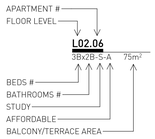
APARTMENT TAG LEGEND



COMPLIANCE SYMBOL LEGEND

- SOLAR ACCESS MORE THAN 2HR
- SOLAR ACCESS LESS THAN 2HR
- SOLAR ACCESS 0HR
- CROSS VENTILATION
- LIVABLE
- ACCESSIBLE (POST-ADAPTATION)
- LIVABLE & ACCESSIBLE (POST-ADAPTATION)

NOTES

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PRELIMINARY
NOT FOR CONSTRUCTION

issue	reason	date
A	SSDA ISSUE	18.12.25
B	SSDA ISSUE 02	23.01.26

DRAWING SCHEDULE

000 - LEGEND, SITE, DEMOLITION
DA000 LEGEND, DRAWING LIST, SITE MAP
DA001 SITE AMALGAMATED LOTS PLAN
DA002 SITE DEMO PLAN
DA003 SITE PLAN
DA004 SITE PLAN - GROUND

100 - PLANS
DA100 PLAN - L0
DA101 PLAN - L00
DA102 PLAN - L01
DA103 PLAN - L02
DA104 PLAN - L03
DA105 PLAN - L04
DA106 PLAN - L05
DA107 PLAN - L06
DA108 PLAN - L07
DA109 PLAN - RF
DA150 PLAN - B1
DA151 PLAN - B2
DA152 PLAN - B3
DA153 PLAN - B4

400 - ELEVATIONS
DA400 ELEV S (OXFORD ST) - SURVEYED TREES
DA401 ELEV S (OXFORD ST)
DA402 ELEV N
DA403 ELEV E (SHADFORTH ST)
DA404 ELEV W

450 - SECTIONS
DA450 SECT A
DA451 SECT B
DA452 SECT C
DA453 SECT D
DA454 SECT E

700 - LIVABLE & ADAPTABLE
DA700 LIVABLE & ADAPTABLE 1
DA701 LIVABLE & ADAPTABLE 2
DA702 LIVABLE & ADAPTABLE 3
DA703 LIVABLE

800 - DIAGRAMS
DA800 GFA DIAGRAMS
DA801 APARTMENT MIX & SCHEDULE
DA802 SOLAR & CROSS-VENT
DA820 HEIGHT PLANE SETOUT
DA821 HEIGHT PLANE
DA850 SUN EYE VIEWS - EX - 21.06
DA851 SUN EYE VIEWS - PROPOSED - 21.06
DA852 OVERSHADOWING PLANS - 21.06
DA853 OVERSHADOWING - RESERVE - 21.06
DA854 OVERSHADOWING - BARRACKS - 21.06

ABBREVIATIONS

AC	Air Conditioning
ACC SHR	Accessible SHR
ACU	Air Condensor Unit
AFFL	Above Finished Floor Level
ALC	Aluminium Composite System
ALCP	Solid Aluminium Cladding Panel
APT	Apartment, Apartments
AS	Australian Standard
AW	Awning
BAL	Balustrade
BALC	Balcony
BCA	Building Code of Australia
BDY	Boundary
BE	Blind External
BED	Bedroom
BG	Box Gutter
BIT	Bitumen
BK	Brick
BL	Building Line
BLDG	Building
BLS	Ballast
BN	Bin
BOL	Bollard
BRAC	Bicycle Rack
BTH	Bath
CB	Concrete Block
CBD	Cupboard
CFC	Compressed Fibre Cement
CJ	Construction Joint
CLN	Cleaner
COBB	Cobblestone
COL	Column
COMMS	Communications
CONC	Concrete
CONC-R	Concrete Ribbed
COS	Confirm On Site
CPL	Contiguous Piling
CPT	Carpet
CR	Cement Render
CT	Ceramic Tile
D	Door
DD	Dish Drain
DIA	Diameter
DP	Downpipe
DRC	Drencher
DW	Dishwasher
DWG	Drawing
EA	Equal Angle
EDB	Electrical Distribution Board
EGL	Existing Ground Level
ELEC	Electrical
ENG	Engineer
ENS	Ensuite
ENTRY	Entry
EQ	Equal
EX/EXIST	Existing Structure or Finish
EXH	Exhaust
EXT	External
F	Fixed
FAM	Family
FC	Fibre Cement
FCL	Finished Ceiling Level
FCU	Fan Coil Unit
FE	Fire Extinguisher
FFL	Finished Floor Level
FG	Floor Grate
FGL	Finished Ground Level
FH	Fire Hydrant
FHR	Fire Hose Reel
FIP	Fire Indicator Panel
FIP-M	Fire Mimic Panel
FM	Flexible Mastic
FOY	Foyer
FW	Floor Waste
G	Glass / Glazing
G-BAL	Glass Balustrade
G-F	Glazing - Fixed
G-O	Glazing - Obscured
GALV	Galvanised - hot dipped
GAR	Garage
GND	Ground
GRL#	Grab Rail (number)
GTD	Grated Drain
HALL	Hallway/Corridor
HRL	Handrail
HWS	Hot Water Service
HYD	Hydraulic
INS	Insulation - Thermal / Acoustic
J	Joinery Item
KIT	Kitchen
KRB	Kerb
LDY	Laundry
LIV	Living Room
LOB	Lobby
LV	Louvre
MC	Metal Cladding
MDB	Main Distribution Board
ME	Metal
MECH	Mechanical
MEET	Meeting Room
MO	Microwave Oven
MR	Metal Roof
MS	Mild Steel
MSB	Main Switch Board
MW	Matwell (with mat)
MZ	Mezzanine
N	New Item
N/A	Not Applicable
NBN	National Broadband Network
NTS	Not To Scale
O/H	Overhead
OF	Overflow Spitter
OPT	Option
OV	Oven
P	Pantry
PB	Plasterboard
PB-FR	Plasterboard - Fire Resistant
PB-MR	Plasterboard - Moisture Resistant
PCO	Powdercoat
PF	Paint Finish
PFC	Parallel Flange Channel
PLT	Plant Room
POL	Polyurethane Finish
PU	Paving Unit
PV	Photovoltaic Cell
R	Refrigerator
R-COMM	Comms Riser
R-ELEC	Electrical Riser
R-HYD	Hydraulic Riser
R-MECH	Mechanical Riser
RAH	Roof Access Hatch
REF	Reference
REQ	Required
RF	Roofing
RHS	Rectangular Hollow Section
RL	Relative Level
ROBE	Robe/Wardrobe
RS	Roller Shutter
RVC	Roof Vent Cowl
RWO	Rain Water Outlet
SB30	30 wide Setting Bead
SCR	Screen
SHR	Shower
SHS	Square Hollow Section
SIM	Similar
SL	Skylight
SNK	Sink
SRO	Shower Rose
SRV	Services
SS	Stainless Steel
SSS	Satin Stainless Steel
ST	Stone
STL	Steel
STN	Stair Nosing
STO	Storage
STR FIRE	Fire Stair
STR#	Stair (number)
STRUCT	Structural
SUBST	Substation
SV	Soil Vent
SWP	Stormwater Pit
TBA	To Be Advised
TBC	To Be Confirmed
TEL	Telephone
TERR	Terrace
TGSI	Tactile Ground Surface Indicator
TMF	Timber Floor
TOB	Top of Balustrade
TOC	Top of Column
TOF	Top of Fence
TOK	Top of Kerb
TOP	Top of Parapet
TOW	Top of Wall
TPZ	Tree Protection Zone
TYP	Typical
TZ	Terrazzo
U/G	Underground
U/S	Underside
UA	Unequal Angle
UB	Universal Beam
UC	Universal Column
UNO	Unless Noted Otherwise
UOS	Unless Otherwise Specified
VP	Vent Pipe
W	Window
WC	Water Closet
WC-ACC	Accessible WC
WC-AMB	Ambulant WC
WC-F	Female WC
WC-M	Male WC
WC-U	Unisex WC
WIR	Walk In Robe
WK	Workstation
WM	Washing Machine
WP	Waste Pipe
WS	Wheelstop
WSC	Waste Chute
WST	Waste / Waste Storage
WT	Water Tank

BASIX ENERGY REQUIREMENTS

DESIGN ELEMENT	COMPLIANCE CRITERIA
Domestic hot water systems	Centralised gas-fired boiler heat pump and minimum R0.6 insulation to internal and external pipework
Cooking	Gas cooktop & electric oven
Mechanical heating and cooling	Air-conditioning (3-Phase) for all units living areas. Minimum EER ratings – Cooling 3.0-3.5, Heating 3.0-3.5
Apartment ventilation	Bathroom: individual fan, ducted to façade or roof – Manual on/off Laundry: individual fan, open to façade or roof – Manual on/off Kitchen range hood: Individual fan, open to façade or roof– Manual on/off
Apartment artificial lighting	LED throughout with dedicated fittings
Appliances in Apartments (minimum Energy Star rating)	Dishwashers: Minimum 4 Star Energy Rated (To all apartments) Clothes Dryers: Minimum 2 Star Energy Rated (To all apartments)
Appliances in Common Areas (minimum Energy Star rating)	No common laundry facilities
Photovoltaic Array	A minimum system size of 20 kW
Building Management System (BMS)	Yes
Vertical transport	All Lifts: gearless traction with VVVF motor (→▫← 1001 kg but ←▫→ 1500kg)
Communal and individual outdoor swimming pools	Pool heating system: Electric heat pump system The swimming pool pump will be controlled by a timer
Individual outdoor swimming pools	Pool heating system: No heating system will used in development pools.The swimming pool pump will be controlled by a timer
Common area ventilaton	Car Park: Ventilation (Supply + exhaust). Carbon monoxide monitor + VSD fan MSB/COMMS: Air conditioning system. Thermostatically controlled. Waste Room: Ventilation exhaust only. N/A Cold Water Pump: Ventilation supply only. Thermostatically controlled. Fire Pump Room:Ventilation supply only. Thermostatically controlled. Fire Tank: Ventilation supply only. Thermostatically controlled. Rainwater Tank: Ventilation supply only. Thermostatically controlled. Pool Plant: Ventilation supply only. Thermostatically controlled. Fire Stairs – Basement: No mechanical ventilation. N/A Fire Stairs – Residential: No mechanical ventilation. N/A Airlock: No mechanical ventilation. N/A Corridor: Ventilation supply only. Time clock or BMS controlled. Outdoor showers: Ventilation exhaust only. Time clock or BMS controlled Communal Change Area: Ventilation exhaust only. Time clock or BMS controlled Foyer: Air conditioning system. Time clock or BMS controlled. Hallways – L04-L07: Ventilation supply only. Time clock or BMS controlled Hallways – L01-L03: No mechanical ventilation. All lifts: N/A. N/A.
Common area artificial lighting	Car Park: Light-emitting diode. Zoned switching with motion sensors MSB/COMMS: Light-emitting diode. Manual on / manual off Waste Room: Light-emitting diode. Motion sensor Cold Water Pump:Light-emitting diode. Manual on / manual off Fire Pump Room:Light-emitting diode. Manual on / manual off Fire Tank: Light-emitting diode. Manual on / manual off Rainwater Tank: Light-emitting diode. Manual on / manual off Pool Plant: Light-emitting diode. Manual on / manual off Fire Stairs – Basement: Light-emitting diode. Motion sensors Fire Stairs – Residential: Light-emitting diode. Motion sensors Airlock: Light-emitting diode. Motion sensors Corridor:Light-emitting diode. Motion sensors Outdoor showers:Light-emitting diode. Motion sensors Communal Change Area: Light-emitting diode. Motion sensors Foyer: Light-emitting diode. Zoned switching with motion sensors Hallways – L04-L07: Light-emitting diode. Motion sensors Hallways – L01-L03: Light-emitting diode. Motion sensors All lifts: Light-emitting diode. Connected to lift call button.

BASIX THERMAL COMFORT REQUIREMENTS

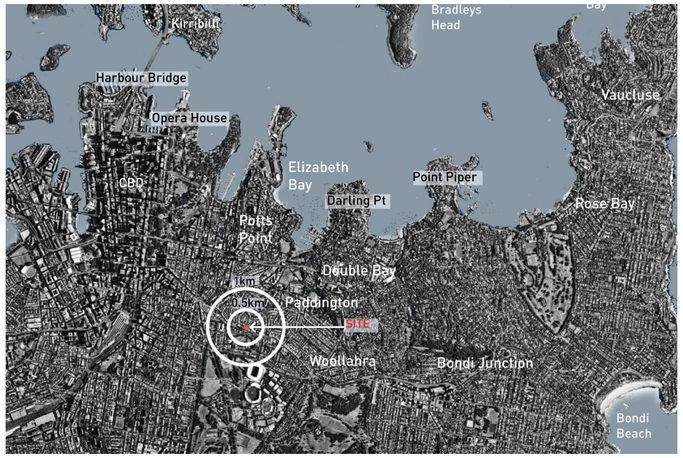
DESIGN ELEMENT	COMPLIANCE CRITERIA
Glazed Doors / Windows	The following glazed elements are used throughout the development: Fixed & Sliding Windows/Doors Total System U-Value = 4.1 (equal to or less than) Total System SHGC = 0.52 (+/- 5%) Awning Windows & Casement Windows/Doors Total System U-Value = 4.1(equal to or less than) Total System SHGC = 0.47 (+/- 5%) The following glazed elements are used for Level 7 units: Fixed & Sliding Windows/Doors Total System U-Value = 3.1 (equal to or less than) Total System SHGC = 0.49 (+/- 5%) Awning Windows & Casement Windows/Doors Total System U-Value = 3.1(equal to or less than) Total System SHGC = 0.39 (+/- 5%) Operability – max available while meeting window safety device requirements defined in the BCA. Note – all glazing systems are whole of system, including glazing and frame systems.
External Solid Walls	Added R2.5 bulk insulation for all apartment external walls. Minimum nominal 20mm unventilated non-reflective airgap. 0.2 thermal break required for the metal stud frame for thermal bridging controls. Medium or light colour
Exposed Roofs/Balconies (Over conditioned spaces)	Added R4.0 soffit slab insulation to apartments concrete slab roofs And Added R5.0 soffit slab insulation to apartments concrete slab roof Unit L07.01 Medium or light colour.
Suspended Floor Slabs (Enclosed floor levels between conditioned and internal non-conditioned spaces and open to outside)	Added R2.5 soffit slab insulation to underside of suspended concrete slabs and added R0.5 soffit slab insulation to underside of floor of high-risk units – Unit L07.01
Floors Covering	Timber in Living/Dining Rooms & Bedrooms. Tile in Kitchen/Bathrooms.
Insulation Penetrations & Ceiling fans	Exhaust fans have been modelled as 1 per bathroom, 1 per laundry if available and 1 per kitchen. Ceiling fans with 1200mm diameter have been modelled in bedroom of following units L01.01, L02.01, L07.02, L07.03, L07.04 Ceiling fans with 1200mm diameter have been modelled in bedroom &b Living room of following units L01.04, L02.04, L07.01

BASIX WATER REQUIREMENTS

DESIGN ELEMENT	COMPLIANCE CRITERIA
Fixtures	Showers: Minimum 4 Star (→ 6 but ←▫→ 7.5 L/min] WELS Rated Toilets: Minimum 4 Star WELS Rated Bathroom Taps: Minimum 5 Star WELS Rated Kitchen Sink Taps: Minimum 5 Star WELS Rated
Fixtures within common areas	Showers: 4 Star (→6 but ←▫→ 7.5 L/min) Toilets: Minimum 4 Star WELS Rated All Taps: Minimum 5 Star WELS Rated
Fittings/Appliances within units	Clothes Washer: Not Specified Dishwasher: Minimum 4 Star WELS Rated (To all apartments)
Fittings/Appliances within common areas	Clothes Washer: no common laundry facility
Hot water recirculation or diversion system	No hot water recirculation or diversion system is included in the project
Fire Sprinkler Water Test	All Fire sprinkler systems test water contained in a closed system so that fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed.
Alternative Water	Minimum 20,000 L rainwater tank provision is provided and is required to collect rainwater from building roof area which is not less than 390 m². The rainwater collected shall be reused for ground and roof common landscape/lawn area irrigation plus bay wash.
Landscape	Common Lawn area: 246 m2 Common Garden area: 386 m2
Communal Outdoor swimming pool	The outdoor swimming pool will be 72kL in volume and will be shaded.
Dwelling outdoor swimming pools	All individual residential outdoor swimming pools will have a pool cover. The following are the volumes of all outdoor swimming pools per dwelling: • 07.01: 21 kL • 07.02: 18.9 kL • 07.03: 18.9 kL • 07.04: 21 kL

* Note: Refer to ELAB_BASIX Report_Oxford Street_002 for details on BASIX requirements.

OXFORD STREET VIEW



LOCATION PLAN

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nominated architects william smart nsw 6381 / christina markham nsw 5569

| 0 | 1000 | 2500 | 5000 |

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drawing by	**HL**
senior qa	**MP**
approved by	**CM**

project	**2510 160 OXFORD ST, PADDINGTON**
drawing title	**LEGEND, DRAWING LIST, SITE MAP**
drawing number	**DA000 B**

LEGEND

Lots to be Amalgamated:

CALCULATIONS

Proposed Amalgamated Lot Area (Survey):

Address	Title	sqm
6 Shadforth Street	1/70235	138.1m²
148 Oxford Street	1/263685	266.5m²
146 Oxford Street	2/263685	248.6m²
144 Oxford Street	3/263685	232.5m²
142 Oxford Street	4/263685	247.8m²
160 Oxford Street	SP13018	889.1m²
Total Amalgamated Lot Area:		**2022.6m²**

Total Site Area (Survey):

		sqm
Amalgamated Lot Area		2022.6m²
13 Gipps Street	5/DP263685	149.8m²
Total Site Area:		**2172.4m²**

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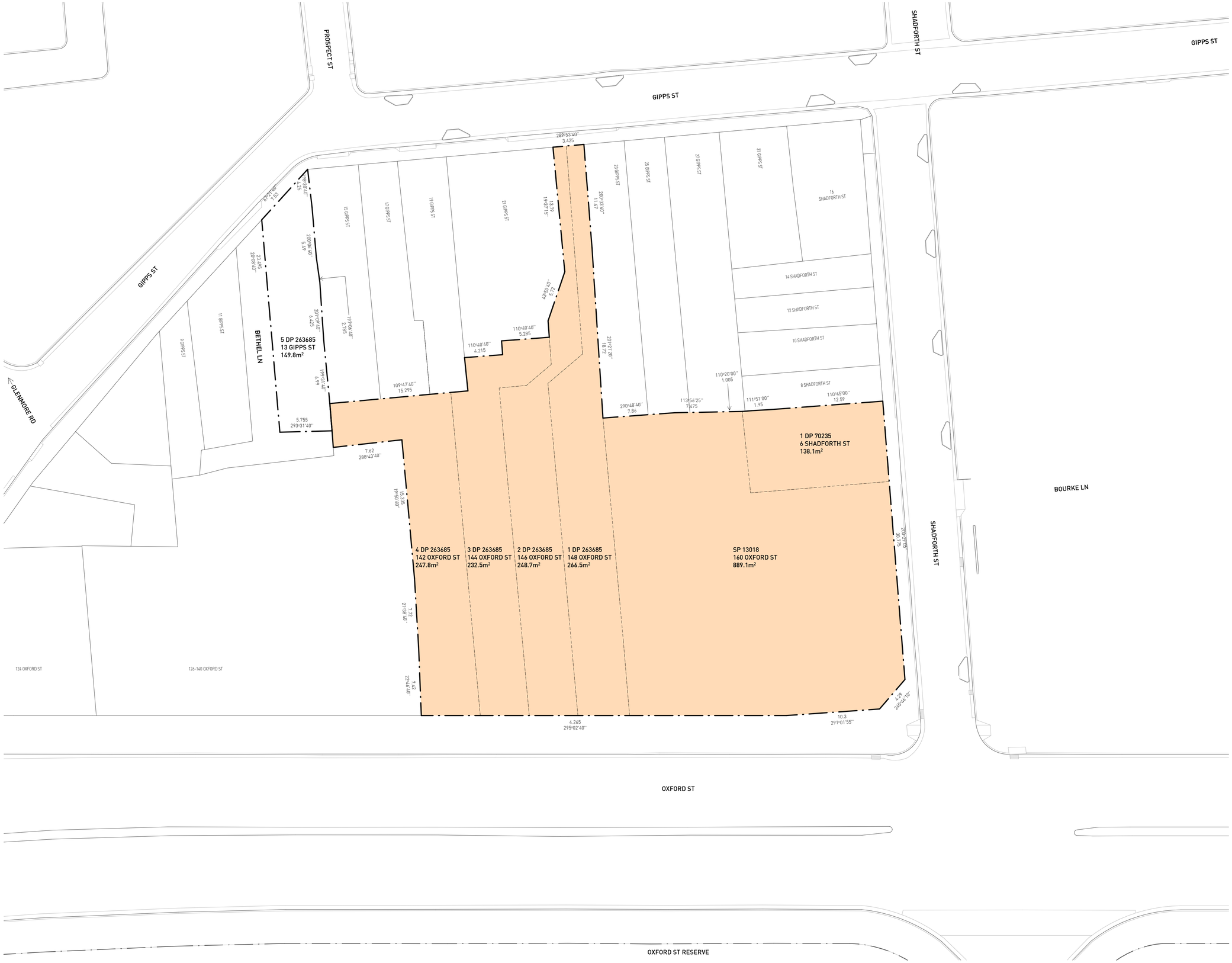

PRELIMINARY
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issue	reason	date
A	SSDA ISSUE	18.12.25
B	SSDA ISSUE 02	23.01.26

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drawing by	**MS**
senior qa	**MP**
approved by	**CM**

project	**2510 160 OXFORD ST, PADDINGTON**
drawing title	**SITE AMALGAMATED LOTS PLAN**
drawing number	**DA001 B**

LEGEND

Existing to be Retained:

To be Demolished (Existing):

To be Demolished (Proposed):

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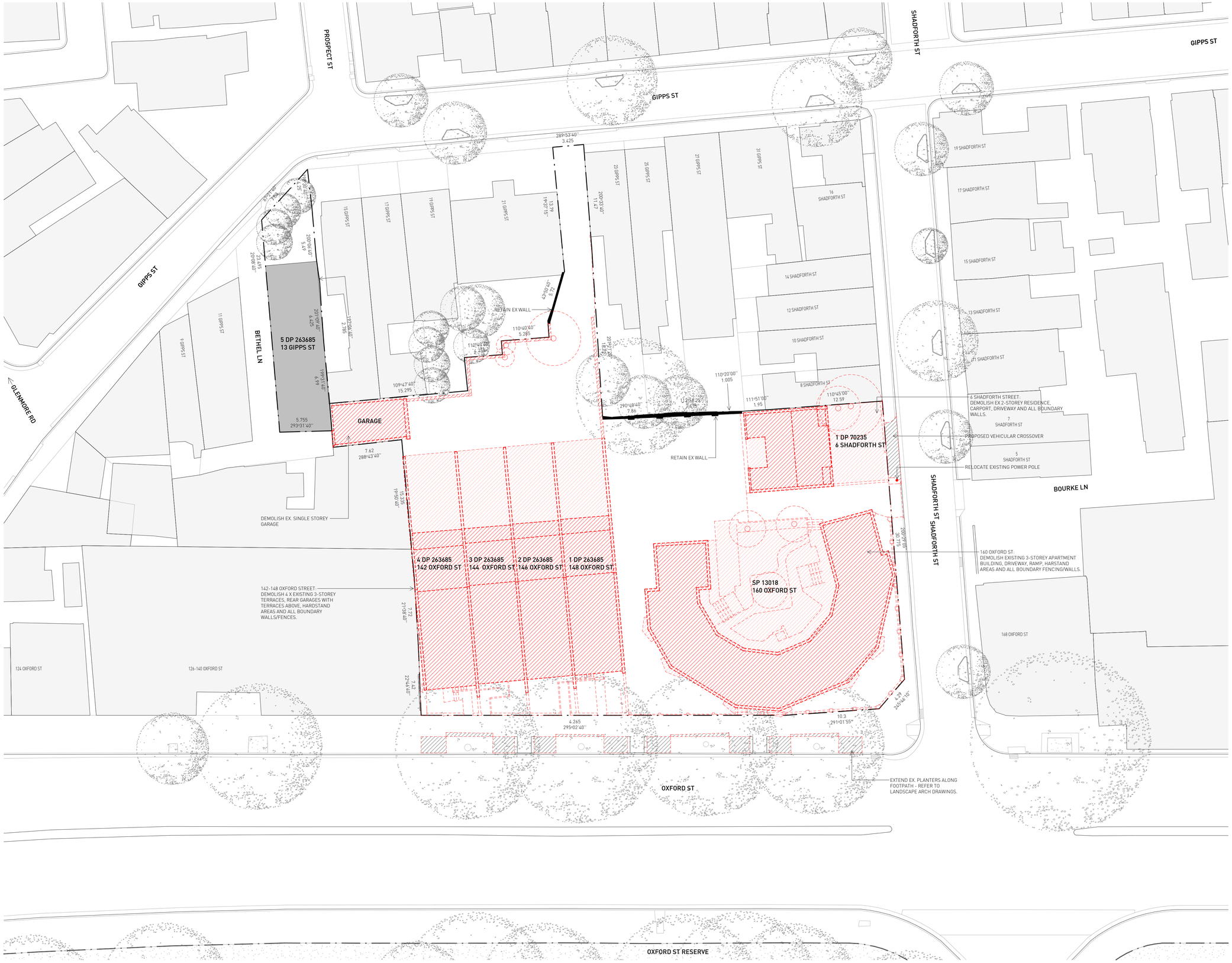

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senior qa **MP**
approved by **CM**

project **2510 160 OXFORD ST, PADDINGTON**
drawing title **SITE DEMO PLAN**
drawing number **DA002 B**

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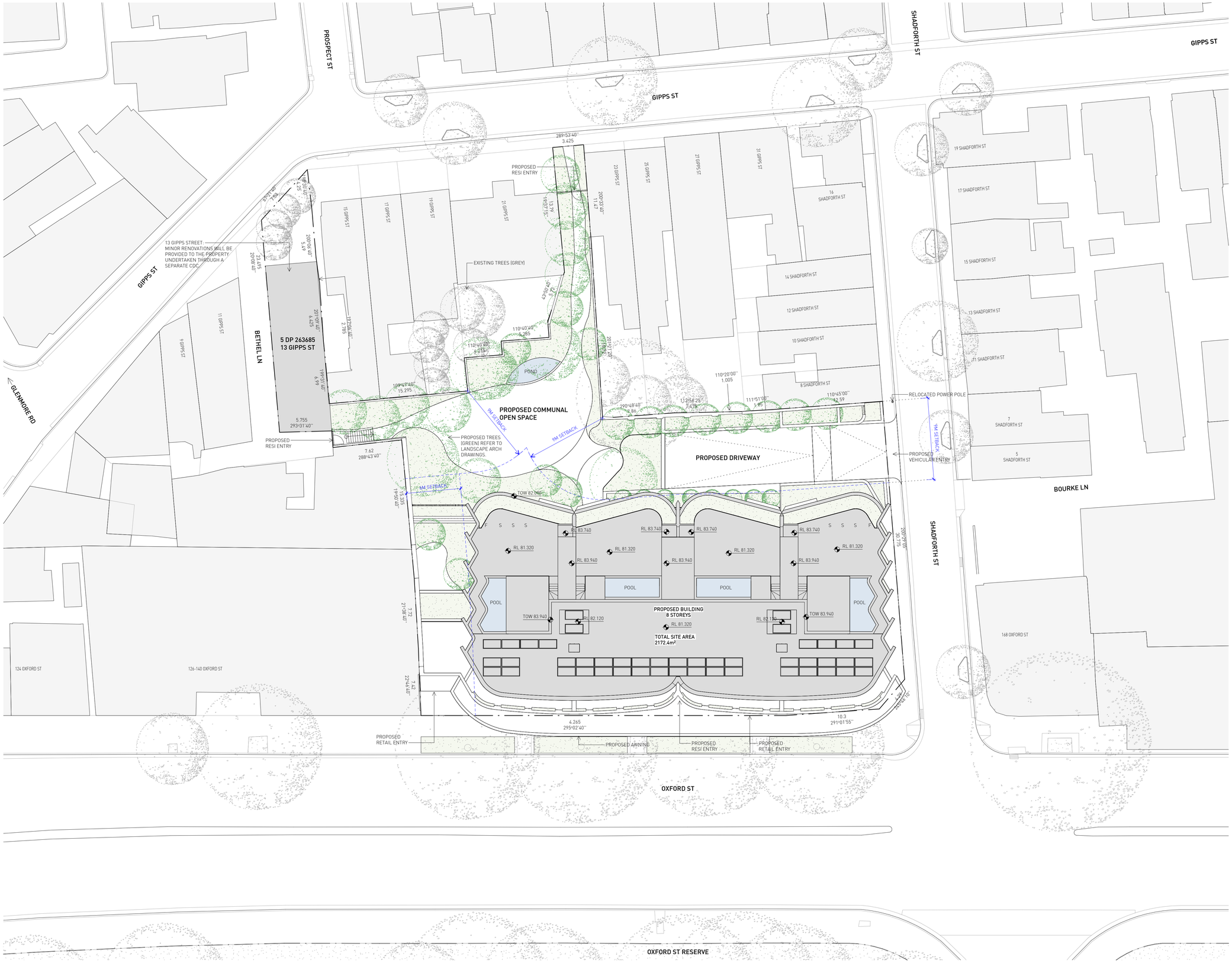

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project **2510 160 OXFORD ST, PADDINGTON**
drawing title **SITE PLAN**
drawing number **DA003 B**

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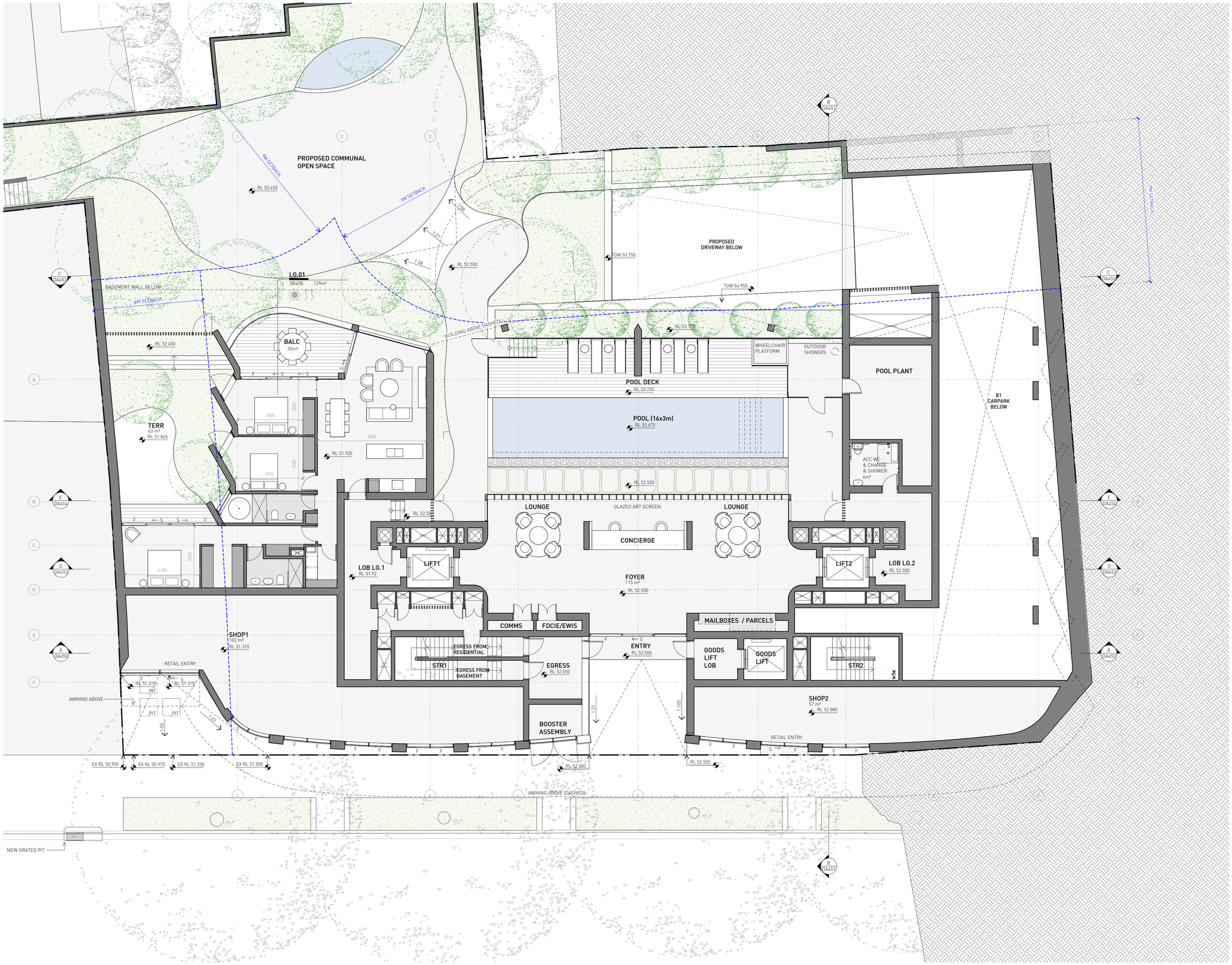
senior qa **MP**
approved by **CM**

project **2510 160 OXFORD ST, PADDINGTON**
drawing title **SITE PLAN - GROUND**
drawing number **DA004 B**



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senior qa **MP**
approved by **CM**

project **2510 160 OXFORD ST, PADDINGTON**
drawing title **PLAN - LG**
drawing number **DA100 B**

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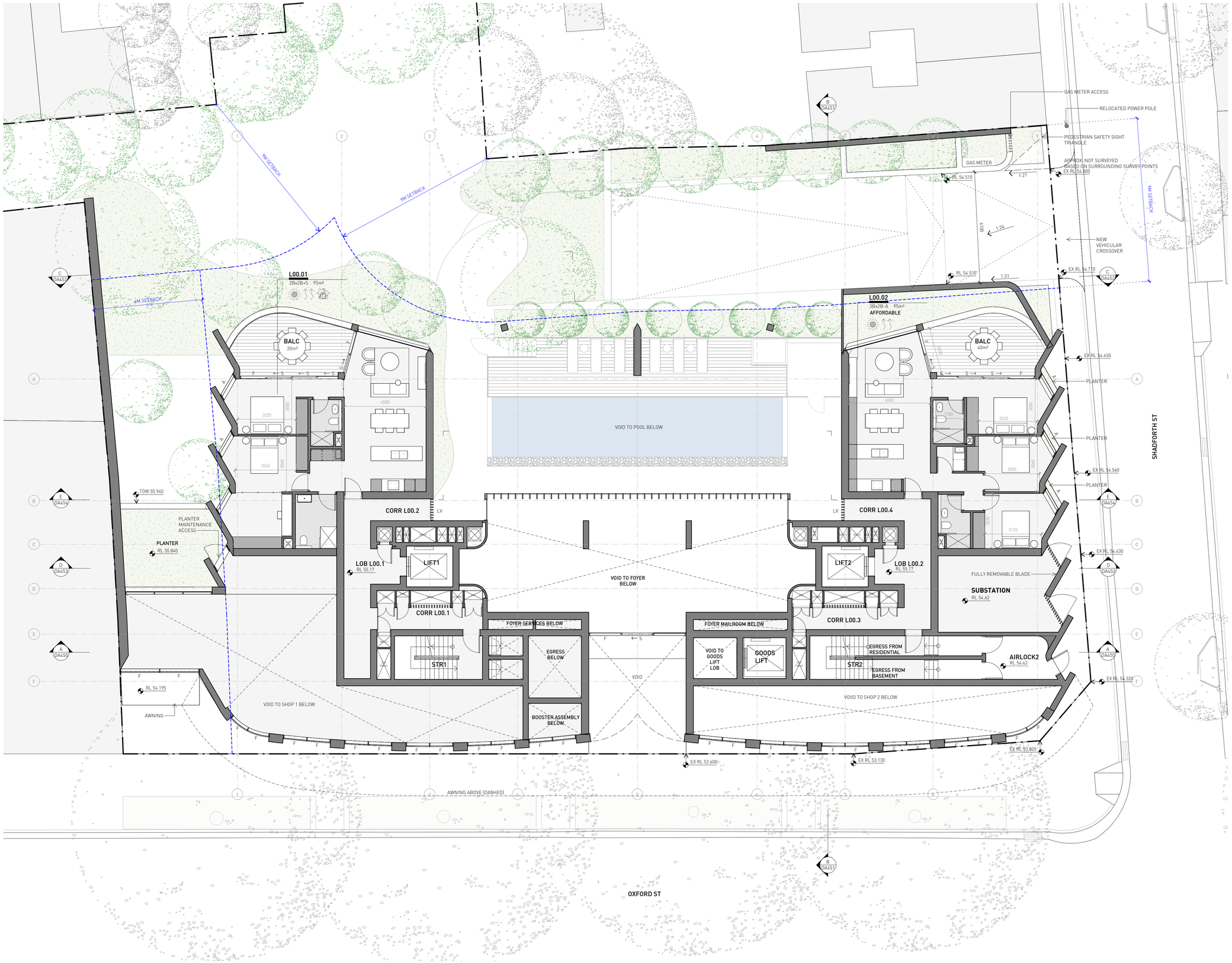

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senior qa **MP**
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project **2510 160 OXFORD ST, PADDINGTON**
drawing title **PLAN - L00**
drawing number **DA101 B**

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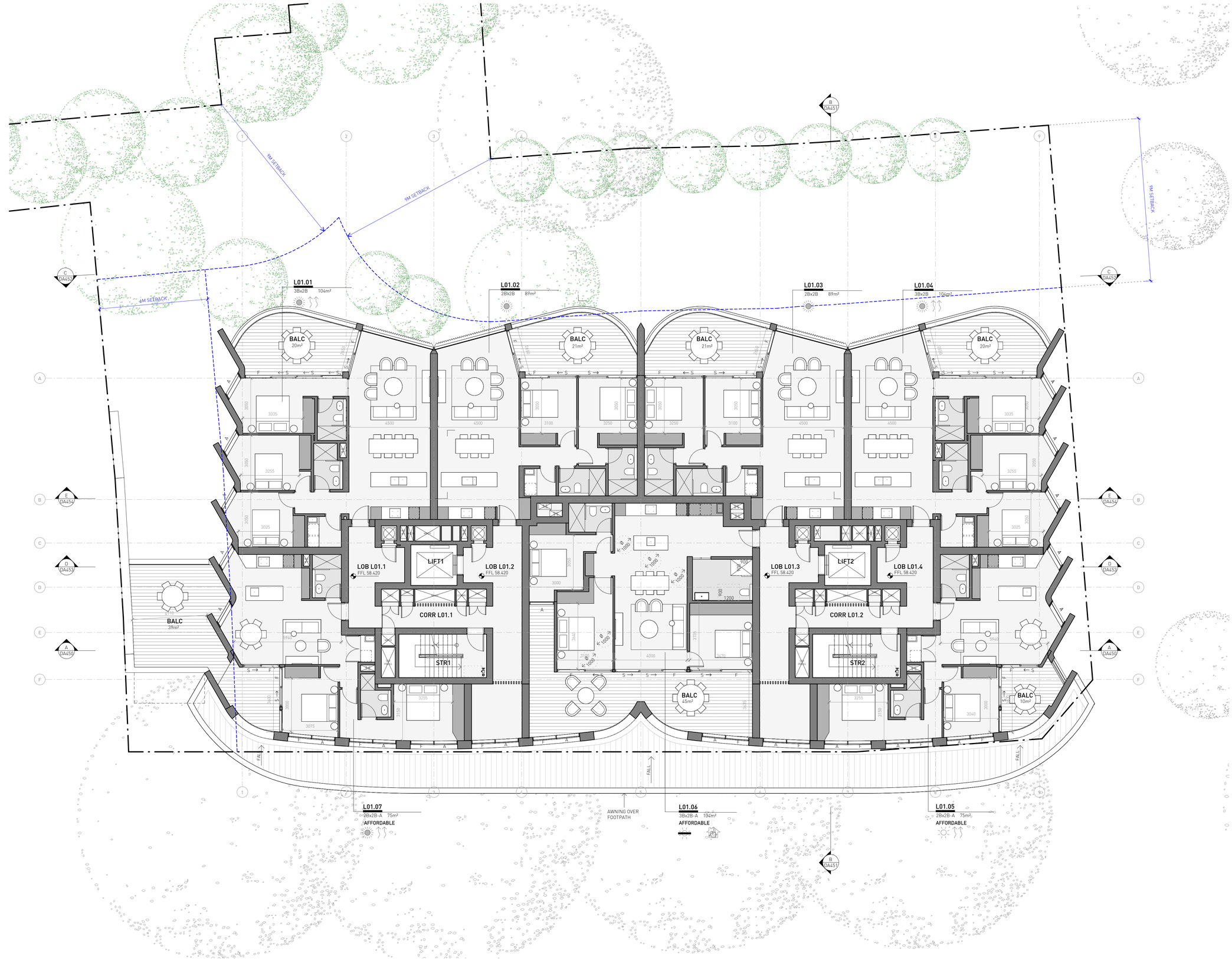

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drawing by **HL**
senior qa **MP**
approved by **CM**

project **2510 160 OXFORD ST, PADDINGTON**
drawing title **PLAN - L01**
drawing number **DA102 B**

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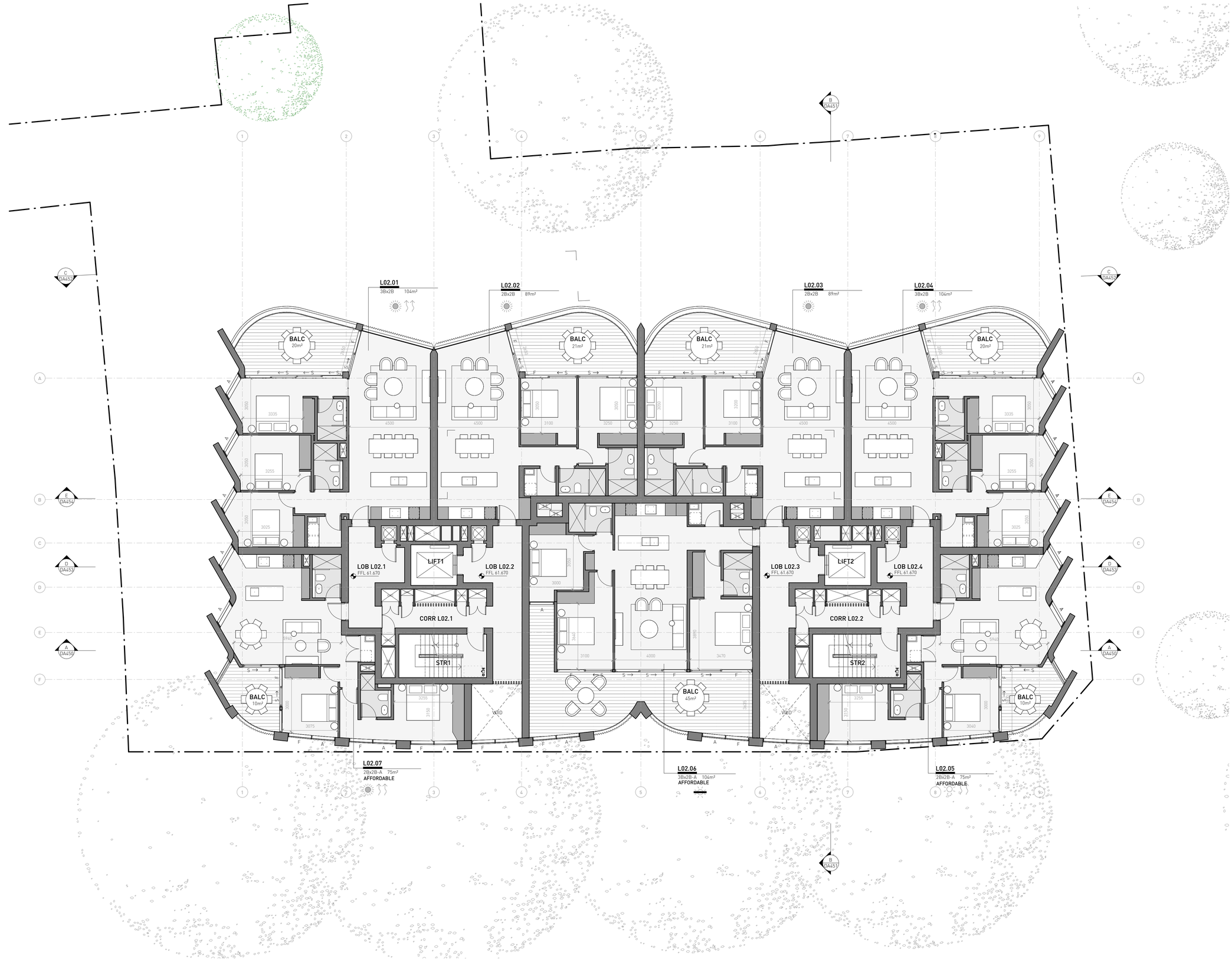

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scale **1:100 @ A1 uno**

drawing by **HL**
senior qa **MP**
approved by **CM**

project **2510 160 OXFORD ST, PADDINGTON**
drawing title **PLAN - L02**
drawing number **DA103 B**

NOTES

01 All dimensions to be verified on site.

02 Report any discrepancies or omissions to SDS prior to construction.

03 All drawings to be read in conjunction with specification.

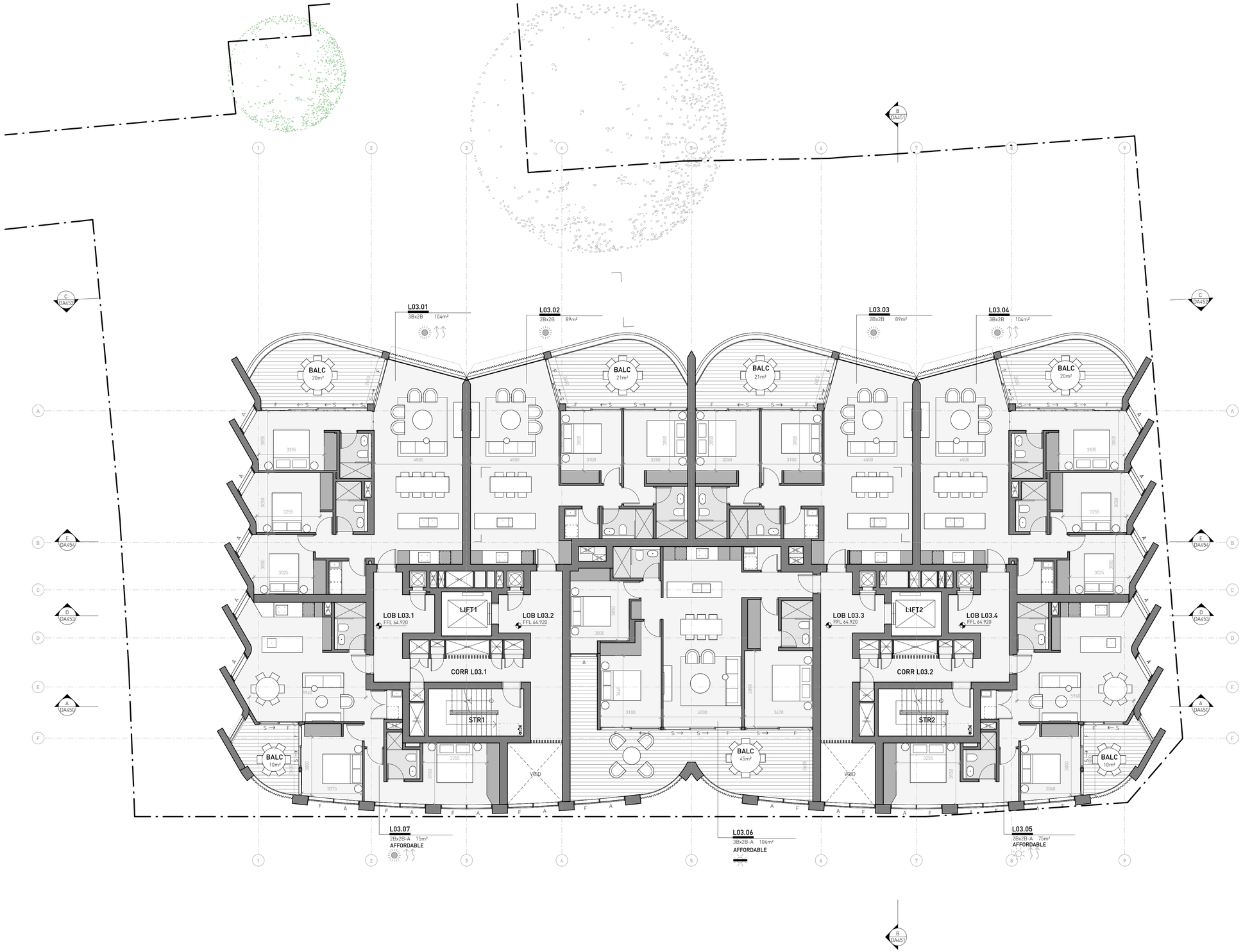
04 All drawings to be read in conjunction with consultants' drawings.

05 All structure to structural engineer's details.

06 Refer to architect for ambiguous details or when clarification is required.

PRELIMINARY
NOT FOR CONSTRUCTION

issue	reason	date
A	SSDA ISSUE	18.12.25
B	SSDA ISSUE 02	23.01.26



smart design studio

+61 2 8332 4333
14 stokes avenue alexandria nsw 2015 australia
nominated architects william smart nsw 6381 / christina markham nsw 5569

| 0 | 1000 | 2500 | 5000

drawing copyright
do not scale drawings

scale **1:100 @ A1 uno**

drawing by **HL**
senior qa **MP**
approved by **CM**

project **2510 160 OXFORD ST, PADDINGTON**
drawing title **PLAN - L03**
drawing number **DA104 B**

NOTES

01 All dimensions to be verified on site.

02 Report any discrepancies or omissions to SDS prior to construction.

03 All drawings to be read in conjunction with specification.

04 All drawings to be read in conjunction with consultants' drawings.

05 All structure to structural engineer's details.

06 Refer to architect for ambiguous details or when clarification is required.

PRELIMINARY
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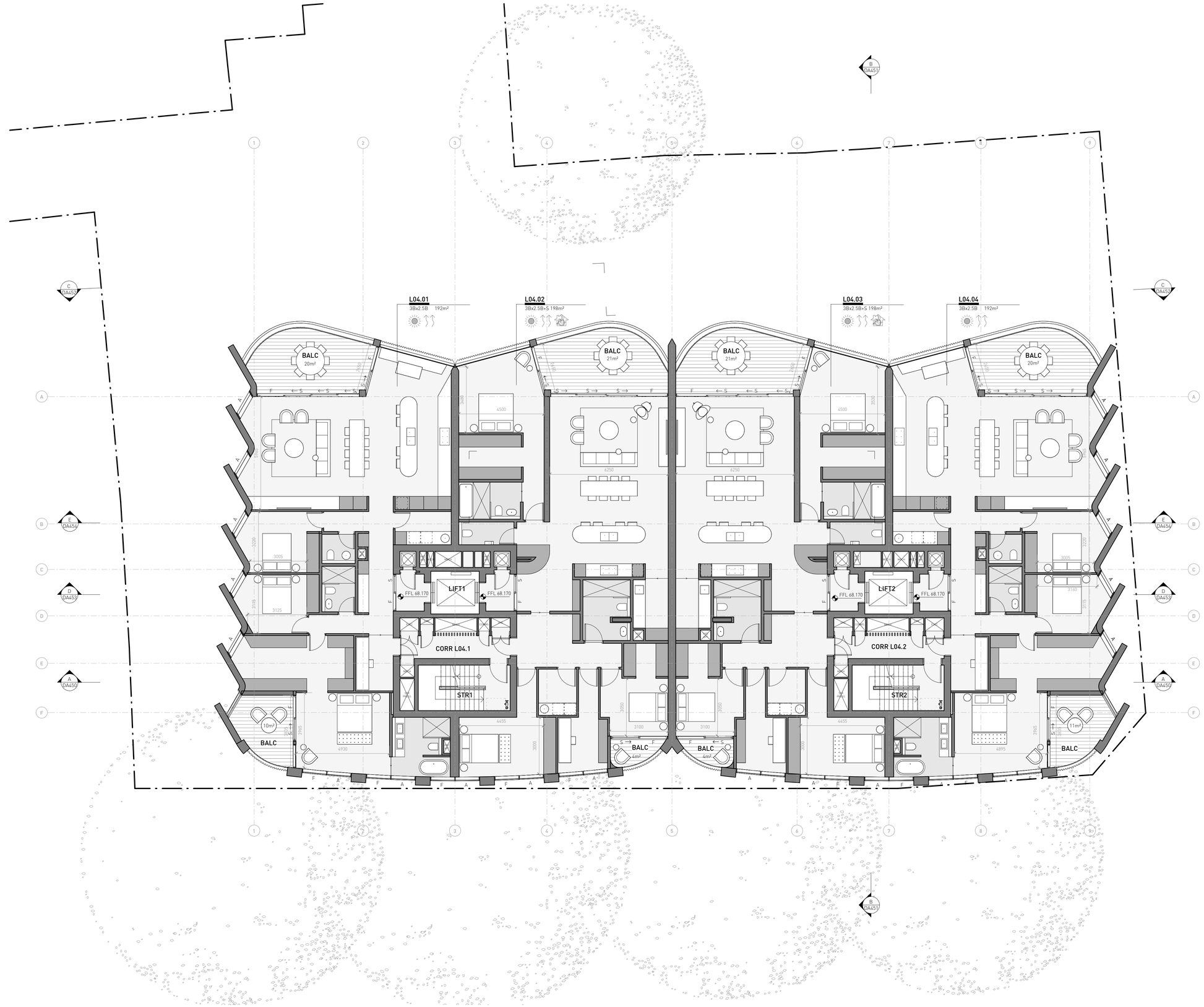
issue	reason	date
A	SSDA ISSUE	18.12.25
B	SSDA ISSUE 02	23.01.26



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drawing copyright
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scale **1:100 @ A1 uno**

drawing by **HL**
senior qa **MP**
approved by **CM**

project **2510 160 OXFORD ST, PADDINGTON**
drawing title **PLAN - L04**
drawing number **DA105 B**

NOTES

01 All dimensions to be verified on site.

02 Report any discrepancies or omissions to SDS prior to construction.

03 All drawings to be read in conjunction with specification.

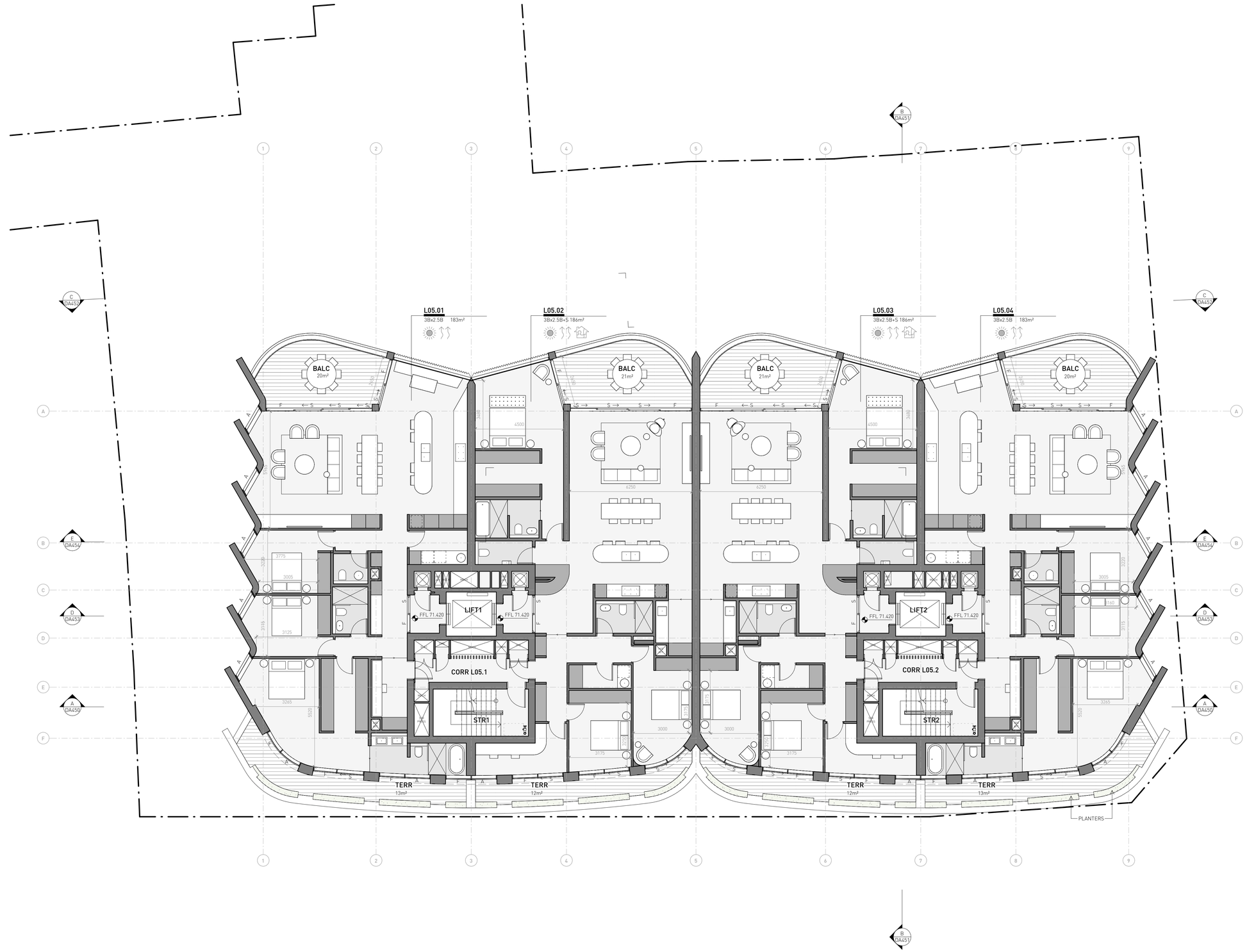
04 All drawings to be read in conjunction with consultants' drawings.

05 All structure to structural engineer's details.

06 Refer to architect for ambiguous details or when clarification is required.

PRELIMINARY
NOT FOR CONSTRUCTION

issue	reason	date
A	SSDA ISSUE	18.12.25
B	SSDA ISSUE 02	23.01.26



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| 0 | 1000 | 2500 | 5000

drawing copyright
do not scale drawings

scale **1:100 @ A1 uno**

drawing by **HL**
senior qa **MP**
approved by **CM**

project **2510 160 OXFORD ST, PADDINGTON**
drawing title **PLAN - L05**
drawing number **DA106 B**

NOTES

01 All dimensions to be verified on site.

02 Report any discrepancies or omissions to SDS prior to construction.

03 All drawings to be read in conjunction with specification.

04 All drawings to be read in conjunction with consultants' drawings.

05 All structure to structural engineer's details.

06 Refer to architect for ambiguous details or when clarification is required.

PRELIMINARY
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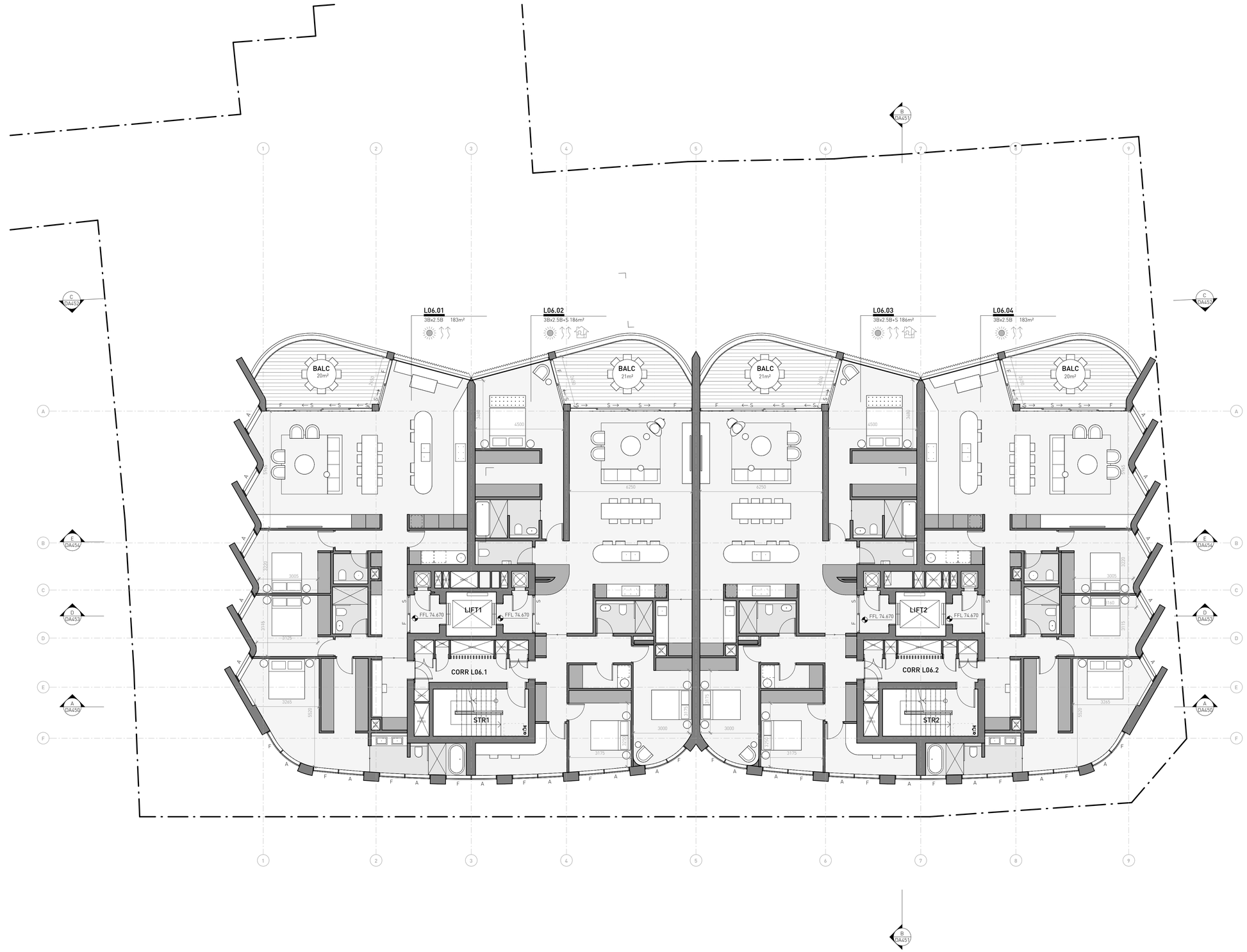
A	SSDA ISSUE	18.12.25
B	SSDA ISSUE 02	23.01.26



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drawing copyright
do not scale drawings

scale **1:100 @ A1 uno**

drawing by **HL**
senior qa **MP**
approved by **CM**

project **2510 160 OXFORD ST, PADDINGTON**
drawing title **PLAN - L06**
drawing number **DA107 B**

NOTES

01 All dimensions to be verified on site.

02 Report any discrepancies or omissions to SDS prior to construction.

03 All drawings to be read in conjunction with specification.

04 All drawings to be read in conjunction with consultants' drawings.

05 All structure to structural engineer's details.

06 Refer to architect for ambiguous details or when clarification is required.

PRELIMINARY
NOT FOR CONSTRUCTION

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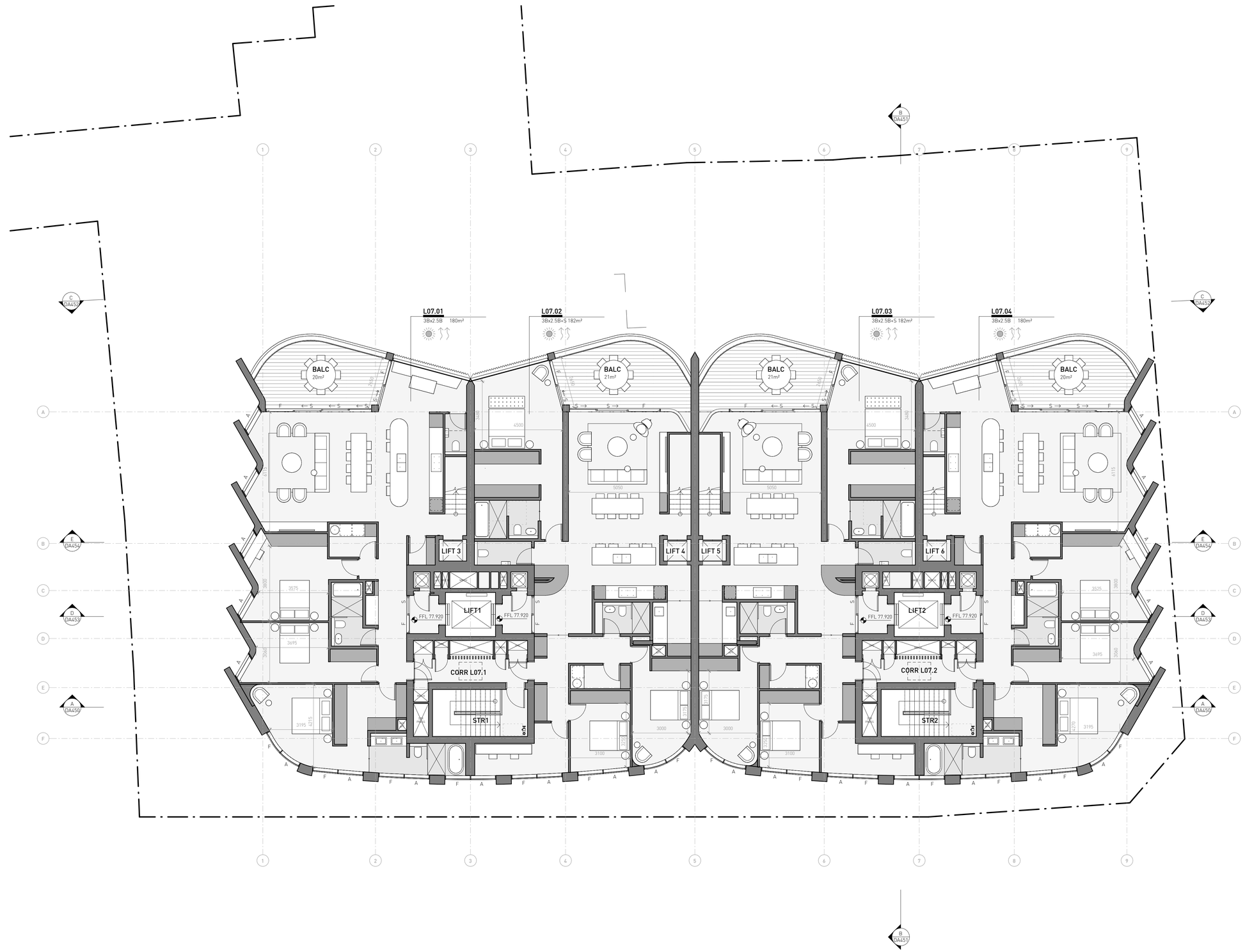
B	SSDA ISSUE 02	23.01.26



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drawing copyright
do not scale drawings

scale **1:100 @ A1 uno**

drawing by	**HL**
senior qa	**MP**
approved by	**CM**

project	**2510 160 OXFORD ST, PADDINGTON**
drawing title	**PLAN - L07**
drawing number	**DA108 B**

NOTES

01 All dimensions to be verified on site.

02 Report any discrepancies or omissions to SDS prior to construction.

03 All drawings to be read in conjunction with specification.

04 All drawings to be read in conjunction with consultants' drawings.

05 All structure to structural engineer's details.

06 Refer to architect for ambiguous details or when clarification is required.

PRELIMINARY
NOT FOR CONSTRUCTION

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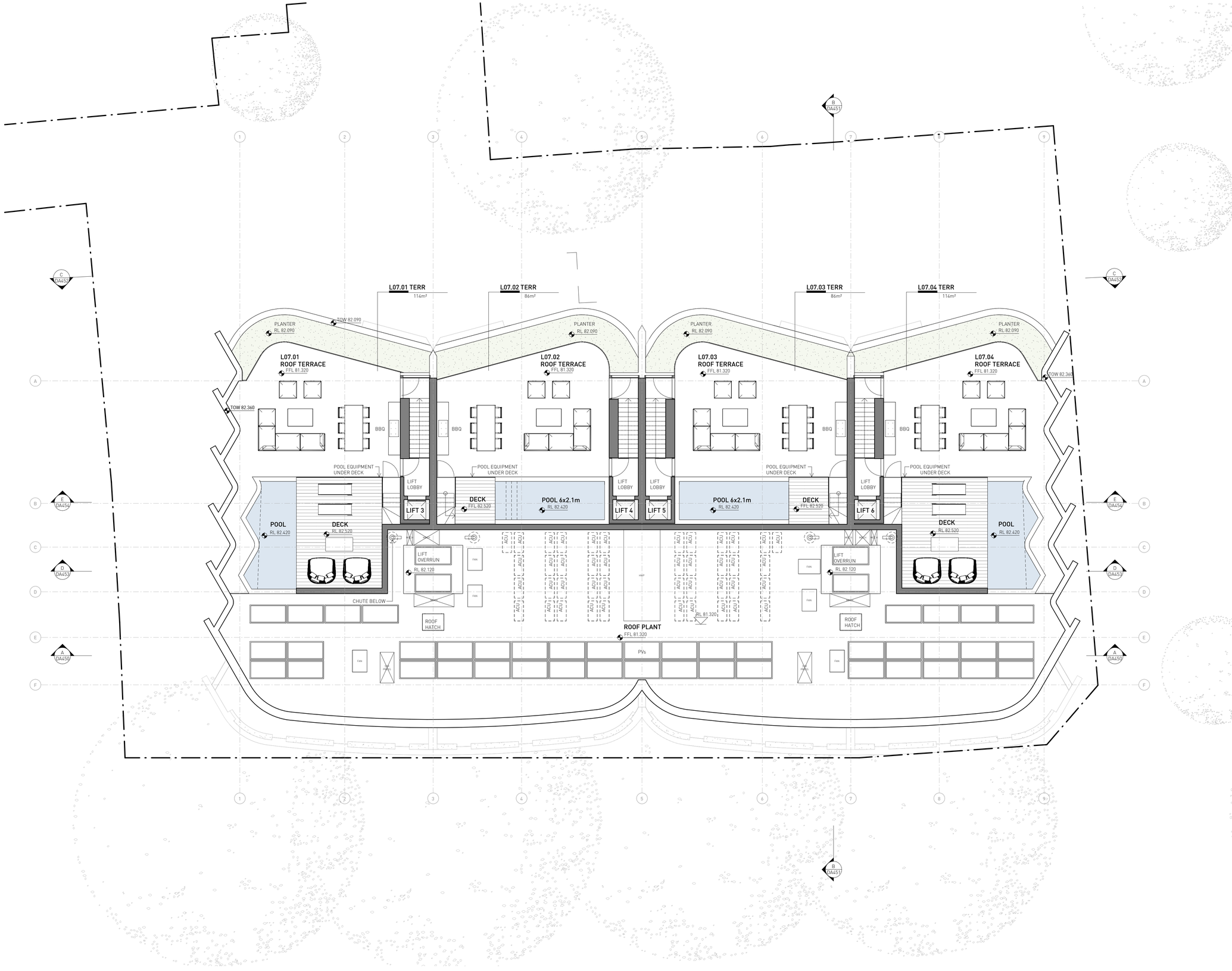
A	SSDA ISSUE	18.12.25
B	SSDA ISSUE 02	23.01.26



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drawing copyright
do not scale drawings

scale **1:100 @ A1 uno**

drawing by **HL**
senior qa **MP**
approved by **CM**

project **2510 160 OXFORD ST, PADDINGTON**
drawing title **PLAN - RF**
drawing number **DA109 B**

NOTES

01 All dimensions to be verified on site.

02 Report any discrepancies or omissions to SDS prior to construction.

03 All drawings to be read in conjunction with specification.

04 All drawings to be read in conjunction with consultants' drawings.

05 All structure to structural engineer's details.

06 Refer to architect for ambiguous details or when clarification is required.

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A	SSDA ISSUE	18.12.25
B	SSDA ISSUE 02	23.01.26

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drawing copyright
do not scale drawings

scale **1:100 @ A1 uno**

drawing by **HL**
senior qa **MP**
approved by **CM**

project **2510 160 OXFORD ST, PADDINGTON**
drawing title **PLAN - B1**
drawing number **DA150 B**

NOTES

01 All dimensions to be verified on site.

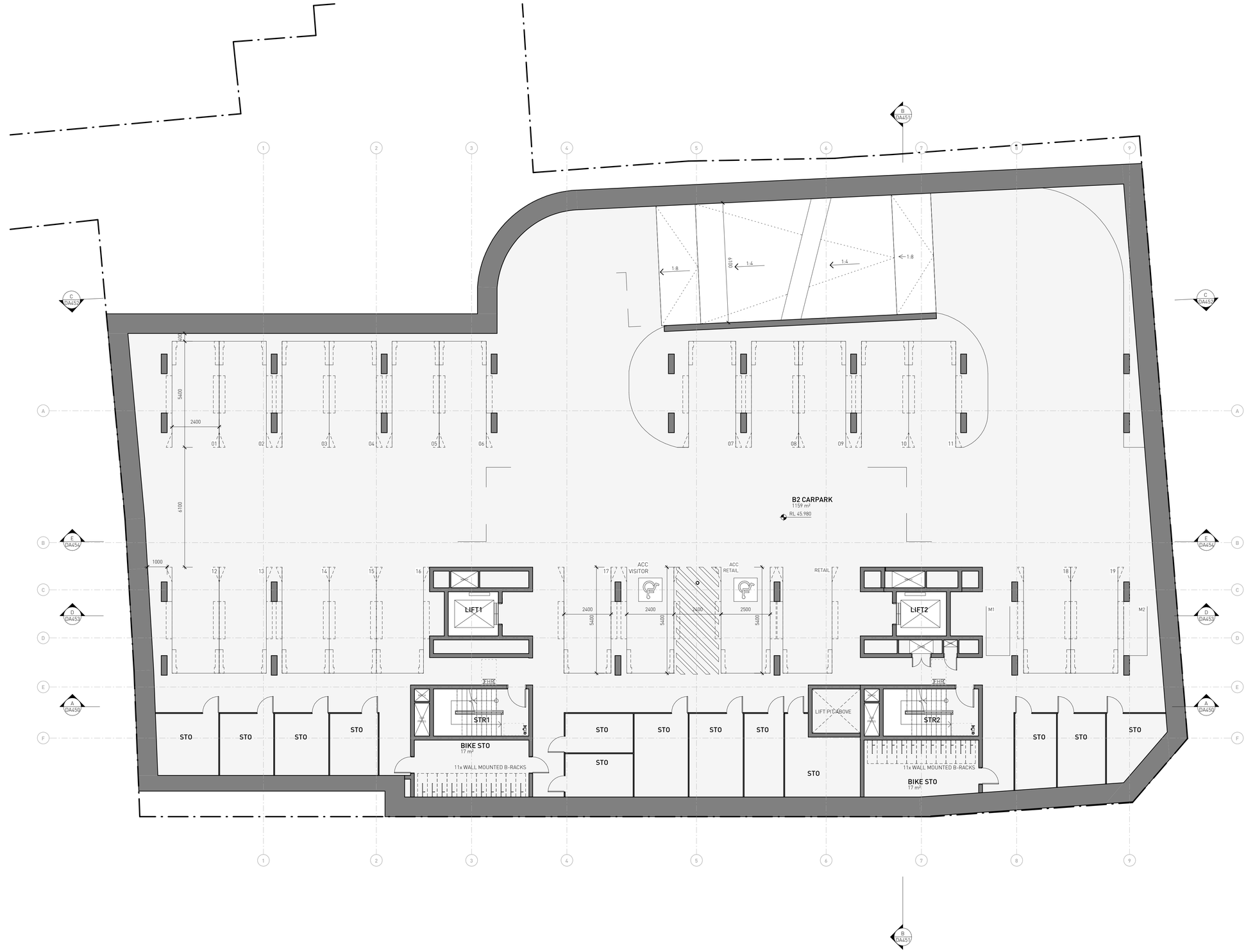
02 Report any discrepancies or omissions to SDS prior to construction.

03 All drawings to be read in conjunction with specification.

04 All drawings to be read in conjunction with consultants' drawings.

05 All structure to structural engineer's details.

06 Refer to architect for ambiguous details or when clarification is required.



PRELIMINARY
NOT FOR CONSTRUCTION

issue	reason	date
A	SSDA ISSUE	18.12.25
B	SSDA ISSUE 02	23.01.26

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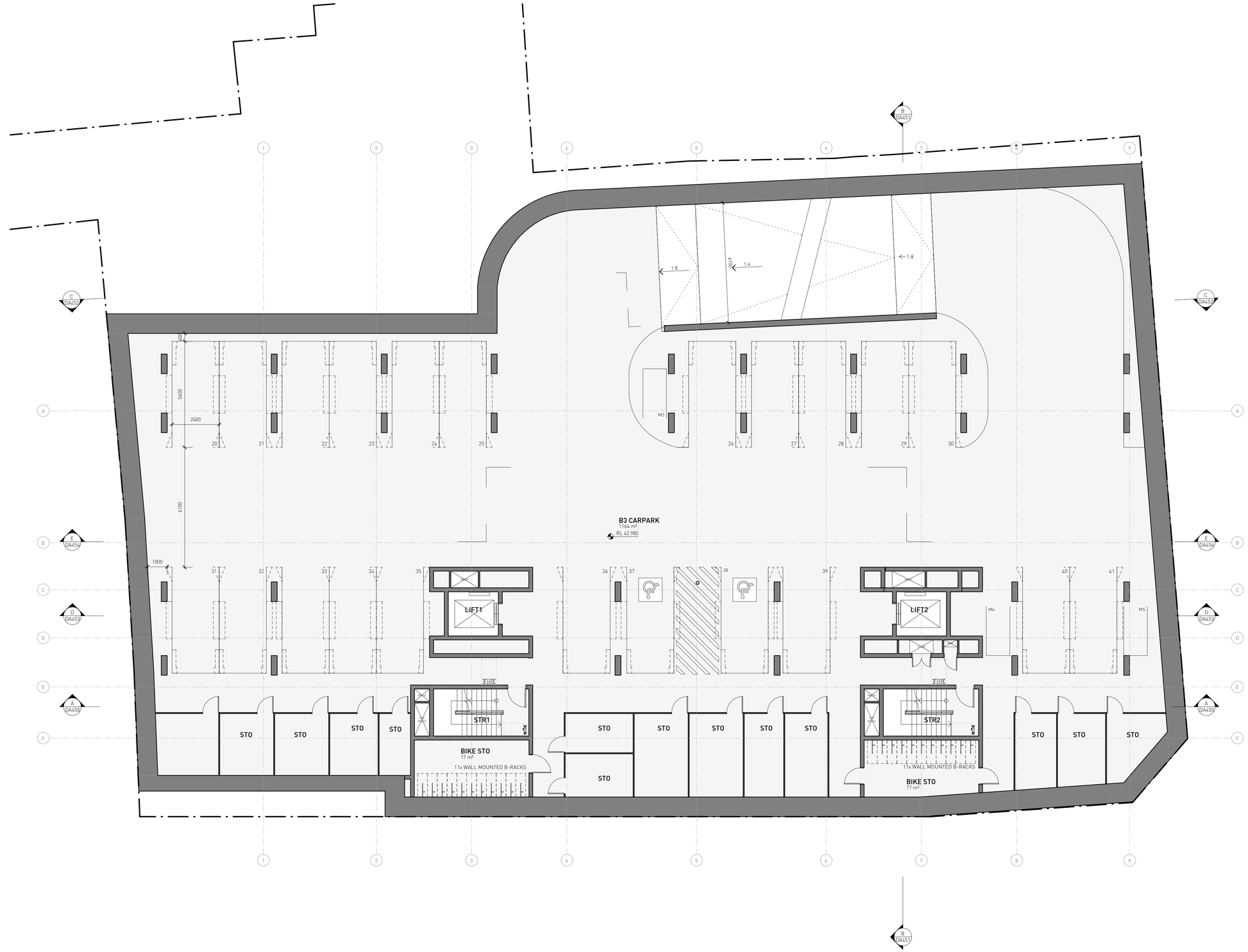
| 0 | 1000 | 2500 | 5000

drawing copyright
do not scale drawings

scale **1:100 @ A1 uno**

drawing by **HL**
senior qa **MP**
approved by **CM**

project **2510 160 OXFORD ST, PADDINGTON**
drawing title **PLAN - B2**
drawing number **DA151 B**



NOTES

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04 All drawings to be read in conjunction with consultants' drawings.

05 All structure to structural engineer's details.

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drawing copyright
do not scale drawings
scale **1:100 @ A1 uno**

drawing by **HL**
senior qa **MP**
approved by **CM**

project **2510 160 OXFORD ST, PADDINGTON**
drawing title **PLAN - B3**
drawing number **DA152 B**

NOTES

01 All dimensions to be verified on site.

02 Report any discrepancies or omissions to SDS prior to construction.

03 All drawings to be read in conjunction with specification.

04 All drawings to be read in conjunction with consultants' drawings.

05 All structure to structural engineer's details.

06 Refer to architect for ambiguous details or when clarification is required.

PRELIMINARY
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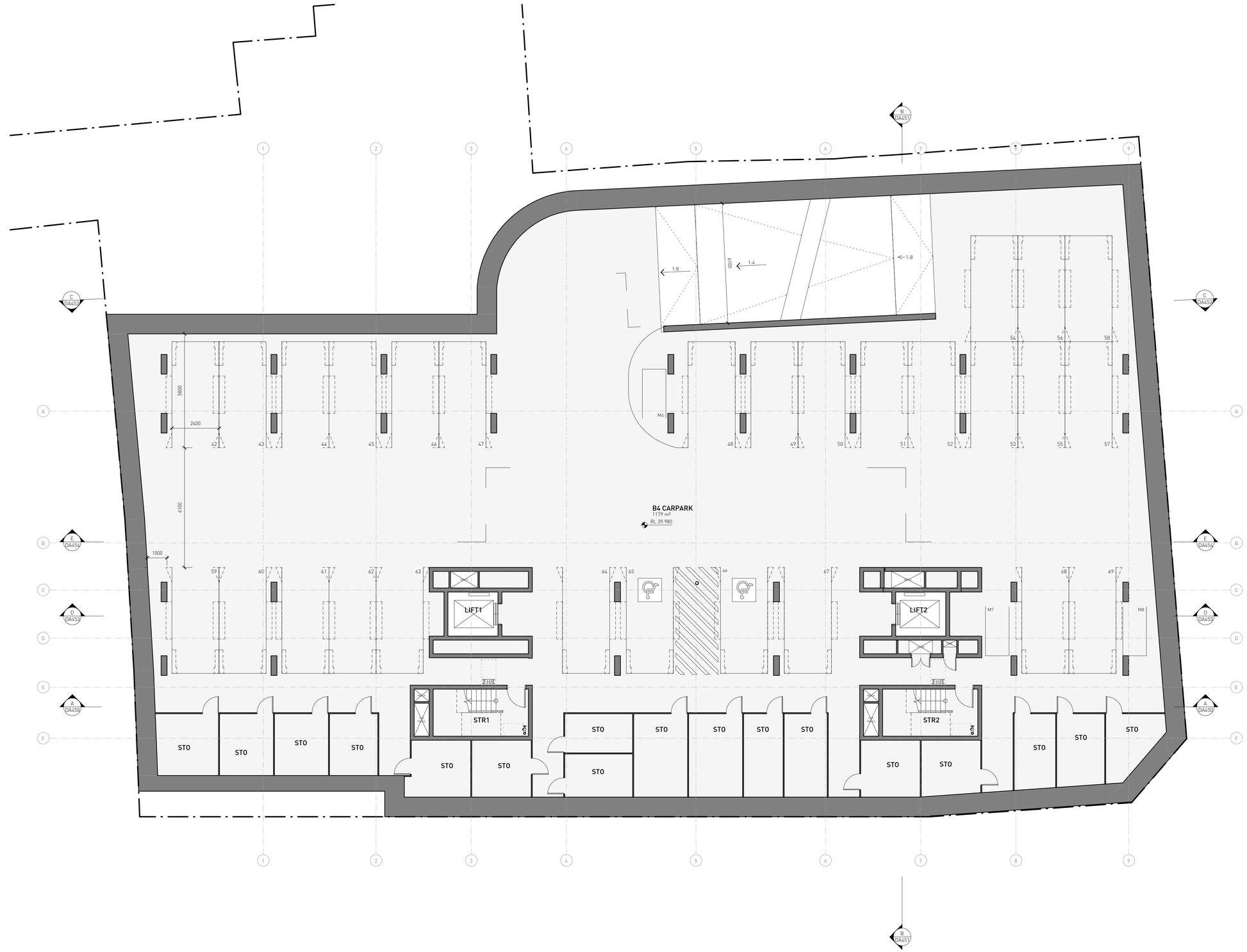
B	SSDA ISSUE 02	23.01.26



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scale **1:100 @ A1 uno**

drawing by **HL**
senior qa **MP**
approved by **CM**

project **2510 160 OXFORD ST, PADDINGTON**
drawing title **PLAN - B4**
drawing number **DA153 B**

NOTES

01 All dimensions to be verified on site.

02 Report any discrepancies or omissions to SDS prior to construction.

03 All drawings to be read in conjunction with specification.

04 All drawings to be read in conjunction with consultants' drawings.

05 All structure to structural engineer's details.

06 Refer to architect for ambiguous details or when clarification is required.

PRELIMINARY
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A	SSDA ISSUE	18.12.25
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nominated architects william smart nsw 6381 / christina markham nsw 5569

| 0 | 1000 | 2500 | 5000

drawing copyright
do not scale drawings

scale **1:100 @ A1 uno**

drawing by **MS**
senior qa **MP**
approved by **CM**

project **2510 160 OXFORD ST, PADDINGTON**
drawing title **ELEV S (OXFORD ST) - SURVEYED TREES**
drawing number **DA400 B**

NOTES

01 All dimensions to be verified on site.

02 Report any discrepancies or omissions to SDS prior to construction.

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05 All structure to structural engineer's details.

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PRELIMINARY
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A	SSDA ISSUE	18.12.25
B	SSDA ISSUE 02	23.01.26

smart design studio

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| 0 | 1000 | 2500 | 5000

drawing copyright
do not scale drawings

scale **1:100 @ A1 uno**

drawing by **MS**
senior qa **MP**
approved by **CM**

project **2510 160 OXFORD ST, PADDINGTON**
drawing title **ELEV S (OXFORD ST)**
drawing number **DA401 B**

NOTES

01 All dimensions to be verified on site.

02 Report any discrepancies or omissions to SDS prior to construction.

03 All drawings to be read in conjunction with specification.

04 All drawings to be read in conjunction with consultants' drawings.

05 All structure to structural engineer's details.

06 Refer to architect for ambiguous details or when clarification is required.

PRELIMINARY
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issue	reason	date
A	SSDA ISSUE	18.12.25
B	SSDA ISSUE 02	23.01.26

smart design studio

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14 stokes avenue alexandria nsw 2015 australia
nominated architects william smart nsw 6381 / christina markham nsw 5569

| 0 | 1000 | 2500 | 5000

drawing copyright
do not scale drawings

scale **1:100 @ A1 uno**

drawing by **MS**
senior qa **MP**
approved by **CM**

project **2510 160 OXFORD ST, PADDINGTON**
drawing title **ELEV N**
drawing number **DA402 B**

NOTES

01 All dimensions to be verified on site.

02 Report any discrepancies or omissions to SDS prior to construction.

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05 All structure to structural engineer's details.

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PRELIMINARY
NOT FOR CONSTRUCTION

issue	reason	date
A	SSDA ISSUE	18.12.25
B	SSDA ISSUE 02	23.01.26

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nominated architects william smart nsw 6381 / christina markham nsw 5569

| 0 | 1000 | 2500 | 5000

drawing copyright
do not scale drawings

scale **1:100 @ A1 uno**

drawing by **MS**
senior qa **MP**
approved by **CM**

project **2510 160 OXFORD ST, PADDINGTON**
drawing title **ELEV E (SHADFORTH ST)**
drawing number **DA403 B**

NOTES

01 All dimensions to be verified on site.

02 Report any discrepancies or omissions to SDS prior to construction.

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04 All drawings to be read in conjunction with consultants' drawings.

05 All structure to structural engineer's details.

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| 0 | 1000 | 2500 | 5000

drawing copyright
do not scale drawings

scale **1:100 @ A1 uno**

drawing by **MS**
senior qa **MP**
approved by **CM**

project **2510 160 OXFORD ST, PADDINGTON**
drawing title **ELEV W**
drawing number **DA404 B**

NOTES

01 All dimensions to be verified on site.

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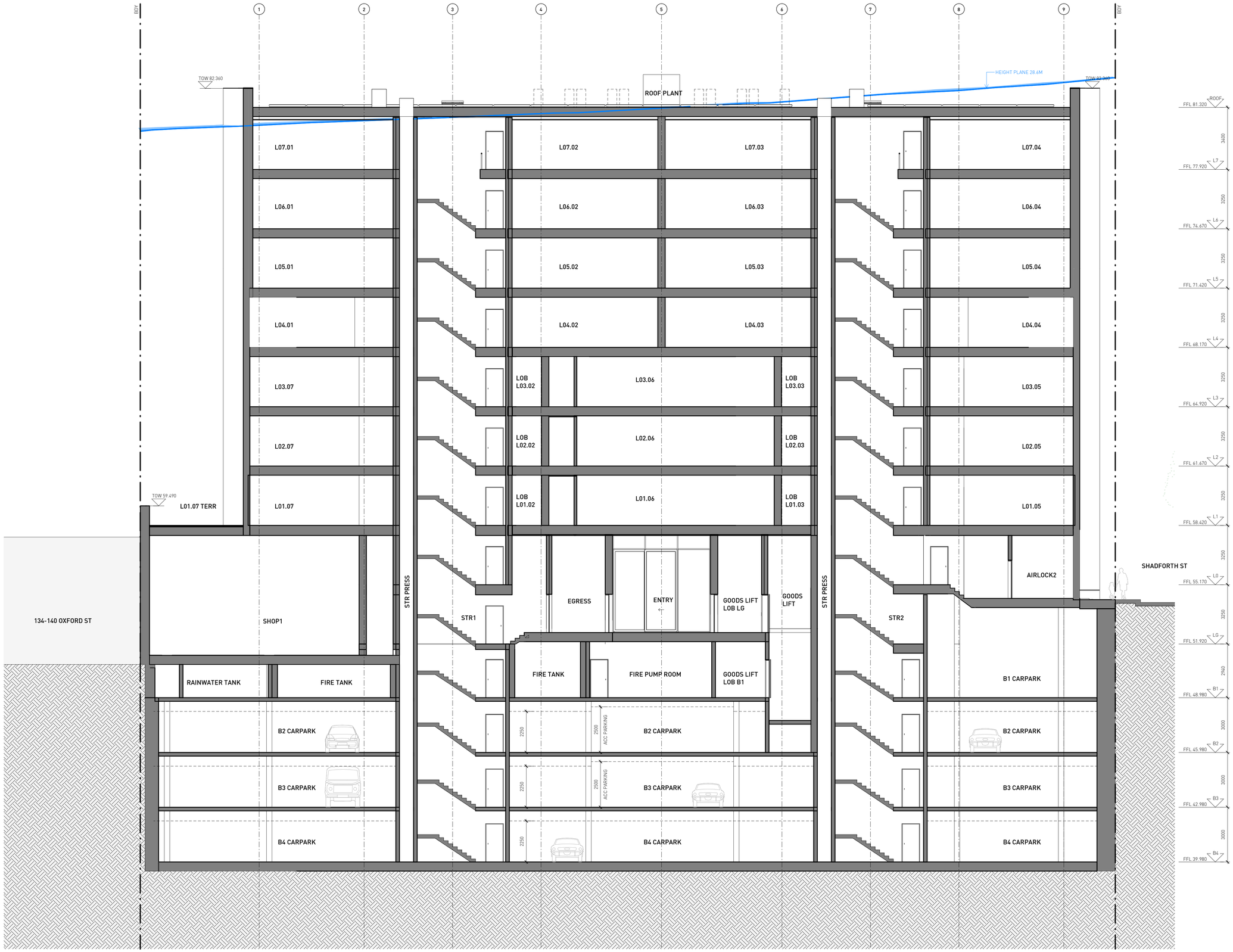

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nominated architects william smart nsw 6381 / christina markham nsw 5569

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drawing copyright
do not scale drawings

scale **1:100 @ A1 uno**

drawing by	**HL**
senior qa	**MP**
approved by	**CM**

project	**2510 160 OXFORD ST, PADDINGTON**
drawing title	**SECT A**
drawing number	**DA450 B**

LEGEND

Stud / Partition

Concrete

Block Work

Brick Work

To be Demolished

Existing / Retained
(Grey Shows Detail)

NOTES

01 All dimensions to be verified on site.

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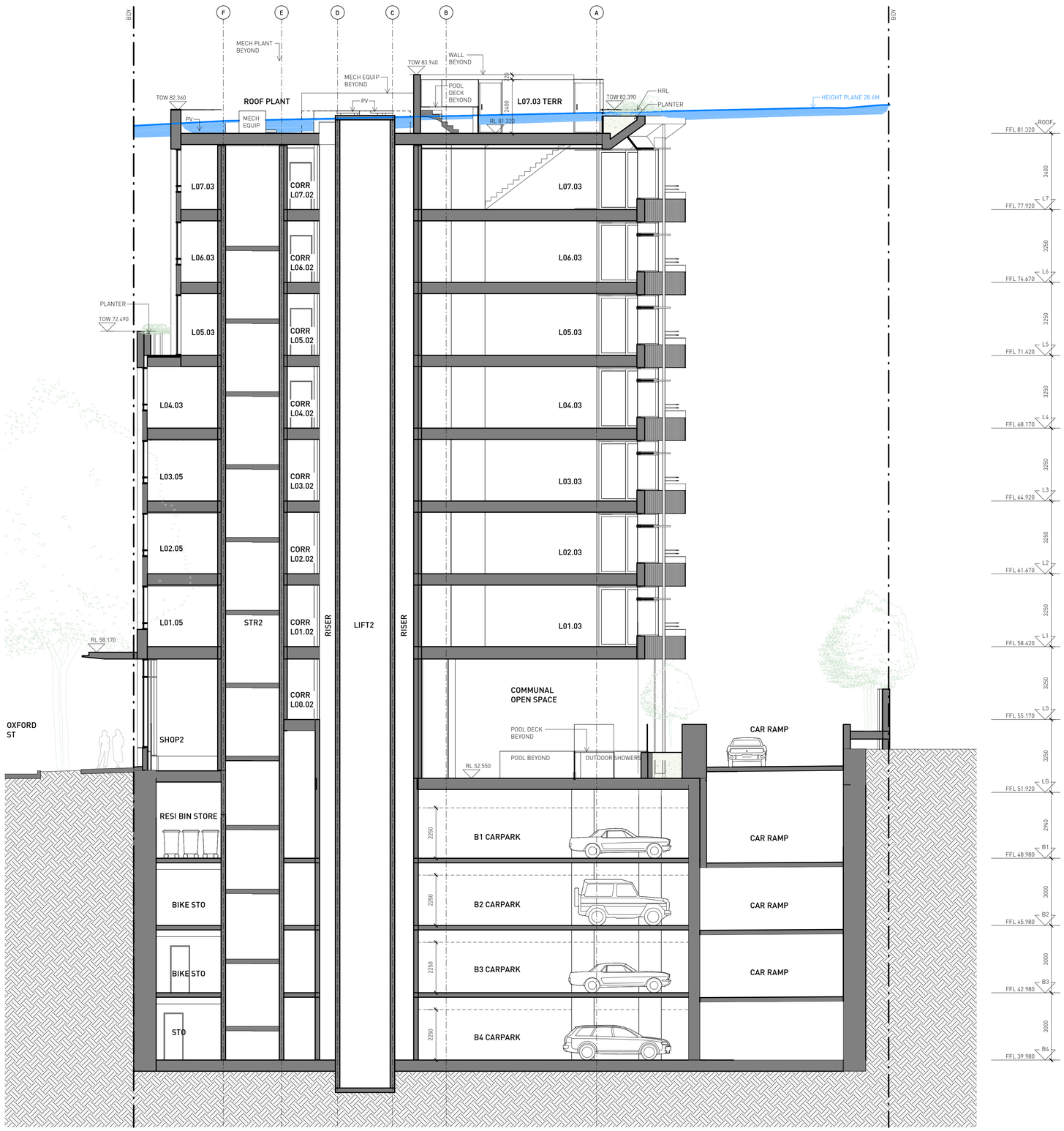

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| 0 | 1000 | 2500 | 5000

drawing copyright
do not scale drawings

scale **1:100 @ A1 uno**

drawing by **HL**
senior qa **MP**
approved by **CM**

project **2510 160 OXFORD ST, PADDINGTON**
drawing title **SECT B**
drawing number **DA451 B**

NOTES

01 All dimensions to be verified on site.

02 Report any discrepancies or omissions to SDS prior to construction.

03 All drawings to be read in conjunction with specification.

04 All drawings to be read in conjunction with consultants' drawings.

05 All structure to structural engineer's details.

06 Refer to architect for ambiguous details or when clarification is required.

PRELIMINARY
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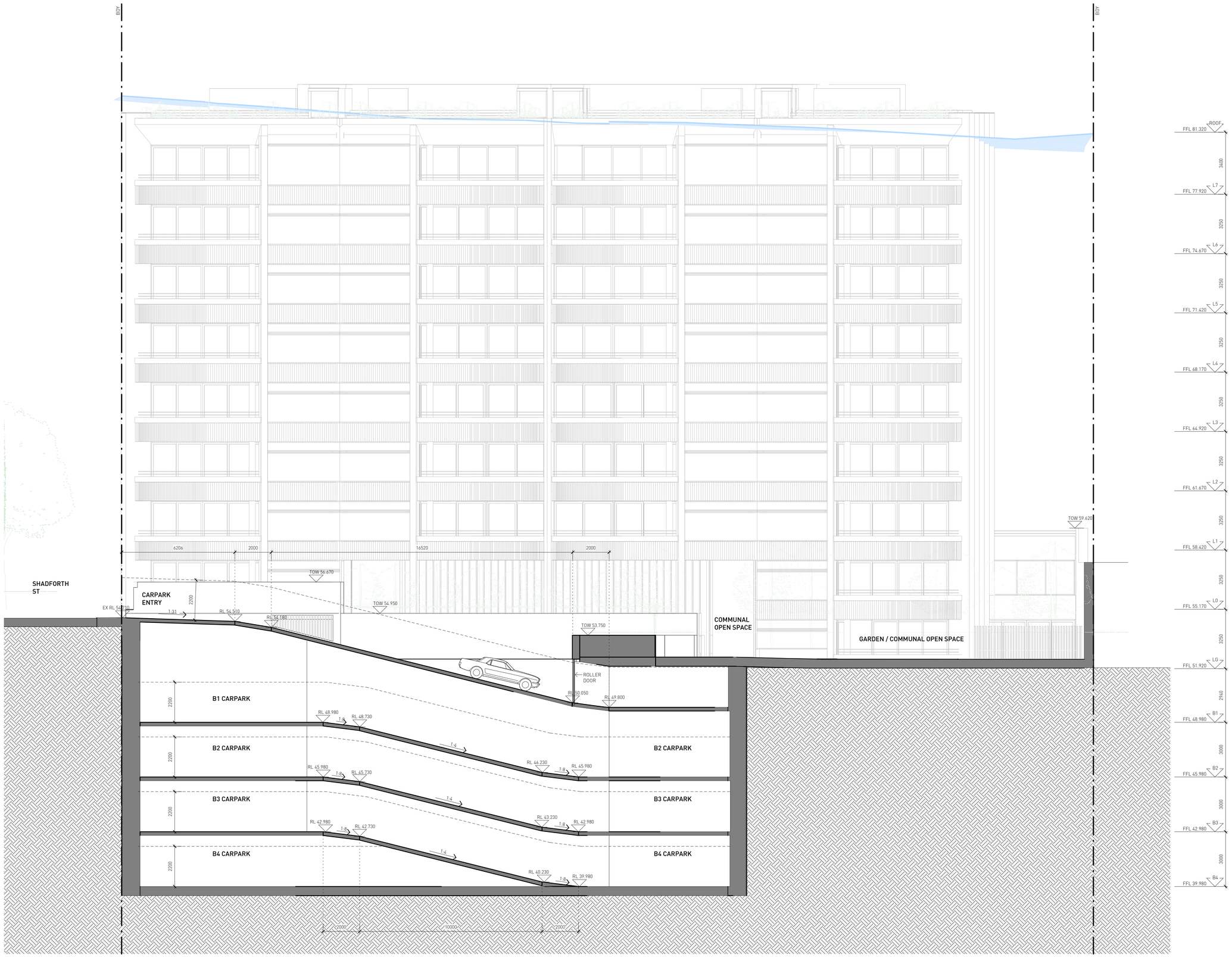
A	SSDA ISSUE	18.12.25
B	SSDA ISSUE 02	23.01.26



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| 0 | 1000 | 2500 | 5000

drawing copyright
do not scale drawings

scale **1:100 @ A1 uno**

drawing by **HL**
senior qa **MP**
approved by **CM**

project **2510 160 OXFORD ST, PADDINGTON**
drawing title **SECT C**
drawing number **DA452 B**

NOTES

01 All dimensions to be verified on site.

02 Report any discrepancies or omissions to SDS prior to construction.

03 All drawings to be read in conjunction with specification.

04 All drawings to be read in conjunction with consultants' drawings.

05 All structure to structural engineer's details.

06 Refer to architect for ambiguous details or when clarification is required.

PRELIMINARY
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issue	reason	date
A	SSDA ISSUE	18.12.25
B	SSDA ISSUE 02	23.01.26

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| 0 | 1000 | 2500 | 5000

drawing copyright
do not scale drawings

scale **1:100 @ A1 uno**

drawing by	**HL**
senior qa	**MP**
approved by	**CM**

project	**2510 160 OXFORD ST, PADDINGTON**
drawing title	**SECT D**
drawing number	**DA453 B**

NOTES

01 All dimensions to be verified on site.

02 Report any discrepancies or omissions to SDS prior to construction.

03 All drawings to be read in conjunction with specification.

04 All drawings to be read in conjunction with consultants' drawings.

05 All structure to structural engineer's details.

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PRELIMINARY
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| 0 | 1000 | 2500 | 5000

drawing copyright
do not scale drawings

scale **1:100 @ A1 uno**

drawing by	**HL**
senior qa	**MP**
approved by	**CM**

project	**2510 160 OXFORD ST, PADDINGTON**
drawing title	**SECT E**
drawing number	**DA454 B**

LIVABLE UNITS (20% - 8 out of 40 units)

1. L0.01
2. L1.06
3. L4.02
4. L4.03
5. L5.02
6. L5.03
7. L6.02
8. L6.03

ADAPTABLE UNITS (10% - 4 out of 40 units)

1. L0.01
2. L1.06
3. L4.02
4. L4.03

ITEMS AFFECTED IN POST-ADAPTATION
(HIGHLIGHTED ON PRE-ADAPTATION PLAN)

ITEMS AFFECTED IN POST-ADAPTATION
(HIGHLIGHTED ON POST-ADAPTATION PLAN)

NOTES

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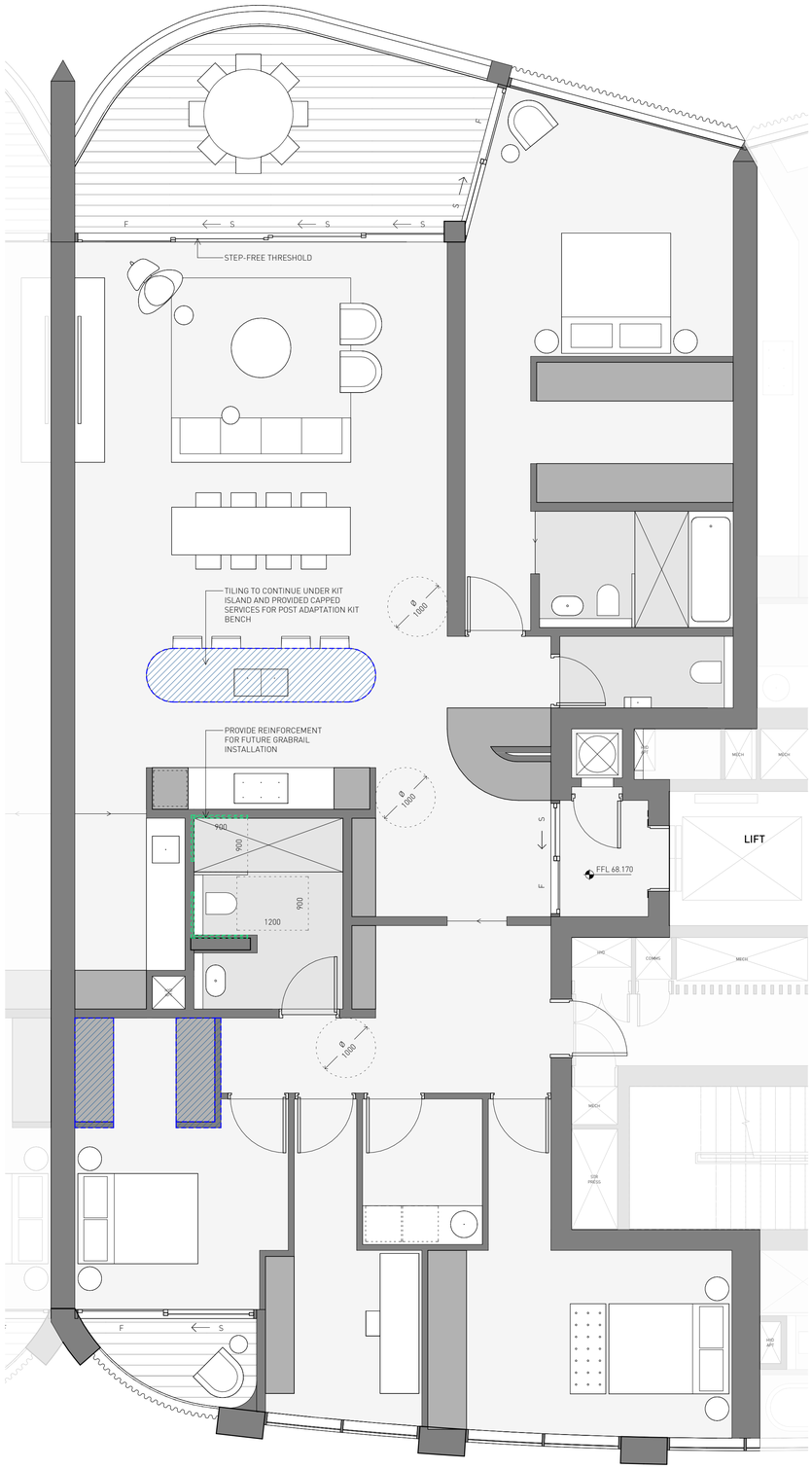
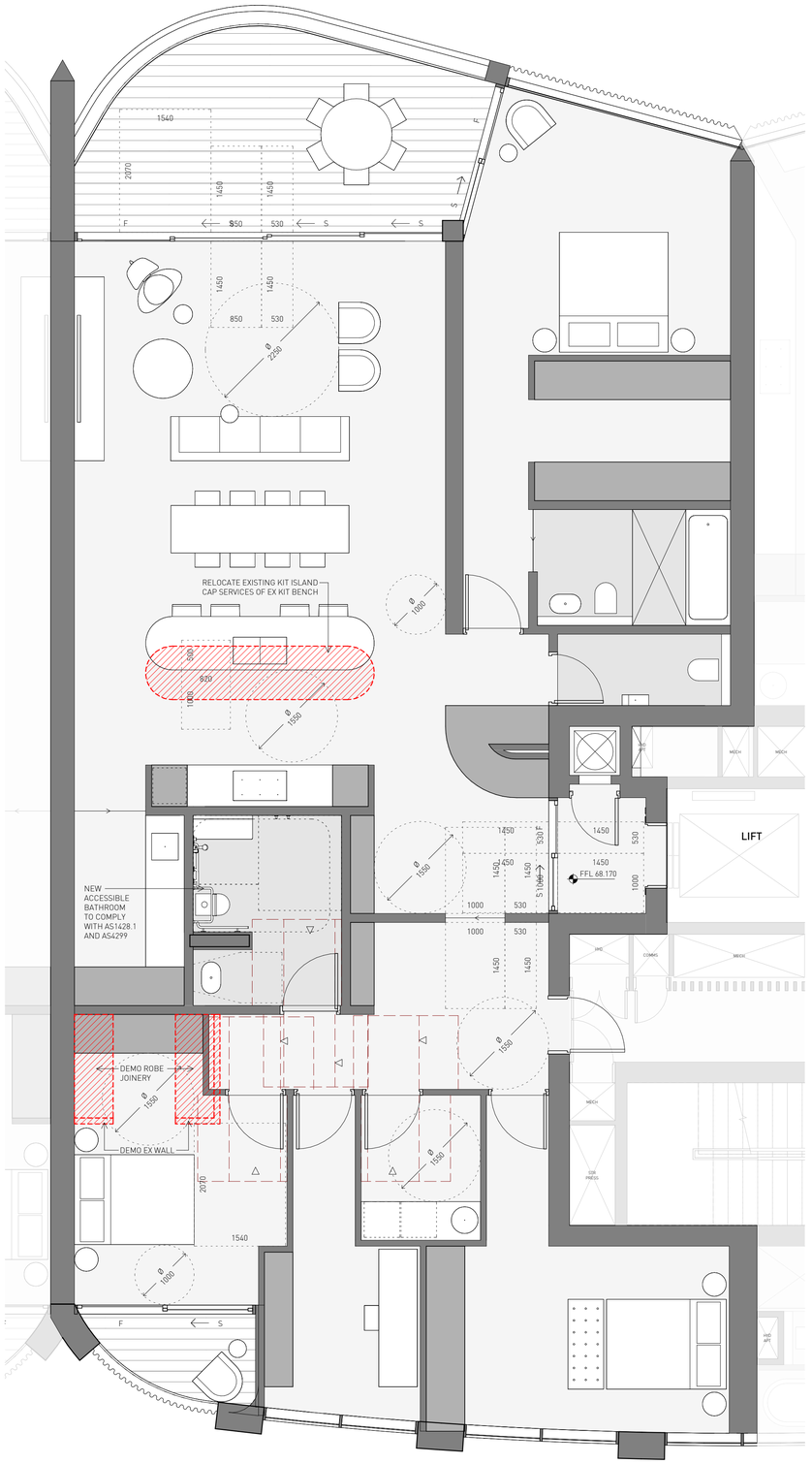


1 L4.03 & L4.02 (MIRRORED) - LIVABLE



2 L4.03 & L4.02 (MIRRORED) - ADAPTABLE

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drawing copyright
do not scale drawings

scale **1:100 @ A1 uno**

drawing by **HL**
senior qa **MP**
approved by **CM**

project **2510 160 OXFORD ST, PADDINGTON**
drawing title **LIVABLE & ADAPTABLE 1**
drawing number **DA700 B**

LIVABLE UNITS (20% - 8 out of 40 units)

1. L0.01
2. L1.06
3. L4.02
4. L4.03
5. L5.02
6. L5.03
7. L6.02
8. L6.03

ADAPTABLE UNITS (10% - 4 out of 40 units)

1. L0.01
2. L1.06
3. L4.02
4. L4.03

ITEMS AFFECTED IN POST-ADAPTATION (HIGHLIGHTED ON PRE-ADAPTATION PLAN)

ITEMS AFFECTED IN POST-ADAPTATION (HIGHLIGHTED ON POST-ADAPTATION PLAN)

NOTES

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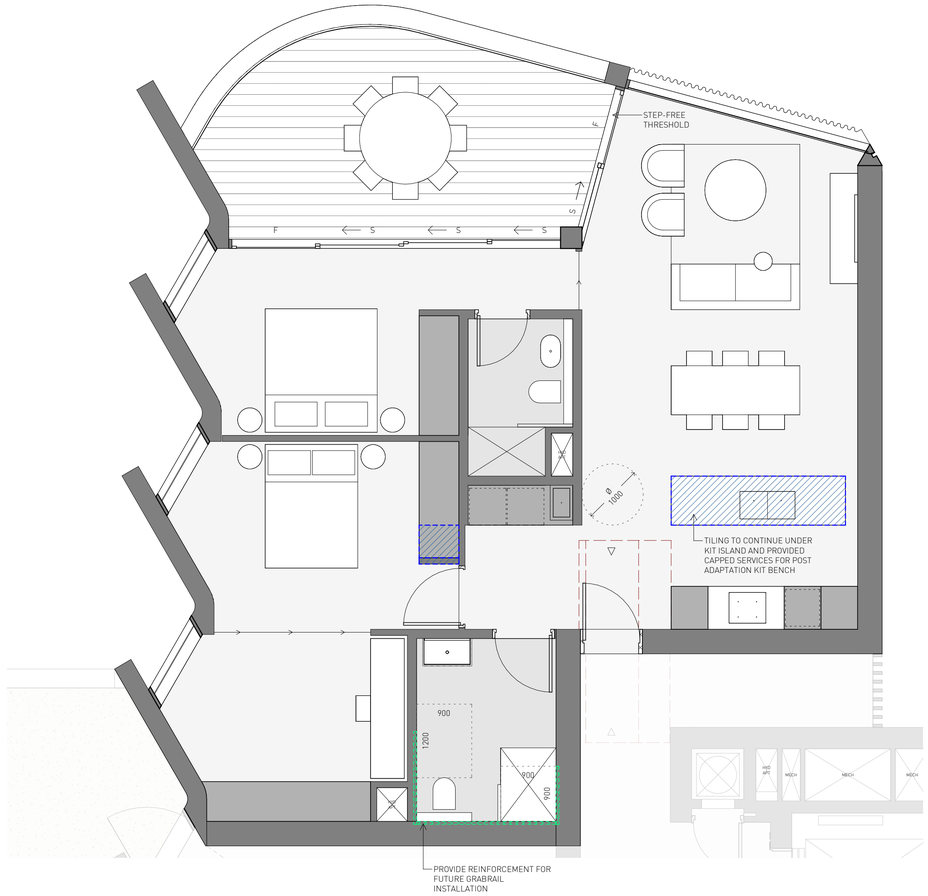
05 All structure to structural engineer's details.

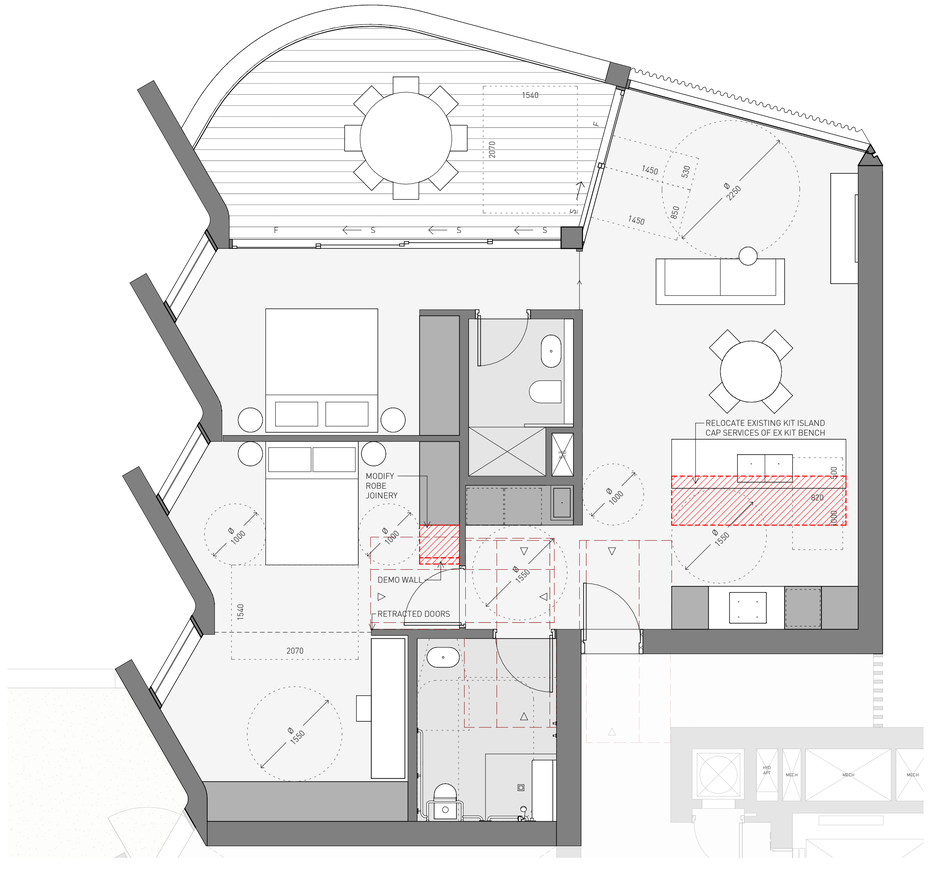
06 Refer to architect for ambiguous details or when clarification is required.

PRELIMINARY
NOT FOR CONSTRUCTION

issue	reason	date
A	SSDA ISSUE	18.12.25
B	SSDA ISSUE 02	23.01.26



1 DA - L0.01 LIVABLE



2 DA - L0.01 ADAPTABLE

smart design studio

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nominated architects william smart nsw 6381 / christina markham nsw 5569

| 0 | 1000 | 2500 | 5000

drawing copyright
do not scale drawings

scale **1:100 @ A1 uno**

drawing by **HL**
senior qa **MP**
approved by **CM**

project **2510 160 OXFORD ST, PADDINGTON**
drawing title **LIVABLE & ADAPTABLE 2**
drawing number **DA701 B**

LIVABLE UNITS (20% - 8 out of 40 units)

1. L0.01
2. L1.06
3. L4.02
4. L4.03
5. L5.02
6. L5.03
7. L6.02
8. L6.03

ADAPTABLE UNITS (10% - 4 out of 40 units)

1. L0.01
2. L1.06
3. L4.02
4. L4.03

ITEMS AFFECTED IN POST-ADAPTATION (HIGHLIGHTED ON PRE-ADAPTATION PLAN)

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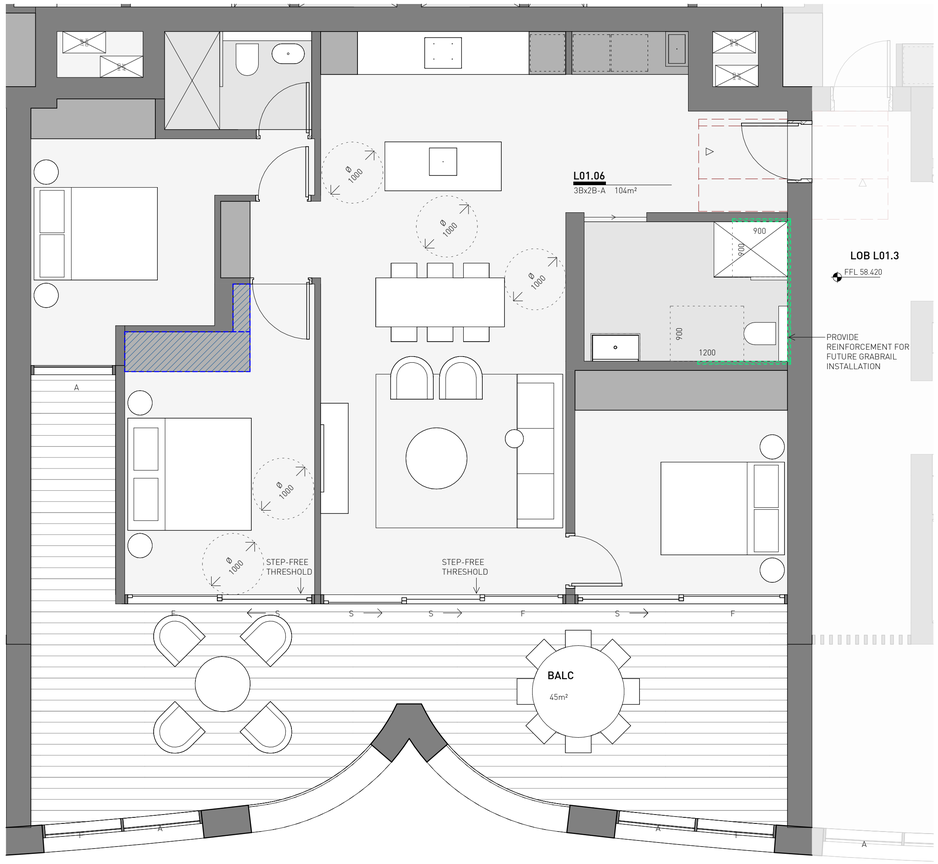
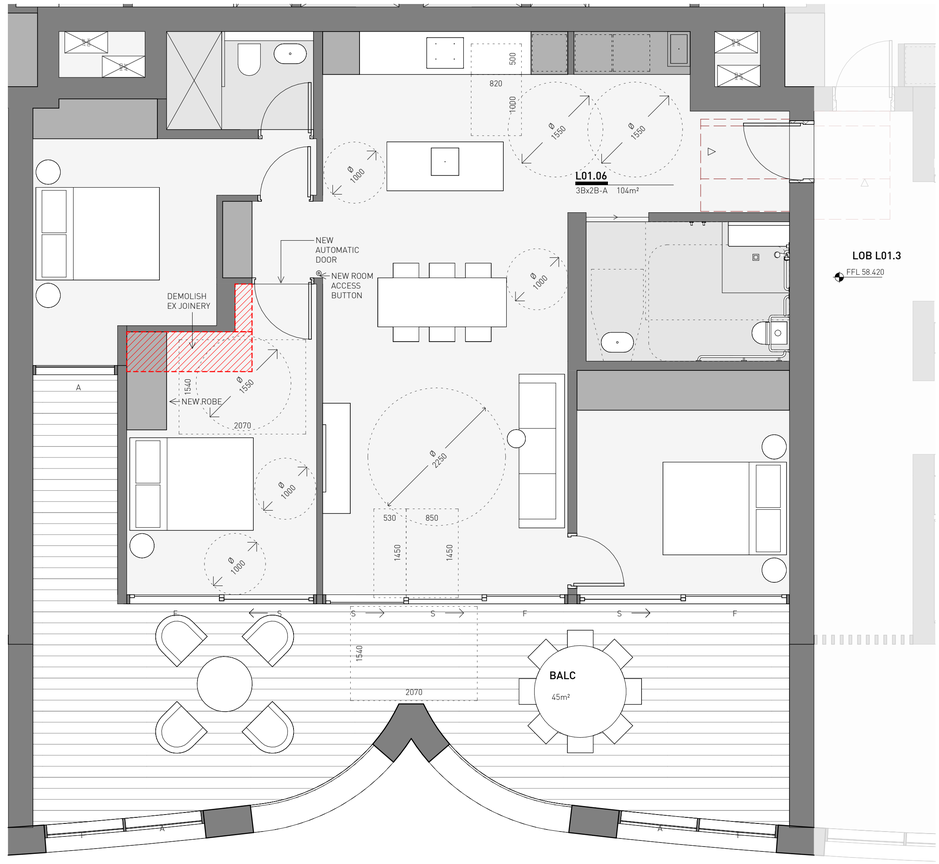
PRELIMINARY
NOT FOR CONSTRUCTION

issue	reason	date
A	SSDA ISSUE	18.12.25
B	SSDA ISSUE 02	23.01.26



1 DA - L1.06 LIVABLE



2 DA - L1.06 ADAPTABLE

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| 0 | 1000 | 2500 | 5000

drawing copyright
do not scale drawings

scale **1:100 @ A1 uno**

drawing by **HL**
senior qa **MP**
approved by **CM**

project **2510 160 OXFORD ST, PADDINGTON**
drawing title **LIVABLE & ADAPTABLE 3**
drawing number **DA702 B**

LIVABLE UNITS (20% - 8 out of 40 units)

1. L0.01
2. L1.06
3. L4.02
4. L4.03
5. L5.02
6. L5.03
7. L6.02
8. L6.03

ADAPTABLE UNITS (10% - 4 out of 40 units)

1. L0.01
2. L1.06
3. L4.02
4. L4.03

ITEMS AFFECTED IN POST-ADAPTATION
(HIGHLIGHTED ON PRE-ADAPTATION PLAN)

ITEMS AFFECTED IN POST-ADAPTATION
(HIGHLIGHTED ON POST-ADAPTATION PLAN)

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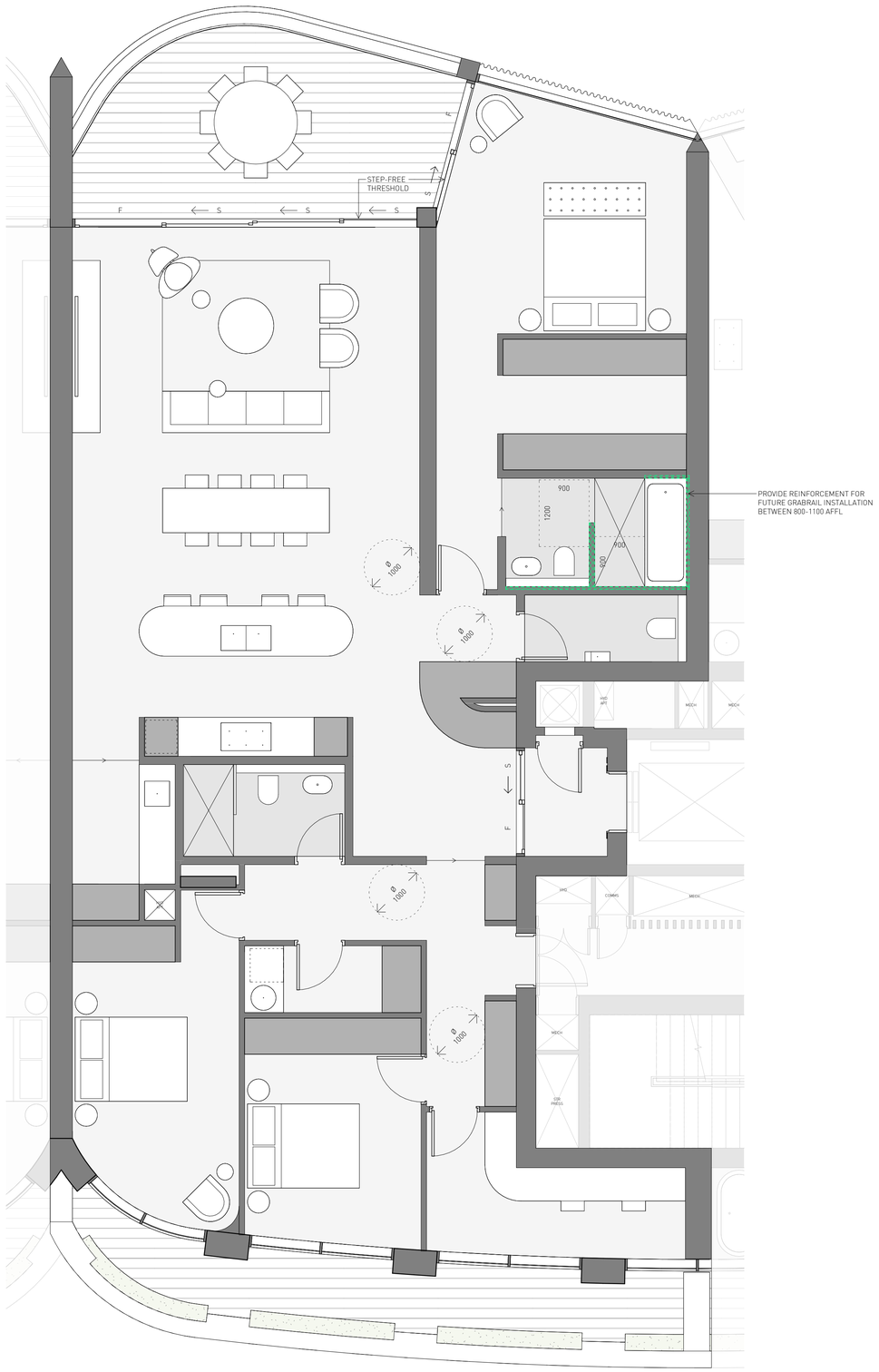
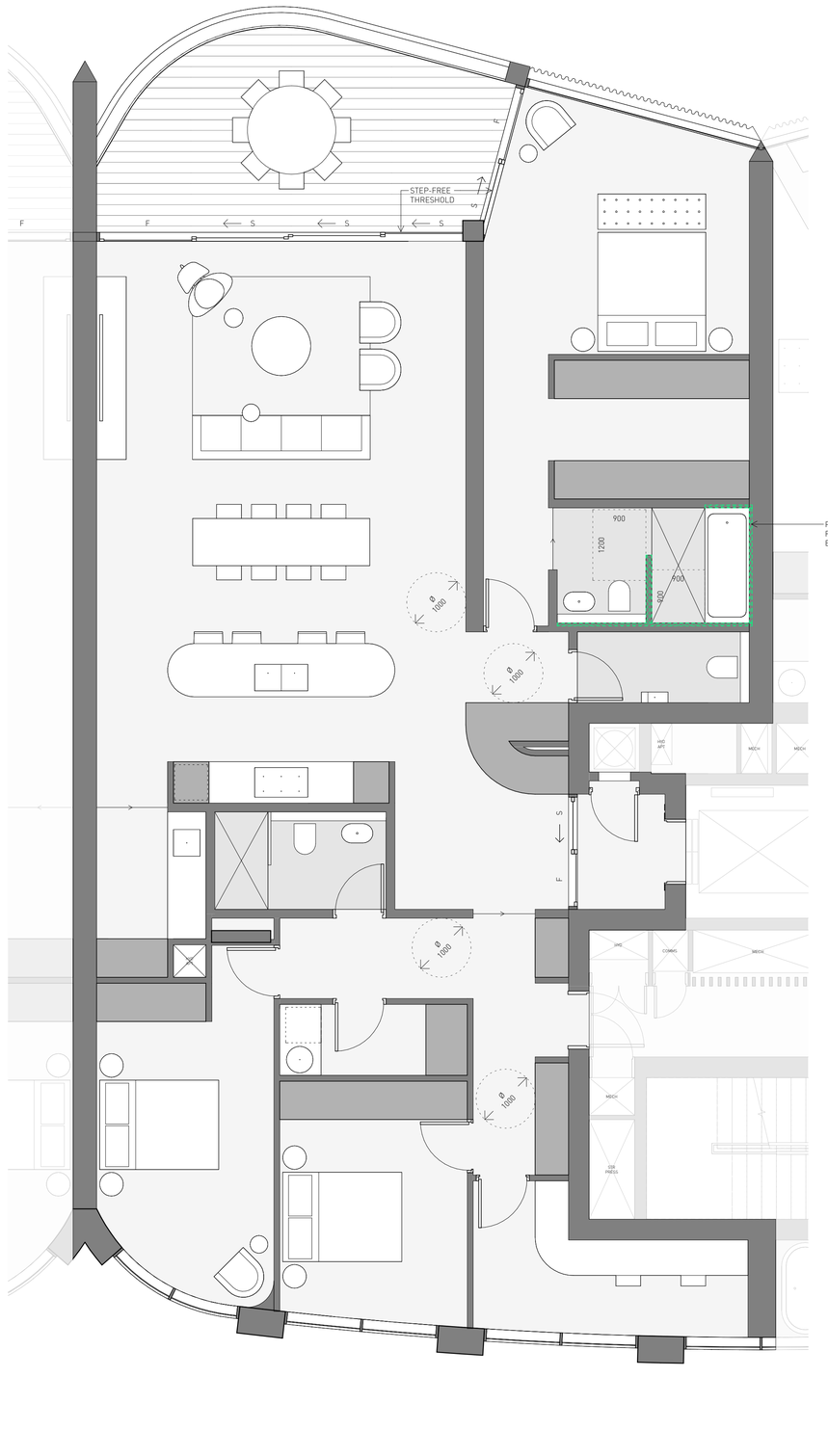


1 L5.03 & L5.02 (MIRRORED) - LIVABLE



2 L6.03 & L6.02 (MIRRORED) - LIVABLE

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| 0 | 1000 | 2500 | 5000

drawing copyright
do not scale drawings

scale **1:100 @ A1 uno**

drawing by **HL**
senior qa **MP**
approved by **CM**

project **2510 160 OXFORD ST, PADDINGTON**
drawing title **LIVABLE**
drawing number **DA703 B**

GFA SCHEDULE

GFA - Affordable		
GFA - Affordable	L0	94 m²
GFA - Affordable	L1	258 m²
GFA - Affordable	L2	258 m²
GFA - Affordable	L3	258 m²
		868 m²
GFA - Non-residential		
GFA - Non-residential	LG	102 m²
GFA - Non-residential	L0	57 m²
		159 m²
GFA - Residential		
GFA - Residential	LG	254 m²
GFA - Residential	L0	94 m²
GFA - Residential	L1	392 m²
GFA - Residential	L2	392 m²
GFA - Residential	L3	392 m²
GFA - Residential	L4	839 m²
GFA - Residential	L5	795 m²
GFA - Residential	L6	795 m²
GFA - Residential	L7	787 m²
GFA - Residential	ROOF	18 m²
		4758 m²
TOTAL PROPOSED GFA		5785 m²

SITE AREA	2022.6m²
MAX FSR	2.86 : 1
MAX GFA	**5785m²**
AFFORDABLE GFA (15%)	868m²
NON-AFFORDABLE GFA (85%)	5281m²

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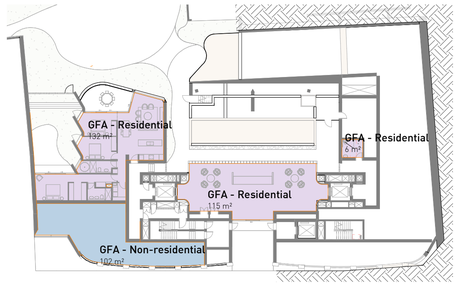
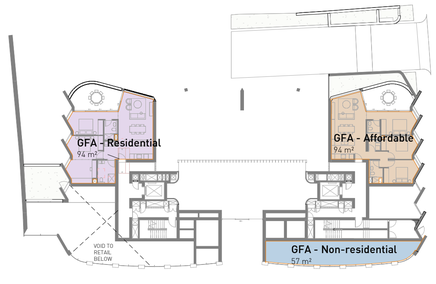
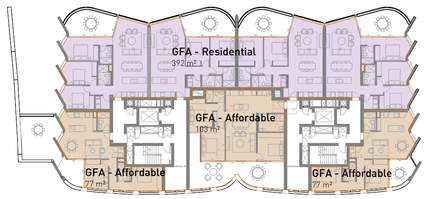


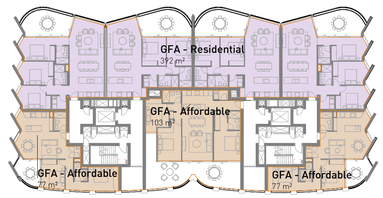
LG GFA



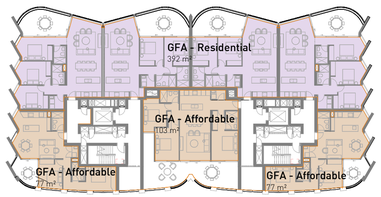
L0 GFA



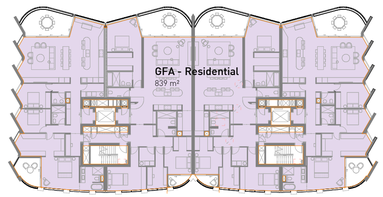
L1 GFA



L2 GFA



L3 GFA

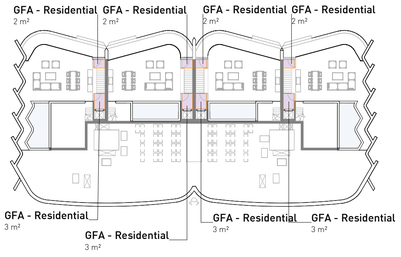


L4 GFA

L5 GFA

L6 GFA

L7 GFA



RF GFA

PRELIMINARY
NOT FOR CONSTRUCTION

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drawing copyright
do not scale drawings
scale **1:400 @ A1 uno**

drawing by	**MP**
senior qa	**MP**
approved by	**CM**

project	**2510 160 OXFORD ST, PADDINGTON**
drawing title	**GFA DIAGRAMS**
drawing number	**DA800 B**

APARTMENT MIX		
No. of bedrooms	**Count**	**Area**
2B	7	627 m²
2B-A	6	451 m²
3B	23	3730 m²
3B-A	4	408 m²
TOTAL:	40	5216 m²

KEY

2B-A	2 Bed (Affordable)	BALC	Balcony
3B-A	3 Bed (Affordable)	SHOP	Shop
2B	2 Bed	FOYER	Foyer
3B	3 Bed	CHANGE	Communal Change

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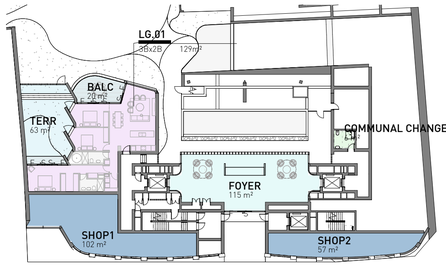
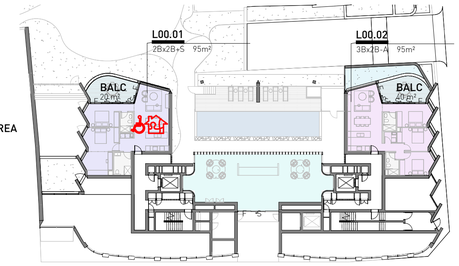
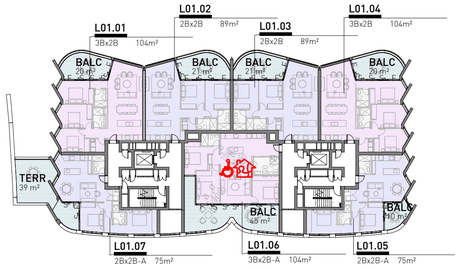


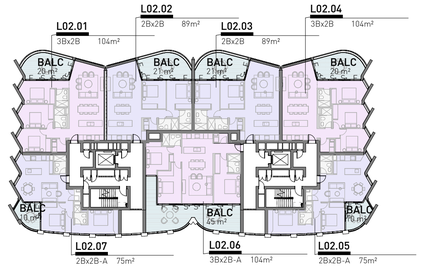
LG APARTMENT MIX - LG



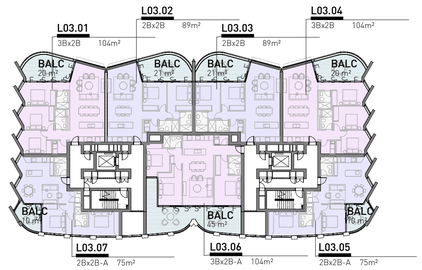
L0 APARTMENT MIX - L0



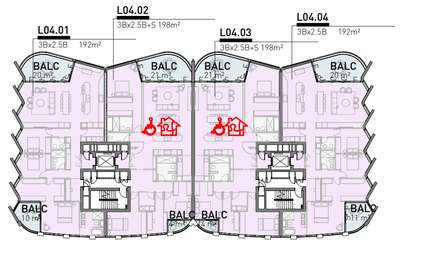
L1 APARTMENT MIX - L1



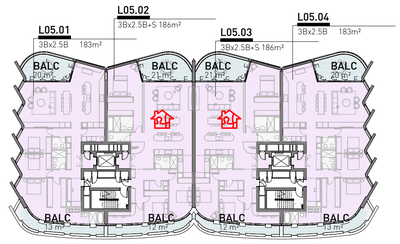
L2 APARTMENT MIX - L2



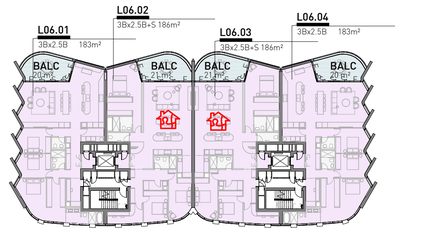
L3 APARTMENT MIX - L3



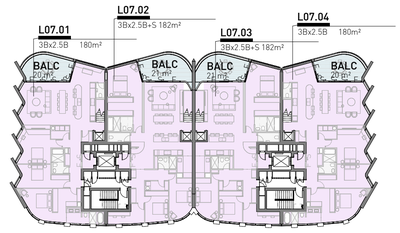
L4 APARTMENT MIX - L4



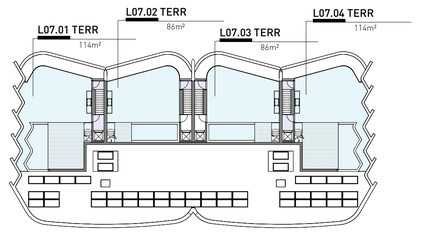
L5 APARTMENT MIX - L5



L6 APARTMENT MIX - L6



L7 APARTMENT MIX - L7



RF APARTMENT MIX - RF

yield schedules | rev B | project 160 Oxford | address 160 Oxford | project no 2510

apartment no.	bedrooms	bathrooms	study	affordable	adaptable	livable	storage (apartment m³)	storage (carpark m³)	storage compliant	solar min. 2hrs	solar less than 2hrs	no sun	x-vent
LG.01	3B	2B	-	-	-	-	14.7	15.4	X	X			X
L0.01	2B	2B	S	-	X	X	4.3	15.4	X	X			X
L0.02	3B	2B	-	X	-	-	5.6	15.4	X	X			X
L01.01	3B	2B	-	-	-	-	5.1	15.4	X	X			X
L01.02	2B	2B	-	-	-	-	4.9	15.4	X	X			-
L01.03	2B	2B	-	-	-	-	4.9	15.4	X	X			-
L01.04	3B	2B	-	-	-	-	5.1	15.4	X	X			X
L01.05	2B	2B	-	X	-	-	5.0	15.4	X		X		X
L01.06	3B	2B	-	X	X	X	6.6	15.4	X			X	-
L01.07	2B	2B	-	X	-	-	5.0	15.4	X	X			X
L02.01	3B	2B	-	-	-	-	5.1	15.4	X	X			X
L02.02	2B	2B	-	-	-	-	4.9	15.4	X	X			-
L02.03	2B	2B	-	-	-	-	4.9	15.4	X	X			-
L02.04	3B	2B	-	-	-	-	5.1	15.4	X	X			X
L02.05	2B	2B	-	X	-	-	5.0	15.4	X		X		X
L02.06	3B	2B	-	X	-	-	5.4	15.4	X			X	-
L02.07	2B	2B	-	X	-	-	5.0	15.4	X	X			X
L03.01	3B	2B	-	-	-	-	5.1	15.4	X	X			X
L03.02	2B	2B	-	-	-	-	4.9	15.4	X	X			-
L03.03	2B	2B	-	-	-	-	4.9	15.4	X	X			-
L03.04	3B	2B	-	-	-	-	5.1	15.4	X	X			X
L03.05	2B	2B	-	X	-	-	5.0	15.4	X		X		X
L03.06	3B	2B	-	X	-	-	5.4	15.4	X			X	-
L03.07	2B	2B	-	X	-	-	5.0	15.4	X	X			X
L04.01	3B	2.5B	-	-	-	-	7.9	15.4	X	X			X
L04.02	3B	2.5B	S	-	X	X	14.3	15.4	X	X			X
L04.03	3B	2.5B	S	-	X	X	14.3	15.4	X	X			X
L04.04	3B	2.5B	-	-	-	-	7.9	15.4	X	X			X
L05.01	3B	2.5B	-	-	-	-	10.7	15.4	X	X			X
L05.02	3B	2.5B	S	-	-	X	12.0	15.4	X	X			X
L05.03	3B	2.5B	S	-	-	X	12.0	15.4	X	X			X
L05.04	3B	2.5B	-	-	-	-	10.7	15.4	X	X			X
L06.01	3B	2.5B	-	-	-	-	10.7	15.4	X	X			X
L06.02	3B	2.5B	S	-	-	X	12.0	15.4	X	X			X
L06.03	3B	2.5B	S	-	-	X	12.0	15.4	X	X			X
L06.04	3B	2.5B	-	-	-	-	10.7	15.4	X	X			X
L07.01	3B	2.5B	-	-	-	-	8.7	15.4	X	X			X
L07.02	3B	2.5B	S	-	-	-	13.0	15.4	X	X			X
L07.03	3B	2.5B	S	-	-	-	13.0	15.4	X	X			X
L07.04	3B	2.5B	-	-	-	-	8.7	15.4	X	X			X
total:				10	4	8			40	34	3	3	31

1 APARTMENT SCHEDULE

smart design studio

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nominated architects william smart nsw 6381 / christina markham nsw 5569

drawing copyright
do not scale drawings

scale **1:400 @ A1 uno**

drawing by **MP**
senior qa **MP**
approved by **CM**

project **2510 160 OXFORD ST, PADDINGTON**
drawing title **APARTMENT MIX & SCHEDULE**
drawing number **DA801 B**

SOLAR ACCESS - KEY

ALL UNITS (40)

85% of all units (34 out of 40)
min. 70%
living rooms / private open spaces receive a minimum of 2 hours direct sunlight between 9 am - 3 pm at mid winter

8% of all units (3 out of 40)
living rooms / private open spaces receive less than 2 hours direct sunlight between 9 am - 3 pm at mid winter

8% of all units (3 out of 40)
max. 15%
receive no direct sunlight between 9 am and 3 pm at mid winter

MARKET UNITS (30)

100% of market units (30 out of 30)
min. 70%
living rooms / private open spaces receive a minimum of 2 hours direct sunlight between 9 am - 3 pm at mid winter

AFFORDABLE UNITS (10)

70% of affordable units (7 out of 10)
min. 70%
* incl. 3 units achieving 2h between 7.30am - 9.30am
living rooms / private open spaces receive a minimum of 2 hours direct sunlight between 9 am - 3 pm at mid winter & including affordable units achieving 2hrs of firect sunlight between 7.30 am - 9.30 am.

30% of all units (3 out of 10)
max. 15%
receive no direct sunlight between 9 am and 3 pm at mid winter

NATURAL VENTILATION - KEY

78% of all units (31 out of 40)
min. 60%
70% of affordable units (7 out of 10)
min. 60%
80% of market units (24 out of 30)
min. 60%
naturally cross ventilated apartments

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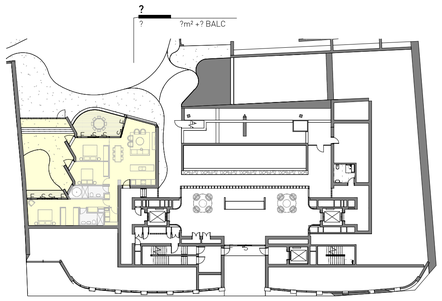
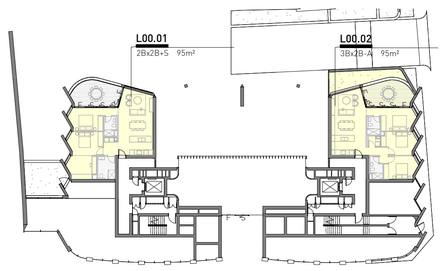
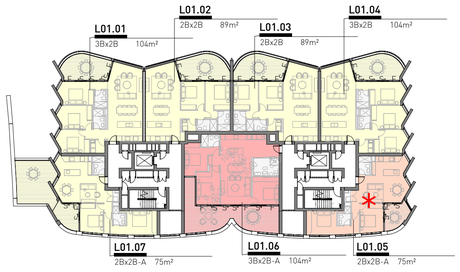
A	SSDA ISSUE	18.12.25
B	SSDA ISSUE 02	23.01.26



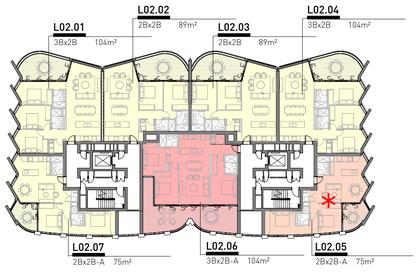
1 SOLAR - LG



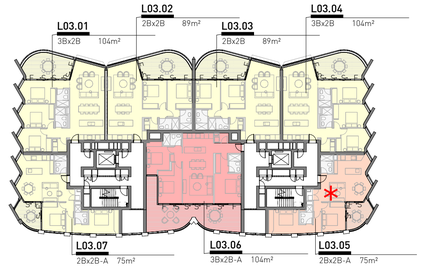
2 SOLAR - L0



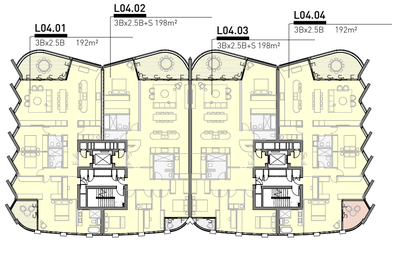
3 SOLAR - L1



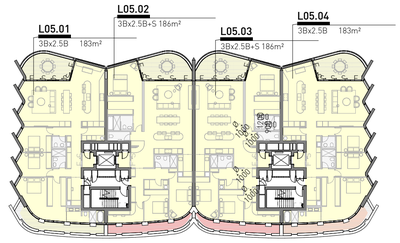
4 SOLAR - L2



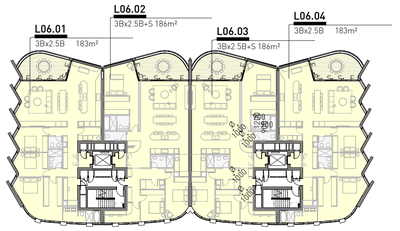
5 SOLAR - L3



6 SOLAR - L4



7 SOLAR - L5



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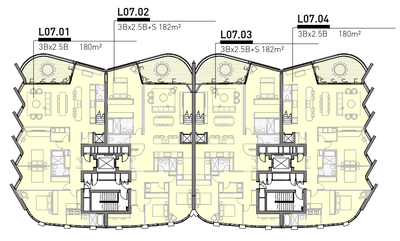

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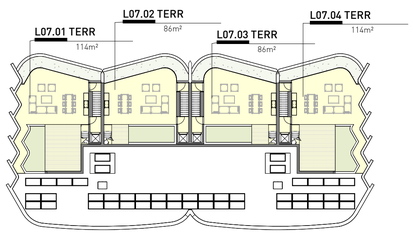
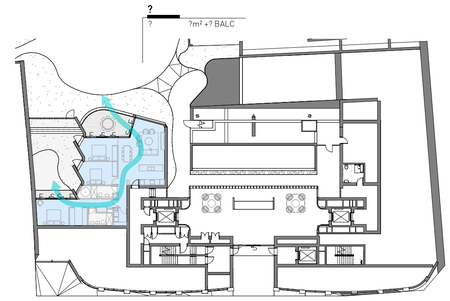
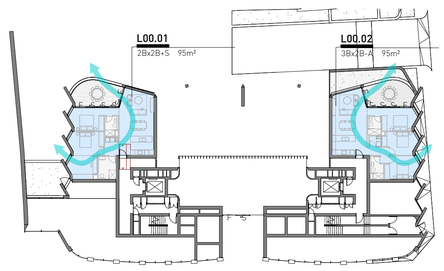


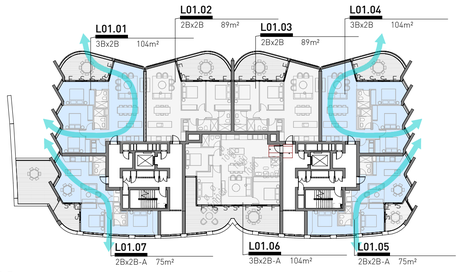
19 SOLAR - RF



10 XVENT - LG



11 XVENT - L0



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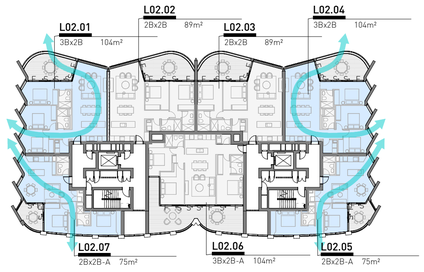

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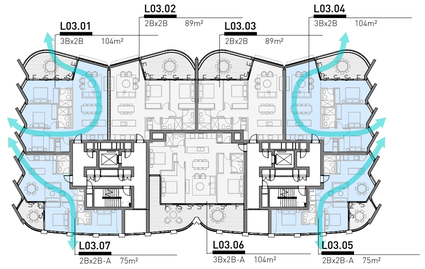

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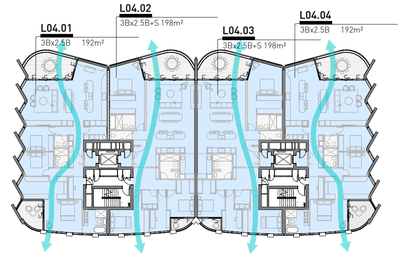

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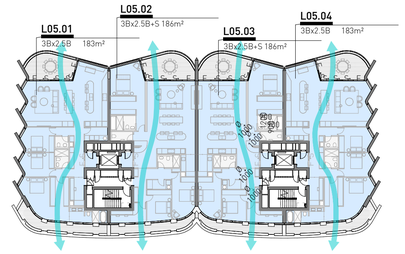

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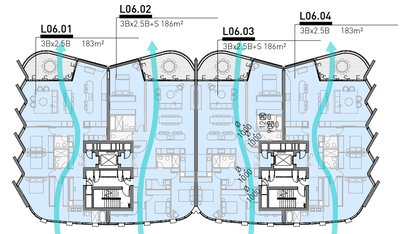

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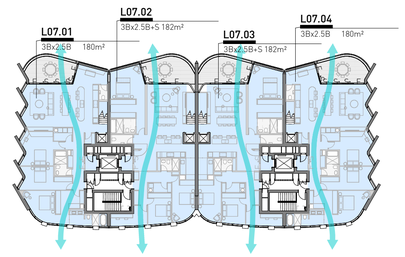

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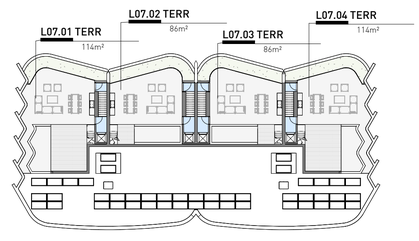

20 XVENT - RF

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nominated architects william smart nsw 6381 / christina markham nsw 5569

drawing copyright
do not scale drawings
scale **1:400 @ A1 uno**

drawing by	MP
senior qa	MP
approved by	CM

project	2510 160 OXFORD ST, PADDINGTON
drawing title	SOLAR & CROSS-VENT
drawing number	DA802 B

LEGEND

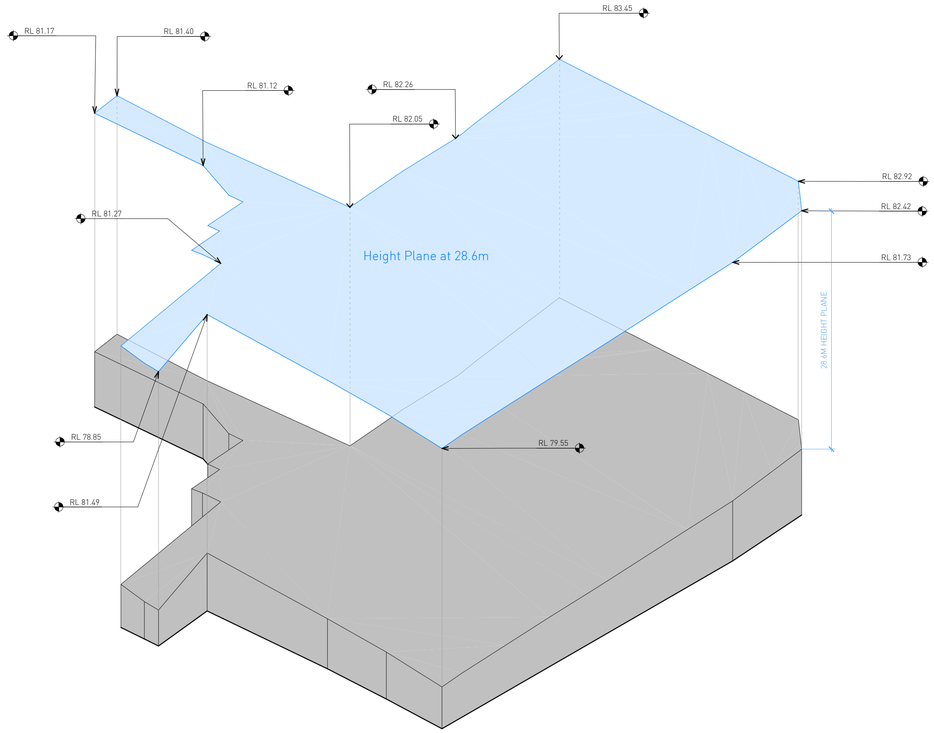
LMR+30% AFFORDABLE HOUSING BONUS HEIGHT 28.6M
EXISTING GROUND PLANE

NOTES

01 All dimensions to be verified on site.
02 Report any discrepancies or omissions to SDS prior to construction.
03 All drawings to be read in conjunction with specification.
04 All drawings to be read in conjunction with consultants' drawings.
05 All structure to structural engineer's details.
06 Refer to architect for ambiguous details or when clarification is required.

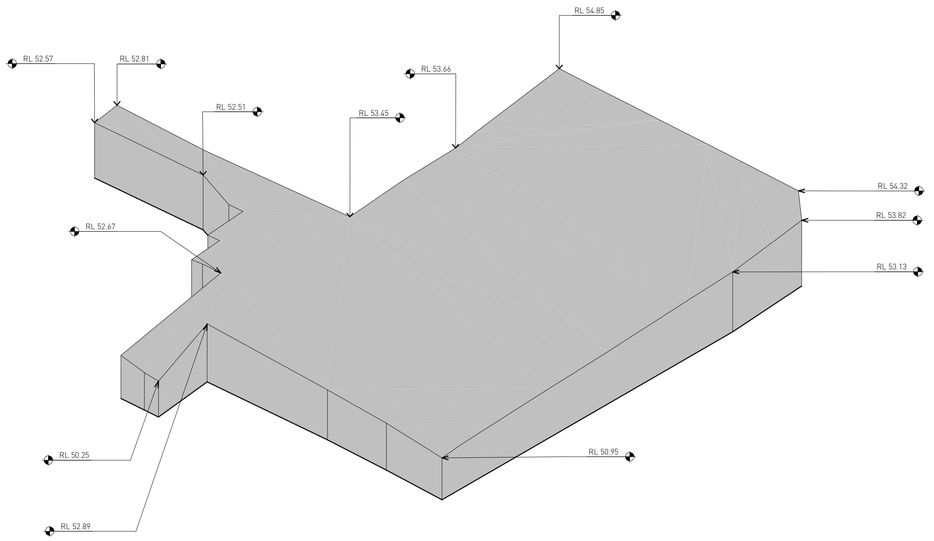
PRELIMINARY
NOT FOR CONSTRUCTION

issue	reason	date
A	SSDA ISSUE	18.12.25
B	SSDA ISSUE 02	23.01.26



2 LMR +30% AFFORDABLE HOUSING BONUS HEIGHT PLANE SETOUT - 28.6M

3 EXISTING GROUND - SURVEYED POINTS



4 EXISTING GROUND

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drawing copyright
do not scale drawings

scale **1:100 @ A1 uno**

drawing by **MP**
senior qa **MP**
approved by **CM**

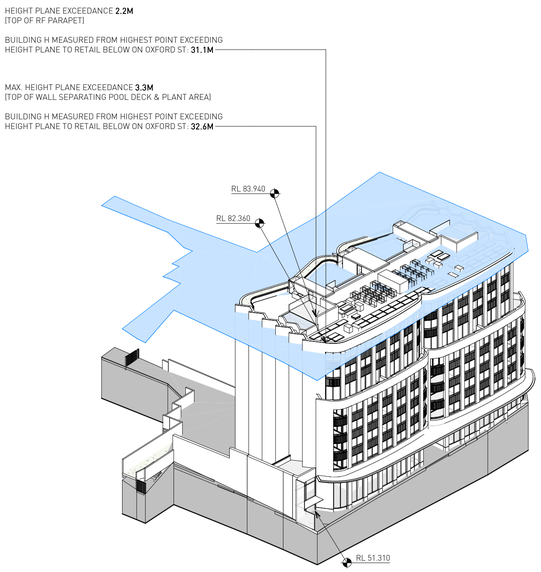
project **2510 160 OXFORD ST, PADDINGTON**
drawing title **HEIGHT PLANE SETOUT**
drawing number **DA820 B**

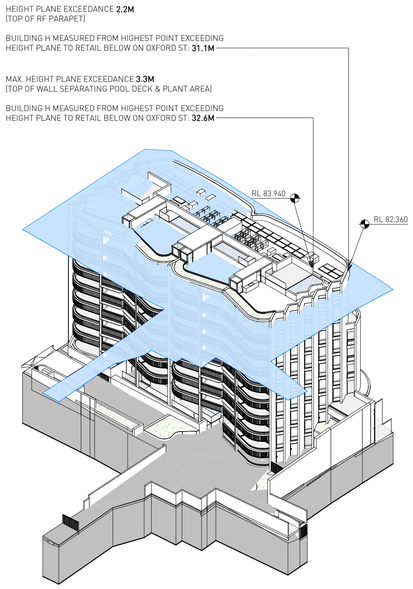
LEGEND

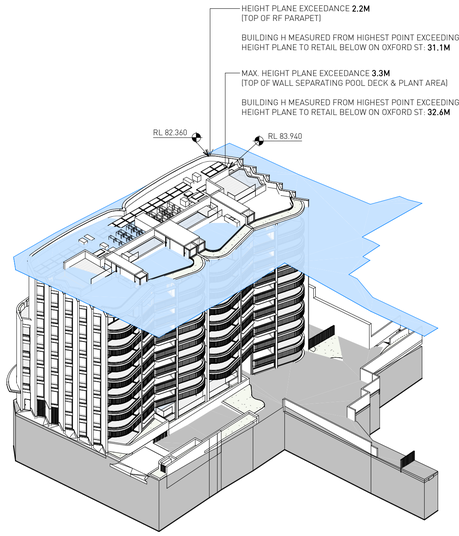
LMR+30% AFFORDABLE HOUSING BONUS HEIGHT 28.6M
EXISTING GROUND PLANE

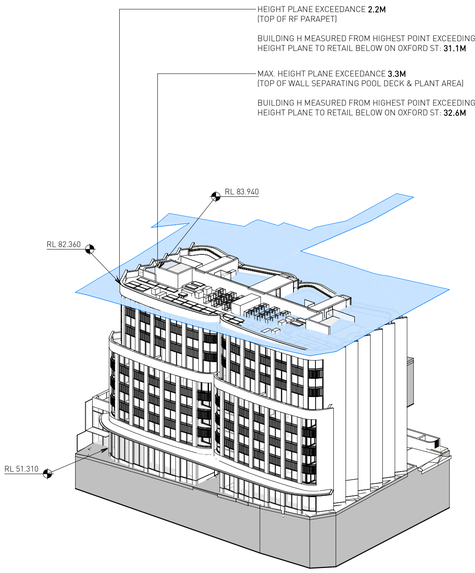
NOTES

01 All dimensions to be verified on site.
02 Report any discrepancies or omissions to SDS prior to construction.
03 All drawings to be read in conjunction with specification.
04 All drawings to be read in conjunction with consultants' drawings.
05 All structure to structural engineer's details.
06 Refer to architect for ambiguous details or when clarification is required.









PRELIMINARY
NOT FOR CONSTRUCTION

issue	reason	date
A	SSDA ISSUE	18.12.25
B	SSDA ISSUE 02	23.01.26

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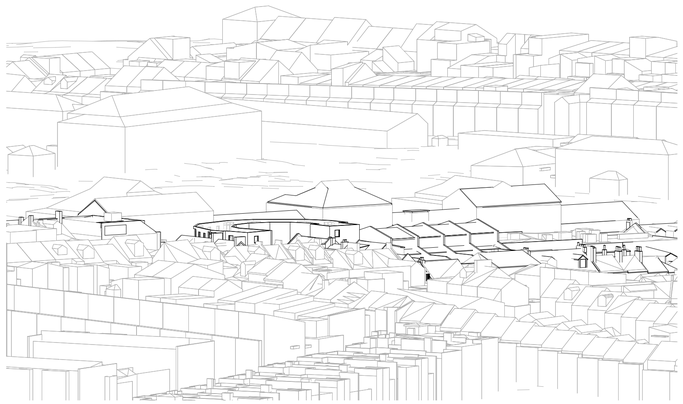
drawing copyright
do not scale drawings

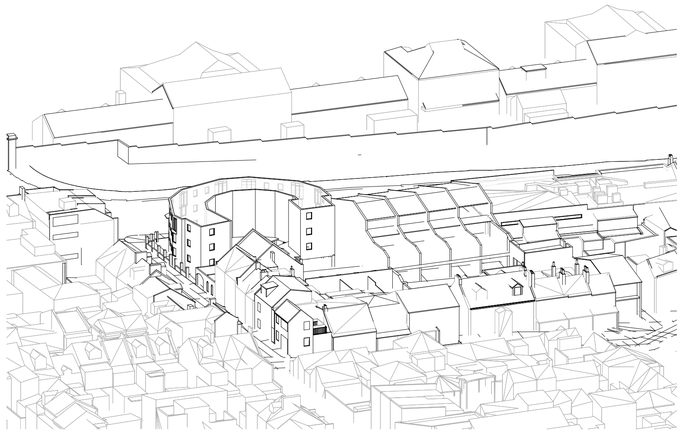
scale **1:100 @ A1 uno**

drawing by **MP**
senior qa **MP**
approved by **CM**

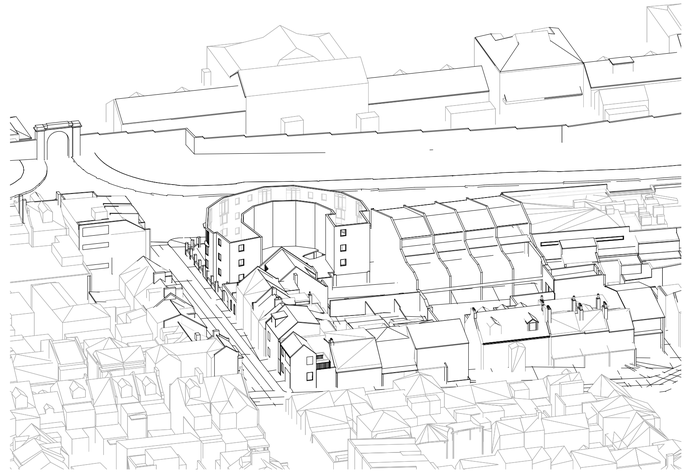
project **2510 160 OXFORD ST, PADDINGTON**
drawing title **HEIGHT PLANE**
drawing number **DA821 B**



07.30 JUNE 21



09.00 JUNE 21



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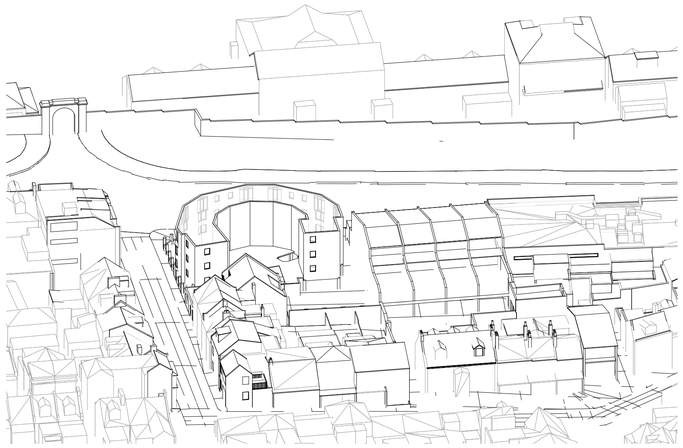

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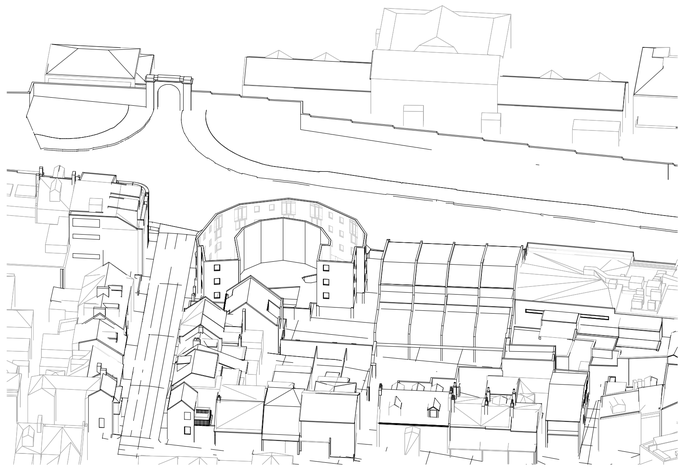

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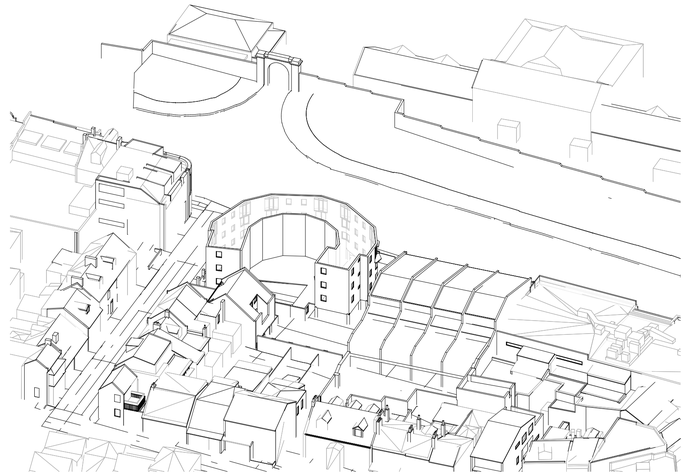

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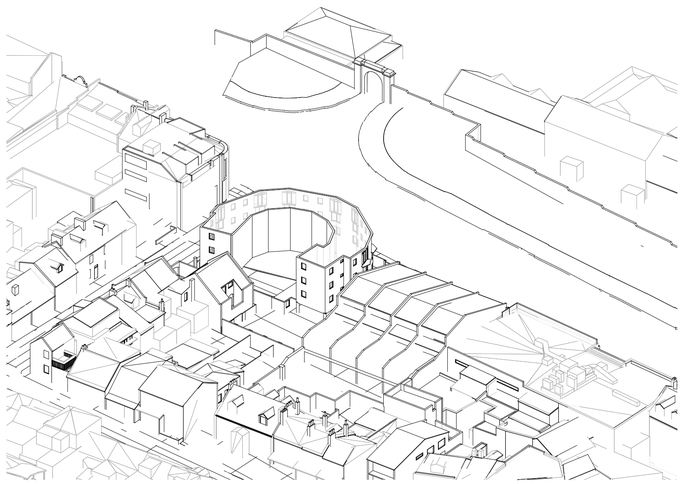

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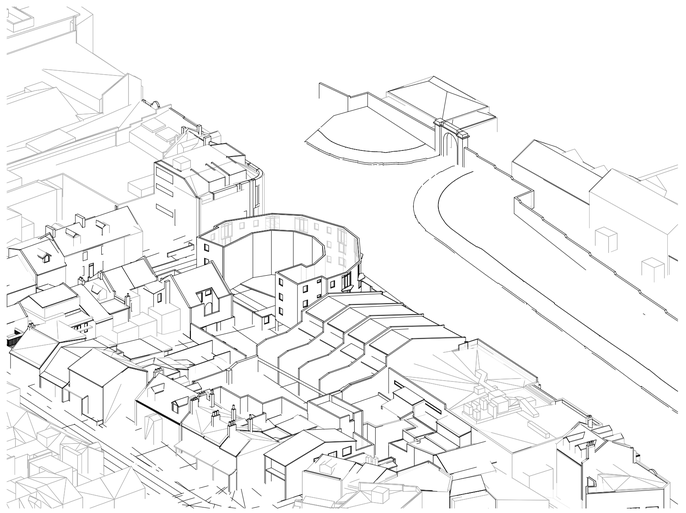

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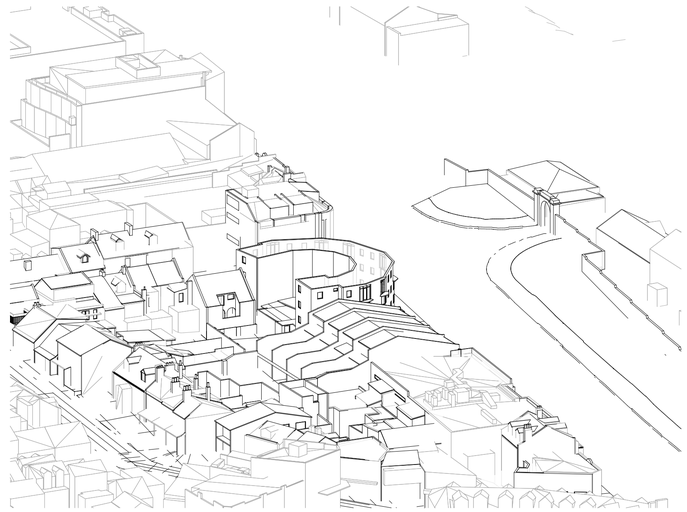

15.00 JUNE 21

PRELIMINARY
NOT FOR CONSTRUCTION

issue	reason	date
A	SSDA ISSUE	18.12.25
B	SSDA ISSUE 02	23.01.26

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| 0 | 1000 | 2500 | 5000

drawing copyright
do not scale drawings

scale **1:100 @ A1 uno**

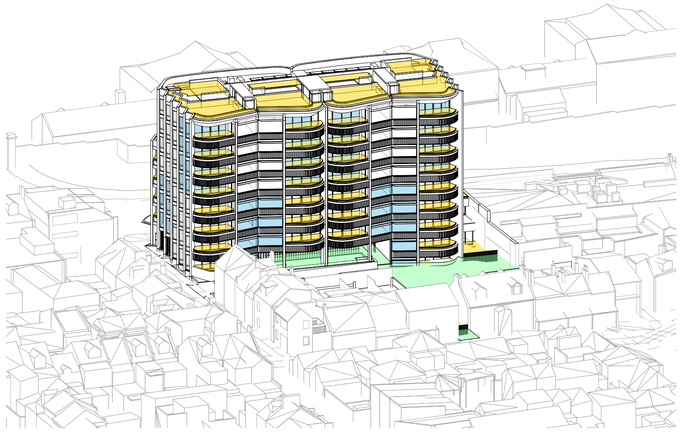
drawing by	**MP**
senior qa	**MP**
approved by	**CM**

project	**2510 160 OXFORD ST, PADDINGTON**
drawing title	**SUN EYE VIEWS - EX - 21.06**
drawing number	**DA850 B**

SUN EYE VIEW - KEY

PRIVATE OPEN SPACE
LIVING ROOM
COMMUNAL OPEN SPACE

07.30 JUNE 21



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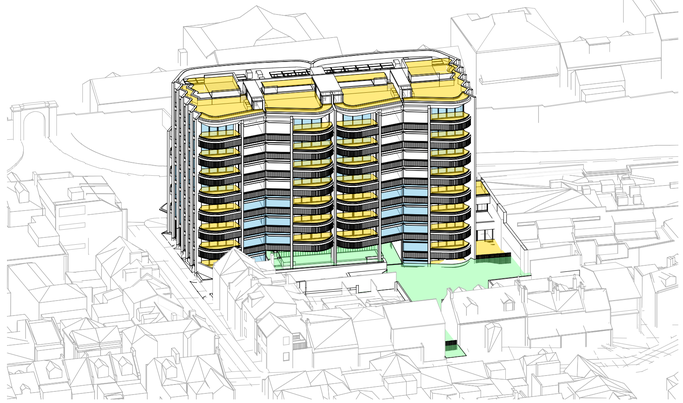

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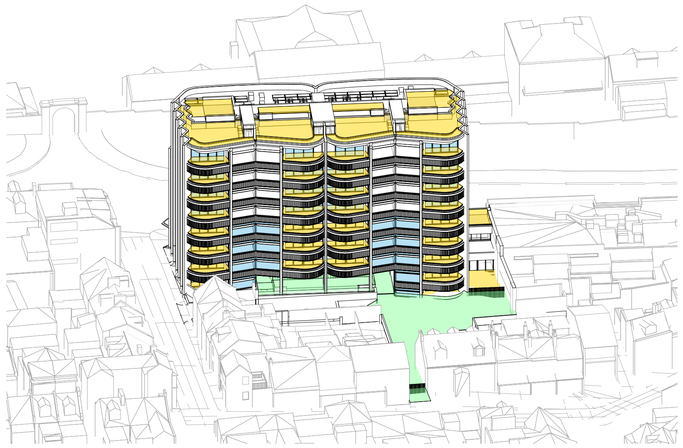

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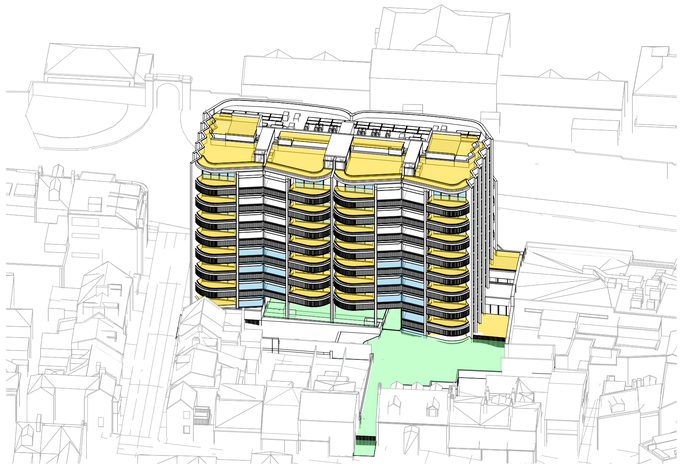

11.00 JUNE 21

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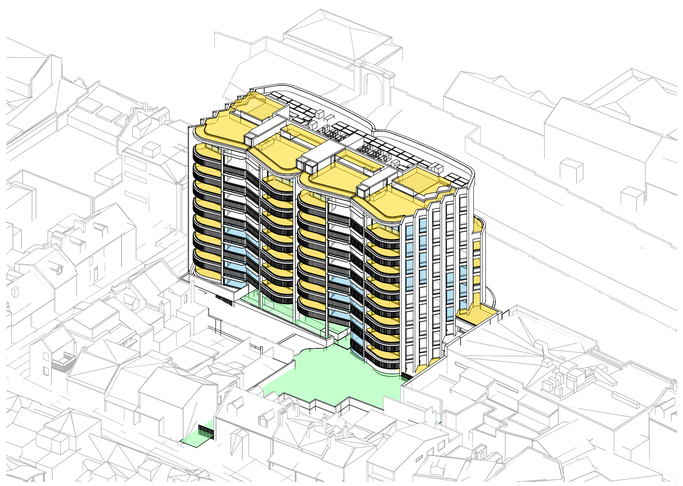

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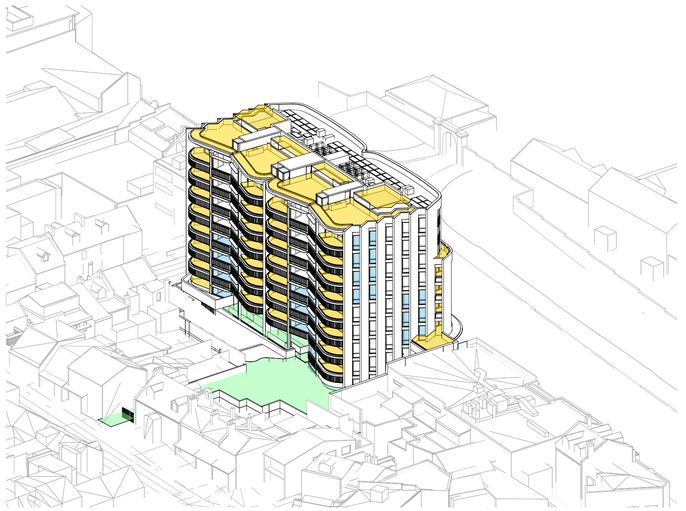

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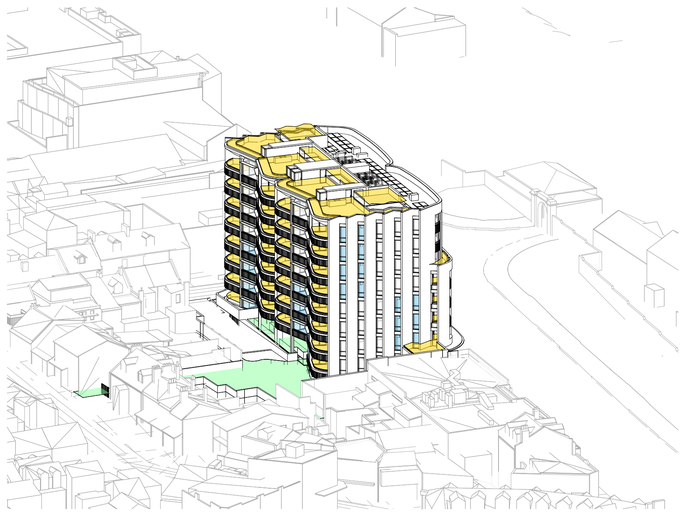

15.00 JUNE 21

PRELIMINARY
NOT FOR CONSTRUCTION

issue	reason	date
A	SSDA ISSUE	18.12.25
B	SSDA ISSUE 02	23.01.26

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nominated architects william smart nsw 6381 / christina markham nsw 5569

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drawing copyright
do not scale drawings

scale **1:100 @ A1 uno**

drawing by	**MP**
senior qa	**MP**
approved by	**CM**

project	**2510 160 OXFORD ST, PADDINGTON**
drawing title	**SUN EYE VIEWS - PROPOSED - 21.06**
drawing number	**DA851 B**

SHADOW LEGEND

EXISTING SHADOWS

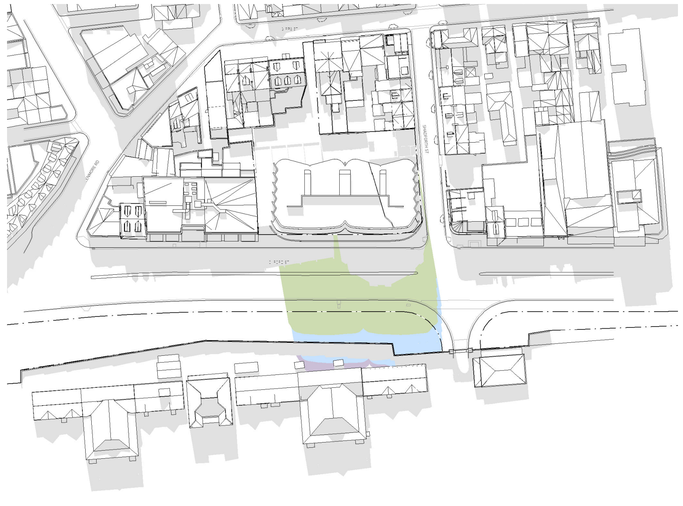
ADDITIONAL SHADOWS BY THE PROPOSED MASSING
(FOR THE LMR HEIGHT - MAX HEIGHT 22M)

ADDITIONAL SHADOWS BY THE PROPOSED MASSING
(FOR THE LMR + 30% AFFORDABLE HOUSING BONUS HEIGHT
- MAX HEIGHT 28.6M)

ADDITIONAL SHADOWS BY THE PROPOSED MASSING
(EXCEEDING 28.6M LMR + 30% AFFORDABLE HOUSING BONUS HEIGHT

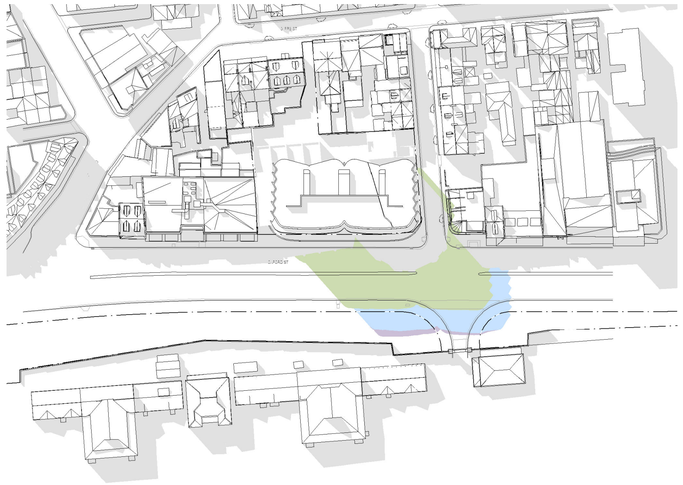
09.00 JUNE 21

10.00 JUNE 21



11.00 JUNE 21

12.00 JUNE 21



13.00 JUNE 21

14.00 JUNE 21

15.00 JUNE 21

PRELIMINARY
NOT FOR CONSTRUCTION

issue	reason	date
A	SSDA ISSUE	18.12.25
B	SSDA ISSUE 02	23.01.26

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nominated architects william smart nsw 6381 / christina markham nsw 5569

| 0 | 12000 | 30000 | 60000

drawing copyright
do not scale drawings

scale **1:1200 @ A1 uno**

drawing by **MP**
senior qa **MP**
approved by **CM**

project **2510 160 OXFORD ST, PADDINGTON**
drawing title **OVERSHADOWING PLANS - 21.06**
drawing number **DA852 B**

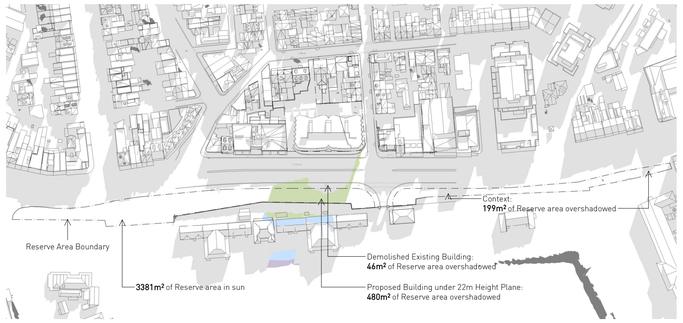
SHADOW LEGEND

EXISTING SHADOWS

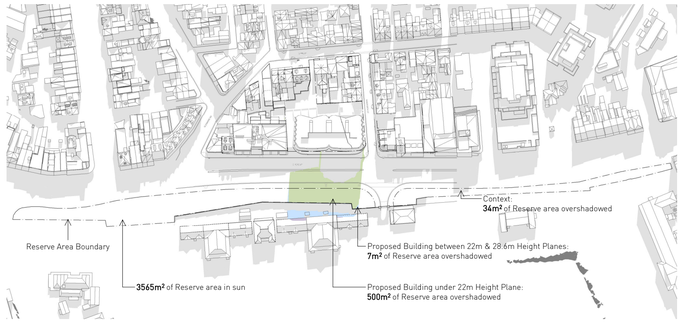
ADDITIONAL SHADOWS BY THE PROPOSED MASSING
(FOR THE LMR HEIGHT - MAX HEIGHT 22M)

ADDITIONAL SHADOWS BY THE PROPOSED MASSING
(FOR THE LMR + 30% AFFORDABLE HOUSING BONUS HEIGHT
- MAX HEIGHT 28.6M)

ADDITIONAL SHADOWS BY THE PROPOSED MASSING
(EXCEEDING 28.6M LMR + 30% AFFORDABLE HOUSING BONUS HEIGHT

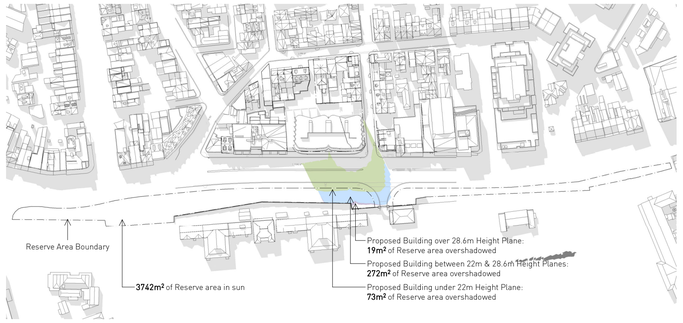


09.00 JUNE 21



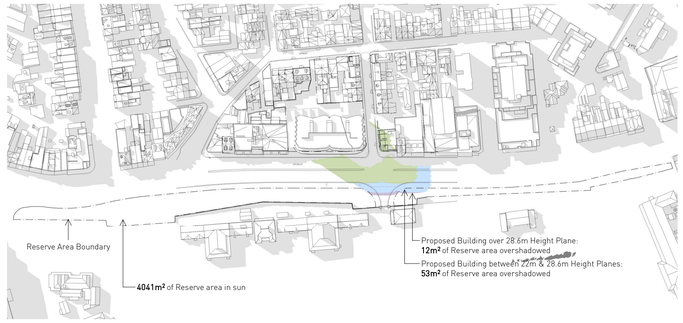
10.00 JUNE 21

11.00 JUNE 21



12.00 JUNE 21

13.00 JUNE 21



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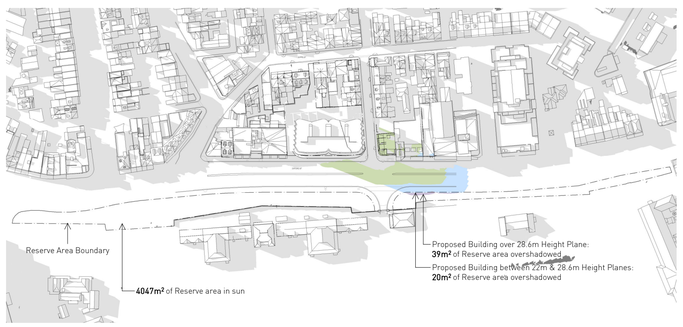

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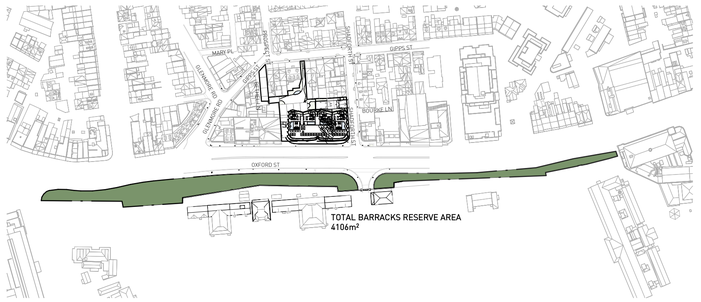

1 OXFORD ST RESERVE - PLAN

reserve area 4106
reserve overshadowing

21 Ju time of the day	area of reserve overshadowed by proposed building (under 22m HtP) (m2)	area of reserve overshadowed by proposed building (between 22m & 28.6m HtP) (m2)	reserve area overshadowed by proposed building (over 28.6m HtP) (m2)	total area of reserve overshadowed by proposed building (m2)	total area of reserve overshadowed by demolished building on subject site (m2)	total reserve area overshadowed by neighbouring buildings (approx, buildings not surveyed) (m2)	total reserve area overshadowed (m2)	total reserve area in sun (m2)	% of total reserve area being overshadowed
9am	480	0	0	480	46	199	725	3381	21%
10am	500	7	0	507	0	34	541	3565	15%
11am	324	193	0	517	0	0	517	3589	14%
12pm	73	272	19	364	0	0	364	3742	10%
1pm	0	155	38	193	0	0	193	3913	5%
2pm	0	53	12	65	0	0	65	4041	2%
3pm	0	20	29	59	0	0	59	4047	1%

More than 79% of Reserve Area achieves solar access between 9am-3pm on 21.06.

2 OXFORD ST RESERVE - OVERSHADOWING CALCULATIONS

PRELIMINARY
NOT FOR CONSTRUCTION

issue	reason	date
A	SSDA ISSUE	18.12.25
B	SSDA ISSUE 02	23.01.26

smart design studio

+61 2 8332 4333
14 stokes avenue alexandria nsw 2015 australia
nominated architects william smart nsw 6381 / christina markham nsw 5569

| 0 | 12000 | 30000 | 60000

drawing copyright
do not scale drawings

scale 1:1200 @ A1 uno

drawing by MP
senior qa MP
approved by CM

project 2510 160 OXFORD ST, PADDINGTON
drawing title OVERSHADOWING - RESERVE - 21.06
drawing number DA853 B

SHADOW LEGEND

EXISTING SHADOWS

ADDITIONAL SHADOWS BY THE PROPOSED MASSING
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ADDITIONAL SHADOWS BY THE PROPOSED MASSING
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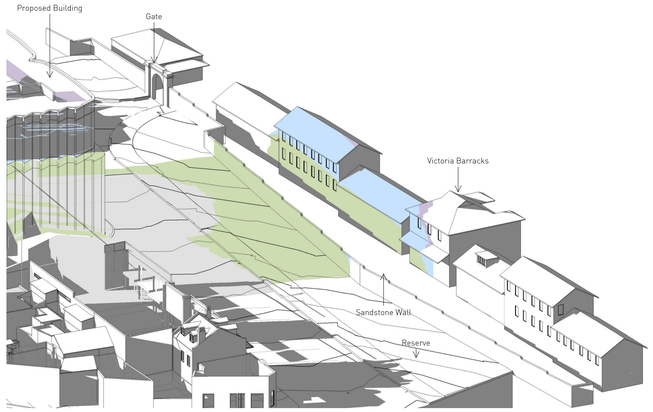
- MAX HEIGHT 28.6M)

ADDITIONAL SHADOWS BY THE PROPOSED MASSING
(EXCEEDING 28.6M LMR + 30% AFFORDABLE HOUSING BONUS HEIGHT



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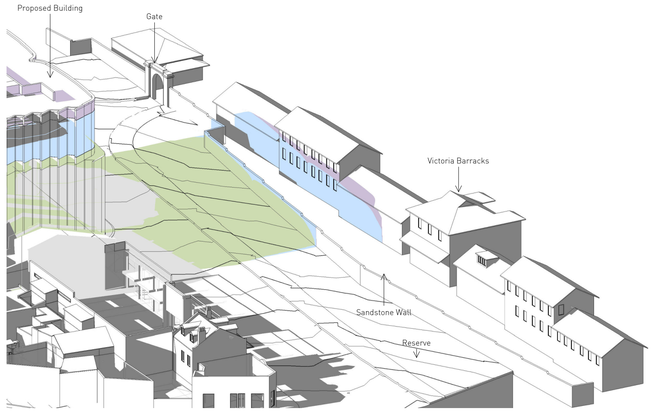

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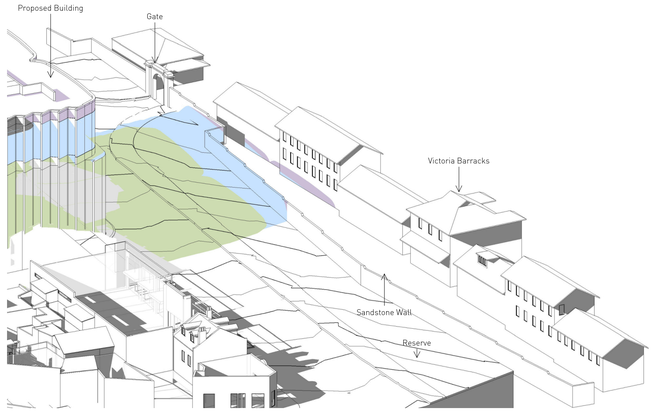

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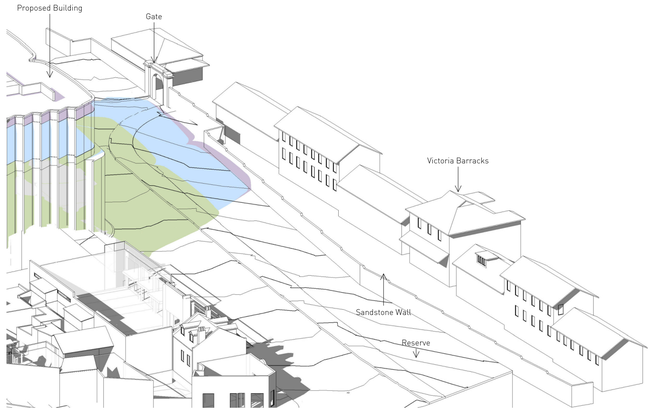

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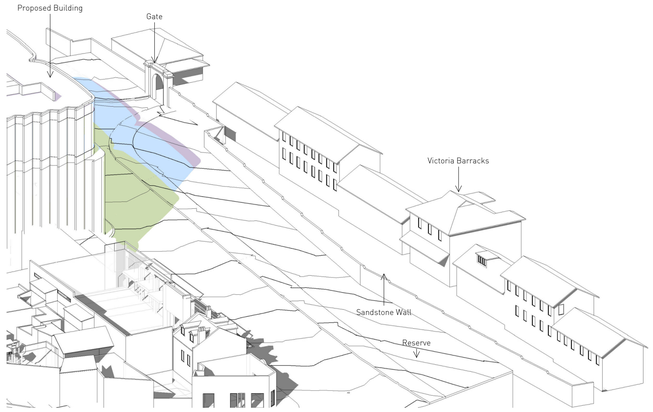

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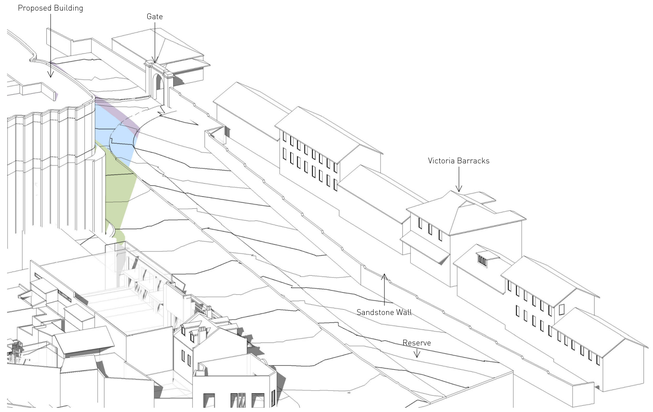

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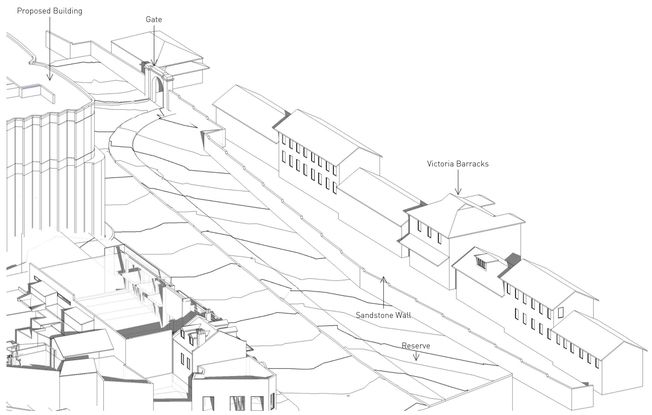

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senior qa **MP**
approved by **CM**

project **2510 160 OXFORD ST, PADDINGTON**
drawing title **OVERSHADOWING - BARRACKS - 21.06**
drawing number **DA854 B**