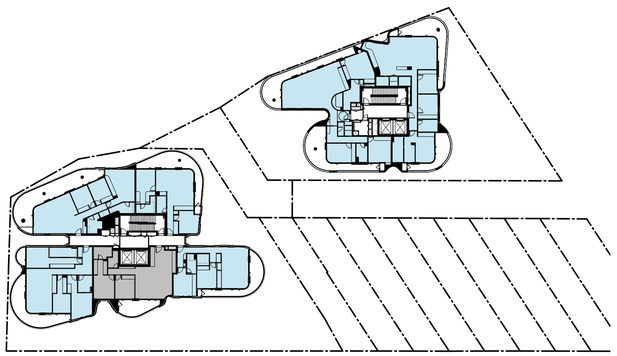

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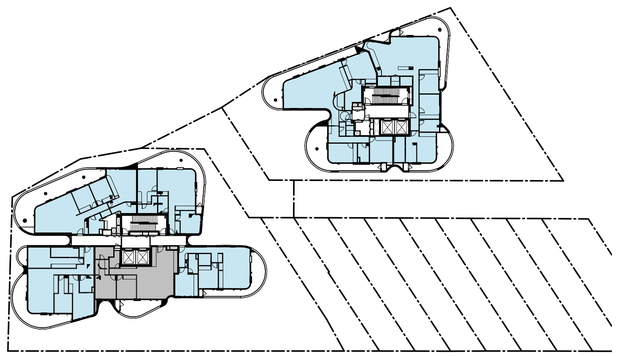

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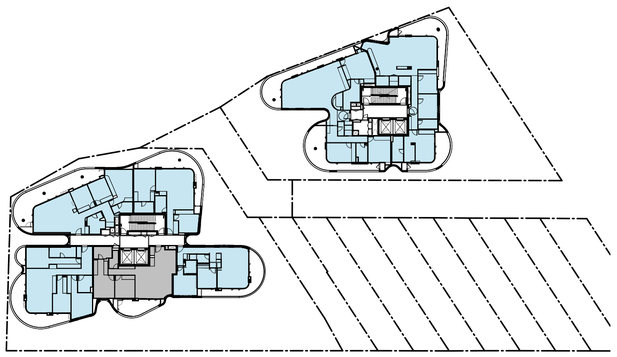

CROSS VENT LEVEL 10

LEGEND

YES	CROSS VENTILATION ACHIEVED UP TO LEVEL 6
NO	CROSS VENTILATION NOT ACHIEVED UP TO LEVEL 6

ADG DESIGN CRITERIA

- AT LEAST 60% OF APARTMENTS ARE NATURALLY CROSS VENTILATED IN THE FIRST NINE STOREYS OF THE BUILDING.

- APARTMENTS AT TEN STOREYS OR GREATER ARE DEEMED TO BE CROSS VENTILATED ONLY IF ANY ENCLOSURE OF THE BALCONIES AT THESE LEVELS ALLOWS ADEQUATE NATURAL VENTILATION AND CANNOT BE FULLY ENCLOSED.

APARTMENTS ACHIEVING NATURAL CROSS VENTILATION
= 60 / 85
= 65.5%

APARTMENTS RECEIVING NO CROSS VENTILATION (FIRST 9 STOREYS)
= 9 / 63
= 14.2%

3 ADDITIONAL INFORMATION

CROSS VENTILATION SCHEDULE

Level	Occupancy	Number	Cross Vent	Department
A_LEVEL 01	2 BED	A.101	No	RESIDENTIAL
A_LEVEL 01: 1				
B_LEVEL 01	1 BED	B.101	Yes	RESIDENTIAL
B_LEVEL 01	1 BED	B.102	Yes	RESIDENTIAL
B_LEVEL 01	2 BED	B.103	Yes	RESIDENTIAL
B_LEVEL 01: 3				
A_LEVEL 02	3 BED	A.201	Yes	RESIDENTIAL
A_LEVEL 02	2 BED	A.202	Yes	RESIDENTIAL
A_LEVEL 02	2 BED	A.203	Yes	RESIDENTIAL
A_LEVEL 02	2 BED	A.204	No	RESIDENTIAL
A_LEVEL 02	3 BED	A.205*	Yes	RESIDENTIAL
A_LEVEL 02: 5				
B_LEVEL 02	3 BED	B.201	Yes	RESIDENTIAL
B_LEVEL 02	2 BED	B.202	Yes	RESIDENTIAL
B_LEVEL 02	2 BED	B.203	Yes	RESIDENTIAL
B_LEVEL 02: 3				
A_LEVEL 03	3 BED	A.301	Yes	RESIDENTIAL
A_LEVEL 03	2 BED	A.302	Yes	RESIDENTIAL
A_LEVEL 03	2 BED	A.303	Yes	RESIDENTIAL
A_LEVEL 03	2 BED	A.304	No	RESIDENTIAL
A_LEVEL 03	3 BED	A.305*	Yes	RESIDENTIAL
A_LEVEL 03: 5				
B_LEVEL 03	3 BED	B.301	Yes	RESIDENTIAL
B_LEVEL 03	2 BED	B.302	Yes	RESIDENTIAL
B_LEVEL 03	2 BED	B.303	Yes	RESIDENTIAL
B_LEVEL 03: 3				
A_LEVEL 04	3 BED	A.401	Yes	RESIDENTIAL
A_LEVEL 04	2 BED	A.402	Yes	RESIDENTIAL
A_LEVEL 04	2 BED	A.403	Yes	RESIDENTIAL
A_LEVEL 04	2 BED	A.404	No	RESIDENTIAL
A_LEVEL 04	3 BED	A.405*	Yes	RESIDENTIAL
A_LEVEL 04: 5				
B_LEVEL 04	3 BED	B.401	Yes	RESIDENTIAL
B_LEVEL 04	2 BED	B.402	Yes	RESIDENTIAL
B_LEVEL 04	2 BED	B.403	Yes	RESIDENTIAL
B_LEVEL 04: 3				
A_LEVEL 05	3 BED	A.501	Yes	RESIDENTIAL
A_LEVEL 05	2 BED	A.502	Yes	RESIDENTIAL
A_LEVEL 05	2 BED	A.503	Yes	RESIDENTIAL
A_LEVEL 05	2 BED	A.504	No	RESIDENTIAL
A_LEVEL 05	3 BED	A.505*	Yes	RESIDENTIAL
A_LEVEL 05: 5				
B_LEVEL 05	3 BED	B.501*	Yes	RESIDENTIAL
B_LEVEL 05	3 BED	B.502	Yes	RESIDENTIAL
B_LEVEL 05: 2				
A_LEVEL 06	3 BED	A.601	Yes	RESIDENTIAL
A_LEVEL 06	2 BED	A.602	Yes	RESIDENTIAL
A_LEVEL 06	2 BED	A.603	Yes	RESIDENTIAL
A_LEVEL 06	2 BED	A.604	No	RESIDENTIAL
A_LEVEL 06	3 BED	A.605*	Yes	RESIDENTIAL
A_LEVEL 06: 5				
B_LEVEL 06	3 BED	B.601*	Yes	RESIDENTIAL
B_LEVEL 06	3 BED	B.602	Yes	RESIDENTIAL
B_LEVEL 06: 2				
A_LEVEL 07	3 BED	A.701	Yes	RESIDENTIAL
A_LEVEL 07	2 BED	A.702	Yes	RESIDENTIAL
A_LEVEL 07	2 BED	A.703	Yes	RESIDENTIAL
A_LEVEL 07	2 BED	A.704	No	RESIDENTIAL
A_LEVEL 07	3 BED	A.705*	Yes	RESIDENTIAL
A_LEVEL 07: 5				
B_LEVEL 07	3 BED	B.701*	Yes	RESIDENTIAL
B_LEVEL 07	3 BED	B.702	Yes	RESIDENTIAL
B_LEVEL 07: 2				
A_LEVEL 08	3 BED	A.801	Yes	RESIDENTIAL
A_LEVEL 08	2 BED	A.802	Yes	RESIDENTIAL
A_LEVEL 08	2 BED	A.803	Yes	RESIDENTIAL
A_LEVEL 08	2 BED	A.804	No	RESIDENTIAL
A_LEVEL 08	3 BED	A.805*	Yes	RESIDENTIAL
A_LEVEL 08: 5				
B_LEVEL 08	3 BED	B.801*	Yes	RESIDENTIAL
B_LEVEL 08	3 BED	B.802	Yes	RESIDENTIAL
B_LEVEL 08: 2				
A_LEVEL 09	3 BED	A.901	Yes	RESIDENTIAL
A_LEVEL 09	2 BED	A.902	Yes	RESIDENTIAL
A_LEVEL 09	2 BED	A.903	Yes	RESIDENTIAL
A_LEVEL 09	2 BED	A.904	No	RESIDENTIAL
A_LEVEL 09	3 BED	A.905*	Yes	RESIDENTIAL
A_LEVEL 09: 5				
B_LEVEL 09	3 BED	B.901*	Yes	RESIDENTIAL
B_LEVEL 09	3 BED	B.902	Yes	RESIDENTIAL
B_LEVEL 09: 2				
A_LEVEL 10	3 BED	A.1001	Yes	RESIDENTIAL
A_LEVEL 10	2 BED	A.1002	Yes	RESIDENTIAL
A_LEVEL 10	2 BED	A.1003	Yes	RESIDENTIAL
A_LEVEL 10	2 BED	A.1004	No	RESIDENTIAL
A_LEVEL 10	3 BED	A.1005*	Yes	RESIDENTIAL
A_LEVEL 10: 5				
B_LEVEL 10	3 BED	B.1001*	Yes	RESIDENTIAL
B_LEVEL 10	3 BED	B.1002	Yes	RESIDENTIAL
B_LEVEL 10: 2				
A_LEVEL 11	3 BED	A.1101*	Yes	RESIDENTIAL
A_LEVEL 11: 1				
B_LEVEL 11	3 BED	B.1101	Yes	RESIDENTIAL
B_LEVEL 11	3 BED	B.1102	Yes	RESIDENTIAL
B_LEVEL 11: 2				
A_LEVEL 12	3 BED	A.1201*	Yes	RESIDENTIAL
A_LEVEL 12: 1				
B_LEVEL 12	3 BED	B.1201	Yes	RESIDENTIAL
B_LEVEL 12	3 BED	B.1202	Yes	RESIDENTIAL
B_LEVEL 12: 2				
A_LEVEL 13	3 BED	A.1301	Yes	RESIDENTIAL
A_LEVEL 13: 1				
B_LEVEL 13	3 BED	B.1301	Yes	RESIDENTIAL
B_LEVEL 13	3 BED	B.1302	Yes	RESIDENTIAL
B_LEVEL 13: 2				
B_LEVEL 14	3 BED	B.1401	Yes	RESIDENTIAL
B_LEVEL 14	3 BED	B.1402	Yes	RESIDENTIAL
B_LEVEL 14: 2				
B_LEVEL 15	3 BED	B.1501	Yes	RESIDENTIAL
B_LEVEL 15	3 BED	B.1502	Yes	RESIDENTIAL
B_LEVEL 15: 2				
B_LEVEL 16	3 BED	B.1601	Yes	RESIDENTIAL
B_LEVEL 16	3 BED	B.1602	Yes	RESIDENTIAL
B_LEVEL 16: 2				
Grand total: 85				

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Use figured dimensions only. Do not scale drawings.

Nominated Architects: Adam Haddow-7188 | John Pradel-7004

Rev	Date	Revision	By	Chk.
1	14.02.2025	FOR INFORMATION - SSDA	JTS	SC
2	28.02.2025	FOR INFORMATION - TEST OF ADEQUACY	JTS	SC
3	04.04.2025	FOR INFORMATION - POST TEST OF ADEQUACY	JTS	SC

Landscape Architect
Black Beetle

Structural Engineer
iStruct

Mechanical / Hydraulic Engineer
Arim Services / Greenarrow

Electrical Engineer
Spectrum Engineering Solutions

Fire Engineer
Carbon Fire Engineering

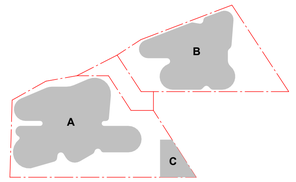
Access Consultant
East Coast Accessibility

Basix
Vipac

Client
STARGATE PROPERTY

Project
OXFORD ST & NELSON ST

194-214 OXFORD STREET
BONDI JUNCTION



Drawing Name
ANALYSIS - CROSS VENTILATION

Date	Scale	Sheet Size
04.04.2025	As indicated	@ A1

Drawn	Chk.
JTS	SC

Job No.	Drawing No.	Revision
6289	DA-6011	/ 3

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490 Crown Street
Surry Hills NSW
2010 Australia
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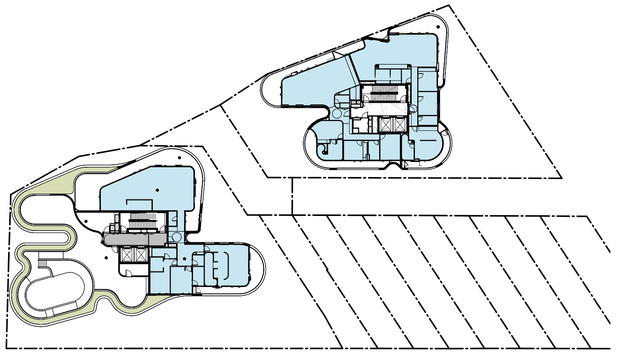
www.sjb.com.au



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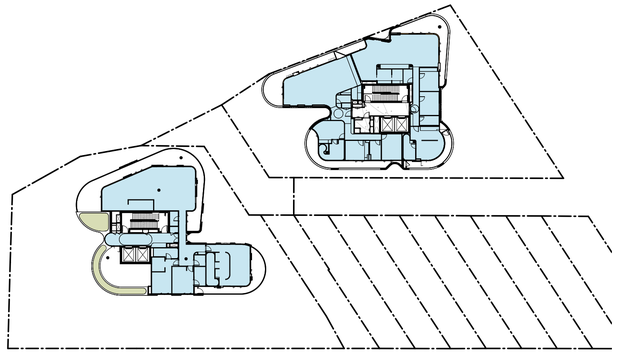

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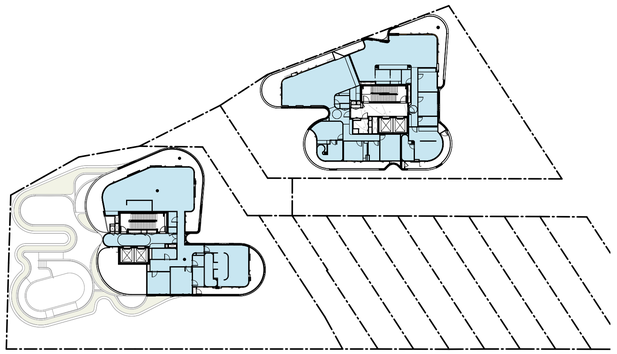

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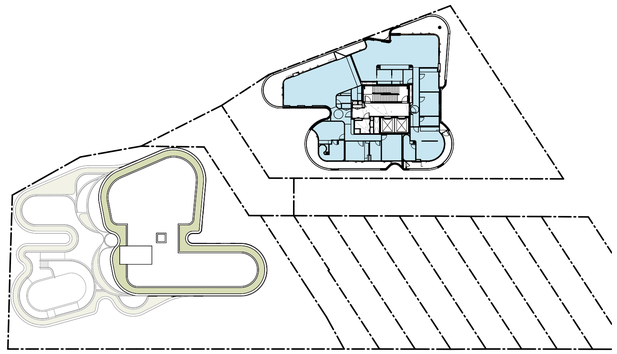

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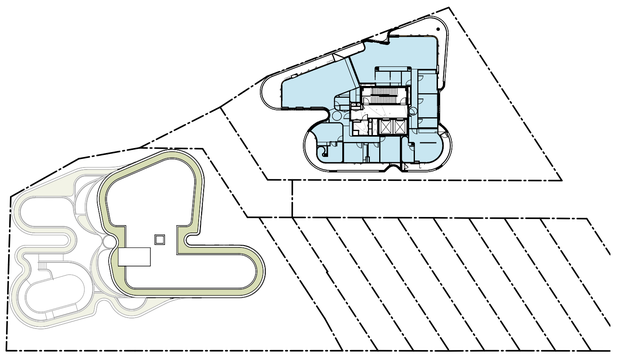

CROSS VENT LEVEL 15

LEGEND

YES — CROSS VENTILATION ACHIEVED UP TO LEVEL 6

NO — CROSS VENTILATION NOT ACHIEVED UP TO LEVEL 6

ADG DESIGN CRITERIA

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APARTMENTS ACHIEVING NATURAL CROSS VENTILATION
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3 ADDITIONAL INFORMATION

CROSS VENTILATION SCHEDULE

Level	Occupancy	Number	Cross Vent	Department
A_LEVEL 01	2 BED	A.101	No	RESIDENTIAL
A_LEVEL 01: 1				
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A_LEVEL 02	2 BED	A.202	Yes	RESIDENTIAL
A_LEVEL 02	2 BED	A.203	Yes	RESIDENTIAL
A_LEVEL 02	2 BED	A.204	No	RESIDENTIAL
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A_LEVEL 02: 5				
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B_LEVEL 02	2 BED	B.202	Yes	RESIDENTIAL
B_LEVEL 02	2 BED	B.203	Yes	RESIDENTIAL
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A_LEVEL 03	2 BED	A.303	Yes	RESIDENTIAL
A_LEVEL 03	2 BED	A.304	No	RESIDENTIAL
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A_LEVEL 03: 5				
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B_LEVEL 03	2 BED	B.303	Yes	RESIDENTIAL
B_LEVEL 03: 3				
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A_LEVEL 04	2 BED	A.402	Yes	RESIDENTIAL
A_LEVEL 04	2 BED	A.403	Yes	RESIDENTIAL
A_LEVEL 04	2 BED	A.404	No	RESIDENTIAL
A_LEVEL 04	3 BED	A.405*	Yes	RESIDENTIAL
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B_LEVEL 04	2 BED	B.402	Yes	RESIDENTIAL
B_LEVEL 04	2 BED	B.403	Yes	RESIDENTIAL
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A_LEVEL 05	2 BED	A.503	Yes	RESIDENTIAL
A_LEVEL 05	2 BED	A.504	No	RESIDENTIAL
A_LEVEL 05	3 BED	A.505*	Yes	RESIDENTIAL
A_LEVEL 05: 5				
B_LEVEL 05	3 BED	B.501*	Yes	RESIDENTIAL
B_LEVEL 05	3 BED	B.502	Yes	RESIDENTIAL
B_LEVEL 05: 2				
A_LEVEL 06	3 BED	A.601	Yes	RESIDENTIAL
A_LEVEL 06	2 BED	A.602	Yes	RESIDENTIAL
A_LEVEL 06	2 BED	A.603	Yes	RESIDENTIAL
A_LEVEL 06	2 BED	A.604	No	RESIDENTIAL
A_LEVEL 06	3 BED	A.605*	Yes	RESIDENTIAL
A_LEVEL 06: 5				
B_LEVEL 06	3 BED	B.601*	Yes	RESIDENTIAL
B_LEVEL 06	3 BED	B.602	Yes	RESIDENTIAL
B_LEVEL 06: 2				
A_LEVEL 07	3 BED	A.701	Yes	RESIDENTIAL
A_LEVEL 07	2 BED	A.702	Yes	RESIDENTIAL
A_LEVEL 07	2 BED	A.703	Yes	RESIDENTIAL
A_LEVEL 07	2 BED	A.704	No	RESIDENTIAL
A_LEVEL 07	3 BED	A.705*	Yes	RESIDENTIAL
A_LEVEL 07: 5				
B_LEVEL 07	3 BED	B.701*	Yes	RESIDENTIAL
B_LEVEL 07	3 BED	B.702	Yes	RESIDENTIAL
B_LEVEL 07: 2				
A_LEVEL 08	3 BED	A.801	Yes	RESIDENTIAL
A_LEVEL 08	2 BED	A.802	Yes	RESIDENTIAL
A_LEVEL 08	2 BED	A.803	Yes	RESIDENTIAL
A_LEVEL 08	2 BED	A.804	No	RESIDENTIAL
A_LEVEL 08	3 BED	A.805*	Yes	RESIDENTIAL
A_LEVEL 08: 5				
B_LEVEL 08	3 BED	B.801*	Yes	RESIDENTIAL
B_LEVEL 08	3 BED	B.802	Yes	RESIDENTIAL
B_LEVEL 08: 2				
A_LEVEL 09	3 BED	A.901	Yes	RESIDENTIAL
A_LEVEL 09	2 BED	A.902	Yes	RESIDENTIAL
A_LEVEL 09	2 BED	A.903	Yes	RESIDENTIAL
A_LEVEL 09	2 BED	A.904	No	RESIDENTIAL
A_LEVEL 09	3 BED	A.905*	Yes	RESIDENTIAL
A_LEVEL 09: 5				
B_LEVEL 09	3 BED	B.901*	Yes	RESIDENTIAL
B_LEVEL 09	3 BED	B.902	Yes	RESIDENTIAL
B_LEVEL 09: 2				
A_LEVEL 10	3 BED	A.1001	Yes	RESIDENTIAL
A_LEVEL 10	2 BED	A.1002	Yes	RESIDENTIAL
A_LEVEL 10	2 BED	A.1003	Yes	RESIDENTIAL
A_LEVEL 10	2 BED	A.1004	No	RESIDENTIAL
A_LEVEL 10	3 BED	A.1005*	Yes	RESIDENTIAL
A_LEVEL 10: 5				
B_LEVEL 10	3 BED	B.1001*	Yes	RESIDENTIAL
B_LEVEL 10	3 BED	B.1002	Yes	RESIDENTIAL
B_LEVEL 10: 2				
A_LEVEL 11	3 BED	A.1101*	Yes	RESIDENTIAL
A_LEVEL 11: 1				
B_LEVEL 11	3 BED	B.1101	Yes	RESIDENTIAL
B_LEVEL 11	3 BED	B.1102	Yes	RESIDENTIAL
B_LEVEL 11: 2				
A_LEVEL 12	3 BED	A.1201*	Yes	RESIDENTIAL
A_LEVEL 12: 1				
B_LEVEL 12	3 BED	B.1201	Yes	RESIDENTIAL
B_LEVEL 12	3 BED	B.1202	Yes	RESIDENTIAL
B_LEVEL 12: 2				
A_LEVEL 13	3 BED	A.1301	Yes	RESIDENTIAL
A_LEVEL 13: 1				
B_LEVEL 13	3 BED	B.1301	Yes	RESIDENTIAL
B_LEVEL 13	3 BED	B.1302	Yes	RESIDENTIAL
B_LEVEL 13: 2				
B_LEVEL 14	3 BED	B.1401	Yes	RESIDENTIAL
B_LEVEL 14	3 BED	B.1402	Yes	RESIDENTIAL
B_LEVEL 14: 2				
B_LEVEL 15	3 BED	B.1501	Yes	RESIDENTIAL
B_LEVEL 15	3 BED	B.1502	Yes	RESIDENTIAL
B_LEVEL 15: 2				
B_LEVEL 16	3 BED	B.1601	Yes	RESIDENTIAL
B_LEVEL 16	3 BED	B.1602	Yes	RESIDENTIAL
B_LEVEL 16: 2				
Grand total: 85				

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2	28.02.2025	FOR INFORMATION - TEST OF ADEQUACY	JTS	SC
3	04.04.2025	FOR INFORMATION - POST TEST OF ADEQUACY	JTS	SC

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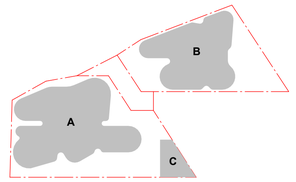

Drawing Name
ANALYSIS - CROSS VENTILATION

Date	Scale	Sheet Size
04.04.2025	As indicated	@ A1

Drawn	Chk.
JTS	SC

Job No.	Drawing No.	Revision
6289	DA-6012	/ 3

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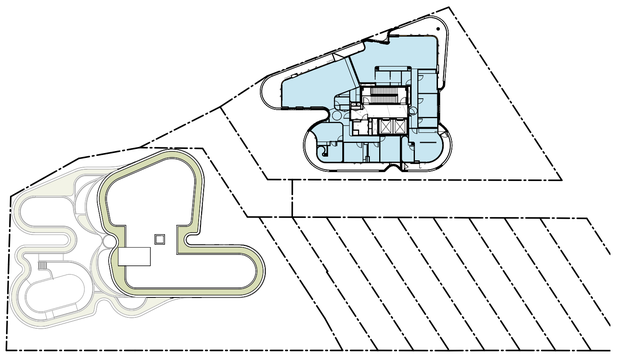

CROSS VENT LEVEL 16

LEGEND

YES — CROSS VENTILATION ACHIEVED UP TO LEVEL 6

NO — CROSS VENTILATION NOT ACHIEVED UP TO LEVEL 6

ADG DESIGN CRITERIA

- AT LEAST 60% OF APARTMENTS ARE NATURALLY CROSS VENTILATED IN THE FIRST NINE STOREYS OF THE BUILDING.

- APARTMENTS AT TEN STOREYS OR GREATER ARE DEEMED TO BE CROSS VENTILATED ONLY IF ANY ENCLOSURE OF THE BALCONIES AT THESE LEVELS ALLOWS ADEQUATE NATURAL VENTILATION AND CANNOT BE FULLY ENCLOSED.

APARTMENTS ACHIEVING NATURAL CROSS VENTILATION
= 60 / 85
= 65.5%

APARTMENTS RECEIVING NO CROSS VENTILATION (FIRST 9 STOREYS)
= 9 / 63
= 14.2%

3 ADDITIONAL INFORMATION

CROSS VENTILATION SCHEDULE

Level	Occupancy	Number	Cross Vent	Department
A_LEVEL 01	2 BED	A.101	No	RESIDENTIAL
A_LEVEL 01: 1				
B_LEVEL 01	1 BED	B.101	Yes	RESIDENTIAL
B_LEVEL 01	1 BED	B.102	Yes	RESIDENTIAL
B_LEVEL 01	2 BED	B.103	Yes	RESIDENTIAL
B_LEVEL 01: 3				
A_LEVEL 02	3 BED	A.201	Yes	RESIDENTIAL
A_LEVEL 02	2 BED	A.202	Yes	RESIDENTIAL
A_LEVEL 02	2 BED	A.203	Yes	RESIDENTIAL
A_LEVEL 02	2 BED	A.204	No	RESIDENTIAL
A_LEVEL 02	3 BED	A.205*	Yes	RESIDENTIAL
A_LEVEL 02: 5				
B_LEVEL 02	3 BED	B.201	Yes	RESIDENTIAL
B_LEVEL 02	2 BED	B.202	Yes	RESIDENTIAL
B_LEVEL 02	2 BED	B.203	Yes	RESIDENTIAL
B_LEVEL 02: 3				
A_LEVEL 03	3 BED	A.301	Yes	RESIDENTIAL
A_LEVEL 03	2 BED	A.302	Yes	RESIDENTIAL
A_LEVEL 03	2 BED	A.303	Yes	RESIDENTIAL
A_LEVEL 03	2 BED	A.304	No	RESIDENTIAL
A_LEVEL 03	3 BED	A.305*	Yes	RESIDENTIAL
A_LEVEL 03: 5				
B_LEVEL 03	3 BED	B.301	Yes	RESIDENTIAL
B_LEVEL 03	2 BED	B.302	Yes	RESIDENTIAL
B_LEVEL 03	2 BED	B.303	Yes	RESIDENTIAL
B_LEVEL 03: 3				
A_LEVEL 04	3 BED	A.401	Yes	RESIDENTIAL
A_LEVEL 04	2 BED	A.402	Yes	RESIDENTIAL
A_LEVEL 04	2 BED	A.403	Yes	RESIDENTIAL
A_LEVEL 04	2 BED	A.404	No	RESIDENTIAL
A_LEVEL 04	3 BED	A.405*	Yes	RESIDENTIAL
A_LEVEL 04: 5				
B_LEVEL 04	3 BED	B.401	Yes	RESIDENTIAL
B_LEVEL 04	2 BED	B.402	Yes	RESIDENTIAL
B_LEVEL 04	2 BED	B.403	Yes	RESIDENTIAL
B_LEVEL 04: 3				
A_LEVEL 05	3 BED	A.501	Yes	RESIDENTIAL
A_LEVEL 05	2 BED	A.502	Yes	RESIDENTIAL
A_LEVEL 05	2 BED	A.503	Yes	RESIDENTIAL
A_LEVEL 05	2 BED	A.504	No	RESIDENTIAL
A_LEVEL 05	3 BED	A.505*	Yes	RESIDENTIAL
A_LEVEL 05: 5				
B_LEVEL 05	3 BED	B.501*	Yes	RESIDENTIAL
B_LEVEL 05	3 BED	B.502	Yes	RESIDENTIAL
B_LEVEL 05: 2				
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A_LEVEL 06	2 BED	A.602	Yes	RESIDENTIAL
A_LEVEL 06	2 BED	A.603	Yes	RESIDENTIAL
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B_LEVEL 11: 2				
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A_LEVEL 12: 1				
B_LEVEL 12	3 BED	B.1201	Yes	RESIDENTIAL
B_LEVEL 12	3 BED	B.1202	Yes	RESIDENTIAL
B_LEVEL 12: 2				
A_LEVEL 13	3 BED	A.1301	Yes	RESIDENTIAL
A_LEVEL 13: 1				
B_LEVEL 13	3 BED	B.1301	Yes	RESIDENTIAL
B_LEVEL 13	3 BED	B.1302	Yes	RESIDENTIAL
B_LEVEL 13: 2				
B_LEVEL 14	3 BED	B.1401	Yes	RESIDENTIAL
B_LEVEL 14	3 BED	B.1402	Yes	RESIDENTIAL
B_LEVEL 14: 2				
B_LEVEL 15	3 BED	B.1501	Yes	RESIDENTIAL
B_LEVEL 15	3 BED	B.1502	Yes	RESIDENTIAL
B_LEVEL 15: 2				
B_LEVEL 16	3 BED	B.1601	Yes	RESIDENTIAL
B_LEVEL 16	3 BED	B.1602	Yes	RESIDENTIAL
B_LEVEL 16: 2				

Grand total: 85

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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

Rev	Date	Revision	By	Chk.
1	14.02.2025	FOR INFORMATION - SSDA	JTS	SC
2	28.02.2025	FOR INFORMATION - TEST OF ADEQUACY	JTS	SC
3	04.04.2025	FOR INFORMATION - POST TEST OF ADEQUACY	JTS	SC

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iStruct

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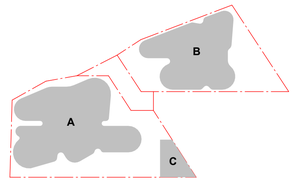

Drawing Name
ANALYSIS - CROSS VENTILATION

Date	Scale	Sheet Size
04.04.2025	As indicated	@ A1

Drawn	Chk.
JTS	SC

Job No.	Drawing No.	Revision
6289	DA-6013	/ 3

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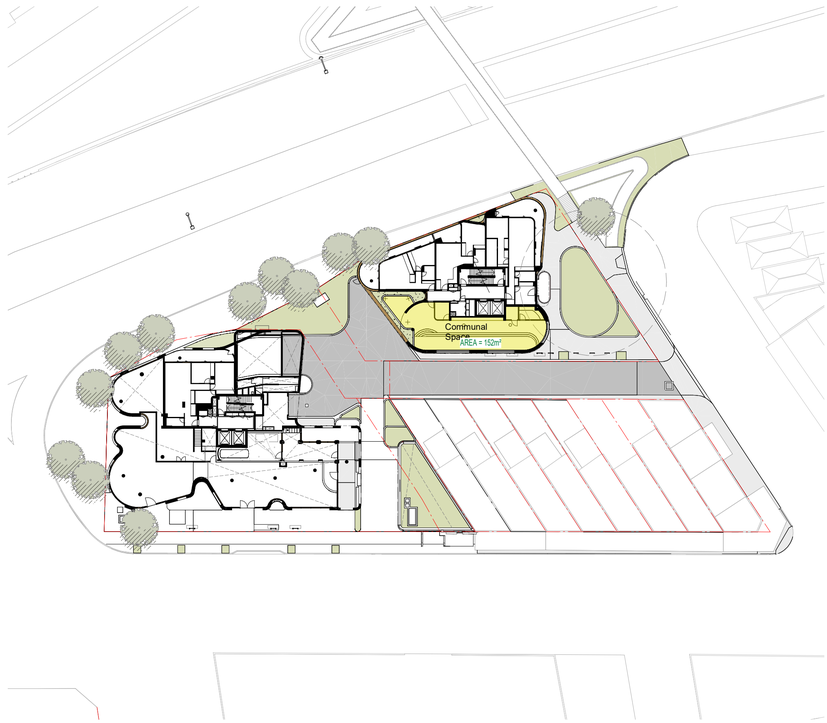
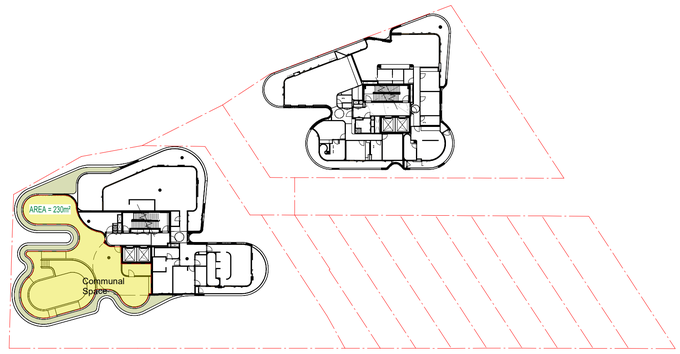
GROUND FLOOR



LEVEL 1



LEVEL 11 (ROOFTOP)

DEEP SOIL SUMMARY

TOTAL SITE AREA:	2480m² + 153m² (Osmund Lane Road Reserve)
REQUIRED DEEP SOIL (min 50% of landscaped area)	175m² (GF total 350sqm)
TOTAL PROPOSED DEEP SOIL GROUND FLOOR	**114m²**

COMMUNAL OPEN SPACE SUMMARY

TOTAL SITE AREA: 2480m² + 153m² (Osmund Lane Road Reserve)
REQUIRED COMMUNAL OPEN SPACE (25% of total site area) 620m²

PROPOSED COMMUNAL OPEN SPACE			Total Area	Sunlight	No sunlight
GROUND FLOOR	364m²	GF	364.0 sqm	270.0 sqm	94 sqm
LEVEL 1	152m²	L1	152.0 sqm	0 sqm	152.0 sqm
ROOF LEVEL	230m²	Rf	230.0 sqm	174.0 sqm	56.0 sqm
		2 HR sunlight			
TOTAL COMMUNAL OPEN SPACE	**746m²**		**Proposed 746.0 sqm**	**444.0 sqm**	**302.0 sqm**

GROUND FLOOR THROUGH SITE LINK 136m²

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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

KEY

- AREA OF DEEP SOIL TO BE PROVIDED TO THE DEVELOPMENT FOR PLANTING REQUIREMENTS AS PER LANDSCAPE DESIGN
- AREA OF GREEN SPACE / LANDSCAPING PROVIDED FOR THE DEVELOPMENT PER LANDSCAPE DESIGN
- AREA OF CALCULATED COMMUNAL OPEN SPACE / PUBLIC ACCESSIBLE THROUGH SITE LINK FOR DEVELOPMENT PROPOSAL
- AREA OF CALCULATED SHADOW TO COMMUNAL OPEN SPACE + 2HR SUNLIGHT

Rev	Date	Revision	By	Chk.
1	14.02.2025	FOR INFORMATION - SSDA	JTS	SC
2	28.02.2025	FOR INFORMATION - TEST OF ADEQUACY	JTS	SC

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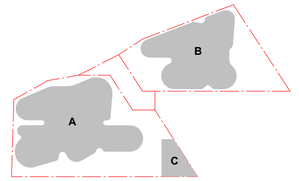

Drawing Name
ANALYSIS - DEEP SOIL CALC / COMMUNAL OPEN SPACE

Date	Scale	Sheet Size
28.02.2025	As indicated	@ A1

Drawn	Chk.
JTS	SC

Job No.	Drawing No.	Revision
6289	DA-6020	/ 2

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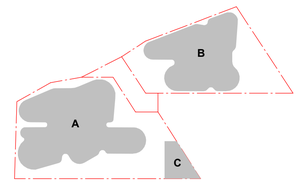

Drawing Name
ANALYSIS - HEIGHT PLANE DIAGRAM

Date	Scale	Sheet Size
28.02.2025		@ A1

Drawn	Chk.
JTS	SC

Job No.	Drawing No.	Revision
6289	DA-6030	/ 2

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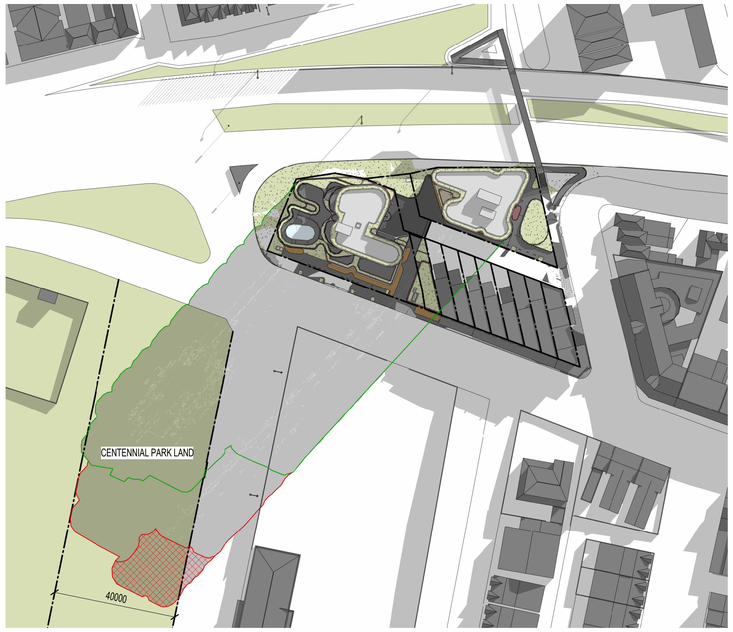
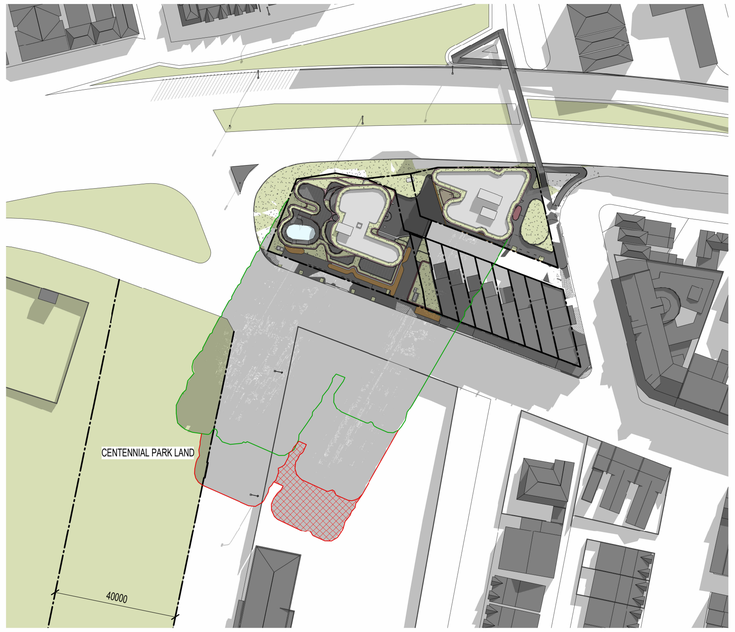
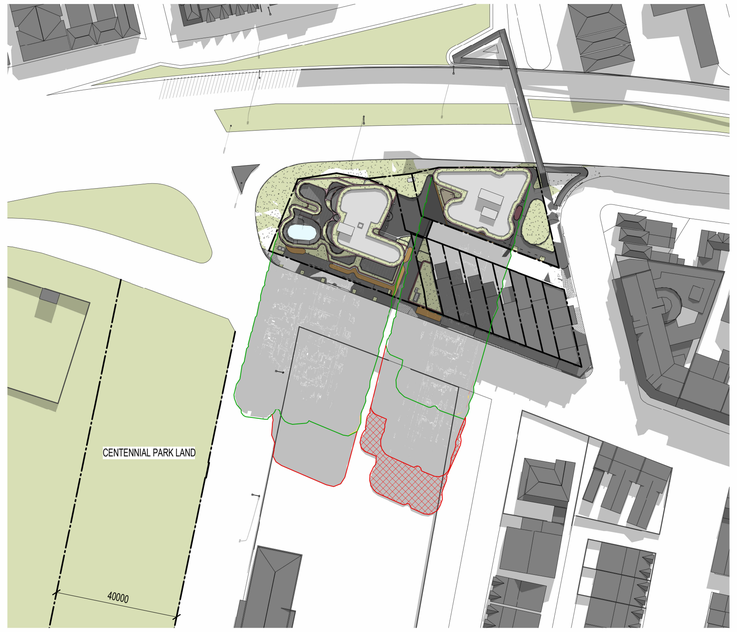


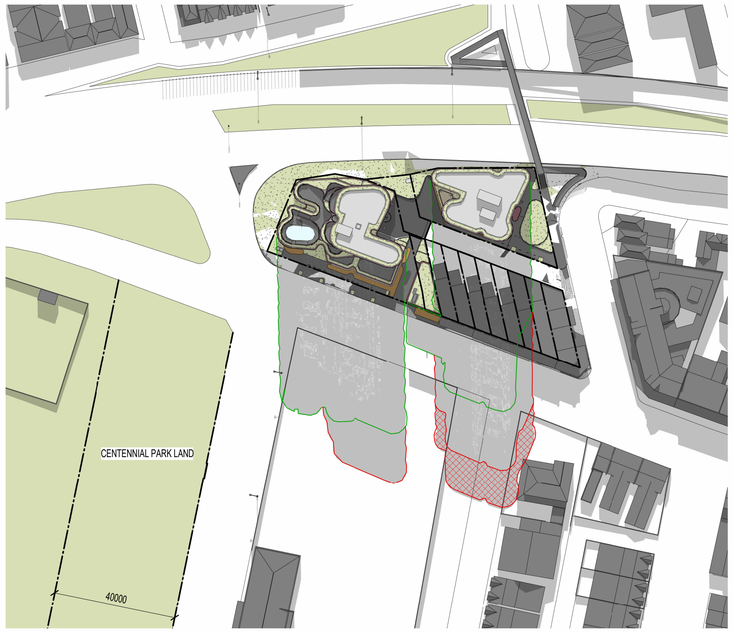
WINTER SOLSTICE SHADOWS - 9AM



WINTER SOLSTICE SHADOWS - 10AM



WINTER SOLSTICE SHADOWS - 11AM



WINTER SOLSTICE SHADOWS - 12PM

SUMMARY

9AM	451m² INCREASE IN SHADOWS ON GROUND PLANE
10AM	10AM
11AM	11AM
12PM	12PM
1PM	1PM
2PM	2PM
3PM	3PM

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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

KEY

- APPROVED SHADOW EXTENT
- PROPSED SHADOW EXTENT
- SHADOW FROM MASSING OVER LEP +30% HEIGHT PLANE

3 UPDATED HATCHING

Rev	Date	Revision	By	Chk.
1	14.02.2025	FOR INFORMATION - SSDA	JTS	SC
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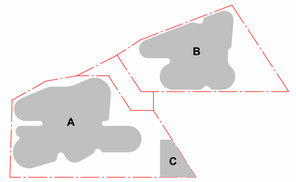

Drawing Name

ANALYSIS - SHADOW DIAGRAMS - MID WINTER MORNING

Date	Scale	Sheet Size
04.04.2025	As indicated	@ A1

Drawn	Chk.
JTS	SC

Job No.	Drawing No.	Revision
6289	DA-6050	/ 3

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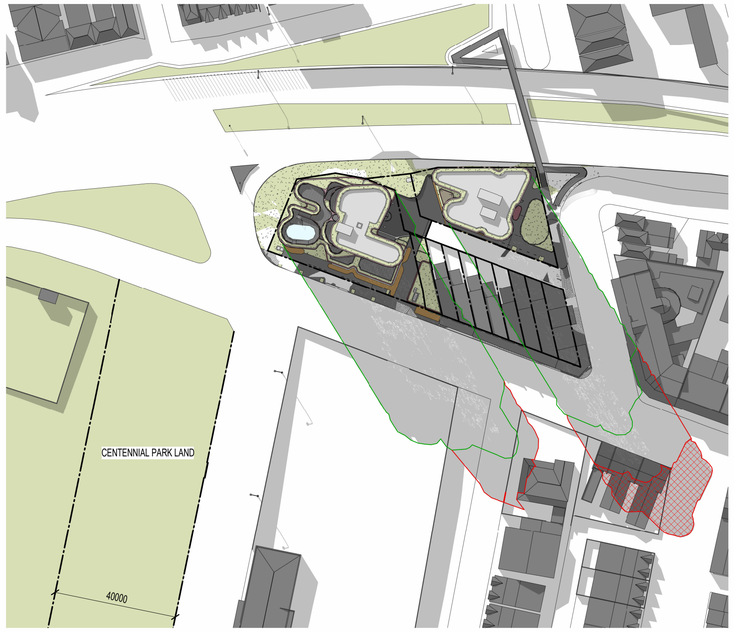
WINTER SOLSTICE SHADOWS - 1PM



WINTER SOLSTICE SHADOWS - 2PM



WINTER SOLSTICE SHADOWS - 3PM

SUMMARY

9AM	451m² INCREASE IN SHADOWS ON GROUND PLANE
10AM	10AM
11AM	11AM
12PM	12PM
1PM	1PM
2PM	2PM
3PM	3PM

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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

KEY

- APPROVED SHADOW EXTENT
- PROPSED SHADOW EXTENT
- SHADOW FROM MASSING OVER LEP +30% HEIGHT PLANE

3 UPDATED HATCHING

Rev	Date	Revision	By	Chk.
1	14.02.2025	FOR INFORMATION - SSDA	JTS	SC
2	28.02.2025	FOR INFORMATION - TEST OF ADEQUACY	JTS	SC
3	04.04.2025	FOR INFORMATION - POST TEST OF ADEQUACY	JTS	SC

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Black Beetle

Structural Engineer
iStruct

Mechanical / Hydraulic Engineer
Arim Services / Greenarrow

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Spectrum Engineering Solutions

Fire Engineer
Carbon Fire Engineering

Access Consultant
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Client
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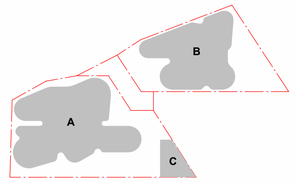

Drawing Name
ANALYSIS - SHADOW DIAGRAMS - MID WINTER AFTERNOON

Date	Scale	Sheet Size
04.04.2025	As indicated	@ A1

Drawn	Chk.
JTS	SC

Job No.	Drawing No.	Revision
6289	DA-6051	/ 3

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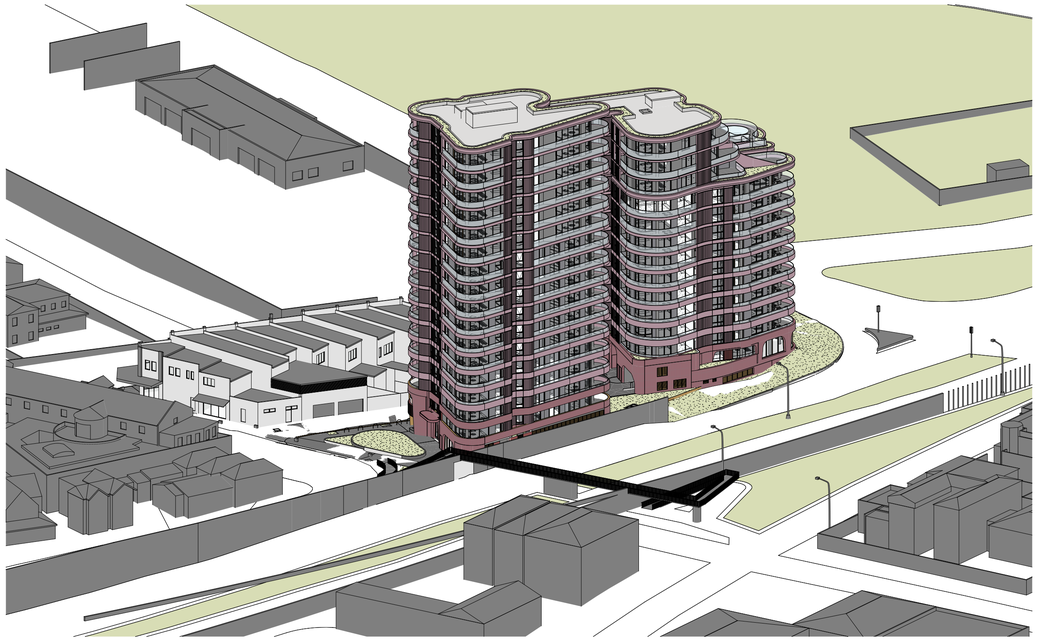
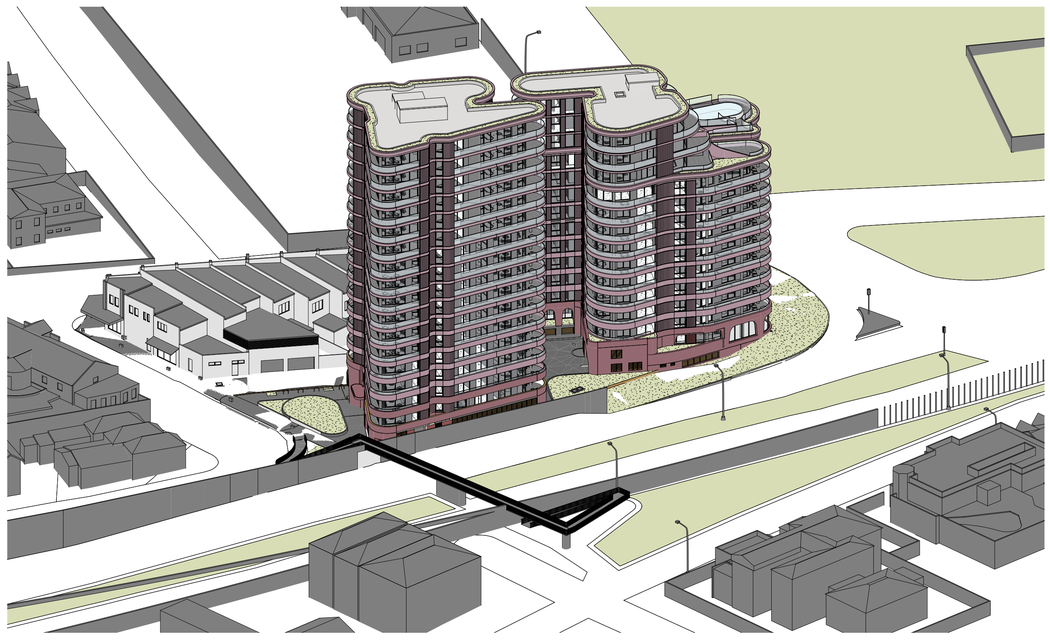
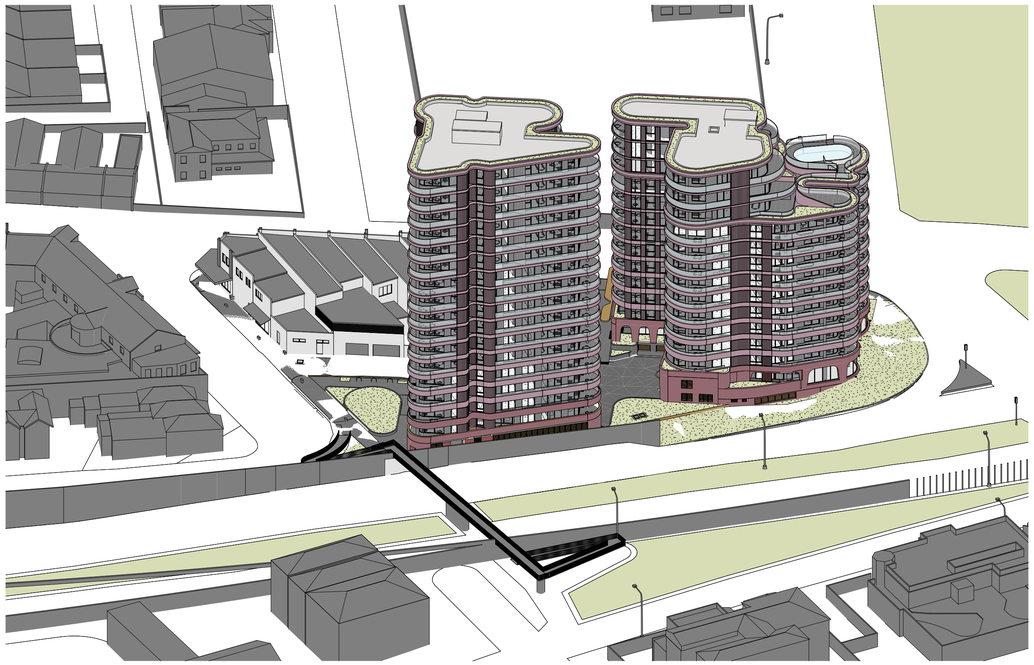


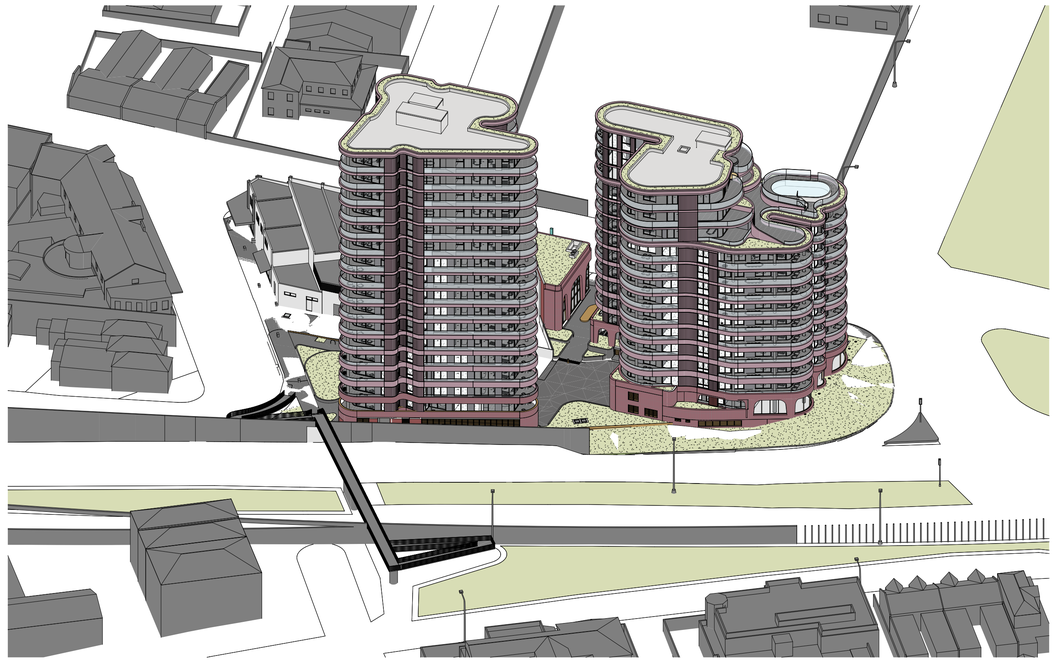
SUN VIEW - 21-Jun-20-9.00



SUN VIEW - 21-Jun-20-10.00



SUN VIEW - 21-Jun-20-11.00



SUN VIEW - 21-Jun-20-12.00

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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

Rev	Date	Revision	By	Chk.
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2	28.02.2025	FOR INFORMATION - TEST OF ADEQUACY	JTS	SC

Landscape Architect
Black Beetle

Structural Engineer
iStruct

Mechanical / Hydraulic Engineer
Arim Services / Greenarrow

Electrical Engineer
Spectrum Engineering Solutions

Fire Engineer
Carbon Fire Engineering

Access Consultant
East Coast Accessibility

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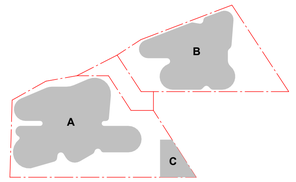

Drawing Name
ANALYSIS - 3D SHADOW
WINTER SUN PATH 9AM-12PM
SOLAR VIEWS

Date	Scale	Sheet Size
28.02.2025		@ A1

Drawn	Chk.
JTS	SC

Job No.	Drawing No.	Revision
6289	DA-6052	/ 2

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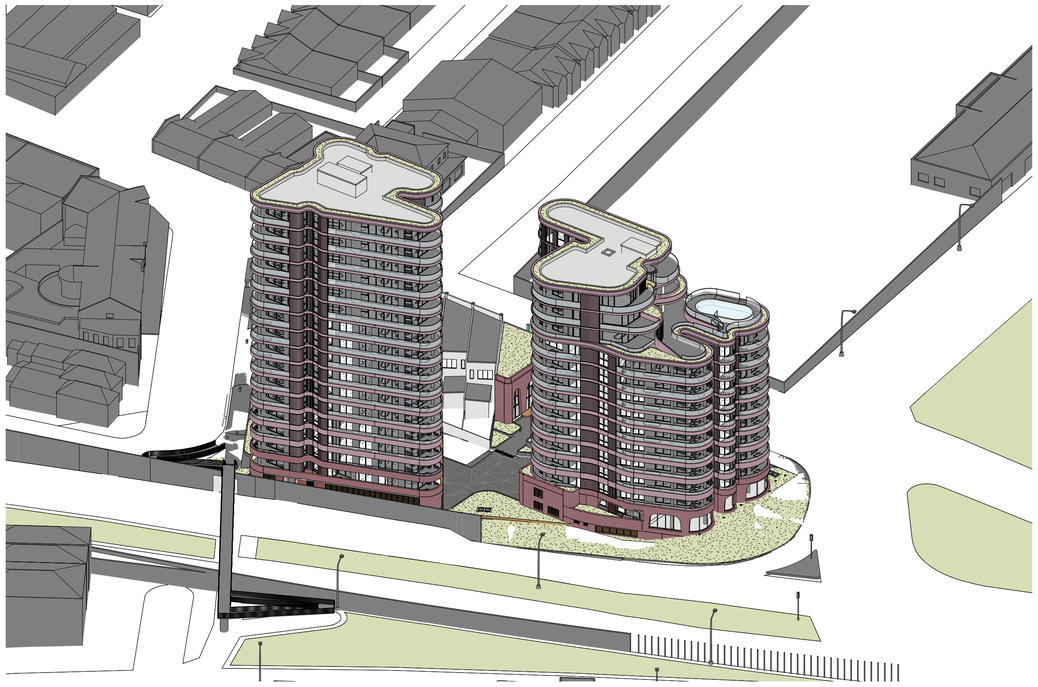
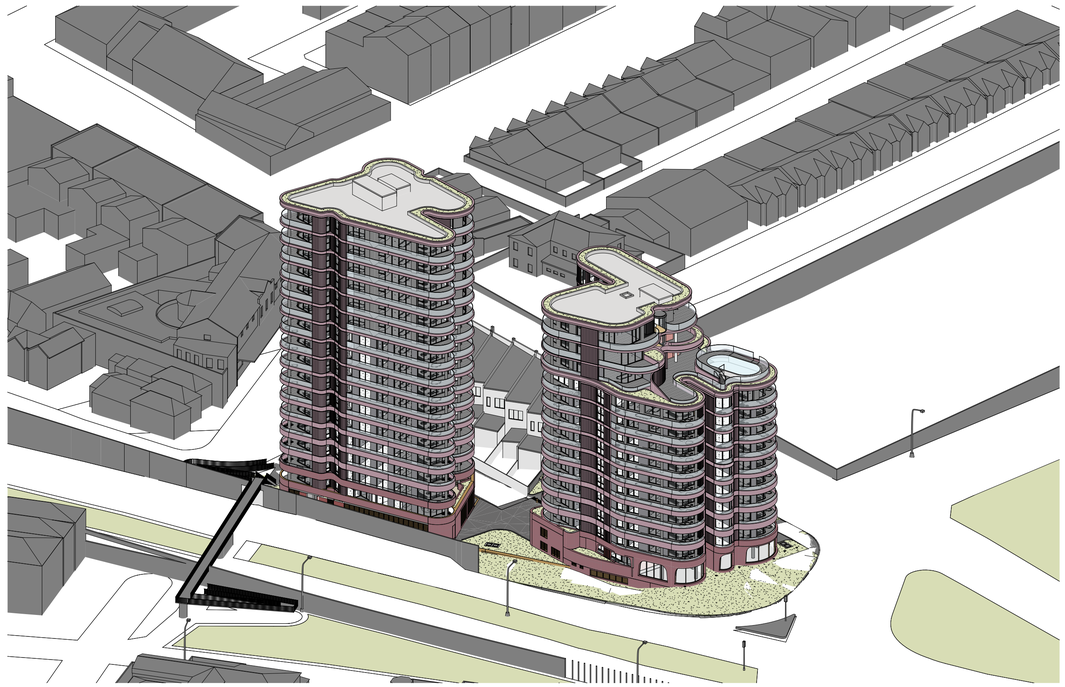
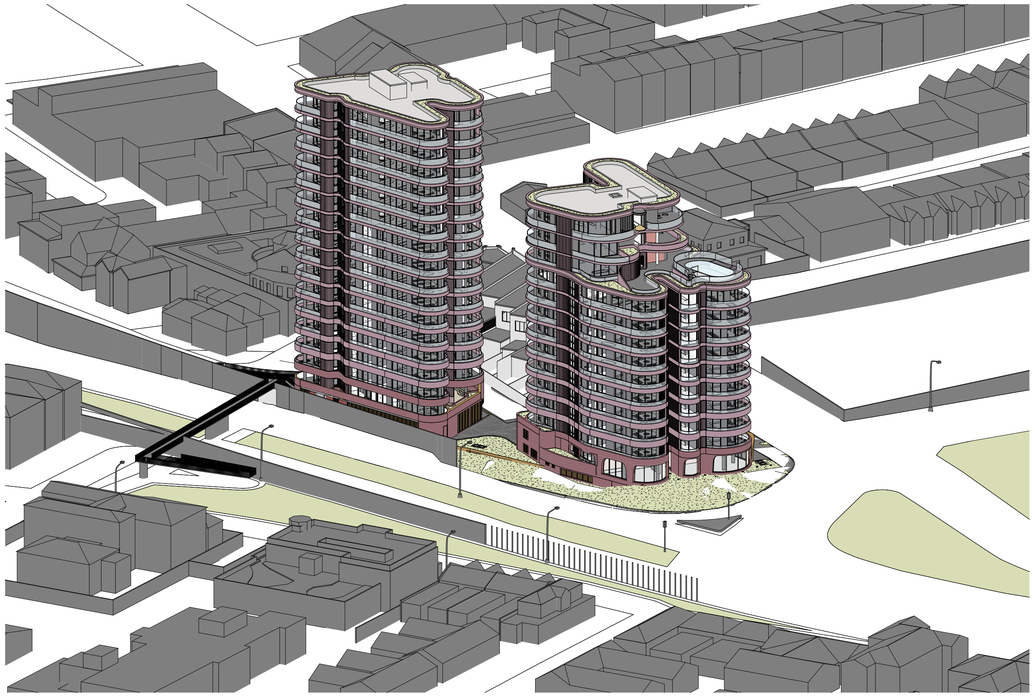


SUN VIEW - 21-Jun-20-13.00



SUN VIEW - 21-Jun-20-14.00



SUN VIEW - 21-Jun-20-15.00

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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

Rev	Date	Revision	By	Chk.
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Black Beetle

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iStruct

Mechanical / Hydraulic Engineer
Arim Services / Greenarrow

Electrical Engineer
Spectrum Engineering Solutions

Fire Engineer
Carbon Fire Engineering

Access Consultant
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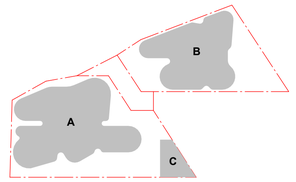

Drawing Name
ANALYSIS - 3D SHADOW
WINTER SUN PATH 1PM-3PM
SOLAR VIEWS

Date	Scale	Sheet Size
28.02.2025		@ A1

Drawn	Chk.
JTS	SC

Job No.	Drawing No.	Revision
6289	DA-6053	/ 2

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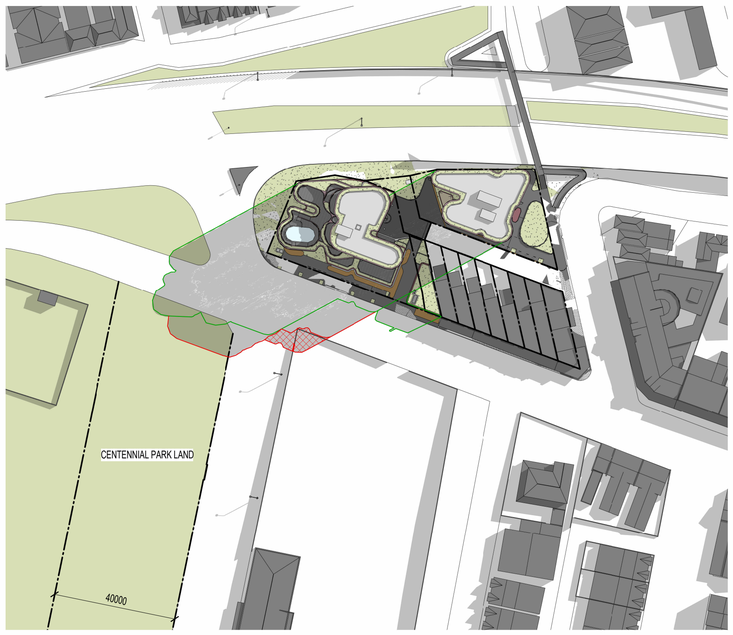
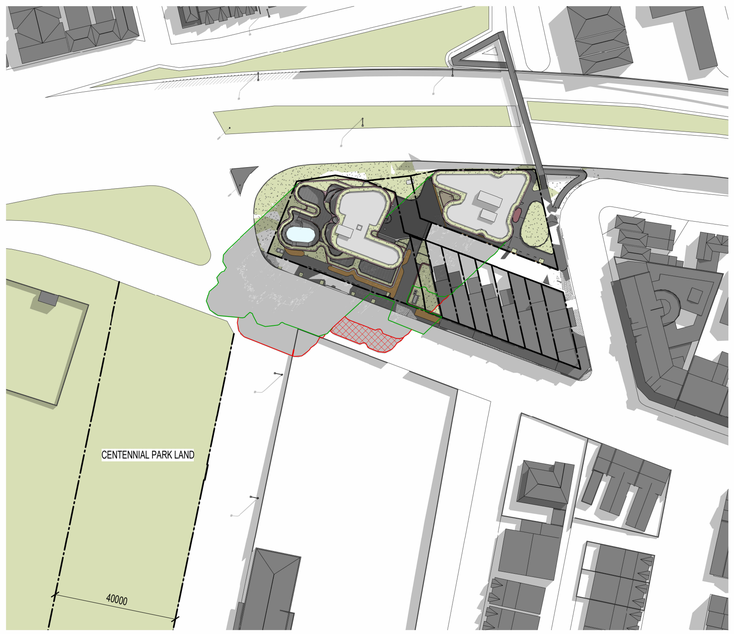
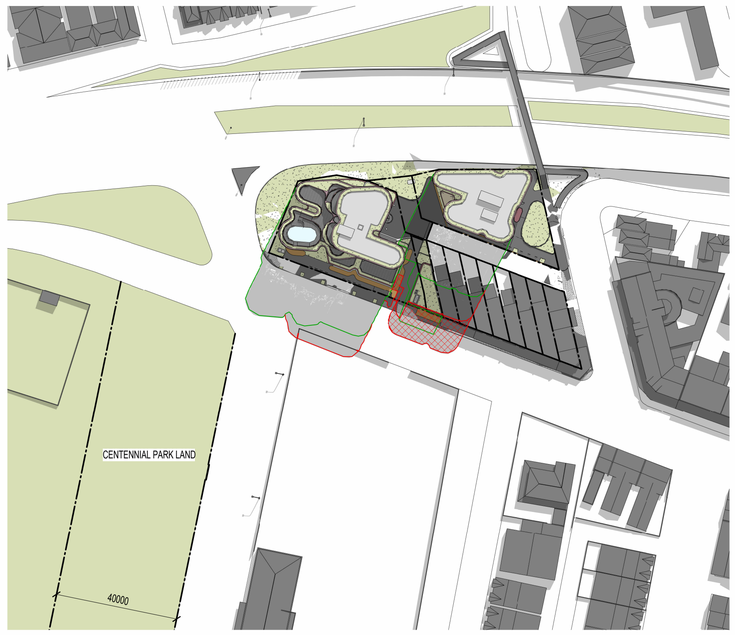


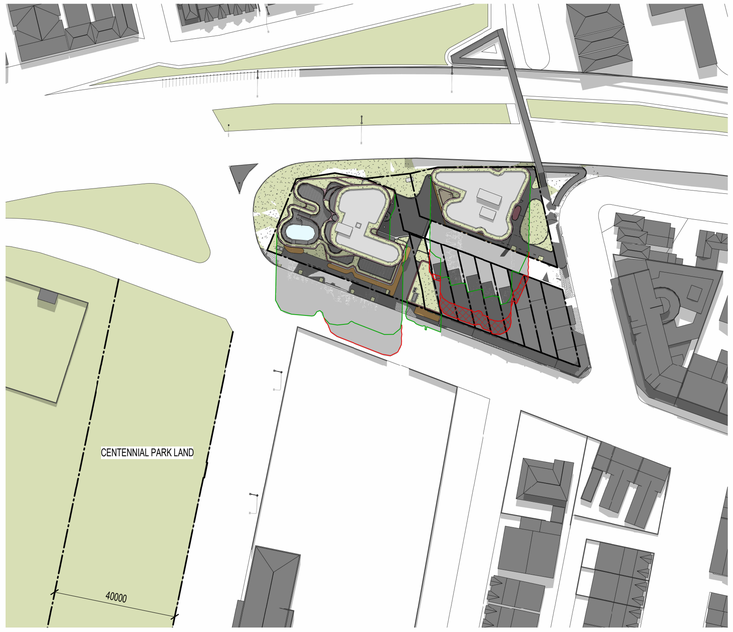
AUTUMN EQUINOX SHADOWS - 9AM



AUTUMN EQUINOX SHADOWS - 10AM



AUTUMN EQUINOX SHADOWS - 11AM



AUTUMN EQUINOX SHADOWS - 12PM

SUMMARY

9AM	9AM
10AM	10AM
11AM	11AM
12PM	12PM
1PM	1PM
2PM	2PM
3PM	3PM

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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

KEY

APPROVED SHADOW EXTENT

PROPSED SHADOW EXTENT

SHADOW FROM MASSING OVER LEP +30% HEIGHT PLANE

2 UPDATED HATCHING

Rev	Date	Revision	By	Chk.
1	28.02.2025	FOR INFORMATION - TEST OF ADEQUACY	JTS	SC
2	04.04.2025	FOR INFORMATION - POST TEST OF ADEQUACY	JTS	SC

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Arim Services / Greenarrow

Electrical Engineer
Spectrum Engineering Solutions

Fire Engineer
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Access Consultant
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Client

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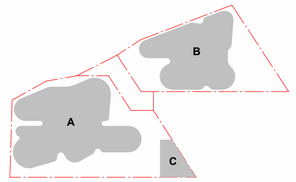

Drawing Name

ANALYSIS - SHADOW DIAGRAMS - MID AUTUMN MORNING

Date	Scale	Sheet Size
04.04.2025	As indicated	@ A1

Drawn	Chk.
JTS	SC

Job No.	Drawing No.	Revision
6289	DA-6054	/ 2

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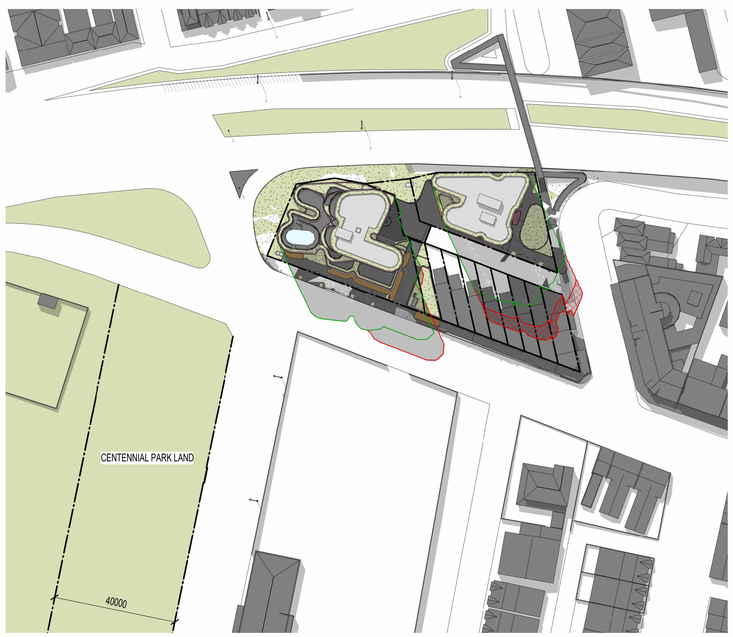
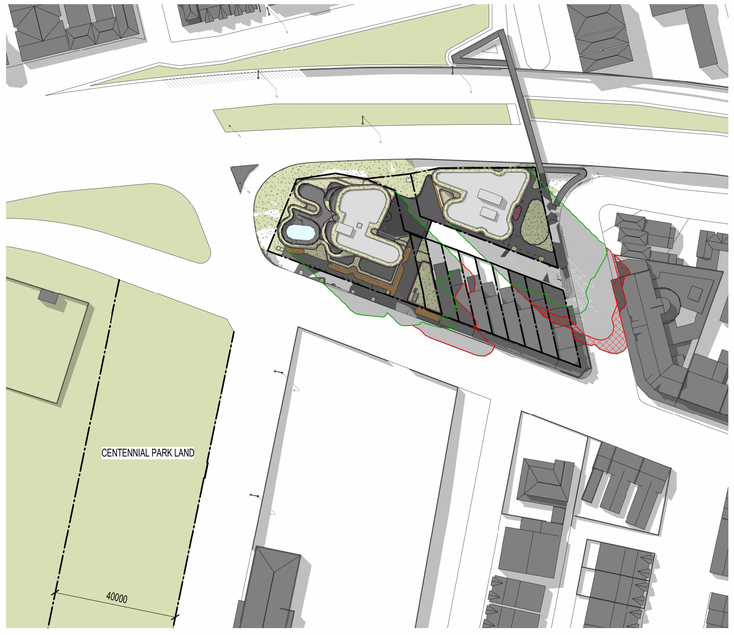


AUTUMN EQUINOX SHADOWS - 1PM



AUTUMN EQUINOX SHADOWS - 2PM



AUTUMN EQUINOX SHADOWS - 3PM

SUMMARY

9AM	9AM
10AM	10AM
11AM	11AM
12PM	12PM
1PM	1PM
2PM	2PM
3PM	3PM

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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

KEY

APPROVED SHADOW EXTENT

PROPSED SHADOW EXTENT

SHADOW FROM MASSING OVER LEP +30% HEIGHT PLANE

2 UPDATED HATCHING

Rev	Date	Revision	By	Chk.
1	28.02.2025	FOR INFORMATION - TEST OF ADEQUACY	JTS	SC
2	04.04.2025	FOR INFORMATION - POST TEST OF ADEQUACY	JTS	SC

Landscape Architect
Black Beetle

Structural Engineer
iStruct

Mechanical / Hydraulic Engineer
Arim Services / Greenarrow

Electrical Engineer
Spectrum Engineering Solutions

Fire Engineer
Carbon Fire Engineering

Access Consultant
East Coast Accessibility

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Client

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Project
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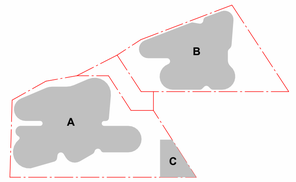

Drawing Name
ANALYSIS - SHADOW DIAGRAMS - MID AUTUMN AFTERNOON

Date	Scale	Sheet Size
04.04.2025	As indicated	@ A1

Drawn	Chk.
JTS	SC

Job No.	Drawing No.	Revision
6289	DA-6055	/ 2

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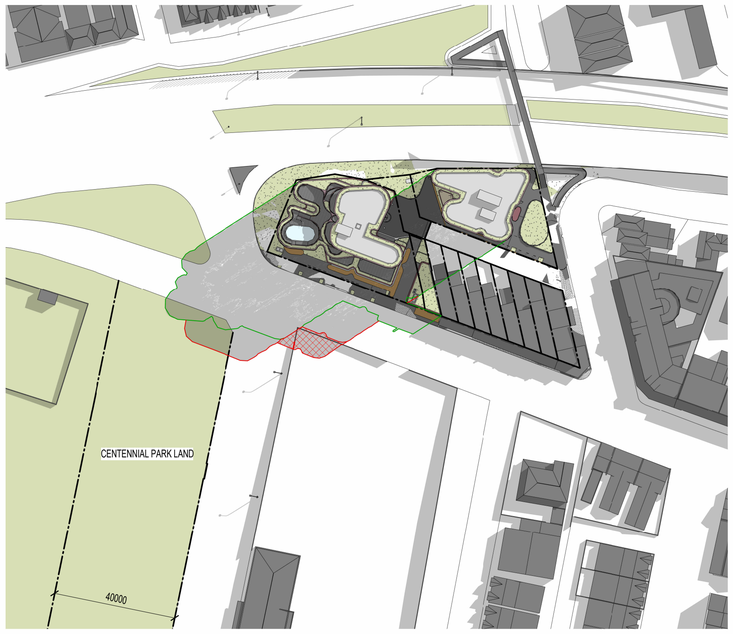
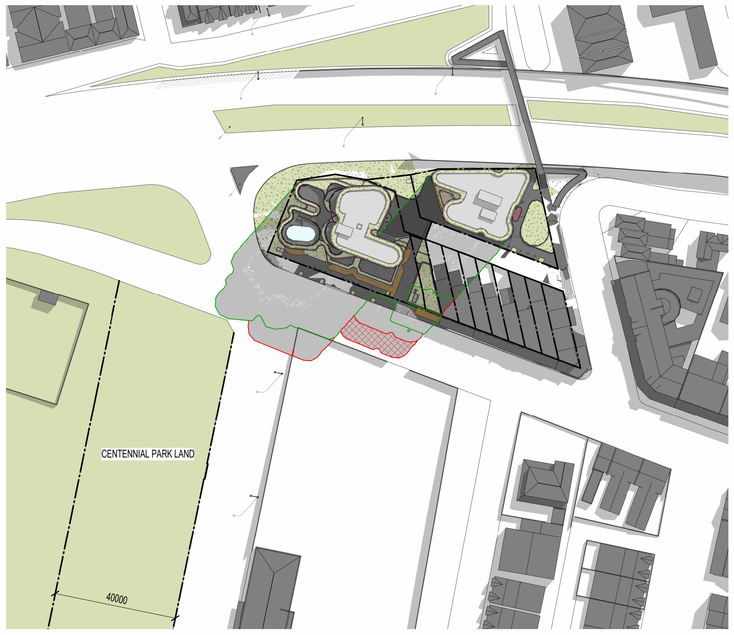
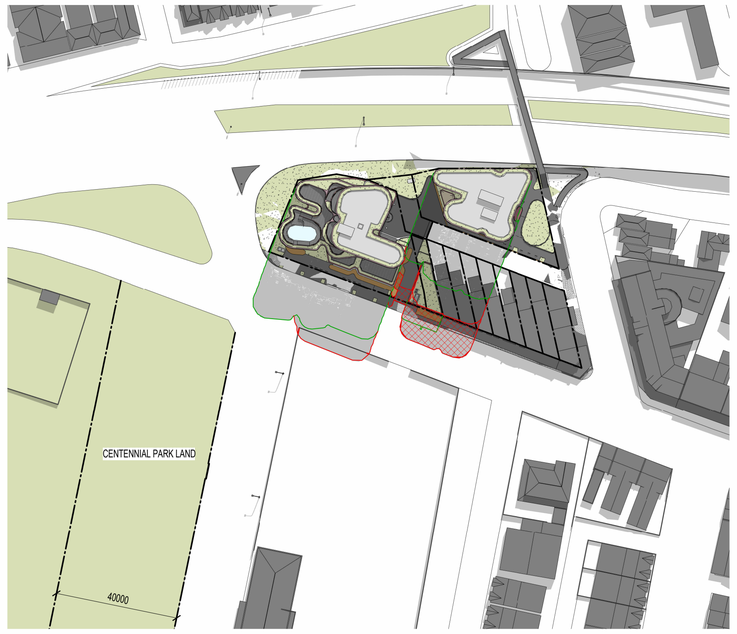
Nominated Architects: Adam Haddow-7188 | John Pradel-7004



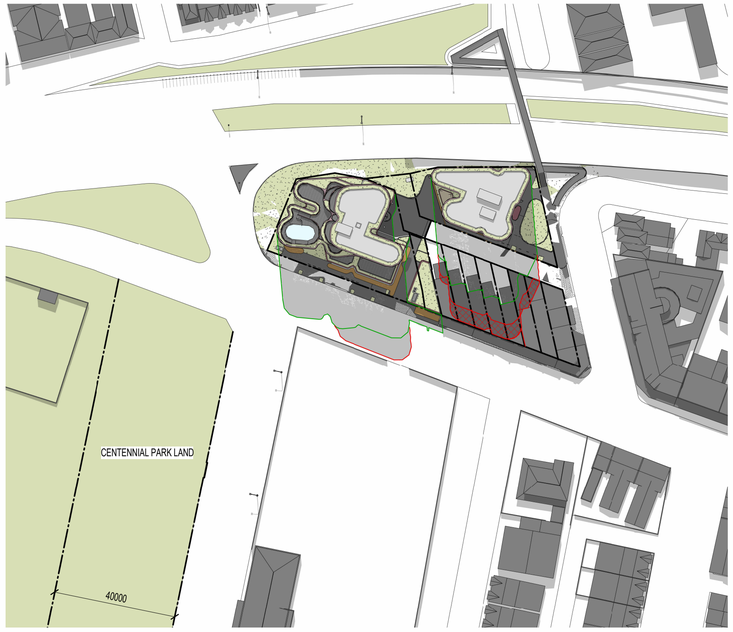
SPRING EQUINOX SHADOWS - 9AM



SPRING EQUINOX SHADOWS - 10AM



SPRING EQUINOX SHADOWS - 11AM



SPRING EQUINOX SHADOWS - 12PM

SUMMARY

9AM	9AM
10AM	10AM
11AM	11AM
12PM	12PM
1PM	1PM
2PM	2PM
3PM	3PM

KEY

- APPROVED SHADOW EXTENT
- PROPSED SHADOW EXTENT
- SHADOW FROM MASSING OVER LEP +30% HEIGHT PLANE

2 UPDATED HATCHING

Rev	Date	Revision	By	Chk.
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2	04.04.2025	FOR INFORMATION - POST TEST OF ADEQUACY	JTS	SC

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Arim Services / Greenarrow

Electrical Engineer
Spectrum Engineering Solutions

Fire Engineer
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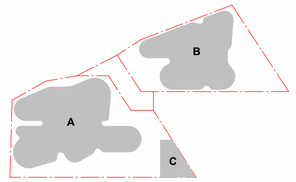

Drawing Name

ANALYSIS - SHADOW DIAGRAMS - MID SPRING MORNING

Date	Scale	Sheet Size
04.04.2025	As indicated	@ A1

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JTS	SC

Job No.	Drawing No.	Revision
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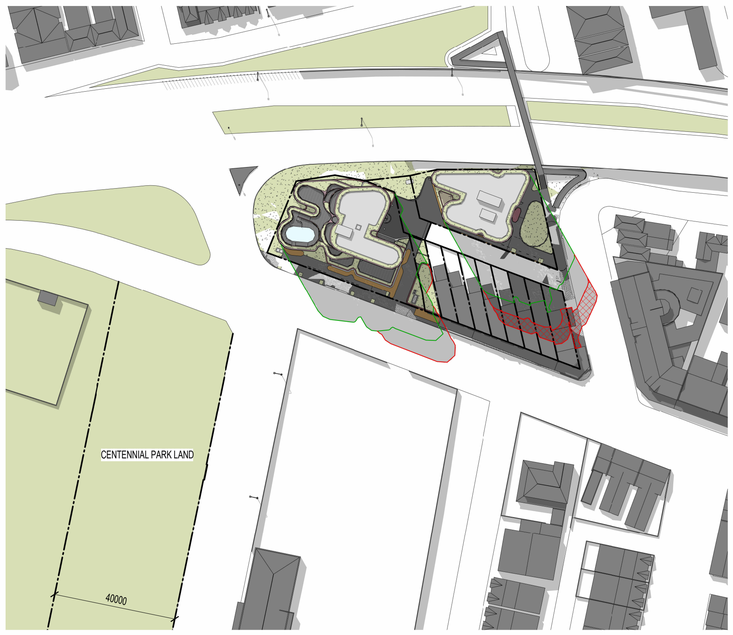
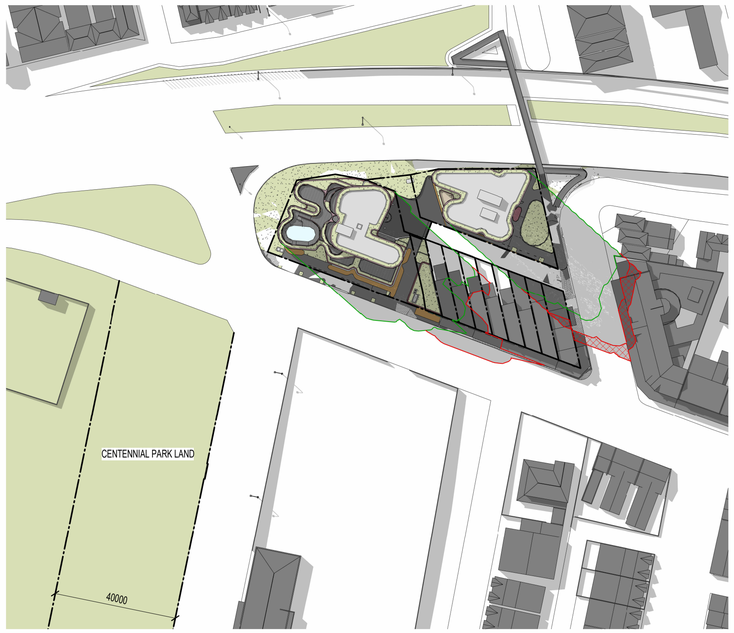
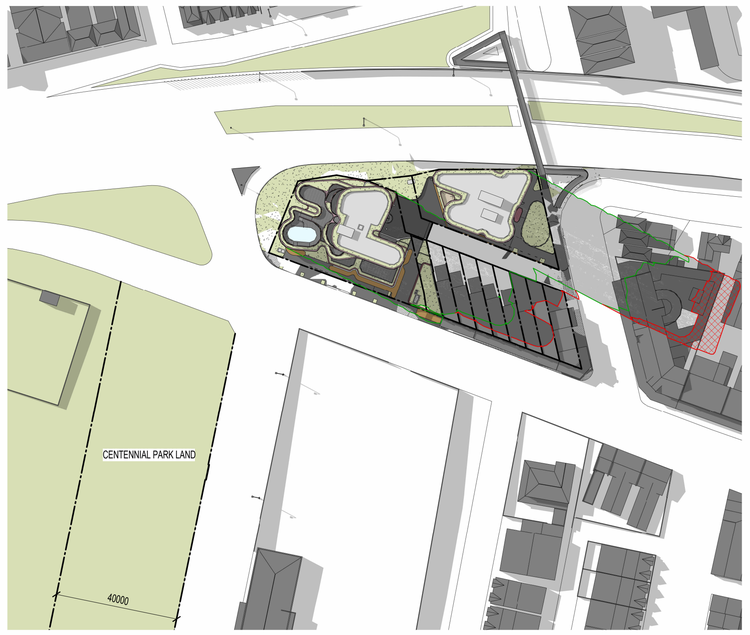


SPRING EQUINOX SHADOWS - 1PM



SPRING EQUINOX SHADOWS - 2PM



SPRING EQUINOX SHADOWS - 3PM

SUMMARY

9AM	9AM
10AM	10AM
11AM	11AM
12PM	12PM
1PM	1PM
2PM	2PM
3PM	3PM

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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

KEY

APPROVED SHADOW EXTENT

PROPSED SHADOW EXTENT

SHADOW FROM MASSING OVER LEP +30% HEIGHT PLANE

2 UPDATED HATCHING

Rev	Date	Revision	By	Chk.
1	28.02.2025	FOR INFORMATION - TEST OF ADEQUACY	JTS	SC
2	04.04.2025	FOR INFORMATION - POST TEST OF ADEQUACY	JTS	SC

Landscape Architect
Black Beetle

Structural Engineer
iStruct

Mechanical / Hydraulic Engineer
Arim Services / Greenarrow

Electrical Engineer
Spectrum Engineering Solutions

Fire Engineer
Carbon Fire Engineering

Access Consultant
East Coast Accessibility

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Vipac

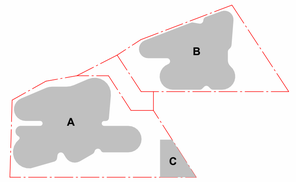
Client

STAR GATE PROPERTY

Project

OXFORD ST & NELSON ST

194-214 OXFORD STREET
BONDI JUNCTION



Drawing Name

ANALYSIS - SHADOW DIAGRAMS - MID SPRING AFTERNOON

Date	Scale	Sheet Size
04.04.2025	As indicated	@ A1

Drawn	Chk.
JTS	SC

Job No.	Drawing No.	Revision
6289	DA-6057	/ 2

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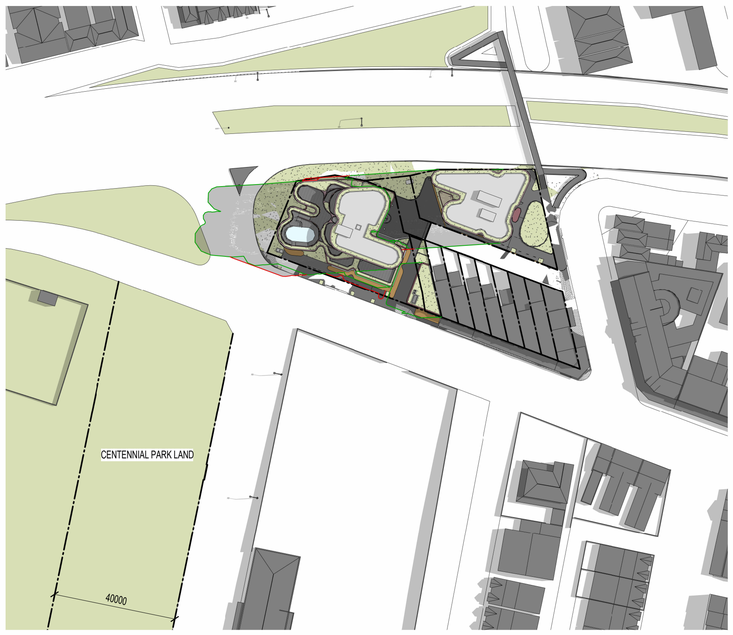
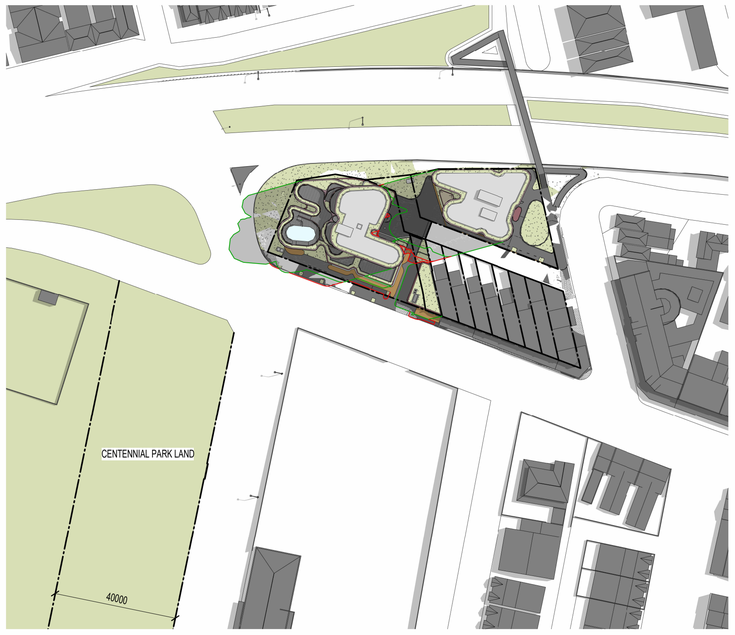
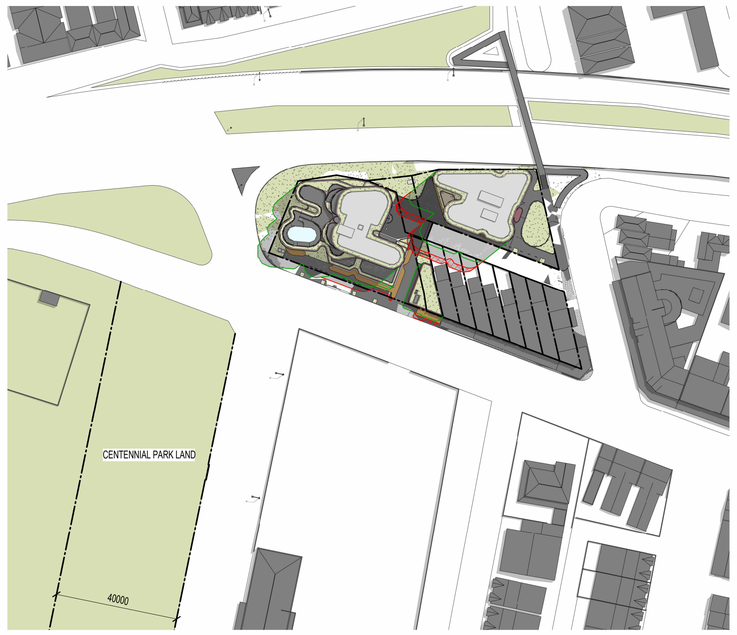


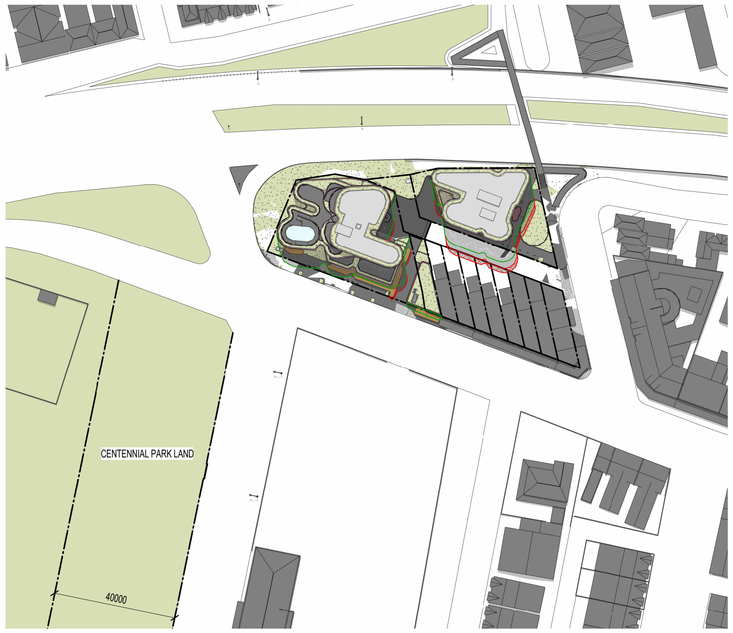
SUMMER SOLSTICE SHADOWS - 9AM



SUMMER SOLSTICE SHADOWS - 10AM



SUMMER SOLSTICE SHADOWS - 11AM



SUMMER SOLSTICE SHADOWS - 12PM

SUMMARY

9AM	9AM
10AM	10AM
11AM	11AM
12PM	12PM
1PM	1PM
2PM	2PM
3PM	3PM

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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

KEY

- APPROVED SHADOW EXTENT
- PROPSED SHADOW EXTENT
- SHADOW FROM MASSING OVER LEP +30% HEIGHT PLANE

2 UPDATED HATCHING

Rev	Date	Revision	By	Chk.
1	28.02.2025	FOR INFORMATION - TEST OF ADEQUACY	JTS	SC
2	04.04.2025	FOR INFORMATION - POST TEST OF ADEQUACY	JTS	SC

Landscape Architect
Black Beetle

Structural Engineer
iStruct

Mechanical / Hydraulic Engineer
Arim Services / Greenarrow

Electrical Engineer
Spectrum Engineering Solutions

Fire Engineer
Carbon Fire Engineering

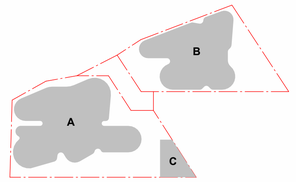
Access Consultant
East Coast Accessibility

Basix
Vipac

Client
STAR GATE PROPERTY

Project
OXFORD ST & NELSON ST

194-214 OXFORD STREET
BONDI JUNCTION



Drawing Name
ANALYSIS - SHADOW DIAGRAMS - MID SUMMER MORNING

Date	Scale	Sheet Size
04.04.2025	As indicated	@ A1

Drawn	Chk.
JTS	SC

Job No.	Drawing No.	Revision
6289	DA-6058	/ 2

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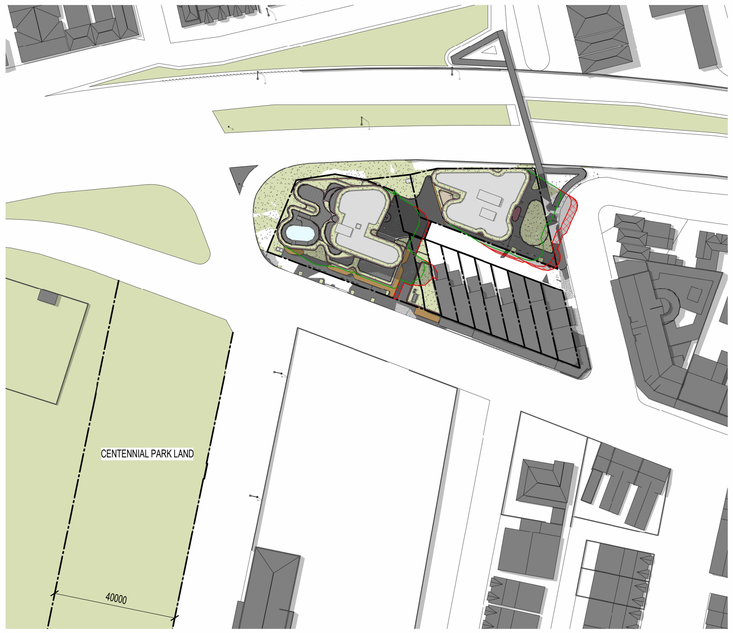

SUMMER SOLSTICE SHADOWS - 1PM



SUMMER SOLSTICE SHADOWS - 2PM



SUMMER SOLSTICE SHADOWS - 3PM

SUMMARY

9AM	9AM
10AM	10AM
11AM	11AM
12PM	12PM
1PM	1PM
2PM	2PM
3PM	3PM

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Use figured dimensions only. Do not scale drawings.

Nominated Architects: Adam Haddow-7188 | John Pradel-7004

KEY

- APPROVED SHADOW EXTENT
- PROPSED SHADOW EXTENT
- SHADOW FROM MASSING OVER LEP +30% HEIGHT PLANE

2 UPDATED HATCHING

Rev	Date	Revision	By	Chk.
1	28.02.2025	FOR INFORMATION - TEST OF ADEQUACY	JTS	SC
2	04.04.2025	FOR INFORMATION - POST TEST OF ADEQUACY	JTS	SC

Landscape Architect
Black Beetle

Structural Engineer
iStruct

Mechanical / Hydraulic Engineer
Arim Services / Greenarrow

Electrical Engineer
Spectrum Engineering Solutions

Fire Engineer
Carbon Fire Engineering

Access Consultant
East Coast Accessibility

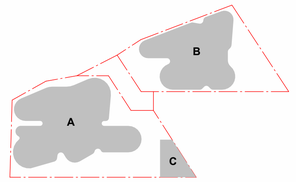
Basix
Vipac

Client

STAR GATE PROPERTY

Project
OXFORD ST & NELSON ST

194-214 OXFORD STREET
BONDI JUNCTION



Drawing Name
ANALYSIS - SHADOW DIAGRAMS - MID SUMMER AFTERNOON

Date	Scale	Sheet Size
04.04.2025	As indicated	@ A1

Drawn	Chk.
JTS	SC

Job No.	Drawing No.	Revision
6289	DA-6059	/ 2

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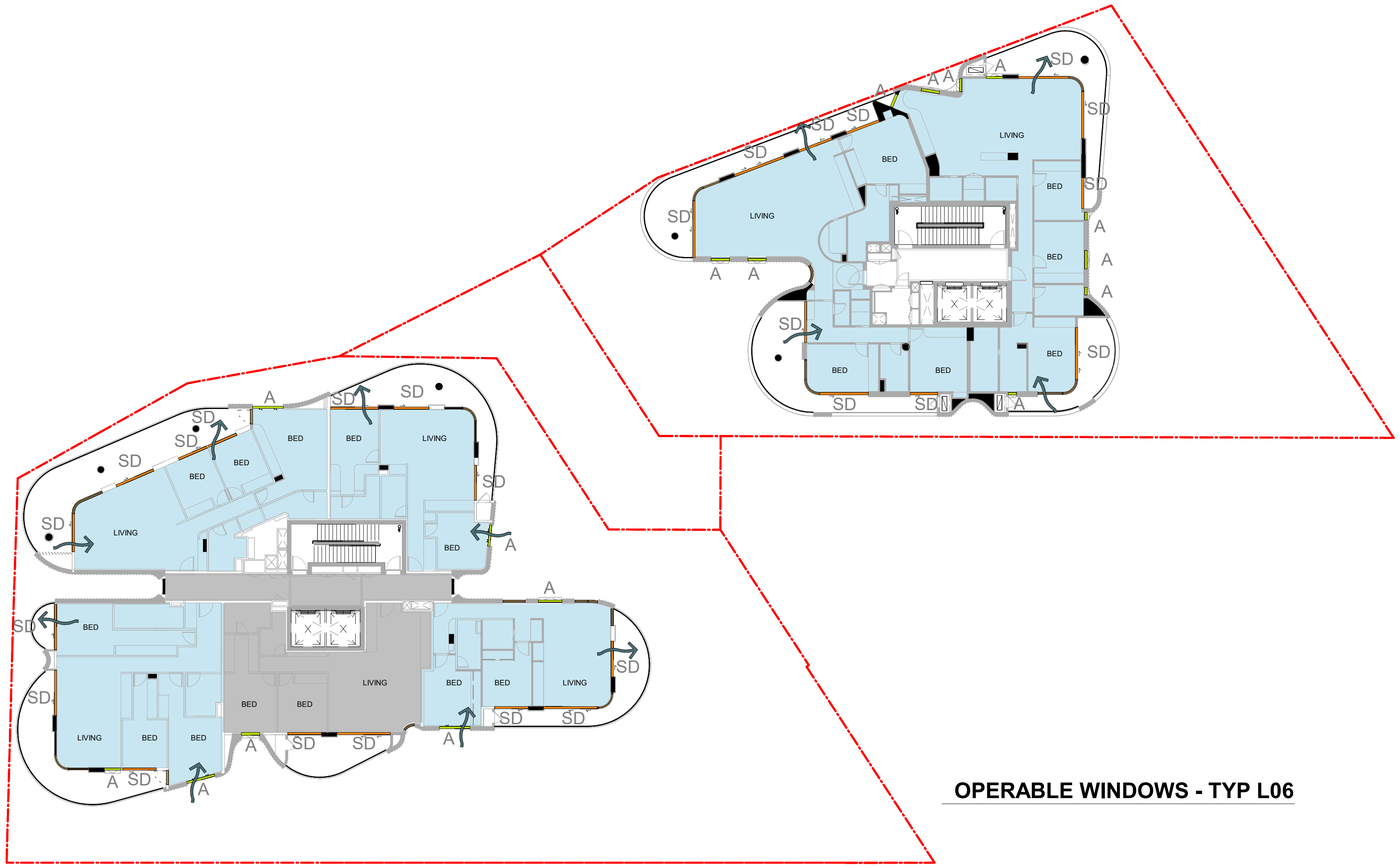

OPERABLE WINDOWS - TYP L06

LEGEND

YES	CROSS VENTILATION ACHIEVED UP TO LEVEL 6	SL : OPERABLE SLIDING WINDOW / DOOR SYSTEM	
NO	CROSS VENTILATION NOT ACHIEVED UP TO LEVEL 6	A : OPERABLE LOW-LEVEL AWNING WINDOW	

ADG DESIGN CRITERIA

- AT LEAST 60% OF APARTMENTS ARE NATURALLY CROSS VENTILATED IN THE FIRST NINE STOREYS OF THE BUILDING.

- APARTMENTS AT TEN STOREYS OR GREATER ARE DEEMED TO BE CROSS VENTILATED ONLY IF ANY ENCLOSURE OF THE BALCONIES AT THESE LEVELS ALLOWS ADEQUATE NATURAL VENTILATION AND CANNOT BE FULLY ENCLOSED.

APARTMENTS ACHIEVING NATURAL CROSS VENTILATION

= 59 / 70
= 84%

CROSS VENTILATION SCHEDULE

Level	Occupancy	Number	Cross Vent	Department
A_LEVEL 01	2 BED	A.101	No	RESIDENTIAL
A_LEVEL 01: 1				
B_LEVEL 01	1 BED	B.101	Yes	RESIDENTIAL
B_LEVEL 01	1 BED	B.102	Yes	RESIDENTIAL
B_LEVEL 01	2 BED	B.103	Yes	RESIDENTIAL
B_LEVEL 01: 3				
A_LEVEL 02	3 BED	A.201	Yes	RESIDENTIAL
A_LEVEL 02	2 BED	A.202	Yes	RESIDENTIAL
A_LEVEL 02	2 BED	A.203	Yes	RESIDENTIAL
A_LEVEL 02	2 BED	A.204	No	RESIDENTIAL
A_LEVEL 02	3 BED	A.205*	Yes	RESIDENTIAL
A_LEVEL 02: 5				
B_LEVEL 02	3 BED	B.201	Yes	RESIDENTIAL
B_LEVEL 02	2 BED	B.202	Yes	RESIDENTIAL
B_LEVEL 02	2 BED	B.203	Yes	RESIDENTIAL
B_LEVEL 02: 3				
A_LEVEL 03	3 BED	A.301	Yes	RESIDENTIAL
A_LEVEL 03	2 BED	A.302	Yes	RESIDENTIAL
A_LEVEL 03	2 BED	A.303	Yes	RESIDENTIAL
A_LEVEL 03	2 BED	A.304	No	RESIDENTIAL
A_LEVEL 03	3 BED	A.305*	Yes	RESIDENTIAL
A_LEVEL 03: 5				
B_LEVEL 03	3 BED	B.301	Yes	RESIDENTIAL
B_LEVEL 03	2 BED	B.302	Yes	RESIDENTIAL
B_LEVEL 03	2 BED	B.303	Yes	RESIDENTIAL
B_LEVEL 03: 3				
A_LEVEL 04	3 BED	A.401	Yes	RESIDENTIAL
A_LEVEL 04	2 BED	A.402	Yes	RESIDENTIAL
A_LEVEL 04	2 BED	A.403	Yes	RESIDENTIAL
A_LEVEL 04	2 BED	A.404	No	RESIDENTIAL
A_LEVEL 04	3 BED	A.405*	Yes	RESIDENTIAL
A_LEVEL 04: 5				
B_LEVEL 04	3 BED	B.401	Yes	RESIDENTIAL
B_LEVEL 04	2 BED	B.402	Yes	RESIDENTIAL
B_LEVEL 04	2 BED	B.403	Yes	RESIDENTIAL
B_LEVEL 04: 3				
A_LEVEL 05	3 BED	A.501	Yes	RESIDENTIAL
A_LEVEL 05	2 BED	A.502	Yes	RESIDENTIAL
A_LEVEL 05	2 BED	A.503	Yes	RESIDENTIAL
A_LEVEL 05	2 BED	A.504	No	RESIDENTIAL
A_LEVEL 05	3 BED	A.505*	Yes	RESIDENTIAL
A_LEVEL 05: 5				
B_LEVEL 05	3 BED	B.501*	Yes	RESIDENTIAL
B_LEVEL 05	3 BED	B.502	Yes	RESIDENTIAL
B_LEVEL 05: 2				
A_LEVEL 06	3 BED	A.601	Yes	RESIDENTIAL
A_LEVEL 06	2 BED	A.602	Yes	RESIDENTIAL
A_LEVEL 06	2 BED	A.603	Yes	RESIDENTIAL
A_LEVEL 06	2 BED	A.604	No	RESIDENTIAL
A_LEVEL 06	3 BED	A.605*	Yes	RESIDENTIAL
A_LEVEL 06: 5				
B_LEVEL 06	3 BED	B.601*	Yes	RESIDENTIAL
B_LEVEL 06	3 BED	B.602	Yes	RESIDENTIAL
B_LEVEL 06: 2				
A_LEVEL 07	3 BED	A.701	Yes	RESIDENTIAL
A_LEVEL 07	2 BED	A.702	Yes	RESIDENTIAL
A_LEVEL 07	2 BED	A.703	Yes	RESIDENTIAL
A_LEVEL 07	2 BED	A.704	No	RESIDENTIAL
A_LEVEL 07	3 BED	A.705*	Yes	RESIDENTIAL
A_LEVEL 07: 5				
B_LEVEL 07	3 BED	B.701*	Yes	RESIDENTIAL
B_LEVEL 07	3 BED	B.702	Yes	RESIDENTIAL
B_LEVEL 07: 2				
A_LEVEL 08	3 BED	A.801	Yes	RESIDENTIAL
A_LEVEL 08	2 BED	A.802	Yes	RESIDENTIAL
A_LEVEL 08	2 BED	A.803	Yes	RESIDENTIAL
A_LEVEL 08	2 BED	A.804	No	RESIDENTIAL
A_LEVEL 08	3 BED	A.805*	Yes	RESIDENTIAL
A_LEVEL 08: 5				
B_LEVEL 08	3 BED	B.801*	Yes	RESIDENTIAL
B_LEVEL 08	3 BED	B.802	Yes	RESIDENTIAL
B_LEVEL 08: 2				
A_LEVEL 09	3 BED	A.901	Yes	RESIDENTIAL
A_LEVEL 09	2 BED	A.902	Yes	RESIDENTIAL
A_LEVEL 09	2 BED	A.903	Yes	RESIDENTIAL
A_LEVEL 09	2 BED	A.904	No	RESIDENTIAL
A_LEVEL 09	3 BED	A.905*	Yes	RESIDENTIAL
A_LEVEL 09: 5				
B_LEVEL 09	3 BED	B.901*	Yes	RESIDENTIAL
B_LEVEL 09	3 BED	B.902	Yes	RESIDENTIAL
B_LEVEL 09: 2				
A_LEVEL 10	3 BED	A.1001	Yes	RESIDENTIAL
A_LEVEL 10	2 BED	A.1002	Yes	RESIDENTIAL
A_LEVEL 10	2 BED	A.1003	Yes	RESIDENTIAL
A_LEVEL 10	2 BED	A.1004	No	RESIDENTIAL
A_LEVEL 10	3 BED	A.1005*	Yes	RESIDENTIAL
A_LEVEL 10: 5				
B_LEVEL 10	3 BED	B.1001*	Yes	RESIDENTIAL
B_LEVEL 10	3 BED	B.1002	Yes	RESIDENTIAL
B_LEVEL 10: 2				
A_LEVEL 11	3 BED	A.1101*	Yes	RESIDENTIAL
A_LEVEL 11: 1				
B_LEVEL 11	3 BED	B.1101	Yes	RESIDENTIAL
B_LEVEL 11	3 BED	B.1102	Yes	RESIDENTIAL
B_LEVEL 11: 2				
A_LEVEL 12	3 BED	A.1201*	Yes	RESIDENTIAL
A_LEVEL 12: 1				
B_LEVEL 12	3 BED	B.1201	Yes	RESIDENTIAL
B_LEVEL 12	3 BED	B.1202	Yes	RESIDENTIAL
B_LEVEL 12: 2				
A_LEVEL 13	3 BED	A.1301	Yes	RESIDENTIAL
A_LEVEL 13: 1				
B_LEVEL 13	3 BED	B.1301	Yes	RESIDENTIAL
B_LEVEL 13	3 BED	B.1302	Yes	RESIDENTIAL
B_LEVEL 13: 2				
B_LEVEL 14	3 BED	B.1401	Yes	RESIDENTIAL
B_LEVEL 14	3 BED	B.1402	Yes	RESIDENTIAL
B_LEVEL 14: 2				
B_LEVEL 15	3 BED	B.1501	Yes	RESIDENTIAL
B_LEVEL 15	3 BED	B.1502	Yes	RESIDENTIAL
B_LEVEL 15: 2				
B_LEVEL 16	3 BED	B.1601	Yes	RESIDENTIAL
B_LEVEL 16	3 BED	B.1602	Yes	RESIDENTIAL
B_LEVEL 16: 2				
Grand total: 85				

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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

Rev	Date	Revision	By	Chk.
1	14.02.2025	FOR INFORMATION - SSDA	JTS	SC
2	28.02.2025	FOR INFORMATION - TEST OF ADEQUACY	JTS	SC

Landscape Architect
Black Beetle

Structural Engineer
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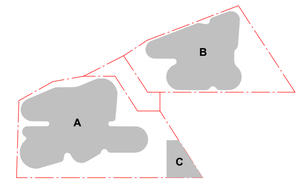

Drawing Name
ANALYSIS - OPERABLE WINDOWS + VENTILATION

Date	Scale	Sheet Size
28.02.2025	As indicated	@ A1

Drawn	Chk.
JTS	SC

Job No.	Drawing No.	Revision
6289	DA-6061	/ 2

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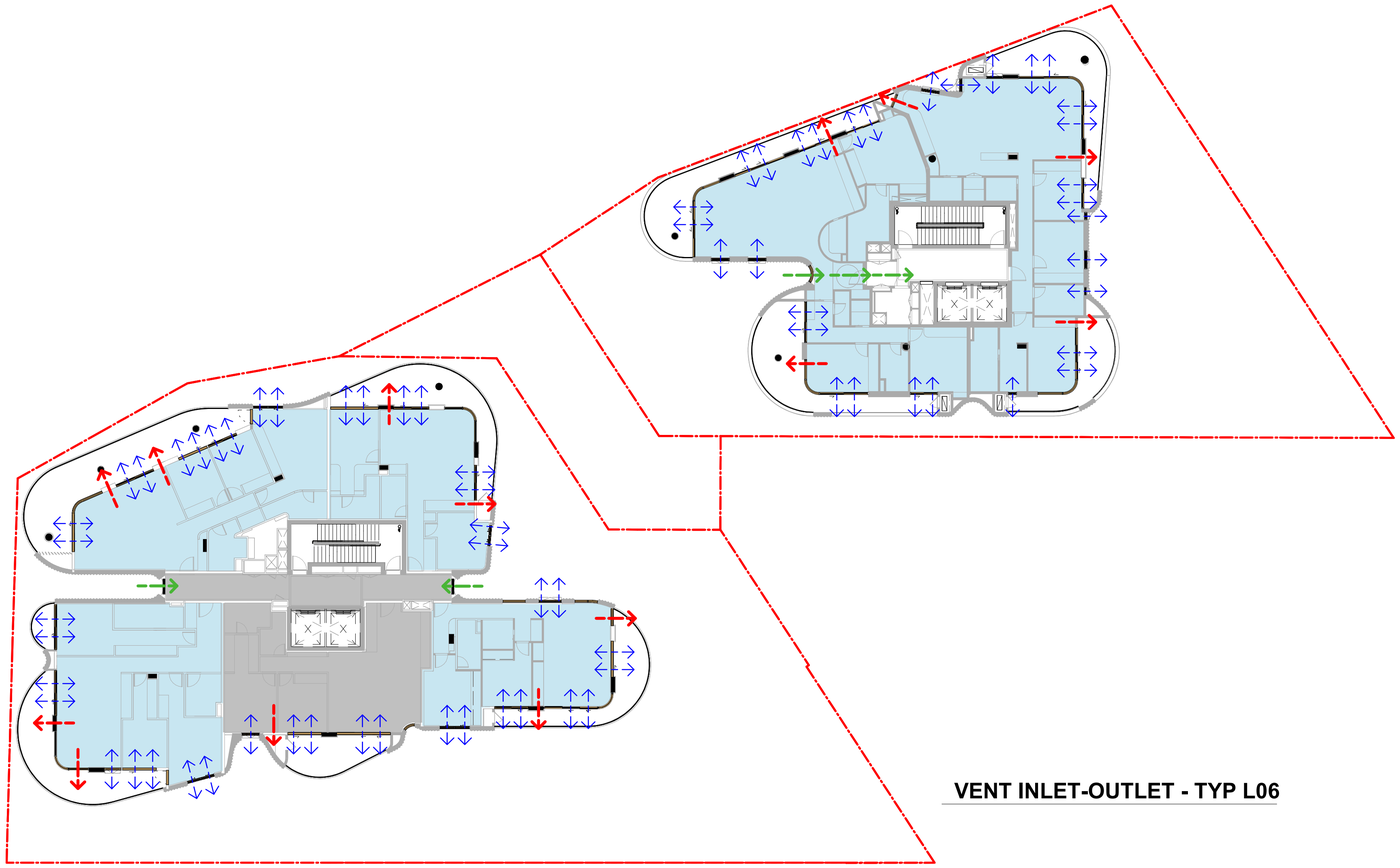

VENT INLET-OUTLET - TYP L06

LEGEND

YES	CROSS VENTILATION ACHIEVED UP TO LEVEL 6		VENTILATION : OPERABLE INLET-OUTLET AIR
			VENTILATION : INTAKE
NO	CROSS VENTILATION NOT ACHIEVED UP TO LEVEL 6		VENTILATION : EXHAUST

ADG DESIGN CRITERIA

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A_LEVEL 02	2 BED	A.204	No	RESIDENTIAL
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B_LEVEL 05: 2				
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A_LEVEL 06	2 BED	A.602	Yes	RESIDENTIAL
A_LEVEL 06	2 BED	A.603	Yes	RESIDENTIAL
A_LEVEL 06	2 BED	A.604	No	RESIDENTIAL
A_LEVEL 06	3 BED	A.605*	Yes	RESIDENTIAL
A_LEVEL 06: 5				
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B_LEVEL 06	3 BED	B.602	Yes	RESIDENTIAL
B_LEVEL 06: 2				
A_LEVEL 07	3 BED	A.701	Yes	RESIDENTIAL
A_LEVEL 07	2 BED	A.702	Yes	RESIDENTIAL
A_LEVEL 07	2 BED	A.703	Yes	RESIDENTIAL
A_LEVEL 07	2 BED	A.704	No	RESIDENTIAL
A_LEVEL 07	3 BED	A.705*	Yes	RESIDENTIAL
A_LEVEL 07: 5				
B_LEVEL 07	3 BED	B.701*	Yes	RESIDENTIAL
B_LEVEL 07	3 BED	B.702	Yes	RESIDENTIAL
B_LEVEL 07: 2				
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A_LEVEL 08: 5				
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B_LEVEL 08	3 BED	B.802	Yes	RESIDENTIAL
B_LEVEL 08: 2				
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A_LEVEL 09	2 BED	A.902	Yes	RESIDENTIAL
A_LEVEL 09	2 BED	A.903	Yes	RESIDENTIAL
A_LEVEL 09	2 BED	A.904	No	RESIDENTIAL
A_LEVEL 09	3 BED	A.905*	Yes	RESIDENTIAL
A_LEVEL 09: 5				
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B_LEVEL 09	3 BED	B.902	Yes	RESIDENTIAL
B_LEVEL 09: 2				
A_LEVEL 10	3 BED	A.1001	Yes	RESIDENTIAL
A_LEVEL 10	2 BED	A.1002	Yes	RESIDENTIAL
A_LEVEL 10	2 BED	A.1003	Yes	RESIDENTIAL
A_LEVEL 10	2 BED	A.1004	No	RESIDENTIAL
A_LEVEL 10	3 BED	A.1005*	Yes	RESIDENTIAL
A_LEVEL 10: 5				
B_LEVEL 10	3 BED	B.1001*	Yes	RESIDENTIAL
B_LEVEL 10	3 BED	B.1002	Yes	RESIDENTIAL
B_LEVEL 10: 2				
A_LEVEL 11	3 BED	A.1101*	Yes	RESIDENTIAL
A_LEVEL 11: 1				
B_LEVEL 11	3 BED	B.1101	Yes	RESIDENTIAL
B_LEVEL 11	3 BED	B.1102	Yes	RESIDENTIAL
B_LEVEL 11: 2				
A_LEVEL 12	3 BED	A.1201*	Yes	RESIDENTIAL
A_LEVEL 12: 1				
B_LEVEL 12	3 BED	B.1201	Yes	RESIDENTIAL
B_LEVEL 12	3 BED	B.1202	Yes	RESIDENTIAL
B_LEVEL 12: 2				
A_LEVEL 13	3 BED	A.1301	Yes	RESIDENTIAL
A_LEVEL 13: 1				
B_LEVEL 13	3 BED	B.1301	Yes	RESIDENTIAL
B_LEVEL 13	3 BED	B.1302	Yes	RESIDENTIAL
B_LEVEL 13: 2				
B_LEVEL 14	3 BED	B.1401	Yes	RESIDENTIAL
B_LEVEL 14	3 BED	B.1402	Yes	RESIDENTIAL
B_LEVEL 14: 2				
B_LEVEL 15	3 BED	B.1501	Yes	RESIDENTIAL
B_LEVEL 15	3 BED	B.1502	Yes	RESIDENTIAL
B_LEVEL 15: 2				
B_LEVEL 16	3 BED	B.1601	Yes	RESIDENTIAL
B_LEVEL 16	3 BED	B.1602	Yes	RESIDENTIAL
B_LEVEL 16: 2				
Grand total: 85				

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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

Rev	Date	Revision	By	Chk.
1	14.02.2025	FOR INFORMATION - SSDA	JTS	SC
2	28.02.2025	FOR INFORMATION - TEST OF ADEQUACY	JTS	SC

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Black Beetle

Structural Engineer
iStruct

Mechanical / Hydraulic Engineer
Arim Services / Greenarrow

Electrical Engineer
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Fire Engineer
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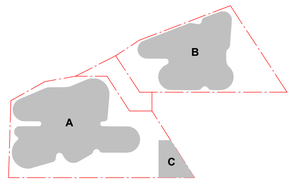

Drawing Name
ANALYSIS - INLET/OUTLET OPENINGS + VENTILATION

Date	Scale	Sheet Size
28.02.2025	As indicated	@ A1

Drawn	Chk.
JTS	SC

Job No.	Drawing No.	Revision
6289	DA-6062	/ 2

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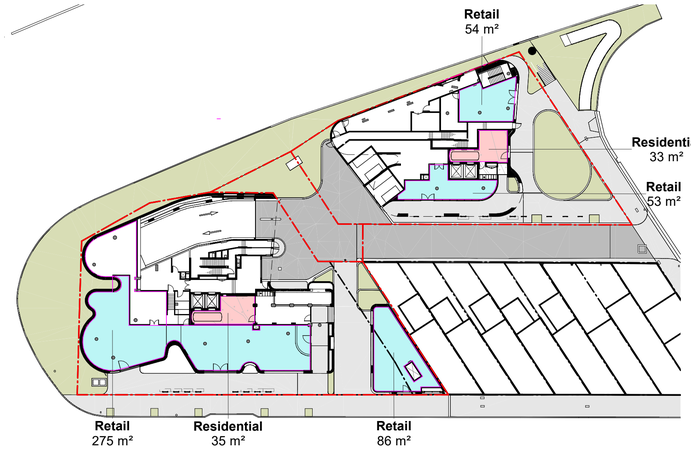
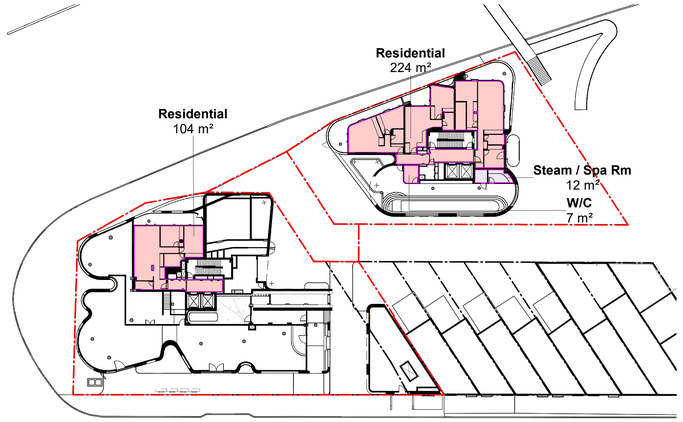
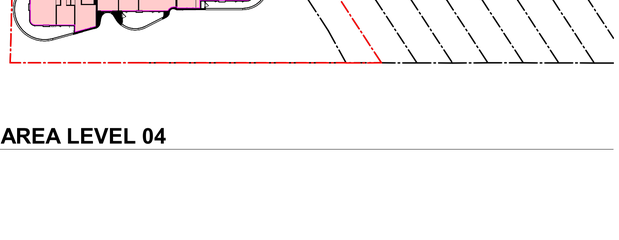


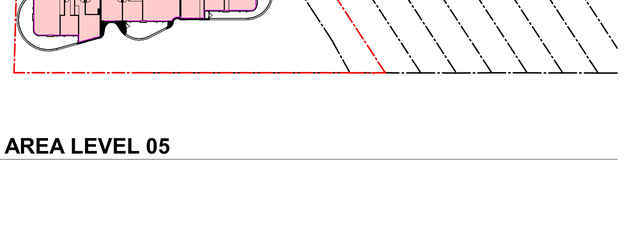
GFA AREA GROUND FLOOR



GFA AREA LEVEL 01



GFA AREA LEVEL 02



GFA AREA LEVEL 03

GFA AREA LEVEL 04

GFA AREA LEVEL 05

Gross Floor Area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes—

(a) the area of a mezzanine, and
(b) habitable rooms in a basement or an attic, and
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but excludes—

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(e) any basement—
  (i) storage, and
  (ii) vehicular access, loading areas, garbage and services, and
(f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
(g) car parking to meet any requirements of the consent authority (including access to that car parking), and
(h) any space used for the loading or unloading of goods (including access to it), and
(i) terraces and balconies with outer walls less than 1.4 metres high, and
(j) voids above a floor at the level of a storey or storey above.

Area Schedule (GFA) SSDA

Building	Levels	Name	Area
A			
A	A GROUND	Residential	35 m²
A	A GROUND	Retail	275 m²
A	A LEVEL 01	Residential	104 m²
A	A LEVEL 02	Residential	528 m²
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A	A LEVEL 04	Residential	528 m²
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A	A LEVEL 07	Residential	528 m²
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A	A LEVEL 09	Residential	528 m²
A	A LEVEL 10	Residential	528 m²
A	A LEVEL 11	W/C	9 m²
A	A LEVEL 11	Residential	242 m²
A	A LEVEL 12	Residential	243 m²
A	A LEVEL 13	Residential	244 m²
A: 16			5,903 m²
B			
B	B GROUND	Residential	33 m²
B	B GROUND	Retail	53 m²
B	B GROUND	Retail	54 m²
B	B LEVEL 01	W/C	7 m²
B	B LEVEL 01	Steam / Spa Rm	12 m²
B	B LEVEL 01	Residential	224 m²
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B	B LEVEL 03	Residential	321 m²
B	B LEVEL 04	Residential	321 m²
B	B LEVEL 05	Residential	324 m²
B	B LEVEL 06	Residential	324 m²
B	B LEVEL 07	Residential	324 m²
B	B LEVEL 08	Residential	324 m²
B	B LEVEL 09	Residential	324 m²
B	B LEVEL 10	Residential	324 m²
B	B LEVEL 11	Residential	334 m²
B	B LEVEL 12	Residential	334 m²
B	B LEVEL 13	Residential	334 m²
B	B LEVEL 14	Residential	334 m²
B	B LEVEL 15	Residential	334 m²
B	B LEVEL 16	Residential	334 m²
B: 21			5,298 m²
C			
C	C GROUND	Retail	86 m²
C: 1			86 m²
TOTAL GFA: : 38			11,288 m²

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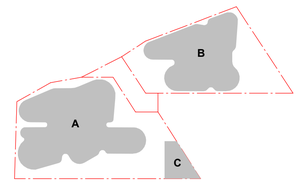

Drawing Name
ANALYSIS - AREA PLANS GFA

Date	Scale	Sheet Size
28.02.2025	1 : 500	@ A1

Drawn	Chk.
JTS	SC

Job No.	Drawing No.	Revision
6289	DA-6101	/ 2

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Rev	Date	Revision	By	Chk.
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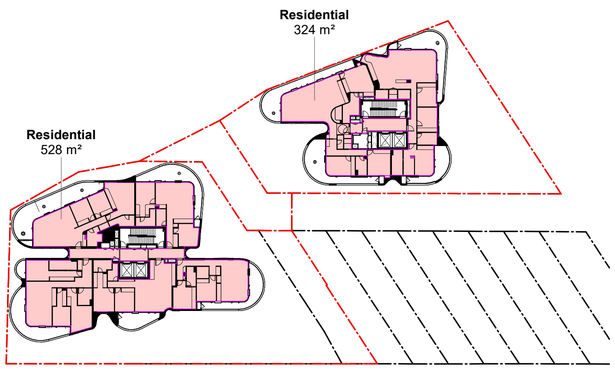
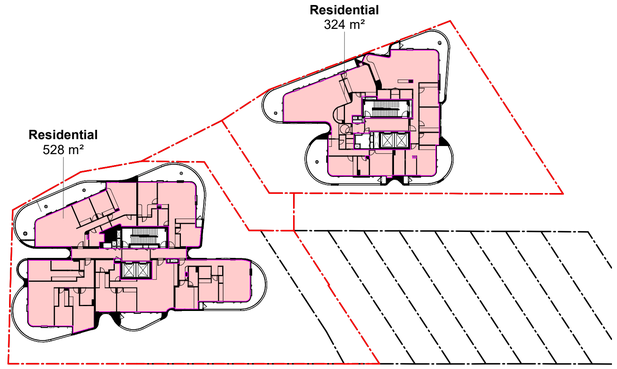
2	28.02.2025	FOR INFORMATION - TEST OF ADEQUACY	JTS	SC



GFA AREA LEVEL 06



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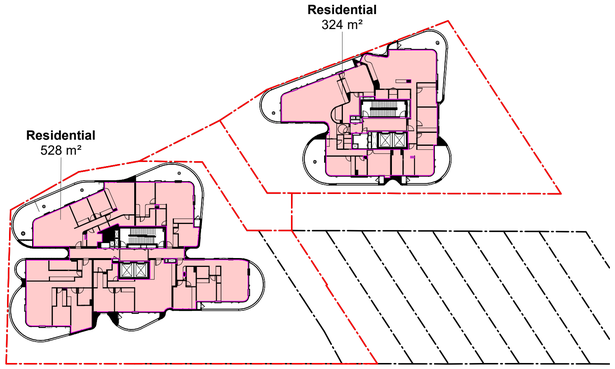

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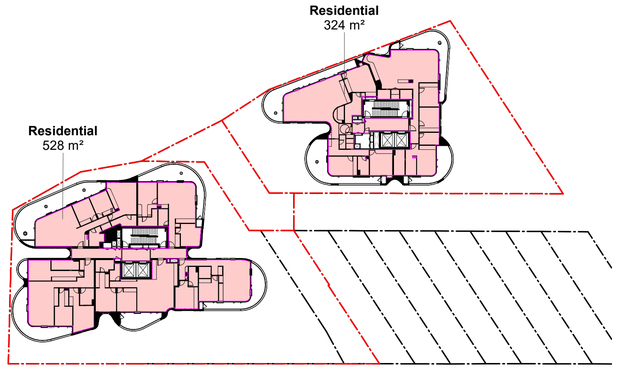

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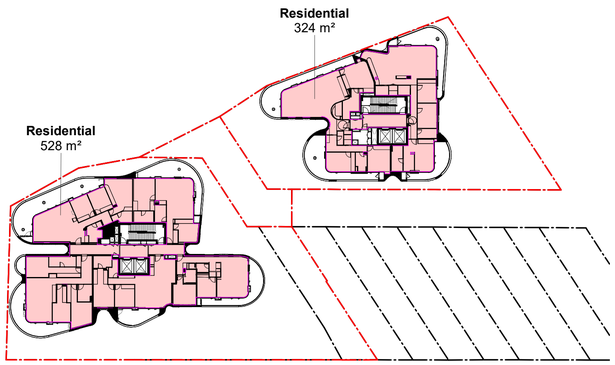

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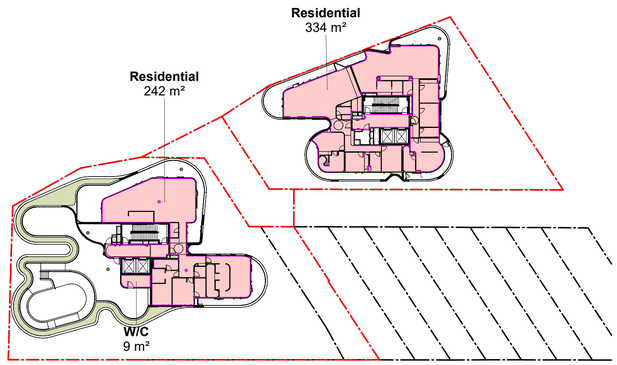

GFA AREA LEVEL 11

Area Schedule (GFA) SSDA			
Building	Levels	Name	Area
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A	A GROUND	Retail	275 m²
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A	A LEVEL 07	Residential	528 m²
A	A LEVEL 08	Residential	528 m²
A	A LEVEL 09	Residential	528 m²
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A	A LEVEL 11	Residential	242 m²
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A	A LEVEL 13	Residential	244 m²
A: 16			5,903 m²
B			
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B	B GROUND	Retail	53 m²
B	B GROUND	Retail	54 m²
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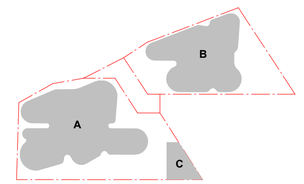

Drawing Name
ANALYSIS - AREA PLANS GFA

Date	Scale	Sheet Size
28.02.2025	1 : 500	@ A1

Drawn	Chk.
JTS	SC

Job No.	Drawing No.	Revision
6289	DA-6102	/ 2

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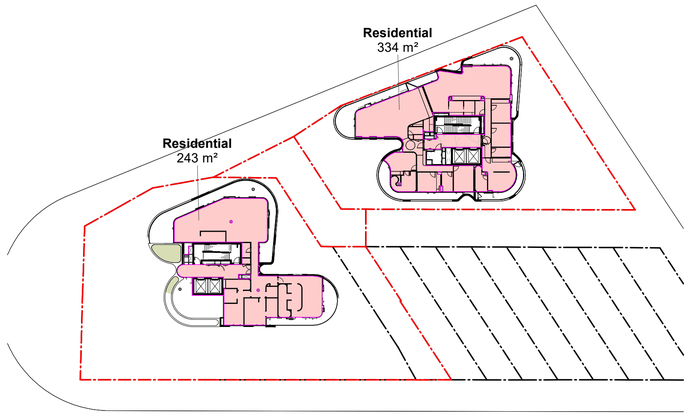
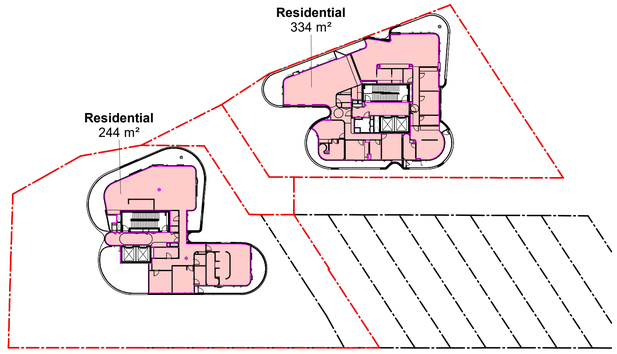
Nominated Architects: Adam Haddow-7188 | John Pradel-7004



GFA AREA LEVEL 12



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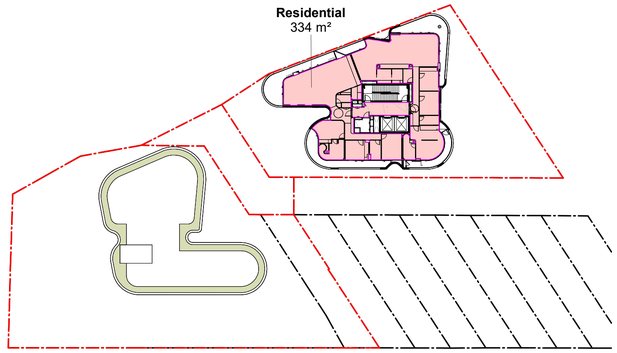

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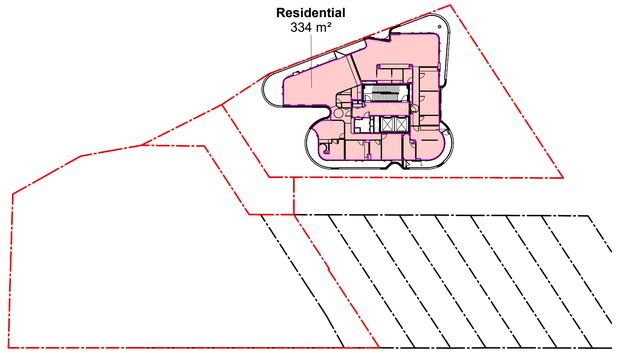

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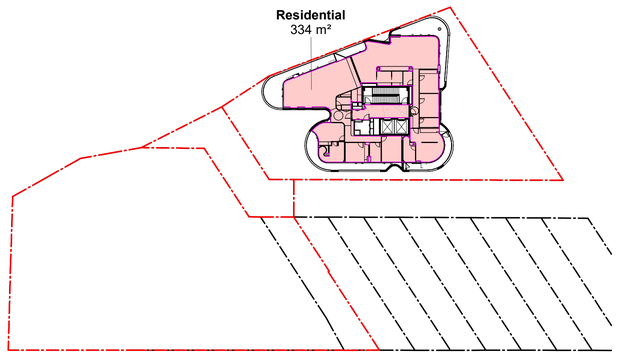

GFA AREA LEVEL 16

Gross Floor Area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes—

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B	B LEVEL 10	Residential	324 m²
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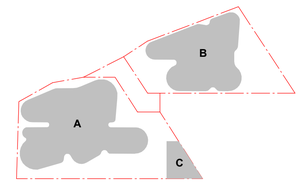

Drawing Name
ANALYSIS - AREA PLANS GFA

Date	Scale	Sheet Size
28.02.2025	1 : 500	@ A1

Drawn	Chk.
JTS	SC

Job No.	Drawing No.	Revision
6289	DA-6103	/ 2

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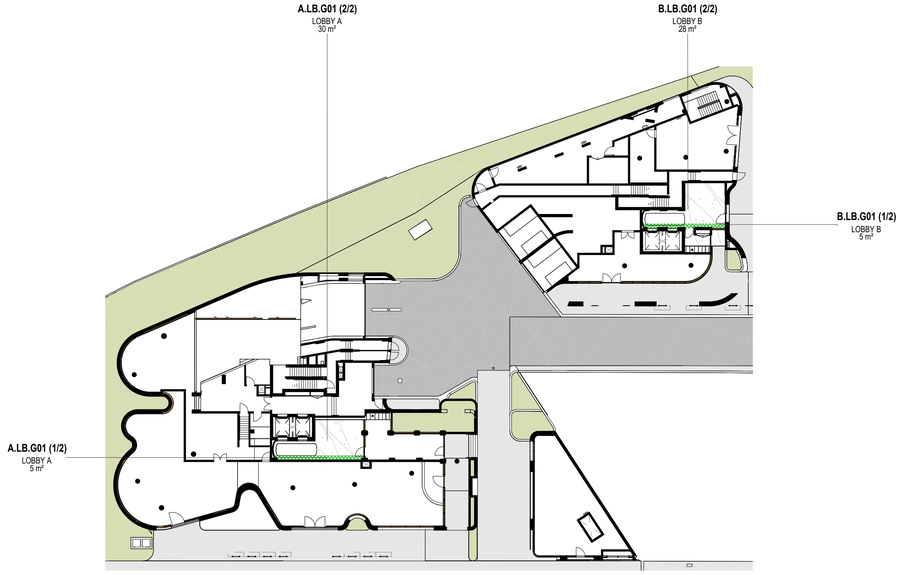
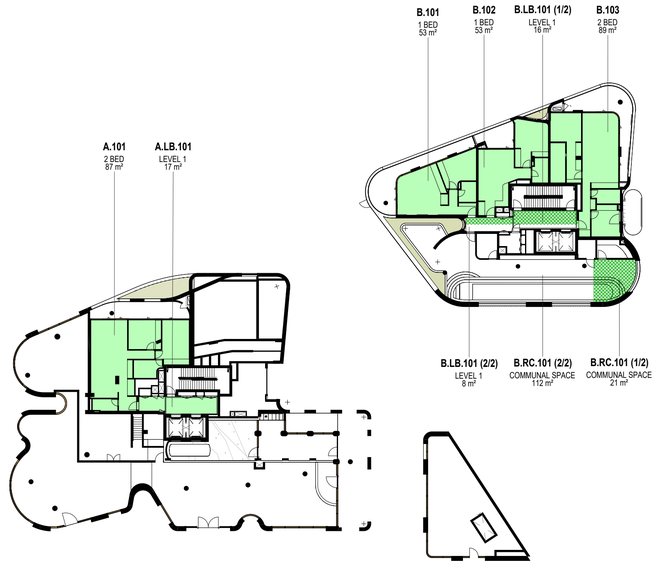
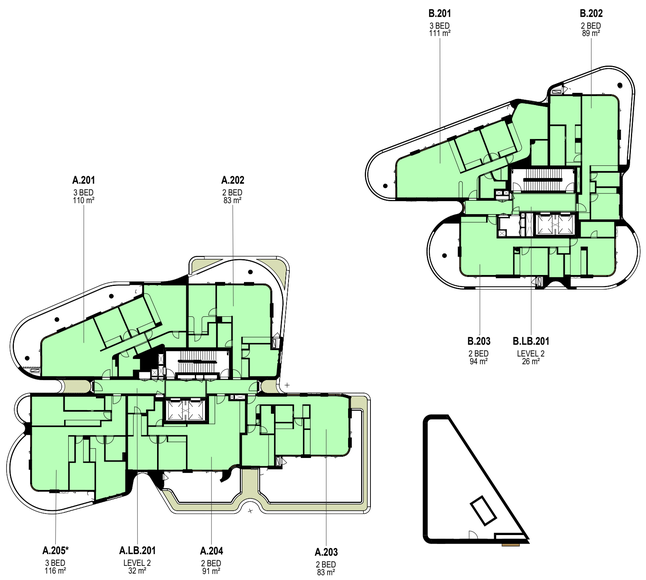


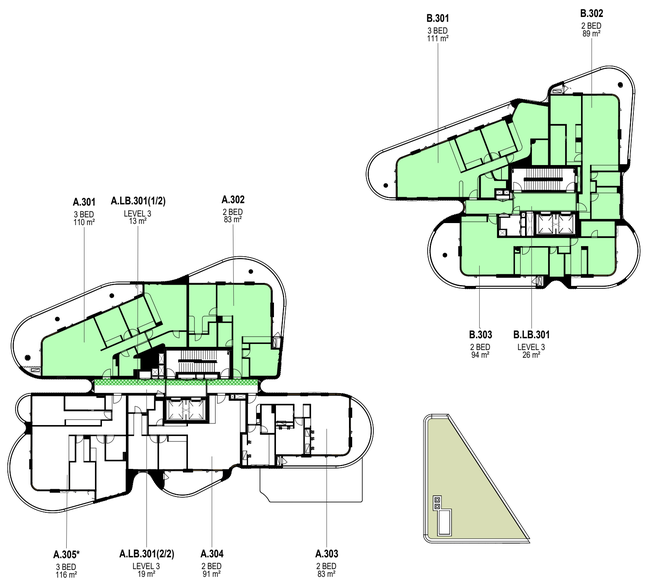
GFA - AFFORDABLE AREA LEVEL GROUND



GFA - AFFORDABLE AREA LEVEL 01



GFA - AFFORDABLE AREA LEVEL 02



GFA - AFFORDABLE AREA LEVEL 03

Affordable Area Schedule (GFA) SSDA					
Building	Level	Name	Number	Type	Area
Building A					
Building A	A GROUND	LOBBY	A.LB.G01 (1/2)	LOBBY	5.2 m²
Building A	A LEVEL 01	RESIDENTIAL	A.101	2 BED	87.3 m²
Building A	A LEVEL 01	LOBBY	A.LB.101	LEVEL 1	16.9 m²
Building A	A LEVEL 02	RESIDENTIAL	A.201	3 BED	110.2 m²
Building A	A LEVEL 02	RESIDENTIAL	A.202	2 BED	83.5 m²
Building A	A LEVEL 02	RESIDENTIAL	A.203	2 BED	83.1 m²
Building A	A LEVEL 02	RESIDENTIAL	A.204	2 BED	91.5 m²
Building A	A LEVEL 02	RESIDENTIAL	A.205*	3 BED	116.4 m²
Building A	A LEVEL 02	LOBBY	A.LB.201	LEVEL 2	32.0 m²
Building A	A LEVEL 03	RESIDENTIAL	A.301	3 BED	110.3 m²
Building A	A LEVEL 03	RESIDENTIAL	A.302	2 BED	83.4 m²
Building A	A LEVEL 03	LOBBY	A.LB.301(1/2)	LEVEL 3	12.8 m²
Building A: 12					832.7 m²
Building B					
Building B	B GROUND	LOBBY	B.LB.G01 (1/2)	LOBBY	5.0 m²
Building B	B LEVEL 01	RESIDENTIAL	B.101	1 BED	53.1 m²
Building B	B LEVEL 01	RESIDENTIAL	B.102	1 BED	53.3 m²
Building B	B LEVEL 01	RESIDENTIAL	B.103	2 BED	89.3 m²
Building B	B LEVEL 01	LOBBY	B.LB.101 (1/2)	LEVEL 1	15.8 m²
Building B	B LEVEL 01	AMENITIES	B.RC.101 (1/2)	COMMUNAL INDOOR POOL	20.8 m²
Building B	B LEVEL 02	RESIDENTIAL	B.201	3 BED	110.6 m²
Building B	B LEVEL 02	RESIDENTIAL	B.202	2 BED	89.2 m²
Building B	B LEVEL 02	RESIDENTIAL	B.203	2 BED	93.9 m²
Building B	B LEVEL 02	LOBBY	B.LB.201	LEVEL 2	25.9 m²
Building B	B LEVEL 03	RESIDENTIAL	B.301	3 BED	110.5 m²
Building B	B LEVEL 03	RESIDENTIAL	B.302	2 BED	89.2 m²
Building B	B LEVEL 03	RESIDENTIAL	B.303	2 BED	93.9 m²
Building B	B LEVEL 03	LOBBY	B.LB.301	LEVEL 3	25.9 m²
Building B: 14					876.5 m²
TOTAL GFA: 26					1709.1 m²

Gross Floor Area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes—

(a) the area of a mezzanine, and
(b) habitable rooms in a basement or an attic, and
(c) any shop, auditorium, cinema, and the like, in a basement or attic,

but excludes—

(d) any area for common vertical circulation, such as lifts and stairs, and
(e) any basement—
(i) storage, and
(ii) vehicular access, loading areas, garbage and services, and
(f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
(g) car parking to meet any requirements of the consent authority (including access to that car parking), and
(h) any space used for the loading or unloading of goods (including access to it), and
(i) terraces and balconies with outer walls less than 1.4 metres high, and
(j) voids above a floor at the level of a storey or storey above.

Pro-rata Split has been applied to Common Areas and Communal Spaces to allocate a proportion to the Affordable Housing GFA. This ensures proportional distribution of shared spaces based on GFA.

(Affordable Housing GFA ÷ Total GFA) × Shared Area = Allocation to Affordable Housing

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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

Rev	Date	Revision	By	Chk.
1	14.02.2025	FOR INFORMATION - SSDA	JTS	SC
2	28.02.2025	FOR INFORMATION - TEST OF ADEQUACY	JTS	SC
3	15.04.2025	FOR INFORMATION - POST TEST OF ADEQUACY	MdV	SC

Landscape Architect
Black Beetle

Structural Engineer
iStruct

Mechanical / Hydraulic Engineer
Arim Services / Greenarrow

Electrical Engineer
Spectrum Engineering Solutions

Fire Engineer
Carbon Fire Engineering

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Vipac

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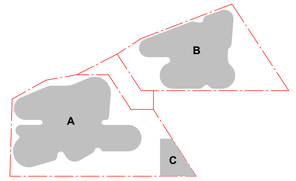
Project
OXFORD ST & NELSON ST

194-214 OXFORD STREET
BONDI JUNCTION



Drawing Name
ANALYSIS - AFFORDABLE AREA PLAN

Date	Scale	Sheet Size
15.04.2025	As indicated	@ A1

Drawn	Chk.
JTS	SC

Job No.	Drawing No.	Revision
6289	DA-6110	/ 3

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SYD EINFELD DR

SYD EINFELD DR

SYD EINFELD DR

SYD EINFELD DR

RETAIL B01

PLANT

POOL PLANT RM 1

PLANT

SUBSTATION 1

RETAIL B02

1200 NELSON STREET SETBACK

PUBLIC PLAZA

NELSON ST

OSMUND LN

OSMUND LN

CARPAR K-ENTRY

EGRESS

EGRESS

PLANT

LOBBY A

RL 80.15

RETAIL A01

THROUGH SITE LINK

RETAIL C01

YORK RD

PUBLIC BIKE RACKS

PUBLIC BIKE RACKS

MONETARY CONTRIBUTION TO BE PROVIDED IN LIEU OF DEDICATION OF THIS AREA OF LAND

3700 FOOTPATH

EXISTING RETAIL SHOP FRONT

OXFORD STREET DECIDATE PEDESTRIAN FOOTPATH

LANEWAY

OXFORD STREET DECIDATE PEDESTRIAN FOOTPATH

OXFORD ST

OXFORD ST

Proposed Pedestrian Crossing

Landscape Architect
Black Beetle

Structural Engineer
iStruct

Mechanical / Hydraulic Engineer
Arim Services / Greenarrow

Electrical Engineer
Spectrum Engineering Solutions

Fire Engineer
Carbon Fire Engineering

Access Consultant
East Coast Accessibility

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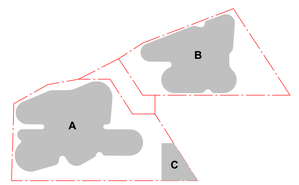

Drawing Name
PUBLIC SPACE - PLANNING AGREEMENT

Date	Scale	Sheet Size
28.02.2025	1 : 200	@ A1

Drawn	Chk.
JTS	SC

Job No.	Drawing No.	Revision
6289	DA-9520	/ 2

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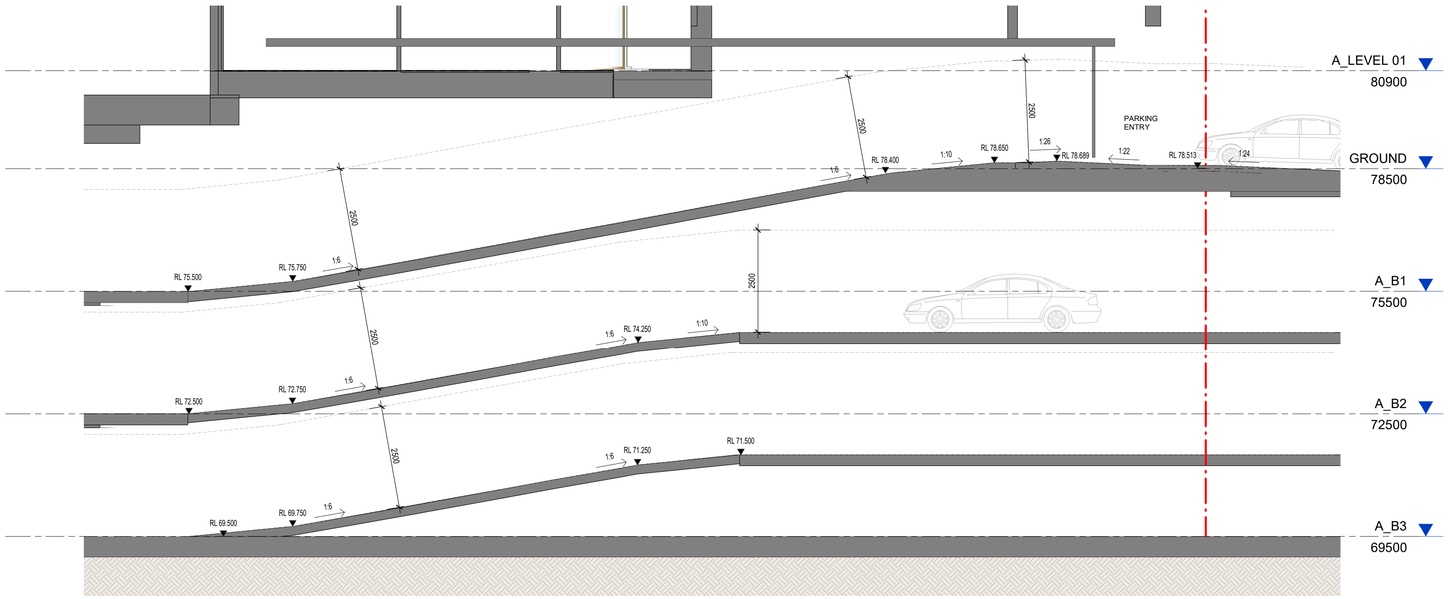
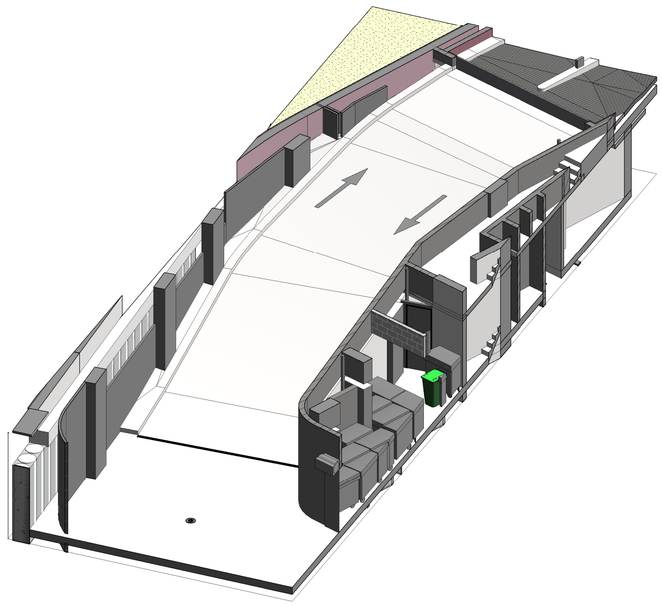
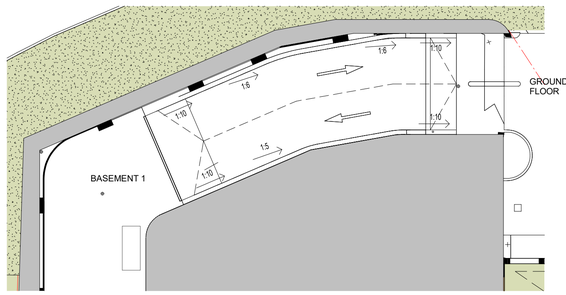


CAR RAMP SECTION 02



CAR RAMP AXO



KEY PLAN - CAR RAMP SECTION

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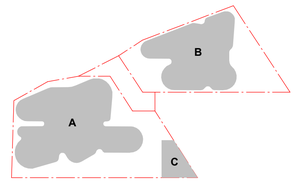

Drawing Name
BASEMENT RAMP- SECTION

Date	Scale	Sheet Size
28.02.2025	As indicated	@ A1

Drawn	Chk.
JTS	SC

Job No.	Drawing No.	Revision
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