

DEVELOPMENT APPLICATION

Proposed Mix-Use Development
2-4 Cambridge Street Epping NSW 2121



Building Perspective

DEVELOPMENT SUMMARY			
SITE AREA	1,785 m ²		
ZONE	B2 - Local Centre		
FSR	4.5:1		
	Permissible GFA = 8032.50 m ²		
	Proposed GFA = 7995.50 m ²		
BUILDING HEIGHT	Required = Max. 72 m		
	Proposed = 72m generally,		
	<600mm at Feature Roof		
C.O.S	660 m ² at Podium		
LANDSCAPE	Required = 446.25 m ²		
	Proposed = >450 m ²		
MIX / YIELD			
Commercial Floors	1400.49 m ²		
Residential Floors			
Level 2	One Bedroom	3 units	
	Two Bedrooms	2 units	
Typical L3-10	One Bedroom	8 units	
	Two Bedrooms	16 units	
	Three Bedrooms	8 units	
Typical L11-L21	Two Bedrooms	44 units	
Level 22	Two Bedrooms	2 units	
TOTAL	One Bedroom	11 units	
	Two Bedrooms	64 units	
	Three Bedrooms	8 units	
		83 units	
	Adaptable units	(9 unit)	
PARKING			
Resident	1 car / 1 bed	9	spaces
	1 car / 2 bed	64	spaces
	2 car / 3 bed	12	spaces
	Total	91	spaces
Visitor	1/10 units	12	spaces
Commercial	max. 1/30 m ²	28	spaces
TOTAL	provided	131	spaces
		<i>(Includes 10 accessible parking spaces)</i>	
Bicycles	Residents	83	spaces
	Visitor	9	spaces
	Commercial Staff	3	spaces
	TOTAL	95	spaces
Motorbike		16	spaces

October 2016		BSA Reference: 11539	
Building Sustainability Assessments		Ph: (02) 4962 3439	
enquiries@buildingsustainability.net.au		www.buildingsustainability.net.au	
Important Note			
The following specification was used to achieve the thermal performance values indicated on the Assessor Certificate and takes precedence over any other specification.			
If different construction elements are applied then the Assessor Certificate is no longer valid.			
Thermal Performance Specifications (does not apply to garage)			
External Wall Construction		Added Insulation	
75mm AAC Veneer		R2.0	
Internal Wall Construction		Added Insulation	
Plasterboard on studs		none	
75mm to 200mm AAC Veneer (party walls and wall adjacent to common spaces)		R2.0	
Ceiling Construction		Added Insulation	
Plasterboard		R3.5 to ceilings adjacent to roof space and decks above	
Roof Construction		Colour	
Concrete		Any	
		Added Insulation	
		none	
Floor Construction		Covering	
Concrete		As drawn	
		Added Insulation	
		none	
Windows		Glass and frame type	U Value SHGC Area sq m
Single Clear in aluminium frames		As drawn	
Skylights		Glass and frame type	U Value SHGC Area sq m
U and SHGC values are according to AFRC. Alternate products may be used if the U value is lower and the SHGC is less than 10% higher or lower than the above figures.			
External Window Shading (eaves, verandahs, pergolas, awnings etc)			
All shade elements modelled as drawn			
Ceiling Penetrations (downlights, exhaust fans, flues etc)			
No adjustment has been made for losses to insulation arising from ceiling penetrations.			

Drawing Register	
DA-E 01	Cover Sheet
DA-E 02	Urban Analysis
DA-E 03	Site Analysis
DA-E 04	Site Plan
DA-E 05	Basement 3
DA-E 06	Basement 2
DA-E 07	Basement 1
DA-E 08	Lower Ground
DA-E 09	Mezzanine
DA-E 10	Upper Ground
DA-E 11	Level 1
DA-E 12	Typical L2-9
DA-E 13	Typical L10-20
DA-E 14	Level 21
DA-E 15	Roof Terrace
DA-E 16	Section 1
DA-E 17	Section 2
DA-E 18	Section 3
DA-E 19	North Elevation
DA-E 20	South Elevation
DA-E 21	East Elevation
DA-E 22	West Elevation
DA-E 23.1	Material Concept 1
DA-E 23.2	Material Concept 2
DA-E 23.3	Material Concept 3 - Screens
DA-E 23.4	Material Concept 4 - Lobby Entry
DA-E 23.5	Material Concept - Residential Lo...
DA-E 24	Material Schedule 1
DA-E 25	Material Schedule 2
DA-E 26	Building Perspectives
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DA-E 28	Shadow Study - June 21
DA-E 29	FSR Compliance
DA-E 30	Amenity Compliance Schedule
DA-E 31	Residential COS Schedule
DA-E 32	Post Adaptable Unit Layout

ISSUE	AMENDMENT	DATE	DRAWN	CHECKED
DA-E	ISSUED FOR ADDITIONAL INFORMATION	NOV 17	AH	IC
DA-D	ISSUED FOR RWT AMENDMENT	AUG 17	AH	IC
DA-C	ISSUED FOR ADDITIONAL INFORMATION	JUL 17	AH	IC
DA-B	ISSUED FOR ADDITIONAL INFORMATION	JUN 17	AH	IC
DA-A	ISSUED FOR DEVELOPMENT APPLICATION	NOV 16	AH	IC

GENERAL NOTES:
Figured dimensions shall be taken in preference to scaling.
Drawing to be read in conjunction with information on first page.
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Any discrepancies to be verified back to Zhin Architects before proceeding.
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Unless noted 'Issued for Construction', drawing not to be used for construction.

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Suite 1, Level 2
2 Rowe Street
Eastwood NSW 2122
+61 2 8893 8888 / p
+61 2 8893 8833 / f
www.zhinor.com.au / w
28 495 869 790 / abn

PROJECT STATUS:
Development Application

PROJECT NAME:
Mix-Use Development
2-4 Cambridge Street
Epping NSW 2121

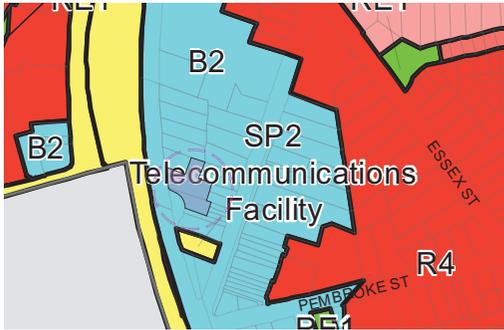
L.G.A.: Paramatta City Council
NORTH:



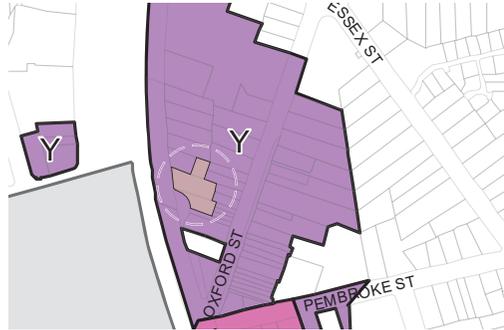
SHEET TITLE:
Cover Sheet

DESIGNED: IC DRAWN: AH COMMENCED: July 2016 SCALE: AS NOTED PRINT: A3 SHEET

08468 DA-E 01
JOB No. DRAWING No. ISSUE



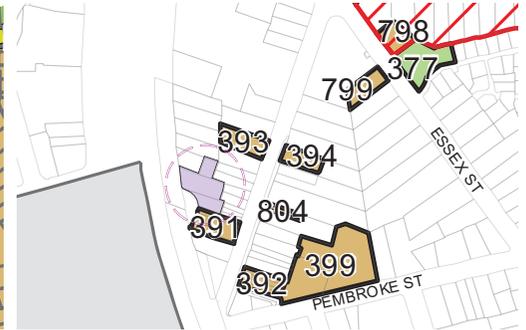
1 HLEP Zoning Map
Source: Hornsby LEP 2013
Date: May 2016
B2 - Local Centre



2 HLEP FSR Map
Source: Hornsby LEP 2013
Date: May 2016
Y - 4.5:1



3 HLEP Building Height Map
Source: Hornsby LEP 2013
Date: May 2016
AA - 72 metres



4 HLEP Heritage Map
Source: Hornsby LEP 2013
Date: May 2016



5 Existing Building Footprint
Source: NearMaps
Date: May 2016
Proposed/Approved 22+ storeys Mix-Use
Approved 7 storey Residential
Approved 15 storey Residential



6 Road Hierarchy
Source: NearMaps
Date: March 2016
Arterial Road
Main Road
Local Road
Railway

PROXIMITY TO LOCAL AMENITIES

- To transport node:**
- Epping station is located 350m from the site.
- To commercial centre:**
The site is located in the Epping Town Centre Core.
- To educational facility:**
- Essex Street Kindy is located 600m from the site.
- Arden Anglican School is located 400m from the site.
- Epping Public School is located 650m from site.
- Epping Boys High School is located 2km from the site.
- Macquarie University is located 2.9km from the site.
- To open space:**
- Rockleigh Park is located 700m from the site.
- Forest Park is located 700m from the site.
- Terrys Creek is located 1.3km from the site.
- To community facility:**
- Epping Community Centre is located 230m from the site.
- Epping Branch Library is located 300m from the site.
- Epping Aquatic and Leisure Centre is located 1.2km from the site.

DA-E	ISSUED FOR ADDITIONAL INFORMATION	NOV 17	AH	IC
DA-D	ISSUED FOR RVT AMENDMENT	AUG 17	AH	IC
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Suite 1, Level 2
2 Rowe Street
Eastwood NSW 2122
+61 2 8893 8888 P
+61 2 8893 8833 F
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SHEET TITLE:
Urban Analysis

DESIGNED:	DRAWN:	COMMENCED:	SCALE:	PRINT:
IC	AH	July 2016	AS NOTED	A3 SHEET

08468 DA-E 02 E
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BUILDING PERSPECTIVE VIEW ON CAMBRIDGE STREET



AWNING PERSPECTIVE AERIAL VIEW



AWNING PERSPECTIVE STREET VIEW 1



AWNING PERSPECTIVE STREET VIEW 2

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SHEET TITLE:
Building Perspectives

DESIGNED: IC DRAWN: AH COMMENCED: July 2016 SCALE: AS NOTED PRINT: A3 SHEET

08468 DA-E 26 E
 JOB No. DRAWING No. ISSUE



BUILDING PERSPECTIVE VIEW ON CAMBRIDGE STREET

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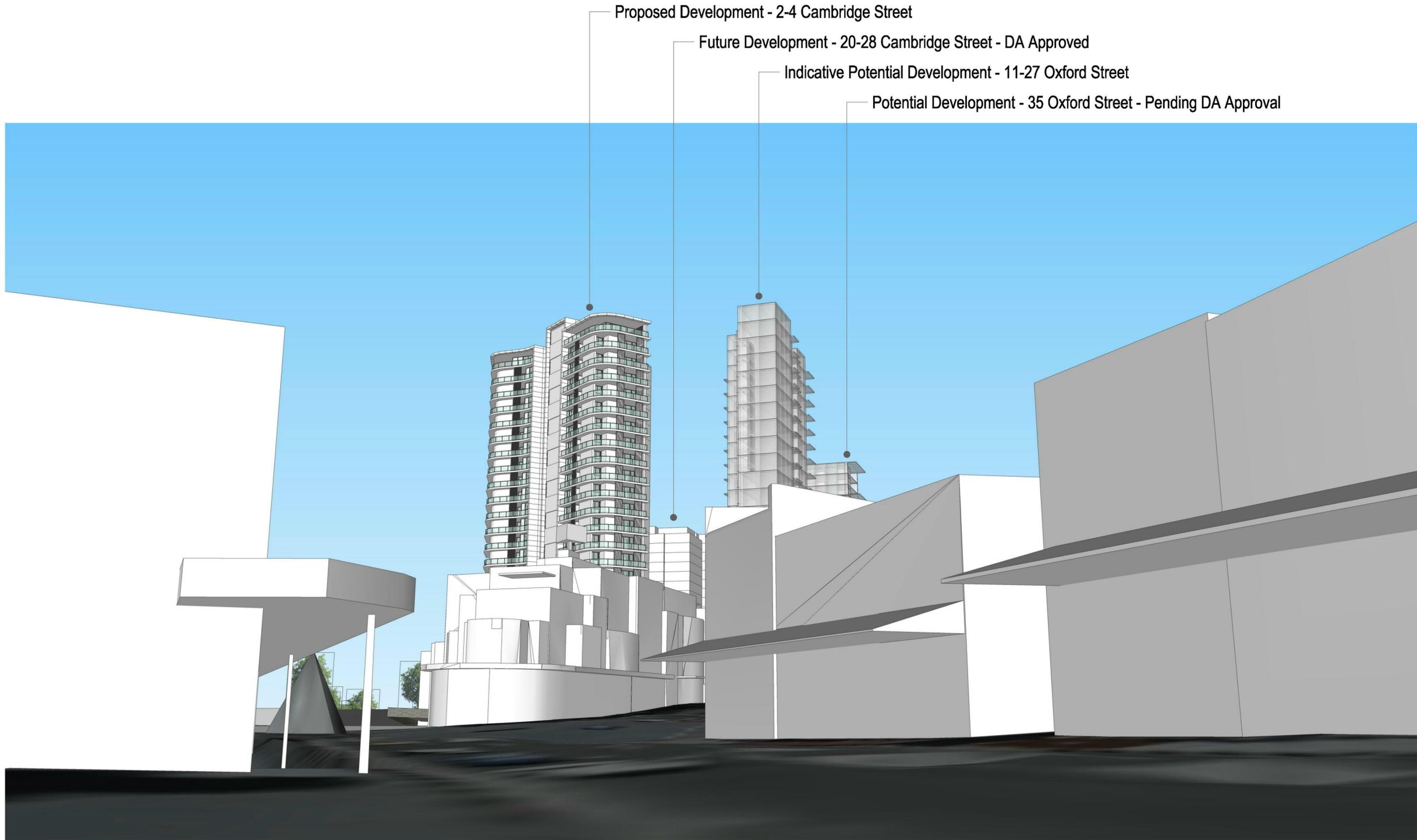


SHEET TITLE:

Building Perspective

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MODEL VIEW FROM EPPING STATION

DA-A	ISSUED FOR DEVELOPMENT APPLICATION	NOV 16	AH	IC
ISSUE	AMENDMENT	DATE	DRAWN	CHECKED

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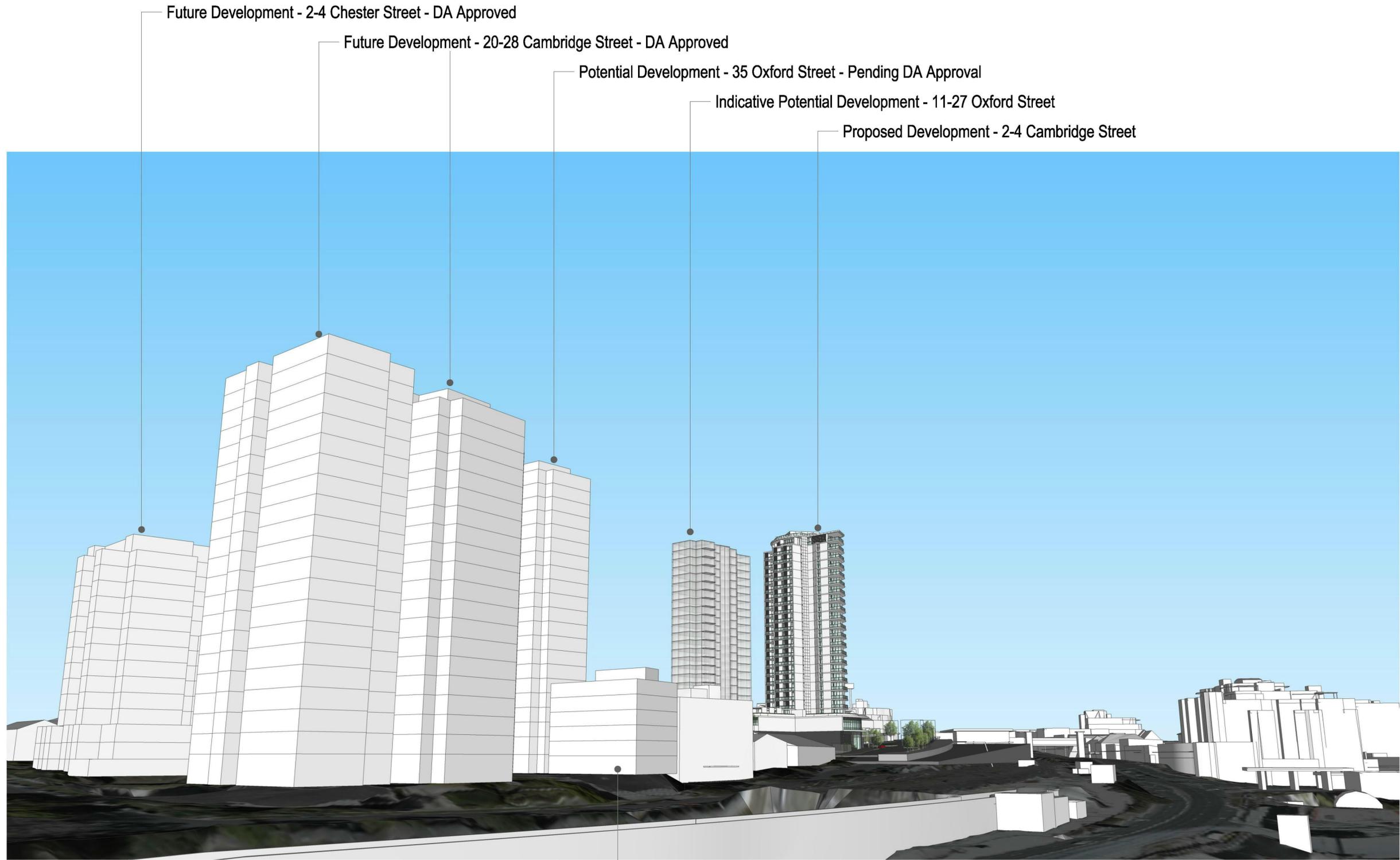
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SHEET TITLE:
 Context Model View 1

DESIGNED: IC **DRAWN:** AH **COMMENCED:** July 2016 **SCALE:** AS NOTED **PRINT:** A3 SHEET

08468 **DA-A 28** **A**
 JOB No. DRAWING No. ISSUE



Future Development - 2-4 Chester Street - DA Approved

Future Development - 20-28 Cambridge Street - DA Approved

Potential Development - 35 Oxford Street - Pending DA Approval

Indicative Potential Development - 11-27 Oxford Street

Proposed Development - 2-4 Cambridge Street

Existing Commercial Development - 16 Cambridge Street

MODEL VIEW FROM NORTH-WEST

DA-A	ISSUED FOR DEVELOPMENT APPLICATION	NOV 16	AH	IC
ISSUE	AMENDMENT	DATE	DRAWN	CHECKED

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SHEET TITLE:
 Context Model View 2

DESIGNED: IC **DRAWN:** AH **COMMENCED:** July 2016 **SCALE:** AS NOTED **PRINT:** A3 SHEET

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1 Shadow June 21
 Scale: 1:500 @ A1
 1:1000 @ A3



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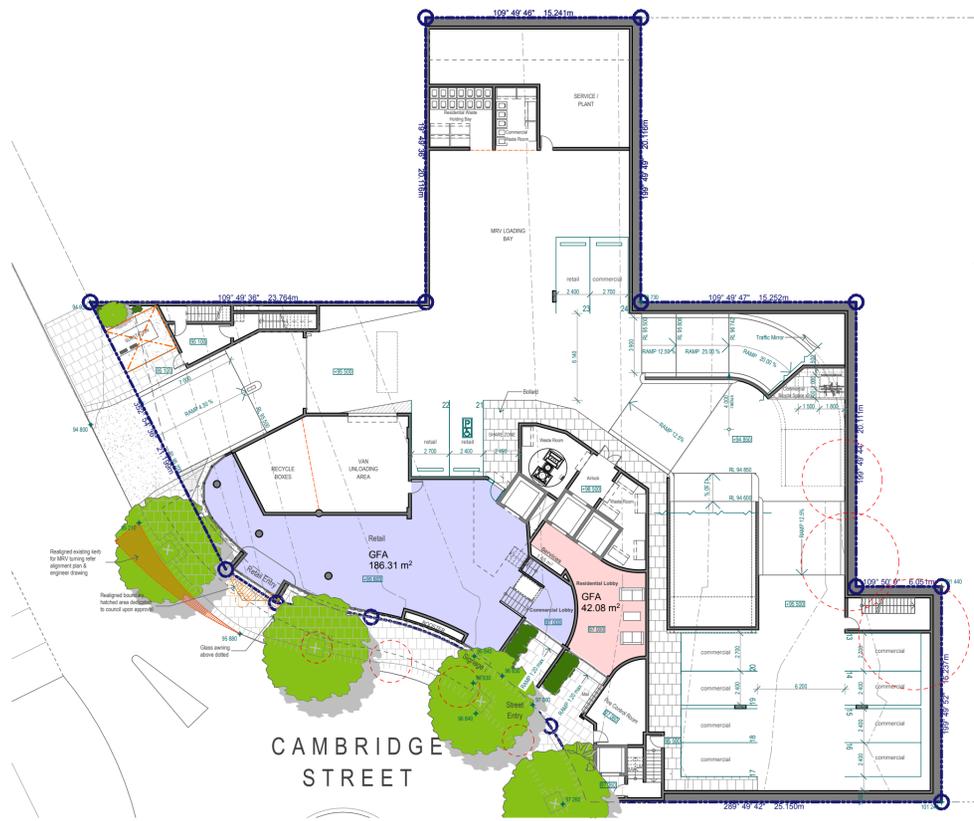
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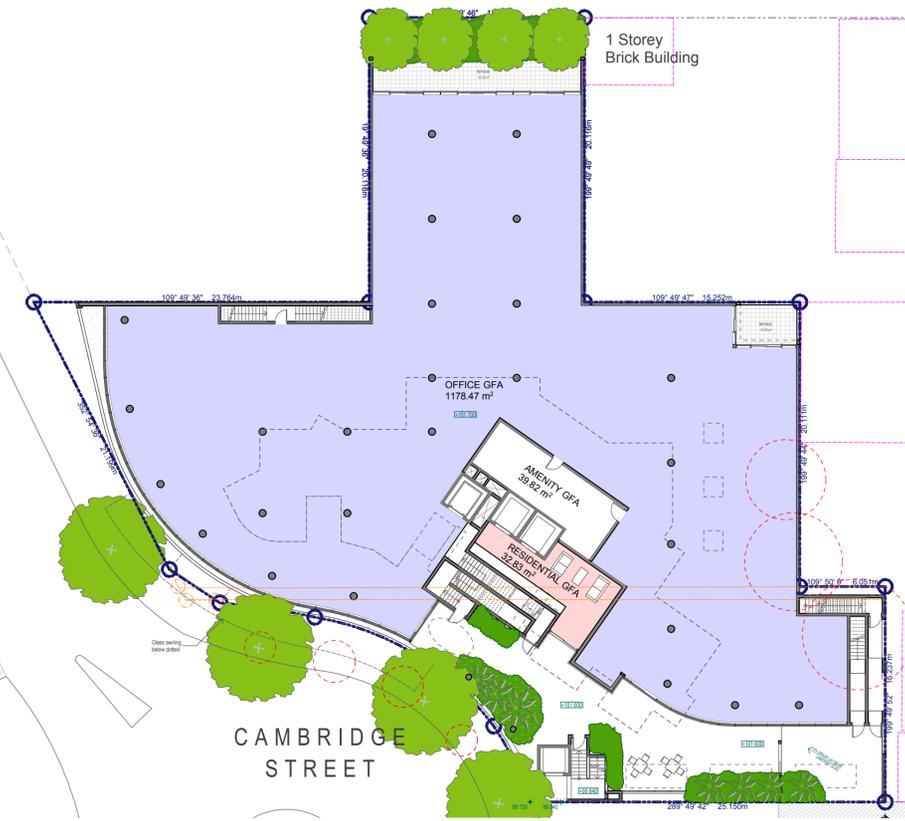
SHEET TITLE:
Shadow Study - June 21

DESIGNED: IC DRAWN: AH COMMENCED: July 2016 SCALE: AS NOTED PRINT: A3 SHEET

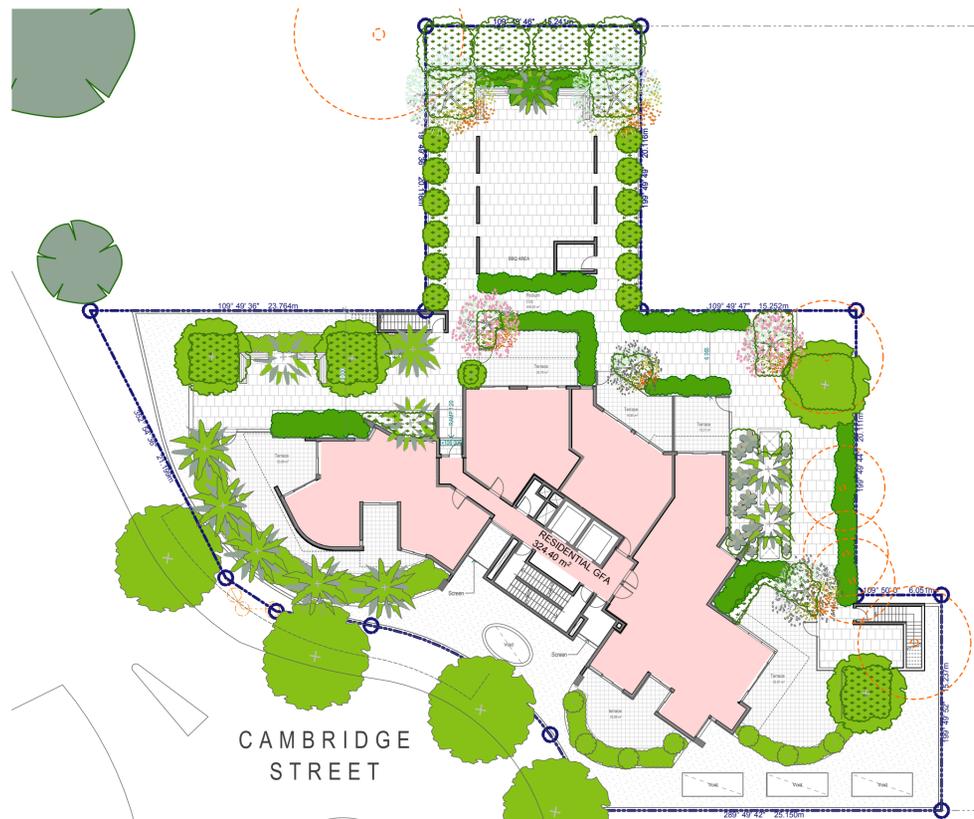
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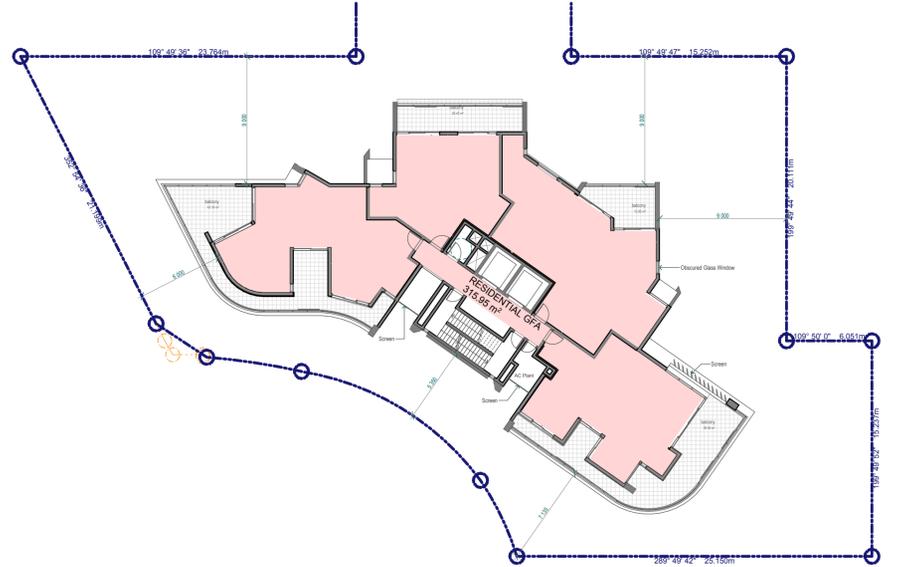
1 Lower Ground - GF
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1:500 @ A3



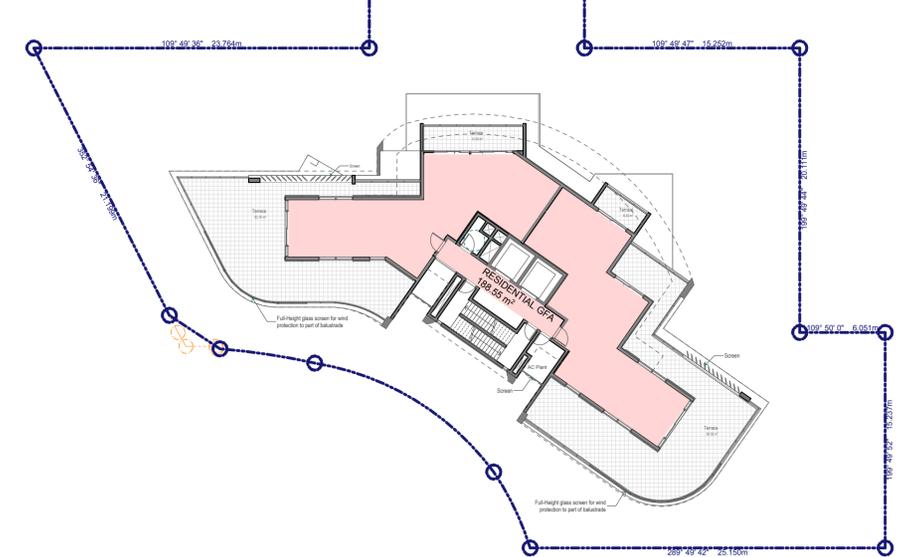
2 Upper Ground - GFA
Scale: 1:250 @ A1
1:500 @ A3



3 Level 1 - GFA
Scale: 1:250 @ A1
1:500 @ A3



4 Typical L2-20 - GFA
Scale: 1:250 @ A1
1:500 @ A3



5 Level 21 - GFA
Scale: 1:250 @ A1
1:500 @ A3

SITE AREA: 1785m²	FSR 4.5:1
Permissible GFA:	8032.50 m²
Proposed Development GFA	
Lower Ground	228.39 m ²
- Retail & Commercial Lobby	186.31 m ²
- Residential Lobby	42.08 m ²
Upper Ground	1251.12 m ²
- Office	1178.47 m ²
- Office Amenity	39.82 m ²
- Residential Lobby	32.83 m ²
Level 1	324.40 m ²
Typical Level 2 - Level 20 (residential 19 floors x 315.95 m ²)	6003.05 m ²
Level 21	188.55 m ²
TOTAL (proposed)	7995.50 m²

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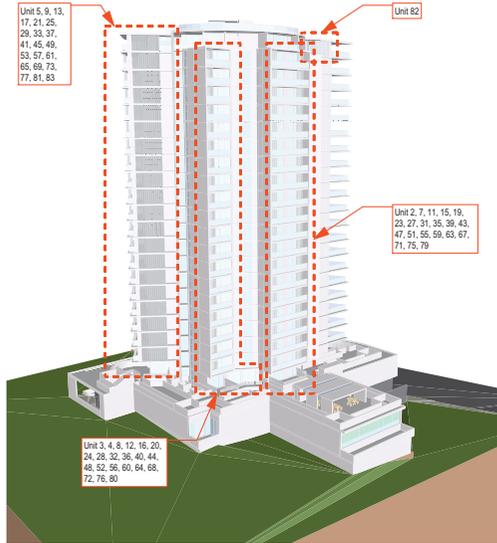
L.G.A.: Paramatta City Council
NORTH:



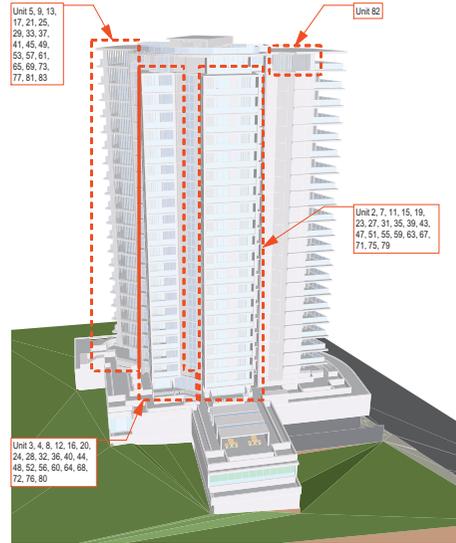
SHEET TITLE:
FSR Compliance

DESIGNED: IC DRAWN: AH COMMENCED: July 2016 SCALE: AS NOTED PRINT: A3 SHEET

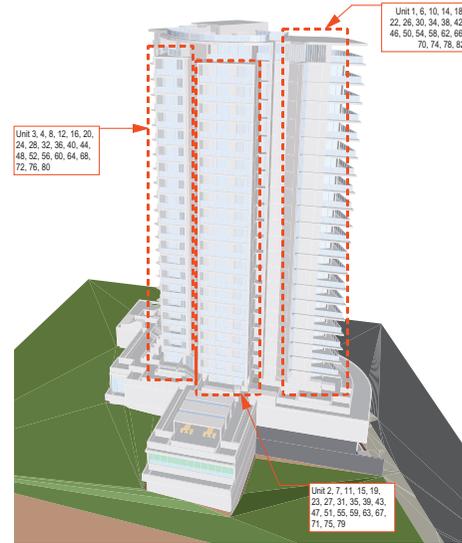
08468 **DA-E 29** **E**
JOB No. DRAWING No. ISSUE



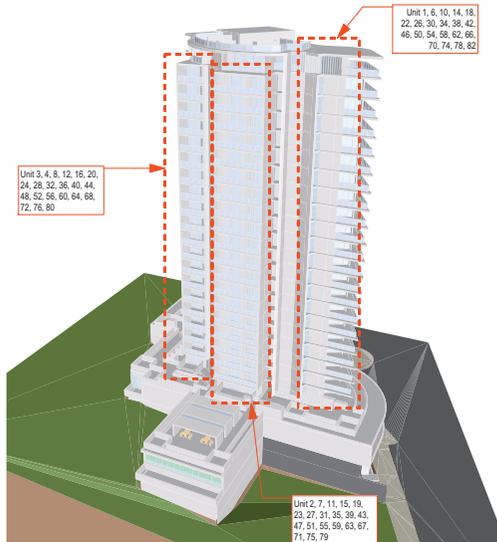
1 Sunview Perspective 9am



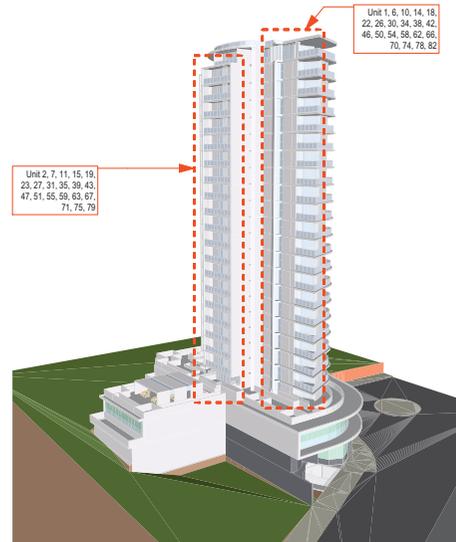
2 Sunview Perspective 11am



3 Sunview Perspective 12pm



4 Sunview Perspective 1pm



5 Sunview Perspective 3pm

COMPLIANCE SCHEDULE

UNIT NUMBER & TYPE	CROSS VENTILATION	SOLAR ACCESS	TOTAL HOURS (2hrs MIN)	SOLAR COMPLIANCE	INTERNAL STORAGE (m3)	BASEMENT STORAGE (m3)	TOTAL STORAGE (m3)
1 (2 BED)	YES	12:00 - 15:00	3	YES	4	4	8
2 (1BED)	NO	9:00 - 15:00	6	YES	3	3	6
3 (1BED)	NO	9:00 - 13:00	4	YES	3	3	6
4 (1BED)	YES	9:00 - 13:00	4	YES	3	3	6
5 (2BED)	YES	9:00 - 11:00	2	YES	4	4	8
Typical Units (2BED) x8					6	2	8
6, 10, 14, 18	YES	12:00 - 15:00	3	YES	4	4	8
22, 26, 30, 34							
Typical Units (1BED) x8							
7, 11, 15, 19	YES	9:00 - 15:00	6	YES	3	3	6
23, 27, 31, 35							
Typical Units (3BED) x 8							
8, 12, 16, 20	YES	9:00 - 13:00	4	YES	5	5	10
24, 28, 32, 36							
Typical Units (2BED) x8							
9, 13, 17, 21	YES	9:00 - 11:00	2	YES	4	4	8
25, 29, 33, 37							
Typical Units (2BED) x11							
38, 42, 46, 50	YES	12:00-15:00	3	YES	4	4	8
54, 58, 62, 60							
70, 74, 78							
Typical Units (2BED) x11							
39, 43, 47, 51	YES	9:00 - 15:00	6	YES	4	4	8
55, 59, 63, 67							
71, 75, 79							
Typical Units (2BED) x11							
40, 44, 48, 52	YES	9:00 - 13:00	4	YES	4	4	8
56, 60, 64, 68		(above 9 storeys)					
72, 76, 80							
Typical Units (2BED) x11							
41, 45, 49, 53	YES	9:00 - 11:00	2	YES	4	4	8
57, 61, 65, 69							
73, 77, 81							
82 (2BED)	YES	9:00 - 15:00	6	YES	4	4	8
83 (2BED)	YES	9:00-11:00	2	YES	4	4	8
(below ten storeys)	35/37 UNITS			83 / 83 UNITS			
	95.00%			100.00%			
	(min. 60%)			(min. 70%)			

ISSUE	AMENDMENT	DATE	DRAWN	CHECKED
DA-E	ISSUED FOR ADDITIONAL INFORMATION	NOV 17	AH	IC
DA-D	ISSUED FOR RVTY AMENDMENT	AUG 17	AH	IC
DA-C	ISSUED FOR ADDITIONAL INFORMATION	JUN 17	AH	IC
DA-B	ISSUED FOR ADDITIONAL INFORMATION	JUN 17	AH	IC
DA-A	ISSUED FOR DEVELOPMENT APPLICATION	NOV 16	AH	IC

GENERAL NOTES:
 Figured dimensions shall be taken in preference to scaling.
 Drawing to be read in conjunction with information on first stage.
 Check all dimensions and levels on site before commencing work or ordering materials.
 All existing ground lines & trees location are approximate, therefore to be verified on site by the builder.
 Any discrepancies to be verified back to Zhin Architects before proceeding.
 All workmanship and materials shall comply with all relevant codes, ordinances, Australian Standards and manufacturer's instructions.
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Zhin Architects Pty Ltd
 Suite 1, Level 2
 2 Rowe Street
 Eastwood NSW 2122
 +61 2 8893 8888 P
 +61 2 8893 8833 F
 www.zhinor.com.au / w
 28 495 869 790 / abn

PROJECT STATUS:
Development Application

PROJECT NAME:
Mix-Use Development
 2-4 Cambridge Street
 Epping NSW 2121

L.D.A. Paramatta City Council
 NUMBER:

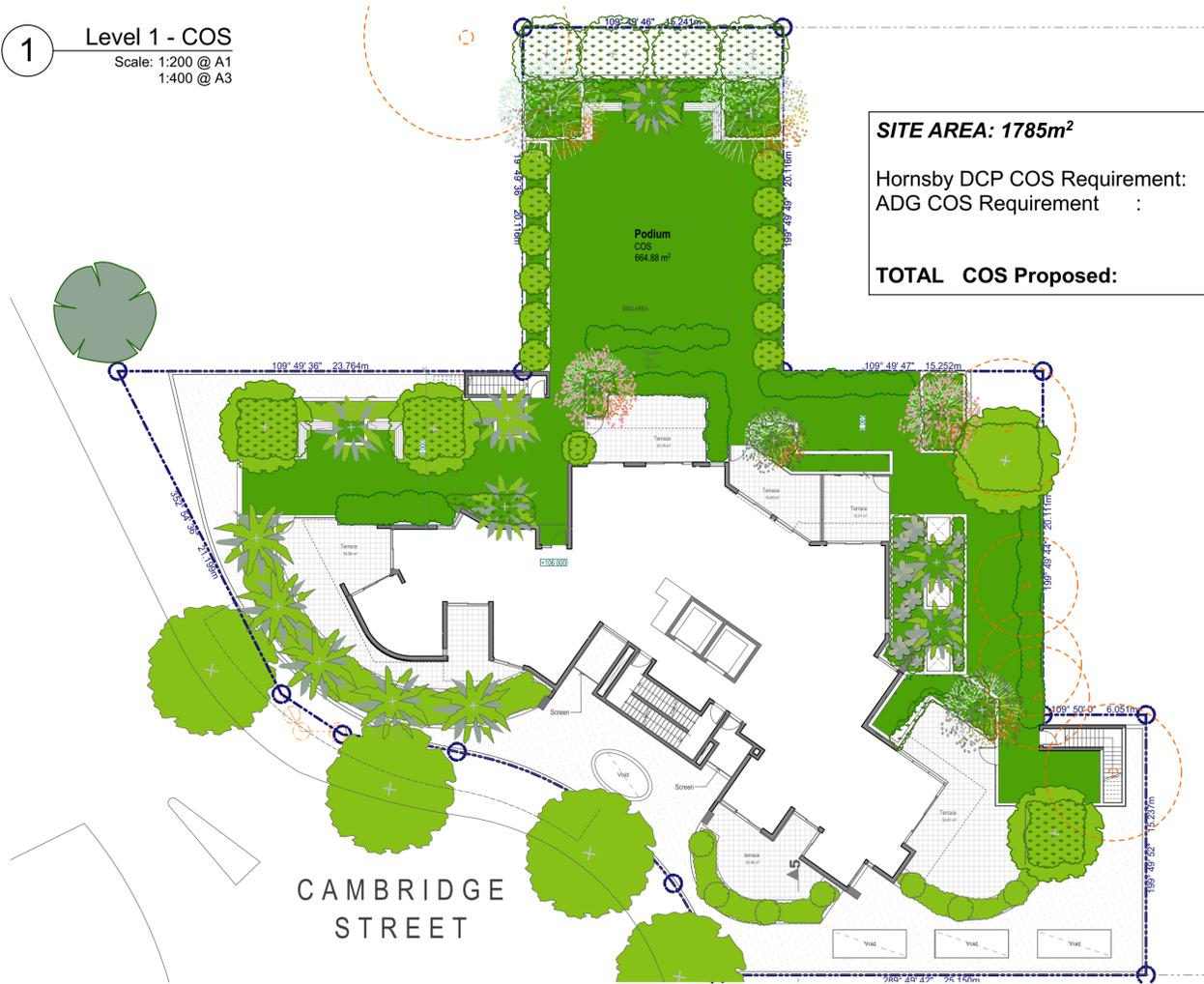


SHEET TITLE:
Amenity Compliance Schedule

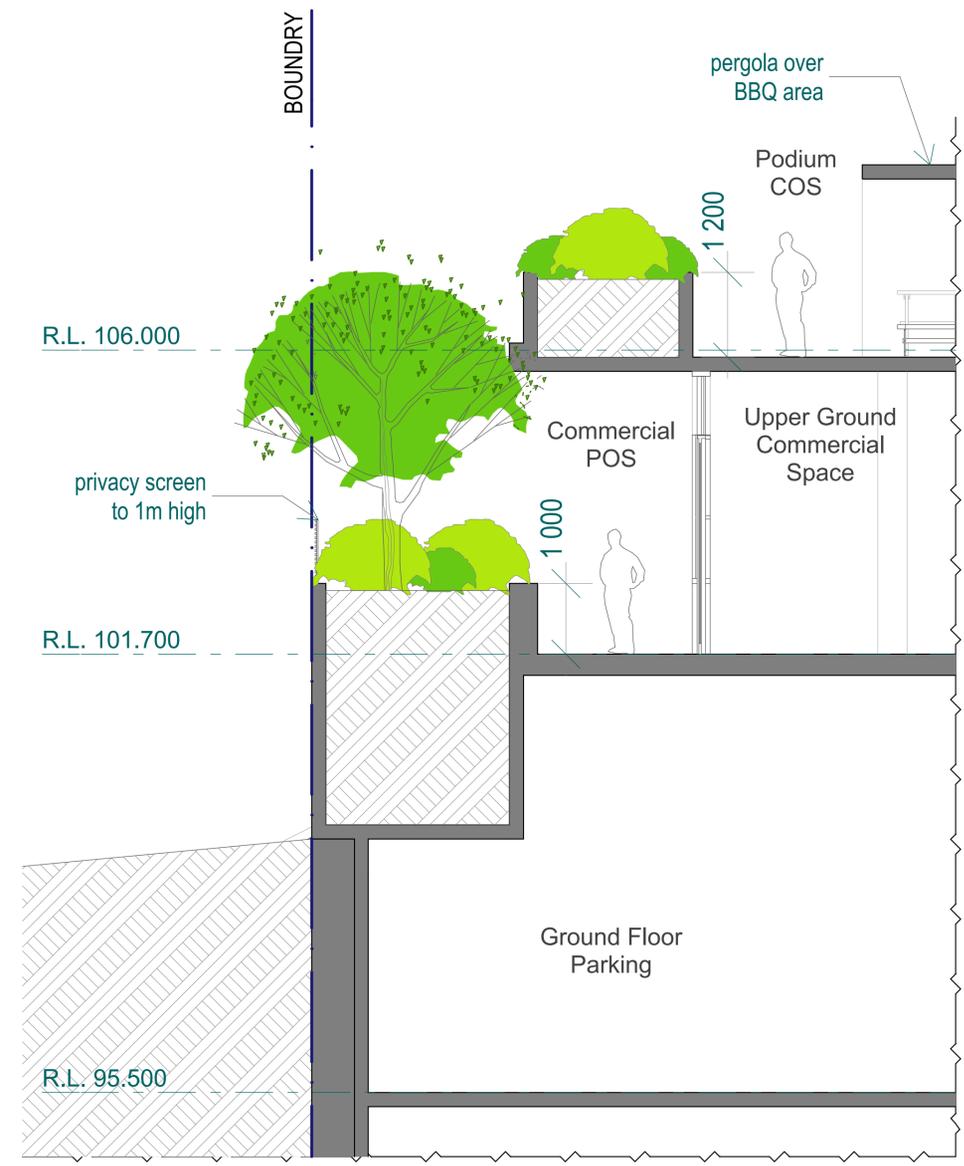
DESIGNED: DRAWN: COMMENCED: SCALE: PRINT:
 IC AH July 2016 AS NOTED A3 SHEET

08468 DA-E 30 E
 JOB No. DRAWING No. ISSUE

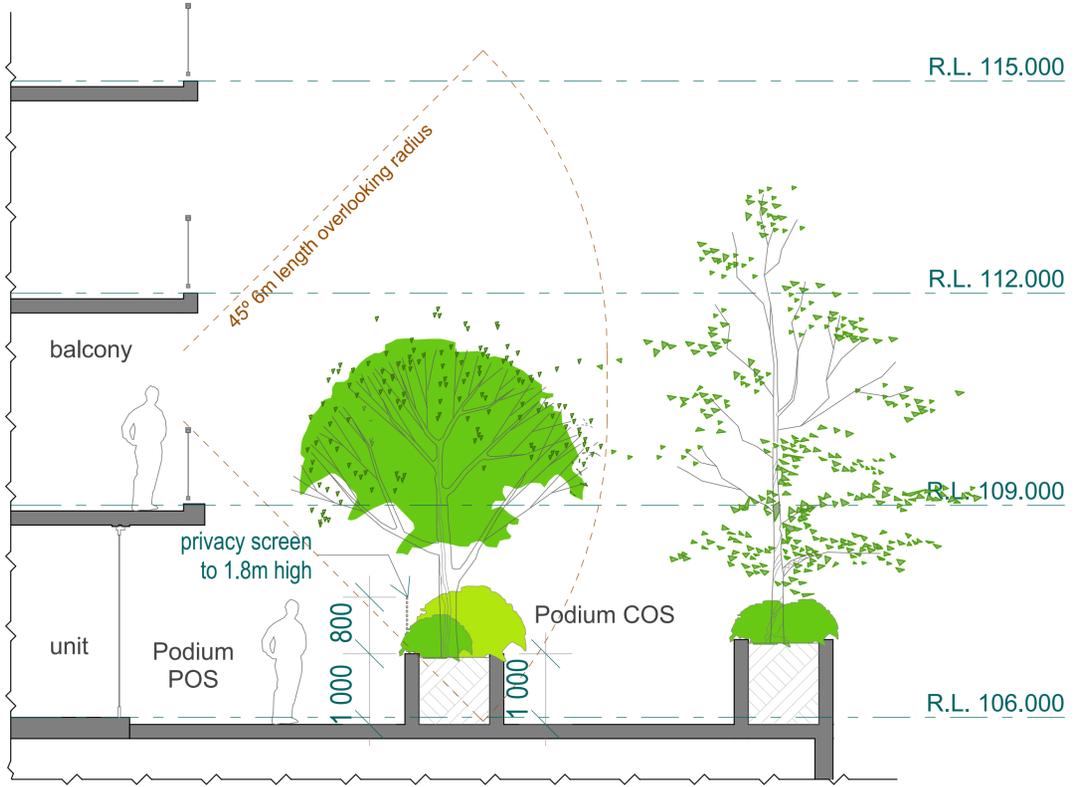
1 Level 1 - COS
Scale: 1:200 @ A1
1:400 @ A3



SITE AREA: 1785m²	
Hornsby DCP COS Requirement:	50 m ²
ADG COS Requirement :	447 m ² (25%)
TOTAL COS Proposed:	665 m² (37%)

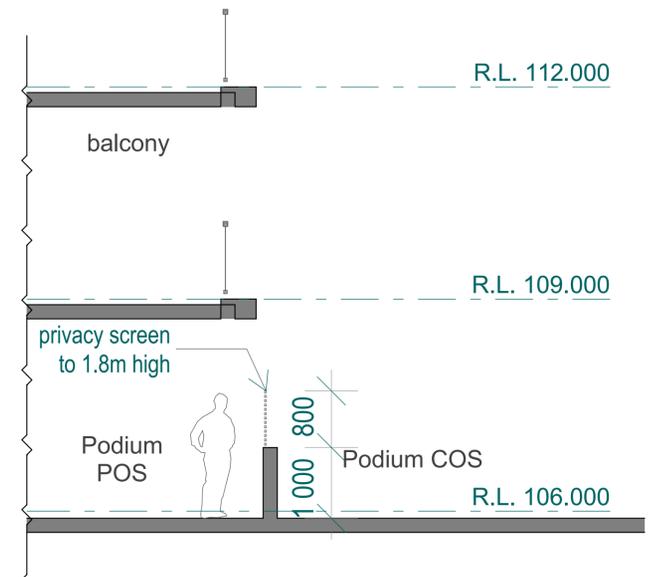


4 North Planter Box Section
Scale: 1:50 @ A1
1:100 @ A3



2 Typical Planter-box Section
Scale: 1:50 @ A1
1:100 @ A3

3 Typical Terrace Fencing
Scale: 1:50 @ A1
1:100 @ A3



ISSUE	AMENDMENT	DATE	DRAWN	CHECKED
DA-E	ISSUED FOR ADDITIONAL INFORMATION	NOV 17	AH	IC
DA-D	ISSUED FOR RWT AMENDMENT	AUG 17	AH	IC
DA-C	ISSUED FOR ADDITIONAL INFORMATION	JUL 17	AH	IC
DA-B	ISSUED FOR PRELIMINARY DEVELOPMENT	FEB 17	AH	IC
DA-A	ISSUED FOR DEVELOPMENT APPLICATION	NOV 16	AH	IC

GENERAL NOTES:
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Zhin Architects Pty Ltd
Suite 1, Level 2
2 Rowe Street
Eastwood NSW 2122
+61 2 8893 8888 / p
+61 2 8893 8833 / f
www.zhinor.com.au / w
28 495 869 790 / abn

PROJECT STATUS:
Development Application

PROJECT NAME:
Mix-Use Development
2-4 Cambridge Street
Epping NSW 2121

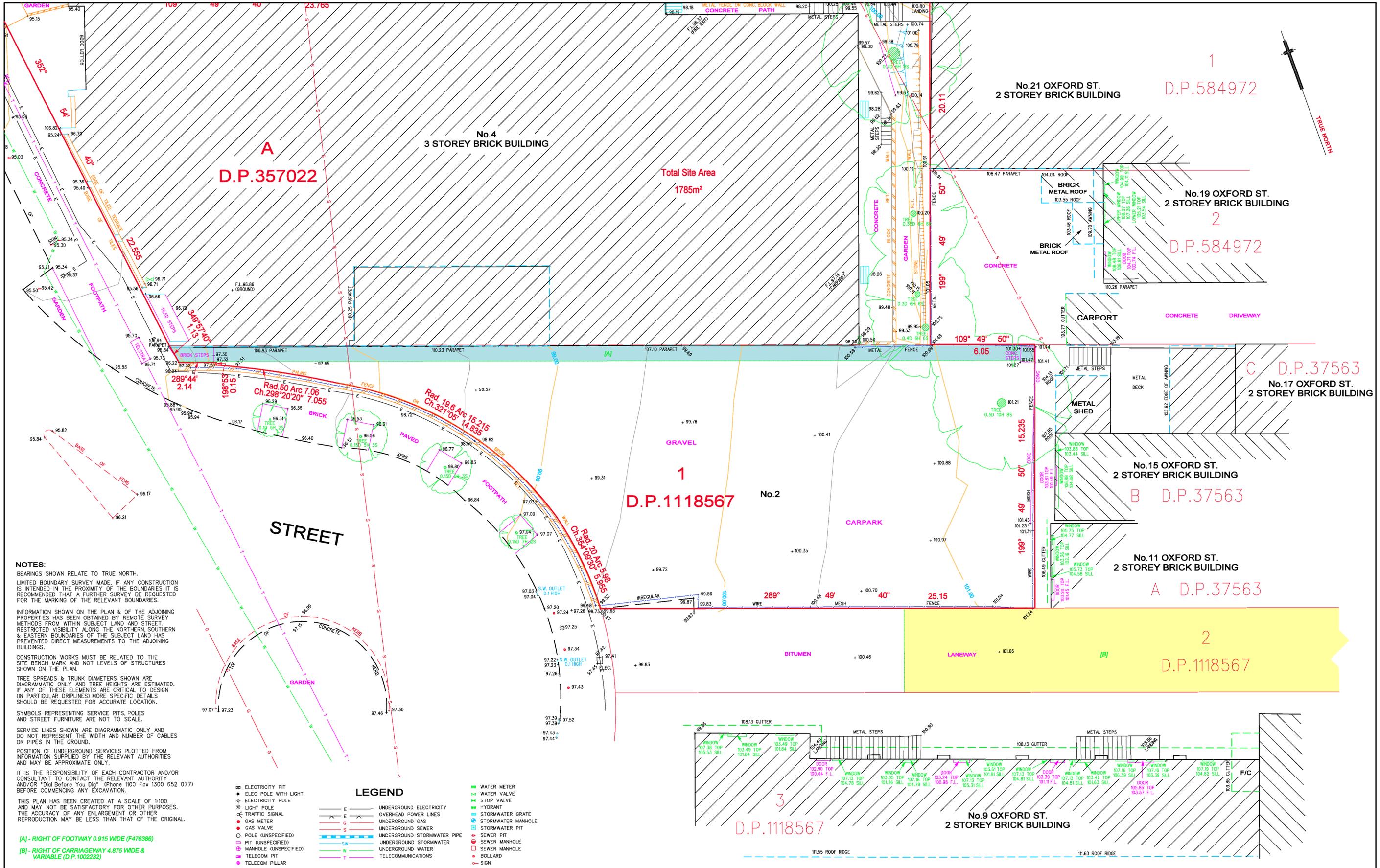
L.G.A.: Paramatta City Council
NORTH:



SHEET TITLE:
Residential COS Schedule

DESIGNED:	DRAWN:	COMMENCED:	SCALE:	PRINT:
IC	AH	July 2016	AS NOTED	A3 SHEET

08468 DA-E 31 E
JOB No. DRAWING No. ISSUE



NOTES:
 BEARINGS SHOWN RELATE TO TRUE NORTH.
 LIMITED BOUNDARY SURVEY MADE. IF ANY CONSTRUCTION IS INTENDED IN THE PROXIMITY OF THE BOUNDARIES IT IS RECOMMENDED THAT A FURTHER SURVEY BE REQUESTED FOR THE MARKING OF THE RELEVANT BOUNDARIES.

INFORMATION SHOWN ON THE PLAN & OF THE ADJOINING PROPERTIES HAS BEEN OBTAINED BY REMOTE SURVEY METHODS FROM WITHIN SUBJECT LAND AND STREET. RESTRICTED VISIBILITY ALONG THE NORTHERN, SOUTHERN & EASTERN BOUNDARIES OF THE SUBJECT LAND HAS PREVENTED DIRECT MEASUREMENTS TO THE ADJOINING BUILDINGS.

CONSTRUCTION WORKS MUST BE RELATED TO THE SITE BENCH MARK AND NOT LEVELS OF STRUCTURES SHOWN ON THE PLAN.

TREE SPREADS & TRUNK DIAMETERS SHOWN ARE DIAGNOSTIC ONLY AND TREE HEIGHTS ARE ESTIMATED. IF ANY OF THESE ELEMENTS ARE CRITICAL TO DESIGN (IN PARTICULAR DRIP LINES) MORE SPECIFIC DETAILS SHOULD BE REQUESTED FOR ACCURATE LOCATION.

SYMBOLS REPRESENTING SERVICE PITS, POLES AND STREET FURNITURE ARE NOT TO SCALE.

SERVICE LINES SHOWN ARE DIAGNOSTIC ONLY AND DO NOT REPRESENT THE WIDTH AND NUMBER OF CABLES OR PIPES IN THE GROUND.

POSITION OF UNDERGROUND SERVICES PLOTTED FROM INFORMATION SUPPLIED BY THE RELEVANT AUTHORITIES AND MAY BE APPROXIMATE ONLY.

IT IS THE RESPONSIBILITY OF EACH CONTRACTOR AND/OR CONSULTANT TO CONTACT THE RELEVANT AUTHORITY AND/OR "Dial Before You Dig" (Phone 1100 Fax 1300 652 077) BEFORE COMMENCING ANY EXCAVATION.

THIS PLAN HAS BEEN CREATED AT A SCALE OF 1:100 AND MAY NOT BE SATISFACTORY FOR OTHER PURPOSES. THE ACCURACY OF ANY ENLARGEMENT OR OTHER REPRODUCTION MAY BE LESS THAN THAT OF THE ORIGINAL.

[A] - RIGHT OF FOOTWAY 0.915 WIDE (F476386)
 [B] - RIGHT OF CARRIAGEWAY 4.875 WIDE & VARIABLE (D.P.1002232)

LEGEND

E	UNDERGROUND ELECTRICITY	W	WATER METER
O	OVERHEAD POWER LINES	V	WATER VALVE
G	UNDERGROUND GAS	S	STOP VALVE
S	UNDERGROUND SEWER	H	HYDRANT
SW	UNDERGROUND STORMWATER PIPE	G	STORMWATER GRATE
SW	UNDERGROUND STORMWATER	M	STORMWATER MANHOLE
W	UNDERGROUND WATER	P	STORMWATER PIT
T	TELECOMMUNICATIONS	SP	SEWER PIT
		SM	SEWER MANHOLE
		SW	SEWER MANHOLE
		B	BOLLARD
		S	SIGN

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0 10
 REDUCTION RATIO 100 @ A1

THIS TITLE BLOCK AND NOTES FORM AN INTEGRAL PART OF THE PLAN AND MUST BE REPRODUCED IN ANY USE, DUPLICATION OR AMENDMENT.

DATUM : AUSTRALIAN HEIGHT DATUM
 CONTOUR INTERVAL : 0.5 METRE
 ORIGIN OF LEVELS : S.S.M.26191
 R.L.88.225 A.H.D.

RYGATE SURVEYORS
 Rygate & Company Pty Limited
 P.W. Rygate & West
 AEN 61 001 204 897

SURVEYING SINCE 1883

SUBDIVISION | STRATA PLANS | LEASE PLANS | TOPOGRAPHIC SURVEYS | GPS SURVEYS | 3D MODELLING | RACECOURSE DESIGN | PROJECT MANAGEMENT | SUN SHADOW DIAGRAMS

SURVEYOR	DRAWN	CHECKED	APPROVED
SC	SK		

Suite 904 Level 9, 80 York St
 Sydney NSW 2000
 P +61 2 9282 8800
 F +61 2 9282 8843
 E survey@rygate.com.au
 W rygate.com.au

CLIENT
AUGUSTA PROPERTIES

LOCALITY
EPPIING

L.G.A.
HORNSBY

PLAN
 SHOWING DETAIL & LEVELS
 LOT 1 D.P.118567
 No.2 CAMBRIDGE STREET
 LOT A D.P.357022 & LOT B D.P.357632
 No.4 CAMBRIDGE STREET

REFERENCE No.	PLAN No.	DATE	SHEET No.
76998	76998.dgn	13/7/2015	1 OF 2 SHEETS

REV.	DATE	AMENDMENTS

