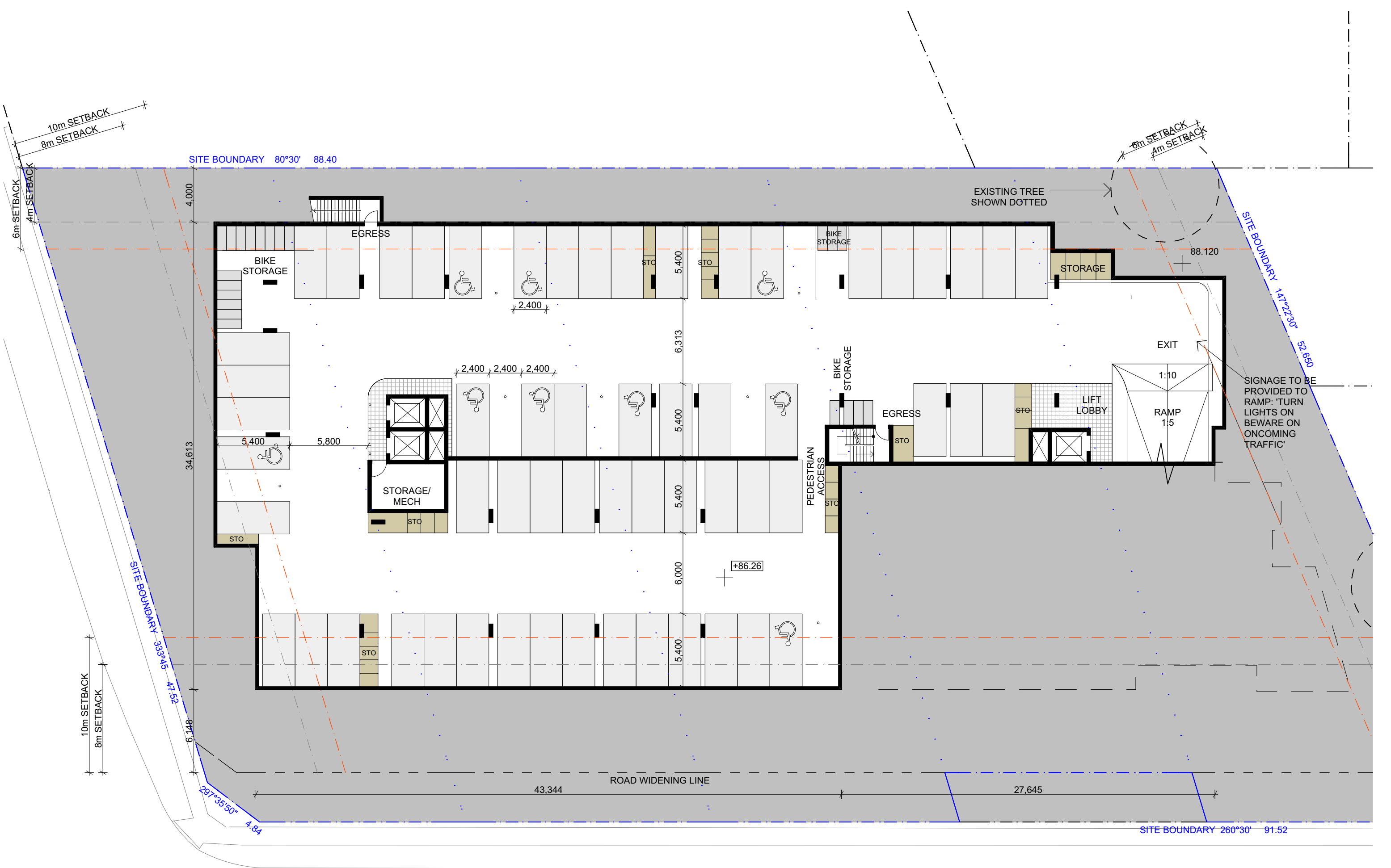




EPHING ROAD

A
B
C

ISSUE FOR DA
REMOVED GROUND FLOOR TERRACES TO INCREASE BUILDING SEPARATION
AMENDED UNIT MIX, INTERNAL AREAS, BALCONY AREAS, AND STORAGE VOLUMES
AMENDED UNIT MIX, INTERNAL AREAS, AND BALCONY AREAS
RELOCATED COMMON OPEN SPACE
INCREASED PRIVATE OPEN SPACE

FILE: 2014005-Epping Rd_DA [bimserver.jprra.com.au]

12-09-2014
26-02-2015

31-03-2015

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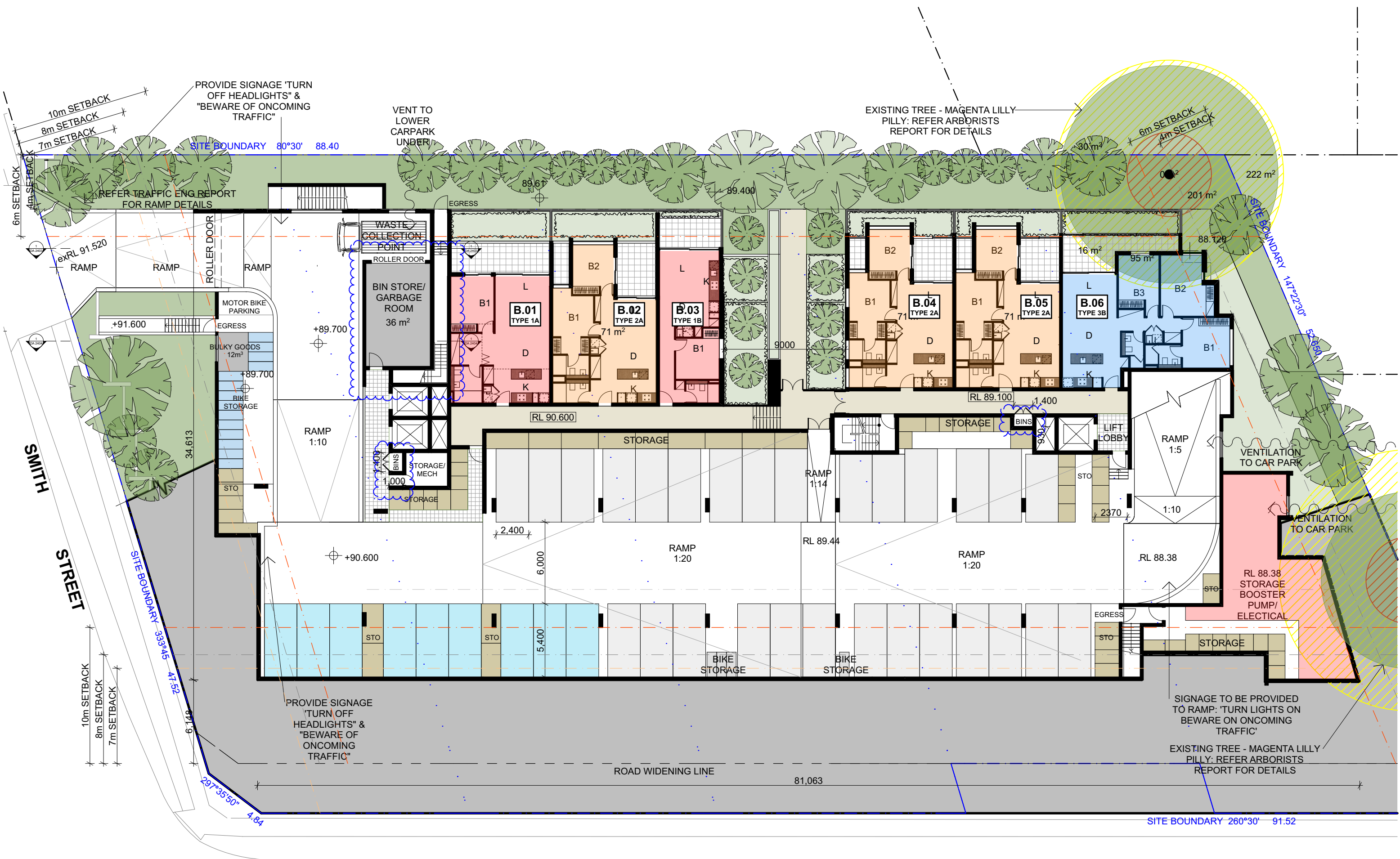
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PROJECT: PROPOSED MULTI-UNIT RESIDENTIAL DEVELOPMENT
17-25 EPPING ROAD EPPING

DRAWING: BASEMENT 2 FLOOR PLAN

PROJECT NO: 2014005
DRAWN BY:
TO SCALE: 1:250 @A3
DRAWING NO: REV: C
PLOTTED: 1/04/2015

DA 2000





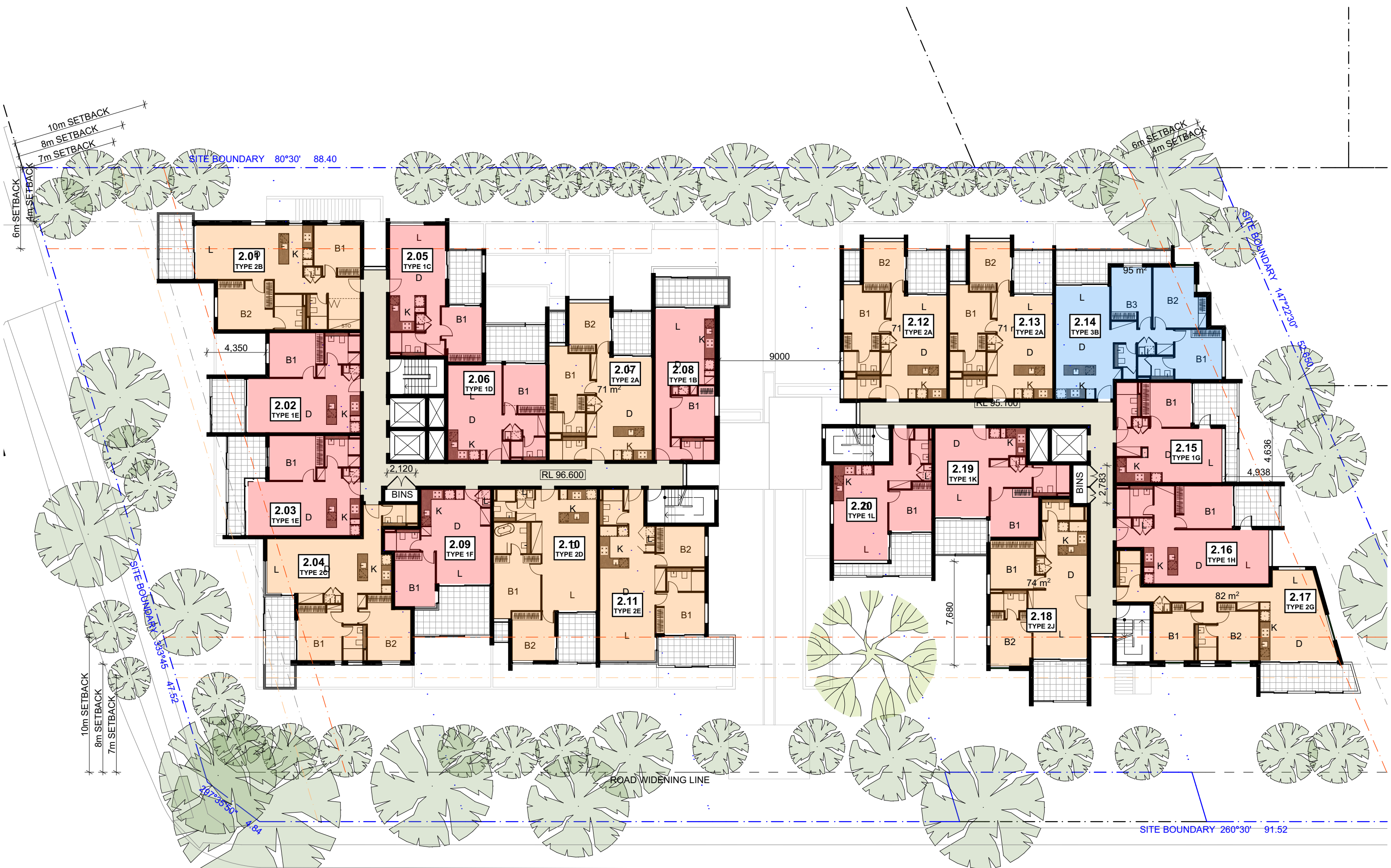
A ISSUE FOR DA
B REMOVED GROUND FLOOR TERRACES TO INCREASE BUILDING SEPARATION
C AMENDED UNIT MIX, INTERNAL AREAS, BALCONY AREAS, AND STORAGE VOLUMES
AMENDED UNIT MIX, INTERNAL AREAS, AND BALCONY AREAS
RELOCATED COMMON OPEN SPACE
INCREASED PRIVATE OPEN SPACE
FILE: 2014005-Epping Rd_DA [bimserver.jprra.com.au]

REFER ARBORIST REPORT AND
LANDSCAPE PLANS FOR
EXISTING TREES TO BE
REMOVED AND RETAINED
12-09-2014
26-02-2015
31-03-2015

EPPIING ROAD

0 5 10m
N
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PROJECT: PROPOSED MULTI-UNIT RESIDENTIAL DEVELOPMENT
17-25 EPPING ROAD EPPING
DRAWING: L1/PROPOSED SITE PLAN
PROJECT NO: 2014005
DRAWN BY: TO SCALE: 1:250 @A3
DRAWING NO: REV: C
PLOTTED: 1/04/2015
DA 2002



REFER ARBORIST REPORT AND
LANDSCAPE PLANS FOR
EXISTING TREES TO BE
REMOVED AND RETAINED

12-09-2014
26-02-2015

31-03-2015

EPHING ROAD

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INCREASED PRIVATE OPEN SPACE

FILE: 2014005-Epping Rd_DA [bimserver.jprra.com.au]

0 5 10m

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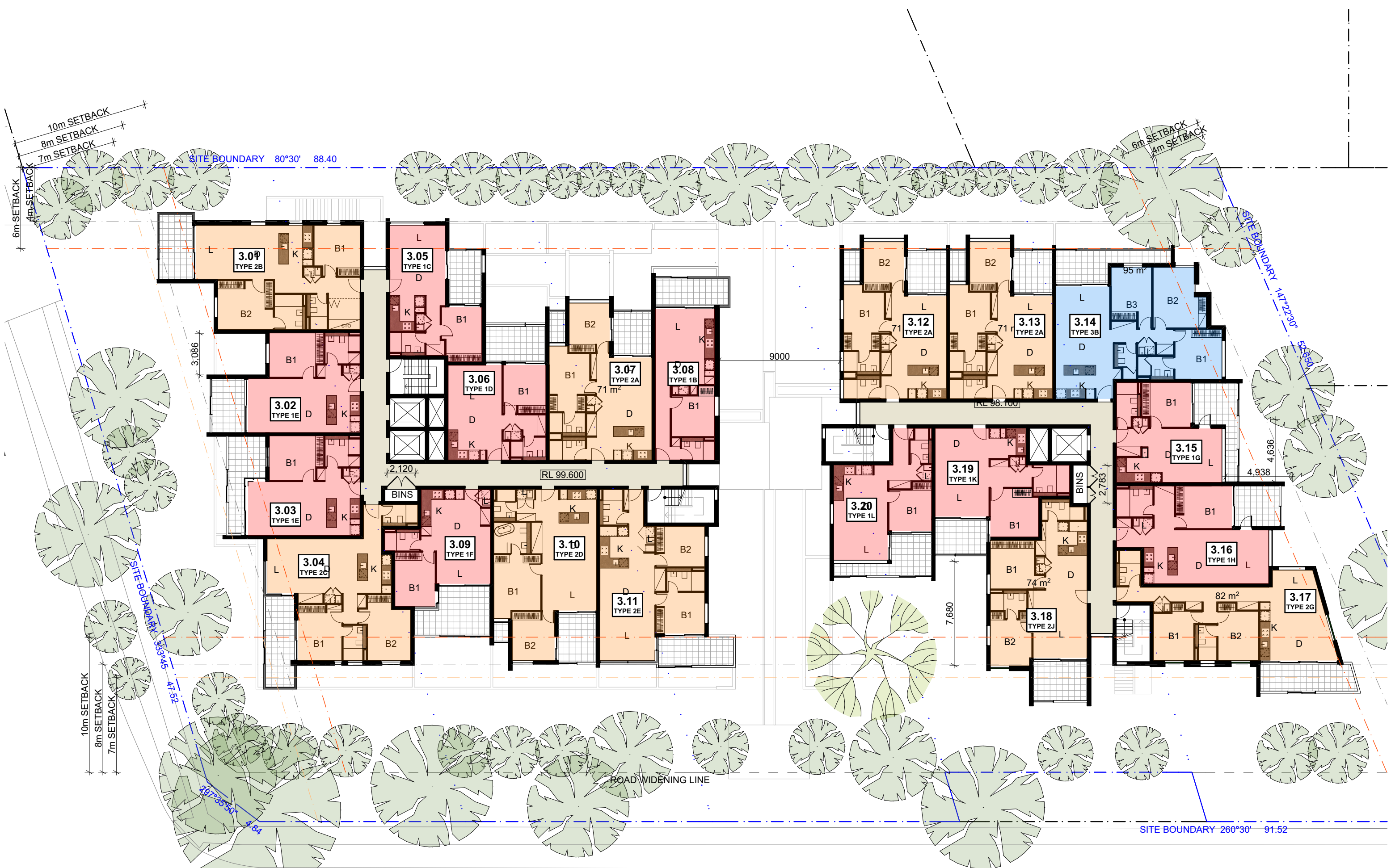
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PROJECT: PROPOSED MULTI-UNIT RESIDENTIAL DEVELOPMENT
17-25 EPPING ROAD EPPING

DRAWING: FIRST FLOOR L2 PLAN

PROJECT NO: 2014005
DRAWN BY: TO SCALE: 1:250 @A3
DRAWING NO: REV: C
PLOTTED: 1/04/2015

DA 2003



REFER ARBORIST REPORT AND
LANDSCAPE PLANS FOR
EXISTING TREES TO BE
REMOVED AND RETAINED

12-09-2014
26-02-2015

31-03-2015

EPHING ROAD

A ISSUE FOR DA
B REMOVED GROUND FLOOR TERRACES TO INCREASE BUILDING SEPARATION
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RELOCATED COMMON OPEN SPACE
INCREASED PRIVATE OPEN SPACE
FILE: 2014005-Epping Rd_DA [bimserver.jprra.com.au]

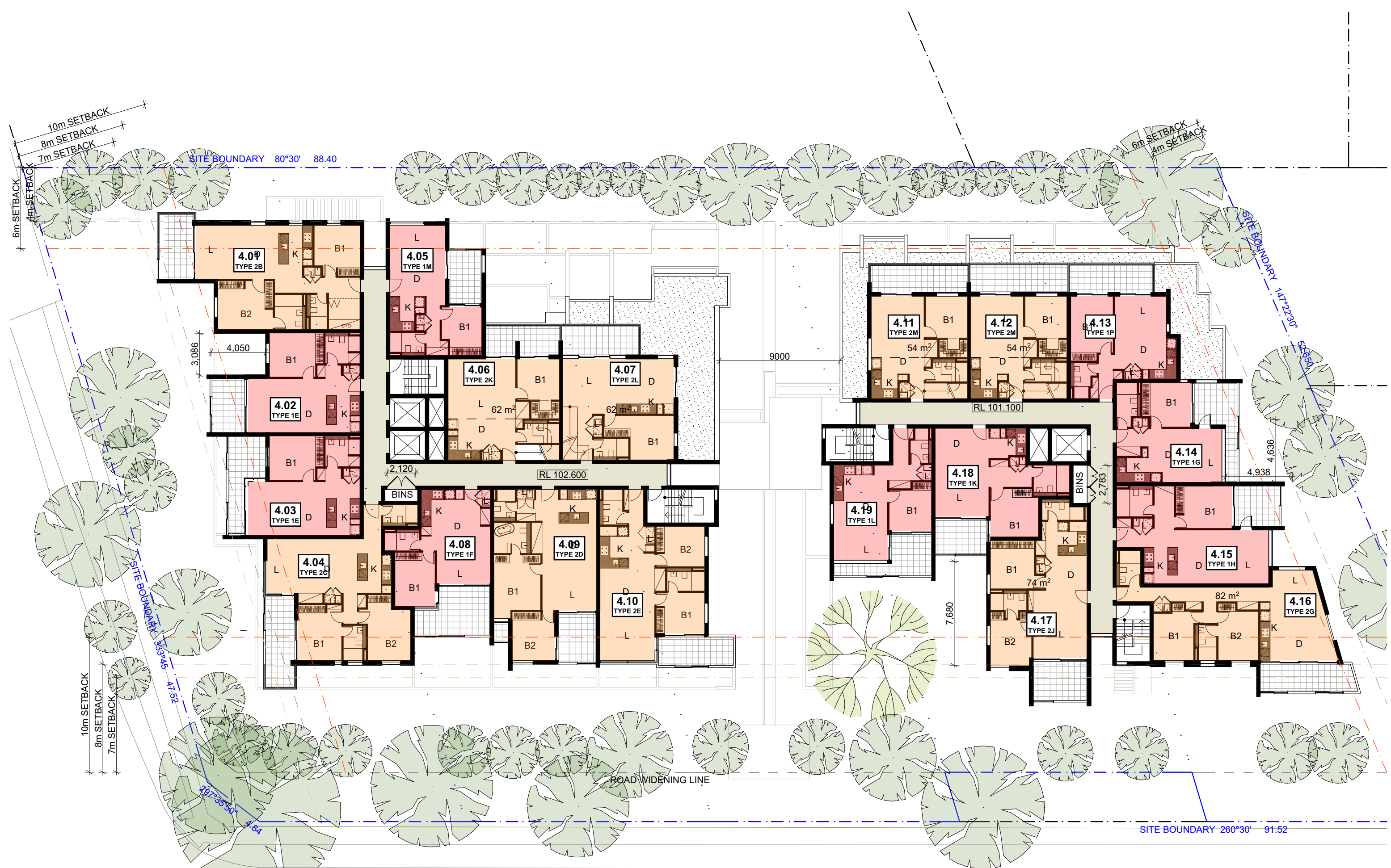


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PROJECT:
PROPOSED MULTI-UNIT RESIDENTIAL
DEVELOPMENT
17-25 EPPING ROAD EPPING
DRAWING:
SECOND FLOOR L3 PLAN

PROJECT NO: 2014005
DRAWN BY:
TO SCALE: 1:250 @A3
DRAWING NO: REV: C
PLOTTED: 1/04/2015

DA 2004



REFER ARBORIST REPORT AND
LANDSCAPE PLANS FOR
EXISTING TREES TO BE
REMOVED AND RETAINED

12-09-2014
26-02-2015

31-03-2015

EPHING ROAD

A
B
C

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AMENDED UNIT MIX, INTERNAL AREAS, BALCONY AREAS, AND STORAGE VOLUMES
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INCREASED PRIVATE OPEN SPACE

FILE: 2014005-Epping Rd_DA [bimserver.jprra.com.au]

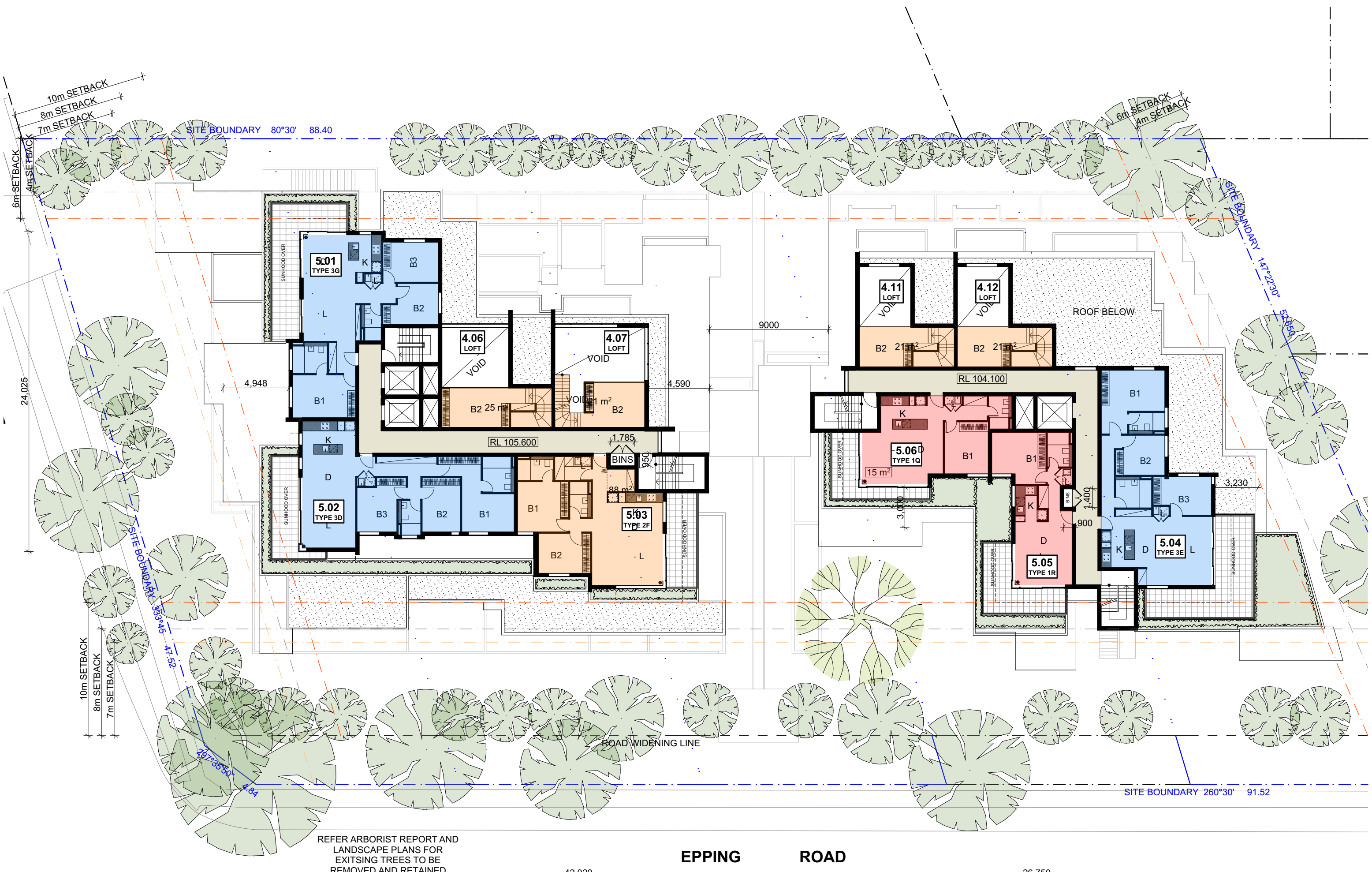
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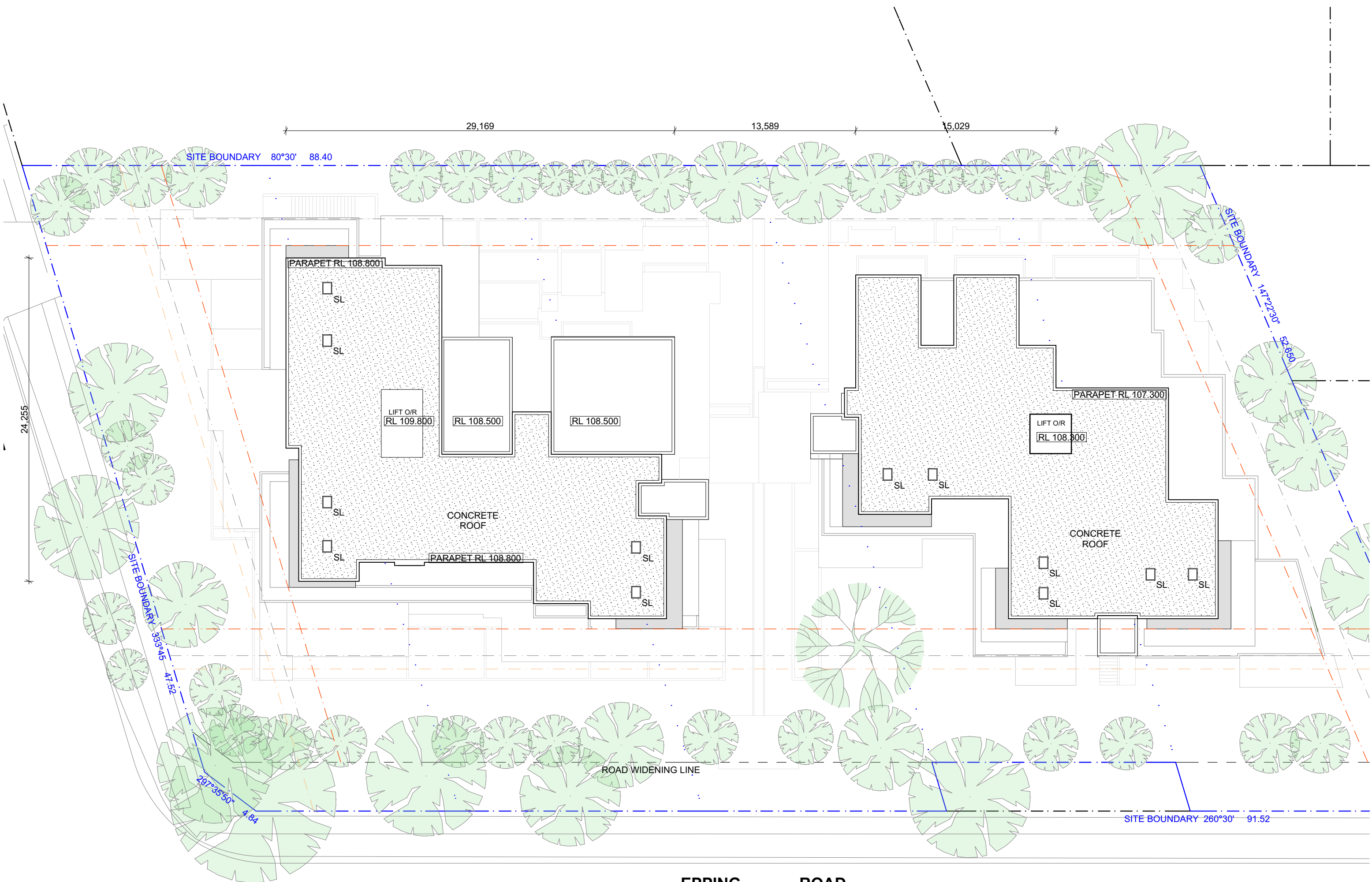
PROJECT:
PROPOSED MULTI-UNIT RESIDENTIAL
DEVELOPMENT
17-25 EPPING ROAD EPPING

DRAWING:
THIRD FLOOR L4 PLAN

PROJECT NO: 2014005
DRAWN BY:
TO SCALE: 1:250 @A3
DRAWING NO: REV: C
PLOTTED: 1/04/2015

DA 2005





A	ISSUE FOR DA	12-09-2014
B	REMOVED GROUND FLOOR TERRACES TO INCREASE BUILDING SEPARATION	26-02-2015
C	AMENDED LIFT O/R HEIGHT	
	PARAPET HEIGHT INDICATED	
	INCREASED PRIVATE OPEN SPACE	
		31-03-2015

FILE: 2014005-Epping Rd_DA [bimserver:jpra.com.au]

EPHING ROAD

0510m

N

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PROJECT:
PROPOSED MULTI-UNIT RESIDENTIAL
DEVELOPMENT
17-25 EPPING ROAD EPPING

DRAWING:
ROOF PLAN

PROJECT NO: 2014005
DRAWN BY:
TO SCALE: 1:250 @A3
DRAWING NO: REV: C
PLOTTED: 1/04/2015

DA 2007



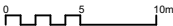
1

1 EPPING ROAD ELEVATION
1:250

NOTE:
REFER DA6100 FOR SCHEDULE
OF FINISHES

A	ISSUE FOR DA	12-09-2014
B	REPLACED BALCONY SCREEN WITH SLIDING LOUVRES	26-02-2015
C	AMENDED LIFT O/R HEIGHT	31-03-2015
	INCREASED PRIVATE OPEN SPACE	

FILE: 2014005-Epping Rd_DA [bimserver:jpra.com.au]



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PROJECT:
PROPOSED MULTI-UNIT RESIDENTIAL
DEVELOPMENT
17-25 EPPING ROAD EPPING

DRAWING:
EPPING ROAD ELEVATION

PROJECT NO: 2014005
DRAWN BY:
TO SCALE: 1:250 @A3
DRAWING NO: REV: C
PLOTTED: 1/04/2015

DA 2300



1

SMITH STREET ELEVATION

1:250

NOTE:
REFER DA6100 FOR SCHEDULE
OF FINISHES

A ISSUE FOR DA
B REPLACED BALCONY SCREEN WITH SLIDING LOUVRES
C AMENDED LIFT O/R HEIGHT
INCREASED PRIVATE OPEN SPACE

12-09-2014
26-02-2015
31-03-2015

FILE: 2014005-Epping Rd_DA [bimserver:jpra.com.au]

0 5 10m

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PROJECT:
PROPOSED MULTI-UNIT RESIDENTIAL
DEVELOPMENT
17-25 EPPING ROAD EPPING

DRAWING:
SMITH ST ELEVATION

PROJECT NO: 2014005
DRAWN BY:
TO SCALE: 1:250 @A3
DRAWING NO: REV: C
PLOTTED: 1/04/2015

DA 2301



1

NORTH ELEVATION

1:250

NOTE:
REFER DA6100 FOR SCHEDULE
OF FINISHES

A ISSUE FOR DA
B REPLACED BALCONY SCREEN WITH SLIDING LOUVRES
C AMENDED LIFT O/R HEIGHT
INCREASED PRIVATE OPEN SPACE

12-09-2014
26-02-2015
31-03-2015

FILE: 2014005-Epping Rd_DA [bimserver:jpra.com.au]

0 5 10m

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PROJECT:
PROPOSED MULTI-UNIT RESIDENTIAL
DEVELOPMENT
17-25 EPPING ROAD EPPING

DRAWING:
NORTH ELEVATION

PROJECT NO: 2014005
DRAWN BY:
TO SCALE: 1:250 @A3
DRAWING NO: REV: C
PLOTTED: 1/04/2015

DA 2302



A ISSUE FOR DA
B REPLACED BALCONY SCREEN WITH SLIDING LOUVRES
C AMENDED LIFT O/R HEIGHT
INCREASED PRIVATE OPEN SPACE

12-09-2014
26-02-2015
31-03-2015

FILE: 2014005-Epping Rd_DA [bimserver:jpra.com.au]

0 5 10m

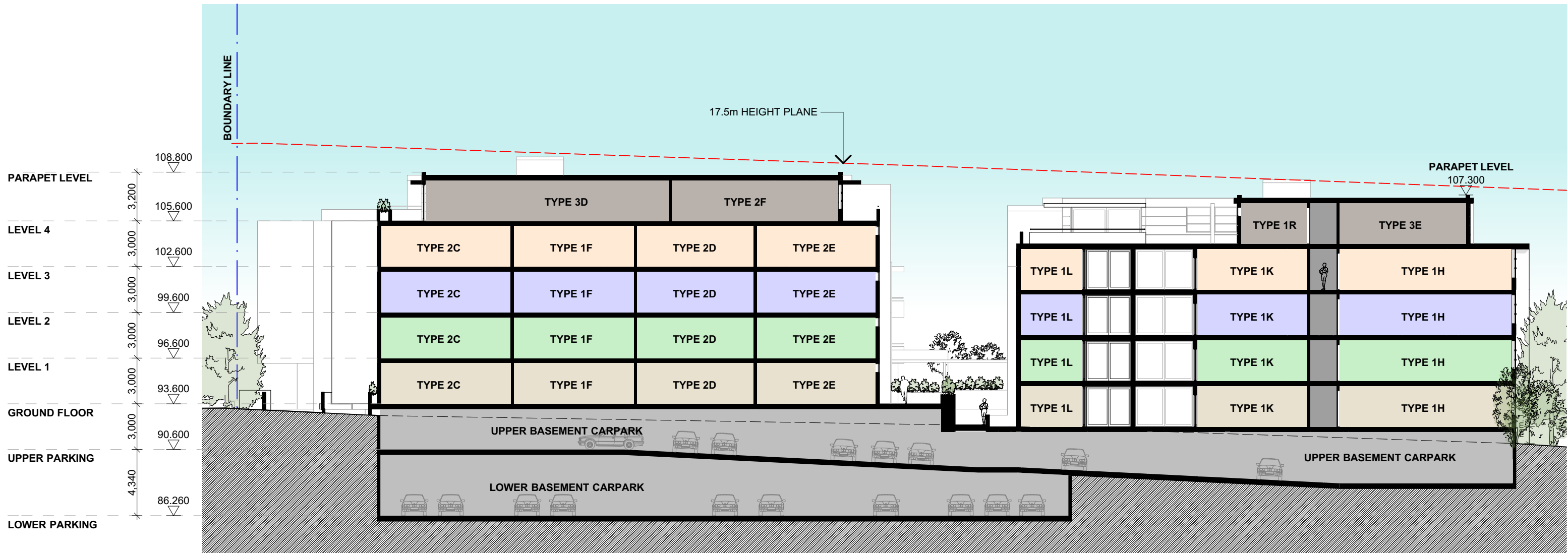
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PROJECT:
PROPOSED MULTI-UNIT RESIDENTIAL
DEVELOPMENT
17-25 EPPING ROAD EPPING

DRAWING:
EAST ELEVATION

PROJECT NO: 2014005
DRAWN BY:
TO SCALE: 1:250 @A3
DRAWING NO: REV: C
PLOTTED: 1/04/2015

DA 2303



A ISSUE FOR DA
B REPLACED BALCONY SCREEN WITH SLIDING LOUVRES
C AMENDED LIFT O/R HEIGHT
INCREASED PRIVATE OPEN SPACE

FILE: 2014005-Epping Rd_DA [bimserver:jpra.com.au]

12-09-2014
26-02-2015
31-03-2015

0 5 10m

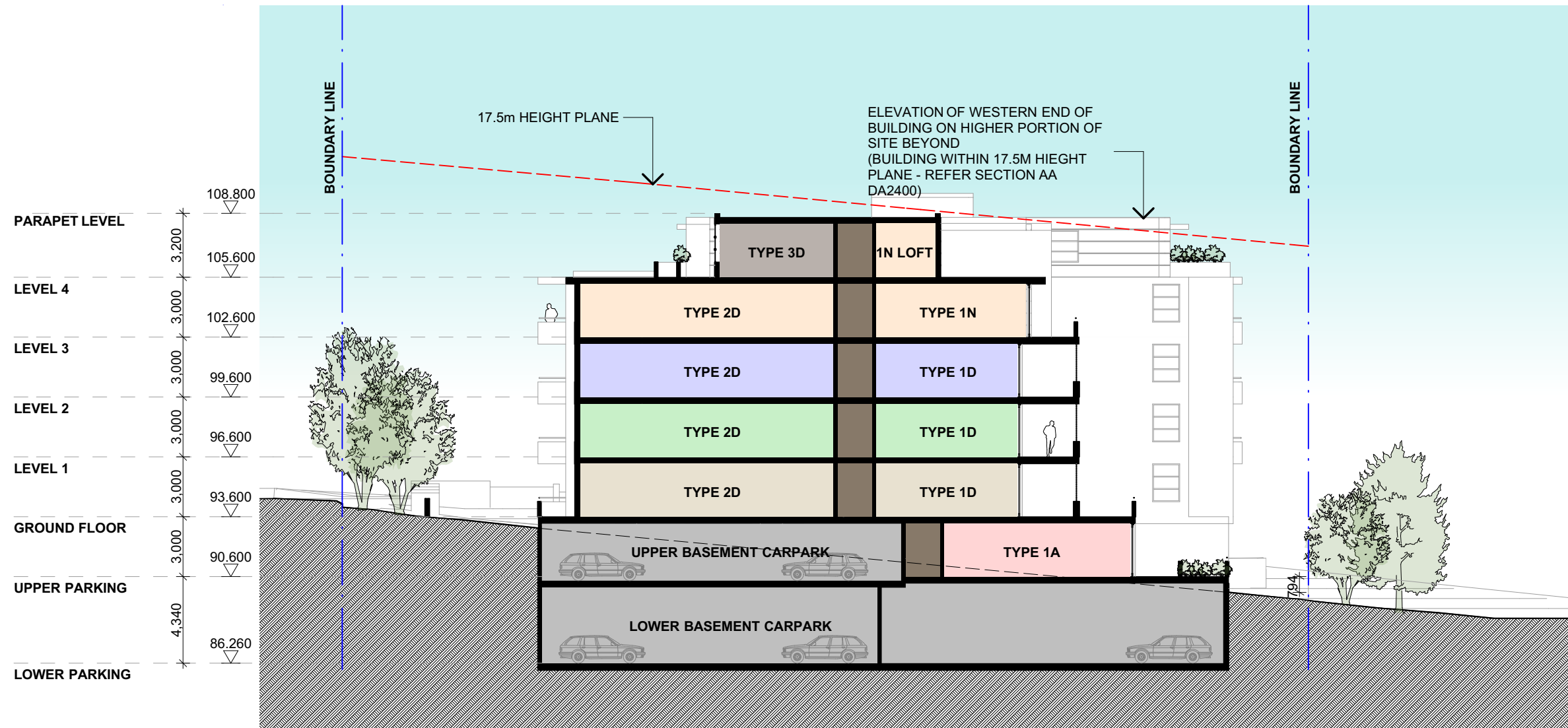
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PROJECT:
PROPOSED MULTI-UNIT RESIDENTIAL
DEVELOPMENT
17-25 EPPING ROAD EPPING

DRAWING:
LONG SECTION AA

PROJECT NO: 2014005
DRAWN BY:
TO SCALE: 1:250 @A3
DRAWING NO: REV: C
PLOTTED: 1/04/2015

DA 2400



A ISSUE FOR DA
 B REPLACED BALCONY SCREEN WITH SLIDING LOUVRES
 C AMENDED LIFT O/R HEIGHT
 INCREASED PRIVATE OPEN SPACE

12-09-2014
 26-02-2015
 31-03-2015

FILE: 2014005-Epping Rd_DA [bimserver:jpra.com.au]

0 5 10m

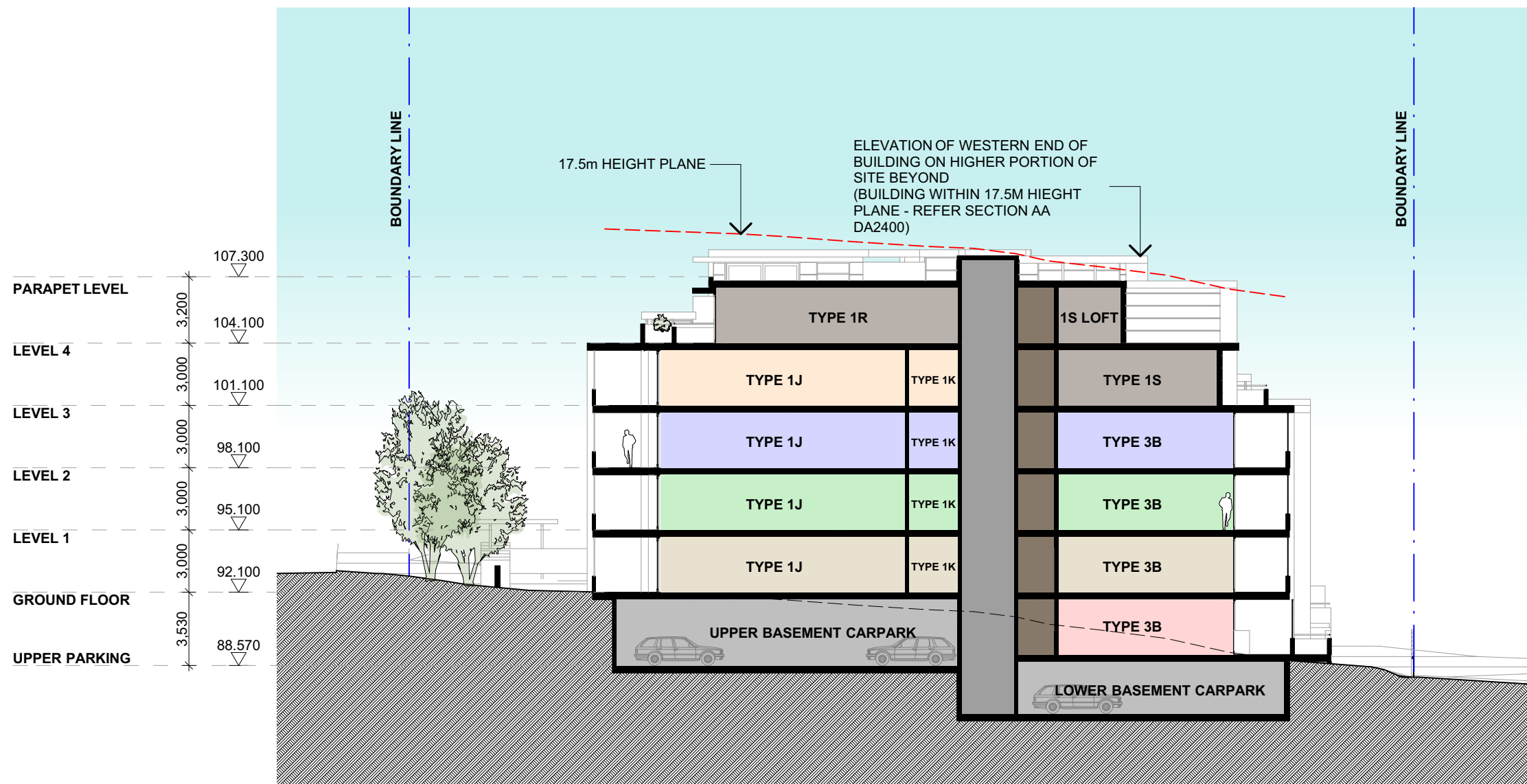
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PROJECT:
 PROPOSED MULTI-UNIT RESIDENTIAL
 DEVELOPMENT
 17-25 EPPING ROAD EPPING

DRAWING:
 CROSS SECTION BB

PROJECT NO: 2014005
 DRAWN BY:
 TO SCALE: 1:250 @A3
 DRAWING NO: REV: C
 PLOTTED: 1/04/2015

DA 2401



A ISSUE FOR DA
B REPLACED BALCONY SCREEN WITH SLIDING LOUVRES
C AMENDED LIFT O/R HEIGHT
INCREASED PRIVATE OPEN SPACE

12-09-2014
26-02-2015
31-03-2015

FILE: 2014005-Epping Rd_DA [bimserver:jpra.com.au]

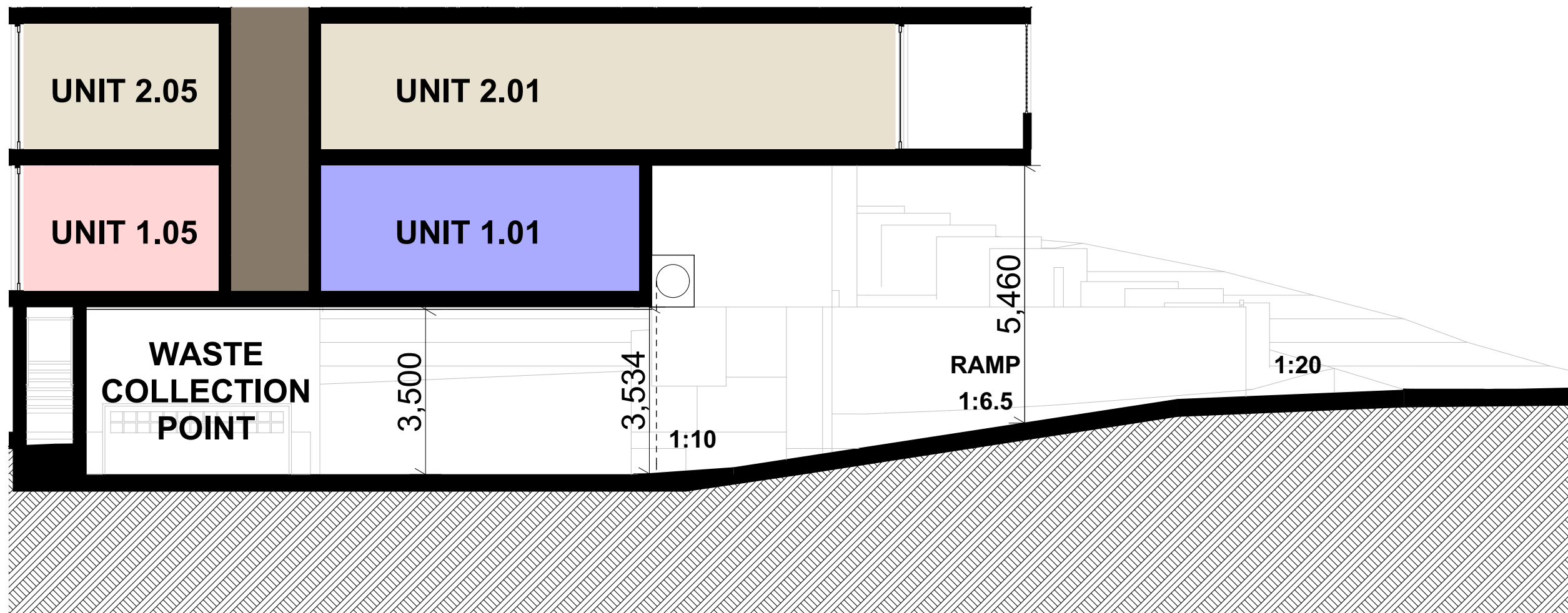
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PROJECT: PROPOSED MULTI-UNIT RESIDENTIAL DEVELOPMENT
17-25 EPPING ROAD EPPING

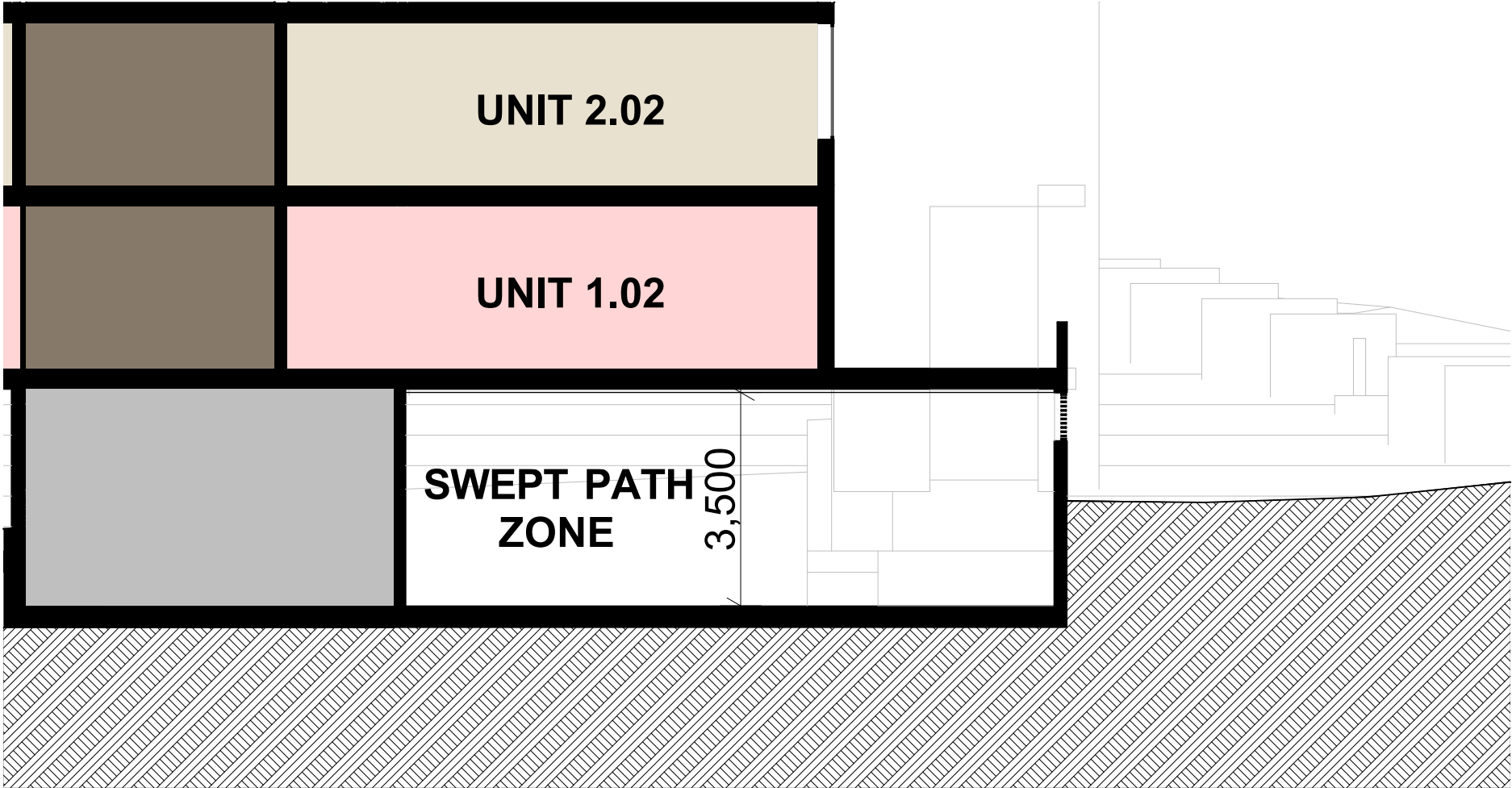
DRAWING: CROSS SECTION CC

PROJECT NO: 2014005
DRAWN BY:
TO SCALE: 1:250 @A3
DRAWING NO: REV: C
PLOTTED: 1/04/2015

DA 2402



ENTRY RAMP SECTION



SWEPT PATH SECTION

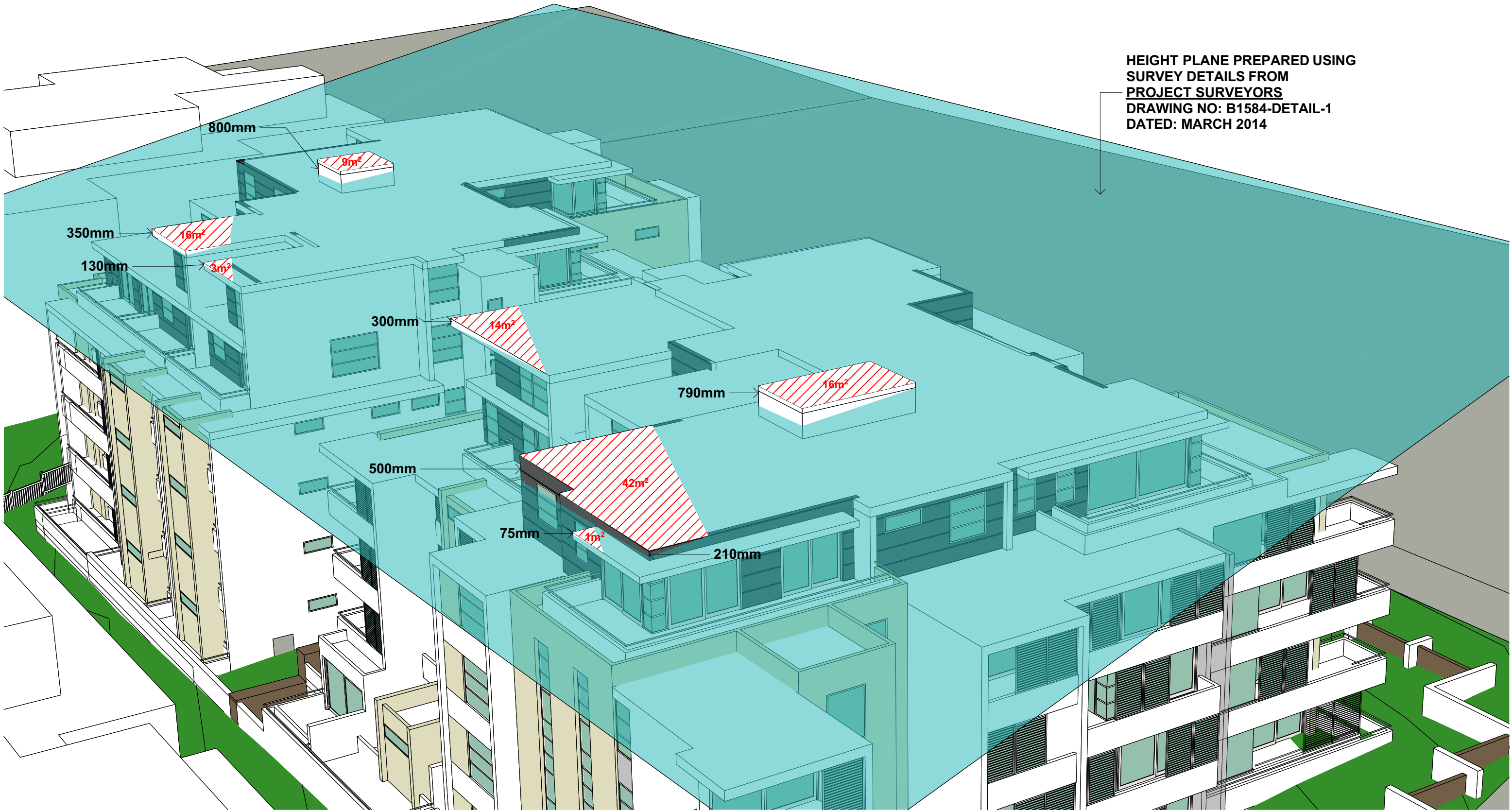
DEVELOPMENT MATRIX

ACCOMODATION MIX	STUDIO	1B	2B	3B	TOTAL
BASEMENT 1	-	2	3	1	6
LEVEL 1	-	9	8	2	19
LEVEL 2	-	10	9	1	20
LEVEL 3	-	10	9	1	20
LEVEL 4	-	9	10	-	19
LEVEL 5	-	2	1	3	6
TOTAL	0 0%	42 47%	40 44%	8 9%	90

RESIDENT CAR PARKING REQUIRED	RATE	UNITS	CARSPACES
STUDIO + 1 BED	0.75	42	31.5
2 BED	1	40	40
3 BED	1.5	8	12
TOTAL		83.5	83.5

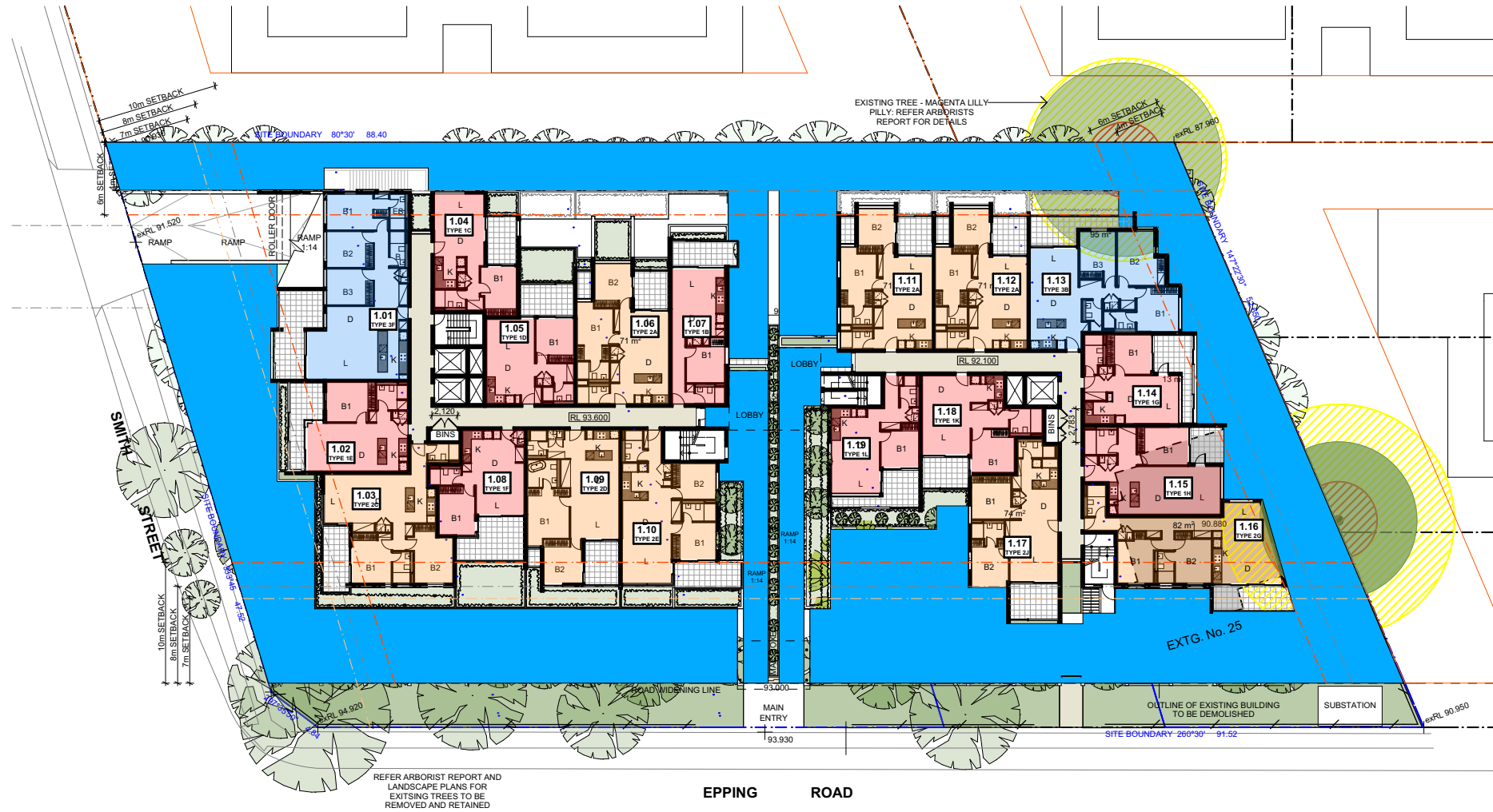
VISITOR CAR PARKING BAY REQUIRED	13
TOTAL NO. OF CAR PARKING BAYS REQUIRED	96
TOTAL NO. OF CAR PARKING BAYS PROVIDED	95
ACCESSSIBLE SPACES PROVIDED	9
ADAPTABLE APARTMENTS PROVIDED	25

APARTMENT TYPE	NUMBER OF UNIT TYPE	ACCOMMODATION	APARTMENT AREA m2	BALCONY AREA m2	STORAGE PROVIDED IN UNIT (m3) (excluding kitchen cupboards and bedroom wardrobes)	STORAGE PROVIDED IN BASEMENT (m3) 90 ENCLOSED CAGES
1A	1	1 BED	68	16	6	
1B	4	1 BED	50	11	3	
1C	3	1 BED	51	10	3	
1D	3	1 BED	51	11	4	
1E	7	1 BED	56	10	3	
1F	4	1 BED	51	12	3	
1G	4	1 BED	50	13	3	
1H	4	1 BED	68	10	4	
1K	4	1 BED	59	10	3	
1L	4	1 BED	52	13	3	
1M	1	1 BED	50	10	3	
1P	1	1 BED	51	13	3	
1Q	1	1 BED	60	15	3	
1R	1	1 BED	53	19	3	
2A	12	2 BED	71	12	5	
2B	3	2 BED	88	12	5	
2C	4	2 BED	88	14	5	
2D	4	2 BED	81	12	8	
2E	4	2 BED	79	12	5	
2F	1	2 BED	88	16	5	
2G	4	2 BED	82	13	4	
2J	4	2 BED	74	12	4	
2K	1	2 BED	81	12	4	
2L	1	2 BED	78	12	4	
2M	2	2 BED	70	14	4	
3B	4	3 BED	95	14	6	
3D	1	3 BED	106	16	5	
3E	1	3 BED	102	33	6	
3F	1	3 BED	110	20	6	
3G	1	3 BED	100	28	6	
TOTAL	90					
TOTAL STORAGE PROVIDED IN UNIT (m3)					386.0	
TOTAL STORAGE PROVIDED AT BASEMENT (m3)						412.1
TOTAL STORAGE PROVIDED (m3)					798.1	



HEIGHT PLANE PREPARED USING
SURVEY DETAILS FROM
PROJECT SURVEYORS
DRAWING NO: B1584-DETAIL-1
DATED: MARCH 2014

BUILDING FOOTPRINT - 1063.0m²
TOTAL AREA OF BREACH - 101.0m²
PERCENTAGE OF BREACH - 9.5%



1,031 m²
470 m²
67 m²
69 m²

COMMON OPEN SPACE AREA - 1637m²
TOTAL SITE AREA - 4424.0m²
PERCENTAGE OF COMMON OPEN SPACE - 37.0%

