

35 OXFORD STREET, EPPING

DEVELOPMENT APPLICATION - MIXED USED DEVELOPMENT

CLIENT: LUXCON DEVELOPMENTS

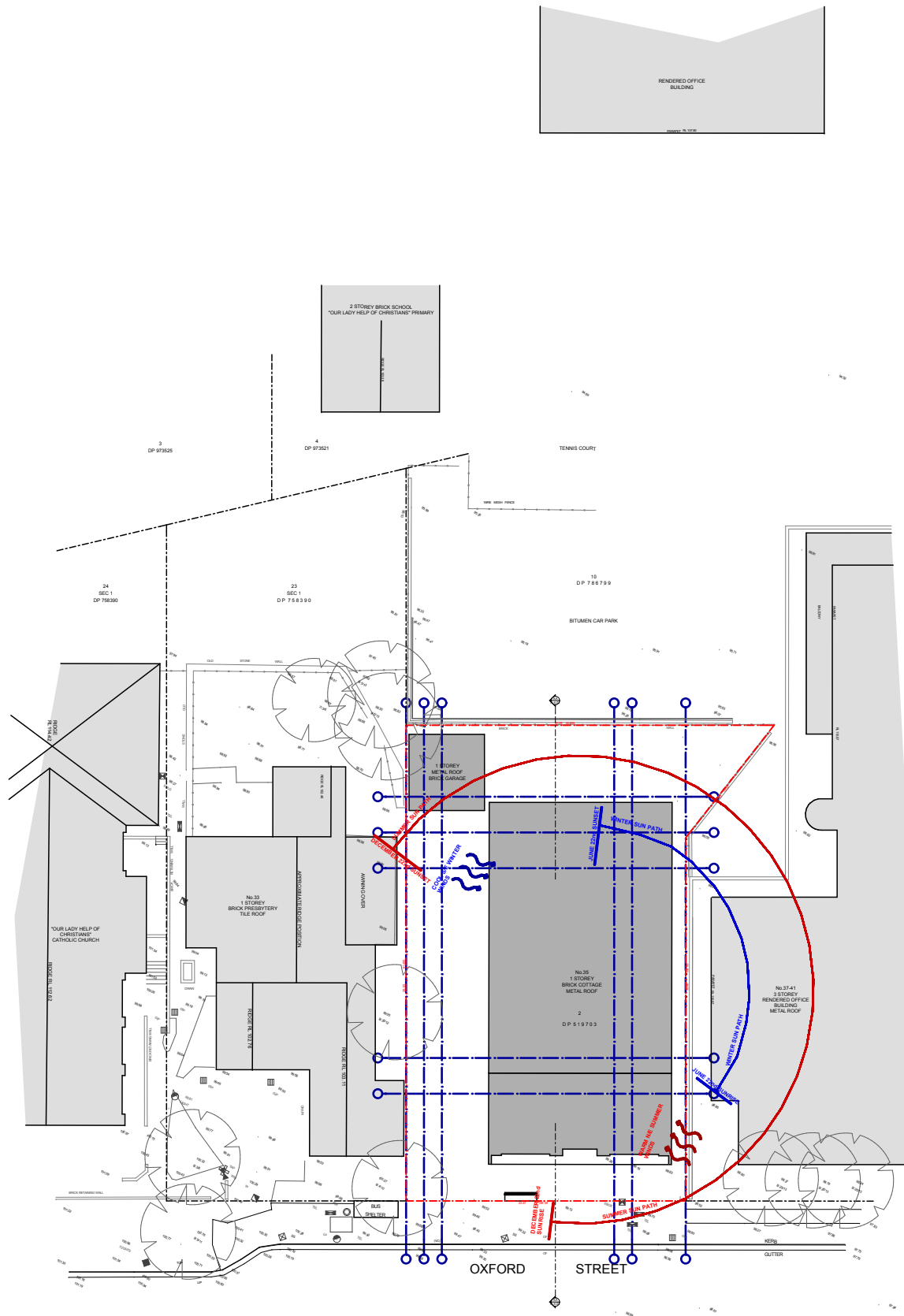
PROJECT NO : 14427
DATE : JUNE 2016

BASIX COMMITMENTS

Glazing Doors/windows	Aluminium framed Low-E clear glazing to units listed in the thermal comfort results table: U-Value: 4.7 (equal to or lower than) SHGC: 0.63 (+ or – 10%) Aluminium framed single clear glazing to all other units: U-Value: 6.57 (equal to or lower than) SHGC: 0.74 (+ or – 10%) Given values are NFRC, total window values
Roof	Concrete roof No insulation Default colour modelled
Ceiling	Plasterboard ceiling, R2.5 bulk insulation where exposed roof or balconies are above Plasterboard ceiling, no insulation where neighbouring units are above Note: Loss of ceiling insulation due to penetrations from down lights have been accounted for in accordance with BCA Technical Note 2 and assume non-ventilated LED down lights.
External wall	180mm precast concrete, R1.5 insulation, plasterboard lining Default medium colour
Inter tenancy walls	Hebel – minimum of R1.5 insulation to walls shared with hallways Hebel – no insulation required to walls shared with neighbours Where required insulation can be removed from structural columns or walls adjacent to fire stairs or lift shafts.
Walls with-in dwellings	Plasterboard on studs - no insulation
Floors	Concrete, R1.0 insulation to areas of open sub-floor as listed in the thermal comfort table Concrete - No insulation where neighbouring units, common areas or enclosed car parks are below Carpet to bedrooms, tiles to wet areas and timber to the remainder of the units.
Central rainwater storage	No tank required
Swimming pool	Volume 87 KL A pool cover is not required
Central hot water system	Central gas-fired boiler with R1.0 (~38mm) insulation to ring main and supply risers

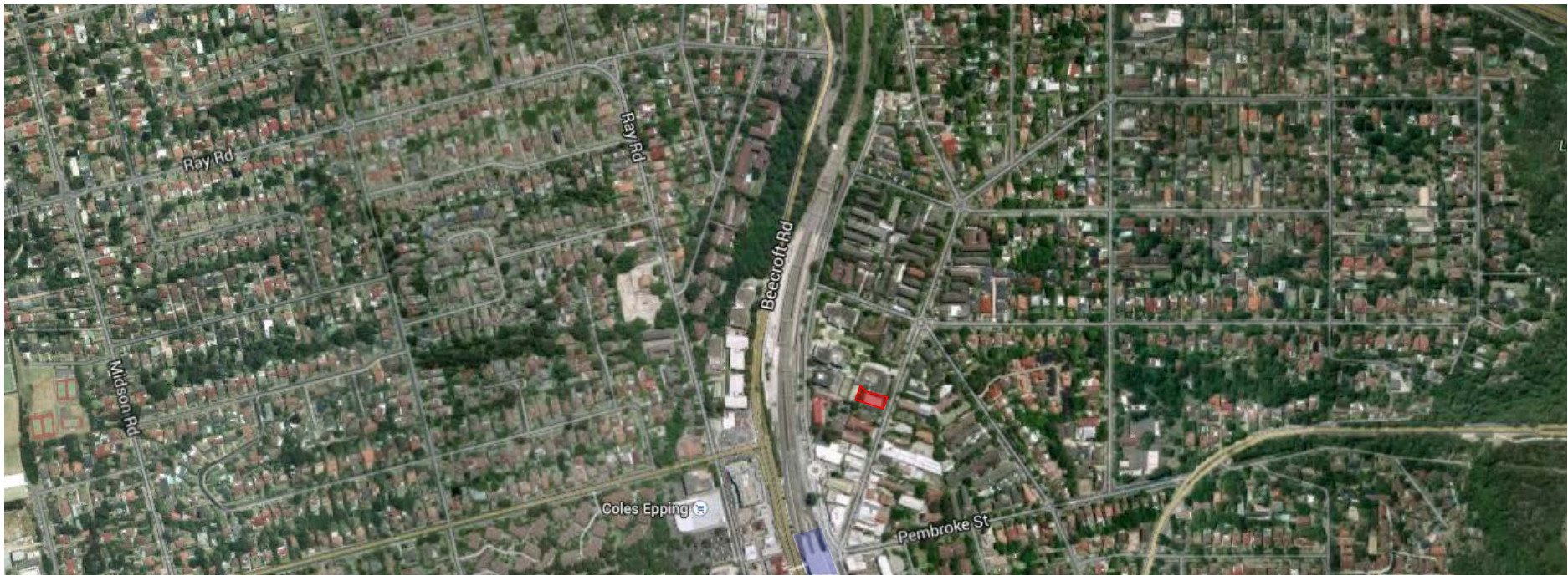
SHEET SCHEDULE

ID	Name
A-1.00	TITLE SHEET
A-1.01	UNIT SCHEDULE
A-1.02	SITE ANALYSIS PLAN
A-1.03	DEMOLITION PLAN
A-1.04	SITE PLAN
A-1.05	SITE MANAGEMENT PLAN
A-1.06	SEPARATION & MASSING PLANS - GROUND FLOOR
A-1.07	SEPARATION & MASSING PLANS LEVEL 1-3
A-1.08	SEPARATION & MASSING PLANS LEVELS 4-7
A-1.09	SEPARATION & MASSING PLANS LEVELS 8 & UP
A-2.01	BASEMENT PLANS 1
A-2.02	BASEMENT PLANS 2
A-2.03	GROUND FLOOR PLAN
A-2.04	LEVEL 1 FLOOR PLAN
A-2.05	LEVEL 2 FLOOR PLAN
A-2.06	LEVEL 3 FLOOR PLAN
A-2.07	LEVEL 4-7 FLOOR PLANS
A-2.08	LEVEL 8 FLOOR PLAN
A-2.09	LEVELS 9-12 FLOOR PLAN
A-2.10	LEVEL 13 FLOOR PLAN
A-2.11	LEVELS 14-18 FLOOR PLANS
A-2.12	LEVELS 19-21 FLOOR PLANS
A-2.13	ADAPTATION PLANS 1
A-2.14	ADAPTATION PLANS 2
A-3.01	OXFORD STREET ELEVATION
A-3.02	NORTH ELEVATION
A-3.03	WEST ELEVATION
A-3.04	SOUTH ELEVATION
A-3.05	STREETSCAPE ELEVATION
A-4.01	SECTIONS
A-5.00	FSR CALCULATIONS 1
A-5.02	FSR CALCULATIONS 2
A-6.01	FACADE SECTION 1 - PODIUM
A-6.02	FACADE SECTION 2 - CONCRETE BALUSTRADES
A-6.03	FACADE SECTION 3 - BAY WINDOW



SITE ANALYSIS PLAN

1:500



SATTELITE IMAGE OF SUBJECT SITE



25-29 OXFORD STREET EPPING



31-33 OXFORD STREET EPPING

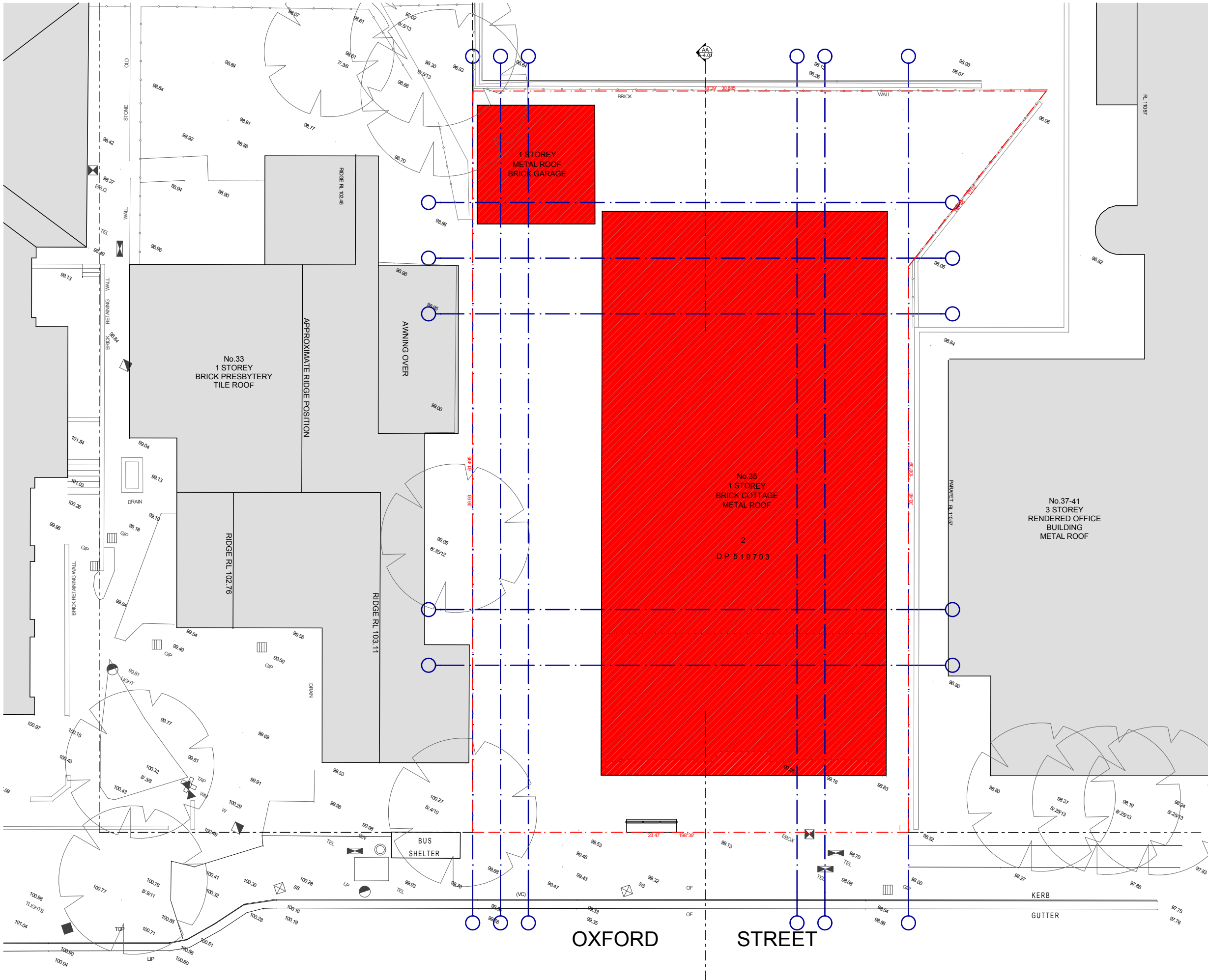


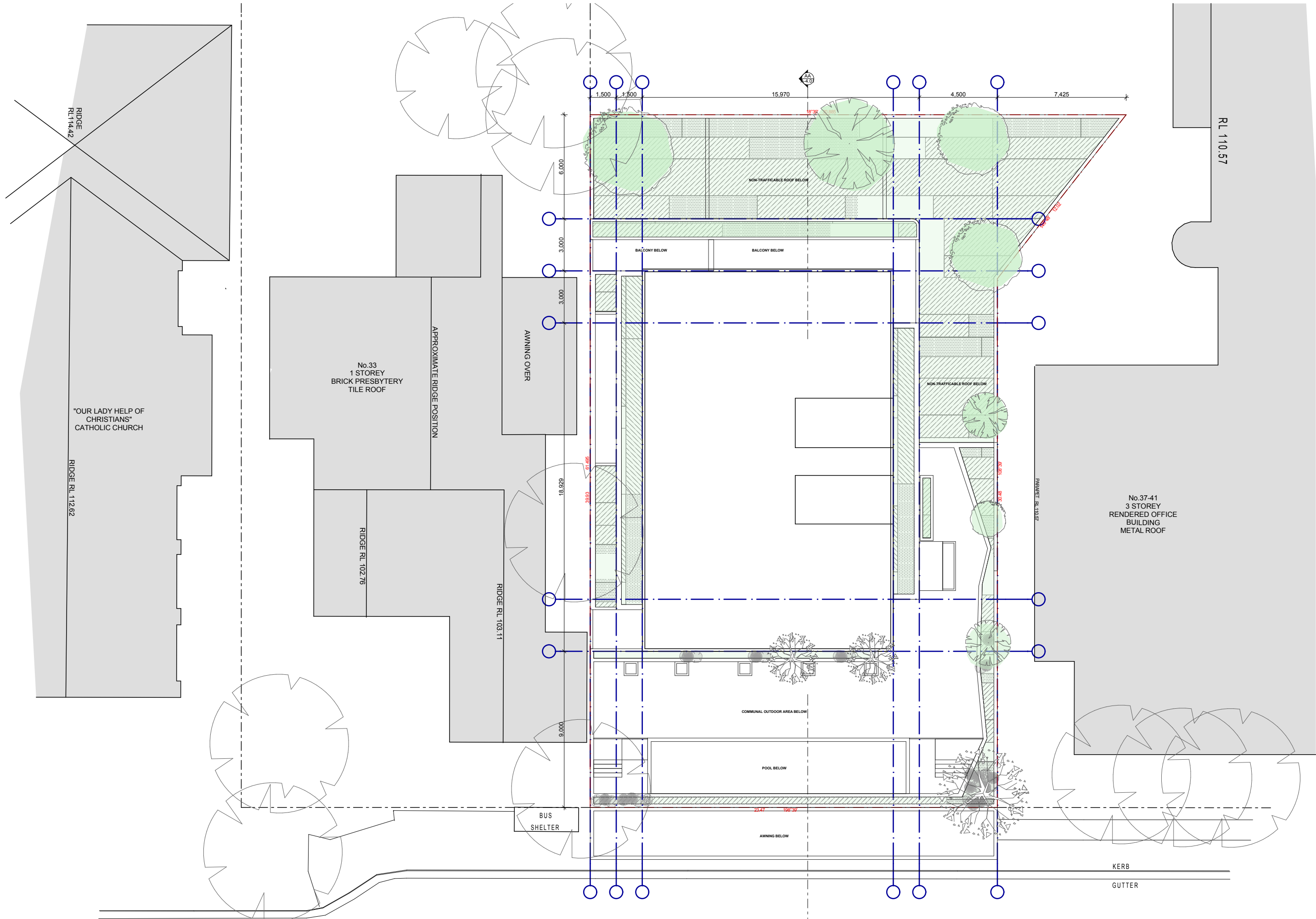
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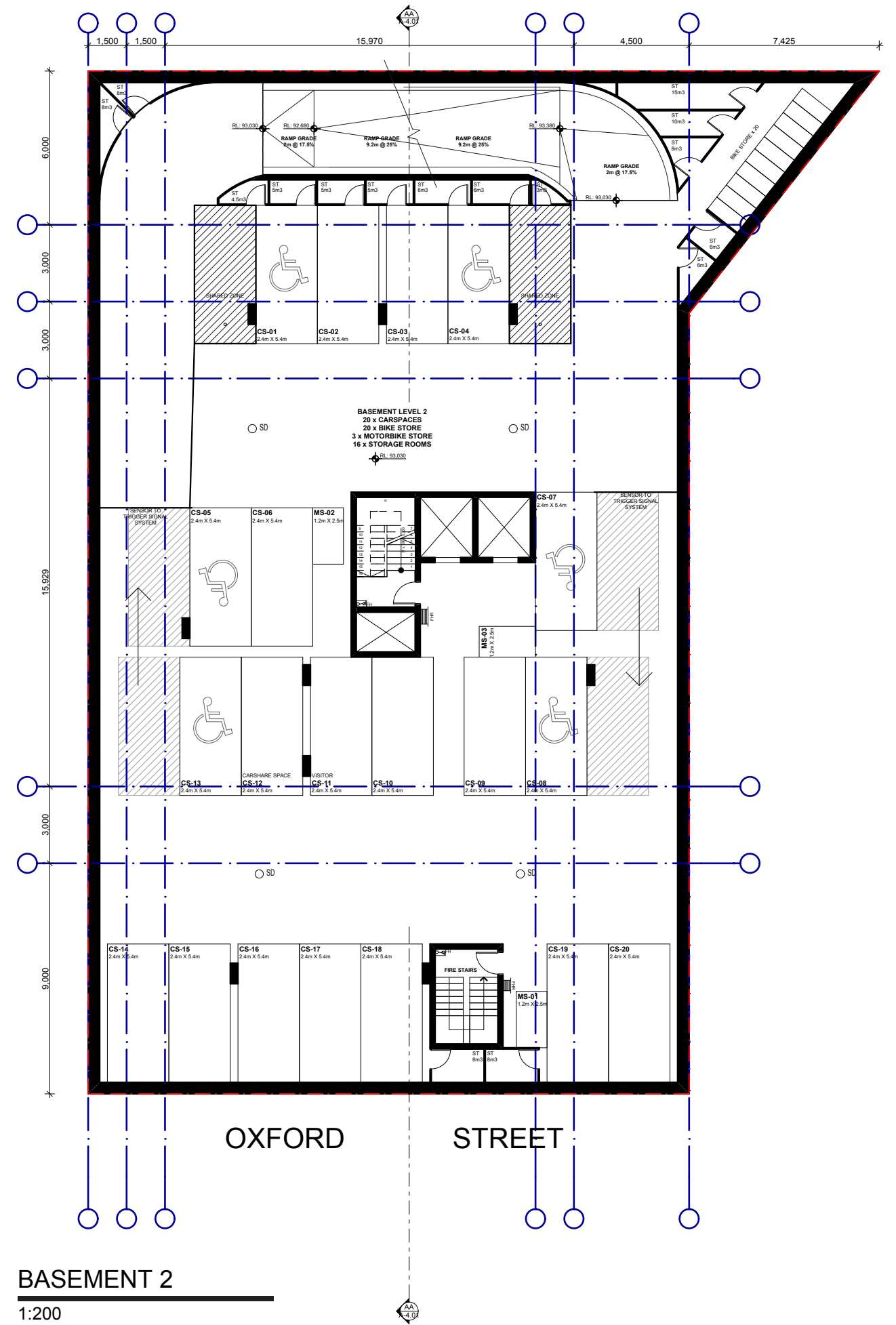
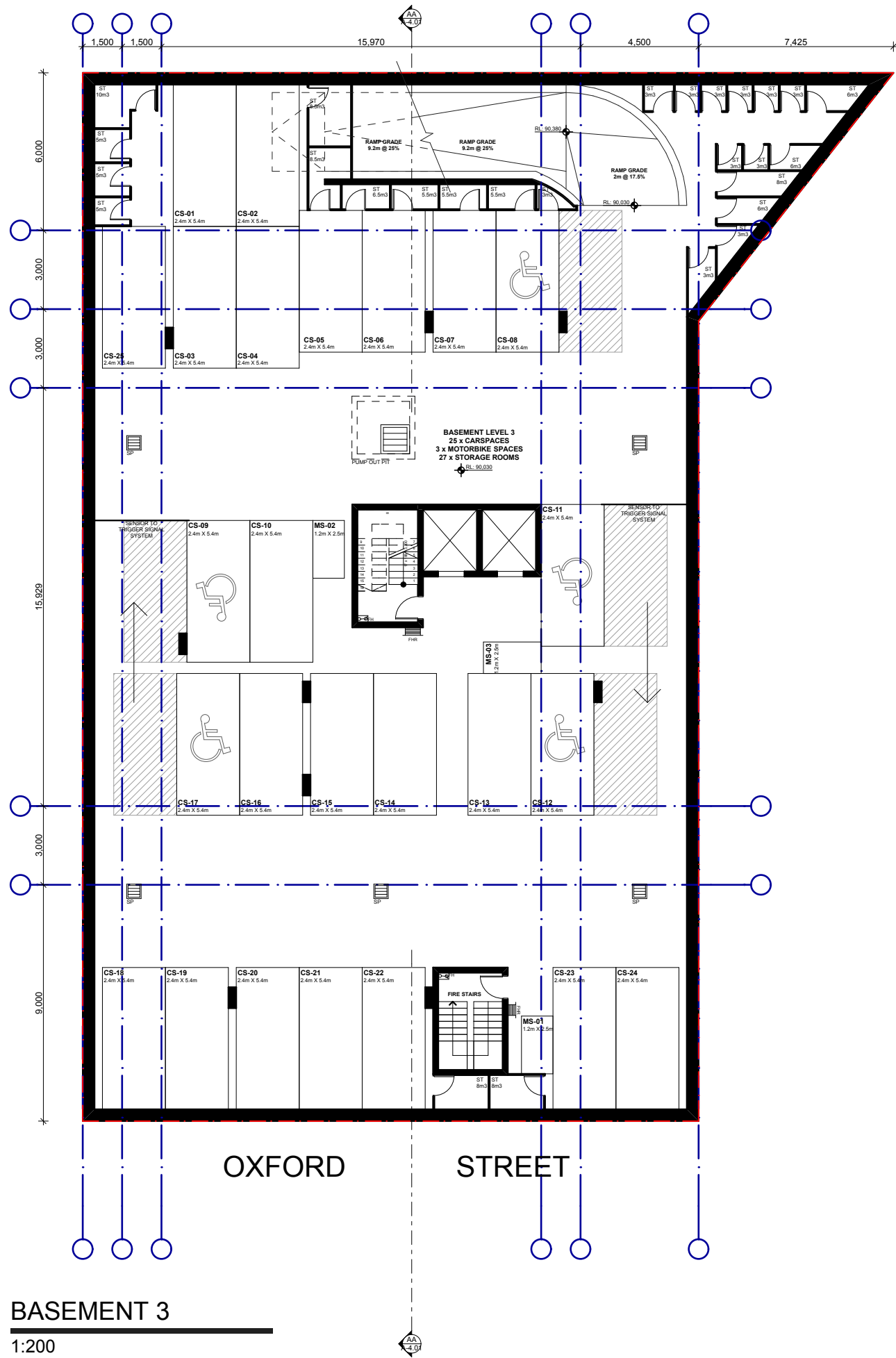


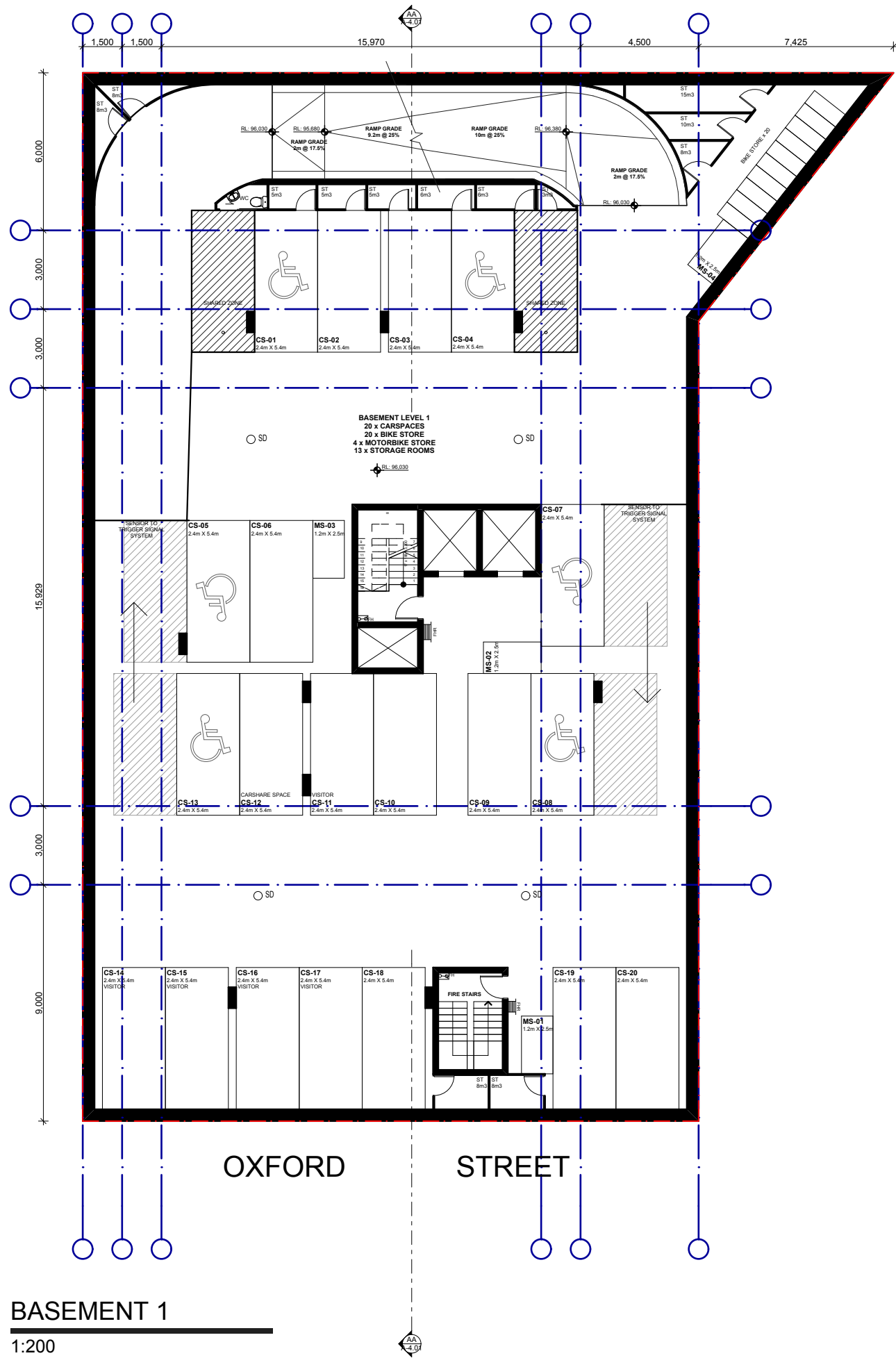
37-41 OXFORD STREET EPPING









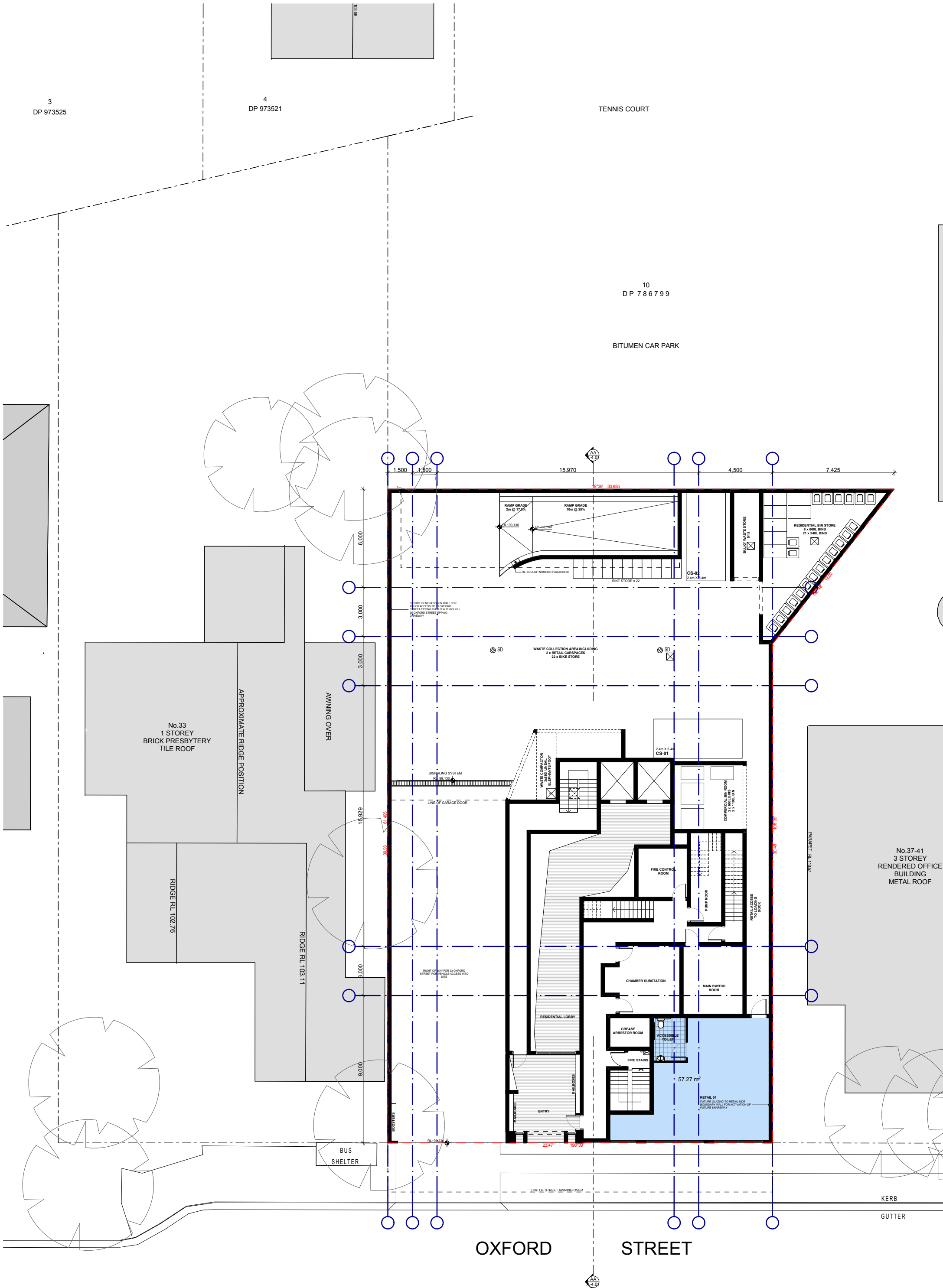


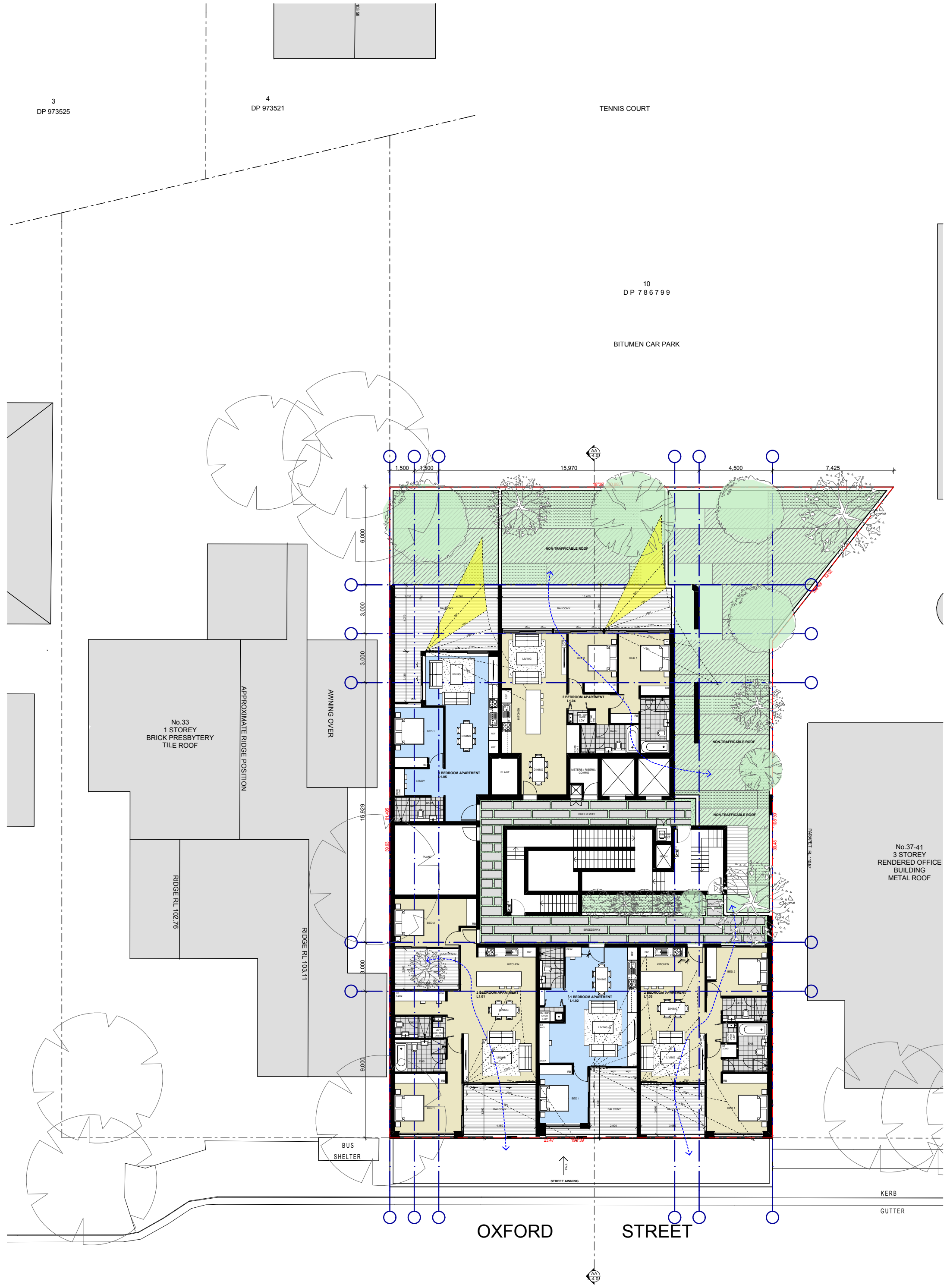
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DP 973521

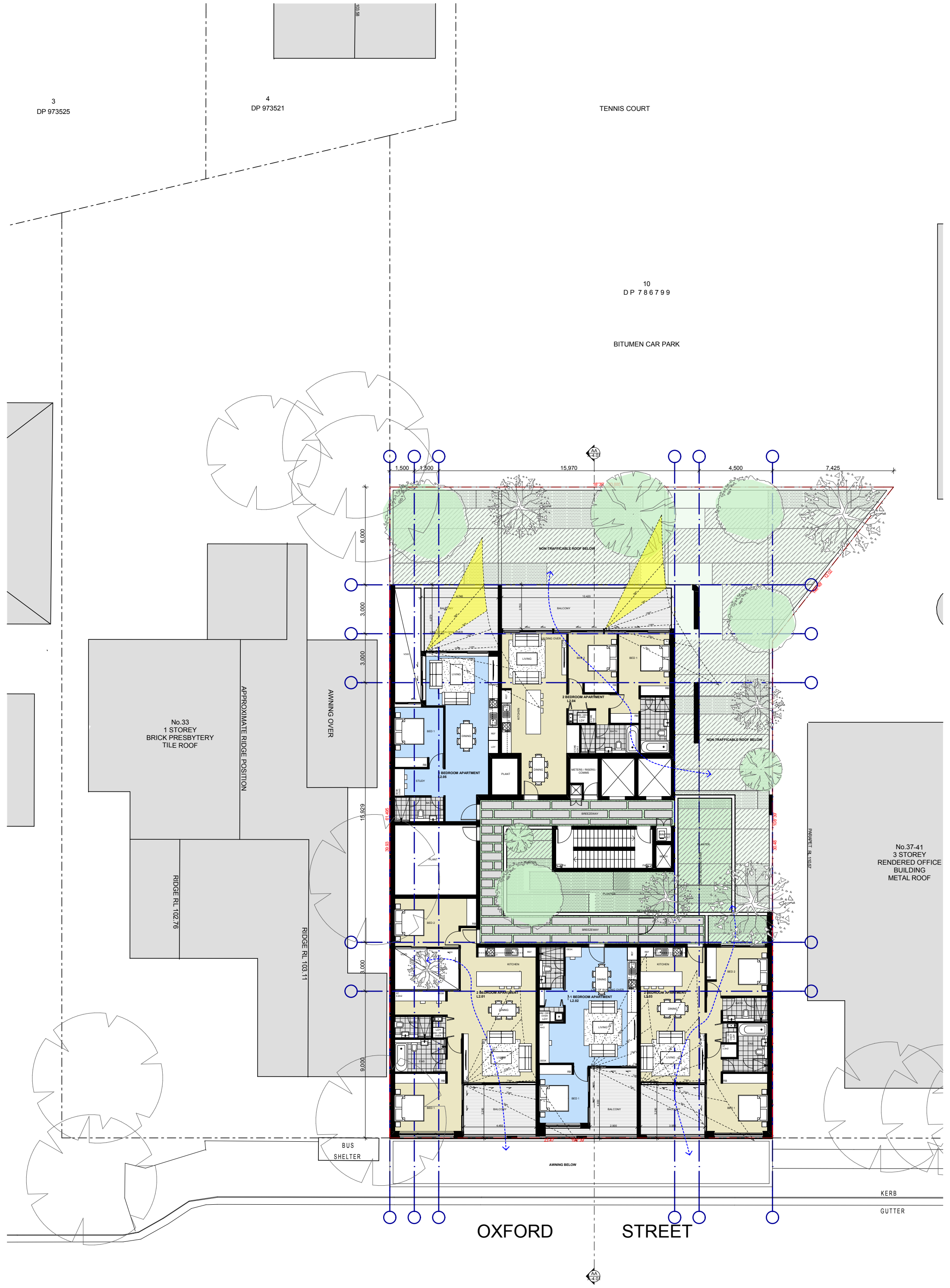
TENNIS COURT

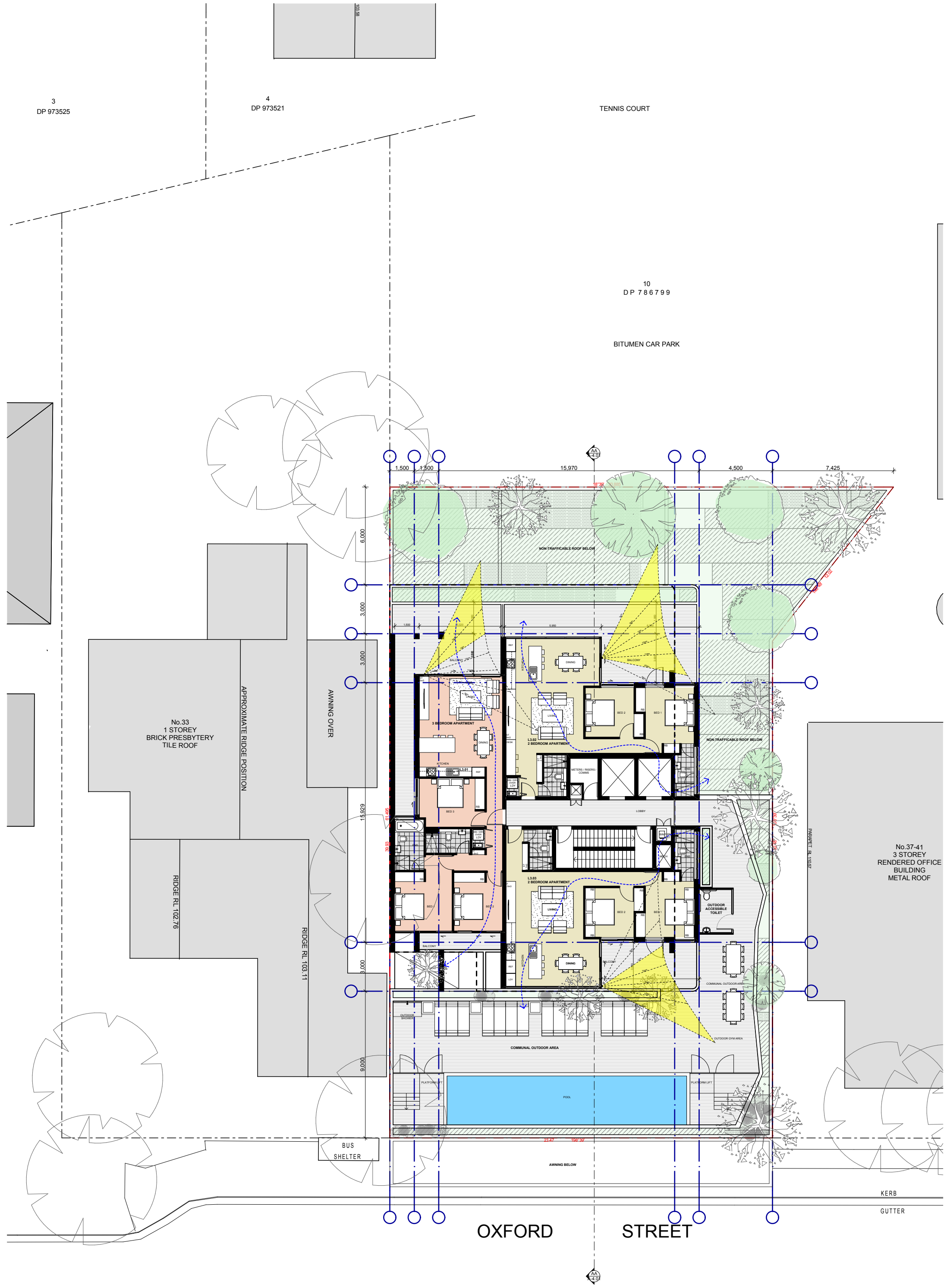
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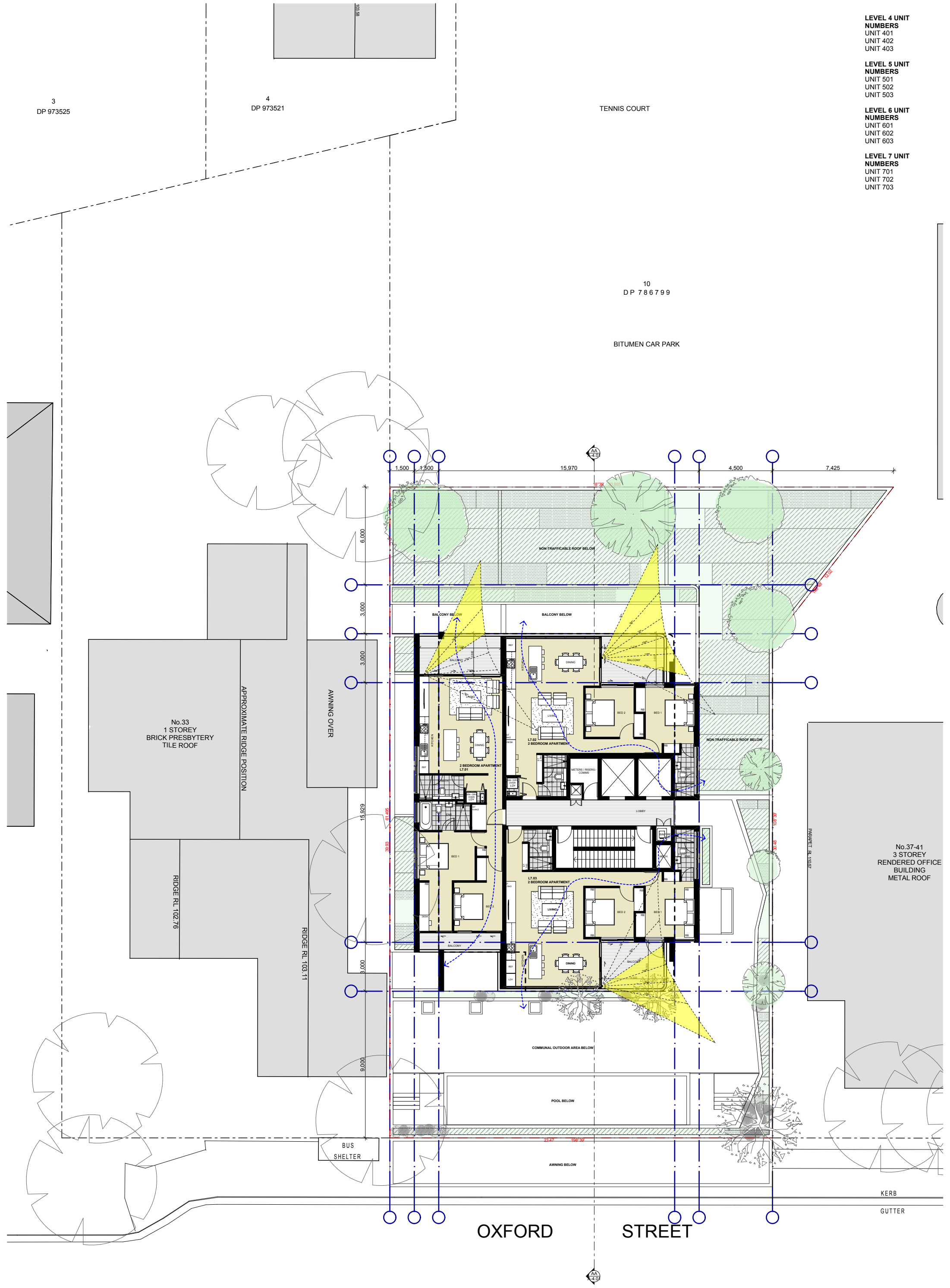
BITUMEN CAR PARK





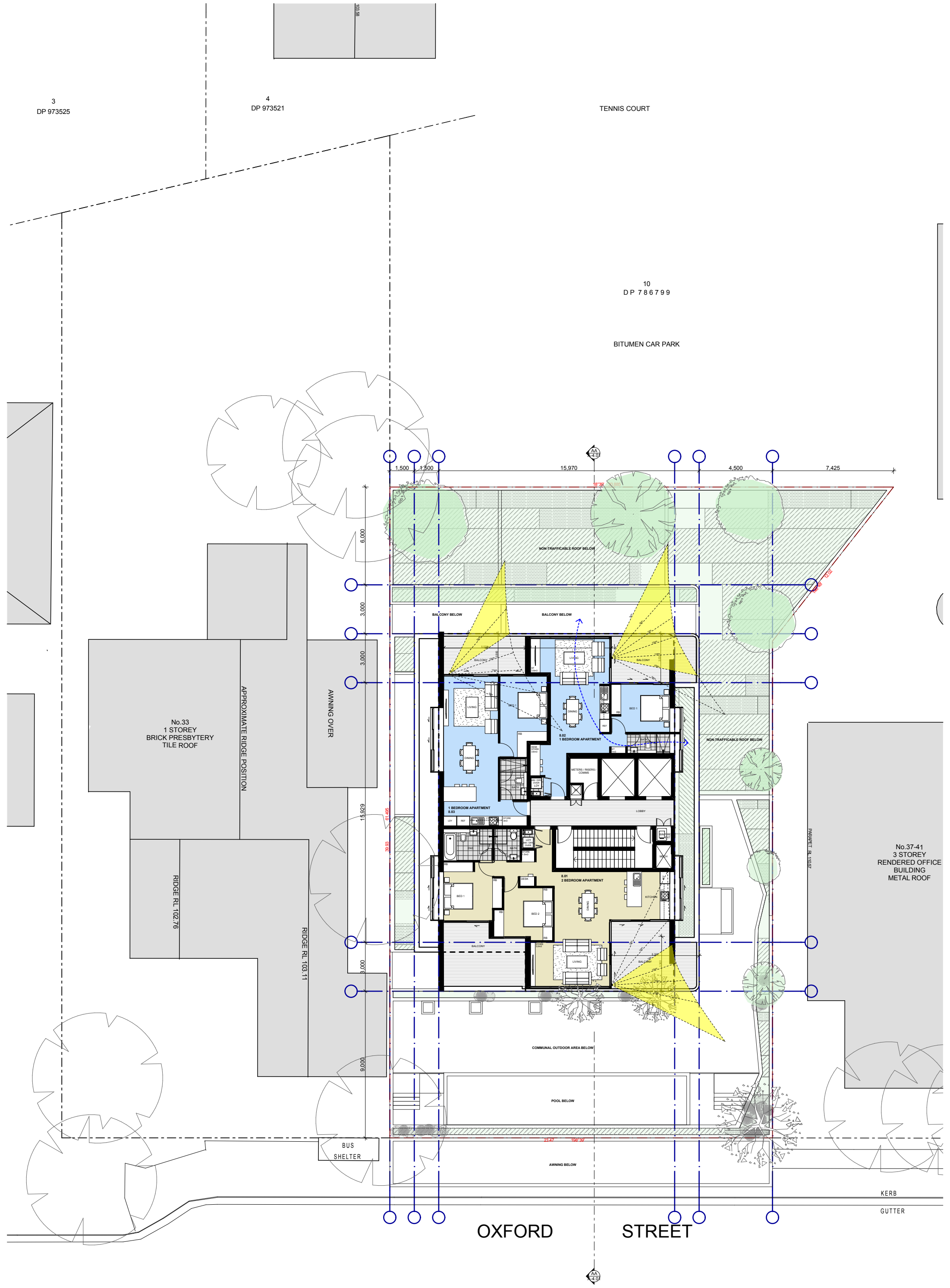


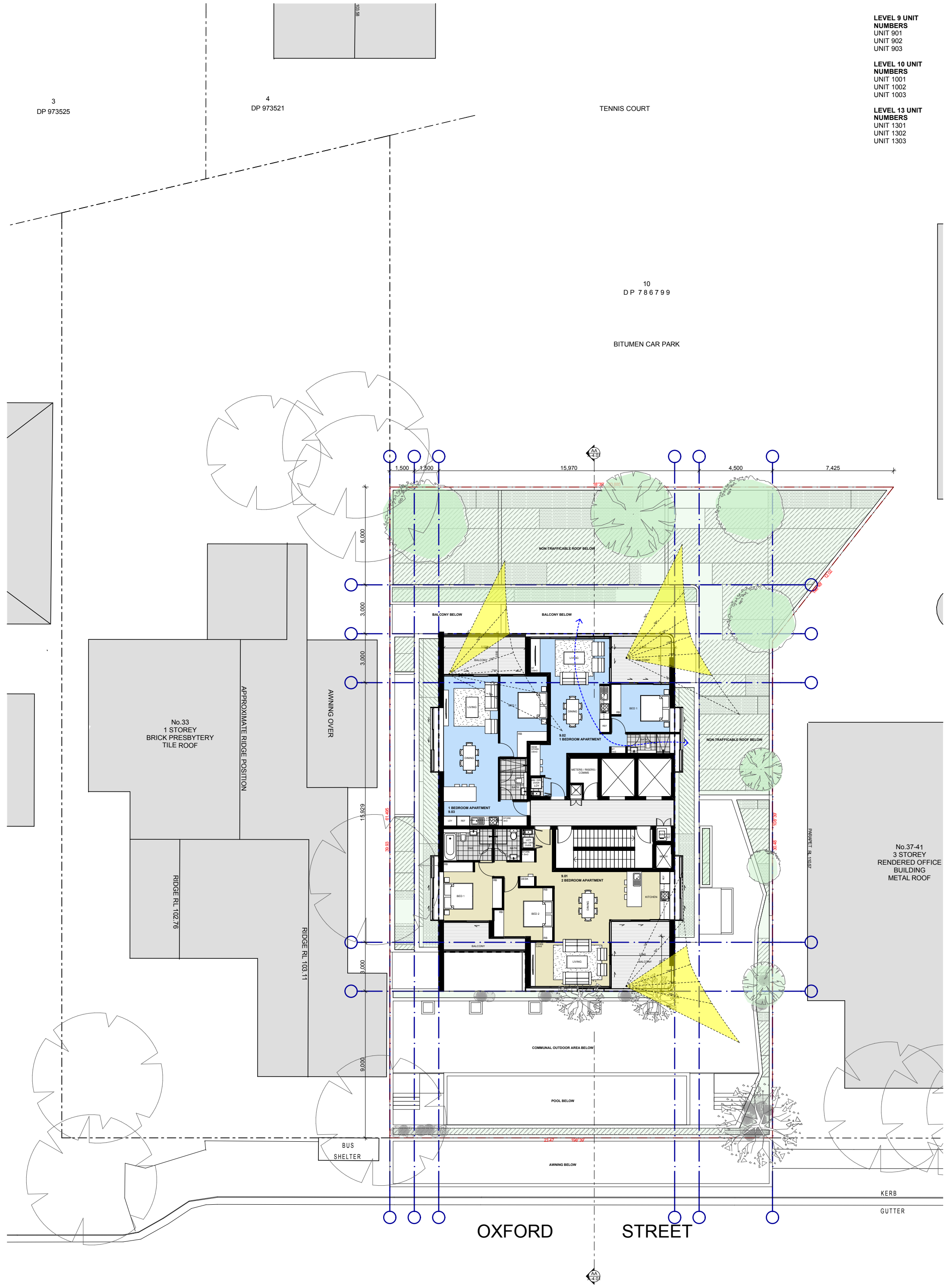




- LEVEL 4 UNIT NUMBERS**
UNIT 401
UNIT 402
UNIT 403
- LEVEL 5 UNIT NUMBERS**
UNIT 501
UNIT 502
UNIT 503
- LEVEL 6 UNIT NUMBERS**
UNIT 601
UNIT 602
UNIT 603
- LEVEL 7 UNIT NUMBERS**
UNIT 701
UNIT 702
UNIT 703







LEVEL 9 UNIT
NUMBERS
UNIT 901
UNIT 902
UNIT 903

LEVEL 10 UNIT
NUMBERS
UNIT 1001
UNIT 1002
UNIT 1003

LEVEL 13 UNIT
NUMBERS
UNIT 1301
UNIT 1302
UNIT 1303



LEVEL 11 UNIT
NUMBERS
UNIT 1101
UNIT 1102

LEVEL 12 UNIT
NUMBERS
UNIT 1201
UNIT 1202

PS2 FIXED TO AN
ANGLE WHICH
AVOIDS
OVERLOOKING TO
THE SOUTHERN
NEIGHBOUR

3
DP 973525

4
DP 973521

TENNIS COURT

10
DP 786799

BITUMEN CAR PARK

No.33
1 STOREY
BRICK PRESBYTERY
TILE ROOF

APPROXIMATE RIDGE POSITION

AWNING OVER

RIDGE RL 102.76

RIDGE RL 103.11

15.929

0.008

9.000

BUS
SHELTER

COMMUNAL OUTDOOR AREA BELOW

POOL BELOW

AWNING BELOW

No.37-41
3 STOREY
RENDERED OFFICE
BUILDING
METAL ROOF

KERB
GUTTER

OXFORD

STREET

mkdarchitects

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T: 02 9516 3818

LUXCON DEVELOPMENTS
35 OXFORD STREET EPPING

MIXED USED DEVELOPMENT

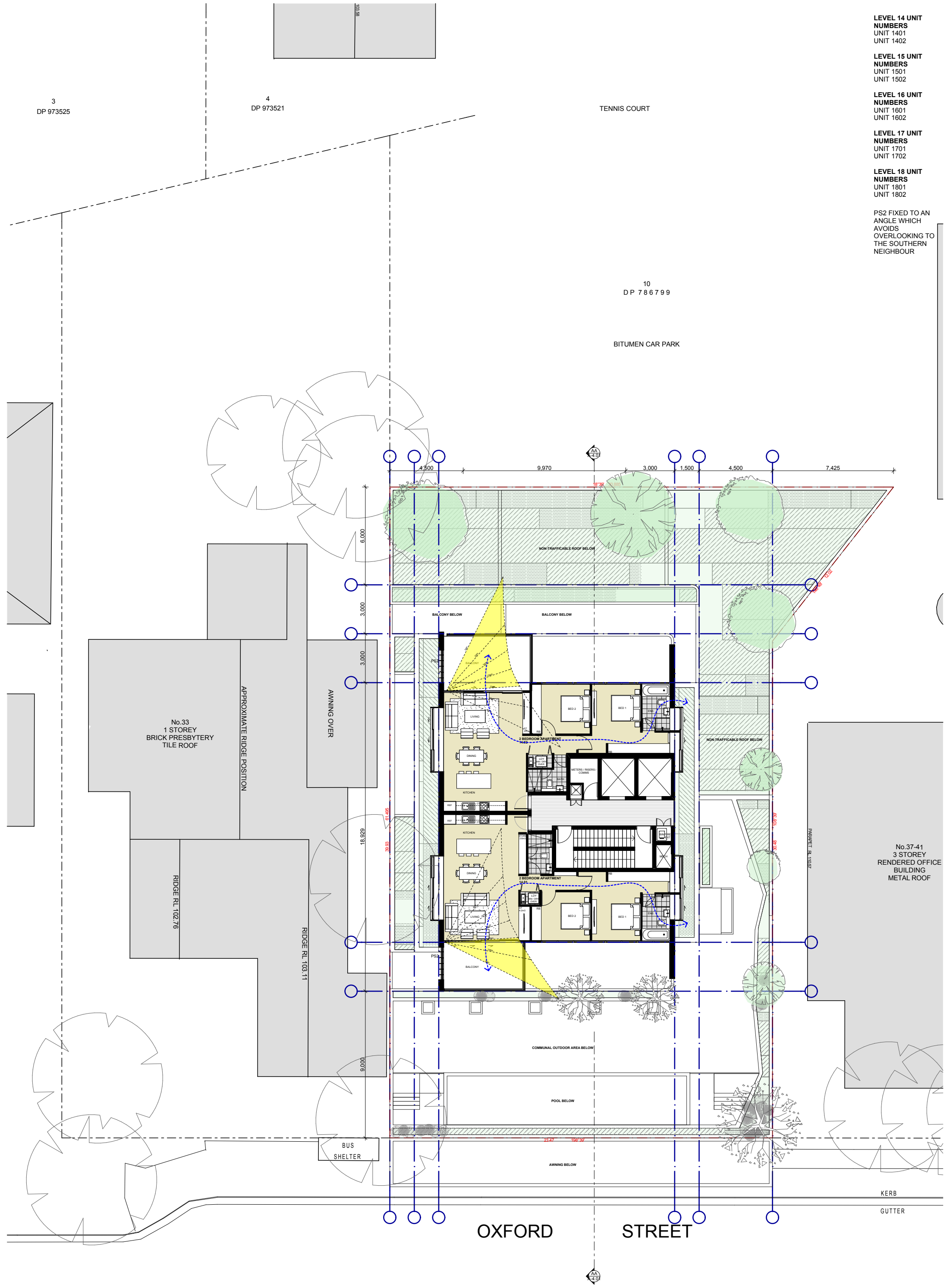
LEVEL 13 FLOOR PLAN

Project No.
14427
Scale
1:200 @ A3 UNO

Drawing No.
A-2.10
Date
JUNE 2016

Revision
M





LEVEL 14 UNIT
NUMBERS
UNIT 1401
UNIT 1402

LEVEL 15 UNIT
NUMBERS
UNIT 1501
UNIT 1502

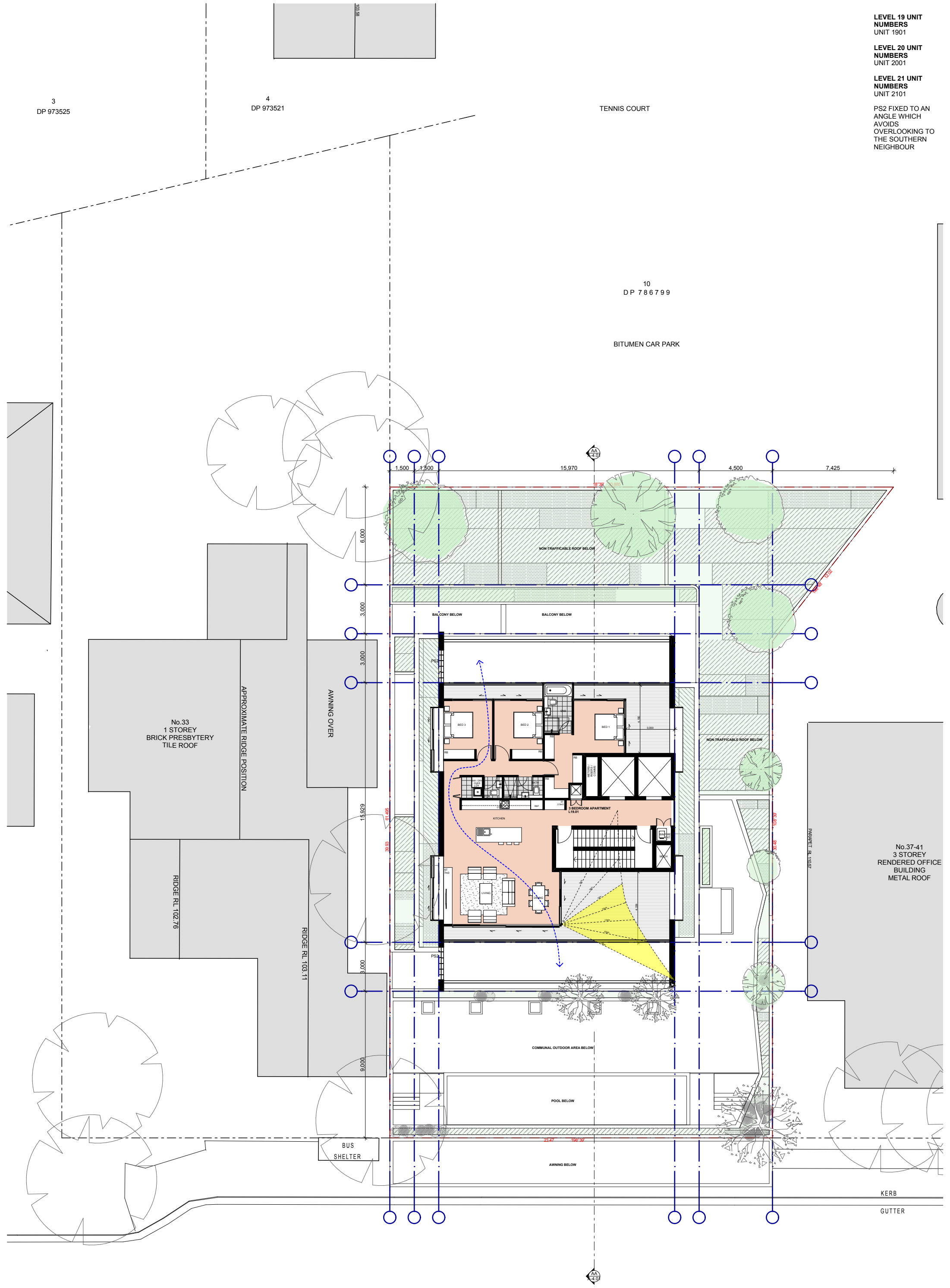
LEVEL 16 UNIT
NUMBERS
UNIT 1601
UNIT 1602

LEVEL 17 UNIT
NUMBERS
UNIT 1701
UNIT 1702

LEVEL 18 UNIT
NUMBERS
UNIT 1801
UNIT 1802

PS2 FIXED TO AN
ANGLE WHICH
AVOIDS
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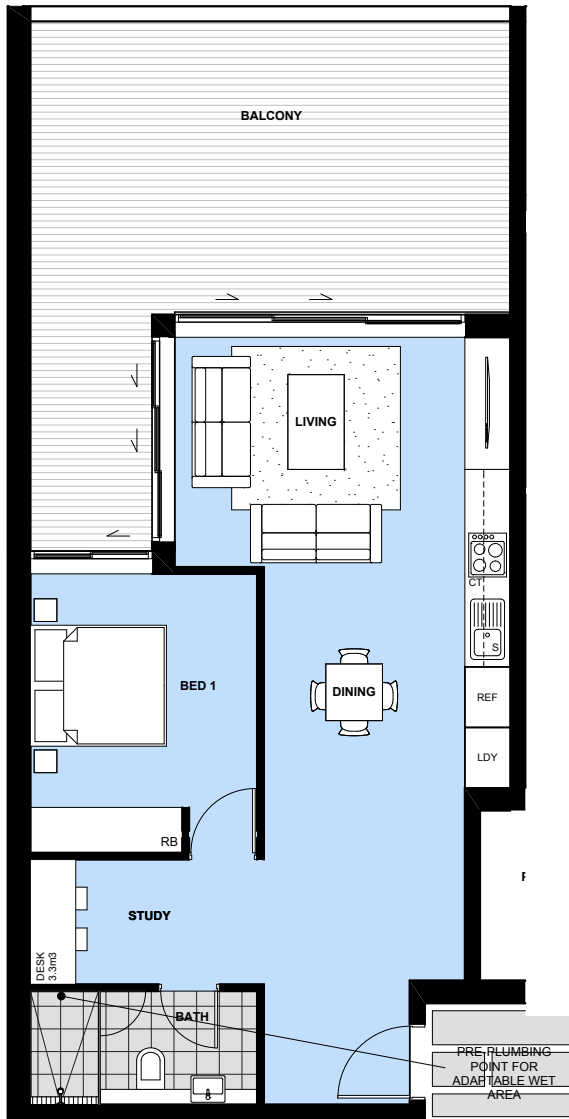
LEVEL 19 UNIT
NUMBERS
UNIT 1901

LEVEL 20 UNIT
NUMBERS
UNIT 2001

LEVEL 21 UNIT
NUMBERS
UNIT 2101

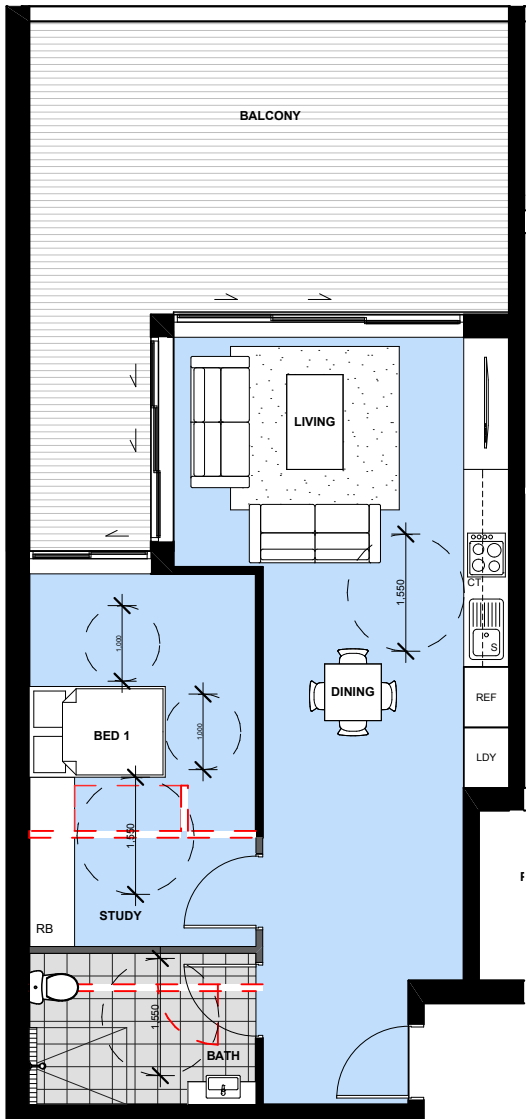
PS2 FIXED TO AN
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OVERLOOKING TO
THE SOUTHERN
NEIGHBOUR





PRE-ADAPTATION PLANS

1:100
L1.05
L2.05



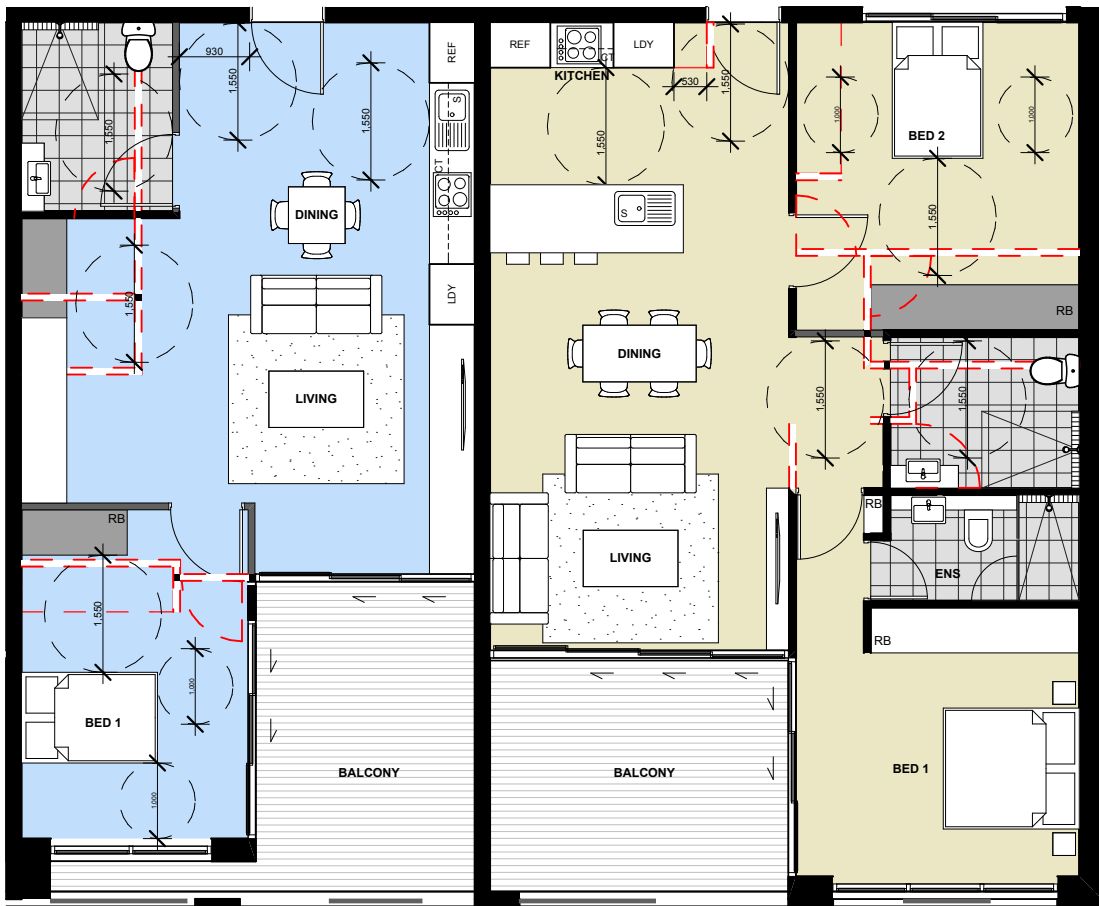
POST-ADAPTATION PLANS

1:100
L1.05
L2.05



PRE-ADAPTATION PLANS

1:100
L1.02
L1.03
L2.02
L2.03

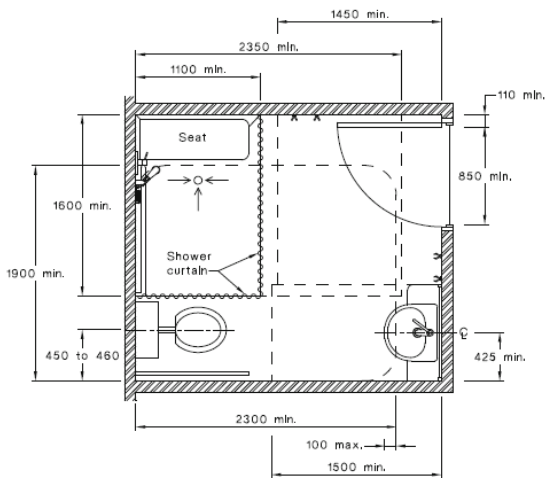


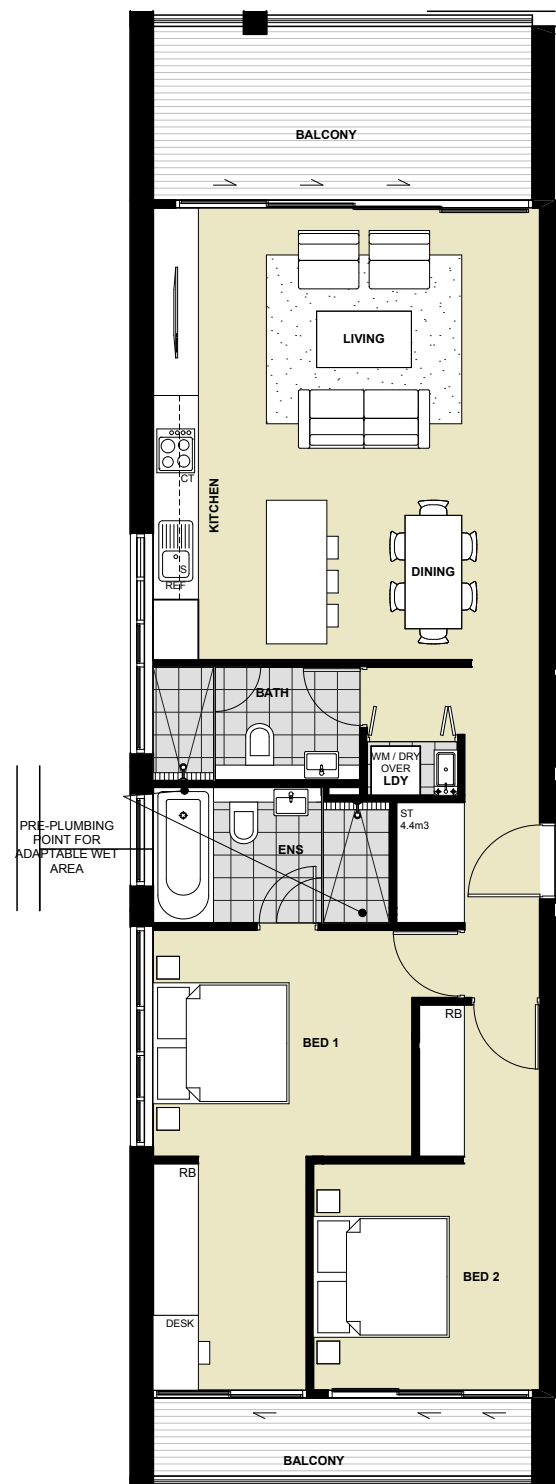
POST-ADAPTATION PLANS

1:100
L1.02
L1.03
L2.02
L2.03

NOTES

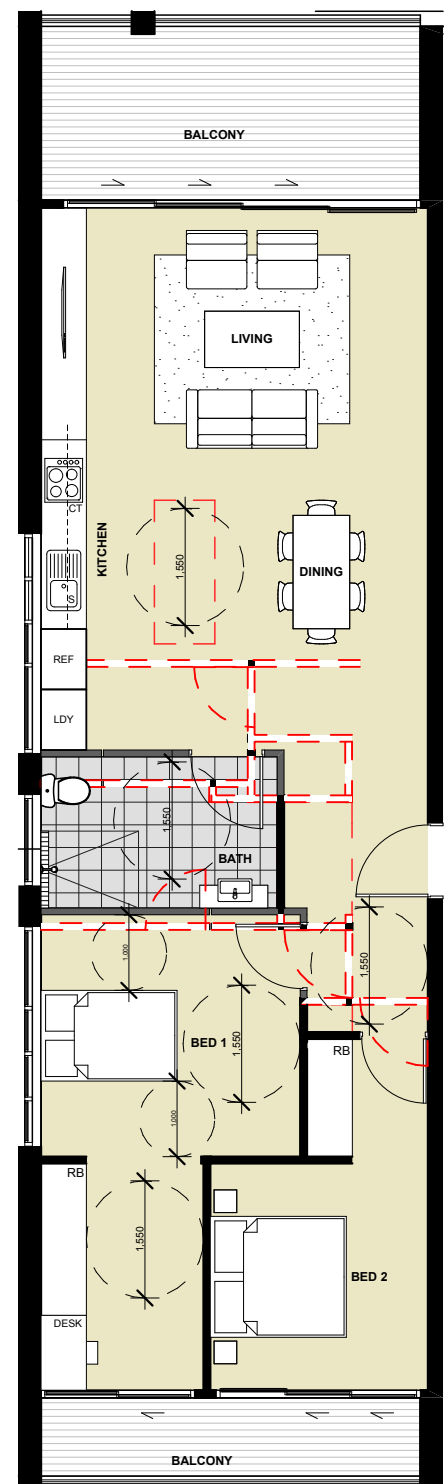
DOOR LEVER HANDLES AND HARDWARE TO AS 1428.1.
INTERNAL CORRIDORS MINIMUM 1000mm WIDE.
1200mm WIDE WHERE ACCESS TO ANOTHER ROOM IS REQUIRED.
TELEPHONE ADJACENT TO POWER OUTLET.
TAP SET LOCATED WITHIN 300mm OF FRONT OF SINK.
AN AREA SUFFICIENT TO ACCOMMODATE A WARDROBE AND A QUEEN SIZE BED WITH A CLEAR AREA AT LEAST 1200mm WIDE AT THE FOOT OF THE BED.
PROVISION FOR BATHROOM AREA TO COMPLY WITH AS1428.1.
PROVISION FOR GRAB RAIL TO COMPLY WITH AS 1428.1.
A SHOWER THAT CAN ACCOMMODATE A FOLDING SEAT THAT COMPLIES WITH AS 4299.
BATHROOM LAYOUTS AND CIRCULATION SPACES TO COMPLY WITH AS1428.1





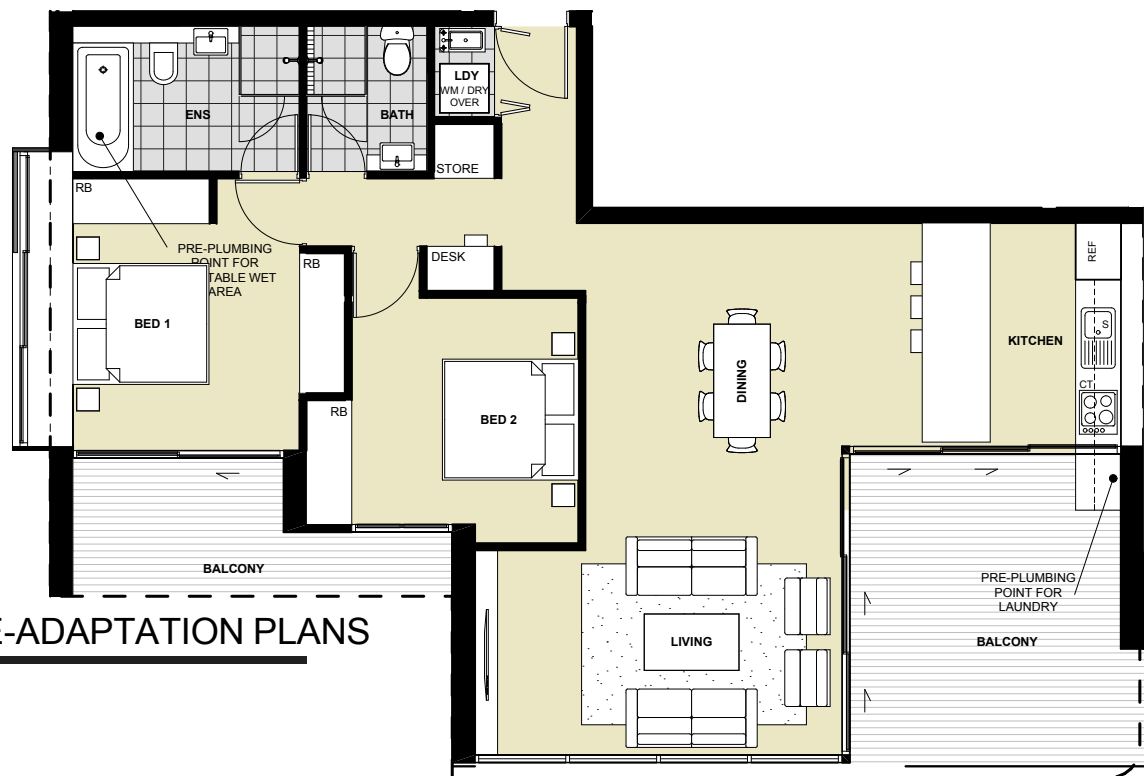
PRE-ADAPTATION PLANS

1:100
L4.01
L5.01
L6.01
L7.01



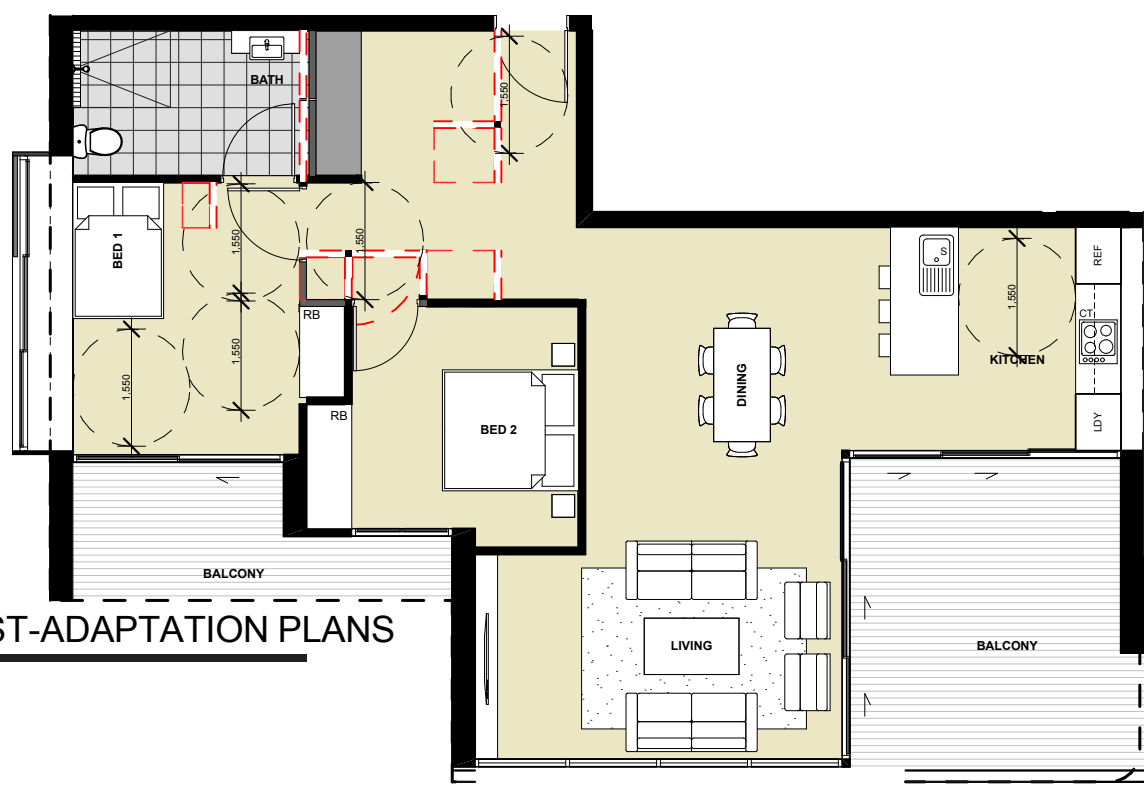
POST-ADAPTATION PLANS

1:100
L4.01
L5.01
L6.01
L7.01



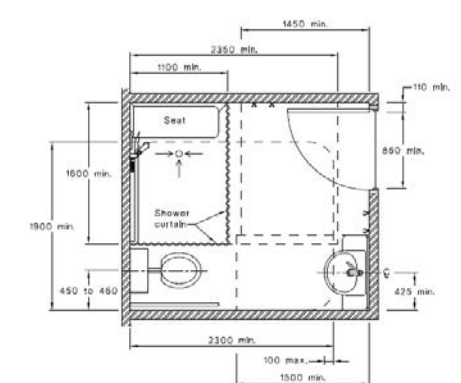
PRE-ADAPTATION PLANS

1:100
L8.01
L9.01
L10.01
L11.01
L12.01
L13.01



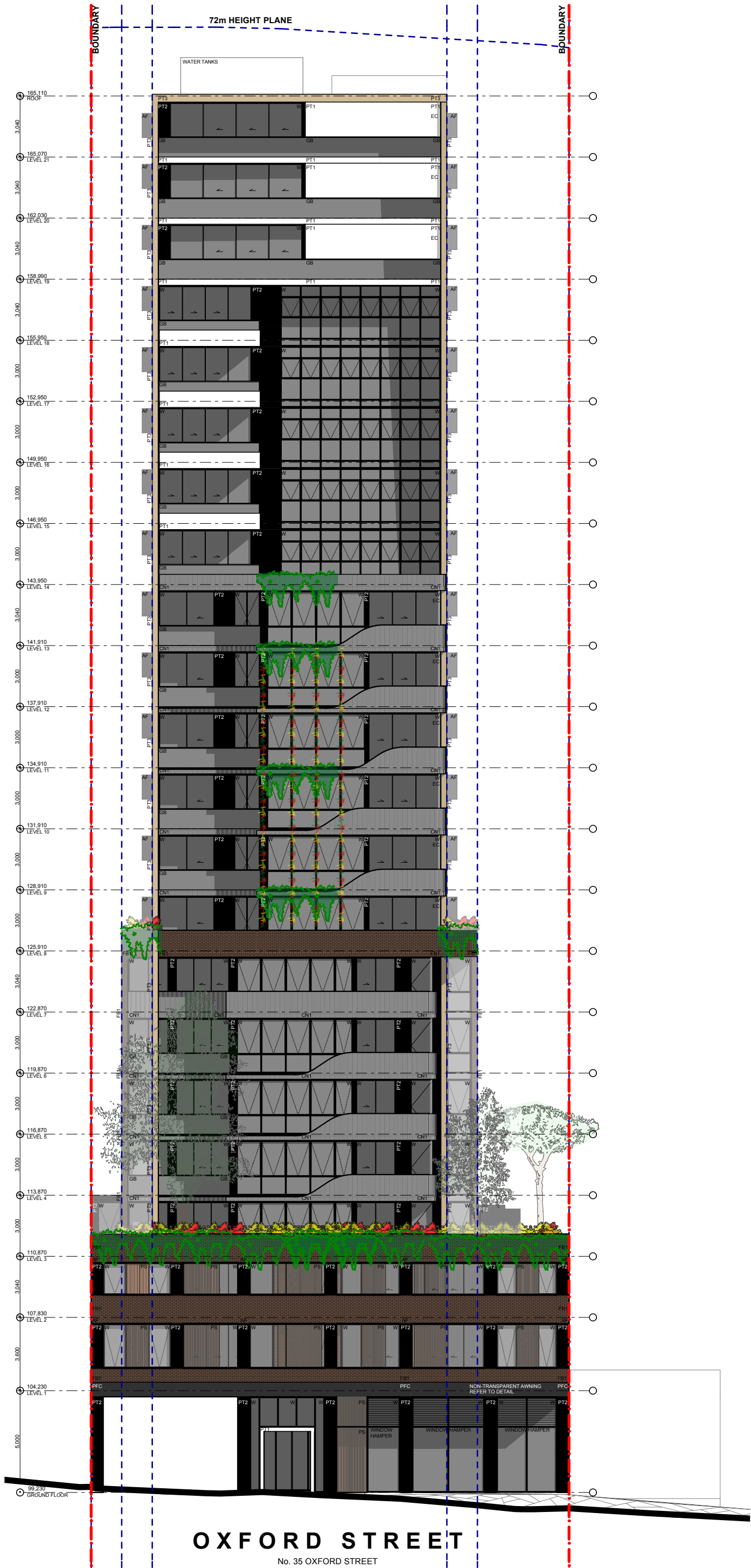
POST-ADAPTATION PLANS

1:100
L8.01
L9.01
L10.01
L11.01
L12.01
L13.01



NOTES

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- A SHOWER THAT CAN ACCOMMODATE A FOLDING SEAT THAT COMPLIES WITH AS 4299.
- BATHROOM LAYOUTS AND CIRCULATION SPACES TO COMPLY WITH AS1428.1



LEGEND / NOTES

ALL WINDOWS TO BATHROOMS
TO BE FROSTED
SOFFIT OF MAIN ROOF OVER TO
MATCH FASCIA

BOUNDARY LINE — . — . — .

SETBACK LINE — . — . — .

- AF / PFC**
- ALUMINIUM FRAMING TO
BAY WINDOWS &
PARALLEL FLANGE
CHANNEL TO STREET
AWNING
POWDERCOATED DULUX
'BLACK'
PG1A9
OR SIMILAR
- CB / GB / W**
- * COLOURBACK GLASS
* GLASS BALUSTRADES
(BLACK TINTED GLASS &
FRAMING)
ALL GLASS BALUSTRADING
TO BE BLACK
POWDERCOATED
* WINDOW GLAZING (BLACK
TINTED GLASS)
ALL WINDOW FRAMES TO
BE BLACK POWDERCOATED
'BLACK'
OR SIMILAR
- CN1**
- RIBBED CONCRETE
PRE-CAST CONCRETE
PANELS
OR SIMILAR
- EC**
- EXTERNAL CURTAIN
FIXED TO TOP AND
BOTTOM TRACK
'BLACK'
OR SIMILAR
- FB1**
- FACE BRICK 1
BOWARL 'GERTRUDIS
BROWN'
50mm PROFILE
OR SIMILAR
- PT1**
- PAINT FINISH 1
PRE-CAST CONCRETE
PANEL
DULUX 'WHITE ON WHITE'
PN2G1
OR SIMILAR
- PT2**
- PAINT FINISH 2
PRE-CAST CONCRETE
PANEL
DULUX 'BLACK'
PG1A9
OR SIMILAR
- PT3**
- PAINT FINISH 3
PRE-CAST CONCRETE
PANEL
DULUX 'KAHLUA' MILK
P15C3
OR SIMILAR
- PT4**
- PAINT FINISH 4
RENDER AND PAINTED
BRICKWORK
DULUX 'DOMINO'
PG1A8
OR SIMILAR
- PF1**
- PERFORATED METAL
SCREEN
POWDERCOATED DULUX
'BLACK'
PG1A9
OR SIMILAR
- PS**
- TIMBER PRIVACY SCREEN
BLACKBUTT
OR SIMILAR
- PS2**
- POWDERCOATED
ALUMINUM PRIVACY
SCREEN
DULUX 'WHITE ON WHITE'
PN2G1
OR SIMILAR

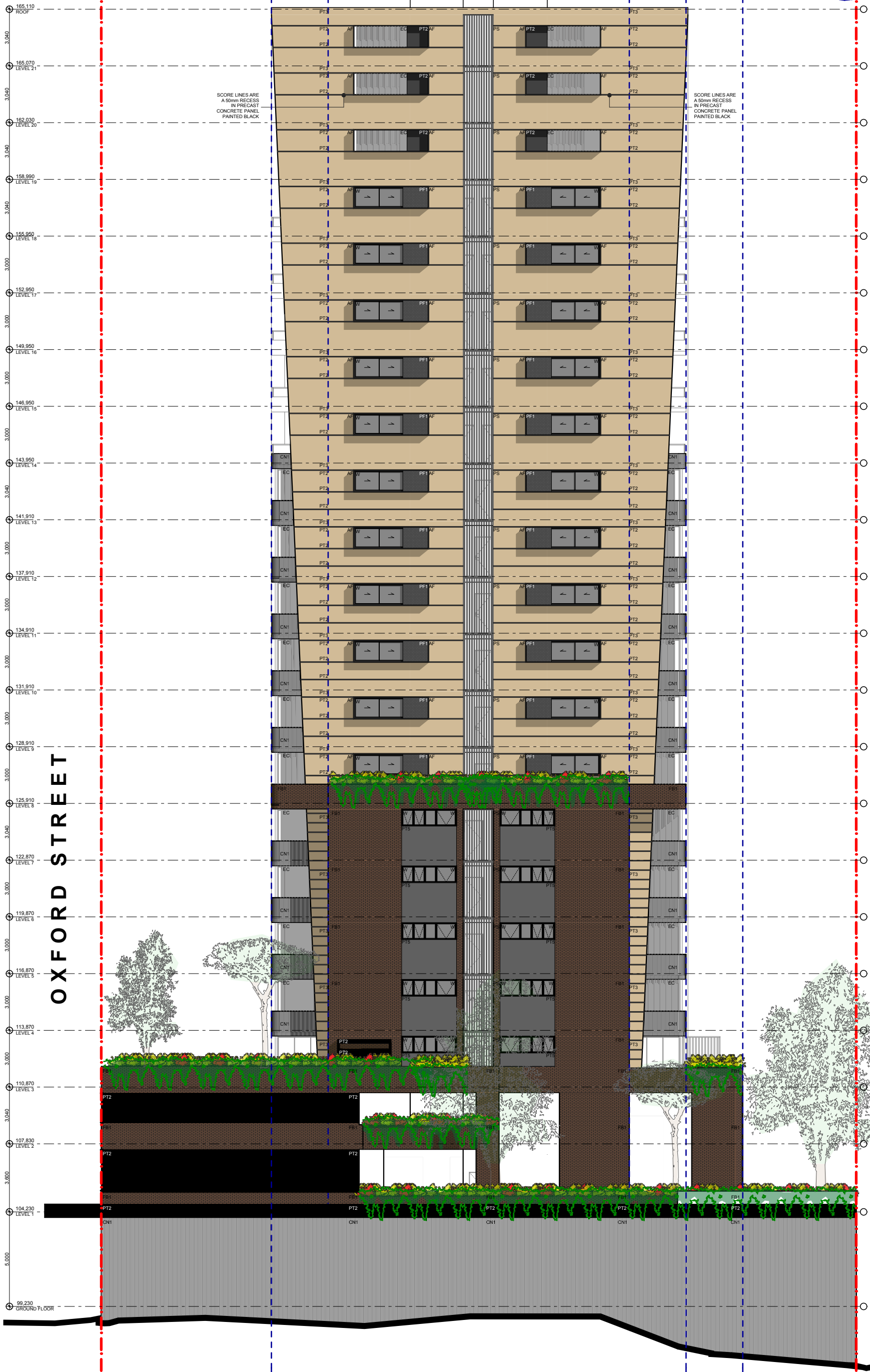


PRECEDENT IMAGE: FRAMED FACADE ARTICULATION

BOUNDARY

72m HEIGHT PLANE

BOUNDARY



LEGEND / NOTES

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BOUNDARY LINE

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BOWARL 'GERTRUDIS
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PAINT FINISH 2
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PG1A9
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PT3
PAINT FINISH 3
PRE-CAST CONCRETE
PANEL
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P15C3
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PT4
PAINT FINISH 4
RENDER AND PAINTED
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PG1A8
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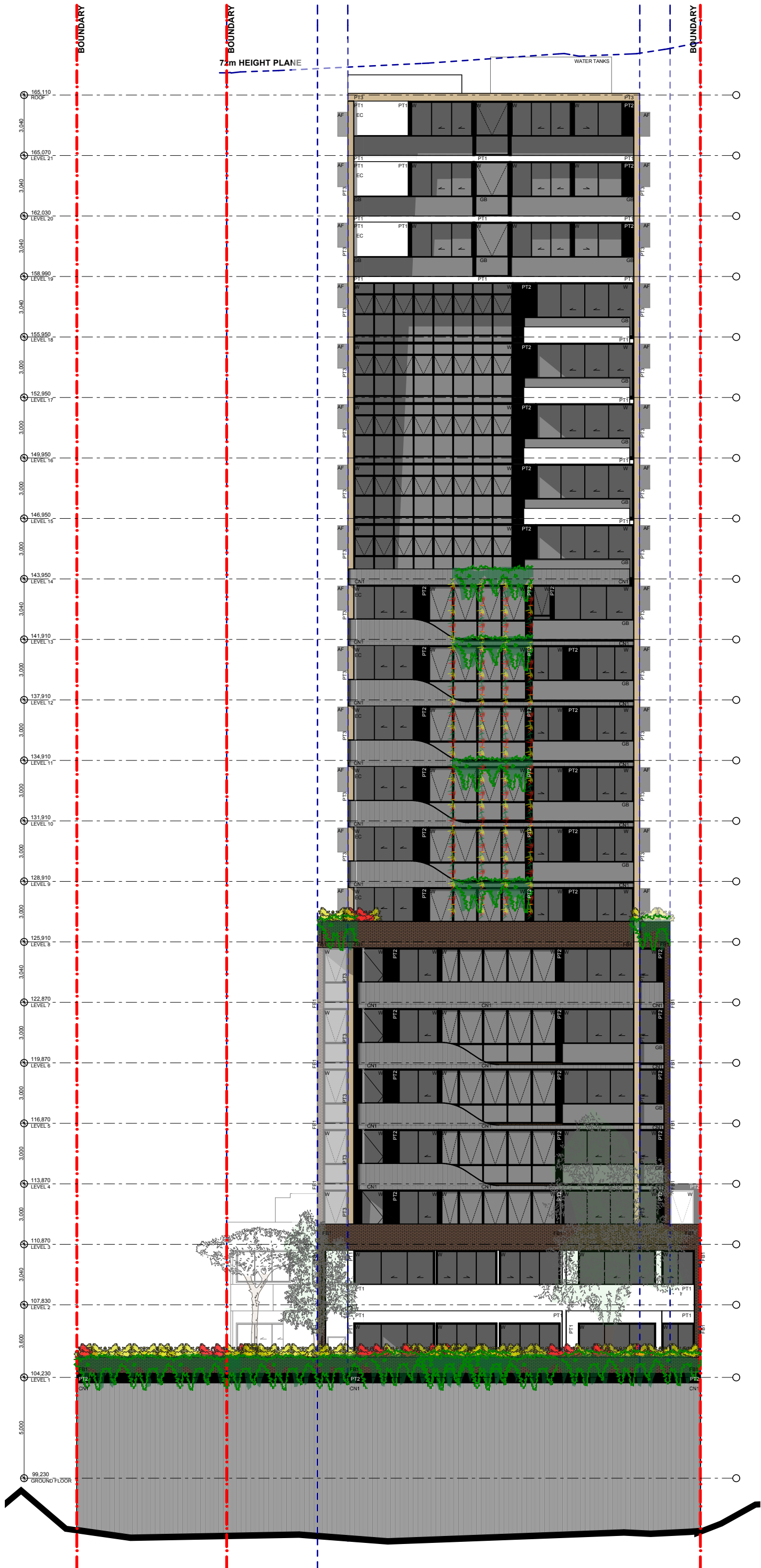
PF1
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SCREEN
POWDERCOATED DULUX
'BLACK'
PG1A9
OR SIMILAR

PS
TIMBER PRIVACY SCREEN
BLACKBUTT
OR SIMILAR

PS2
POWDERCOATED
ALUMINUM PRIVACY
SCREEN
DULUX 'WHITE ON WHITE'
PN2G1
OR SIMILAR



PRECEDENT IMAGE: BALCONY BANDING



LEGEND / NOTES

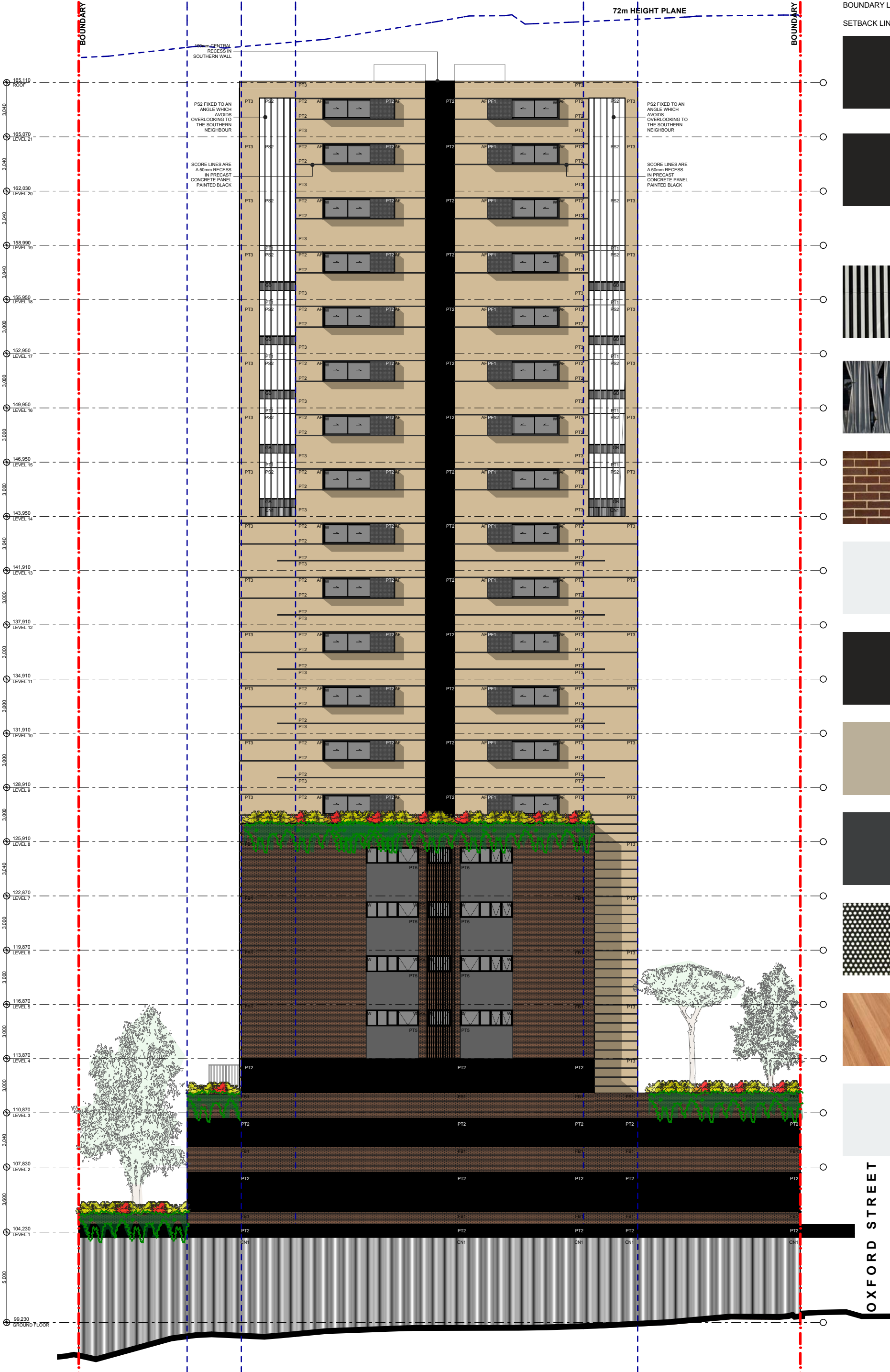
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PRE-CAST CONCRETE
PANEL
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P15C3
OR SIMILAR
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BLACKBUTT
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ALUMINUM PRIVACY
SCREEN
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PN2G1
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PRECEDENT IMAGE: BALCONY BANDING



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POWDERCOATED
ALUMINIUM PRIVACY
SCREEN
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PN2G1
OR SIMILAR

OXFORD STREET



STREETSCAPE ELEVATION

1:500



PROPOSED 3D VIEW - PODIUM AND VIEW FROM STREET LEVEL



PROPOSED 3D VIEW - SOUTH & WEST ELEVATIONS



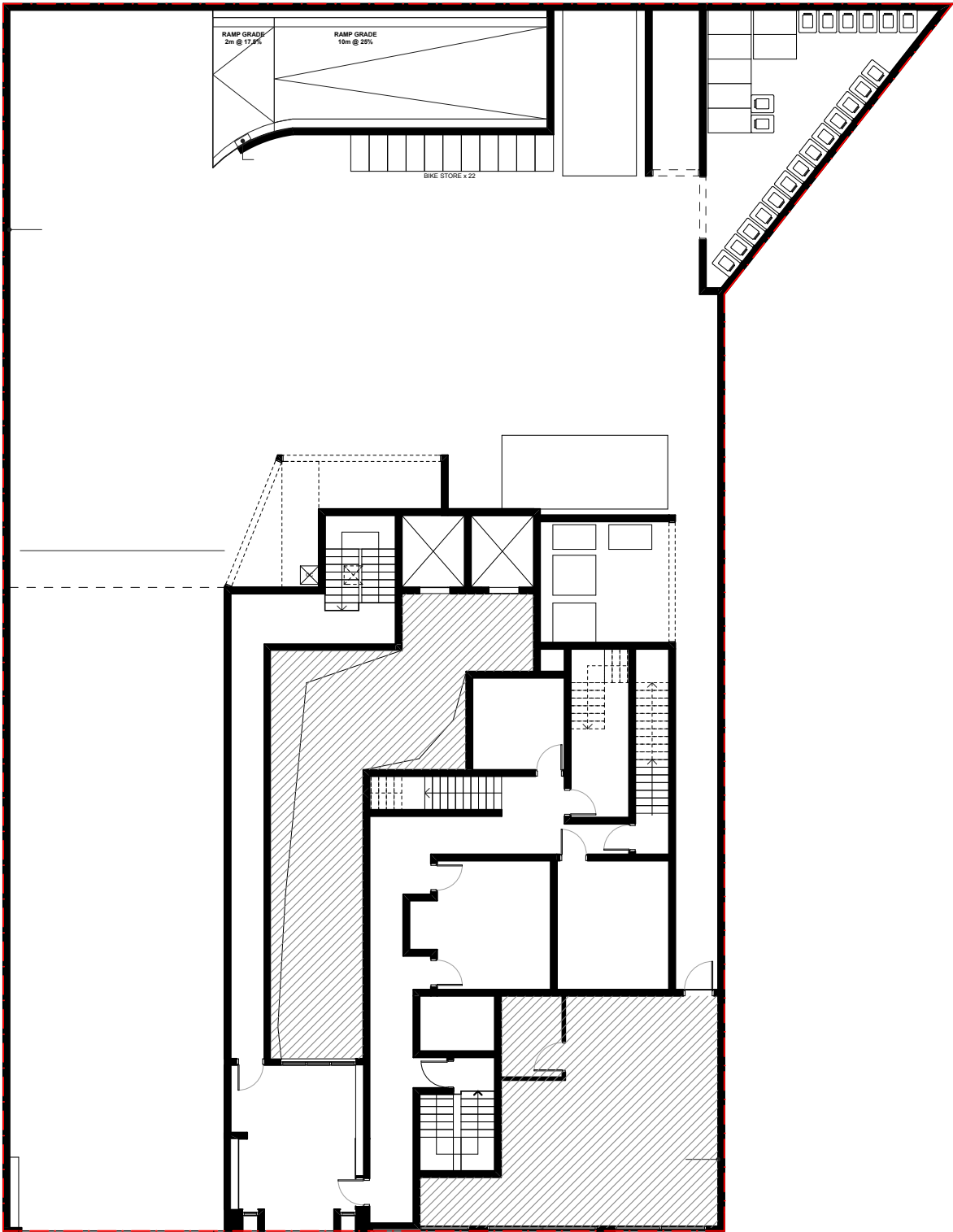
PROPOSED 3D VIEW - NORTH & EAST ELEVATIONS



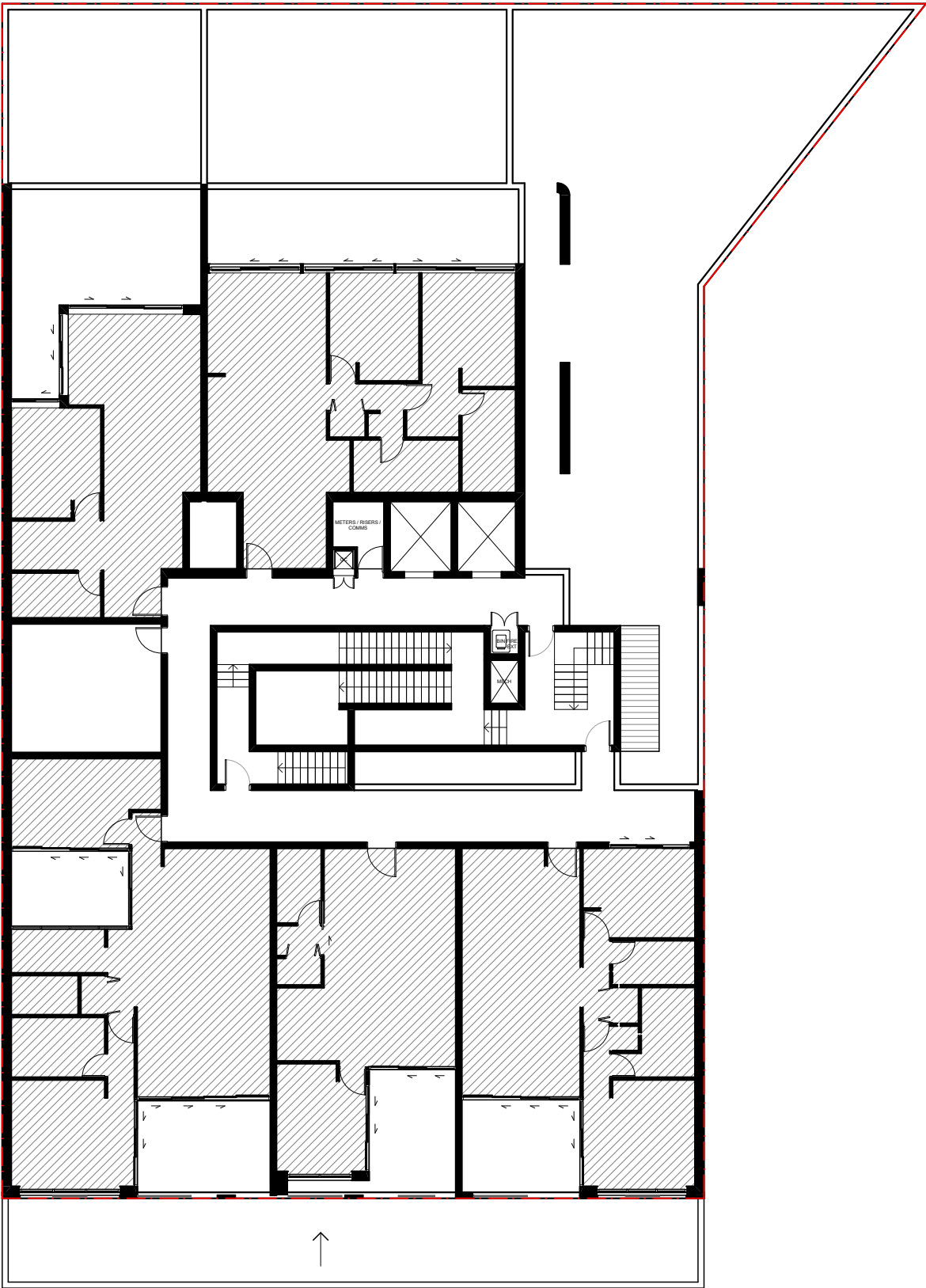
PROPOSED 3D VIEW - TOP OF SOUTH WEST ELEVATION ARTICULATION



PROPOSED 3D VIEW - MIDDLE OF SOUTH EAST ELEVATION ARTICULATION



GROUND FLOOR PLAN
1:200



LEVEL 1
1:200

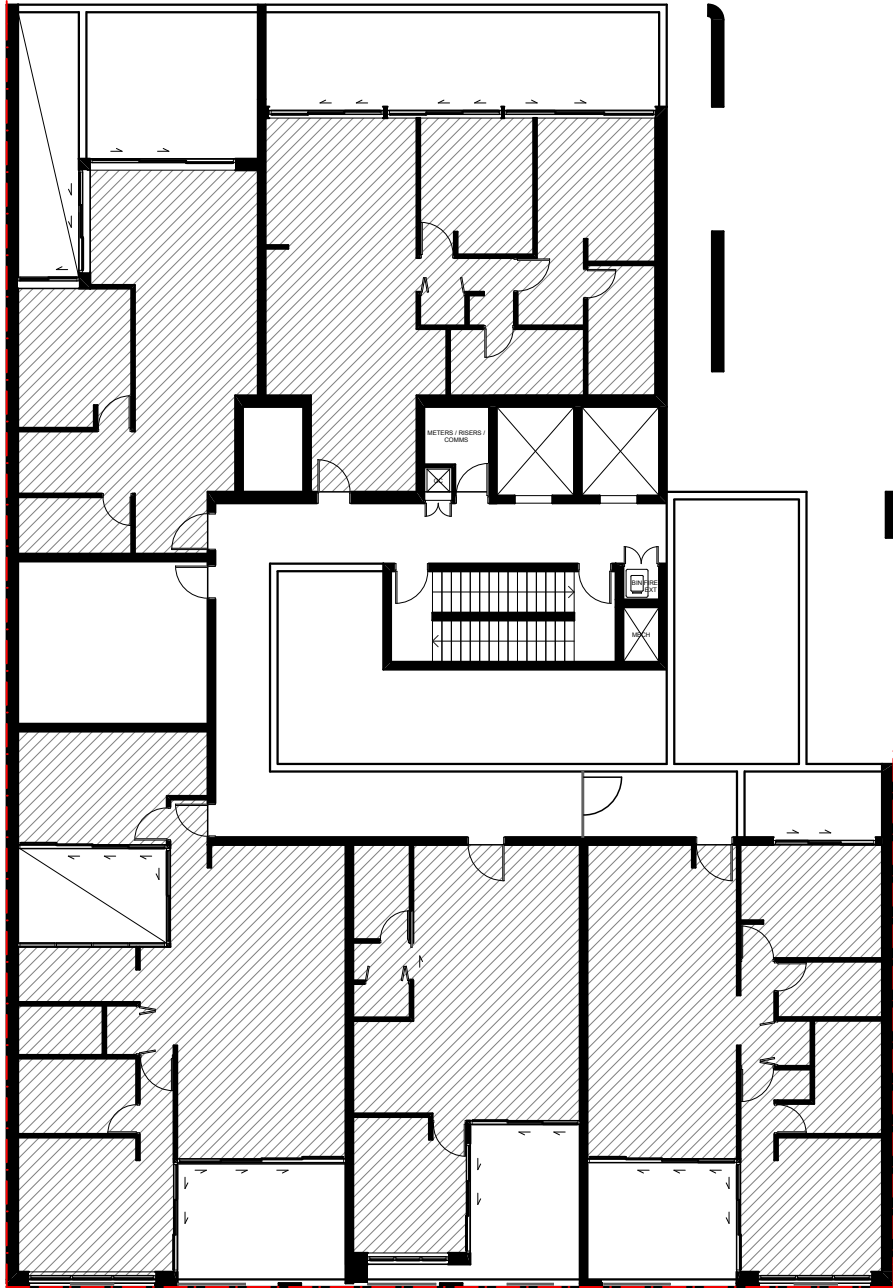
35 OXFORD STREET EPPING
GFA CALCULATION MEASURED FROM INTERNAL FACE OF EXTERNAL WALLS

SITE AREA 972m2

PERMISSIBLE FSR 4.5:1 OR 4374m2

LEVEL	GROSS FLOOR AREA
GROUND FLOOR	115
LEVEL 1	347.5
LEVEL 2	347.5
LEVEL 3	251
LEVEL 4	238
LEVEL 5	238
LEVEL 6	238
LEVEL 7	238
LEVEL 8	189
LEVEL 9	189
LEVEL 10	189
LEVEL 11	189
LEVEL 12	189
LEVEL 13	189
LEVEL 14	175.5
LEVEL 15	175.5
LEVEL 16	175.5
LEVEL 17	175.5
LEVEL 18	175.5
LEVEL 19	116.5
LEVEL 20	116.5
LEVEL 21	116.5
TOTAL	4374
PROPOSED FSR	4.5:1

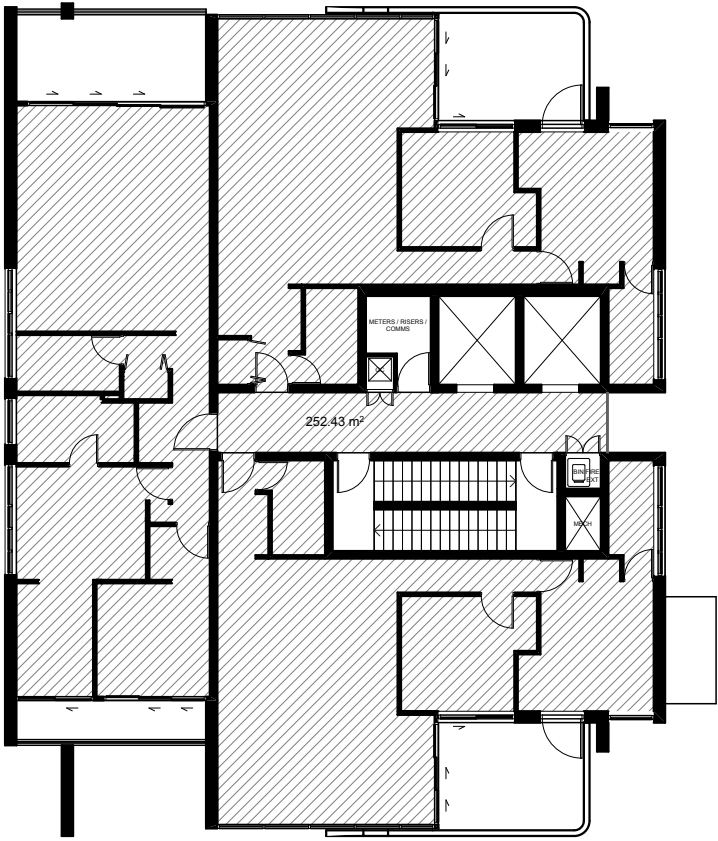
AREA INCLUDED IN FSR CALCULATIONS



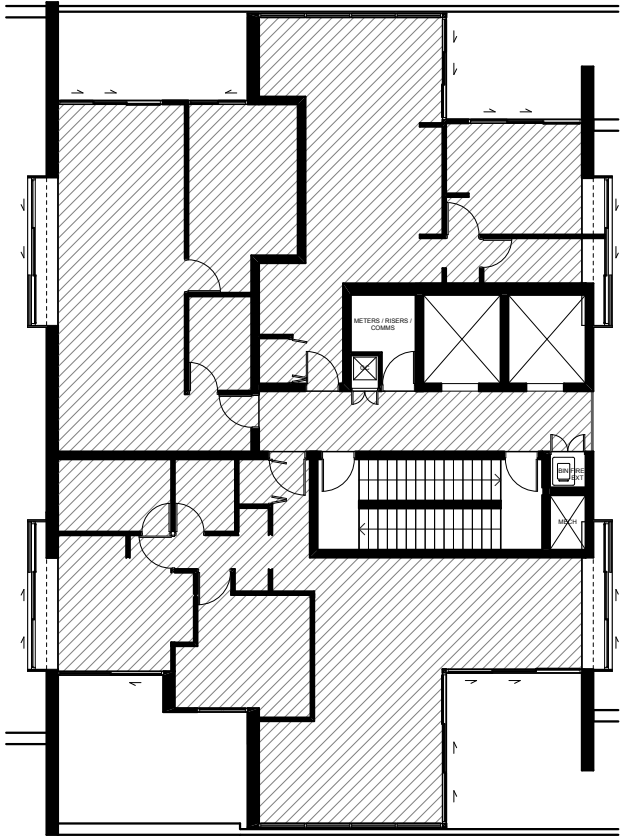
LEVEL 2
1:200



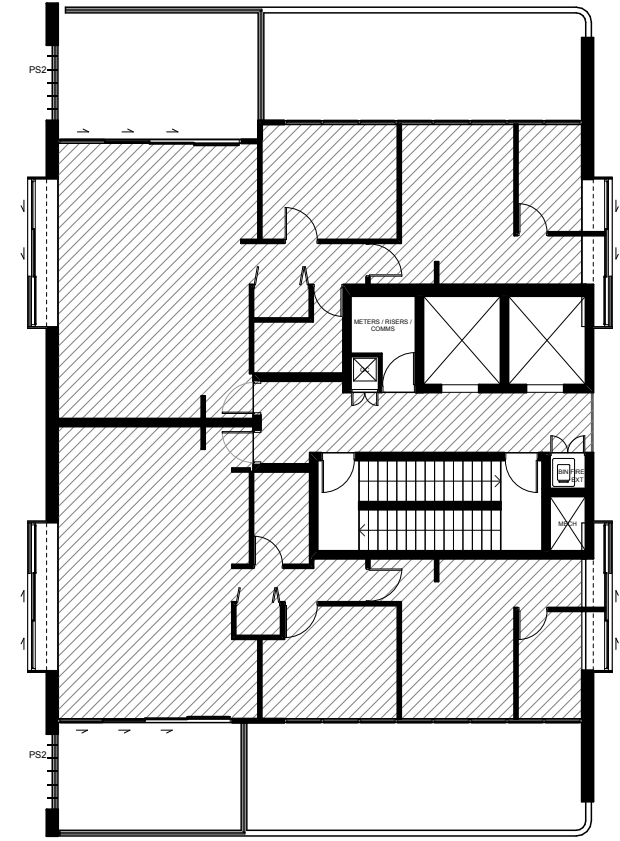
LEVEL 3
1:200



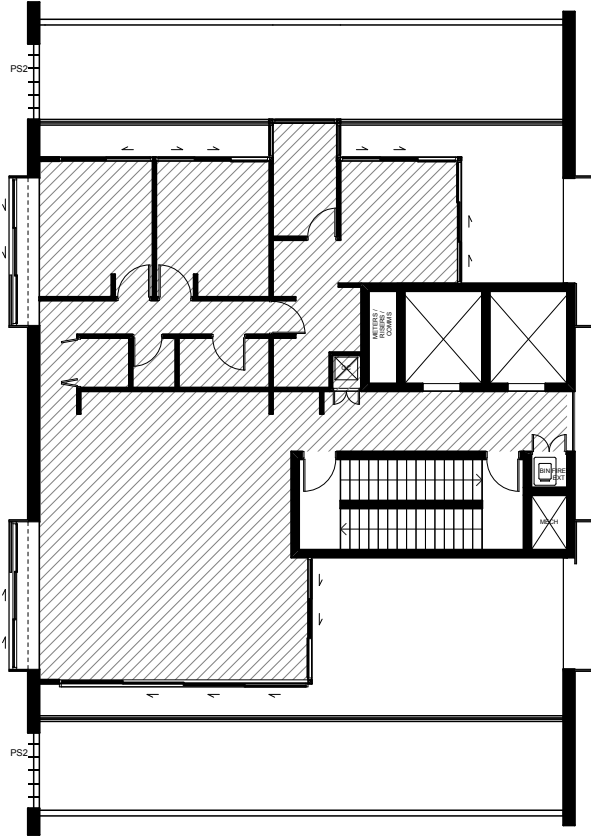
LEVELS 4-7
1:200



LEVELS 8-13
1:200



LEVELS 14-18
1:200



LEVELS 19-21
1:200

35 OXFORD STREET EPPING
GFA CALCULATION MEASURED FROM INTERNAL FACE OF EXTERNAL WALLS

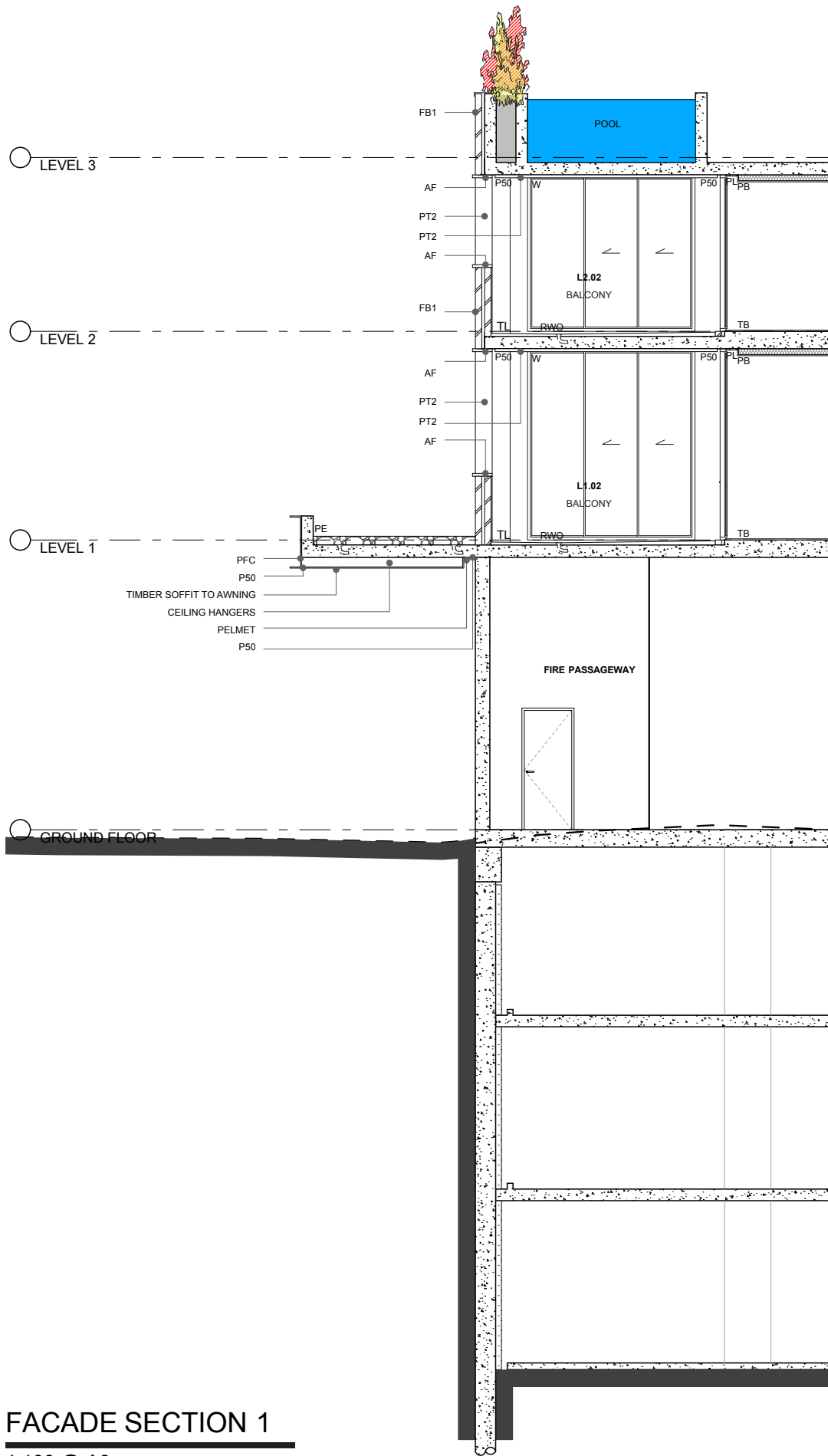
SITE AREA 972m2

PERMISSIBLE FSR 4.5:1 OR 4374m2

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LEVEL 12	189
LEVEL 13	189
LEVEL 14	175.5
LEVEL 15	175.5
LEVEL 16	175.5
LEVEL 17	175.5
LEVEL 18	175.5
LEVEL 19	116.5
LEVEL 20	116.5
LEVEL 21	116.5
TOTAL	4374
PROPOSED FSR	4.5:1

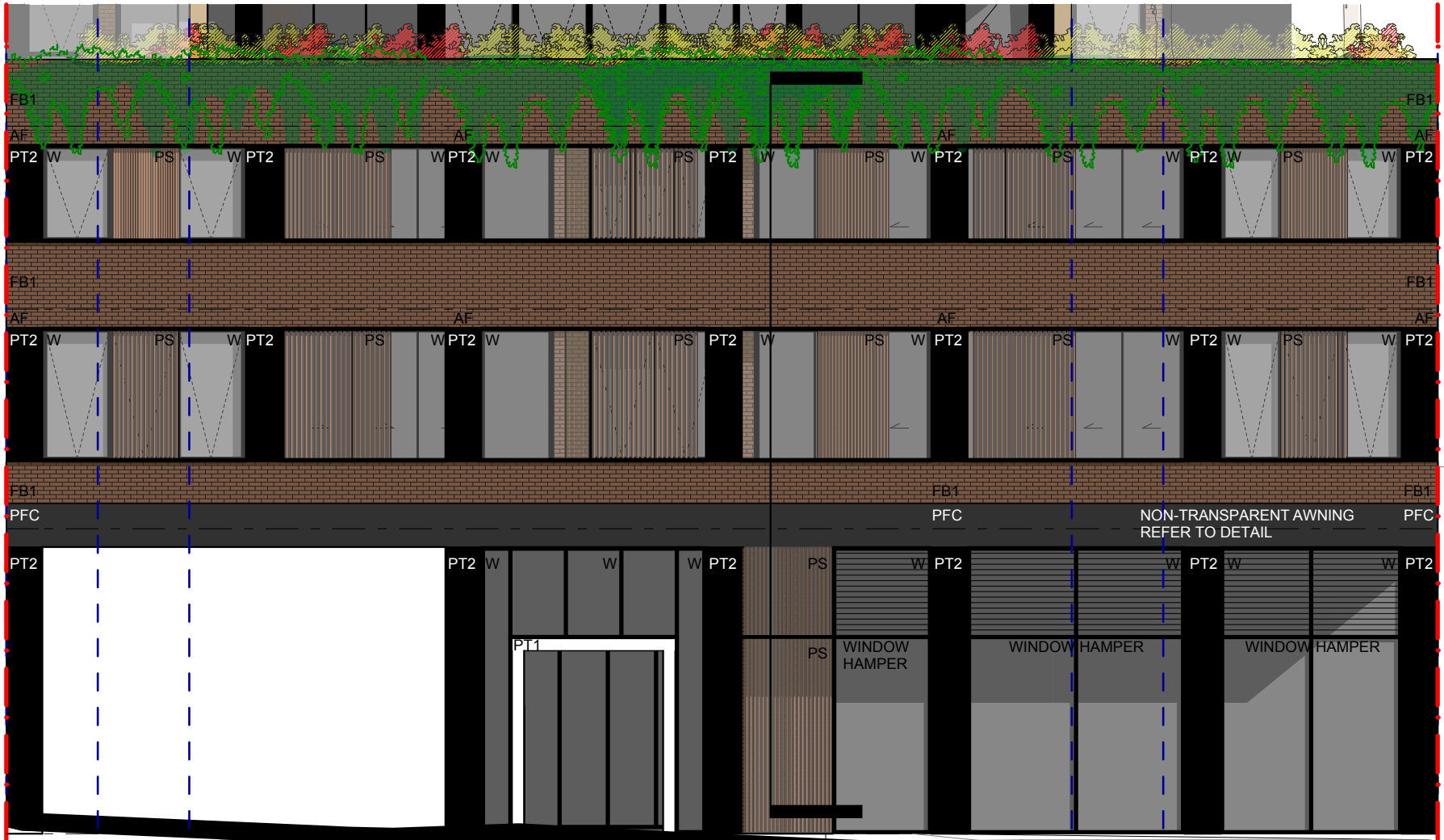
AREA INCLUDED IN FSR CALCULATIONS





FACADE SECTION 1

1:100 @ A3
1:50 @ A1



OXFORD STREET ELEVATION

1:100 @ A3
1:50 @ A1



AF / PFC

ALUMINIUM FRAMING TO
BAY WINDOWS &
PARALLEL FLANGE
CHANNEL TO STREET
AWNING
POWDERCOATED DULUX
'BLACK'
PG1A9
OR SIMILAR



CB / GB / W

* COLOURBACK GLASS
* GLASS BALUSTRADES
(BLACK TINTED GLASS &
FRAMING)
ALL GLASS BALUSTRADING
TO BE BLACK
POWDERCOATED
* WINDOW GLAZING (BLACK
TINTED GLASS)
ALL WINDOW FRAMES TO
BE BLACK POWDERCOATED
'BLACK'
OR SIMILAR



CN1

RIBBED CONCRETE
PRE-CAST CONCRETE
PANELS
OR SIMILAR



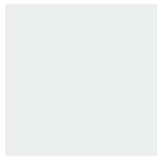
EC

EXTERNAL CURTAIN
FIXED TO TOP AND
BOTTOM TRACK
'BLACK'
OR SIMILAR



FB1

FACE BRICK 1
BOWARL 'GERTRUDIS
BROWN'
50mm PROFILE
OR SIMILAR



PT1

PAINT FINISH 1
RENDER AND PAINTED
BRICKWORK
DULUX 'WHITE ON WHITE'
PN2G1
OR SIMILAR



PT2

PAINT FINISH 2
PRE-CAST CONCRETE
PANEL
DULUX 'BLACK'
PG1A9
OR SIMILAR



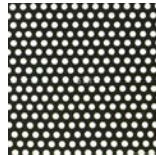
PT3

PAINT FINISH 3
PRE-CAST CONCRETE
PANEL
DULUX 'KAHLUA' MILK
P15C3
OR SIMILAR



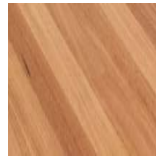
PT4

PAINT FINISH 4
RENDER AND PAINTED
BRICKWORK
DULUX 'DOMINO'
PG1A8
OR SIMILAR



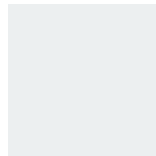
PF1

PERFORATED METAL
SCREEN
POWDERCOATED DULUX
'BLACK'
PG1A9
OR SIMILAR



PS

TIMBER PRIVACY SCREEN
BLACKBUTT
OR SIMILAR



PS2

POWDERCOATED
ALUMINUM PRIVACY
SCREEN
DULUX 'WHITE ON WHITE'
PN2G1
OR SIMILAR

GB

GLASS BALUSTRADE

LV

LOUVERED WINDOW

PB

PLASTERBOARD

PL

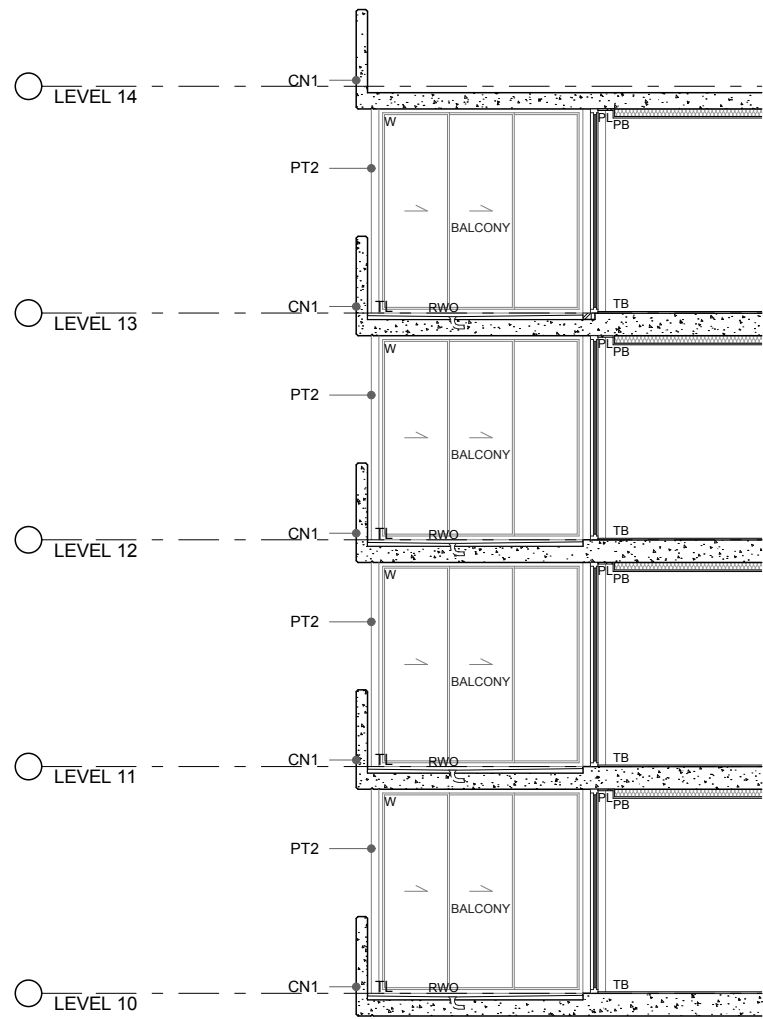
PEBBLE BALLAST

TB

TIMBER FLOORING

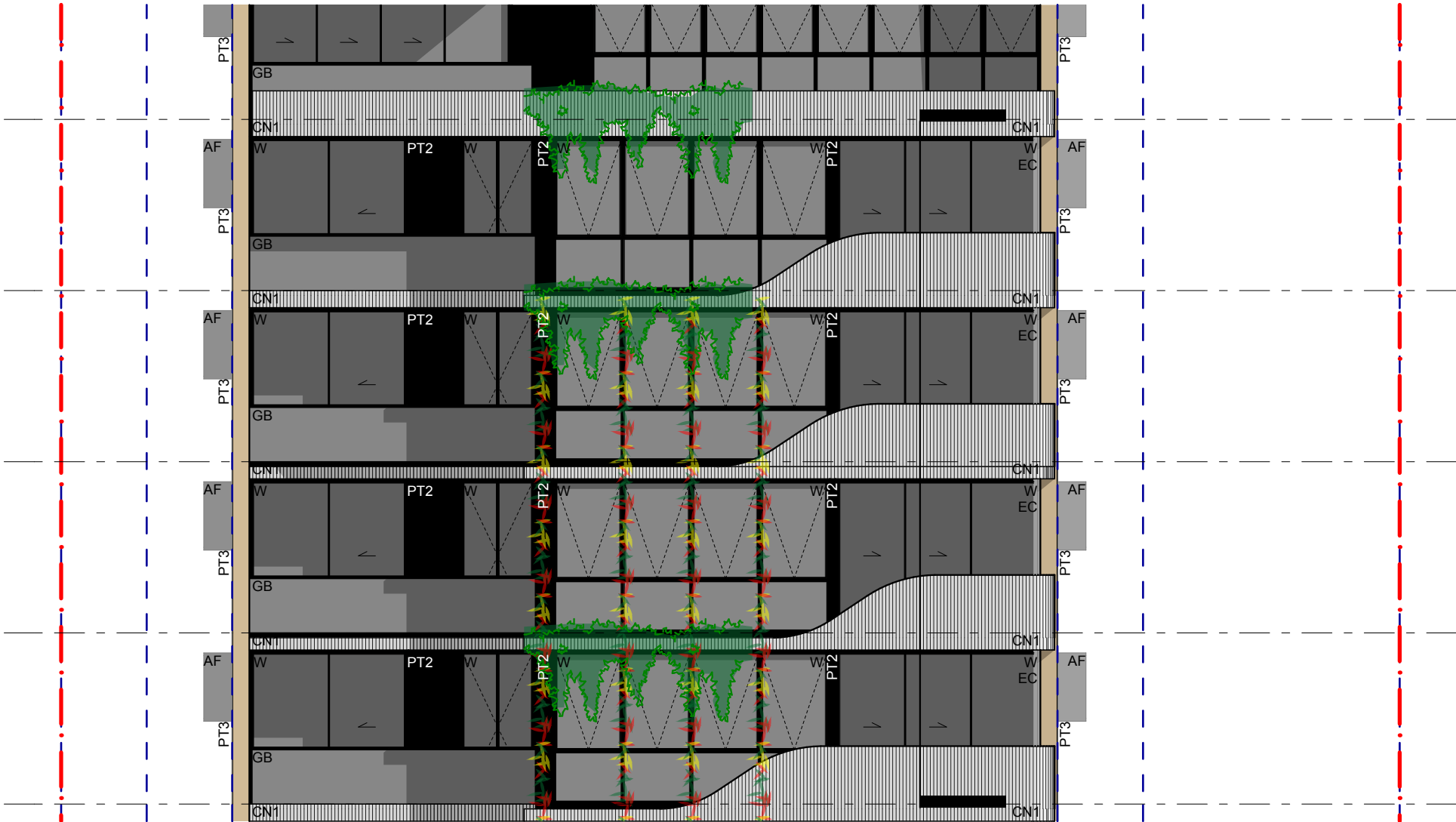
TL

TILES



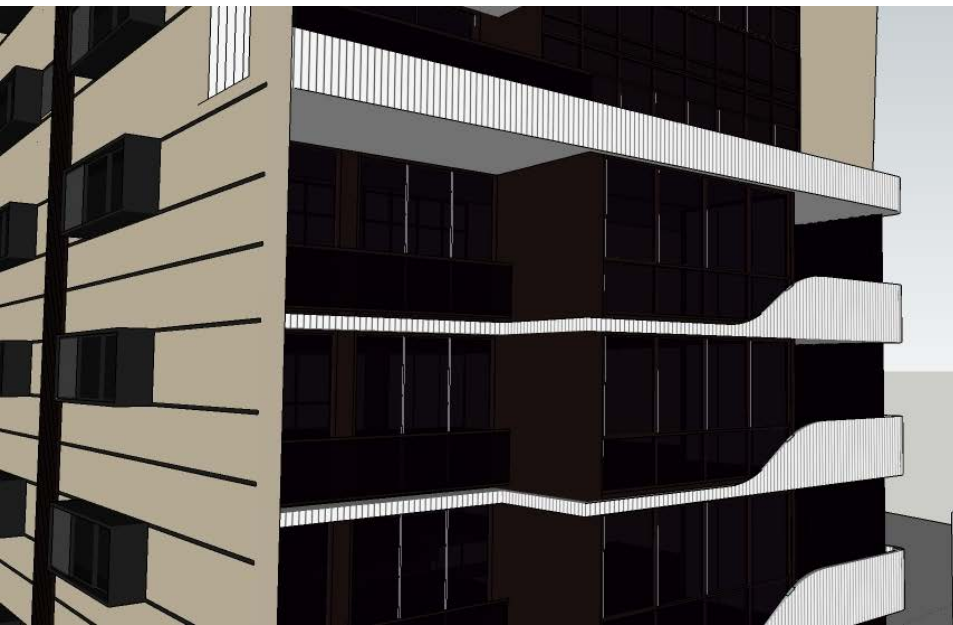
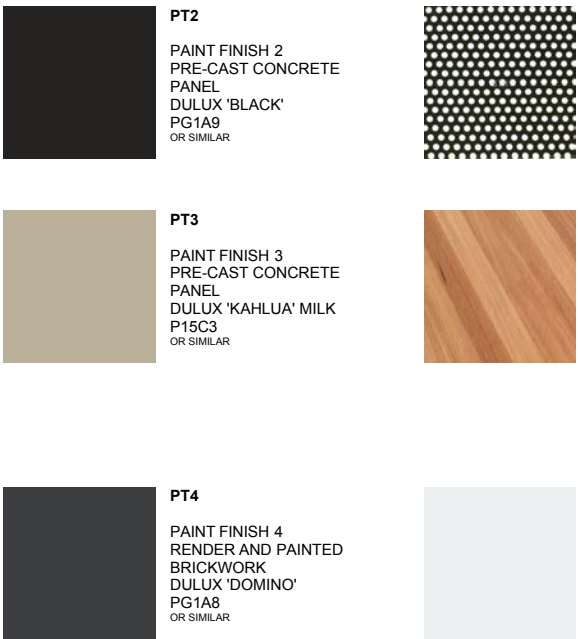
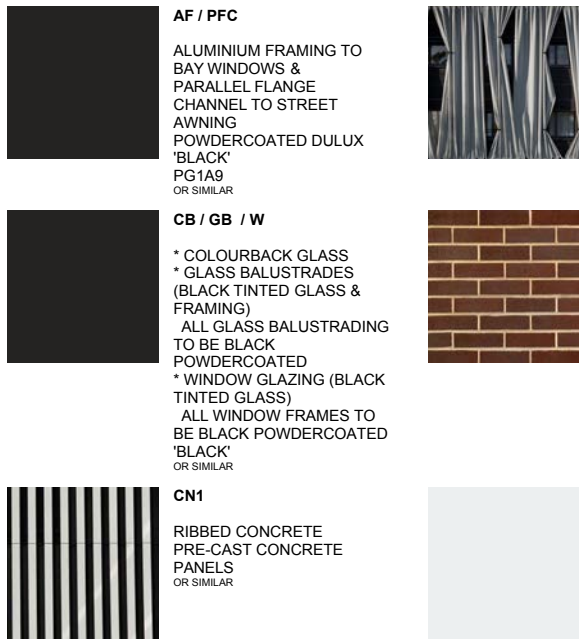
CONCRETE BALUSTRADE DETAILS

1:100 @ A3
1:50 @ A1



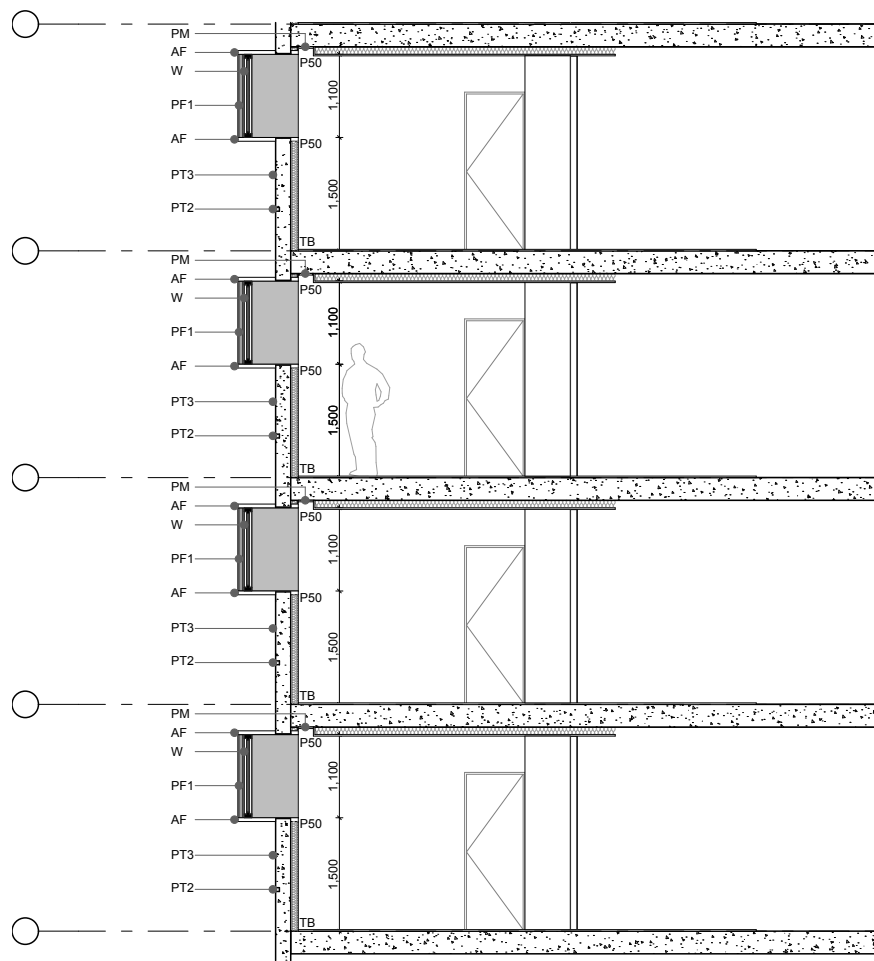
OXFORD STREET ELEVATION

1:100 @ A3
1:50 @ A1



GB GLASS BALUSTRADE
LV LOUVERED WINDOW
PB PLASTERBOARD
PL PEBBLE BALLAST
TB TIMBER FLOORING
TL TILES

3D IMAGE OF CONCRETE BALUSTRADES



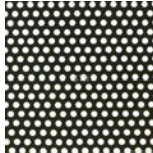
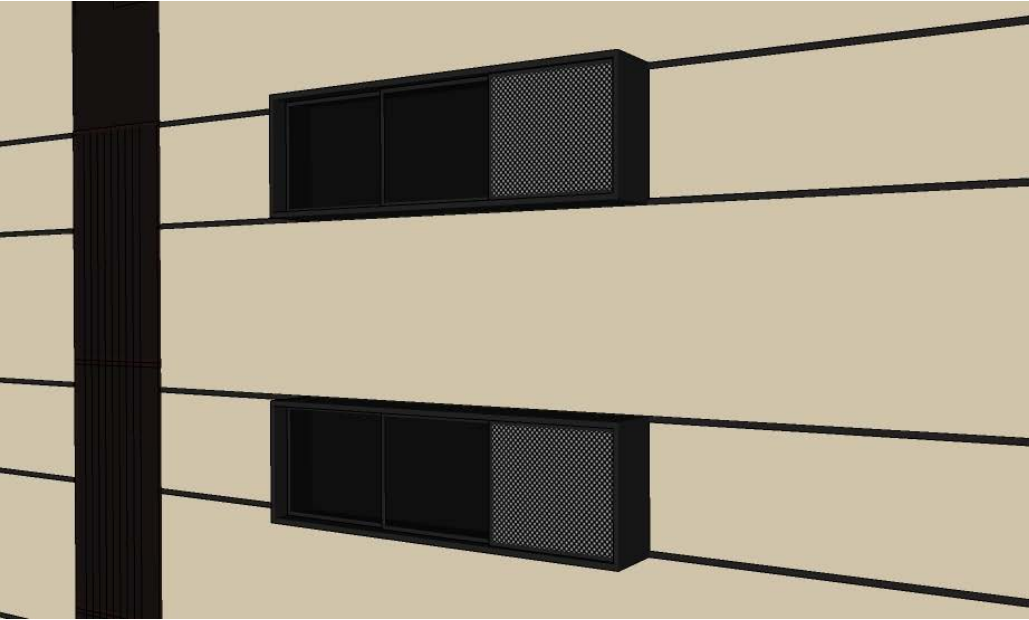
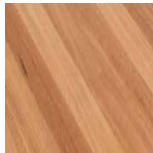
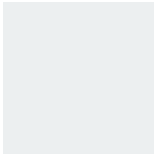
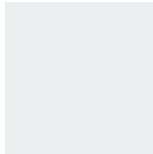
BAY WINDOW DETAIL

1:100 @ A3
1:50 @ A1



SOUTH ELEVATION

1:100 @ A3
1:50 @ A1

 AF / PFC ALUMINIUM FRAMING TO BAY WINDOWS & PARALLEL FLANGE CHANNEL TO STREET AWNING POWDERCOATED DULUX 'BLACK' PG1A9 OR SIMILAR	 EC EXTERNAL CURTAIN FIXED TO TOP AND BOTTOM TRACK 'BLACK' OR SIMILAR	 PT2 PAINT FINISH 2 PRE-CAST CONCRETE PANEL DULUX 'BLACK' PG1A9 OR SIMILAR	 PF1 PERFORATED METAL SCREEN POWDERCOATED DULUX 'BLACK' PG1A9 OR SIMILAR		GB GLASS BALUSTRADE
 CB / GB / W * COLOURBACK GLASS * GLASS BALUSTRADES (BLACK TINTED GLASS & FRAMING) ALL GLASS BALUSTRADING TO BE BLACK POWDERCOATED * WINDOW GLAZING (BLACK TINTED GLASS) ALL WINDOW FRAMES TO BE BLACK POWDERCOATED 'BLACK' OR SIMILAR	 FB1 FACE BRICK 1 BOWARL 'GERTRUDIS BROWN' 50mm PROFILE OR SIMILAR	 PT3 PAINT FINISH 3 PRE-CAST CONCRETE PANEL DULUX 'KAHLUA' MILK P15C3 OR SIMILAR	 PS TIMBER PRIVACY SCREEN BLACKBUTT OR SIMILAR		LV LOUVERED WINDOW
 CN1 RIBBED CONCRETE PRE-CAST CONCRETE PANELS OR SIMILAR	 PT1 PAINT FINISH 1 PRE-CAST CONCRETE PANEL DULUX 'WHITE ON WHITE' PN2G1 OR SIMILAR	 PT4 PAINT FINISH 4 RENDER AND PAINTED BRICKWORK DULUX 'DOMINO' PG1A8 OR SIMILAR	 PS2 POWDERCOATED ALUMINUM PRIVACY SCREEN DULUX 'WHITE ON WHITE' PN2G1 OR SIMILAR		PL PEBBLE BALLAST
					TB TIMBER FLOORING
					TL TILES

3D IMAGE OF BAY WINDOWS TO NORTH AND SOUTH FACADES